

Application for Use and Development of Group Accommodation

255 Grubb Road, Wallington

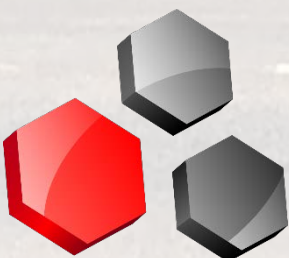
On behalf of:

Oakdene West Pty Ltd

July 2026

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Dominion Property Group



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- A Certificate of Title
- B UDM Design & Landscaping Concept Plan
- C Servicing Infrastructure & Connection Points
- D Proposed Accommodation Floor Plan
- E Bushfire Emergency Management Plan & Bushfire Planning Report

Note: The Bushfire Planning Report (BPR) and Bushfire Emergency Management Plan (BEMP) have been prepared on the basis that the approved two-lot subdivision has been completed.



1. Introduction

1.1 Introduction

Dominion Property Group (DPG) has been engaged by Oakdene West Pty Ltd to prepare a planning permit application for the use and development of land for 'Group Accommodation' comprising five accommodation cabins associated with the existing winery at 255 Grubb Road, Wallington.

This report assesses the proposal against the relevant provisions of the Greater Geelong Planning Scheme and demonstrates that the proposed group accommodation will support and complement the ongoing winery operations and broader rural tourism function of the site.

This report outlines the planning merits of the application and confirms a Planning Permit is required pursuant to:

- Clause 35.07-1 for the use of land for Group Accommodation within the Farming Zone;
- Clause 35.07-4 for buildings and works associated with Group Accommodation within the Farming Zone; and
- Clause 53.02-6 for development within a Bushfire Prone Area.



2. The Site

2.1 Site Location

The subject site (the site) is located at 255 Grubb Road, Wallington and comprises an irregularly shaped allotment with an overall area of approximately 30 hectares (ha). A locality map is provided at **Figure 1**.

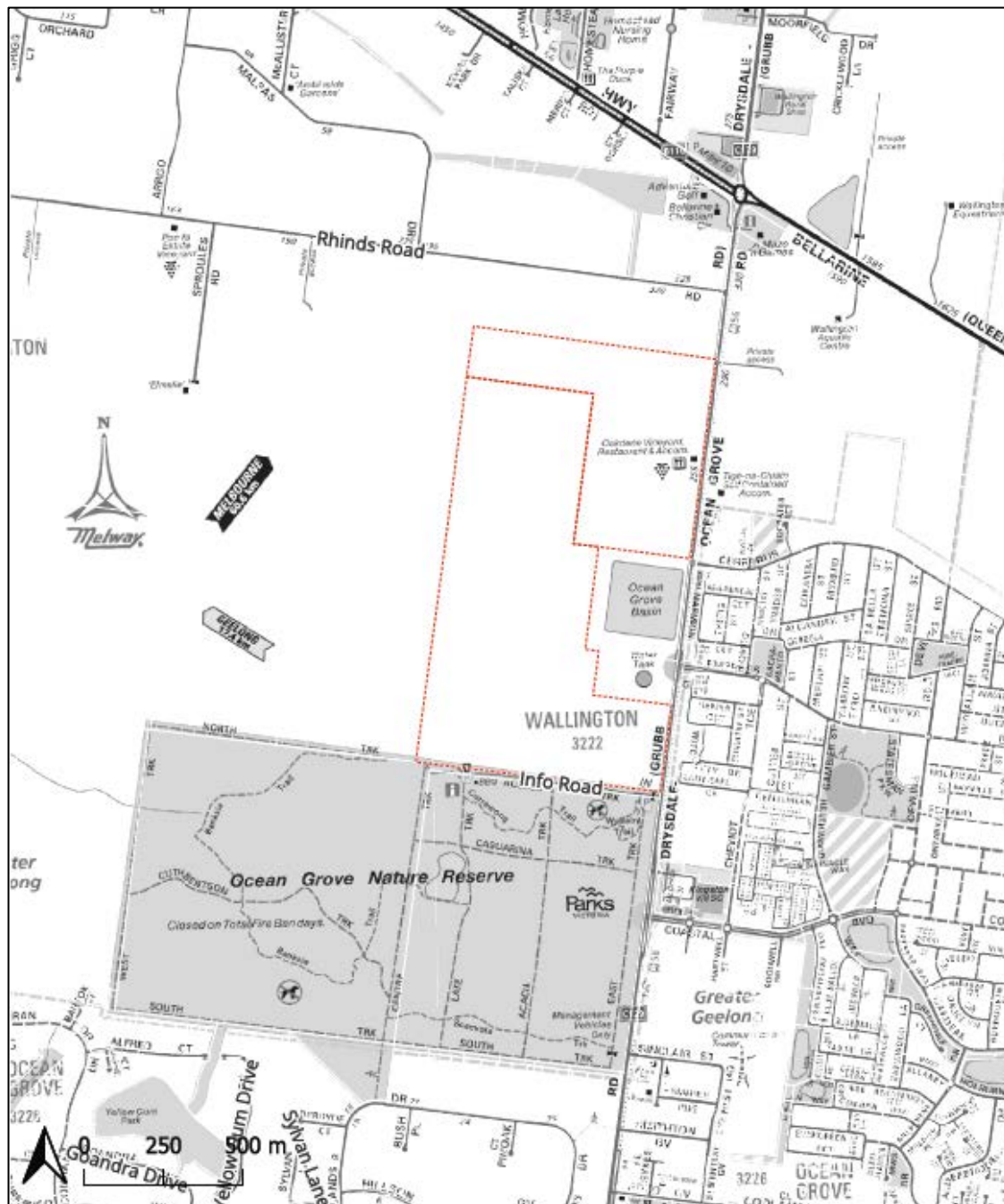


Figure 1: Locality Map

The subject site is described as Lot 1 on Plan of Subdivision 444051F within Certificate of Title Volume 08925, Folio 264. The title currently includes a Section 173 Agreement that allows for Barwon Water to construct a 20ML ground level water tank on part of the land. There is currently an application being considered by Council associated with the removal of the Section 173 Agreement which has received in-principal support for its removal.



It is noted Planning Permit PP-735-2025 has been issued by Council for a 2-Lot subdivision of property. As a result of the subdivision, the proposal associated with the Group Accommodation would be located on the future Lot 1 once a new title has issued. As a new Title is yet to be issued, we have included the existing title for the site and identified where appropriate, where the future Lot 1 will be located within the following report.

A copy of the Certificate of Title is contained in **Appendix A**.

2.2 The Site and Surrounds

The site is located immediately north of the existing Ocean Grove township and is situated on the western side of Grubb Road. Historically, the site was cleared and utilised for dry grazing and potato growing in the 1950's and 1960's. As part of the development of the site, a homestead and small dams were constructed.

The site abuts Barwon Water landholdings on the southern boundary (also fronting Grubb Road), that includes a tank site (which provides potable water to Ocean Grove), and a surplus water basin.

The site has a gradual slope to the south-west and north-east and is devoid of native vegetation except for a small patch in the north-eastern corner and remnants along the southern boundary of the site. Existing windrows and exotic landscaping are established around the caretaker's dwelling and Mr Grubb (tourism activities) located north of the former Barwon Water basin.

In 2002, grape vines were planted within the site as part of the Oakdene Vineyard. The site currently comprises tourism related activities including the Oakdene Vineyard cellar door, incorporating vines, accommodation and on-site restaurant and café. The proposed accommodation cabins are located within the existing developed portion of the site adjoining the winery complex.

The surrounding land use context is characterised as follows:

- Land to the west of the subject site comprises farm zoned land containing a range of lot sizes with limited agricultural activity;
- Land to the north is rural residential lots generally ranging in size from 1 hectare to 3 hectares;
- Grubb Road forms the eastern boundary of the site. Grubb Road consists of a single lane in either direction with sealed shoulders and established vegetation within the roadside verge. Grubb Road has been identified for duplication by VicRoads in the future when funding is available; and
- The land east of Grubb Road contains the Oakdene residential estate and associated activity centre to the south-east.
- Land to the south comprises agricultural (dry grazing) land and land further south comprises the Ocean Grove Nature Reserve.

A Site Context Plan comprises **Figure 2**.

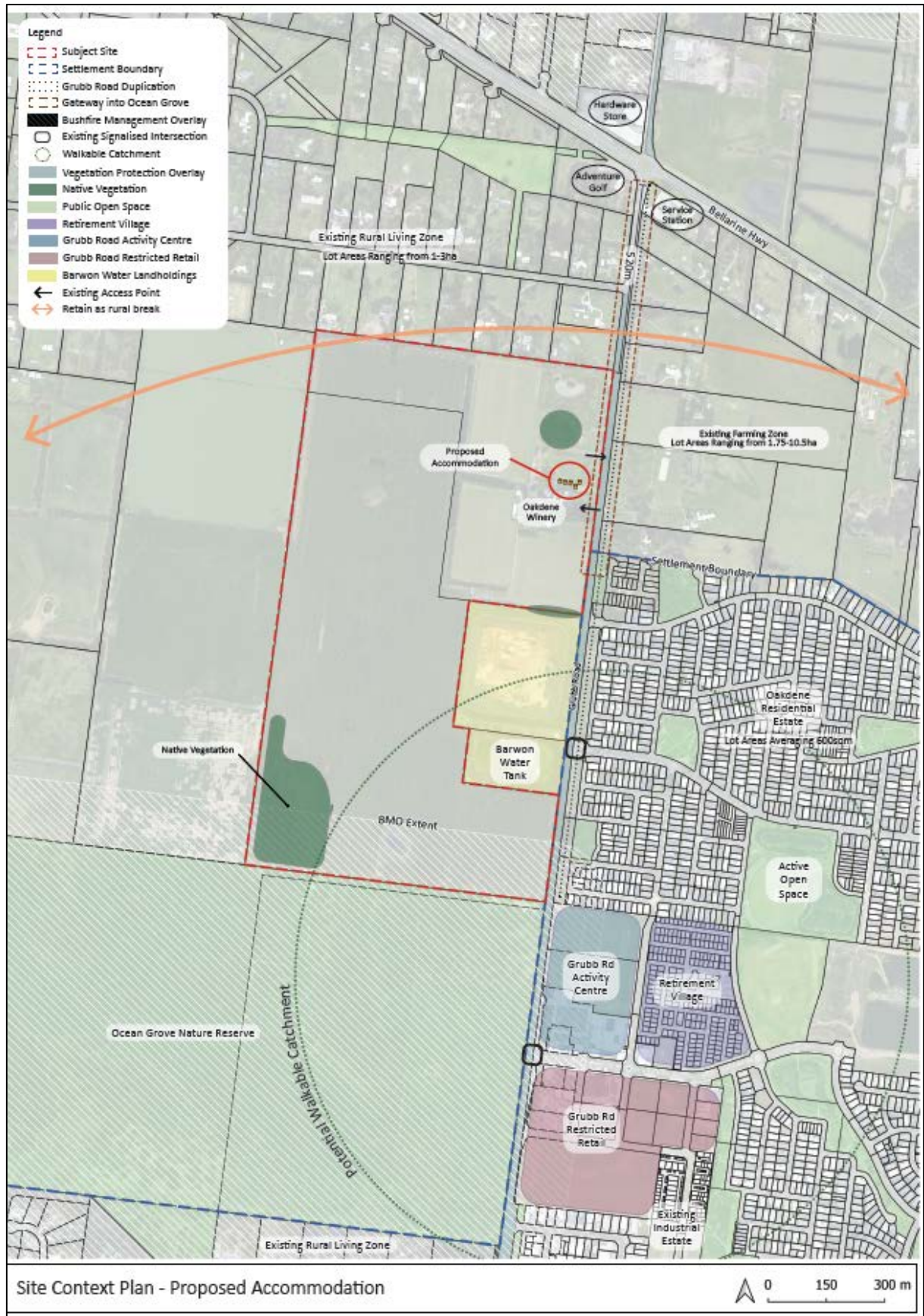


Figure 2: Site Context Plan



3. Proposal

The application seeks approval for the use and development of land for Group Accommodation comprising five (5) accommodation cabins associated with the existing Oakdene Winery and tourism operations at 255 Grubb Road, Wallington.

The proposal includes:

- Construction of five (5) single-storey accommodation cabins, each comprising a two-bedroom layout, kitchenette and bathroom facilities with a total floor area of approximately 60 square metres;
- Each cabin will measure approximately 8 metres in length and 7.5 metres in width with a maximum internal ceiling height of 2.4 metres;
- The cabins will be constructed primarily from timber materials and incorporate muted, non-reflective external finishes to minimise visual impact within the rural landscape;
- Associated pedestrian accessways and landscaping in accordance with the Proposed Accommodation concept plan prepared by UDM (refer **Appendix B**);
- Ancillary services and infrastructure connections;
- Removal of limited non-native vegetation associated with the development footprint;
- No native vegetation removal is proposed as part of the application; and
- Use of existing on-site access arrangements and car parking areas associated with the tourism complex.

The accommodation proposed is intended to complement and support the existing Oakdene Winery operations and associated tourism activities on the land. The additional accommodation capacity will support the existing accommodation on site, and provide additional opportunities for overnight guests associated with current winery experiences, weddings, and functions on the property and support the ongoing productive use of the land. Once established, the cabins will provide for the flexibility required to renovate the existing 3 accommodation rooms in the old restaurant without any substantial loss of accommodation availability.

The proposed cabins are located within the existing developed tourism precinct adjoining the winery complex. The proposal will utilise the increase market availability of the 60m² demountable products that have been produced as a result of the State Government's single dwelling unit planning reforms.

Each cabin has been designed to respond to the rural landscape character of the area through the use of muted, non-reflective materials and finishes. The use of timber construction materials, subdued colours and non-reflective finishes will assist in reducing visual prominence when viewed from Grubb Road.

The proposed development maintains substantial setbacks from surrounding interfaces, including 45 metres from the eastern (Grubb Road) frontage, 293 metres from the northern property boundary, and 320 metres from the Barwon Water landholding to the south. These setbacks ensure an appropriate interface with nearby land uses.

Landscaping is proposed around the accommodation area to enhance screening from Grubb Road. Landscape designs have been developed in accordance with Council standards and guidelines for the area and are included in **Appendix B**.

The subject site is connected to reticulated sewerage and water infrastructure, which have been extended from the subdivision on the eastern side of Grubb Road. Accordingly, the



proposed cabins can be fully serviced without the need for on-site septic systems. Details of the available servicing infrastructure and connection points are included at **Appendix C**.

Plans illustrating the proposal are provided at **Figure 3** and the cabin floor plan is provided in **Appendix D**.



Figure 3: Proposed Cabins



4. Planning Controls & Compliance

The following provides an analysis of the relevant planning controls which apply to the proposal.

4.1 Municipal Planning Strategy

4.1.1 *Clause 02.03-1 Settlement*

Clause 02.03-1 Settlement notes the Bellarine Peninsula comprises a series of contained townships separated by green breaks. The strategic directions for the Bellarine Peninsula include:

- *Support and preserve the individual character, identify, 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; and*
- *Protect the Bellarine Peninsula as a productive rural area with highly significant landscapes.*

4.1.2 *Clause 02.03-2 Environmental and landscape values*

Clause 02.03-2 Biodiversity, waterbodies and coastal areas acknowledges the rural areas of the municipality contain important environmental assets. The strategic directions for Biodiversity, waterbodies and coastal areas include:

- *Protect the habitats of indigenous species from the impacts of land use and development;*
- *Protect, restore and enhance biodiversity and natural systems;*
- *Protect, maintain and enhance waterways, rivers, wetlands and groundwater;*
- *Protect connectivity between waterways and wetlands;*
- *Protect, maintain and enhance the coast, estuaries and marine environment;*
- *Reduce the amount of runoff from urban development and improve the quality of stormwater runoff entering waterways, estuarine and marine waters; and*
- *Support development in rural areas that respects the rural landscape character.*

The Clause outlines the following strategic directions in relation to Bushfire:

- *Protect areas at risk of bushfire; and*
- *Ensure that development in susceptible areas responds to the risk of bushfire.*

4.1.3 *Clause 02.03-4 Natural resource management*

Clause 02.03-4 notes that agriculture is the main rural land use in the non-urban parts of the municipality, including the Bellarine Peninsula. Land use and development in rural areas must be managed to ensure that the ongoing use of land for agriculture and its potential expansion is supported and the rural landscape character of the area is preserved. Further, non-agricultural uses have the potential to compromise future agricultural activity and the rural landscape. The strategic directions identified 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.*
- *Ensure that new dwellings or subdivision do not compromise the productive agricultural capacity of land and are associated with the productive agricultural use of the land.*

4.1.4 *Clause 02.03-5 Built Environment and Sustainability*

Clause 02.03-5 seeks to ensure development responds positively to landscape character, environmental sustainability and the broader sense of place of Greater Geelong and the Bellarine Peninsula. The clause identifies the importance of ensuring development within the Bellarine Peninsula green breaks reflects the surrounding landscape character and supports appropriate tourism and rural land use outcomes.

The strategic directions identified for built form include:

- Encourage environmentally sustainable design in all development.
- Encourage all development to provide high quality urban design and landscaping.
- Ensure development in the green breaks of the Bellarine Peninsula reflects the surrounding landscape character.

4.1.5 *Clause 02.03-7 Economic Development*

Clause 02.03-7 outlines Council's strategic directions in relation to Industry and Tourism. Whilst the subject site is rural, there are tourism related activities on-site. The clause notes that whilst most of the tourism growth is directed to Central Geelong and other townships, there are opportunities to enhance the tourism industry in rural areas through complementary developments that are associated with the farming or rural use of the land.

Tourism development within rural and coastal areas must be designed and managed to ensure it does not compromise landscape character, non-urban amenity, or existing agricultural activities, which form part of the area's attraction.

The strategic directions associated with Tourism use and development include:

- *Contributes to the economy.*
- *Respects the landscape character of the area.*
- *Maintains agricultural productivity in rural areas.*
- *Does not seek to urbanise rural or coastal areas.*



4.2 Municipal Planning Strategy Compliance

The proposal is consistent with the Municipal Planning Strategy in that:

- The proposal introduces a Group Accommodation use to complement an existing Winery facility within an existing rural tourism context and seeks to protect the environmental and rural landscape on the Bellarine Peninsula, consistent with Clause 02.03-1;
- The proposed use and development of the Group Accommodation will not result in any changes to the existing biodiversity or natural systems associated with the land;
- The ongoing use of the land for a combination of tourism activities and farming land is consistent with the natural resource management in Clause 02.03-4;
- The Group Accommodation is directly associated with the current tourism activities on the site and is considered a complementary use while maintaining the rural character and agricultural activities on the site, consistent with Clause 02.03-7; and
- The built form associated with the proposal is designed to respond to the surrounding rural landscape character, with an emphasis on a modest building footprint that integrates with the existing area through the use of muted, non-reflective materials and finishes, consistent with Clause 02.03-5.

4.3 Planning Policy Framework

4.3.1 *Clause 11.01-1R – Settlement – Geelong G21*

Clause 11.01-1R includes a number of strategies to guide settlement across the municipality and achieve improved land use and development outcomes at a regional, catchment and local level. The following strategies are of relevance to the proposal:

- *Provide for settlement breaks between towns to maintain their unique identities.*
- *Require a settlement boundary for all towns.*
- *Protect critical agricultural land by directing growth to towns.*

4.3.2 *11.03-5S Distinctive areas and landscapes*

Clause 11.03-5S includes the following objective:

- *To recognise the importance of distinctive areas and landscapes to the people of Victoria and protect and enhance the valued attributes of identified or declared distinctive areas and landscapes.*

Relevant strategies include:

- *Recognise the unique features and special characteristics of these areas and landscapes.*
- *Implement the strategic directions of approved Localised Planning Statements and Statements of Planning Policy.*
- *Integrate policy development, implementation and decision-making for declared areas under Statements of Planning policy.*
- *Recognise the important role these areas play in the state as tourist destinations.*
- *Protect the identified key values and activities of these areas.*
- *Enhance conservation of the environment, including the unique habitats, ecosystems and biodiversity of these areas.*



- *Support use and development where it enhances the valued characteristics of these areas.*
- *Avoid use and development that could undermine the long-term natural or non-urban use of land in these areas.*
- *Protect areas that are important for food production.*

The policy document referenced in the Planning Scheme is the *Bellarine Peninsula Localised Planning Statement* (2015).

4.3.3 *Clause 11.03-6L-01 Bellarine Peninsula*

Clause 11.03-6L-01 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.*

General strategies include:

- *Support the district towns of Ocean Grove, Drysdale/Clifton Springs 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 surrounding each town as rural breaks and for its agricultural and scenic values.*

Whilst the subject site is within Wallington, it is included within the Ocean Grove Structure Plan (OGSP). Relevant strategies applicable to Ocean Grove and the proposal include:

- *Contain urban development within the defined settlement boundary identified on the Ocean Grove Structure Plan map.*
- *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.*
- *Support the development of a new Neighbourhood Activity Centre, including community uses, in the north-east growth area adjacent to Grubb Road.*
- *Encourage a range of appropriately scaled and located tourism accommodation and activities, including opportunities for revitalisation of existing uses.*
- *Support further development of existing caravan parks and accommodation uses in residential areas, particularly those close to the beach and river, to provide a broader range of accommodation type and mix.*
- *Encourage a range of appropriately scaled tourism related activities on the rural periphery of the town that are complementary to the environmental and rural setting.*

The policy documents referenced in Clause 11.03-6L include the *Bellarine Peninsula Strategic Plan*; the *Ocean Grove Structure Plan*, the *City of Greater Geelong Settlement Strategy*.

Within the Ocean Grove Structure Plan, the subject site is located in an area identified for retention of a rural break with a sensitive interface to the south along the Ocean Grove Nature Reserve and opposite the North-east growth area – Refer to **Figure 4** below.

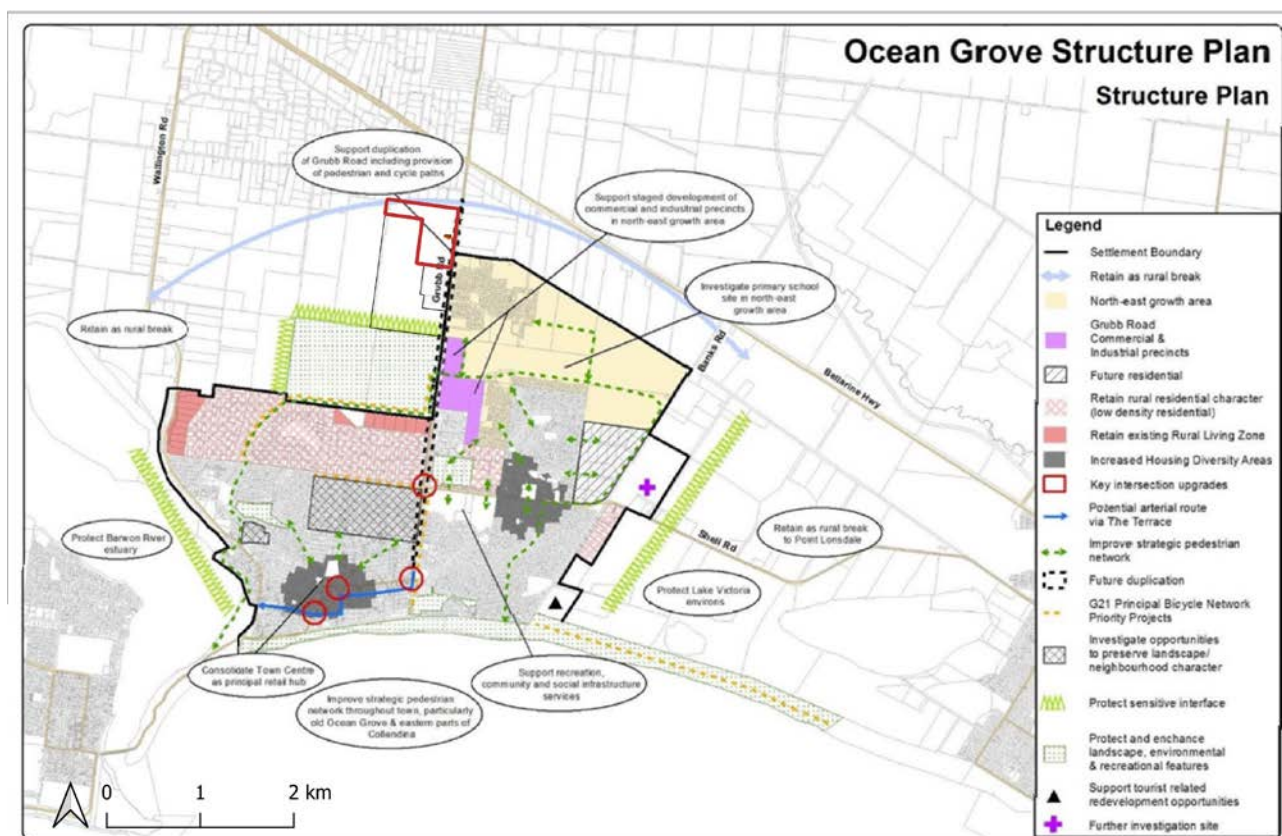


Figure 4: OGSP & the Subject Site

4.3.4 Clause 12.01-1S Protection of biodiversity

Clause 12.01-1S includes the following objective:

- “to protect and enhance Victoria’s biodiversity”.

Relevant strategies include:

- Use biodiversity information to identify important areas of biodiversity, including key habitat for rare or threatened species and communities, and strategically valuable biodiversity sites.
- Strategically plan for the protection and conservation of Victoria’s important areas of biodiversity.
- Ensure that decision making takes into account the impacts of land use and development on Victoria’s biodiversity, including consideration of:
 - Cumulative impacts.
 - Fragmentation of habitat.
 - The spread of pest plants, animals and pathogens into natural ecosystems.
- Avoid impacts of land use and development on important areas of biodiversity.
- Consider impacts of any change in land use or development that may affect the biodiversity value of national parks and conservation reserves or nationally and internationally significant sites; including wetlands and wetland wildlife habitat designated under the Convention on Wetlands of International Importance (the Ramsar Convention) and sites utilised by species listed under the Japan-Australia Migratory Birds Agreement (JAMBA), the China-Australia Migratory Birds Agreement (CAMBA), or the



Republic of Korea-Australia Migratory Bird Agreement (ROKAMBA).

- *Assist in the identification, protection and management of important areas of biodiversity.*
- *Assist in the establishment, protection and re-establishment of links between important areas of biodiversity, including through a network of green spaces and large-scale native vegetation corridor projects.*
- *Support land use and development that contributes to protecting and enhancing habitat for indigenous plants and animals in urban areas.*

Policy guidelines for consideration include the State biodiversity information maintained by the Department of Energy, Environment and Climate Action.

4.3.5 *Clause 12.01-2S Native vegetation management*

Clause 12.01-2S includes the following objective:

- *To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.*

Strategies to achieve the above objective include:

- *Ensure decisions that involve, or will lead to, the removal, destruction or lopping of native vegetation, apply the three-step approach in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017):*
 - *Avoid the removal, destruction or lopping of native vegetation.*
 - *Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.*
 - *Provide an offset to compensate for the biodiversity impact from the removal, destruction or lopping of native vegetation.*

Policy documents for consideration include the *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP, 2017).

4.3.6 *Clause 12.05-2S Landscapes*

Clause 12.05-2S includes the following objective:

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

Relevant strategies include:

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



4.3.7 Clause 13.02-1S Bushfire Planning

Clause 13.02-1S includes the following objective:

- *To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.*

The policy applies to all planning and decision making relating to land that is within a designated bushfire prone area. The Clause contains strategies associated with:

- Protection of human life.
- Bushfire hazard identification and risk assessment.
- Settlement planning and development in bushfire affected areas.
- Areas of biodiversity conservation.

4.3.8 Clause 13.07-1S Land Use Compatibility

Clause 13.07-1S seeks to protect community amenity, human health and safety while facilitating appropriate commercial, industrial and other land uses with potential off-site impacts.

In consideration of the proposal for Group Accommodation:

- *Ensure that use or development of land is compatible with adjoining and nearby land uses*
- *Avoid or otherwise minimise adverse off-site impacts from commercial, industrial and other uses through land use separation, siting, building design and operational measures.*

4.3.9 Clause 14.01-1S Protection of agricultural land

Clause 14.01-1S includes the following objective:

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

The Clause seeks to:

- *avoid incompatible land uses that may compromise agricultural productivity.*

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

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

4.3.10 Clause 17.01-1R Diversified economy - Geelong G21

Clause 17.01-1R seeks to support a diversified regional economy by building on the region's competitive strengths, including tourism, agricultural land resources and its economic, social and natural assets.



4.3.11 Clause 17.01-1L-01 Diversified economy - Greater Geelong

Clause 17.01-1L-01 objective is to support industry development within Greater Geelong, including strategic growth sectors such as:

- *tourism*
- *food production*
- *horticulture*

4.3.12 Clause 17.04-1S Facilitating Tourism

Clause 17.04-1S includes the following objective:

- *To encourage tourism development to maximise the economic, social and cultural benefits of developing the state as a competitive domestic and international tourist destination.*

Strategies that support the above objective include:

- *Encourage the development of a range of well-designed and sited tourist facilities, including integrated resorts, accommodation, host farm, bed and breakfast and retail opportunities.*
- *Seek to ensure that tourism facilities have access to suitable transport.*
- *Promote tourism facilities that preserve, are compatible with and build on the assets and qualities of surrounding activities and attractions.*
- *Create innovative tourism experiences.*
- *Encourage investment that meets demand and supports growth in tourism.*

4.3.13 Clause 17.04-1L-02 Tourism in rural areas

Clause 17.04-1L-02 applies to the objectives include:

- *To support tourism development in rural areas that contributes to the growth of the tourism market.*
- *To diversify the range of accommodation types.*
- *To preserve the productive agricultural capacity and environmental qualities of the land.*
- *To ensure the scale of development will complement and respect the rural landscape character of the area.*

The Tourism in Rural Areas policy applies to the use or development of land for tourism, tourist accommodation or function centres on land in the Farming Zone or Rural Conservation Zone. Strategies have been developed to support the Clause, which include:

- General Strategies
- Agricultural productivity strategies
- Built form strategies
- Amenity strategies
- Camping and caravan park strategies
- Traffic and services strategies and guidelines.



4.3.14 Clause 19.03-3S Integrated water management

The objective of Clause 19.03-3S Integrated Water Management is to sustainably manage water supply and demand, water resources, wastewater, drainage and stormwater through an integrated water management approach.

4.4 Planning Policy Framework Compliance

The proposal is consistent with the Planning Policy in that:

- There is no proposed change to the existing agricultural land use on the site or any change to the settlement boundary as outlined in Clause 11.01-1R;
- The proposal is consistent with the DAL in that it responds to the landscape and rural character objectives of Clause 11.03-5S by providing low-scale tourism accommodation that is integrated within the existing rural setting and tourism use of the land. Further, the setbacks, screening and materials to be utilised as part of the proposal will maintain the character of the area;
- The subject land will be retained as part of the rural break and continue providing agricultural and scenic values as identified in Clause 11.03-6L-01;
- The proposal supports Clause 12.01-1S Biodiversity in that it avoids impacts on important areas of biodiversity as no native vegetation is proposed for removal as part of the proposal;
- The proposal avoids the removal, destruction or lopping of native vegetation as identified in Clause 12.01-2S and the access required to the Group Accommodation utilises existing cross-overs with no impact on roadside vegetation;
- The proposal avoids impacts on the landscape character of the area and does not detract from the natural qualities of the area as outlined in Clause 12.05-2S;
- The proposal has considered the bushfire risk associated with the site and prioritises the protection of human life through appropriate bushfire protection measures, including defendable space, emergency access and ongoing vegetation management as outlined in Clause 13.02-1S;
- The proposal complements existing land uses on the property whilst protecting the agricultural land as part of the application as detailed in Clause 14.01-1S;
- The proposal does not include any new dwellings within the farming area or compromise the existing agricultural land as detailed in Clause 14.01-1L-02 given the proposed accommodation is located in an area that was an ornamental garden;
- The proposal is consistent with Clauses 17.01-1R and 17.01-1L-01 as it supports a diversified regional economy by facilitating tourism development within Greater Geelong;
- The proposal is consistent with Clause 17.04-1S as it provides well-designed and appropriately sited tourism accommodation to support the ongoing growth of the tourism sector. The development is compatible with the existing tourism and agricultural activities on the site;
- The proposal supports Clause 17.04-1L-02 in that existing accommodation and tourism in the rural areas are not expected to be impacted by the application and will continue to operate; and
- The subject site is connected to reticulated water and sewerage infrastructure,



extended from the subdivision on the eastern side of Grubb Road, allowing the proposed cabins to be fully serviced without the need for on-site wastewater treatment systems, as outlined in Clause 19.03-3S.

4.5 Zones

4.5.1 Clause 35.07 - Farming Zone

The subject land is included within a Farming Zone in the Greater Geelong Planning Scheme. A zoning map comprises **Figure 5**.

Clause 35.07 includes the following purposes of the Farming Zone (FZ):

- *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.*

A planning permit is required as a Section 2 use under Clause 35.07-1 for the use of land for group accommodation within the Farming Zone.

Any application to use or subdivide land, or construct a building or carry out works, must consider the relevant decision guidelines, including general and agricultural issues, the impacts of non-agricultural uses, and matters relating to accommodation, environmental and design.

4.5.2 Clause 35.07-4 Building and Works

A permit is required to construct or carry out any of the following:

- A building or works associated with a use in Section 2 of Clause 35.07-1.
- A building which is within any of the following setbacks:
 - The setback from a Transport Zone 2 or land in a Public Acquisition Overlay if the Head, Transport for Victoria is the acquiring authority and the purpose of the acquisition is for a road specified in a schedule to this zone or, if no setback is specified, 50 metres.

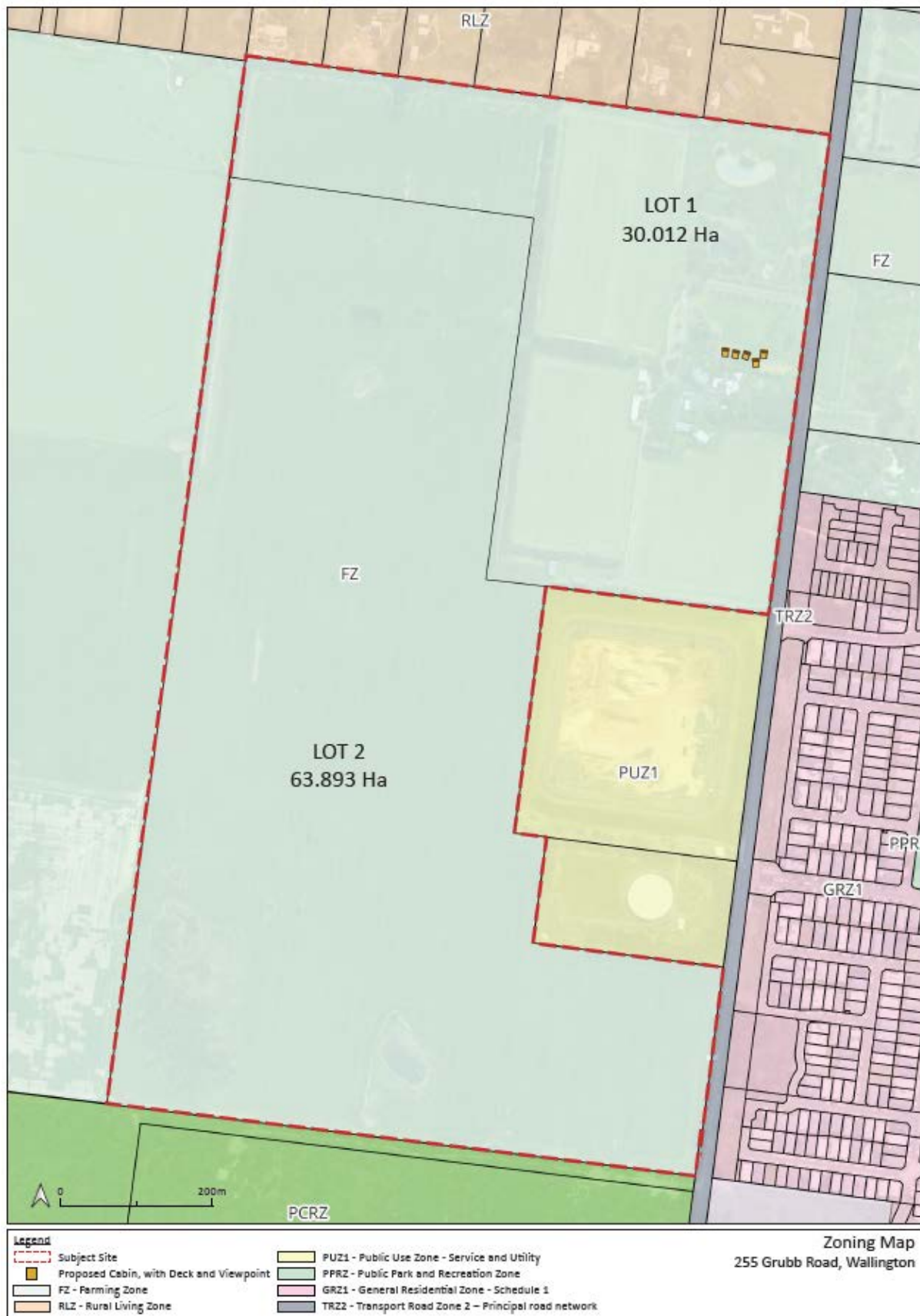


Figure 5: Zoning Map



4.6 Zoning Compliance

The proposal requires a planning permit consistent with Clause 35.07-1 for the use of land for Group Accommodation and under Clause 35.07-4 for buildings and works associated with a Section 2 use.

The proposal is consistent with the purposes of the Farming Zone in that:

- Provides complementary tourism and Group Accommodation use within a rural context;
- Allows for the ongoing use of the land for agriculture;
- The proposed Group Accommodation is modest in scale, with a location that minimizes visual impact to maintain the rural landscape character of the area; and
- The proposal does not introduce urban development outcomes and maintains the non-urban character of the Farming Zone.

4.7 Overlays

No overlay controls apply to the subject site, however, a Vegetation Protection Overlay abuts the property along Grubb Road within the Greater Geelong Planning Scheme. An Overlay Map is shown in **Figure 6**.

4.7.1 *Clause 42.02 – Vegetation Protection Overlay*

The subject land abuts a Vegetation Protection Overlay (VPO) which extends along Grubb Road. The purposes of the VPO are:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To protect areas of significant vegetation.*
- *To ensure that development minimises loss of vegetation.*
- *To preserve existing trees and other vegetation.*
- *To recognise vegetation protection areas as locations of special significance, natural beauty, interest and importance.*
- *To maintain and enhance habitat and habitat corridors for indigenous fauna.*
- *To encourage the regeneration of native vegetation.*

Pursuant to Clause 42.02-2 a permit is required to remove, destroy or lop any vegetation specified in a schedule to the overlay.

VPO1 applies to 'Significant Roadsides and Linear Reserves'. Clause 3.0 of the VPO1 Schedule details the permit requirements and includes the following permit exemption:

- *The removal of vegetation is to enable the formation of a single crossing and access driveway with a maximum width of 4.2 metres. Consultation is still required with the responsible authority to minimise the loss of significant indigenous vegetation.*

An application for a permit under the VPO1 must:

- *Specify the purpose for the removal of the vegetation.*
- *Demonstrate that the need for removal, destruction or lopping of remnant native vegetation has been reduced to the maximum extent that is reasonable and practicable.*
- *Be accompanied by a vegetation management plan which clearly indicates all existing*



vegetation on the site, the extent of vegetation removal and the species and location of flora to be removed.

- Specify proposals for revegetation following disturbance or restoration of an alternate site, including proposed species and ground stabilisation.

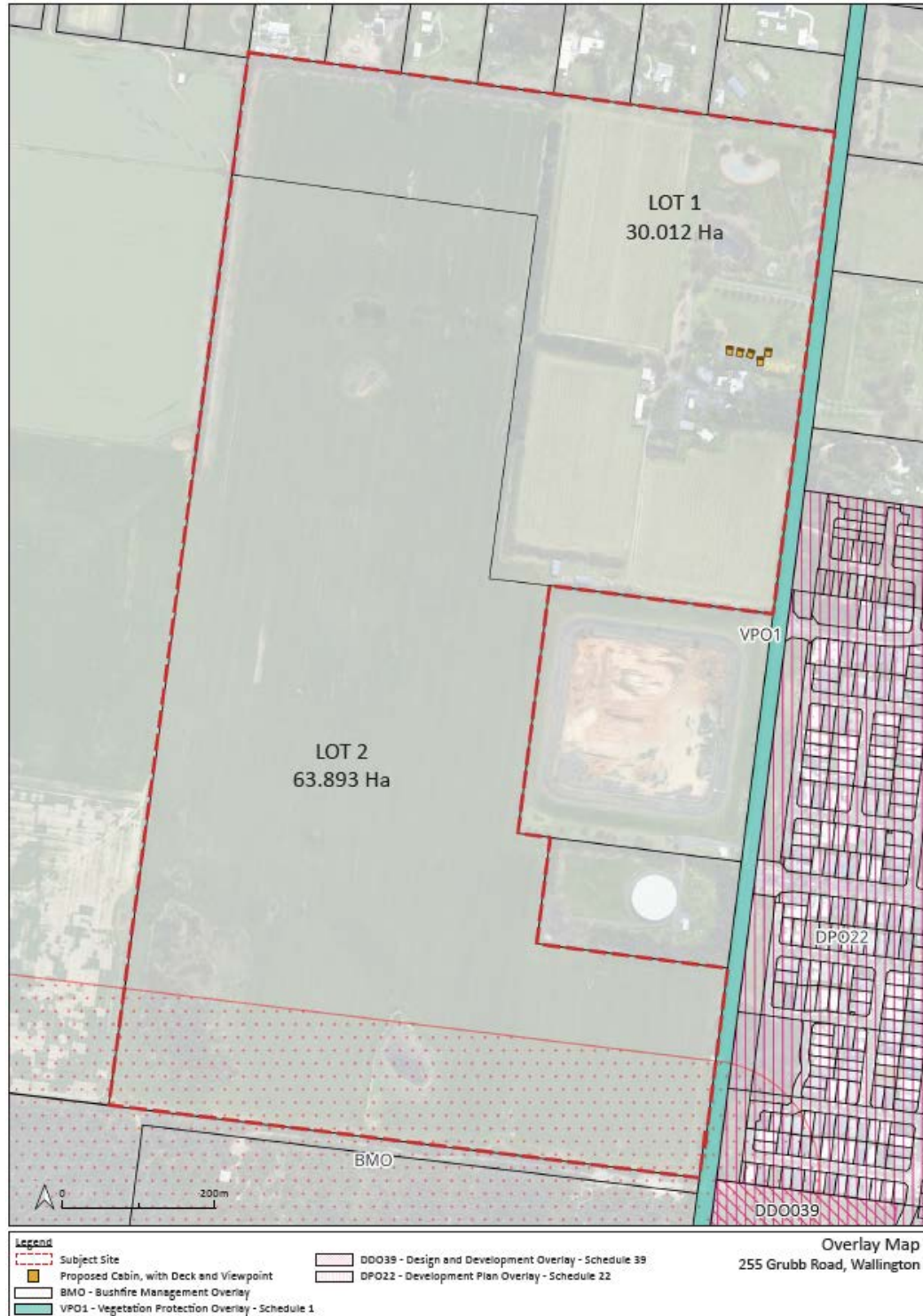


Figure 6: Overlay Map



4.8 Overlay Compliance

There are no applicable overlay controls affecting the subject land. Whilst a Vegetation Protection Overlay applies within the Grubb Road road reservation, the overlay does not extend onto the subject site.

In relation to the VPO, a permit is required for native vegetation removal. The proposal does not require any native vegetation removal within the road reservations, as access to the accommodation is via existing crossovers.

4.9 Particular Provisions

4.9.1 *Clause 53.02 Bushfire Planning*

Clause 53.02 includes the following purposes:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.*
- *To ensure that the location, design and construction of development appropriately responds to the bushfire hazard.*
- *To ensure development is only permitted where the risk to life, property and community infrastructure from bushfire can be reduced to an acceptable level.*
- *To specify location, design and construction measures for a single dwelling that reduces the bushfire risk to life and property to an acceptable level.*

As the application proposes building and works, the provisions of Clause 53.02-1 apply. The clause applies to:

- *An application under any provision of this planning scheme to construct a building or construct or carry out works associated with the use of land for accommodation, education centre, hospital, indoor recreation facility, major sports and recreation facility or place of assembly in a bushfire prone area that is not in a Bushfire Management Overlay.*

4.9.2 *Clause 53.02-4.1 Landscape, siting and design objectives*

Clause 53.02-4.1 ensures development is appropriate having regard to the nature of the bushfire risk arising from the surrounding landscape. It also includes the following:

- *To site development to minimise the risk from bushfire.*
- *To site development to provide safe access for vehicles, including emergency vehicles.*
- *To ensure building design minimises vulnerability to bushfire attack.*

4.9.3 *Clause 53.02-4.2 Setbacks, defensible space and construction objective*

Clause 53.02-4.2 introduces the setbacks, defensible space and building construction measures to mitigate the effect of flame contact, radiant heat and embers on buildings.

4.9.4 *Clause 53.02-4.3 Water supply and access objectives*

Clause 53.02-4.3 introduces the following objectives:

- *A static water supply is provided to assist in protecting property.*



- Vehicle access is designed and constructed to enhance safety in the event of a bushfire.

4.9.5 Clause 53.02-4.5 Planning for vulnerable people objective

Clause 53.02-4.5 ensures the bushfire risk associated with vulnerable people is managed effectively.

4.10 Particular Provisions Compliance

The proposal has been designed having regard to the bushfire planning objectives of Clause 53.02.

A Bushfire Planning Report prepared by South Coast Bushfire Consultants demonstrates that the proposed development is capable of meeting the bushfire requirements. The report identifies the proposed accommodation is located within a Bushfire Prone Area, and assesses the broader landscape as 'Landscape Type 1 – Low Landscape Risk', characterised by managed grassland, vineyards, rural residential development, and an extensive road network.

The proposed accommodation cabins are located to achieve a maximum Bushfire Attack Level (BAL) of BAL-12.5 and will be constructed in accordance with AS 3959-2018.

Vehicle access to the site is provided via the existing sealed driveway from Grubb Road, which provides suitable access for emergency vehicles and evacuation purposes.

Fire plugs (hydrants) are located in Grubb Road, at the northern end of the subject site, adjacent to the Barwon Water tanks, and further south adjacent to the entrance to the Ocean Grove Nature Reserve.

A Bushfire Emergency Management Plan (BEMP) has also been prepared to ensure the ongoing safety of guests and staff. A copy of the BEMP comprises **Appendix E**

The Bushfire Risk Assessment confirmed that bushfires within Victoria are traditionally generated by hot northerly winds, whereby any ignition created in the landscape extends to the south. In this instance, if any ignition was to occur within the Ocean Grove Nature Reserve, the fire is likely to be pushed south towards the Ocean Grove township. Any ignitions to the north (that would travel south towards the subject site) would need to pass through the low density area of Wallington. Due to the residential nature of the landscape north of the subject site and limited fire run availability, it is unlikely a large bushfire would establish and impact the site.

The Bushfire Risk Assessment concluded:

"The study site is located on Grubb Road a major through road between Ocean Grove and the Bellarine Highway. Good access and egress for emergency management vehicles and residents in the event of a bushfire can be achieved through future planning.

The surrounding landscape is not considered to be at a high bushfire risk and is considered to be consistent with infill development as there is residential development to the north, east and south beyond the Ocean Grove Nature Reserve. Accordingly, it is considered that the risk can be mitigated to an acceptable level if the proposed bushfire mitigation measures within this report are applied.

The BAL 12.5 setbacks have been determined based on a grassland and forest fuel load. The forest fuel load is considered to be a conservative assessment and it is considered unlikely that the fuel loads within the Ocean Grove Nature Reserve would be consistent with the assumptions of an overall fuel load of 35t/ha, used in the defendable space setbacks.

The topography of the surrounding landscape on and beyond the study site (150m and 400m assessment) is benign, with no features that would exacerbate the bushfire attack.



There will be no increase in risk to existing residents or community infrastructure if future development of the site can achieve the proposed bushfire mitigation measures within this report. The risk to existing residents will likely be reduced by the development of the study site”.

4.11 Other Strategic Documents

4.11.1 *The City of Greater Geelong Rural Land Use Strategy (2007)*

The Greater Geelong Rural Land Use Strategy (RLUS) was prepared to complement the new Rural Zones introduced into the planning scheme and to outline a long term vision that:

- Reinforces a rural – farmed landscape beyond the urban area;
- Continues to protect and provide opportunities for productive agriculture;
- Enhances the condition of the environment and the natural resource base; and
- Contributes to the ongoing economic prosperity and quality lifestyle of the region.

The RLUS recognizes the local importance of agricultural production and seeks to ensure that rural land continues to support productive uses while maintaining the rural character of the land.

The proposal is consistent with the objectives of the RLUS as it does not diminish the ongoing agricultural use of the land or fragment the broader landholding. The group accommodation is located within the existing tourism precinct associated with Oakdene Winery and proposes a complementary expansion of the established facilities on the site.

4.11.2 *Bellarine Peninsula Localised Planning Statement (2015)*

The Bellarine Peninsula Localised Planning Statement (LPS) was prepared to identify the key valued attributes of the Bellarine and put in place objectives and strategies to ensure that they are preserved and enhanced for ongoing use by present and future generations.

The LPS recognises that the G21 Regional Growth Plan identified Ocean Grove as a designated growth area and plays a key role as a district town. The LPS supports the continued use of the area for agricultural land use (noting the subject land was identified as a property developed for viticulture) and seeks to protect the non-urban breaks to help protect and manage the landscape within the Bellarine Peninsula.

The relevant objectives contained within the LPS include:

- *To protect and enhance the rural and coastal environment on the Bellarine Peninsula and maintain non-urban breaks with open farmed landscapes between settlements.*
- *To support the ongoing use of rural land on the Bellarine Peninsula for agriculture and to preserve the open farmed landscape.*
- *To preserve and maintain the ecology of the Bellarine Peninsula’s environmentally significant coastal, wetland and vegetated areas.*
- *To support and encourage diverse and sustainable tourism as a key economic activity in townships and in rural areas where it complements and respects the farmed rural landscape of the area, does not impact upon existing farming activities and contributes to the local economy.*



4.11.3 The Bellarine Peninsula Statement of Planning Policy (2023)

The Bellarine Peninsula Statement of Planning Policy (SPP) was prepared consistent with the requirements of Section 46AO of the *Planning and Environment Act 1987*. The SPP outlines a framework to guide the future use and development of land within the declared area (being the Bellarine Peninsula) to ensure appropriate protection of its distinctive attributes.

The framework plan prepared as part of the SPP includes the subject land in a green break of regionally significant landscape. Relevant strategies contained within the SPP include:

- *To conserve and enhance the significant biodiversity, ecological and environmental values of the declared area;*
- *To protect and enhance the identified landscape character, physical features, view corridors and natural and cultural values of the declared areas significant landscapes;*
- *To enable a diverse, sustainable and strong regional economy, (including responsible tourism, agriculture and natural resource industries) that protects and promotes the declared area's landscape significance, environment and biodiversity, agriculture and Wadawurrung living cultural heritage and historic heritage values.*

The Settlement Plan for the area inclusive of the subject land, is the Ocean Grove Settlement Plan, which identifies the subject site as a 'Green break'.

4.11.4 The Ocean Grove Structure Plan (Amended 2016)

The Ocean Grove Structure Plan (OGSP) provides a strategic framework for the future land use and development of the town for a fifteen year period.

The OGSP identifies the subject site as "Oakdene Vineyard", comprising bed and breakfast accommodation, café and restaurant located on Grubb Road, south of the Bellarine Hwy. The OGSP acknowledges that back in 2007, the Structure Plan included the subject land for "protection for long term growth option". However, some of this land (excluding the subject site) has now been included within a Significant Landscape Overlay to protect the open and rural landscape of the land.

The OGSP acknowledges that tourism activities in the Farming Zone should continue to be guided by the underlying land use zone and respect the farmed rural landscape surrounding the town.

4.11.5 The City of Greater Geelong Settlement Strategy

The City of Greater Geelong Settlement Strategy (Settlement Strategy) was prepared to:

- Analyse future housing needs and trends;
- Develop a clear policy framework that will guide planning and decision-making; and
- Help Council meet Greater Geelong's future housing needs.

The Settlement Strategy references the Bellarine Peninsula Community Vision and Strategic plan (2006), which whilst now superseded by newer documents, seeks to preserve rural land outside the township boundaries and no further rural residential areas. The Settlement Strategy also recognizes Council policies in relation to non-urban breaks being maintained within the Bellarine Peninsula.

4.12 Strategic Document Compliance

The strategic plans for rural areas seek to maintain the agricultural land uses and to support tourism related activities (where appropriate). The proposal is consistent with these objectives



through a minimal expansion of the existing tourism accommodation associated with Oakdene Winery and does not diminish the ongoing agricultural use of the land.

The location and scale of the proposed accommodation has been designed to integrate with the existing vineyard and tourism setting and will continue to support the local tourism economy.

The location, scale and materials of the proposed cabins have been designed to integrate with the existing vineyard and tourism related facilities. The proposed landscaping in conjunction with the setbacks will appropriately screen the accommodation from Grubb Road and surrounding properties, ensuring that the proposal does not adversely affect the landscape character of the site.

The proposal will not result in any change to the existing 'non-urban break' that the site is situated within and it is not expected to impact on the landscape character of the area.

4.13 The Aboriginal Heritage Act

The subject land is not identified within an area of cultural heritage sensitivity and does not require a mandatory Cultural Heritage Management Plan.



5. Conclusion and Request

It is submitted that the proposal is consistent with the provisions of the Greater Geelong Planning Scheme in that it:

- Supports the ongoing operation and expansion of Oakdene Winery through complementary Group Accommodation;
- Proposes five accommodation cabins appropriately located within the existing tourism precinct and capable of meeting bushfire planning requirements and building standards;
- Supports the Municipal Planning Strategy and zoning through the ongoing agricultural use of the landholding and preserves the rural landscape character;
- Utilises existing vehicle access from Grubb Road and existing reticulated water and sewer infrastructure;
- Does not require the removal of native vegetation or impact protected roadside vegetation; and
- Will not adversely impact on the existing landscape character or roadside views.

It is submitted that the proposal is an appropriate planning response that complies with the Greater Geelong Planning Scheme and provides complementary tourist accommodation that supports the ongoing agricultural and tourism operations at Oakdene Winery.

We look forward to Council's favourable consideration of the permit application.

Appendices



Appendix A

[Certificate of Title](#)



Appendix B

UDM Design & Landscaping Concept Plan



Appendix C

Servicing Infrastructure & Connection Points



Appendix D

Proposed Accommodation Floor Plan



Appendix E

Bushfire Emergency Management Plan & Bushfire Planning Report