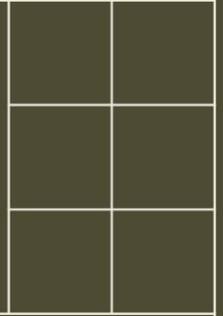


ELEVATE



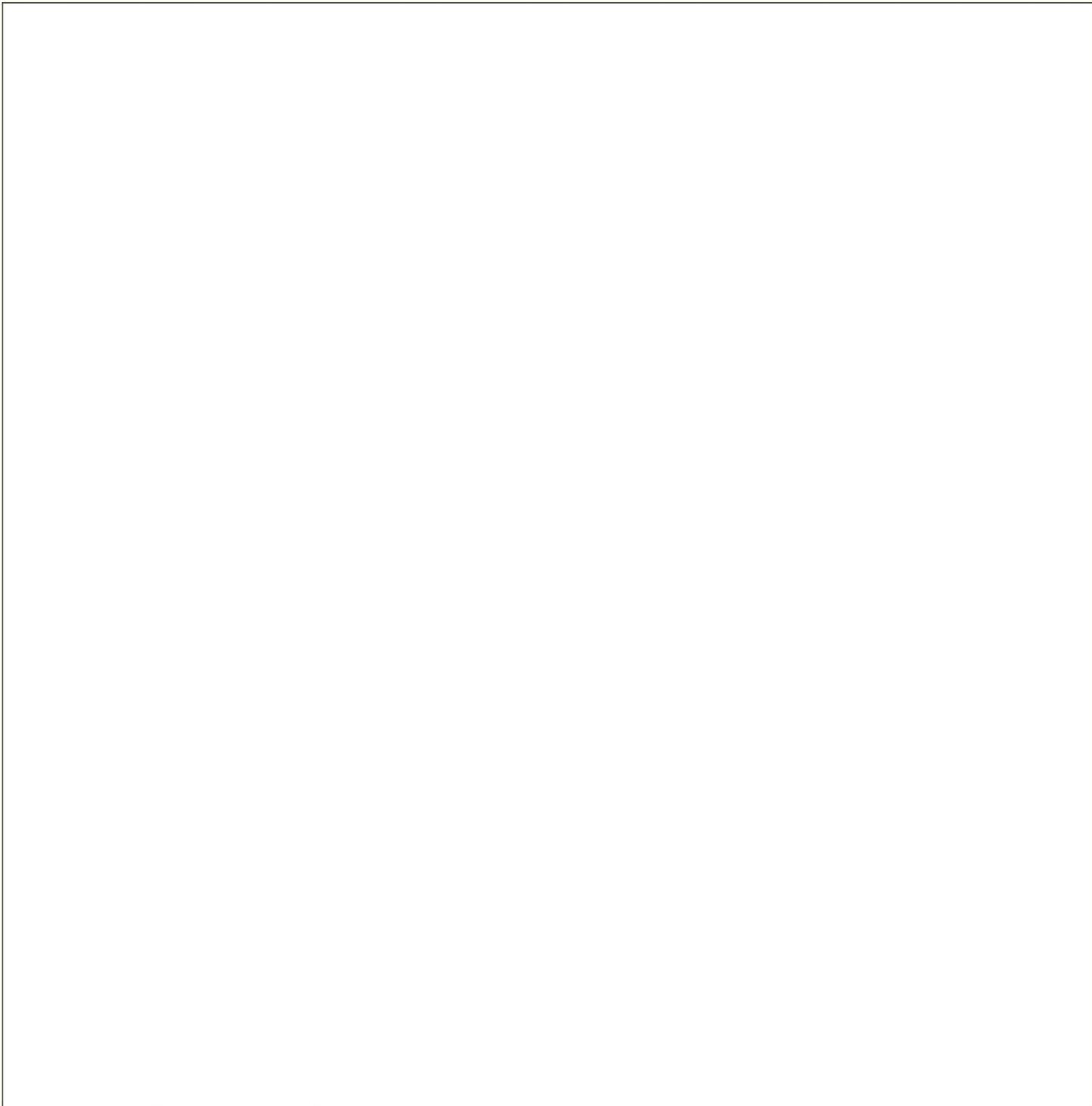
PLANNING



Planning
Submission

Barlings Road Crossley

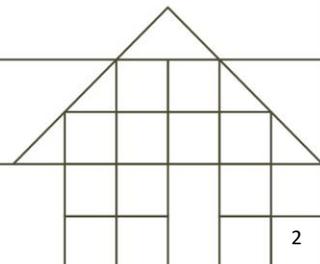
DEVELOPMENT OF A DWELLING



REV	DATE	DETAILS
1	02-03-2026	VERSION 1
2		
3		

COPYRIGHT Elevate Planning shall retain ownership of the reports and drawings, design, displays and other work produced by Elevate Planning during fulfilling a commission until final payment by the client.

DISCLAIMER Elevate Planning does not accept any liability for an error, omission or loss or other consequence that may arise from relying on this report.



1. Outline

Elevate Planning has been engaged to prepare a report on behalf of the property owners for the development of a dwelling located at Barlings Road Crossley.

The site which consists of a single title formally described as Lot 2 PS519314J. The title is burdened by three registered Section 173 Agreements which collectively prohibit any further subdivision of the land. These covenants run with the land and bind all future owners unless formally varied or removed by the responsible authority. In addition, the land is affected by a carriageway easement as shown on Plan of Subdivision PS519314J.

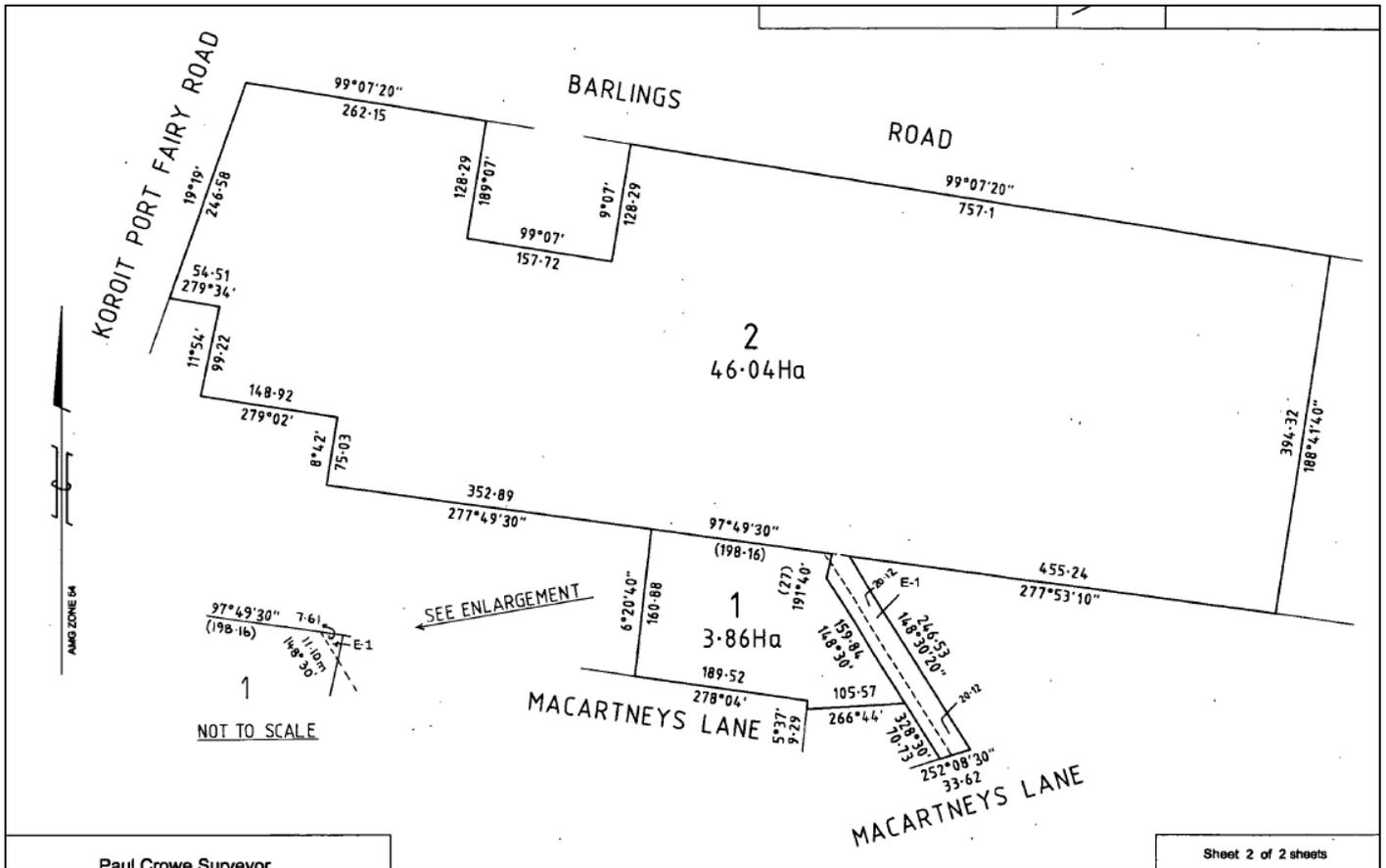


Figure 1 Title Plan

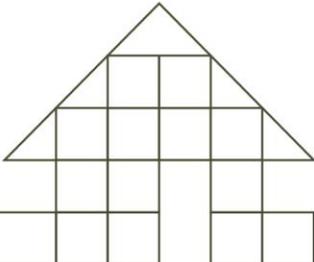
2. Site and Surrounding Area



Figure 2 Site Aerial



Figure 3 Surrounding context area



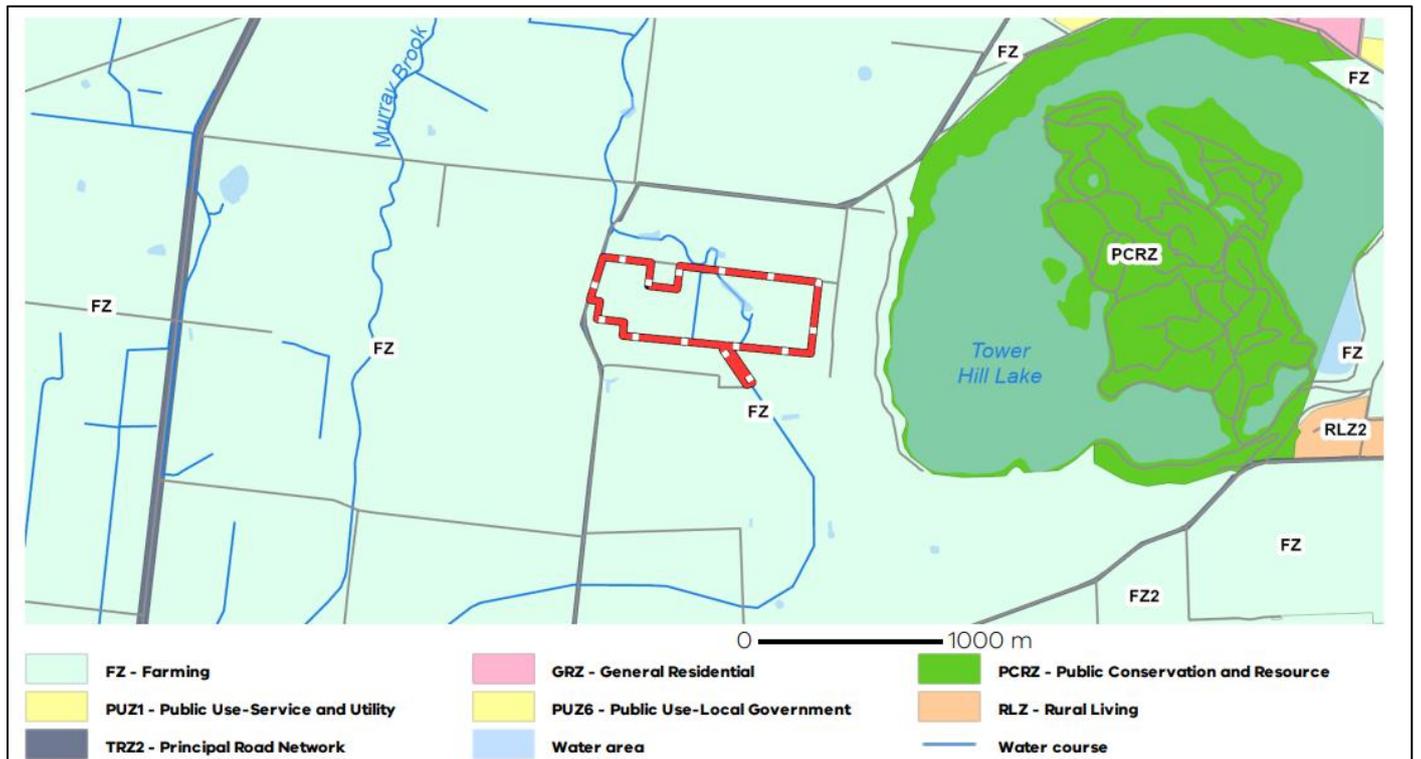
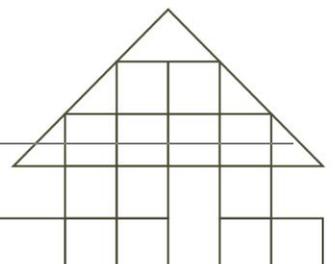


Figure 4 VicPlan Zoning Mapping

Street Address:	Barlings Road Crossley
Title Details:	Lot 2 PS519314
Restrictions/Covenants:	Section 173 Agreement – Instrument V385690S (24/04/1998) Section 173 Agreement – Instrument AB160296Y (19/03/2002) Section 173 Agreement – Instrument AC434022F (28/10/2003)
Land Size:	46.04 hectares
Zone:	Farming Zone
Overlays:	Significant Landscape Overlay Schedule 6
Other Regulatory Constraints:	The site is affected by AAV Mapping. The use and development of the land for a single dwelling is not classified as a high-impact activity under the Regulations. Accordingly, a mandatory Cultural Heritage Management Plan (CHMP) is not required.



Site and surrounds:

The subject land comprises a large rural holding situated within a rural living / agricultural landscape characterised by grazing land and scattered rural dwellings. The land is irregular in configuration and extends between Barlings Road to the north and McCartneys Lane to the south.

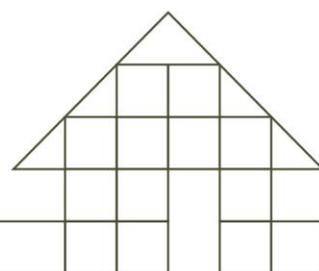
The surrounding area is typical of the Crossley rural district and consists primarily of broadacre farming properties interspersed with isolated dwellings set within generous allotments. A waterbody and drainage line traverse the centre of the site in a north south direction.

The site exhibits a distinctly undulating landform with gentle rises and depressions across the property. The western and central portions of the land contain slightly elevated areas suitable for grazing, while the eastern section falls toward a natural drainage corridor and dam system. The undulating topography creates a varied landscape setting and limits long-distance views across the property from surrounding roads and neighbouring land.

The proposed dwelling is located toward the central-eastern portion of the site in a natural low point of the landform rather than on the higher ridgelines.

The siting of the dwelling within this lower section of the land ensures that it will not occupy a visually dominant position within the broader rural landscape. Instead, the dwelling will be visually recessive when viewed from surrounding properties and nearby roads, with the natural fall of the land assisting to screen built form and reduce the prominence of development.

A number of rural dwellings are located along Barlings Road and Macartneys Lane, typically set well back from road frontages within established shelterbelts and landscaping. The pattern of development is therefore characterised by dispersed dwellings within large rural holdings rather than concentrated settlement.



3. PROPOSAL

The proposal seeks approval for buildings and works associated with the construction of a single dwelling and associated domestic infrastructure on Lot 2 Barlings Road, Crossley. A planning permit is required for buildings and works only, as the subject land has an area of approximately 46.04 hectares, which exceeds the minimum area required for a dwelling in the Farming Zone and therefore a permit is not required for the use of the land for a dwelling.

The proposed dwelling is located within the central-eastern portion of the allotment and is set well back from Barlings Road (119 metres and 286 metres from the eastern boundary) in a secluded rural setting. The building platform is positioned within a natural low point of the landform which minimises the visual prominence of the dwelling and ensures it will not occupy a dominant position within the landscape or interfere with the agricultural capacity of the land. The siting provides generous setbacks from all boundaries and adequate space for on-site wastewater treatment and water storage. Access will be provided via an all-weather gravel driveway extending from Barlings Road to the dwelling.

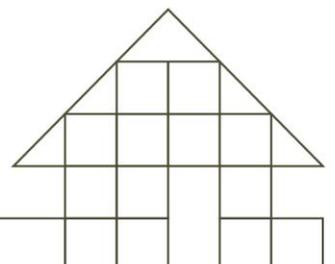
The dwelling will be single storey and incorporates pitched roof forms generally between approximately 20 and 35 degrees, resulting in a modest overall building height consistent with rural development.

The development comprises a dwelling with a ground floor area of approximately 258.8 square metres, together with a garage, alfresco and portico areas typical of a rural dwelling.

The layout includes four bedrooms, living areas and associated domestic facilities arranged in a linear form around a central entry.

External materials will consist primarily of face brick masonry with sections of lightweight cladding, a Colorbond metal roof and aluminium framed windows and doors. The use of muted and non-reflective colours will ensure the dwelling integrates with the surrounding rural landscape.

Overall, the proposal represents an appropriately sited rural dwelling and the application is limited to buildings and works approval only given the land exceeds 40 hectares.



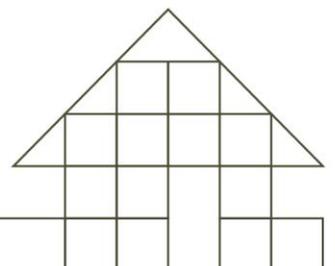
4. Planning Triggers

Clause 35.07-4 – buildings and works (Farming Zone)

Buildings and works within 100m of a marked waterway

Clause 42.03-2 – buildings and works (SLO6)

Buildings and works



5. Municipal Planning Strategy

02.03-4 Natural resource management

Agriculture

Agriculture is the main rural land use in the non-urban parts of the municipality, including on the Bellarine Peninsula. Agriculture plays a role in the economic prosperity of the City, both directly through production and indirectly through its contribution to the rural landscape and character, tourism and liveability.

Land use and development in rural areas must be managed to ensure that the ongoing use of land for agriculture and its potential expansion is supported and the rural landscape character of the area is preserved.

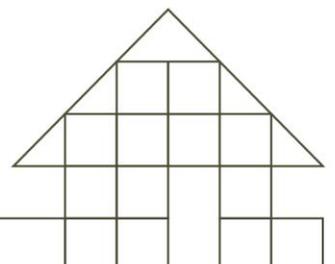
Non-agricultural uses, the construction of dwellings and subdivision not related to farming activity in Geelong’s rural areas has the potential to compromise future agricultural activity and the rural landscape, and is contrary to the purpose of the rural zones and the vision for the area.

Strategic directions

- Preserve the productive agricultural capacity of the land and where possible enhance the environmental condition of the land.
- Discourage discretionary non-agricultural uses in rural areas that could reasonably be located in an urban zone.
- Ensure that new dwellings or subdivision do not compromise the productive agricultural capacity of land and are associated with the productive agricultural use of the land.

Response to Municipal Planning Strategy

The proposal is consistent with Clause 02.03-4 as it will not compromise the ongoing agricultural use or productive capacity of the land. The dwelling is sited within a natural low point of the undulating landform rather than on elevated ridgelines or within open and uninterrupted grazing areas, thereby ensuring minimal interference with the broader farming use of the property. The substantial size of the holding at 46.04 hectares ensures that agricultural activities can continue unimpeded and that sufficient productive land will remain available for ongoing farming purposes. The development maintains the open rural character of the area through generous setbacks and a visually recessive siting that avoids prominent locations within the landscape. The proposal does not introduce a non-agricultural land use capable of being located in an urban area and instead represents a typical rural dwelling on a large farming property. While a land capability assessment is not required for a dwelling on a lot of this size, the proposal will support the long-term management of the property and is consistent with the ongoing agricultural use of the land, including future farming succession arrangements.



6. Planning Policy Framework

11.01-1L-01 Settlement - Moyne

Strategies

- Maintain coastal settlements with little or no existing infrastructure at their present development density.
- Discourage residential subdivision or development in sensitive or dynamic areas such as primary or secondary sand dunes, wetlands or where views to and from scenic landscapes such as The Bay of Islands Coastal Park, The Craggs, Lake Yambuk and Tower Hill may be impacted.
- Avoid residential and rural residential development on small rural lots or re-subdivision of existing lots that may form isolated developments that are unrelated to existing townships.
- Avoid ribbon development along the coastal edge and along main roads such as the Great Ocean Road and Princes Highway and key tourist routes.
- Encourage major development to locate close to high priority road routes.
- Maintain the rural character and natural landscape beyond townships and settlements.
- Provide for low growth in the smaller settlements of Caramut, Cudgee, Ellerslie, Framlingham, Garvoc, Grassmere, Hawkesdale, Hexham, Mailors Flat, Nullawarre, Orford, Purnim, Southern Cross, Winslow, Woolsthorpe, Woorndoo, and Yambuk.
- Provide for deferred growth in Kirkstall and Panmure until a wastewater management strategy is developed and implemented.
- Not support further intensification of lot densities in Illowa West and Towilla Way.
- Discourage further expansion of smaller settlements that are subject to servicing or environmental constraints.

12.05-2S Landscapes

Objective

To protect and enhance significant landscapes and open spaces that contribute to character, identity and sustainable environments.

Strategies

- Ensure significant landscape areas such as forests, the bays and coastlines are protected.
- Ensure development does not detract from the natural qualities of significant landscape areas.
- Improve the landscape qualities, open space linkages and environmental performance in significant landscapes and open spaces, including green wedges, conservation areas and non-urban areas.
- Recognise the natural landscape for its aesthetic value and as a fully functioning system.
- Ensure important natural features are protected and enhanced.

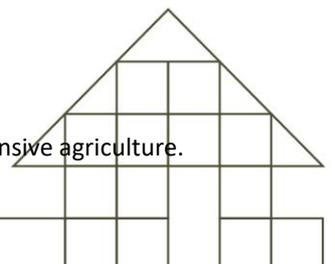
Clause 14.01-1S Protection of agricultural land

Objective

To protect the state's agricultural base by preserving productive farmland.

Strategies

- Identify areas of productive agricultural land, including land for primary production and intensive agriculture.



- Consider state, regional and local, issues and characteristics when assessing agricultural quality and productivity.
- Avoid permanent removal of productive agricultural land from the state's agricultural base without consideration of the economic importance of the land for the agricultural production and processing sectors.
- Protect productive farmland that is of strategic significance in the local or regional context.
- Protect productive agricultural land from unplanned loss due to permanent changes in land use.
- Prevent inappropriately dispersed urban activities in rural areas.
- Protect strategically important agricultural and primary production land from incompatible uses.

Limit new housing development in rural areas by:

- Directing housing growth into existing settlements.
- Discouraging development of isolated small lots in the rural zones from use for dwellings or other incompatible uses.
- Encouraging consolidation of existing isolated small lots in rural zones.

Identify areas of productive agricultural land by consulting with the Department of Energy, Environment and Climate Action and using available information.

In considering a proposal to use, subdivide or develop agricultural land, consider the:

- Desirability and impacts of removing the land from primary production, given its agricultural productivity.
- Impacts on the continuation of primary production on adjacent land, with particular regard to land values and the viability of infrastructure for such production.
- Compatibility between the proposed or likely development and the existing use of the surrounding land.
- The potential impacts of land use and development on the spread of plant and animal pests from areas of known infestation into agricultural areas.
- Land capability.

Avoid the subdivision of productive agricultural land from diminishing the long-term productive capacity of the land.

Give priority to the re-structure of inappropriate subdivisions where they exist on productive agricultural land.

Balance the potential off-site effects of a use or development proposal (such as degradation of soil or water quality and land salinisation) against the benefits of the proposal.

14.01-1L Agricultural production

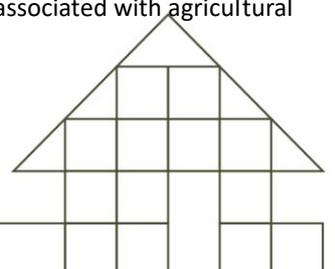
Policy application

This policy applies to land in the Farming Zone and Rural Living Zone.

Objective

To ensure that subdivision, including the creation of small lots for existing dwellings, and the use and development of dwellings minimises the loss or fragmentation of productive agricultural land and does not prejudice activities associated with agricultural production.

Strategies



Establish buffers around uses that may conflict with agricultural land use to limit land use conflicts.

Avoid non-agricultural land use and development in rural areas that prejudices the productive use of agricultural land.

Discourage the construction of dwellings on productive agricultural land, unless it can be demonstrated that the dwelling is required to support the productive agricultural use of the land.

Locate and site dwellings so that they do not compromise surrounding farming activities.

Discourage dwellings on lots where wastewater cannot be retained and treated within the lot.

Discourage the construction of more than one dwelling on a lot unless:

- It is demonstrated to be necessary to support a viable agricultural enterprise.
- The agricultural use it is associated with has commenced.
- It is located to avoid restricting agricultural use of the land.

15.01-6S Design for rural areas

Objective

To ensure development respects valued areas of rural character.

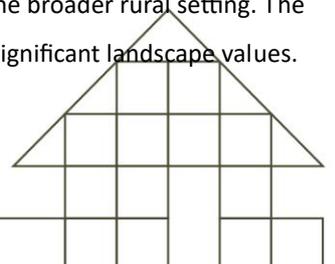
Strategies

- Ensure that the siting, scale and appearance of development protects and enhances rural character.
- Protect the visual amenity of valued rural landscapes and character areas along township approaches and sensitive tourist routes by ensuring new development is sympathetically located.
- Site and design development to minimise visual impacts on surrounding natural scenery and landscape features including ridgelines, hill tops, waterways, lakes and wetlands.

Response to Planning Policy Framework

The proposal is consistent with Clause 11.01-1L-01 as it maintains the rural character and natural landscape of the area and does not result in subdivision, increased development density or ribbon development. The dwelling is located on a large rural holding and is unrelated to any form of settlement expansion or rural residential development. The proposal will not affect sensitive coastal or landscape areas and will maintain the dispersed pattern of rural dwellings characteristic of the locality. The siting well within the property and away from road frontages ensures the rural landscape character beyond townships and settlements is preserved.

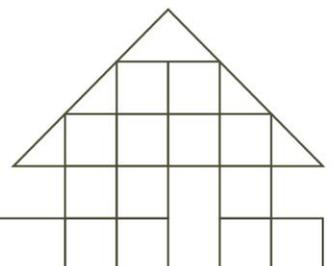
The proposal responds appropriately to Clause 12.05-2S as the dwelling is carefully sited within a natural low point of the undulating landform rather than on elevated ridgelines or visually prominent locations. This approach ensures the development will not detract from the natural qualities of the landscape and will remain visually recessive within the broader rural setting. The proposal respects the existing landform and natural drainage features and will not adversely impact significant landscape values.



The proposal is consistent with Clause 14.01-1S as it will not result in the permanent removal or fragmentation of productive agricultural land. The land will remain available for agricultural use and the dwelling occupies only a small portion of a large 46.04 hectare holding. The siting avoids productive open grazing areas and elevated parts of the land and will not impact the continuation of agricultural activities on the site or adjoining properties. The proposal does not represent dispersed urban development and is compatible with the surrounding agricultural land uses.

The proposal meets the objectives of Clause 14.01-1L as the dwelling is located and designed so that it will not prejudice existing or future agricultural activities. The substantial size of the allotment ensures adequate separation from agricultural operations and avoids land use conflict. The siting allows agricultural use of the majority of the land to continue and ensures wastewater can be contained and treated on site. The proposal involves only one dwelling on the lot and does not result in fragmentation or restriction of agricultural land.

The proposal is consistent with Clause 15.01-6S as the siting, scale and appearance of the dwelling respect the rural character of the area. The development avoids ridgelines and visually prominent locations and instead is positioned within a natural depression in the landform where it will have minimal visual impact. The single storey scale, muted materials and substantial setbacks ensure the dwelling integrates into the rural landscape and protects the visual amenity of the surrounding area.



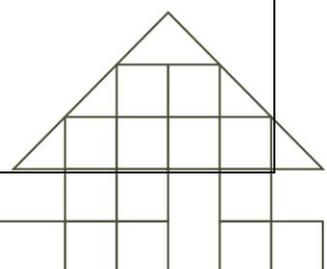
7. Zone

Clause 35.07 FARMING ZONE

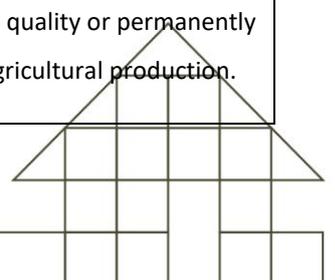
Purpose

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for the use of land for agriculture.
- To encourage the retention of productive agricultural land.
- To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.
- To encourage the retention of employment and population to support rural communities.
- To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.
- To provide for the use and development of land for the specific purposes identified in a schedule to this zone.

CLAUSE 35.07 FARMING ZONE (FZ)	COMMENTS / RESPONSE
<p>Purpose</p> <p>To implement the Municipal Planning Strategy and the Planning Policy Framework.</p> <p>To provide for the use of land for agriculture.</p> <p>To encourage the retention of productive agricultural land.</p> <p>To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.</p> <p>To encourage the retention of employment and population to support rural communities.</p> <p>To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.</p> <p>To provide for the use and development of land for the specific purposes identified in a schedule to this zone.</p>	<p>The proposal is consistent with the purpose of the Farming Zone as it provides for the use and development of land for agriculture while ensuring the ongoing productive use of the 46.04 hectare holding is maintained. The dwelling occupies a small portion of the site and is sited to avoid interference with agricultural activities or productive areas of the land. The development will support the continued management of the property and retention of population within the rural area without introducing a non-agricultural use that would adversely affect farming activities. The proposal represents an appropriate and sustainable use of rural land consistent with the objectives of the zone.</p>

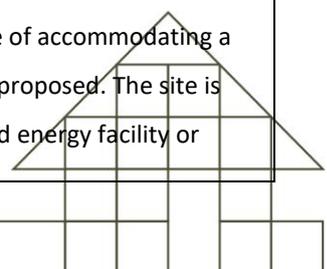


Clause 35.07-6 - Decision Guidelines	
<p>Before deciding on an application to use or subdivide land, construct a building or construct or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:</p> <p>General issues</p> <p>The Municipal Planning Strategy and the Planning Policy Framework.</p> <p>Any Regional Catchment Strategy and associated plan applying to the land.</p> <p>The capability of the land to accommodate the proposed use or development, including the disposal of effluent.</p> <p>How the use or development relates to sustainable land management.</p> <p>Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.</p> <p>How the use and development makes use of existing infrastructure and services.</p>	<p>The proposal responds appropriately to the decision guidelines of Clause 35.07-6. The development is consistent with the Municipal Planning Strategy and Planning Policy Framework as it maintains the agricultural use and rural character of the land while supporting the ongoing management of a large rural holding. The land is capable of accommodating the proposed dwelling and associated infrastructure, including on-site wastewater treatment and water supply, without adverse environmental impacts. The siting and scale of development represent a sustainable land management outcome by avoiding prominent locations and productive areas of the land while maintaining the majority of the property for agricultural use. The site is well suited to the proposal and the dwelling is compatible with the surrounding pattern of dispersed rural development. The proposal will utilise existing road access and does not require the extension of major infrastructure or services.</p>
<p>Agricultural issues and the impacts from non-agricultural uses</p> <p>Whether the use or development will support and enhance agricultural production.</p> <p>Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.</p>	<p>The proposal will support the ongoing agricultural use of the land by enabling continued management of the 46.04 hectare holding and facilitating long term farming succession. The dwelling occupies a small area of the property and is sited within a natural low point of the landform where it will not interfere with productive grazing areas or broader agricultural activities. The development will not adversely affect soil quality or permanently remove a meaningful area of land from agricultural production.</p>

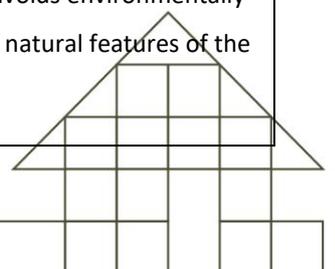


<p>The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses.</p> <p>The capacity of the site to sustain the agricultural use.</p> <p>The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.</p> <p>Any integrated land management plan prepared for the site.</p> <p>Whether Rural worker accommodation is necessary having regard to:</p> <p>The nature and scale of the agricultural use.</p> <p>The accessibility to residential areas and existing accommodation, and the remoteness of the location.</p> <p>The duration of the use of the land for Rural worker accommodation.</p>	<p>The proposal will not limit the operation or expansion of adjoining or nearby agricultural uses as the dwelling is provided with substantial setbacks and is located within a large farming property in an area characterised by dispersed rural dwellings.</p> <p>The land has capacity to sustain agricultural use and will continue to be utilised for grazing purposes. No integrated land management plan or rural worker accommodation is proposed or required as part of the application.</p>
--	---

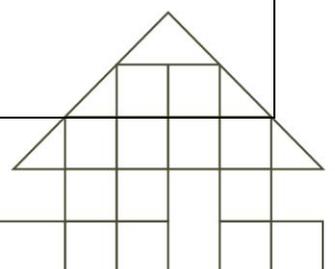
<p>Accommodation issues</p> <p>Whether the dwelling will result in the loss or fragmentation of productive agricultural land.</p> <p>Whether the dwelling will be adversely affected by agricultural activities on adjacent and nearby land due to dust, noise, odour, use of chemicals and farm machinery, traffic and hours of operation.</p> <p>Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.</p> <p>The potential for the proposal to lead to a concentration or proliferation of dwellings in the area and the impact of this on the use of the land for agriculture.</p> <p>The potential for accommodation to be adversely affected by noise and shadow flicker impacts if it is</p>	<p>The proposed dwelling will not result in the loss or fragmentation of productive agricultural land as it occupies only a small portion of a large 46.04 hectare holding and is sited to avoid productive grazing areas. The development will not be adversely affected by agricultural activities on surrounding land as the locality is characterised by typical rural uses and the dwelling will be located with sufficient separation to avoid unreasonable impacts from noise, dust, odour or farm operations.</p> <p>The proposal will not adversely affect the operation or expansion of adjoining agricultural uses given the substantial setbacks and the established pattern of dispersed rural dwellings in the area. The development will not lead to a proliferation or concentration of dwellings as the land is already capable of accommodating a dwelling as-of-right and no subdivision is proposed. The site is not located within one kilometre of a wind energy facility or</p>
--	--



<p>located within one kilometre from the nearest title boundary of land subject to:</p> <p>A permit for a wind energy facility; or</p> <p>An application for a permit for a wind energy facility; or</p> <p>An incorporated document approving a wind energy facility; or</p> <p>A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the <i>Environment Effects Act 1978</i>.</p> <p>The potential for accommodation to be adversely affected by vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the <i>Mineral Resources (Sustainable Development) Act 1990</i>.</p>	<p>within 500 metres of an extractive industry operation and the dwelling will not be affected by such uses.</p>
<p>Environmental issues</p> <p>The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality.</p> <p>The impact of the use or development on the flora and fauna on the site and its surrounds.</p> <p>The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.</p>	<p>The proposal will have minimal impact on the natural physical features and resources of the area. The dwelling is sited within an already cleared portion of the property and will not adversely affect soil or water quality. The development footprint is limited and will not disturb the natural drainage corridor or waterbody located within the centre of the site.</p> <p>The proposal will not adversely impact flora and fauna as the development is located within a cleared grazing area and does not involve the removal of native vegetation. The majority of the property will remain undeveloped and continue to provide habitat opportunities within existing vegetated areas and along drainage lines. The siting of the dwelling avoids environmentally sensitive areas and maintains the existing natural features of the land.</p>



<p>The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.</p>	<p>On-site wastewater treatment will be located and designed to ensure effluent is contained within the property and managed in a manner that avoids impacts on waterways and native vegetation. The proposal represents a low intensity form of development that is compatible with the environmental values of the site and surrounds.</p>
<p>Design and siting issues</p> <p>The need to locate buildings in one area to avoid any adverse impacts on surrounding agricultural uses and to minimise the loss of productive agricultural land.</p> <p>The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts.</p> <p>The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance.</p> <p>The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.</p> <p>Whether the use and development will require traffic management measures.</p> <p>The need to locate and design buildings used for accommodation to avoid or reduce noise and shadow flicker impacts from the operation of a wind energy facility if it is located within one kilometre from the nearest title boundary of land subject to:</p> <p>A permit for a wind energy facility; or</p> <p>An application for a permit for a wind energy facility; or</p> <p>An incorporated document approving a wind energy facility; or</p>	<p>The dwelling is appropriately located within a single defined building envelope to minimise impacts on surrounding agricultural uses and to avoid unnecessary loss of productive land. The siting within a natural low point of the undulating landform avoids elevated or visually prominent locations and ensures the development will not appear dominant within the rural landscape or within open grazing areas.</p> <p>The siting, design, height, bulk and materials will have minimal impact on the natural environment and surrounding landscape. The single storey scale, muted colours and non-reflective materials will ensure the dwelling integrates with the rural setting and avoids adverse impacts on views, nearby roads and natural features including the drainage corridor and waterbody on the site. The proposal maintains the existing rural character and will not impact features of scenic or environmental significance.</p> <p>Access will be provided via a gravel driveway from Barlings Road and the development will rely on standard rural infrastructure including on-site water storage and wastewater treatment. The proposal will not require traffic management measures and is not located within proximity of a wind energy facility or extractive industry where amenity impacts would arise.</p>



<p>A proposed wind energy facility for which an action has been taken under section 8(1), 8(2), 8(3) or 8(4) of the <i>Environment Effects Act 1978</i>.</p> <p>The need to locate and design buildings used for accommodation to avoid or reduce the impact from vehicular traffic, noise, blasting, dust and vibration from an existing or proposed extractive industry operation if it is located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the <i>Mineral Resources (Sustainable Development) Act 1990</i>.</p>	
---	--

8. Overlays

SCHEDULE 6 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

TOWER HILL AND ENVIRONS

Statement of nature and key elements of landscape

Tower Hill is a visually outstanding volcanic landscape, having the full sequence of geological features including the caldera, crater lakes, internal scoria cones and islands. It is the most popular and well-known volcanic landscape in Victoria and is of state significance for its visual qualities.

The views from Tower Hill and its crater rim are remarkable, both across the surrounding plains to the coast, and within the complex to the crater floor and its island lakes. Its distinctive volcanic form, in an otherwise flat and featureless lava plain, make this a recognisable and highly prominent landscape feature of the Western Region.

Much of the area's vegetation was denuded and is being re-established, and it is a refuge to a variety of native plants, birds and animals.

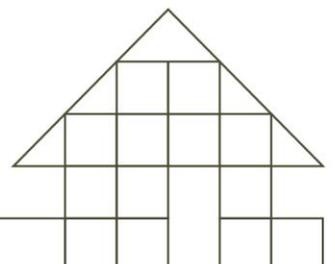
Landscape character objectives to be achieved

- To increase the coverage of native and indigenous vegetation, both in corridors throughout the landscape, and associated with prominent landscape features such as Tower Hill.
- To ensure that shelter belt planting remains a feature of rural areas throughout the landscape.
- To protect locally significant views and vistas that contribute to the character of the landscape, such as extensive vistas to low dunes and the open hinterland from the Princes Highway, and spectacular long range views to and from Tower Hill.
- To ensure that development in and around settlements and along main roads and touring routes does not impact on the characteristics of the landscape, including key views and viewing opportunities.
- To retain an undeveloped appearance from the foreshore and other public use areas.
- To improve the appearance of low density and rural residential development.
- To ensure that ridge tops and visually prominent hill faces are largely kept free of development.
- To ensure no visual clutter along the Princes Highway and abutting land.
- To retain a dominant pastoral and 'natural' landscape.
- To reduce the visual impact of infrastructure throughout the landscape.
- To protect landscape character and attributes that are consistent with the Aboriginal cultural heritage values of the area.
- To recognise, and protect, the landscape of Tower Hill and environs as a place of significant Aboriginal cultural heritage value.

Permit requirement

A permit is not required to construct a building or construct or carry out works where:

- **The building is located south of the Princes Highway.**

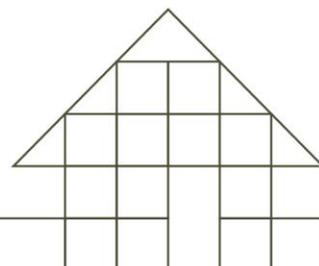


- The building has a height less than 5.0 metres above the centre line of Scenic Drive or Lake View Road or 5.0 metres above the highest point of land located around the northern rim of Tower Hill on which it is built, whichever is greater.
- The building or works is constructed greater than 20 metres from the eastern and northern boundaries of the Tower Hill State Game Reserve or is greater than 10 metres from any roads adjoining the Tower Hill Reserve.
- The buildings and works are finished in non-reflective, earthy colours which blend with the landscape.
- A building is for agricultural purposes and it has a gross floor area less than 70 square metres and a height less than 8 metres above natural ground level.
- The dwelling has a height less than 8 metres above the natural ground level.
- Buildings are set back a minimum of 200 metres from the sea, estuary or wetlands.
- Fences are timber post and rail, unpainted and have a height less than 1.5 metres.
- Works are for agricultural purposes including raised bed cropping, stock grazing and associated supporting farming infrastructure.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 42.03, in addition to those specified in Clause 42.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

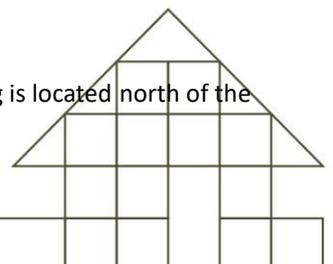
- Whether any portion of the building or structure will be visible as a silhouette against the skyline (not including the effect of any vegetation) when viewed from 1.55 metres above any of the following points:
 - The lookout and car park at the southern entrance to the Tower Hill reserve;
 - The main peak west of Yatt Mirng crater;
 - The Natural History Centre building;
 - The rim of North West crater;
 - The exit from the reserve at Lake View Road;
 - The trig point on the eastern rim of the crater; and
 - Von Guerard lookout.
- Whether any building or structure will have a detrimental impact on the visual and environmental quality and character of the Tower Hill Reserve when viewed from the carriageway of the Princes Highway between the Killarney township and the southern entrance to Tower Hill reserve, or from Lakeview Road between Bushfield - Tower Hill Road and Walkers Lane.
- Whether the building has a minimum roof pitch of 15 degrees.



- Whether the proposal will contribute to the replacement of the weedy understorey of Tower Hill with indigenous plants.
- Whether the proposal will contribute to an increase in habitat vegetation species around the coastal hinterland and wetlands.
- Whether any proposed new shelterbelt plantings will be sited to retain important view lines.
- Whether planting is retained and increased through north-south indigenous vegetation corridors.
- Whether buildings, structures and other developments that occur in view fields are designed and sited so as to retain the character and quality of views.
- Whether development on prominent hill faces and ridge tops can be avoided wherever possible.
- Whether development that cannot be avoided on ridge tops:
 - Is located to avoid the loss of vegetation.
 - Is constructed of lighter materials to minimise visibility against the sky.
 - Utilises low scale building forms, tucked into the landscape.
- Whether the proposed development mirrors traditional homestead clusters in order to reduce the impact of development on large areas of the landscape by grouping buildings in the landscape, and whether buildings are set back a sufficient distance from roads.
- Whether development in low density and rural residential areas:
 - Uses permeable surfacing is used for all unbuilt areas to minimise surface run-off and to support vegetation.
 - Includes the retention of trees that form part of a continuous canopy beyond the property, with new trees planted in a position where they will add to such a continuous canopy.
 - Uses vegetation for screening and to delineate property boundaries, instead of fencing.
 - Uses open style fencing of a type traditionally used in rural areas (i.e. post and wire) where fencing is necessary.
- Whether development at the southern edge of Koroit can minimise visibility at the skyline of Tower Hill.
- Whether ribbon development along main roads and key touring routes can be avoided.
- Whether development satisfies the provisions of the Killarney Outline Development Plan 2001 and associated Subdivision and Design Guidelines 2001.

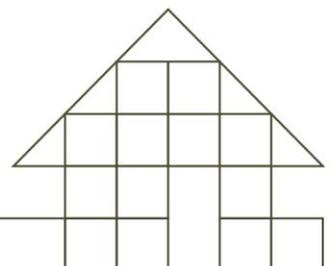
Response to decision guidelines:

A planning permit is required under Schedule 6 to Clause 42.03 solely because the proposed dwelling is located north of the Princes Highway, with the proposal otherwise meeting the intent and objectives of the overlay.



The proposal responds appropriately to the landscape character objectives for Tower Hill and Environs as the dwelling is carefully sited within a natural low point of the undulating landform rather than on a ridgeline, skyline or visually prominent hill face. The development will therefore not appear as a silhouette against the skyline and will not detract from important views to and from Tower Hill or across the surrounding plains. The dwelling is set well back from Barlings Road and will not contribute to visual clutter along main roads or touring routes. The substantial setbacks and recessive siting ensure the dominant pastoral and natural landscape character of the area will be maintained.

The development adopts a low scale single storey form with pitched roofs exceeding 15 degrees and will be finished in muted, non reflective colours that blend with the surrounding rural landscape. The siting within an established cleared grazing area avoids impacts on native vegetation and ensures the visual and environmental qualities of the Tower Hill landscape are preserved. The proposal is consistent with the objective of keeping visually prominent areas largely free of development and represents a typical rural homestead outcome that integrates with the broader landscape setting.



9. Particular Provisions

Nonapplicable.

10. Conclusion

Overall, the proposal represents an appropriate and well considered form of rural development that is consistent with the objectives of the Planning Policy Framework, the Farming Zone and the Significant Landscape Overlay. The dwelling is located on a large rural holding and is sited to avoid visually prominent locations and productive agricultural areas, ensuring minimal impact on the rural landscape and ongoing agricultural use of the land. The development will integrate with the surrounding environment through its recessive siting, modest scale and use of muted materials.

The application is limited to buildings and works only, as a dwelling is as-of-right on a Farming Zone allotment exceeding 40 hectares, and the proposal satisfies the relevant decision guidelines and policy objectives. The development will support the ongoing management of the land while maintaining the rural character and landscape values of the Tower Hill area. On balance, the proposal represents a suitable planning outcome and approval is respectfully sought.