

24/02/2011  
C177**SCHEDULE 14 TO THE SIGNIFICANT LANDSCAPE OVERLAY**Shown on the planning scheme map as **SLO14****CLIFTON SPRINGS TO PORTARLINGTON COAST****1.0**24/02/2011  
C177**Statement of nature and key elements of landscape**

The coastal hinterland area between Clifton Springs and Portarlington is characterised by a steep escarpment that is highly visible from across Corio Bay. The landscape provides an important break between the settlements of Clifton Springs and Portarlington and is of regional landscape significance.

Extensive views across Corio and Port Phillip Bays are available from the escarpment, which is dominated by a patchwork of viticultural and pastoral land uses. The escarpment gradually slopes down towards the Bay and meets with the steep, low cliffs at the coastal edge.

The Spray Farm estate on Portarlington Road is located within the landscape and is a prominent tourist site that also has access to extensive views across Corio and Port Phillip Bays. Spray Farm is listed by the National Trust and is also on the Register of the National Estate due to its importance as an historical pastoral property with buildings of architectural significance.

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

- To protect outviews and vistas, including outviews to the Bays, views across Corio Bay to the coastal escarpment, and significant vistas from the higher points of slopes and rises throughout.
- To ensure that the prominent slopes between Portarlington and Clifton Springs retain a largely unbuilt and partially vegetated character, free from intrusive built development.
- To minimise the visual impact of infrastructure and signage throughout the landscape.
- To maintain and improve indigenous vegetation throughout the landscape, particularly at roadsides and in riparian strips.
- To protect 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.

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#### Decision guidelines

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

- The need to ensure the proposal avoids contribution to ribbon development along the coastal edge, and along main roads and key touring routes between settlements.
- The need to ensure the proposal is sufficiently set back from the crest line of the coastal escarpment.
- In circumstances where development cannot be setback from the crest line of the coastal escarpment, that the proposal:
  - Minimises visibility and maximises the retention of coastal vegetation.
  - Minimises building footprints and heights and manages servicing so as not to adversely impact the foreshore landscape (overshadowing of the public foreshore should be avoided).
  - Uses materials and colours that compliment the coastal environment, with consideration as to how the materials will weather over time.
  - Minimises and clearly defines pedestrian and vehicular access to the facility through the coastal landscape.

- Whether the proposal minimises the impact of development by grouping buildings in the landscape.
- The need to ensure the proposal is sited to minimise visual impacts of the buildings and structures from road corridors.
- The need to ensure the proposal utilises materials and colours that blend in with the surrounding landscape.
- The need to ensure the proposal is integrated with the landscape through the use of appropriate indigenous vegetation.
- 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).