

28/01/2010
C129(Part 1)

SCHEDULE 6 TO THE SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as **SLO6**

WALLINGTON ROAD, OCEAN GROVE

1.0

19/01/2006
VC37

Statement of nature and key elements of landscape

This overlay applies to land situated on the north east corner of Wallington Road and Thacker Street, Ocean Grove which falls within a Rural Living Zone. It is a very prominent site at the entrance to Ocean Grove and rises steeply from its Wallington Road frontage.

This land provides both an attractive rural entrance to the town and a natural setting for the Connewarre wetlands extending from the west side of Wallington Road. The site contains significant native vegetation and scenic landscape qualities as it rises from the Barwon Valley floodplain.

2.0

19/01/2006
VC37

Landscape character objective to be achieved

- To protect the visual values of the area.
- To limit the impact of buildings and minimise their intrusion within the landscape.
- To provide an attractive rural entrance to the Ocean Grove township.
- To provide a natural setting for the Lake Connewarre wetland system.

3.0

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Permit requirement

A permit is not required for routine or preventative maintenance to existing lawfully established structures.

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 vegetation; and
- Any vegetation which is dead.

4.0

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Decision guidelines

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

- The landscape value of the site and its impact when viewed from Wallington Road and the Lake Connewarre wetlands.
- Whether the siting, height, scale, materials and form of proposed buildings and works has been designed to have least visual impact on the landscape.
- The protection and enhancement of the landscape and whether proposed buildings are compatible with maintaining the visual significance of the site.
- 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 conditions requiring the landscaping of buildings and works to enhance the scenic value of the site.