

TOWN PLANNING REPORT

10 Sandpiper Court, Ocean Grove, 3226

LOT 1 PS916534 - Greater Geelong (#422321)

Table of Contents

1 -	Planning Scheme Controls	2
2 -	Existing Conditions	3
3 -	Design Response	4



This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright legislation

PROPOSAL SYNOPSIS

Regarding the NCO...

"The design of a new single storey family dwelling is heavily inspired by the beautiful old Ocean Grove bush setting. Nicknamed "treehouse", the home will be elevated into the tree canopy to allow light and shadow to dance within and on the building. A new indigenous landscape will settle the building in its place. The building size and footprint is very modest and the vegetated context will soften it further in the streetscape."

Regarding the SLO...

"All care has been taken to design a building that is central to the site and is modest with its footprint to have a positive contribution to the beautiful landscape of Sandpiper Court. Tree removal is to be limited to sickly specimens and will be replaced with many new species that are not only native but selected to thrive in this specific location."



Project ID: APH1107

Owner(s): [REDACTED]

Project Address: 10 Sandpiper Court, Ocean Grove 3226

Document: Town Planning Report v1

PROPOSAL SUMMARY

This submission seeks approval for a new single storey dwelling on a vacant allotment. An arboricultural Impact Assessment has been carried out to support the removal of selected vegetation. A new landscape plan has been provided which proposes this removal offset with various and numerous indigenous species.

1 - PLANNING SCHEME CONTROLS

The below planning scheme controls are relevant and current as per details provided by VicPlan property information (dated 19th June 2026).

1.01 Zoning:

a) Neighbourhood Residential Zone

(i) Schedule 4 (NRZ4)

1.02 Planning Scheme Overlays:

a) Protected Settlement Boundary (PSB)

(i) General overlay recognising distinct regional characteristics – no response applicable

b) Significant Landscape Overlay

(i) Schedule 15 (SLO15)

Each applicable planning scheme control shall be addressed in Section 3. Design Response.

2 - EXISTING CONDITIONS

The subject site is located on the South side of Sandpiper Court, Ocean Grove. It has a total area of 708.77m² and a street frontage width of 17.10 metres. Overall, the site has a gradient (approximately 4.3 metres over 40 metres) from the southeast rear corner to the Northwest front corner.

The site is a recently subdivided allotment - broken away from 12 Sandpiper Court. This has resulted in a well-vegetated site with several native species of trees that have not been maintained.

The side and rear boundaries have existing timber paling fences. For the front fence, there is a high, horizontal timber paling fence with a gate towards the Wester end of frontage.

The streetscape is abundant with large indigenous and native trees. It is imperative to the design that it responds to this beautiful context and that it sits comfortably within the streetscape.



3 - DESIGN RESPONSE

The primary objectives of this new build project include:

- Design and build a home that is:
 - Extremely comfortable year-round.
 - Uses high quality materials and systems to ensure the occupants are healthy as well as the building itself.
 - Is designed to last centuries with high-quality materials and craftsmanship
 - Embraces an architectural style that suits its environmental context.
- Design and construct a landscape that reflects the objectives of the SLO; a native, indigenously inspired garden that is multi-levelled and designed to enhance the streetscape and habitation of native fauna.

The proposed design is a single-storey architecturally designed home that will be hand-crafted to a high-quality finish. Three bedrooms, two bathrooms and spaces that interact with several external spaces, ensure a building that is at one with its surrounds.

The design of a new single storey family dwelling is heavily inspired by the beautiful old Ocean Grove bush setting. Nicknamed "treehouse", the home will be elevated into the tree canopy to allow light and shadow to dance within and on the building. A new indigenous landscape will settle the building in its place. The building size and footprint is very modest, and the vegetated context will soften it even more so.

The design is sympathetic to its context ensuring *all aspects of Clause 54 are compliant*. This was an important part of the approach to design – to create a home that respects the amenity of the neighbourhood and the environment.

It is important the footprint of the building allowed for as much open space around the home as possible, without compromising the internal space for a family to grow in to.

All care has been taken to design a building that is central to the site and is modest with its footprint to have a positive contribution to the beautiful landscape of Sandpiper Court. Tree removal is to be limited to sickly specimens and will be replaced with many new species that are not only indigenous, but selected to thrive in this specific location.

The new dwelling will be all-electric, be built with some of the best materials and products available and be executed with a quality to last generations.

We are excited to design and build another hand-crafted home in the Geelong region and cannot wait to finish knowing we've created something durable, practical and beautiful.



Project ID: APH1107

Owner(s):

Project Address: 10 Sandpiper Court, Ocean Grove 3226

Document: Town Planning Report v1

Neighbourhood Residential Zone - Schedule 1 (NRZ1)

The Neighbourhood Residential Zone policy objectives focus on controlling development of the existing housing stock to preserve the neighbourhood character and encourage diversity of housing types.

This proposal aims to build a new home that is hand-crafted architecture of a similar scale to other buildings in the Street.

Schedule 1 to the zone (NRZ1) stipulates no alternative requirements to the standard. The proposed design **complies** with all standards outlined in the zoning objectives.

Although there are additional overlays which address design considerations, there are no further prescribed objectives for NRZ1.

Significant Landscape Overlay - Schedule 15 (SLO15)

The design objectives of SLO15 and the proposal's responses are outlined below. Please refer to the Arboriculture Impact Assessment by Kyle Dean c/- Arboreal Tree Works, dated 16/05/2026 for further supporting information.

AIA Information and photographic evidence

To further support the proposal, photographic information has been provided for the canopy trees on the site:



Images above show examples of poor health (bifurcation to acacias), coppice regrowth (of weed variety) and a poorly managed Sugar Gum in poor health.

Objective

To enhance the spacious bush garden character of the area characterized by unobtrusive buildings and the dominance of established Australian native canopy trees by protecting significant Australian native or indigenous canopy trees, minimizing the impact of development or works on these trees, and providing adequate space for replacement and new trees, particularly locally indigenous trees.

Response

"Treehaus" is inspired the abundance of canopy trees on and around the subject site, the proposal is for a modest family home that is nestled amongst the indigenous vegetated context. The building footprint is a total of 208m², including eaves and the outdoor decking. On a site that is 708m² this results in a building form that allows relief and a garden that will soften the architecture.

Due to a significant slope across the site, an elevated design is a direct reference to the tall trees that occupy the site and broader neighbourhood. This lightens the visual mass, and again, enables planting to occur around the post footings, softening the structure.

There are already several established trees across the site. Their location and canopies have dictated a building footprint that sits in the centre of the site. The front boundary already has a well-screening canopy of trees. The house will hug the east boundary so that it does not excessively impact the neighbouring tree to the West. The backyard poses the best chance for an additional large canopy tree. Along with many large shrubs around the site, an additional Bellarine Yellow Gum is proposed in the Southeast corner of the backyard.

Conclusion: **Compliant**



Project ID: APH1107

Owner(s):

Project Address: 10 Sandpiper Court, Ocean Grove 3226

Document: Town Planning Report v1

By designing a modestly sized family home that site lightly on the site and allowing for an abundance of indigenously planted gardens around the building, we are extremely confident that the proposal exceeds the expectations of landscape for the neighbourhood.



Project ID: APH1107

Owner(s):

Project Address: 10 Sandpiper Court, Ocean Grove 3226

Document: Town Planning Report v1

CLAUSE 52.37 Canopy Trees

In addition to the Arboricultural Impact Assessment (AIA report), the proposal will address the objectives for the new clause 52.37 Canopy Trees.

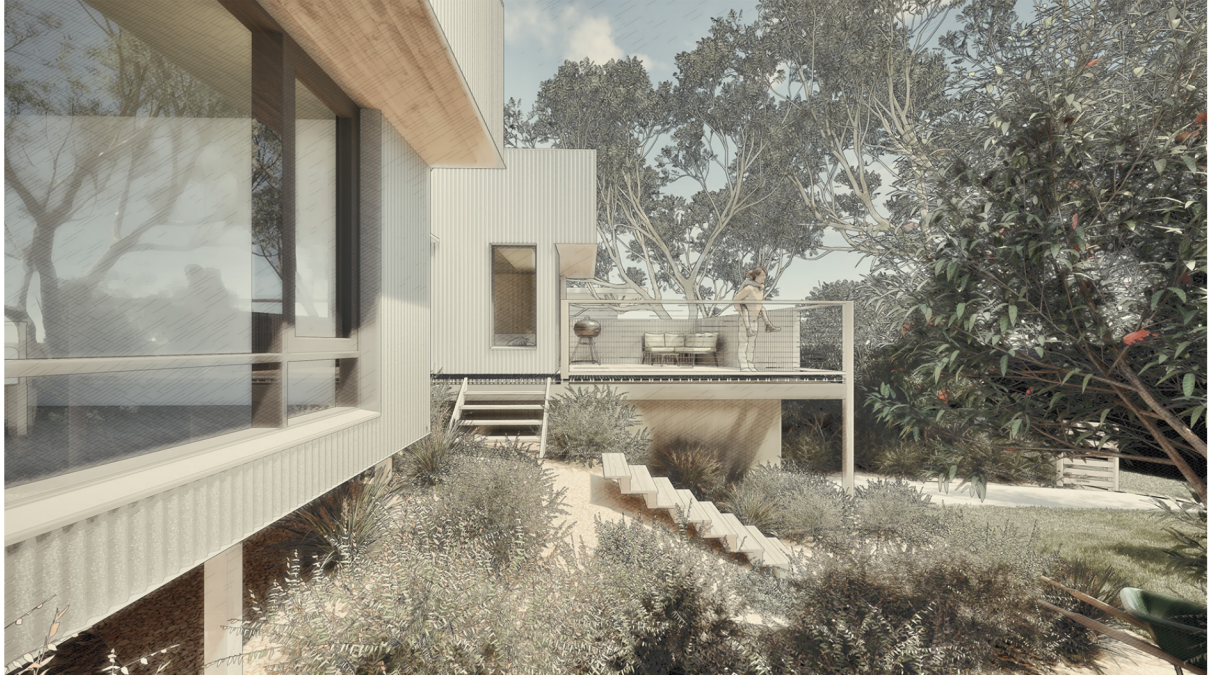
With respect to Table 1 of the clause, this site requires a minimum four (6) canopy trees. **The proposal far exceeds this requirement.**

SUMMARY of Clause 52.37

Total Site Area:	708.77m ²
Canopy Trees Required:	Six (6)
Canopy Tree to remain:	Seven (7)

Total Canopy Trees proposed: **Seven (7)**

In conclusion, the proposal seeks to establish more than the minimum required canopy trees for the site. Please refer to the Arboriculture Impact Assessment by Kyle Dean c/- Arboreal Tree Works, dated 16/05/2026 for further information.





NB: Concept renderings only