

# Planning Report



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## Planning Permit Application

Wadawurrung Country  
177 Bonnyvale Road, Ocean Grove – Collendina Caravan Park

Prepared for Hampshire Property Group Pty Ltd

# Acknowledgement of Country

We pay our respects to the Traditional Custodians of Country throughout Australia, their Elders and ancestors, recognising their rich heritage and enduring connection to Country and acknowledging the ongoing sovereignty of all Aboriginal and Torres Strait Islander Nations.

We recognise the profound connection to land, waters, sky and community of the First Nations peoples, with continuing cultures that are among the oldest in human history. We recognise that they are skilled land shapers and place makers, with a deep and rich knowledge of this land which they have cared for, protected and balanced for millennia.

Our Country, 2022

88 x 119 cm Acrylic on canvas

Original artwork by

Alfred Carter

Gunaikurnai

# Overview

Applicant / Owner	Hampshire Property Group Pty Ltd
Address	177 Bonnyvale Road, Ocean Grove
Lot Description	Lot 2 on Plan of Subdivision 142746
Easements/Restrictions	<p>The following easements and agreements are included on the certificate of Title:</p> <ul style="list-style-type: none"> <li>• Agreement R699768D – made pursuant to Section 173 of the Planning and Environment Act 1987 between the landowner and Bellarine Rural City Council dated 20 November 1991. The agreement is binding on subsequent proprietors of the land.</li> <li>• Easement E-3 – electricity transmission easement measuring 2 metres in width in favour of Powercor Australia Limited. E-3 extends south into the Site from the northern boundary.</li> <li>• Easement E-4 – irregularly shaped power supply easement in favour of Powercor Australia Limited to provide access to a substation asset centrally located within the Site.</li> <li>• Easement E-5 – regularly shaped electricity distribution easement in favour of Powercor Australia Limited measuring 5.3 x 5.0 metres. E-5 is occupied by a substation asset.</li> </ul>
Lot Size	29.27 hectares
Planning Scheme	Greater Geelong Planning Scheme
Responsible Authority	City of Greater Geelong

## Permit Application Details

Description of Proposal	Buildings and works associated with the extension of the Collendina Caravan Park.	
Permit Requirement(s)	35.07-4	Buildings & Works associated with a Section 2 use and within 100m from a dwelling not in the same ownership.
	42.03-2	Buildings & Works.
	44.06-2	Buildings & works associated with accommodation.

**Relevant Planning Provisions**

Zone	Clause 35.07 – Farming Zone (FZ).
Overlays	Clause 42.03 – Significant Landscape Overlay – Schedule 11 (SLO11). Clause 44.06 – Bushfire Management Overlay (BMO).
Particular Provisions	Clause 52.06 – Car Parking. Clause 52.17 – Native Vegetation Clause 53.02 – Bushfire Planning. Clause 53.18 – Stormwater Management in Urban Development
Aboriginal Cultural Heritage	Yes – the Site is located within an Area of Cultural Heritage Sensitivity.
Bushfire Prone Area	Yes – the Site is located within a Bushfire Prone Area.

# Quality Assurance

## Planning Report

Planning Permit Application  
Wadawurrung Country  
177 Bonnyvale Road, Ocean Grove – Collendina Caravan Park

Project Number  
322-0127-01

## Revisions

No.	Date	Description	Prepared By	Reviewed By	Project Principal
00	25/02/2026	Town Planning Report – Client Issue			
01	25/02/2026	Town Planning Report – Council Submission			
02	06/05/2026	Town Planning Report – RFI			

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# 1 Introduction

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## 1.1 Introduction

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This report has been prepared by Tract upon the instructions of Hampshire Property Group (the 'Applicant') in relation to the land at 177 Bonnyvale Road, Ocean Grove (the 'Site') which is occupied by the Collendina Caravan Park. The purpose of this report is to outline and support a town planning application to extend the accommodation offerings within the western quarter of the caravan park.

The proposal seeks to deliver a modest and carefully considered expansion of the long-established camping and caravan park. It introduces a series of new short-term accommodation cabins and amenities within the currently vacant section of the park, located along the western boundary. This extension is intended to enhance visitor capacity while maintaining the established character and operational function of the existing park.

Under the *Greater Geelong Planning Scheme* ("**Planning Scheme**"), a planning permit is required:

- Pursuant to Clause 35.07-4 (FZ), a permit is required for the buildings & Works associated with a Section 2 use and within 100m from a dwelling not in the same ownership.
- Pursuant to Clause 42.03-2 (SLO), a permit is required to construct a building or carry out works. Buildings & works.
- Pursuant to Clause 44.06-2 (BMO), a permit is required to construct a buildings & works associated with accommodation.

Having considered this proposal in the context of the Greater Geelong Planning Scheme, this report concludes that it is consistent with the relevant clauses of the Planning Policy Framework, Zoning and Overlay and Particular Provision controls.

## 1.2 Report Structure

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This report provides an overview of the Site and its surrounds (Chapter 2) as a contextual basis to introduce and detail the proposed Development Application (Chapter 3). Relevant planning policies and strategic documents are detailed (Chapter 4) to establish a framework for the strategic assessment of the Development Application and consideration of key planning issues (Chapter 6). This informs the conclusions and recommendations of this report (Chapter 7).

## 1.3 Background Information

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### Existing Use Rights

The Collendina Caravan Park benefits from established use rights, formally recognised through a Certificate of Compliance issued by the City of Greater Geelong in 2022. This certification confirms that the existing operation of the caravan park is lawful and consistent with longstanding land use activities on the Site, providing a clear statutory basis for its continued operation and for assessing any proposed future development within the park.

Accordingly, this application seeks approval solely for the proposed buildings and works associated with the development, rather than for the use itself.

## 1.4 Pre-Application Meeting

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A pre-application meeting was held to discuss the Preliminary Site Plan with the Greater Geelong Officers on Thursday 11 November 2025 with two statutory planning officers from the planning department.

Formal written email advice was provided by Council on 13 November 2025. The feedback received during the pre-application meeting was broadly supportive of the aspirations for the Site.

The following key comments were noted:

- Existing use rights have been established via a Certificate of Compliance issued in March 2022.
- The application will be referred to the CFA (Fire Rescue Victoria) as a Recommending Referral Authority. The application requirements listed at Clause 44.06-3 must be submitted with the application.
- As planning won't be assessing the built form of the cabins it was advised that an indicative building envelope/buildable area should be included on the site plan indicating where each cabin will be located.
- It was raised that Council's property department has concerns surrounding the location of the existing access road from Bonnyvale Road and some cabins that encroach into General Law Land that abuts the southern boundary of the subject site. The particulars of the use of this land are set out in Section 173 Agreement R699768D.

## 1.5 Limitations

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This report provides a comprehensive summary of the Site and its surrounding context, including the broader context within Ocean Grove. It provides an overview of the proposal and its various permit triggers, and the relevant policies and controls contained within the Greater Geelong Planning Scheme. It provides a detailed planning assessment that confirms that the proposal complies with the planning policy framework and demonstrates why the proposal should be supported.

This report has considered the following documents:

- Greater Geelong Planning Scheme as of February 2026.
- Certificate of Title dated 24 February 2026.
- Site Layout Plan and Amenities Elevations, prepared by Hampshire Property Group.
- Bushfire Attack Level Assessment, prepared by XWB dated February 2026.
- Significant Ground Disturbance Assessment, prepared by Clarkology.

## 2 Site & Surrounds

### 2.1 Subject Site

The Site is irregularly shaped with a net area of approximately 29.26 hectares and a southern interface of approximately 1.39 kilometres to the Buckley Park Foreshore Reserve foreshore. The land is generally flat and devoid of vegetation, with the exception of planted windbreaking trees/shrubs.

The Site is currently partially occupied by the Collendina Caravan Park which contains 328 sites accessed via an internal road network. The caravan park is supported by site office, two utilities blocks (showers, laundry, toilets), tennis courts, barbeque and café facilities, as well as a centrally located playground, sandpit, spa and pool. It is noted that the portion of the site utilised for a site office is also used for residential purposes and is occupied by a dwelling and large unit over an area of approximately 2,500 sqm. A further single-storey brick structure is located adjacent to the dwellings and is presently used for storage purposes.

Pedestrian access across the Buckley Park Foreshore Reserve and beach is also provided over the adjacent Crown Reserve. An agreement made pursuant to Section 173 of the Planning and Environment Act 1987 (refer below for further discussion) governs public rights of carriageway and the continued use of this land for the purposes of the caravan park.

The Site is accessed via a double width sealed crossover to Bonnyvale Road. This extends into a driveway which is shared with and partially located on the land at 175 Bonnyvale Road to provide back-of-house service functions to the Ocean Grove Hotel. This driveway extends into the Site for a distance of approximately 530 metres and terminates at an intersection with the internal road network and an informal public car parking area.

Refer to Figure 1 – Site Aerial



Figure 1 - Site Aerial

## 2.2 Title Particulars

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The Site address is 177 Bonnyvale Road, Ocean Grove which comprises a single parcel formally identified as Lot 2 on Plan of Subdivision 142746.

A review of the Certificate of Title provided by the vendor indicates that the land is impacted by various encumbering easements, as well as an agreement made pursuant to Section 173 of the *Planning and Environment Act 1987* as follows:

- Agreement R699768D – made pursuant to Section 173 of the Planning and Environment Act 1987 between the landowner and Bellarine Rural City Council dated 20 November 1991. The agreement is binding on subsequent proprietors of the land.

The agreement relates to the management of a narrow strip of remnant land forming part of the adjacent foreshore reserve which was not included within the Site. The agreement acknowledges that the remnant strip is utilised by the proprietors of the Collendina Caravan Park for accessways, caravan sites and a car park. Additionally, the Council utilises the remnant strip for vehicular access, a public car park and the provision of a pedestrian accessway to the beach.

An adverse possession claim against the remnant strip was made by the previous landowners. The Council lodged caveats against a vesting order on the basis of the public functions of the remnant strip and a freehold claim to the land on the basis of a compulsory acquisition.

The agreement is intended to resolve competing claims in respect of the remnant strip and to protect the interests of each party by regulating use and development of the land and to secure appropriate public access.

- Easement E-3 – electricity transmission easement measuring 2 metres in width in favour of Powercor Australia Limited. E-3 extends south into the Site from the northern boundary.
- Easement E-4 – irregularly shaped power supply easement in favour of Powercor Australia Limited to provide access to a substation asset centrally located within the Site.
- Easement E-5 – regularly shaped electricity distribution easement in favour of Powercor Australia Limited measuring 5.3 x 5.0 metres. E-5 is occupied by a substation asset.

The Site is not impacted by any further encumbering easements, covenants caveats or restrictions under Section 173 of the *Planning and Environment Act 1987* or *Subdivision Act 1988*.

## 2.3 Site Context

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The Site is located within the City of Greater Geelong and is situated approximately 2.5 kilometres east of the Ocean Grove town centre, and 21 kilometres south-east of the Geelong CBD. Broadly speaking, the Site acts as a transitional point between the urban areas of Collendina/Ocean Grove to the west and Lake Victoria significant environmental features and green break to the east of the township. Immediate interfaces surrounding the parcels are summarised as follows:

### North

- To the north of the Site is 137 Bonnyvale Road is a 9.01-hectare Farming Zone property containing two dwellings and associated outbuildings, with access available both from Bonnyvale Road and via the internal road network of the Collendina Caravan Park. Further north, 264–300 Shell Road comprises open flatlands characterised by drainage corridors and wetlands that form part of the broader Lake Victoria environs to the east. Additionally, 135 Bonnyvale Road is a 7.4-hectare irregularly shaped parcel within the Public Use Zone – Schedule 1 (PUZ1), utilised for service and utility purposes.

### East

- East of the Caravan Park (1 km from the Site's eastern boundary) is the open profile of the Lake Victoria wetlands and Lonsdale Lakes Wildlife Reserve, hemmed by Shell Road to the north.

### South

- To the south, the Site adjoins the dunal topography is the Buckley Park Foreshore Reserve, comprising thick dune vegetation cover with occasional defined walking trails for access to the Ocean Grove Beach beyond. The profile

of the Dune ensures that the Site and land to the north is well concealed from the Ocean Grove Beach and Waterfront.

### West

- To the west, the Site adjoins 139–147 Bonnyvale Road, Ocean Grove. The southern portion of the Site contains the Ocean Grove (Collendina) Hotel and the Surfside Motel/Accommodation Complex, which comprises 21 dwellings. Further west lies Bonnyvale Road, a single-carriageway local road situated within a road reserve approximately 21 metres wide. Bonnyvale Road provides connection from the Site to Shell Road to the north, offering access to the Ocean Grove town centre and to Point Lonsdale to the east.



Figure 2 - Context Plan

## 3 Proposal

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### 3.1 Overview

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This application seeks planning approval for the buildings and works associated for the extension of the Collendina Caravan Park at 177 Bonnyvale Road, Ocean Grove.

In accordance with the provisions of the Greater Geelong Planning Scheme, the proposal triggers the following planning permit requirements:

- Pursuant to Clause 35.07-4 (FZ), a permit is required for the buildings & Works associated with a Section 2 use and within 100m from a dwelling not in the same ownership.
- Pursuant to Clause 42.03-2 (SLO), a permit is required to construct a building or carry out works.
- Pursuant to Clause 44.06-2 (BMO), a permit is required to construct a buildings & works associated with accommodation.

In recognition of the low-scale, coastal character that defines Collendina and the existing caravan park, the proposal has been deliberately designed to provide additional short-term camping accommodation in a manner that complements this established context. The introduction of new cabins and associated amenities is modest in scale, ensuring that the development reinforces the informal coastal atmosphere of the park while enhancing the overall functionality and visitor experience of the Site.

The proposal incorporates the following key elements:

- 62 new cabin sites ranging in size from 100 square metres to 288 square metres, designed to accommodate a variety of single-storey cabin types.
- 28 additional car parking spaces, in addition to the parking spaces already provided within each individual cabin site.
- Provision of new amenities, including toilets, showers, a camp kitchen and open space play areas.
- An extension of the internal road network is proposed to service the new development area, incorporating a 6-metre-wide internal roadway consistent with the existing layout of the caravan park.
- Retention of a 40-metre building setback from the adjoining coastal dune ecology.

### 3.2 Design Response

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#### Proposed Layout

The proposed extension of the Collendina Caravan Park represents a logical expansion of the existing park layout by utilising the vacant 2.27-hectare parcel of land located immediately west of the Site. The plan adopts a structured and legible internal road network, with a series of 6-metre-wide roads looping throughout the extension area to ensure direct access to all accommodation allotments. The layout incorporates a diverse range of lot sizes to accommodate different accommodation types, which includes:

- Dark blue sites, each measuring 132sqm, are located along the western and northern edges, providing a consistent built form interface to these boundaries.
- Light blue sites, positioned within the northern third of the Site, are larger at 288sqm and create a more spacious frontage along the northern internal road.
- Cream sites, ranging between 103sqm and 160sqm, occupy the eastern third of the Site in a compact and efficient arrangement.
- Yellow sites, generally between 103sqm and 153sqm in size, are situated within the western third of the Site and follow the curved internal road alignment.

A central hub of communal facilities forms a key focal point within the development, comprising an amenity building, BBQ area, and a series of landscaped gathering and recreation spaces connected by pedestrian paths. Multiple play areas and landscaped pockets are dispersed throughout the Site, providing accessible open space for visitors and contributing to a high-amenity internal environment.

Existing infrastructure, including the camp kitchen in the southeastern portion of the Site, has been retained and integrated into the broader layout to ensure continuity with established facilities and to support the expanded park community.



Figure 3 - Proposed Site Layout

### Built Form

The amenities block adopts a compact rectangular built form and reaches a maximum height of approximately 4.63 metres.

The materiality of the amenities block is defined by the use of colourbond cladding which will sit within the Site and not appear visually obtrusive. A DDA accessible ramp services the front of the built form to ensure suitable access for all people can be achieved.

As agreed with Council in the pre-application meeting, the design of the cabins is not detailed within the planning application material and will be subject to the provisions of the Moveable Dwellings Act 1997 and Residential Tenancies Regulations 2024.

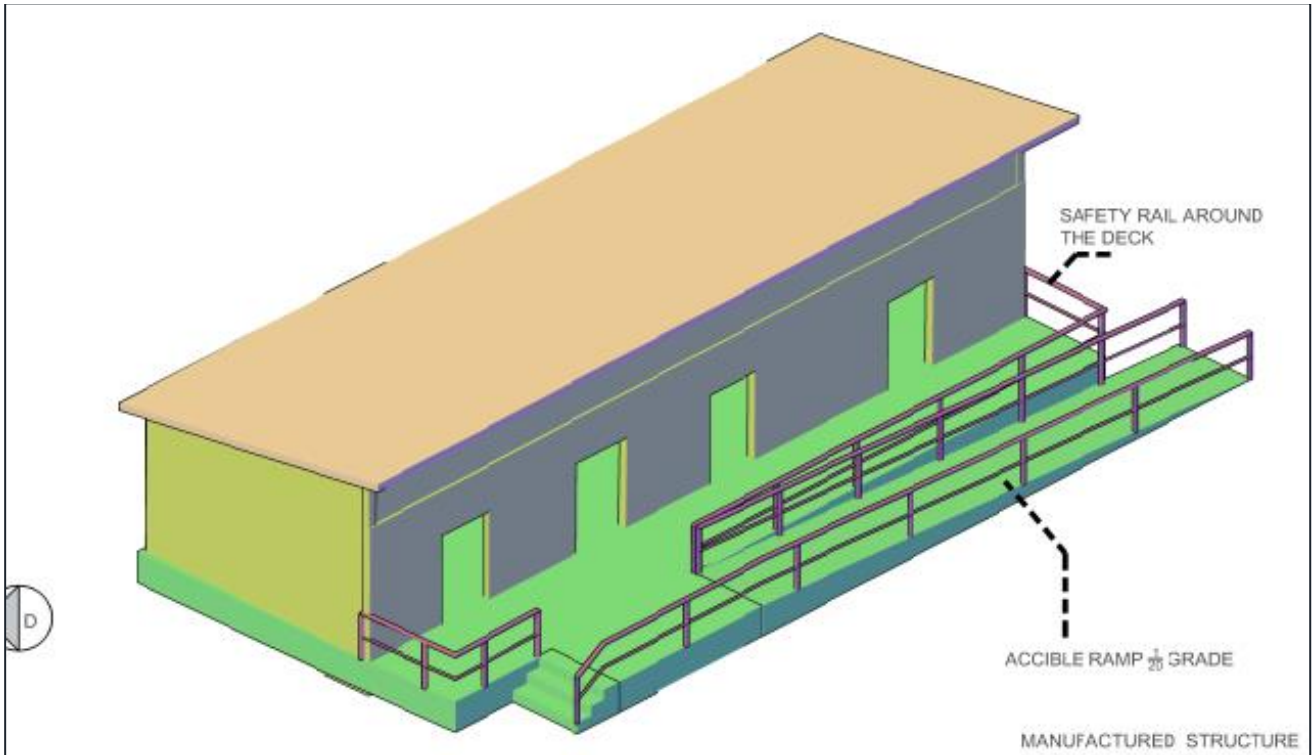


Figure 4 - Proposed Amenities Block

### Bushfire Considerations

A 40,000L water tank is proposed within the confines of the established caravan park area to service the CFA in the event of a fire and respond to the requirements of the BMO. The water tank is located to the north eastern amenities block adjacent to the sporting oval.



Figure 5 - Water Tank Location

## 4 Planning Provisions

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### 4.1 Zoning

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The western half of the Site is located within the Farming Zone (FZ), with the balance of the land located within the Rural Conservation Zone – Schedule 11 (RCZ11).

#### Farming Zone

The Farming Zone (FZ) is intended to encourage the retention of productive agricultural land and encourages the retention of employment and population to support rural communities. Specifically, the purpose of the FZ is:

- *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.*

Pursuant to Clause 35.07-4, a permit is required to construct a building or carry out works associated with a Section 2 land use.

#### Rural Conservation Zone – Schedule 11

The Rural Conservation Zone (RCZ) is designed to protect and enhance the natural environment for its historic, archaeological, scientific, landscape, faunal habitat and cultural values. Specifically, the purpose of the RCZ is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To conserve the values specified in a schedule to this zone.*
- *To protect and enhance the natural environment and natural processes for their historic, archaeological and scientific interest, landscape, faunal habitat and cultural values.*
- *To protect and enhance natural resources and the biodiversity of the area.*
- *To encourage development and use of land which is consistent with sustainable land management and land capability practices, and which takes into account the conservation values and environmental sensitivity of the locality.*
- *To provide for agricultural use consistent with the conservation of environmental and landscape values of the area.*
- *To conserve and enhance the cultural significance and character of open rural and scenic non-urban landscapes*

**The proposed works are not located with the RCZ and therefore no planning permit is triggered.**



Figure 6 - Zone Plan

## 4.2 Overlays

### Significant Landscape Overlay – Schedule 11 (SLO11)

The entire Site is impacted by the Significant Landscape Overlay – Schedule 11 (SLO11). The SLO is intended to identify, conserve and enhance the character of significant landscapes. Schedule 11 relates to 'Lake Victoria and Yarram Creek' for which the following landscape character objectives are specified:

- To protect locally significant views and vistas that contribute to the landscape, including extensive and scenic out views 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.

Pursuant to Clause 42.03-2, a permit is required to construct a building or carry out works. Buildings & works.

### Environmental Significance Overlay – Schedule 1 (ESO1)

The eastern portion of the Site is impacted by the Environmental Significance Overlay – Schedule 1 (ESO1). The ESO seeks to address areas where the development of land may be affected by environmental constraints such as effects from noise or industrial buffer areas, as well as issues related to the natural environment. Schedule 1 relates to 'Areas of Flora and Fauna Habitat and of Geological and Natural Interest' which can contain remnant vegetation, marsh flats,





Figure 8 - Overlay Plan (BMO)

### 4.3 Particular Provisions

Particular provisions within the Greater Geelong Planning Scheme apply to certain kinds of use or activity on any land subject to the Planning Scheme. The below particular provisions are relevant to the Site and proposal.

#### Clause 52.06 – Car Parking

Clause 52.06 seeks to ensure an appropriate number of car parking spaces are provided to suit the nature of the land use and its location. It also provides design requirements for car parking provision. This clause applies to a new land use, an increase of an existing use.

Pursuant to Clause 52.06, Camping and Caravan Park does not include a requirement/rate and therefore carparking must be provided to the satisfaction of the responsible authority.

No planning permit is required for a reduction in car parking spaces.

Each new site is provided with a single car parking space while an additional 28 spaces are provided within the proposed development area. It is evident that the proposed extension provides sufficient car parking spaces for future visitors and guests.

#### Clause 53.02 – Bushfire Planning

Clause 53.02 seeks to ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire. Clause 53.02 applies to an application under the Bushfire Management Overlay.

Clause 53.02 specifies objectives, approved measures and alternative measures to meet the objectives, as well as decision guidelines. Chapter 6.3 of the accompanying Bushfire Assessment (prepared by XWV) provides an assessment of the proposal against the relevant objectives and measures.

Refer to accompanying Bushfire Assessment for further details.

### Clause 52.17 – Native Vegetation

This clause seeks to ensure there is no net loss to biodiversity resulting from the removal, destruction or lopping of native vegetation. It applies the following tree-step approach set out in the *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017) (the Guidelines):

1. Avoid the removal, destruction or lopping of native vegetation.
2. Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
3. Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation

No vegetation is proposed to be removed subject to the requirements of the application.

### Clause 53.18 – Stormwater Management in Urban Development

Clause 53.18 seeks to ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property, and public safety, and to provide cooling, local habitat, and amenity benefits.

An application must be accompanied by details of the proposed stormwater management system, including drainage works and retention, detention, and discharges of stormwater to the drainage system.

There are three key elements to be met under Clause 53.18:

- Stormwater management objectives and standards for subdivision.
- Stormwater management objectives and standards for buildings and works.
- Site management objectives and standards for site management prior to and during the construction period.

Pursuant to Clause 53.18-3, an application to construct a building or construct or carry out works:

- Must meet all of the objectives of Clauses 53.18-5 and 53.18-6.
- Should meet all of the standards of Clauses 53.18-5 and 53.18-6

In response to the provisions of Clause 53.18 the proposal has been designed to ensure that stormwater is managed to mitigate impacts on the environment, property, and public safety and to provide cooling, local habitat, and amenity benefits. The proposal responds to the purpose and objectives of Clause 53.18 with a stormwater assessment undertaken by Loetis (February 2026)

## 4.4 Strategic Provisions

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### Ocean Grove Structure Plan 2015/2016

The Ocean Grove Structure Plan (the 'Structure Plan') is a strategic framework for the future growth and development of Ocean Grove to 2030. It is intended to identify the strategic planning issues facing the town, including community needs and aspirations, and to articulate the preferred future directions for growth, whilst protecting and enhancing the very elements which make the town distinctive and functional as an urban area and tourist destination.

The Structure Plan applies to the town of Ocean Grove and its immediate surrounds. The Site is located partially outside the existing settlement boundary and is identified to 'support tourist related redevelopment opportunities'. The Site and surrounds are designated on a sensitive interface with the Lake Victoria environs.

The Structure Plans provides the following commentary for the Collendina Caravan Park:

- The Collendina Caravan Park occupies an outstanding location at the rear of the primary dune system running along the coast and to the east of the Collendina Resort.
- This land is located within the Farming Zone/Rural Conservation Zone Schedule 11 and is affected by the Significant Landscape Overlay Schedule 11 and Environmental Significance Overlay Schedule 1.

- It is an environmentally sensitive area adjacent to the Lake Victoria wetlands and Buckley Park Foreshore Reserve.
- Existing facilities are modest with some 300 sites. Capacity exists to provide for additional sites. Further expansion could only be supported if development can be delivered in a manner that does not impact upon the environmental significance of the location (including dunes and wetlands) and provided that design treatment is consistent with and contributes to the strong coastal landscape character. Acknowledgement of existing and future physical constraints is important, particularly where these may be supported by planning tools in the future.

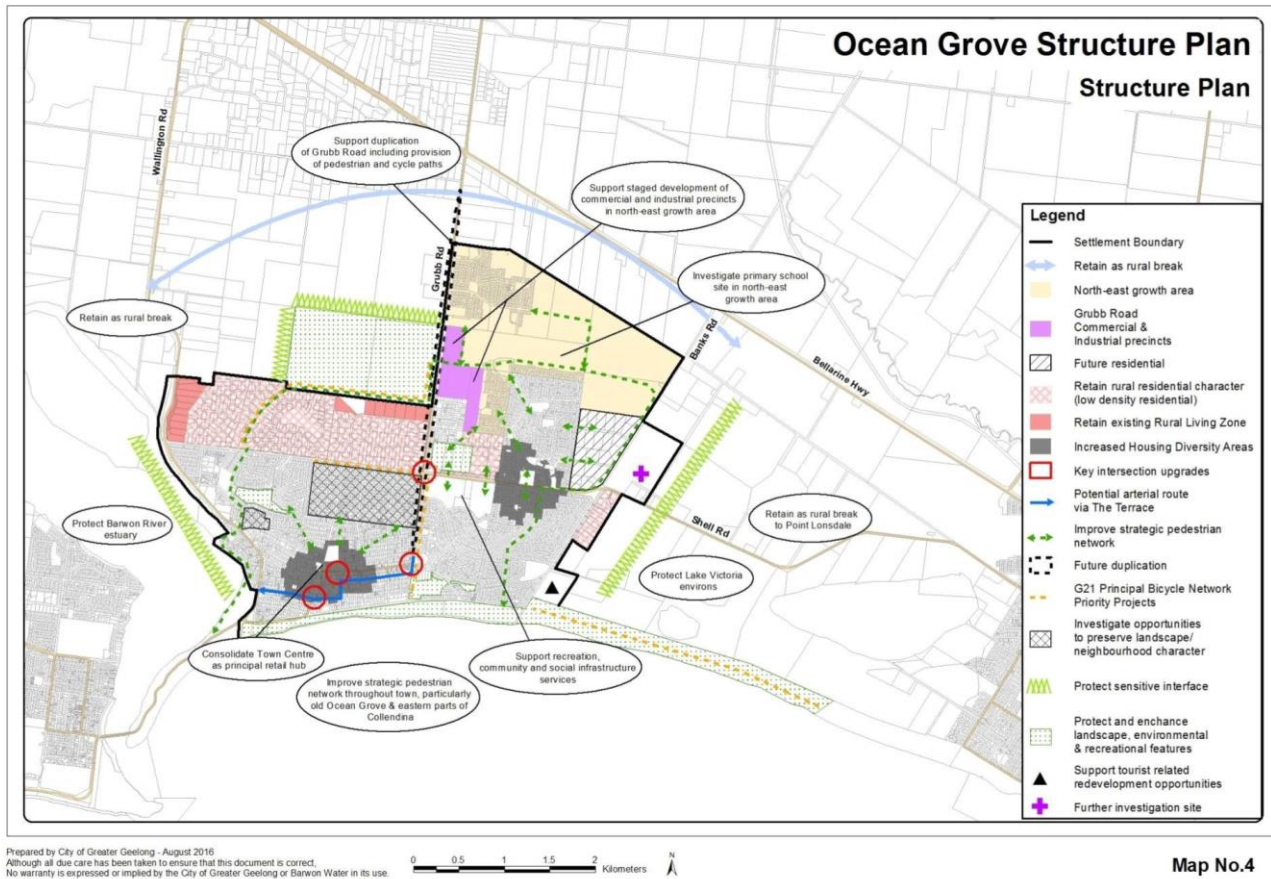


Figure 9 - Ocean Grove Structure Plan Map

## 4.5 Other Planning Provisions

### Bushfire Prone Area

The entire Site is designated as a Bushfire Prone Area pursuant to the Building Regulations 2018. Accordingly, building construction and planning controls apply to improve bushfire protection for residential buildings and other sensitive land uses.

As identified above, state planning policy in relation to bushfire is set out at Clause 13.02-15 of the Greater Geelong Planning Scheme. It is policy to refuse any strategic planning document, local planning policy or planning scheme amendment that will result in the introduction or intensification of development in an area, or will on completion, have more than a BAL-12.5 rating under AS 3959-2009.

### Area of Cultural Heritage Sensitivity

The entire Site is mapped as an area of Aboriginal Cultural Heritage Sensitivity pursuant to the Aboriginal Heritage Regulations 2018. These areas relate to landforms and soil types where Aboriginal places are more likely to be located.

The Aboriginal Heritage Act 2006 and Aboriginal Heritage Regulations 2018 provide protection in Victoria for all Aboriginal places, objects and human remains regardless of their inclusion on the Victorian Aboriginal Heritage Register or whether they are located on public or private land.

A Cultural Heritage Management Plan (CHMP) is required for an activity (i.e., the use or development of land) if the activity is a 'high impact activity' and falls in whole or in part within an area of cultural heritage sensitivity. However, if part of an area of cultural heritage sensitivity has been subject to 'significant ground disturbance,' that part is not an area of cultural heritage sensitivity.

The Cultural Heritage Review, prepared by Clarkology, confirms that the risk of the activity harming Aboriginal cultural heritage is negligible to low because of the historical significant ground disturbance that has occurred on Site. Therefore, a CHMP is not required under regulation 64.



Figure 10 - Bushfire Prone Area Map



Figure 11 - Area of Cultural Heritage Sensitivity Map

## 5 Planning Policy

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The Site is located within the City of Greater Geelong and is subject to the provisions and controls of the Greater Geelong Planning Scheme. This section details zone and overlay controls, as well as state and local policies.

### 5.1 Municipal Planning Strategy

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#### Clause 02.02 – Vision

Clause 02.02 outlines Council's overarching vision for Greater Geelong as the best place to live through prosperity and cohesive communities in an exceptional environment. In order to achieve this vision, Council will facilitate sustainable development that supports population growth and protects the natural environment.

#### Clause 02.03 – Strategic Directions

Strategic directions are the high-level policy intentions for the Council that provide the basis for matters that are implemented through more detailed policy or planning controls. The following strategic directions are relevant to the Site and proposal:

**Clause 02.03-1 – Settlement – Bellarine Peninsula** states that the Bellarine Peninsula comprises a series of contained townships separated by green breaks. It has experienced strong population growth in recent years driven by the scenic location, lifestyle opportunities and proximity to Geelong. Managing urban growth on the Bellarine Peninsula will be critical to retaining its identity and attributes. Of relevance to this proposal, the strategic directions outlined for settlement on the Bellarine Peninsula are to:

- Support and preserve the individual character, identity, role, and function of each Bellarine Peninsula township.
- Protect and enhance the rural and coastal environment and landscapes on the Bellarine Peninsula and maintain non-urban breaks between settlements.
- Protect the Bellarine Peninsula as a productive rural area with highly significant landscapes.

**Clause 02.03-2 - Environmental and landscape values - Biodiversity, waterbodies, and coastal areas** states that development has had a direct impact on the municipality's natural environments and the flora and fauna that they sustain. There is a need to protect and enhance the natural environment and provide for more sustainable development. Of relevance to this proposal, the strategic directions outlined for Biodiversity, waterbodies and coastal areas are to:

- Protect, maintain, and enhance the coast, estuaries, and marine environment.
- Support development in rural areas that respects the rural landscape character.

- **Clause 02.03-3 – Environmental risks and amenity – Bushfire** identify that several areas in the municipality are susceptible to bushfire hazard.

**Clause 02.04-4 – Natural Resource Management – Agriculture** states that agriculture is the main rural land use in the non-urban parts of the municipality, including on the Bellarine Peninsula. 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. The strategic directions outlined for Agriculture include:

- 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.

## 5.2 Planning Policy Framework

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To ensure the overarching objectives of planning in Victoria are met, policies contained within the Planning Policy Framework (PPF) must be considered. The PPF clauses of most relevance to this proposal are set out below.

### Clause 11 – Settlement

Clause 11 states that planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure. Specific sub-clauses with relevance to the Site and proposal include:

- **Clause 11.01-1S – Settlement** - seeks to develop compact urban areas that are based around existing or planned activity centres to maximise accessibility to facilities and services.
- **Clause 11.01-1R – Settlement – Geelong G21** – seeks to provide for settlement breaks between towns to maintain their unique identities and protect critical agricultural land by directing growth to towns.
- **Clause 11.01-1L-01 – Settlement – Greater Geelong** – aims to maintain the non-urban breaks between Geelong and Melbourne (Wyndham), Geelong and the Surf Coast, urban Geelong and the Bellarine Peninsula, and the townships on the Bellarine Peninsula.
- **Clause 11.03-4S – Coastal Settlement** – aims to protect areas between settlements for non-urban use and encourage the restructure of old and inappropriate subdivisions to reduce development impacts on the environment.
- **Clause 11.03-6S – Regional and local places** – seeks to facilitate integrated place-based planning through considering the distinctive characteristics and needs of regional and local places in planning for future land use and development.
- **Clause 11.03-6L-01 – Bellarine Peninsula – Ocean Grove** – aims to encourage range of appropriately scaled tourism related activities on the rural periphery of the town that are complementary to the environmental and rural setting.

### Clause 12- Environmental & Landscape Values

Clause 12 states that planning should help to protect the health of ecological systems and the biodiversity they support (including ecosystems, habitats, species, and genetic diversity) and conserve areas with identified environmental and landscape values.

- **Clause 12.05-1S – Environmentally Sensitive Areas** – seeks to protect and conserve environmentally sensitive areas.
- **Clause 12.05-2S – Landscapes** – aims to protect and enhance significant landscapes and open spaces that contribute to character, identity, and sustainable environments.

### Clause 13- Environmental Risks & Amenity

Clause 13 states that planning should strengthen the resilience and safety of communities by adopting a best practice environmental management and risk management approach. Additionally, planning should ensure development and risk mitigation does not detrimentally interfere with important natural processes.

- **Clause 13.02-1S – Bushfire planning** – aims to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.

### Clause 14 – Natural Resource Management

Clause 14 states that planning is to assist in the conservation and wise use of natural resources including energy, water, land, stone, and minerals to support both environmental quality and sustainable development. Planning should also ensure agricultural land is managed sustainably, while acknowledging the economic importance of agricultural production.

- **Clause 14.01-1S – Protection of agricultural land** – aims to protect the state's agricultural base by preserving productive farmland. This includes preventing inappropriately dispersed urban activities in rural areas.
- **Clause 14.02-2S – Water Quality** – seeks to ensure that land use activities potentially discharging contaminated runoff or wastes to waterways are sited and managed to minimise such discharges and to protect the quality of surface water and groundwater resources, rivers, streams, wetlands, estuaries and marine environments.

## Clause 15 – Built Environment and Heritage

Clause 15 states that planning should ensure all land use and development appropriately responds to its surrounding landscape and character, valued built form and cultural context. Additionally, planning must support the establishment and maintenance of communities by delivering functional, accessible, safe, and diverse physical and social environments, through the appropriate location of use and development and through high quality buildings and urban design. Sub clauses relevant to the proposal and site include:

- **Clause 15.01-2L - Environmentally sustainable development** - aims to achieve best practice in environmentally sustainable development from the design stage through to construction and operation.
- **Clause 15.01-6S – Design for Rural Areas** – seeks to ensure development respects valued areas of rural character.

## Clause 17 – Economic Development

Clause 17 states that planning is to contribute to the economic wellbeing of the state and foster economic growth by providing land, facilitating decisions and resolving land use conflicts, so that each region may build on its strengths and achieve its economic potential. Relevant sub-clauses include:

- **Clause 17.01-1S – Diversified economy** – seek to strengthen and diversify the economy.
- **Clause 17.01-1R – Diversified economy** – aims to build on the region’s competitive strengths, including tourism and agricultural land resources and economic, social and natural assets.
- **Clause 17.04-1S – Facilitating tourism** – seeks to encourage tourism development to maximise the economic, social and cultural benefits of developing the state as a competitive domestic and international tourist destination.
- **Clause 17.04-2S – Coastal and maritime tourism and recreation** – aims to encourage a diverse range of strategically located and well-designed coastal and maritime tourism and recreational opportunities that strengthen people's connection with the marine and coastal environment.

## Clause 19 – Infrastructure

Clause 19 states the planning for development of social and physical infrastructure should enable it to be provided in a way that is efficient, equitable, accessible, and timely. Additionally, planning should ensure that the growth and redevelopment of settlements is planned in a manner that allows for the logical and efficient provision and maintenance of infrastructure.

- **Clause 19.03-3S (Integrated water management)** – aims to sustainably manage water supply and demand, water resources, wastewater, drainage, and stormwater through an integrated water management approach.
- **Clause 19.03-3L (Integrated water management)** – aims to encourage all development to incorporate water sensitive urban design principles and the planting of low water use vegetation, particularly indigenous vegetation.

## 6 Planning Assessment

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This section of the report has been prepared to provide an overview of the envisaged key planning considerations and issues relating to the proposal. Specifically, the following chapter outlines the key planning considerations of the proposal in response to relevant policy and the provisions of the Greater Geelong Planning Scheme

### 6.1 Municipal Planning Strategy and the Planning Policy Framework Considerations

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The proposal is supported by various relevant strategic documents and will actively assist in the achievement of key strategies and directions. The proposal is highly consistent with the broader strategies governing the use and development of Greater Geelong including the Ocean Grove Structure Plan and the City of Greater Geelong Settlement Strategy.

Specifically, the following policy responses are noted:

- In accordance with the Ocean Grove Structure Plan, the low scale built form, strategic siting of cabins and amenities, and the retention of established vegetation ensure that the development integrates seamlessly with the existing landscape character. Through sensitive placement and modest building height, the proposal avoids creating visually dominant structures and ensures that built elements remain subordinate to the natural setting. As a result, the proposal aligns with the objectives of the Structure Plan.
- The proposal appropriately responds to Clause 02.03-1 (Settlement) as it seeks to expand an existing caravan park to enhance tourism opportunities within Ocean Grove. The extension will support the region's role as a key coastal destination by providing additional, high-quality visitor accommodation that leverages established physical and community infrastructure. The development facilitates well-planned and sustainable tourism growth, incorporating environmentally responsive design principles and improving onsite infrastructure to meet the needs of future visitors.
- In alignment with Clause 11.03-4S, the caravan park extension has been designed to operate within the boundaries of the Site and does not encroach into areas intended for non-urban use. The low-scale built form and minimal site disturbance reduce visual and environmental impacts, ensuring the expansion remains compatible with the coastal landscape.
- In accordance with Clause 11.03-6S, the extension enhances the township's visitor accommodation offering in a manner that respects local environmental values and responds to the needs of the regional tourism economy. By improving and diversifying an existing caravan park facility, the proposal contributes to a cohesive and sustainable pattern of development that reinforces Ocean Grove's tourism demands.
- The proposal also aligns with the objectives of Clause 12 by protecting biodiversity and landscape values. It avoids vegetation removal and maintains substantial setbacks from key vegetation corridors. In accordance with Clause 12.05-2S, the proposal has been sensitively designed to maintain the coastal landscape values that are fundamental to Ocean Grove's identity as a coastal tourism destination. The low-scale built form, careful siting of cabins and amenities, and retention of established vegetation ensure that the development integrates seamlessly with the existing landscape character. The proposal avoids visually dominant structures and maintains key view lines within and beyond the Site.
- In response to Clause 13.02-1S, the proposed development has been designed to ensure that visitor accommodation and associated facilities are located and arranged to minimise bushfire risk, consistent with the broader policy direction for development in bushfire-prone areas. The proposal incorporates practical and site-responsive risk-mitigation strategies, including maintaining defensible space, ensuring adequate access and egress for emergency vehicles, and utilising materials and design approaches that improve bushfire resilience. By situating the development within an already established and managed tourism site, the extension avoids unnecessary encroachment into higher-risk vegetated areas. The proposal also proposes the inclusion of a 40,000L steel rainwater tank to provide static water supply in the event of a fire.
- The proposed extension responds to Clause 14.01-1S, as the land has not been actively farmed for many years and has negligible agricultural value notwithstanding it being within the Farming Zone. Furthermore, the works will

not impact nearby or adjoining agricultural activities and associated rural industries given the interfaces previously described earlier in this report.

- The SWMS prepared by Loetis, proposes the use of infiltration measures to prevent any impact on sensitive downstream environments, is consistent with the objectives of Clause 14.02-2S. This clause seeks to ensure that land use and development activities that may generate contaminated runoff are appropriately sited and managed to minimise such discharges. The proposed infiltration approach supports this policy direction by protecting the quality of surface water and groundwater resources.
- In alignment with Clause 17.01-1R, Clause 17.04-1S and Clause 17.04-2S, the proposed extension to the caravan park provides well-designed, low-impact tourism facilities that enhance visitor experience while supporting the local economy. The development promotes a diverse range of accommodation options that enable visitors to engage with and appreciate the marine and coastal setting of Ocean Grove. By improving the quality and capacity of the caravan park, the proposal helps sustain and grow the tourism sector, complementing broader regional strategies for economic development. Through careful siting, low-scale built form and integration with existing vegetation, the proposal supports sustainable coastal tourism while maintaining the environmental and scenic values.
- The proposal directly responds to the requirements of Clause 17.04-1L-02. The proposed development is consistent with the objectives for camping and caravan parks by providing a diverse mix of tourist accommodation site types and shared visitor facilities. The proposal includes cabins in addition to the existing sites capable of supporting caravans and other low-scale camping options. Cabin designs adopt a clear holiday accommodation character, avoiding architectural features associated with permanent dwellings, and contributing to a cohesive, low-key tourist environment consistent with the intended character of a caravan park. Garages and carports are not included within proposal. Access is managed through shared internal driveways rather than permanent constructed roads, building footprints are modest and consistent with holiday-style accommodation, and building densities reflect a traditional caravan park setting.

In summary, it is submitted that the proposal will actively enable outcomes sought by key policies and strategic documents. This policy support should weigh heavily in favour of the approval of the proposal.

## 6.2 Farming Zone (FZ) Considerations

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The proposed extension to the caravan park is consistent with the provisions of the FZ.

The development proposed as part of the application will not result in a loss of productive agricultural land, nor limit the potential for agriculture in the future. The extension is not located adjacent to any agricultural operations given the developed or environmentally sensitive nature of each interface of the site. In this regard, the proposal is consistent with the purpose of the zone.

The proposal is consistent with the design objectives of the FZ and maintains the coastal and rural character of Collendina. Refer to Appendix A – Farming Zone Assessment for full assessment.

## 6.3 Significant Landscape Overlay – Schedule 11 (SLO11) Considerations

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As described earlier in this report, the Site is intrinsically related to nearby residential, recreational, commercial and community assets of the Ocean Grove township.

The proposed extension of the Caravan Park sits adjacent to the Ocean Grove Hotel, the Surfside Ocean Grove Motel/Accommodation Complex and future Levande Retirement Living Village.

In recognition of this existing context, the proposal has been designed in accordance with the decision guidelines of the SLO11 and responds to the decision guidelines on the following grounds:

- The proposal has been intentionally designed at a modest scale, with all built elements limited to a single storey to minimise visual impact when viewed from Shell Road. This low-profile approach ensures the development sits comfortably within the landscape and does not intrude upon key sightlines.
- The proposed cabins and associated amenities have been carefully planned to blend seamlessly with the broader site context. Their placement and design ensure they remain unobtrusive and are not visible from the public realm.
- The established vegetation around the perimeter of the site provides a natural buffer, effectively screening the development and reinforcing the low-scale, integrated character of the proposal.

On this basis, the proposal provides an appropriate response to the purpose and provisions of the SLO11.

## 6.4 Bushfire Management Overlay (BMO) Considerations

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In accordance with the BMO and Clause 13.02-1S, the proposal responds to the relevant objectives relating to landscape, siting, design, defendable space, construction, water supply and access.

The proposed layout and siting of the development maximise the setback from the hazardous vegetation as far as is practicable, providing a minimum setback of 40m from the Scrub. All cabins will be provided with defendable space (or low threat vegetation outside of the BMO) for 27m or to property boundary, commensurate with the proposed BAL-12.5 construction standard. Where the required defendable space for villas in the BMO overlaps land beyond the property boundary to the south and east, it can be assumed that the land will stay near or in a low threat state consistent with the objectives of defendable space.

Water supply and access will meet BMO requirements, including a tank of 40,000L with compliant fire authority access and fittings for bushfire protection of the caravan park. This has been strategically located adjacent the open grassland oval. Landscape design in the area of the site subject to the BMO and defendable space requirements has been appropriately modified to ensure typical fire authority design requirements have been met.

On this basis, the proposal provides an appropriate response to the purpose and provisions of the BMO and Clause 13.02-1S.

Refer to the Bushfire Assessment prepared by XWB Consulting.

## 6.5 Stormwater and Drainage Considerations

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The proposal has been designed to meet Clause 19.03-3L (Integrated Water Management), Clause 19.03-3S (Integrated Water Management) and Clause 53.18 (Stormwater Management in Urban Development) of the Greater Geelong Planning Scheme.

The proposal has been designed to ensure that stormwater is managed to mitigate impacts on the environment, property, and public safety and to provide cooling, local habitat, and amenity benefits. The proposal will be serviced by the inclusion of:

- Gross Pollutant Trap prior to infiltration system.
- An Infiltration System.

The development proposes to integrate a crate-based infiltration system capable of dissipating flows up to the 1% AEP (100 Year ARI) storm event. Due to the proposed infiltration of 100% of stormflows to the surrounding soil profile, outflows below predeveloped flowrates are achieved.

To accommodate the stormwater runoff generated during storm events, a provision for conveyance will be necessary. It is envisioned that all site flows, originating from building roofs and carpark areas, will be directed into infiltration systems via a combination of underground drainage lines for minor storm events and overland flow paths for major events. Flows in excess of the infiltration system capacity will follow the topography of the land into the respective drainage corridors.

These assets are to provide water quality treatment to Site runoff in order to meet Best Practice Environmental Management Guidelines. The MUSIC modelling within the Loetis SWMS indicates that Best Practice for all stormwater pollutant targets has been achieved.

Refer to the SWMS prepared by Loetis.

## 7 Conclusion

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This report has been prepared in support of a planning permit application for the extension and upgrade of the Collendina Caravan Park at 177 Bonnyvale Road, Ocean Grove.

The assessment demonstrates that the proposal is consistent with the Municipal Planning Strategy, the Planning Policy Framework, and the purpose and provisions of the Farming Zone. The development consolidates built form, respects the rural character and scenic qualities of Ocean Grove while servicing the economy through the provision of additional accommodation.

The proposal does not adversely impact nearby waterways, dune systems, soil or water quality, native vegetation, or local fauna. It maintains appropriate buffers to surrounding agricultural land and makes efficient use of existing infrastructure and services. No new or unrelated land uses are introduced, and the project supports sustainable coastal and land-management practices. Overall, the caravan park upgrade is modest in scale, visually recessive within the dune landscape, and compatible with its coastal setting and BMO requirements.

For these reasons, the proposal is considered to meet all relevant decision guidelines and policy objectives of the Greater Geelong Scheme. It is therefore recommended that Council issue a planning permit for the proposed works.

# Appendices

Appendix A Farming Zone Assessment

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## Appendix A Farming Zone Assessment

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### General issues

Decision Guideline	Response
<i>The Municipal Planning Strategy and the Planning Policy Framework.</i>	<p>✓ - COMPLIES</p> <p>As outlined above, the proposed development is entirely consistent with the relevant policy provisions of the <i>Greater Geelong Planning Scheme</i>, including the Ocean Grove Structure Plan.</p>
<i>Any Regional Catchment Strategy and associated plan applying to the land.</i>	<p>✓ - COMPLIES</p> <p>No Regional Catchment Strategy and associated plan apply to the land.</p> <p>The proposal has been designed to ensure that stormwater is managed to mitigate impacts on the environment, property, and public safety and to provide cooling, local habitat, and amenity benefits.</p> <p>The MUSIC modelling within the Loetis SWMS indicates that Best Practice for all stormwater pollutant targets has been achieved</p>
<i>The capability of the land to accommodate the proposed use or development.</i>	<p>✓ - COMPLIES</p> <p>The Site has the appropriate urban infrastructure in place to accommodate a development of this kind noting the existing infrastructure associated with the caravan park.</p> <p>The proposed development will build upon the existing infrastructure and has services readily available.</p>
<i>How the use or development conserves the values identified for the land in a schedule.</i>	<p>✓ - COMPLIES</p> <p>The development has been designed in accordance with the conservation values of the FZ and the SLO11.</p> <p>The proposal has been designed in a low-scale manner with no development exceeding one-storey in height to reduce the visibility from Shell Road and other prominent view lines to the Ocean Grove coastline.</p>

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*Whether use or development protects and enhances the environmental, agricultural and landscape qualities of the site and its surrounds.*

**✓ - COMPLIES**

The Site is highly modified and includes a heavily degraded landscape and does not provide any environmental, agricultural or landscape values currently.

*Whether the site is suitable for the use or development and the compatibility of the proposal with adjoining land uses.*

**✓ - COMPLIES**

The surrounding area is characterised by a mix of land uses and varied urban form. To the west of Bonnyvale Road lies the established residential neighbourhood of Ocean Grove, where the streetscape is predominantly defined by single and double-storey coastal dwellings. This area is largely built out and offers limited opportunity for further expansion or intensification.

The proposed caravan park extension is appropriately located within an existing tourism precinct, positioned alongside the Ocean Grove Hotel, the Surfside Ocean Grove Motel/Accommodation Complex, and the future Levande Retirement Living Village. This context provides a compatible interface for the proposed development.

The development integrates respectfully with its context and supports the ongoing function and character of the area.

**Agricultural issues and the impacts from non-agricultural uses**

**Decision Guideline**

**Response**

*Whether the use or development will support and enhance agricultural production*

**✓ - COMPLIES**

The Site has no capacity to support agricultural uses, nor has it ever performed an agricultural function. As such, the proposed development has no bearing on agricultural land capability or the broader agricultural landscape.

The land has historically operated as part of the existing caravan park, and the proposed extension simply seeks to utilise vacant land within the established boundaries of the site.

*Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.*

**✓ - COMPLIES**

The development is confined to an area that is already cleared and has limited agricultural value. No significant soil disturbance is proposed, and construction works will be minimal and contained within the existing site boundaries. As a result, the proposal will not diminish soil quality or prevent land with agricultural capability from being used productively elsewhere.

*The potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses*

**✓ - COMPLIES**

The surrounding area does not contain active agricultural land, and the site itself has not been used for agriculture for an extended period, instead forming part of an established caravan park and broader tourism precinct. Accordingly, the proposal does not pose any risk to the viability, operation, or growth of agricultural uses in the locality.

<i>The capacity of the site to sustain the agricultural use</i>	<b>✓ - COMPLIES</b> As noted above.
<i>The agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure.</i>	<b>✓ - COMPLIES</b> As noted above.
<i>Any integrated land management plan prepared for the site</i>	<b>Not Applicable.</b>

**Accommodation Issues**

<b>Decision Guideline</b>	<b>Response</b>
<i>Whether the dwelling will result in the loss or fragmentation of productive agricultural land.</i>	<b>✓ - COMPLIES</b> The proposal is aligned with the policies and strategies set out in both the Planning Policy Framework and Local Planning Policy Framework. Refer assessment above.
<i>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.</i>	<b>✓ - COMPLIES</b> The Site will not be adversely impacted by agricultural activities on adjacent and nearby land. As detailed below, the surrounding area is urbanised with limited agricultural productivity present on adjoining land holdings.
<i>Whether the dwelling will adversely affect the operation and expansion of adjoining and nearby agricultural uses.</i>	<b>✓ - COMPLIES</b> As noted above.
<i>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.</i>	<b>✓ - COMPLIES</b> It is acknowledged that the Site operates as a long-established caravan park with existing use rights. The proposal seeks to make productive use of currently undeveloped land within the existing boundaries of the site. Any future proposal for urban-related uses within the FZ would remain subject to Council discretion and would require separate assessment against the relevant planning controls.
<i>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 Mineral Resources (Sustainable Development) Act 1990.</i>	<b>Not Applicable.</b>

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**Environmental issues**

Decision Guideline	Response
<i>An assessment of the environmental impact on the biodiversity and in particular the flora and fauna of the area.</i>	<p><b>✓ - COMPLIES</b></p> <p>The proposal does not require the removal of any native flora or fauna and has been deliberately designed to occupy an area that contains no significant vegetation. By utilising already cleared land, the development avoids disturbance to existing ecological values.</p> <p>The extension will not impact the coastal environment or dune system, with all works setback and sensitively sited to preserve the integrity of the coastal landscape. Overall, the proposal maintains and protects the natural coastal environment while integrating seamlessly with the existing caravan park.</p>
<i>The impact of the use or development on the flora and fauna on the site and its surrounds.</i>	<p><b>✓ - COMPLIES</b></p> <p>The surrounding coastal environment, including dune systems and remnant vegetation, will remain unaffected, as all works are contained within the existing caravan park boundaries and setback from environmentally sensitive areas. The low-impact nature of the development, combined with the retention of established vegetation around the site perimeter, ensures that local ecological values are preserved.</p> <p>Overall, the proposal maintains the existing environmental conditions of the site and does not introduce any activities that would disturb or degrade flora or fauna in the broader area.</p>
<i>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.</i>	<p><b>✓ - COMPLIES</b></p> <p>As above.</p>
<i>The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.</i>	<p><b>✓ - COMPLIES</b></p> <p>The Site will connect to the existing sewer connections available to the Site and will not be connected to septic tanks, therefore, effluent disposal areas will not be required.</p>

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## Design and siting issues.

## Decision Guideline

## Response

*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.*

**✓ - COMPLIES**

As outlined above, the site has not supported agricultural activity for a long period and functions effectively as an urban-type tourism site rather than agricultural land. The proposed caravan park extension has been carefully sited to optimise its layout while maintaining and enhancing the coastal amenity of the area.

*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.*

**✓ - COMPLIES**

The proposal will not adversely affect the appearance of the area, as it is well-set back and largely screened from public view. The single-storey form responds appropriately to the site's setting, blending into the landscape while remaining visually unobtrusive. The selected materials are modern yet sympathetic to the coastal rural character, ensuring the development sits comfortably within its surroundings.

*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.*

**✓ - COMPLIES**

The proposal will not impact the rural landscape character currently experienced from surrounding vantage points. The low-scale built form and careful siting ensure the extension blends with the existing caravan park and remains visually unobtrusive within the broader setting.

Given the subdued height, retained vegetation and strategic positioning of the cabins, the development will not detract from key viewlines and provides an appropriate transition to the adjoining dunes and coastal environment.

*The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications, and sewerage facilities.*

**✓ - COMPLIES**

As a result of the historical and current land uses occurring on Site, the Site is fully serviced and does not require extensive infrastructure work.

Refer to the Stormwater Management Strategy prepared by Loetis.

*Whether the use and development will require traffic management measures.*

**✓ - COMPLIES**

The proposal seeks to maintain the existing crossover to Bonnyvale Road and will remain in its current condition.

All vehicles will ingress and egress the Site from this location.

The expected traffic generation of the development is low in traffic engineering terms when compared to passing traffic on Bonnyvale Road and Grubb Road and will not have an adverse impact on surrounding intersections

Having regard to the above, it is submitted that the proposal is entirely consistent with the purpose, relevant provisions, and decision guidelines of the FZ. Considering also the poor agricultural capacity of the land, these matters should weigh heavily in favour of the approval of the application.

