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SCHEDULE 14 TO THE SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as **SLO14**.

BARRABOOL HILLS

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Statement of nature and key elements of landscape

The Barrabool Hills is a regionally significant landscape that features a ridgeline of gently rolling rises bordered by the steep valley of the Barwon River. The portion of this landscape contained within the Golden Plains Shire comprises the foreground setting of the hills as seen from the Hamilton Highway. The rise of the hills contrasts with the flat western plains and forms part of the 'arrival zone' or gateway to the city of Geelong. The setting of the hills is often punctuated with piles of rocks dug from paddocks and edged with low dry stone walls, which reveals the history of land use on the volcanic plain.

The Barrabool Hills is the traditional country of the Wathaurung people to whom it holds social, cultural and spiritual significance. The waterbodies, distinctive natural features and places of ecological value within this area are likely to have high significance for Aboriginal people. The Barrabool Hills are classified by the National Trust of Australia.

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Landscape character objective to be achieved

Protect and enhance the visual and natural values of the Barrabool Hills landscape.

Minimise the visual impact of development on the Barrabool Hills landscape, particularly when visible from the Hamilton Highway.

Ensure that development demonstrates a high standard of design and responds to the identified landscape character and significance of the surrounding landscape.

Maintain and enhance linked corridors of indigenous vegetation throughout the Barrabool Hills landscape.

Maintain the positive contribution that productive agriculture and sustainable land management practices make to the character of the Barrabool Hills landscape.

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Permit requirement

A permit is not required for:

- Additions or alterations to an existing dwelling or building used for agriculture where the additions or alterations are not more than 5 metres in height above natural ground level and not more than 100 square meters in additional floor area.
- A building used for agriculture that is not more than 5 metres in height above natural ground level and not more than 200 square meters in floor area.
- A water tank.
- Construction of a farm access track.
- Works undertaken by a public authority relating to watercourse management or environmental improvements.

A permit is required to construct a fence other than a timber post and wire or timber post and railing fence of more than 1.8 metres in height.

A permit is required to remove, destroy or lop native vegetation. This does not apply to:

- The removal of vegetation that is dead. This exemption does not apply to standing dead trees with a trunk diameter of 40 centimetres or more at a height of 1.3 metres above ground level. ; or
- The minimum extent of vegetation necessary for the maintenance of existing fences, to a combined maximum width of clearing for either side of the fence of 4m.

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Decision guidelines

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

- The visible impact of building or works from viewing corridors, including the Hamilton Highway.
- Whether the building or works are sited:
 - To maximise clustering of new buildings with existing buildings where possible.
 - To avoid visually prominent locations.
 - Among established vegetation and/or screened with substantial landscaping of locally appropriate species.
 - To follow the natural form of the landscape.
 - To be set back sufficient distances from roads and dry stone walls to minimise visual intrusion.
 - To be set back an adequate distance from watercourses.
- Where the siting of a building cannot be avoided on prominent hill faces and other steep locations, whether the building or works:
 - Is located in the lower one third of the visible slope.
 - Utilises existing or proposed new vegetation to screen it from view.
 - Is designed to follow the natural contour of the land or step down the slope to minimise earthworks.
 - Is articulated into separate building elements to avoid visually dominant elevations.
- Whether the building or works are designed:
 - Using simple, pared-back building forms and design detailing.
 - Utilising colours and finishes that best immerse the building within the landscape and minimise contrast with the surrounds.
 - Utilising materials and finishes that reduce distant visibility.
- The scale of a building and its impact on its surroundings, including its relationship to the existing or future tree canopy height.
- The effect of removing vegetation on the landscape character and significance values and whether the loss of vegetation can be managed onsite through rehabilitation or replaced with native vegetation that will grow to a similar size.
- Whether the vegetation is isolated or part of a grouping.

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Application requirements

An application should be accompanied by the following information, to assess the potential impact of a proposal upon the landscape:

- A detailed site evaluation which considers the existing landscape context including topography, existing vegetation (species, location and character), and views to the site

from roads, settlements, publicly accessible waterways and recreation and tourism locations.

- A landscape plan that proposes the use of locally appropriate species (e.g. indigenous or non invasive native / exotic plants that are a feature of the character of the area) and how the affected area will be remediated after the development.
- A visual impact assessment of the proposal from major viewing corridors and identified significant viewing locations.

6.0 Reference document

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South West Victoria Landscape Assessment Study (Planisphere 2013), including the Landscape Management Guidelines for the Western Volcanic Plain Landscape Character Type.