

24/02/2011
C177**SCHEDULE 13 TO THE SIGNIFICANT LANDSCAPE OVERLAY**Shown on the planning scheme map as **SLO13****MURRADOC HILL****1.0**24/02/2011
C177**Statement of nature and key elements of landscape**

Murradoc Hill is the highest point on the Bellarine Peninsula and is of regional significance as a scenic and undeveloped backdrop to coastal townships and Corio and Port Phillip Bays.

This is a cleared and distinctive landscape which is largely undeveloped and unspoilt. It is characterised by planted windbreaks, vineyards, and olive groves; the hilly topography providing a contrast to the flatter Bellarine landforms to the east and west. There are commanding and potentially regionally significant views to Corio Port Phillip Bays and the Nepean Peninsula, and to local townships such as Queenscliff and Portarlington from the apex of the hill. Conversely, Murradoc Hill is the most prominent feature of views to the Bellarine Peninsula from around the Bays and from as far away as Melbourne.

2.024/02/2011
C177**Landscape character objective to be achieved**

- To protect outviews and vistas, including outviews to the Bays, views across Corio Bay, and significant vistas from the higher points of Murradoc Hill.
- To ensure that the Murradoc Hill retains a largely unbuilt and partially vegetated character, free from intrusive built development.
- To minimise the visual impact of infrastructure throughout the landscape.
- To retain the dominance of the undulating, rural landscape, particularly when viewed from main roads throughout the area.
- To maintain and improve indigenous vegetation throughout the landscape.
- 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.

3.024/02/2011
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

24/02/2011
C177

Decision guidelines

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

- The avoidance of development on ridge-tops, escarpments and prominent hill faces.
- In circumstances where development cannot be avoided on ridge-tops, that the proposal:
 - Is located to avoid the loss of vegetation.
 - Is constructed of lighter materials to minimise visibility against the sky.
- That buildings should be set back from the crest line of the coastal escarpment.
- The need to ensure the proposal is sited to minimise visual impacts of the buildings and structures from road corridors.
- Whether the proposal minimises the impact of development by grouping buildings in the landscape.
- 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

24/02/2011
C177

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).