

24/02/2011
C177**SCHEDULE 10 TO THE SIGNIFICANT LANDSCAPE OVERLAY**Shown on the planning scheme map as **SLO10****LAKE CONNEWARRE ESCARPMENT****1.0****Statement of nature and key elements of landscape**24/02/2011
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This landscape contains the prominent escarpment that wraps around the northern and eastern edges of Lake Connewarre and the lower reaches of the Barwon River Estuary. This escarpment is part of the largest area of remnant indigenous vegetation on the Bellarine Peninsula. It provides an attractive entrance to the township of Ocean Grove and is of regional visual significance.

The landscape is valued by the local community for its scenic qualities and views over the wetlands, and as a natural landscape that provides a habitat for flora and fauna. The adjacent wetlands system has been recognised internationally as a Ramsar site and is listed on the Register of the National Estate as an important wetlands system with significant tertiary fossils. The area is also recognised for its role in contributing to the ecological and aesthetic diversity of the region.

2.0**Landscape character objective to be achieved**24/02/2011
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- To protect locally significant views and vistas that contribute to the landscape, including extensive and scenic outviews across waterbodies from main roads and settlements.
- To ensure that the prominent slopes above Lake Connewarre retain a largely unbuilt and partially vegetated character, free from intrusive built development.
- To improve the appearance of rural living development within the landscape.
- To minimise the visual impact of infrastructure and signage throughout the landscape.
- To maintain and improve indigenous vegetation throughout the landscape, particularly at roadsides, in riparian strips and on lake escarpments.
- To protect cultural vegetation elements that positively contribute to the character of the landscape, including exotic wind breaks and feature planting around homesteads.
- To recognise and protect the continuation of the land as a working farmed landscape.

3.0**Permit requirement**24/02/2011
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A permit is not required for:

- An alteration or extension to an existing dwelling or building used for agriculture where all of the following are met:
 - The alteration or extension is no more than 7.5 metres in height above natural ground level; and
 - The building footprint of the alteration or extension is no more than 100 square metres; and
 - The alteration or extension is in muted, non-reflective tones.
- The construction of a new building used for agriculture where all of the following are met:

- The construction is no more than 5 metres in height above natural ground level; and
- The building footprint of the construction is no more than 100 square metres; and
- The construction is in muted, non-reflective tones.
- Buildings and works associated with informal outdoor recreation.
- Works undertaken by a public authority relating to watercourse management or environmental improvements.

A permit is required to remove, destroy or lop vegetation. This does not apply in the following circumstances:

- The removal or destruction of vegetation less than 5 metres in height, or to remove, destroy or lop vegetation of any height listed in the incorporated document *Environmental Weeds*, City of Greater Geelong, September 2008.
- The lopping of vegetation to the minimum extent necessary.
- The removal, destruction or lopping of senescent exotic tree rows.
- The removal, destruction or lopping of vegetation that is dead.
- Regrowth up to 10 years old in areas that were legally cleared.
- The removal or destruction of vegetation within 10 metres of an existing building used for accommodation in the Farming Zone.

A permit is required to construct a fence. This does not apply in the following circumstances:

- Trellising and stockyards associated with agriculture.
- Open post and rail forms of fencing to a maximum height of 1.8 metres.
- Solid fences with a height of 1.2 metres or less.

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Decision guidelines

Before deciding on an application, the responsible authority must consider, as appropriate:

- Where a proposal is visible across Lake Connewarre, that it:
 - Avoids substantial ground disturbance.
 - Is set back a sufficient distance to allow for the protection of riparian vegetation.
 - Is constructed of suitable materials and colours that minimise distant visibility.
- In rural living areas, the need to ensure the proposal:
 - Uses permeable surfacing for all unbuilt areas to minimise surface run-off and to support vegetation.
 - Retains trees that form part of a continuous canopy beyond the property, and plants new trees in a position where they will add to such a continuous canopy.
 - Utilises vegetation for screening and to delineate property boundaries, instead of fencing.
- The need to ensure the proposal is sited to minimise visual impacts of the buildings and structures from road corridors and publicly accessible land at or near the lakes edge.
- The need to ensure the proposal utilises materials and colours that blend in with the surrounding landscape.

- The need to ensure the proposal minimises the impact of development by grouping buildings in the landscape.
- The retention of existing indigenous trees and understorey, and the planting of new indigenous vegetation to ensure the proposal is integrated with the landscape.
- The use of open style fencing of a type traditionally used in rural areas (ie post and wire) where fencing is necessary.

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Reference documents

City of Greater Geelong Municipal Reference Document, *Coastal Spaces Landscape Assessment Study* (Planisphere, 2006).

The Siting and Design Guidelines for Structures on the Victorian Coast (Victorian Coastal Council, 1998).