

24/02/2011  
C177**SCHEDULE 11 TO THE SIGNIFICANT LANDSCAPE OVERLAY**Shown on the planning scheme map as **SLO11****LAKE VICTORIA AND YARRAM CREEK****1.0**24/02/2011  
C177**Statement of nature and key elements of landscape**

The landscape of Lake Victoria to Yarram Creek is regionally significant. It includes a visually important escarpment and landscape edge that also forms a rural backdrop to the settlements of Ocean Grove, Point Lonsdale and Queenscliffe. It also includes lakes that form part of an important wetland coastal environment, and the attractive enclosed valley of the Yarram Creek. The significant landscape extends from the western township edge of Ocean Grove, across Lake Victoria, incorporating a shallow ridge to the north and the Bellarine Railway (including rail trail), Yarram Creek Valley, and includes the slopes of the hill north of Suma Park visible to the coast. The area connects in the north-east to the Swan Bay significance area.

The landscape is visually important for a number of highly scenic views. Views are available from both the entrances to Point Lonsdale along Shell Road and the Bellarine Highway, as well as from the topographically higher areas to the west and south. There are views of picturesque rural landscapes along the Bellarine Peninsula tourist railway line and Bellarine Rail trail. Significant views inland may be observed from Point Lonsdale and Queenscliff inland to a gently rising ridge running north-east from Ocean Grove to Swan Bay, including the heritage homestead 'Suma Park'. The Buckley Park Foreshore Reserve covers the immediate coastal strip between Ocean Grove and Point Lonsdale and provides an important backdrop of intact coastal dunes when viewed from the north.

The Lonsdale Lakes Wildlife Reserve (Lake Victoria, Freshwater Lake, Salt Lakes 2 and 3) and the ephemeral wetlands adjacent to the southern shores of Lake Victoria are identified as environmentally significant and having values that complement the Ramsar site's (The Port Phillip Bay (Western Shoreline) and Bellarine Peninsula Ramsar Site) ecological character. Lake Victoria, the largest water body in the significance area, is a scenic, shallow, sub-coastal lagoon that is separated from Bass Strait by a narrow strip of coastal dunes. Indigenous vegetation is prevalent in this area, particularly on the sand dune system and around Lake Victoria, where remnant vegetation has been retained.

**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 waterbodies from main roads and settlements.
- To maintain a natural landscape break between 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 lakes and waterbodies, at roadsides, and in settlements and riparian strips.
- To protect the landscape setting of places of cultural heritage significance.
- 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 is located to minimise visibility from Shell Road and the Bellarine Highway, and uses vegetation and low-lying building forms to minimise visual intrusion into the open rural character viewed from these roads.
- Where a proposal is visible across Lake Victoria or any other waterbody, 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 avoids additional linear urban development along main roads and key touring routes.
- 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, including at the edge of Lake Victoria and other waterbodies.
- The use of open style fencing of a type traditionally used in rural areas (ie post and wire) where fencing is necessary.

## 5.0

### Reference documents

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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).