

24/02/2011  
C177**SCHEDULE 12 TO THE SIGNIFICANT LANDSCAPE OVERLAY**Shown on the planning scheme map as **SLO12****SWAN BAY AND SURROUNDS****1.0**24/02/2011  
C177**Statement of nature and key elements of landscape**

Swan Bay, its islands and the surrounding landscape, is of regional landscape significance for its many scenic vistas and as a tranquil backdrop to the historic township of Queenscliff.

The extensive shallow Bay is fringed by salt marsh and the unique Queenscliff skyline and forms a contrast with the rolling hills of the Bellarine Peninsula. The escarpment to the west of Portarlington-Queenscliff Road, which is included in the landscape unit, forms an important backdrop to Swan Bay and its surrounds. There are scenic views into Swan Bay from many points around Port Phillip Bay including from Queenscliff, Murradoc Hill, the Mornington Peninsula, and from the popular Sorrento ferry as it crosses The Heads.

Swan Bay's landscape qualities are enhanced by its international significance as a wetland habitat for birds, recognised through the Ramsar Convention. In addition, the Bay's mud flats, saltmarsh, seagrass communities and sand dunes form the most extensive remnants of communities that were once much more widespread in Port Phillip Bay and are listed on the Register of the National Estate.

**2.0**24/02/2011  
C177**Landscape character objective to be achieved**

- To protect locally significant views and vistas that contribute to the landscape, including extensive and scenic outviews across Swan Bay from main roads and settlements.
- To minimise the visual impact of infrastructure and signage throughout the landscape.
- To strengthen the presence of indigenous vegetation throughout the area, particularly adjacent to Swan Bay, along roadsides and in riparian strips.
- To protect existing indigenous coastal vegetation and ensure that it is the dominant feature of the landscape, when viewed from the coastal strip.
- 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**24/02/2011  
C177**Permit requirement**

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.

#### 4.0

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#### Decision guidelines

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

- Where a proposal is visible across Swan Bay, 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.
- The need to ensure the proposal is sited to minimise visual impacts of the buildings and structures from road corridors and settlements.
- The need to ensure the proposal utilises materials and colours that blend in with the surrounding landscape.
- The retention of existing indigenous trees and understorey, and the planting of new indigenous vegetation wherever possible.
- The use of open style fencing of a type traditionally used in rural areas (ie post and wire) where fencing is necessary.

#### 5.0

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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).