

13/11/2014
C300

SCHEDULE 8 TO THE SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as **SLO8**

BARWON HEADS SEMI-BUSH SIGNIFICANT LANDSCAPE AREA

1.0 Statement of nature and key elements of landscape

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The importance of vegetation and the relationship between buildings and the landscape is recognised as contributing to the character of Stephens Parade. The area covered by this Schedule has a coastal dune scrub character that is dominated by tea-tree, indigenous shrubs and coastal grassland understorey. Dwellings are set within the vegetation cover and are sited to minimise disruption to the landform and vegetation. Buildings maintain the patterns of orientation and setbacks of adjoining properties and are sometimes not visible from the street. There is usually little or no delineation of front property boundaries.

The Greater Geelong Outer Areas Heritage Study 2000 identifies this section of Stephens Parade as part of the original 1920 Golf Links subdivision (which includes the golf course and all the allotments fronting Stephens Parade).

The area has become distinctive because of the way buildings in Stephens Parade are located in a dense band of vegetation situated between the golf course and the coast. Maintenance of the density of the vegetation is important to minimise the visual impact of buildings from Stephens Parade and from the golf course.

The key elements of this landscape are:

- the visual dominance of the dense coastal scrub vegetation
- buildings nestled within the landscape with minimal excavation
- dwellings with colours that blend with the landscape

2.0

19/01/2006
VC37

Landscape character objective to be achieved

- To retain the dominance of vegetation cover in keeping with the coastal character.
- To ensure that development is compatible with the scale, setbacks and character of existing development.
- To ensure that development is sensitive to the natural characteristics of the land including slope, terrain and any existing vegetation.
- To ensure that the health of existing vegetation is not jeopardised by new development.

3.0

28/01/2010
C129(Part 1)

Permit requirement

A permit is not required to construct a building or construct or carry out works provided all of the following requirements are met:

- The height of any part of the building excluding any television antenna, chimney or flue is less than 7.5 metres above natural ground level.
- At least 50 per cent of the site is not covered by buildings or impervious surfaces including driveways, paving, swimming pools or tennis courts.

A permit is required to remove, destroy or lop vegetation except where one of the following requirements are met:

- The vegetation is listed within the incorporated document Environmental Weeds, City of Greater Geelong, September 2008.

- The vegetation is dead.
- The vegetation is less than 3 metres in height and is not shown on an approved landscape plan or site plan specifying its retention or the vegetation has a single trunk circumference of less than 0.5 metres measured 1 metre above the ground and is not shown on an approved landscape plan or site plan specifying its retention.

A landscaping plan should be submitted with an application for buildings and works, or to remove, destroy or lop vegetation and should incorporate the use of local indigenous species.

4.0 Decision guidelines

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Before deciding on an application the responsible authority must consider:

- The Greater Geelong Outer Areas Heritage Study 2000 Volumes 1, 2 & 4.
- Whether the proposal retains existing high canopy trees and keeps buildings below the predominant tree canopy height.
- Whether the proposed development minimises excavation.
- The extent to which the proposal maintains the vegetation dominated streetscape and vistas.
- To ensure the impact of new development as viewed from the golf course is minimised by maintaining the landscape screen on private allotments between the buildings and the golf course.
- The need to ensure new buildings and works including driveways that respond to the landscape and topography of the land.