

28/01/2010  
C129(Part 1)

## SCHEDULE 3 TO THE SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as **SLO3**

### WAURN PONDS VALLEY

#### 1.0

19/01/2006  
VC37

#### Statement of nature and key elements of landscape

The Waurn Ponds Valley is comprised of smoothly rounded hills sloping steeply to a flat-bottomed, meandering river valley. The area is mainly used for rural pursuits. It is a strategic location at the westerly entrance to Geelong via the Princes Highway.

The landscape of the area is visually prominent and exposed when viewed from the Highway, especially on its northern side. Further, the scenic qualities of the area are enhanced by the contrast of the hills and valley and the Waurn Ponds Creek. The lack of natural vegetation affects the capacity of the slopes of the hills to readily absorb development and therefore appropriate siting and design of buildings is critical.

#### 2.0

19/01/2006  
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#### Landscape character objective to be achieved

- To ensure that the scenic values of the Princes Highway through the Waurn Ponds Valley are not compromised by inappropriate development.
- To protect and enhance the Waurn Ponds Valley as an entrance feature to Geelong.
- To protect the landscape from visual intrusion by inappropriate buildings and works and their siting, design or materials.
- To maintain the natural skyline of ridge and escarpment areas and avoid obtrusive building silhouettes.
- To encourage the siting, design and landscaping of buildings and works responsive to the landscape values of the area.

#### 3.0

28/01/2010  
C129(Part 1)

#### Permit requirement

A permit is not required for works undertaken by or on behalf of VicRoads for the construction of the Geelong Bypass – Section 3 and associated works and on land within a Road Zone, Category 1 or covered by a Public Acquisition Overlay (PAO3) for that purpose.

A permit is required to remove, destroy or lop any vegetation except:

- Where listed within the incorporated document *Environmental Weeds*, City of Greater Geelong, September 2008;
- Exotic and native vegetation if within 10 metres of a dwelling on a lot exceeding 0.4 hectares; and
- Any vegetation which is dead.
- Any native vegetation including trees, shrubs, herbs and grasses to the minimum extent necessary for works undertaken by or on behalf of VicRoads in the construction of the Geelong Bypass – Section 3 and associated works.

#### 4.0 Decision guidelines

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

- The landscape values of the Waurm Ponds Valley.
- The protection and appropriate enhancement of the landscape and vantage points of high quality.
- Whether the siting, height, scale, materials and form of proposed buildings and works has been designed to have least visual effect on the landscape and scenic views of the Waurm Ponds Valley.
- Whether approval of the proposed buildings and works is compatible with maintaining the visual significance of the landscape.
- The benefit of permit conditions requiring all building materials to be non-reflective and of colours which are complementary to those of the natural landscape.
- The benefit of the conditions requiring the landscaping of buildings and works, while also having regard to the maintenance of existing viewlines.
- Whether an alternative site is available on the land for the proposed buildings and works that would better meet the landscape objectives of this schedule.
- The necessity of retaining a buffer strip of vegetation in the vicinity of water courses, roads and property boundaries, in particular any remnant indigenous species.
- The need to control the discharge of any stormwater into Waurm Ponds Creek so as to minimise the impact on water quality, aquatic flora and fauna and disturbance to the riparian zone.