

# Context.

## Planning

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9 April 2026

Dear Zack,

**Application to amend Planning Permit PP-42-2025**

**Address:** 9 Guthridge Street, Ocean Grove

**Proposal:** Construction of an outbuilding associated with a golf club

Context Planning has been engaged to make this application to amend Planning Permit PP-42-2025.

Since the issue of the Planning Permit, the Golf Club has reconsidered its position on the siting of the shed due to the need to make the most efficient use of its land, to provide for the safety of users, and to ensure that a functional site layout is available. Importantly, the revised siting of the shed ensures that all of the large established trees located proximal to the new building are not impacted by the proposal.

Accordingly, approval is sought to allow the shed to be developed with a setback of 1.5 metres from Guthridge Street, with the shed being located to the east of Trees 1, 2 and 3 shown in the Arboricultural Impact Assessment endorsed under the Planning Permit and outside the Tree Protection Zone of these trees.

The size, dimensions and form of the shed remain unchanged from the plans which were endorsed by Council under PP-42-2025. Approval is sought to re-site the shed to the east and for a 1.5 metre setback from Guthridge Street.

While there may have been an option to pursue this amendment to plans through Secondary Consent, we have made an application to amend the existing Planning Permit with the knowledge that there were objectors to the original Planning Permit, and on the basis that some of the permit conditions within PP-42-2025 are no longer relevant.

We understand that this application to amend a permit, including endorsed plans, will follow the same process as an application for Planning Permit. It is the extent of assessment which is reduced, with the assessment required to focus on the amendment itself, avoiding reopening all the issues associated with the development, which have already been considered and approved.

To support the planning application the following documents are provided:

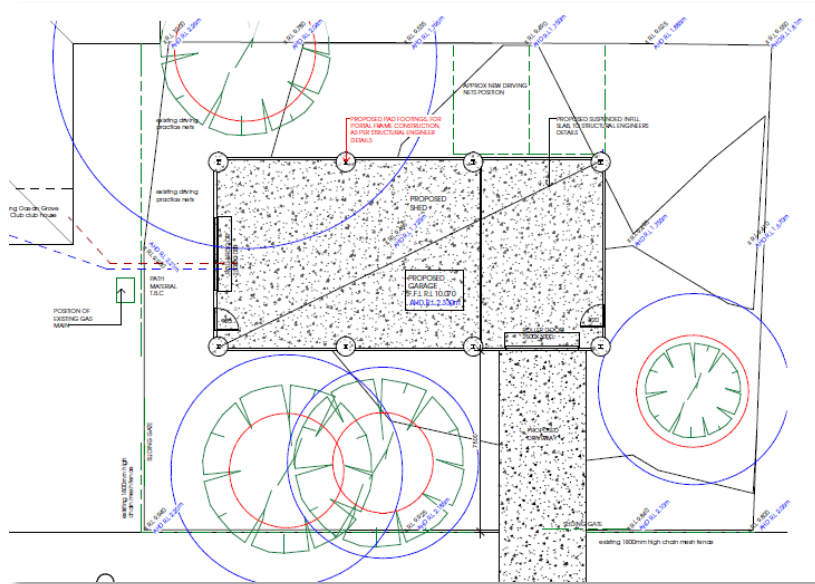
- Title documents.
- Architectural plans.
- Town Planning Report.



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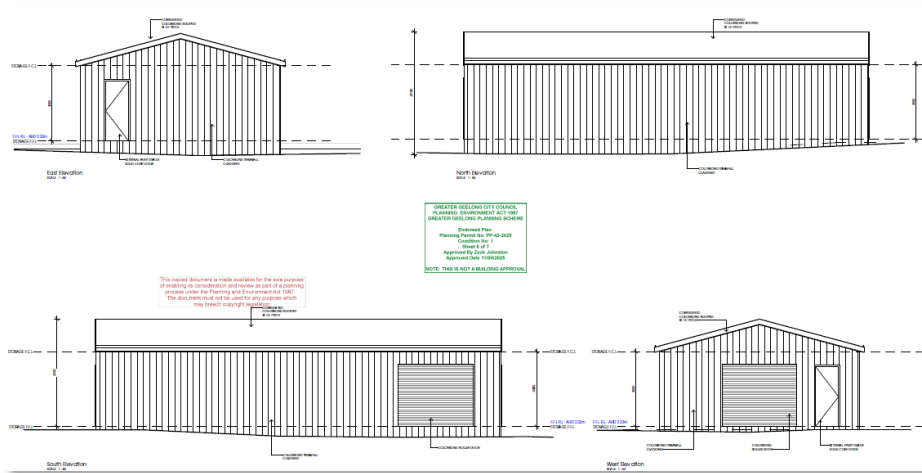
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Approved location of the shed

The form, scale and materials of the shed remain unaltered from the endorsed plans.



Approved elevations

Given that the new siting arrangement results has been deliberately chosen to avoid the largest trees established in this part of the site, and given that the shed is located outside all of the TPZs for Trees 1, 2 and 3, we invite Council to review Conditions 4-19 of the Planning Permit.

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### Subject site

The subject site is developed and used as the Ocean Grove Golf Club, under a 50 year lease from Council.

The use and development of the site and its associated planning controls remain unchanged from when Council determined PP-42-2025. In Council's delegate report, the site was described as follows.

*The subject site is located at 9 Guthridge Street, Ocean Grove. The site is situated on the northern side of Guthridge Street and located approximately 71m southwest of the intersection with Wallington Road. The planning unit is formally known as Lot 1 on Title Plan 216865U. The subject land is irregular in shape and comprises two parcels of land. The subject parcel is known as and has two street frontages, one to Guthridge Street of approximately 202 metres to the south and the other to Wallington Road of approximately 380 metres to the northeast. The overall site area is 7.8 hectares and access to the site is via Guthridge Street.*

*The site currently comprises of the existing Ocean Grove Golf Course, where the site comprises a 9 hole golf course across the majority of the land, a clubhouse and sheds associated with the golf club to the south fronting Guthridge Street, and a shed associated with the Coast Watch Marine and Rescue organisation behind the golf club sheds. The site is also serviced by a large car parking area. The Barwon River Estuary abuts the site to the west and residential in the southeast.*

*Pursuant to Clause 16 of the Significant Landscape Overlay the preferred landscape character to be achieved include to enhance and preserve the riparian corridor landscape by maintaining canopy trees and vegetation as key features while considering bushfire risk. Buildings and works should integrate with the natural environment, avoiding visual dominance, particularly from the waterway corridor. Setbacks from the riverbanks are encouraged to prevent overshadowing and maintain an open and unobstructed landscape. Additionally, earthworks should be minimized to protect the natural topography and ensure consistency with the area's landscape character.*

*The site is located within a Public Park and Recreation Zone and partially covered by a Floodway Overlay, Significant Landscape Overlay – Schedule 16 and Land Subject to Inundation Overlay – Schedule 1 & 2.*

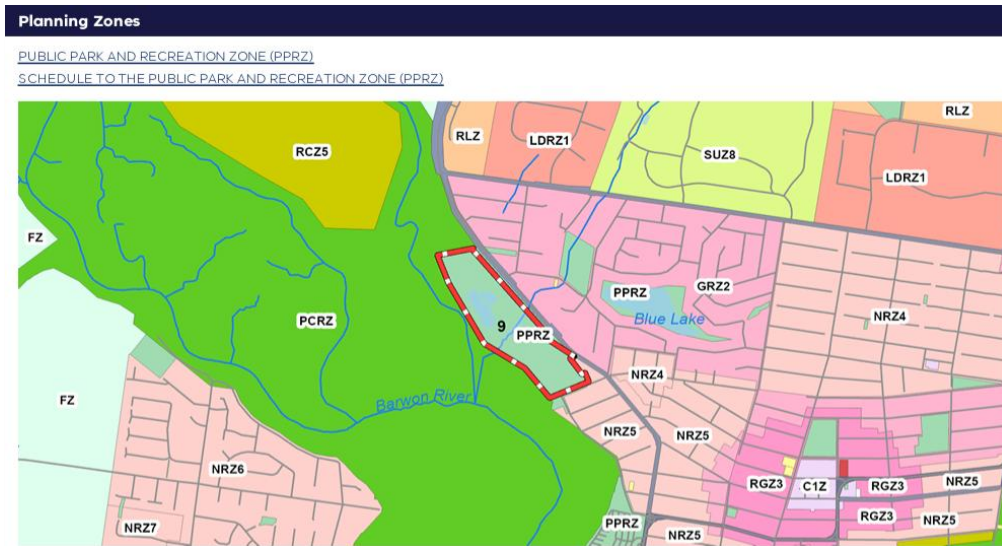
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### Zone

The site is located in the **Public Park and Recreation Zone**, as seen in the image below.



The purpose of the Public Park and Recreation Zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To recognise areas for public recreation and open space.
- To protect and conserve areas of significance where appropriate.
- To provide for commercial uses where appropriate.

### Response to the Public Park and Recreation Zone (PPRZ)

We have provided land manager consent to the application being made, addressing the requirements of Clause 36.02-3.

Council has already determined that the development of the shed is appropriate in the zone.

Council's delegate report details that *the application aligns with the purpose of the PPRZ by supporting public recreation through the provision of a storage shed for golf carts used by the Ocean Grove Golf Club, a community recreational facility. It also accommodates storage for a local community group, enhancing shared use of public space.*

The re-siting of the shed is consistent with the purpose of the zone and will allow for the efficient use of the Golf Course land, ensuring that it continues to provide for an important recreational activity for the community.

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We note that there are no siting requirements under the provisions of the zone and no permit triggers under the zone to remove vegetation.

The revised plans are consistent with the decision guidelines of the Public Park and Recreation Zone and will:

- Provide for a positive response to the Municipal Planning Strategy and Planning Policy Framework as detailed below.
- Provide for an outbuilding which has already been determined as being consistent with the zone requirements.
- Not compromise any design or siting guidelines, given that no such guidelines apply to the site, and will provide for a small shed, which is a normal form of development for a Golf Course. Council has previously acknowledged that this is the case in issuing a Planning Permit for the development of the shed.
- Continue to provide for a low scale, single storey building which is sited to the southeast of the existing Golf Course building, clustering the buildings on the site to ensure that the bulk of the site is available to be used as a golf course, and avoiding the removal or impact on Trees 1, 2 and 3.

Given the above, it is demonstrated that this application is **consistent with the purpose and decision guidelines of the Public Park and Recreation Zone.**

### Overlays

The large site is subject to four overlays, these being:

- Significant Landscape Overlay – Schedule 16.
- Floodway Overlay – Schedule 1.
- Land Subject to Inundation Overlay – Schedule 1 and 2.

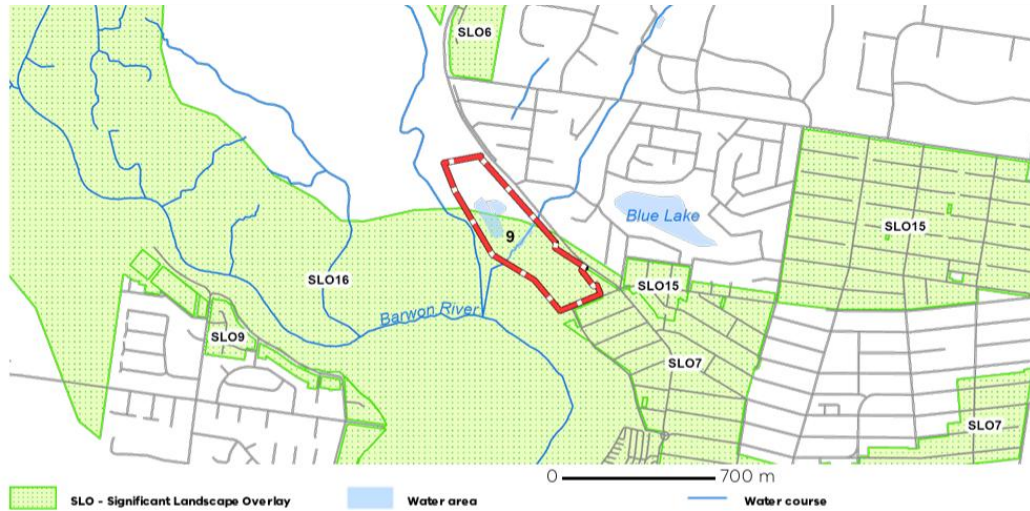
Council determined with the current application that the application does not require planning permission under the Land Subject to Inundation Overlay – Schedule 2 and the Floodway Overlay – Schedule 1, and this continues to be the case with the amended application.

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The site is subject to **Significant Landscape Overlay – Schedule 16**, as seen in the image below.



The landscape character objectives to be achieved by the overlay are:

- *To enhance the role of the waterway as an integrated and continuous landscape corridor, protecting the environmental, cultural and landscape values of the waterway system.*
- *To retain indigenous riparian vegetation and canopy trees or existing grasslands as the dominant landscape feature and enhance the revegetation and ecological improvement of the waterway corridor while managing the introduction of potential bushfire hazards.*
- *To ensure the visual impact of buildings and works, including the storage of goods, is minimised when viewed from the waterway corridor.*
- *To ensure that earthworks are minimised and do not affect the natural drainage function and landscape character of the waterway.*
- *To ensure that fencing interfacing the waterway corridor is designed and located to be visually transparent and recessive in the landscape.*

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### Response to the Significant Landscape Overlay – Schedule 16 (SLO16)

As has been noted, approval is required for the revised plans which show a 1.5 metre setback from Guthridge Street.

No approval is required to remove the 4 metre high River Sheoak tree to accommodate the development. All other trees proximal to the shed are retained by the revised siting of the shed, and the shed has been carefully located outside the TPZ area of Trees 1, 2 and 3.

As Council has noted in its delegate report which assessed PP-425-2025, *SLO16 provides objectives to ensure buildings are not visually dominant when viewed from the waterway corridor and to encourage buildings and works to be set back from the banks of the river.*

As with the currently endorsed plans for the site, the revised plans will provide for a development outcome which will not be visually dominant when viewed from the waterway corridor, and the buildings continue to be sited away from the banks of the river. The amended siting sees the shed moved further away from the banks of the Barwon River and provides for a building of the same scale and design as the current set of plans endorsed under PP-425-2025.

Consistent with the decision guidelines of SLO16 the revised plans will:

- Provide for a low scale building which will not dominate the landscape, and which is modest in scale (4.65 metres high), located away from the waterway corridor.
- Through the low scale of development, provide a built form outcome which will not create any adverse visual impact when viewed from the vantage points defined in SLO16.

For clarity, the decision guidelines of SLO16 require consideration of the following:

- *Whether the buildings or works will create an adverse visual impact:*
  - *From prominent locations such as ridgelines, hill faces, escarpments and landscape features.*
  - *Within waterway corridors.*
  - *From parks and reserves along the waterway corridor.*
  - *Within the vegetation canopy along the waterway corridor.*

SLO16 does not require consideration of the visual impact of the building from the residential land located on the opposite side of Guthridge Street.

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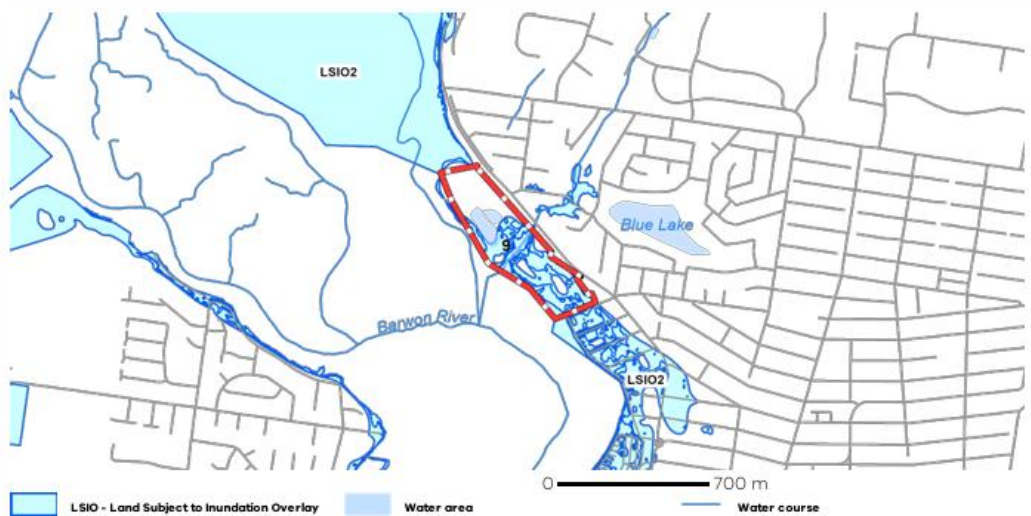
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- Avoid removing any vegetation which is required to be considered under the SLO, ie vegetation which is greater than 6 metres in height, ensuring that the landscape values of the area are not impacted.
- Avoid negatively impacting on the large established trees, known as Tree 1, 2 and 3.
- Provide for an improved outcome for Tree 1, a Tuart tree, by siting the shed outside the TPZ for this tree, distinct from the approved siting of the shed which is within the TPZ of the tree.
- Not increasing bushfire risk to life or property.

Given the above it is demonstrated that this application is consistent with the landscape character objectives and decision guidelines of the Significant Landscape Overlay – Schedule 16.

The site is subject to the **Land Subject to Inundation Overlay** as seen in the image below.



The purpose of this overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify flood prone land in a riverine or coastal area affected by the 1 in 100 (1 per cent Annual Exceedance Probability) year flood or any other area determined by the floodplain management authority.
- To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, responds to the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.

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- *To minimise the potential flood risk to life, health and safety associated with development.*
- *To reflect a declaration under Division 4 of Part 10 of the Water Act, 1989.*
- *To protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas, and managing saline discharges to minimise the risks to the environmental quality of water and groundwater.*
- *To ensure that development maintains or improves river, marine, coastal and wetland health, waterway protection and floodplain health.*

### Response to the Land Subject to Inundation Overlay (LSIO)

This application is consistent with the purpose and decision guidelines of the Land Subject to Inundation Overlay, and the requirements of Condition 3 of PP-425-2025 continue to be met, with the finished floor level of the shed set at 2.33 metres AHD ensuring that risk to property, life, health and safety from flood damage is minimised.

As with the current set of endorsed plans, the shed will continue to be located in an area of the site which is the least impacted by floodwater.

No approval is required to remove the 4 metre high River Sheoak tree under the LSIO.

Given the above it is demonstrated that this application **is consistent with the purpose and decision guidelines of the Land Subject to Inundation Overlay.**

### Particular Provisions

#### Clause 52.17 – Native vegetation

The purpose of Clause 52.17 is:

*To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (Department of Energy, Environment and Climate Action, 2025) (the Guidelines):*

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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.*

*To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation.*

### Response to Clause 52.17

Clause 52.17 plays an important role in protecting native vegetation and biodiversity values in Victoria.

It is important to acknowledge that Clause 52.17 does not seek to protect all native vegetation, with Clause 52.17-7 providing an exemption for *native vegetation that is to be removed, destroyed or lopped that was either planted or grown as a result of direct seeding.*

The Aboricultural Assessment submitted in support of this application confirms that the River Sheoak which is to be removed is planted vegetation. Given this, Clause 52.17 is not relevant to the consideration of this application.

### Planning policy

As with the previous application, a number of planning policies are relevant to this amended application which seeks to re-site the shed.

- Clause 01.02 – Vision for Victoria.
- Clause 02.02 – Vision.
- Clause 02.03-2 – Environmental and landscape values.
- Clause 02.03-3 – Environmental risks and amenity.
- Clause 11.03-6L-01 – Bellarine Peninsula.
- Clause 12.05-2S – Landscapes.
- Clause 13.01-1S and L – Floodplain management.
- Clause 19.02-6S and L – Open space.

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### Response to planning policy

The above policies can be categorised into broad themes:

- Environmental and landscape values.
- Environmental risks.
- Open space.
- Bellarine Peninsula.

#### *Environmental and landscape values*

Council has already determined that the shed provides an acceptable outcome for the site, permitting a shed of the same size and height on the land.

This application seeks to re-site the shed to the east, resulting in a superior outcome in relation to Tree 1, 2 and 3, avoiding all TPZs for these trees and ensuring that they can continue to contribute to the landscape character of the area.

The revised siting of the shed continues to be consistent with environmental and landscape values policy by:

- Seeking approval to remove a planted River She Oak tree, which is not protected by the Greater Geelong Planning Scheme.
- Providing for a shed which is sited further away from the Barwon River banks, within the modified environment of the Ocean Grove Golf Club.
- Having no impact on the riparian environment associated with the Barwon River.

#### *Environmental risks*

The shed has a finished floor level of 3.32 metres AHD which responds to the Corangamite Catchment Management Authority's condition and ensuring that risk to life, property and safety are minimised by the adoption of an appropriate finished floor level.

The shed's finished floor level responds to the requirements of Condition 3 of Planning Permit PP-42-2005.

#### *Open space*

Council has previously determined that the shed will support the use of the land for a golf club, as is encouraged by policy.

The re-siting of the shed is designed to ensure that the golf course land, a limited resource, can continue to be used effectively and efficiently, and provide for the needs of this important recreation facility.

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### *Bellarine Peninsula*

Clause 11.03-6L-01 – Bellarine Peninsula applies to the land, and it includes the following objectives:

*To ensure development responds to the identity and preferred character of the individual township in which it is located.*

*To provide attractive and sustainable industrial, commercial, retail, agricultural and tourism development in designated locations, to service the wider Bellarine community.*

The general strategies of Clause 11.03-6L-01 are:

*Contain urban development within the protected settlement boundaries identified in the structure plan maps.*

*Support the district towns of Ocean Grove, Drysdale, Clifton Springs and Curlewis, and Leopold to fulfil their role as service hubs for the Bellarine Peninsula.*

*Ensure all other townships provide retail, commercial and community uses and facilities that serve the daily needs of the community.*

*Retain the land outside protected settlement boundaries as green breaks to preserve agricultural, environmental, tourism, landscape and scenic values.*

Strategies particular to Ocean Grove and relevant to the consideration of this application are:

*Encourage development that respects the coastal landscape setting of Ocean Grove, by:*

- *Providing reasonable sharing of views of the coast and foreshore.*
- *Promoting contemporary design that reflects the existing scale, setbacks, spacing, forms and materials of the buildings in the locality.*
- *Ensuring that development allows for the protection of significant trees or planting around buildings and minimises impacts on roadside vegetation.*

*Encourage development to contribute to the improvement of open spaces and key pedestrian links.*

*Support the provision of community and social infrastructure commensurate with population growth.*

*Ensure development avoids detrimental impacts on environmental assets including the coast, Buckley Park Foreshore Reserve, Goandra Estate, Ocean Grove Nature Reserve, Begola Wetlands, Barwon River/Lake Conneware and the Lake Victoria Wetlands and the landscape, environmental and recreational features areas.*

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This amended application is consistent with the general objectives detailed above and it will continue to provide for a modest single storey shed which will complement the golf course activities, and we highlight that the design of the shed is unaltered from the plans which have already been endorsed by Council.

As with the current approved plans, the re-sited shed will continue to be located on Golf Course land and will assist in ensuring that Ocean Grove meets its role as a service hub for the Bellarine Peninsula.

This application is also consistent with the relevant strategies particular to Ocean Grove and as with the current approved shed, it will provide for a development which contributes to the improvement of the Golf Course, meeting the needs of the Golf Course operations and players.

As has been noted, this amended application sites the shed further away from the Barwon River interface and as Council has already determined that a shed which is located closer to the river will not negatively impact on the Barwon River and its environs, it is axiomatic that an increased setback from the river is appropriate.

The Ocean Grove strategies raise the issue of view sharing in a broad sense, requiring consideration of *providing a reasonable sharing of views of the coast and foreshore*. We note that this broad statement applies to Ocean Grove through policy and view sharing is not a relevant consideration in any of the planning controls which apply to the land.

Council applies the Design and Development Overlay – Schedule 14 to many areas of the municipality to direct consideration of views where a development exceeds 7.5 metres in height from natural ground level. This overlay does not apply to the land.

In any event, the re-siting of the shed does not impact on any views of the coast and foreshore and is consistent with the above strategy. Other views are not relevant to the consideration of this application.

The amended application continues to be consistent with Council's vision. It is also consistent with the People's Panel vision for Victoria and will assist in ensuring a vibrant, and healthy community by nurturing physical health through recreation.

It is demonstrated that this application **is supported by planning policy**.

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### Previous objections

We understand that Council received five objections to PP-425-2025. For completeness we provide a response to the key issues raised in those objections.

#### Use of shed

In approving PP-42-2025 Council has determined that the application aligns with the purpose of the Public Park and Recreation Zone by supporting public recreation through the provision of a storage shed for golf carts used by the Golf Club - an existing community recreation facility. In providing a storage area for a local community group as an ancillary component of the shed it enhances shared use of public space.

#### Inconsistency with the character of Guthridge Street

Distinct from the residential land which is located on the southern side of Guthridge Street, and which is zoned Neighbourhood Residential Zone meaning that development is subject to siting controls either through the *Building Regulations 2018* or the *Planning and Environment Act 1987*, the Golf Club land is located in the Public Park and Recreation Zone.

There are no siting controls in the Public Park and Recreation Zone and as such it could not reasonably be expected that the development would respond to the character of the dwellings located on the opposite side of the street. In saying this, it is highlighted that the shed is a modest, single storey building which will not dominate the area.

The site is subject to SLO16 but this overlay is designed to protect a broader landscape character and this amended application provides an improved outcome in relation to landscape character by avoiding all TPZ areas of Trees 1, 2 and 3, ensuring the ongoing health of these trees.

#### Noise and traffic issues

Council noted in its consideration of PP-425-2025 that the shed is associated with an existing outdoor recreational use and *as the proposal does not introduce a new use of the site, issues such as noise and safety risks fall outside the scope of assessment under the planning scheme.*

#### Impact on views across the golf course to the river

It is important to understand that there are no planning controls applying to the land which require consideration of view impacts *toward* the river, consideration is required to be given to the impact of development *from* the river.

The broad policy for Ocean Grove requires consideration of view sharing in a limited way by encouraging *development that respects the coastal landscape setting of Ocean Grove, by:*

- *Providing reasonable sharing of views of the **coast and foreshore** (emphasis added).*

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Council is not required to consider any view loss to the Barwon River as a result of the re-siting of the shed.

We note that the parent clause of the Significant Landscape Overlay includes a decision guideline which required consideration to be given *the impact of buildings and works on significant views*.

To understand what 'significant views' means in the context of the Significant Landscape Overlay, relevant to this site, it is important to refer to the detail in SLO16 which references the need to consider *the visual impact of buildings and works, including the storage of goods, is minimised when viewed from the waterway corridor by whether the buildings or works will create an adverse visual impact:*

- *From prominent locations such as ridgelines, hill faces, escarpments and landscape features.*
- *Within waterway corridors.*
- *From parks and reserves along the waterway corridor.*
- *Within the vegetation canopy along the waterway corridor.*

Council has already determined that the development of a small shed on the land provides a positive response to the Significant Landscape Overlay and the height and design of the building will not have an adverse visual impact on the waterway corridor.

In issuing PP-425-2025 Council has balanced up competing policies in favour of net community benefit as required by Clause 71.02-3 which states that the *Planning Policy Framework operates together with the remainder of the scheme to deliver integrated decision making. Planning and responsible authorities should endeavour to integrate the range of planning policies relevant to the issues to be determined and balance conflicting objectives in favour of net community benefit and sustainable development for the benefit of present and future generations.*

This amended application continues to provide for net community benefit and provides for sustainable development which benefits current and future generations and supports the continued recreational use of the land for the benefit of the community.

### *Flooding considerations*

The shed has a finished floor level which responds to Condition 3 of the Planning Permit, ensuring that property and safety considerations are addressed and the risk from flooding is minimised.

The finished floor level is required by the Corangamite Catchment Management Authority, which is the flooding authority under the Greater Geelong Planning Scheme.

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If you have any questions, please do not hesitate to contact me on 0418 293 385 or alternately at [info@context-planning.com](mailto:info@context-planning.com)

Yours sincerely,

*Mish Watt*

**Mish Watt** | Principal Planner  
Context Planning Pty Ltd