

# SUBMISSION TO CITY OF GREATER GEELONG



## Alterations and Additions to the Existing Heritage Building – Barwon Discovery Centre

7-71 Ewing Blyth Drive, Barwon Heads  
Allotment 2002, Township of Barwon Heads

Prepared for **Barwon Coast** | **September 2026** | **Ref: 10035**

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# 1. INTRODUCTION

CJH Town Planning has been engaged by Barwon Coast Committee of Management to prepare this planning permit application for alterations and additions to the existing heritage building known as the Barwon Coast Discovery Centre at 7-71 Ewing-Blyth Drive in Barwon Heads.



*Figure 1 – 3D of Proposed Development*

Details of the site and its surrounds are provided in Section 3, details of the proposal are provided in Section 4, and an assessment in relation to the provisions of the Greater Geelong Planning Scheme is provided in Section 5.

The following documents must be read in conjunction with this report and are provided as part of the application:

- Copy of Title
- Photos of the site and surrounds;
- Architectural Plans
- Arborist Statement
- MaCA Consent



## 2. SUMMARY

This is an application for alterations and additions to the existing heritage building at 7-71 Ewing-Blyth Drive, Barwon Heads.

A Planning permit is required, subject to the following planning provisions of the Greater Geelong Planning Scheme:

| Provision                                   | Clause | Trigger                                                                                                                  |
|---------------------------------------------|--------|--------------------------------------------------------------------------------------------------------------------------|
| Public Park and Recreation Zone             | 36.02  | Construct a building or construct or carry out works                                                                     |
| Significant Landscape Overlay - Schedule 16 | 42.03  | Construct a building or construct or carry out works                                                                     |
| Heritage Overlay (HO1666)                   | 43.01  | Construct a building or construct or carry out works and demolition or remove a building                                 |
| Signs                                       | 52.05  | A permit is required to construct or put up for display a sign in Section 2. (Business Identification Sign – Category 4) |

### 2.1 TITLE

The subject site is formally identified as Allotment 2002 on Crown Diagram CD094984F, Township of Barwon Heads. A review indicates no title restrictions for this site. The land is a Crown Allotment, and the application includes a copy of the consent from the Public Land Manager – Department of Environment, Land, Water and Planning.

### 2.2 ABORIGINAL HERITAGE ACT

The subject site is located within an area of Cultural Heritage Sensitivity however, the works proposed are exempt under the provisions of the Aboriginal Heritage Act 2006 in which a Cultural Heritage Management Plan is not required for this application.

In the unlikely event that Aboriginal cultural materials or objects are discovered during future construction works, Aboriginal Affairs Victoria will be notified immediately. If any suspected human remains are found, work in the area will cease and the Victoria Police and the State Coroner's Office will be informed of the discovery.



### 3. SITE AND SURROUNDS

#### Formal Description

The subject site is formally identified as Allotment 2002 on CD094984F and is of irregular shape, measuring 250,985 m<sup>2</sup>.

#### Location and Context



*Figure 2 – Aerial Photo of the site – Extract LASSI*

The subject site is part of the Barwon Heads Caravan Park and includes a number of uses, including the caravan park, football/cricket oval, netball courts, restaurant, Barwon Discovery Centre, Barwon Coast Office, and foreshore reserve.

The site is irregular in shape, with the development spread across the whole site except for the southern portion, which includes a large public car park and walking trails. The site has significant vegetation scattered throughout, including native and indigenous species.

The area of the works is zoned Public Park and Recreation Zone, and part of it is zoned Public Conservation and Resource Zone.



Figure 3 – Extract of Zoning Map - VicPlan

Further analysis of the planning scheme context and applicable policies is included in Sections 5 and 6 of this report.

### Surrounds

The surrounding area is a mix of additional public reserve spaces, a marine sanctuary, a river mouth and residential developments. The immediate adjoining allotments to the west of the site along Ewing-Blyth Drive are predominantly developed with dwellings and the Barwon Heads Hotel, which is located on the corner of Bridge Road and Ewing-Blyth Drive.

### Topography

The site rises from the front to the south-eastern corner at Mount Colite. The development area is relatively flat with a small amount of fall to the northern side.

### Vegetation

The site contains significant clusters of native and indigenous vegetation scattered throughout the site.

### Access and Movement

The site is serviced by a sealed internal access road and Jetty Road, with gravel connection roads and pathways nestled around buildings. The site has direct access to Bridge Road, which connects it to the Barwon Heads township and to Ocean Grove and the broader Bellarine Peninsula.



## 4. THE PROPOSAL

The application seeks approval for the partial demolition of some exterior building fabric, construction of additions (Estuary Watch Storage, Bench and Sink Space), replacement of select windows and doors, external landscaping treatment including pathways, fencing and some internal rearrangements of the building.

### **Proposed additions**

The proposed external additions to the site are an external kitchen-style space for the Estuary Watch. The space includes a pantry, bench, cupboards and a sink area with an external roller door to secure the space. This addition is the only increase in the building's overall footprint.

### **Heritage changes**

The application seeks to remove and replace the existing Store window and door as part of the conversion works, with a new window and door in a similar location but flipped. The application also seeks to replace the existing front door and window with a comparable door. Relocation of the southern window with a comparable window. Deletion of the two rear doors for a replacement single door and window

### **Vegetation impact**

The application does not seek to remove or impact any of the existing vegetation located on the site.

### **Signage Details**

The application seeks to install two new Business Identification Signs, one at the front of the site with a total area of 1.7sqm and one at the rear with a total area of 1.3 sqm, meeting the requirements of Clause 52.05 – Category 4 for Business Identification Signage. The application also includes a one-directional sign of up to 1sqm which does not require a planning permit

|          |                                              |
|----------|----------------------------------------------|
| Refer to | Appendix 1, Certificate of Title             |
|          | Appendix 2. Photos of the site and surrounds |
|          | Appendix 3, Proposed Design Plans            |



## 5. PLANNING CONTROLS

### 5.1 Municipal Planning Strategy

The following relevant Municipal Planning Strategies under 02.03 and 02.04 Strategic Directions have been considered in the preparation of this planning permit application, with responses provided below:

| POLICY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | RESPONSE                                                                                                                                                                                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>02.03-1 Settlement</b><br/> <b>Bellarine Peninsula</b></p> <p><i>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. It is also highly valued for its tourism function, agriculture, significant rural and coastal landscape, and environmental attributes. All urban growth on the Bellarine Peninsula is contained within protected settlement boundaries to retain its identity and attributes.</i></p> <p><b>Strategic directions</b></p> <ul style="list-style-type: none"> <li>• Contain urban development within protected settlement boundaries.</li> <li>• Provide for urban rural transition at the urban-rural interface within the protected settlement boundaries.</li> <li>• Support and preserve the individual character, identity, role and function of each Bellarine Peninsula township.</li> <li>• Protect and enhance the rural and coastal environment and landscapes on the Bellarine Peninsula and maintain non-urban breaks between settlements.</li> <li>• Protect the Bellarine Peninsula as a productive rural area with significant landscapes.</li> </ul> | <p>The proposed development is contained within the existing footprint of the buildings and seeks to preserve the existing character and function within the Barwon Heads township.</p>                                                                                                    |
| <p><b>02.03-3 Environmental risks and amenity</b><br/> <b>Flooding and coastal inundation</b></p> <p><i>Several areas in the municipality are susceptible to flooding via the flooding of waterways, stormwater runoff and coastal inundation. This has the potential to result in significant adverse economic, social and environmental impacts.</i></p> <p><b>Strategic directions</b></p> <ul style="list-style-type: none"> <li>• Protect the function of floodplains.</li> <li>• Minimise the potential for damage and risks to public safety and property from flooding.</li> <li>• Avoid land use and development in areas at risk of coastal erosion or inundation from flooding, storm surge or rising sea levels.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>The subject is located in an area with long-term risks to flooding and coastal inundation from rising sea levels. The proposed development is contained within the existing footprint of the site and will not increase stormwater runoff or increase potential coastal inundation.</p> |



## 02.03-5 Built environment and heritage

### **Built environment**

*Geelong's sense of place and identity is valued by its community. Council seeks to balance growth in the municipality while maintaining its identity by identifying areas for varying levels of change and by balancing the need for conservation and renewal. Medium density housing can have a greater impact on neighbourhood character than traditional detached housing. As housing density intensifies, it is important that housing makes a positive contribution to the neighbourhood. The protection of amenity and facilitation of environmentally sustainable and healthy development that will benefit and improve the community's quality of life is at the forefront of Council's built environment goals.*

*The Bellarine Peninsula Statement of Planning Policy (Victorian Government, 2023) establishes green breaks to promote conservation, agriculture, nature-based tourism, recreation and natural resource development that is appropriate to the landscape character.*

### **Strategic directions**

- *Ensure that development enhances Greater Geelong's sense of place and identity.*
- *Support the design and provision of healthy, walkable neighbourhoods.*
- *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.*

### **Heritage**

*Greater Geelong's rich heritage makes a significant contributions to its sense of place and identity.*

*The cultural heritage of the region brings economic and cultural benefits to the community. The diversity of heritage places allows for interpretation of the region's development. It assists in understanding the City's foundation and growth from wool sales and exports, to gold discovery, through to expansion in industry and manufacturing. It also enables appreciation of individual house design and neighbourhoods that contribute to the character, image and sense of place of each of the City's heritage areas.*

### **Strategic direction**

- *Conserve and enhance individual heritage places and areas of pre- and post-contact heritage significance.*

The proposed development of the existing heritage building seeks to retain its heritage character and style. Overall the proposed additions and renovations of the heritage building will enhance the long term retention and usability of the building whilst retaining the heritage significance.



## 02.04 Strategic Framework Plans



Figure 3 – Municipal Framework Plan



## 5.2 Planning Policy Framework

The following Planning Policy Framework (PPF) clauses are considered relevant to this proposal, with responses provided below:

| CLAUSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | RESPONSE                                                                                                                                                                                                                                                                                                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Clause 11 – Settlement</b></p> <p><b>Clause 11.03-4S – Coastal Settlement</b></p> <p><b>Objective</b></p> <p><i>To plan for sustainable coastal development.</i></p> <p><b>Strategies</b></p> <p><i>Plan and manage coastal population growth and increased visitation so that impacts do not cause unsustainable use of coastal resources.</i></p> <p><i>Support a network of diverse coastal settlements that provide for a broad range of housing types, economic opportunities and services.</i></p> <p><i>Minimise linear urban sprawl along the coastal edge and ribbon development in rural landscapes.</i></p> <p><i>Protect areas between settlements for non-urban use.</i></p> <p><i>Limit development in identified coastal hazard areas, on ridgelines, primary coastal dune systems, shorelines of estuaries, wetlands and low-lying coastal areas, or where coastal processes may be detrimentally impacted.</i></p> <p><i>Encourage the restructure of old and inappropriate subdivisions to reduce development impacts on the environment.</i></p> <p><i>Ensure a sustainable water supply, stormwater management and sewerage treatment for all development.</i></p> <p><i>Minimise the quantity and enhance the quality of stormwater discharge from new development into the ocean, bays and estuaries.</i></p> <p><i>Prevent the development of new residential canal estates.</i></p> <p><b>Clause 11.03-6L-01 – Bellarine Peninsula</b></p> <p><b>Objectives</b></p> <p><i>To ensure development responds to the identity and preferred character of the individual township in which it is located.</i></p> <p><i>To provide attractive and sustainable industrial, commercial, retail, agricultural and tourism development in designated locations, to service the wider Bellarine community.</i></p> <p><b>General strategies</b></p> <p><i>Contain urban development within the protected settlement boundaries identified in the structure plan maps.</i></p> <p><i>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.</i></p> | <p>The proposal helps fulfil strategies laid out in Clause 11 by maintaining the existing coastal and heritage character of the area and reutilising the existing dwelling.</p> <p>All existing stormwater, sewerage and other services will be retained and reused with the development at 7-71 Ewing Blyth Drive.</p> |



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><i>Ensure all other townships provide retail, commercial and community uses and facilities that serve the daily needs of the community.</i></p> <p><i>Retain the land outside protected settlement boundaries as green breaks to preserve agricultural, environmental, tourism, landscape and scenic values.</i></p> <p><b>Barwon Heads strategies</b></p> <p><i>Protect the unique character of Barwon Heads as a coastal village located within a sensitive environment and significant landscape setting.</i></p> <p><i>Ensure development has minimal impact on the indigenous vegetation and landscape character in the environmental significance area.</i></p> <p><i>Reinforce the Hitchcock Avenue shopping centre as the focus of retail activity in Barwon Heads.</i></p> <p><i>Restrict new retail development and discourage industry and warehouse uses in the village centre.</i></p> <p><i>Support the development of Stage 3 of the 13th Beach Resort as a focus for golf that excludes residential development and provides net environmental benefits.</i></p> <p><i>Facilitate the upgrading of the Barwon Heads Village Park and foreshore reserves in accordance with established master plans.</i></p> <p><i>Protect existing street trees and informal landscaping in streets.</i></p> <p><i>Support accommodation diversity, including tourist accommodation, in the increased housing diversity area.</i></p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <p><b>Clause 12 – Environmental and Landscape Values</b></p> <p><b>Clause 12.02-1L Protection of coastal areas Strategies</b></p> <p><i>Restrict development on primary dunes.</i></p> <p><i>Set use or development back from coastal areas, estuaries and coastal wetlands to provide a buffer that is adequate to accommodate coastal recession and the landward migration of coastal wetland vegetation communities such as mangroves and salt marshes.</i></p> <p><i>Minimise the loss of, and wherever possible increase, public access to the foreshore environment.</i></p> <p><i>Limit the number of stormwater outlets to the coast.</i></p> <p><b>Clause 12.02-2S Marine and coastal Crown land Objective</b></p> <p><i>To ensure the use and development of marine and coastal Crown land is ecologically sustainable, minimises impacts on cultural and environmental values, and improves public benefit for current and future generations.</i></p> <p><b>Strategies</b></p> <p><i>Design, locate and maintain buildings and structures to effectively manage:</i></p>                                                                                                                                                                                                                                                                                                                                                      | <p>The development is located within the Barwon Heads Caravan Park, which is surrounded by residential and commercial developments to the north and west with public land to the south, and coastal foreshore and river mouth to the east.</p> <p>The area is primarily developed by camp sites, caravans and cabins as to be expected within a caravan park.</p> <p>The proposed application will not impact the broader environmental, heritage and landscape values of the site and the surrounding area.</p> |



- Any increase in exposure to coastal hazard risk, including rates of sea level rise, erosion, accretion or inundation.
- Exposure to public health and safety risks.
- Any detrimental impacts (in particular increased hazard risk) on neighbouring Crown or private land.
- Adverse effects on the environment and associated uses and values.
- Impact on marine and coastal functions and processes.

Ensure the siting and design of development on marine and coastal Crown land:

- Facilitates shared infrastructure and the use of land for more than one use.
- Uses materials and finishes that are sympathetic to the coastal environment.
- Is durable in the long term.
- Minimises the environmental footprint.

Ensures that use and development on or adjacent to marine and coastal Crown land:

- Maintains safe, equitable public access.
- Improves public benefit.
- Demonstrates need and has a coastal dependency.
- Minimises loss of public open space.
- Policy guidelines

Consider as relevant:

- Any applicable Victorian Environmental Assessment Council recommendations
- The purpose for which land is reserved under the Crown Land (Reserves) Act 1978
- Any relevant environmental management plan or coastal and marine management plan approved under the Marine and Coastal Act 2018 or National Parks Act 1975
- Policy documents

Consider as relevant:

- Marine and Coastal Policy (Department of Environment, Land, Water and Planning, 2020)
- Marine and Coastal Strategy (Department of Environment, Land, Water and Planning, 2022)
- Siting and Design Guidelines for Structures on the Victorian Coast (Department of Environment, Land, Water and Planning, 2020)

#### **Clause 12.05 – Significant Environments and Landscapes**




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**Clause 12.05-1S Environmentally sensitive areas**

**Objective**

*To protect and conserve environmentally sensitive areas.*

**Strategies**

*Protect environmentally sensitive areas with significant recreational value from development that would diminish their environmental conservation or recreational values. These areas include the Dandenong and Macedon Ranges, the Upper Yarra Valley, Western Port and Port Phillip Bay and their foreshores, the Mornington Peninsula, the Yarra and Maribyrnong Rivers and the Merri Creek, the Grampians, the Gippsland Lakes and its foreshore, the coastal areas and their foreshores, Alpine areas and nominated urban conservation areas, historic buildings and precincts.*

**Clause 12.02-2S Landscapes**

**Objective**

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

**Strategies**

*Ensure significant landscape areas such as forests, the bays and coastlines are protected.*

*Ensure development does not detract from the natural qualities of significant landscape areas.*

*Improve the landscape qualities, open space linkages and environmental performance in significant landscapes and open spaces, including green wedges, conservation areas and non-urban areas.*

*Recognise the natural landscape for its aesthetic value and as a fully functioning system.*

*Ensure important natural features are protected and enhanced.*

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## 5.3 Zone

### 5.3.1 Clause 36.02 Public Park and Recreation Zone

The site is included within the Public Park and Recreation Zone (PPRZ) under the Greater Geelong Planning Scheme.

The Public Park and Recreation Zone includes the following stated purposes:

- *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.*

Pursuant to Clause 36.02-2, a planning permit is required to construct a building or carry out works.

### 5.3.2 Clause 36.02-2 – Permit Requirement

A permit is required to:

- *Construct a building or construct or carry out works. This does not apply to:*
  - *Pathways, trails, seating, picnic tables, drinking taps, shelters, barbeques, rubbish bins, security lighting, irrigation, drainage or underground infrastructure.*
  - *Playground equipment or sporting equipment, provided these facilities do not occupy more than 10 square metres of parkland.*
  - *Navigational beacons and aids.*
  - *Planting or landscaping.*
  - *Fencing that is 1 metre or less in height above ground level.*
  - *A building or works shown in an Incorporated plan which applies to the land.*
  - *A building or works carried out by or on behalf of a public land manager, Parks Victoria or the Great Ocean Road Coast and Parks Authority, under the Local Government Act 2020, the Reference Areas Act 1978, the National Parks Act 1975, the Fisheries Act 1995, the Wildlife Act 1975, the Forest Act 1958, the Water Industry Act 1994, the Water Act 1989, the Marine Safety Act 2010, the Port Management Act 1995 or the Crown Land (Reserves) Act 1978.*

The application seeks to construct or carry out works associated with an existing building, and the works are not in by or on behalf of a public land manager, therefore a planning permit is required.

### Decision Guidelines Response

- *The Municipal Planning Strategy and the Planning Policy Framework.*

As discussed within Sections 5.1 and 5.2 of this report a detailed assessment as to how the proposal meets the requirements of the Municipal Planning Strategy and Planning Policy Framework.

- *The comments of any public land manager or other relevant land manager having responsibility for the care or management of the land or adjacent land.*

MaCA Consent has been obtained under the Coastal Crown Land from the Department of Energy, Environment and Climate Action, ref: SP490933; refer to Appendix 5.

- *Whether the development is appropriately located and designed, including in accordance with any relevant use, design or siting guidelines.*



The proposed development is in keeping with the intent of the Barwon Heads Discovery Centre. The works undertaken will improve the long-term survival of the centre, with significant improvements to access, security, weather protection, and community participation.

The proposed changes to the external component of the site have been designed to work with and enhance the building's and the area's heritage character. The overall changes will complement the existing overall precinct within the Barwon Heads Caravan Park and broader Barwon Heads Community.



## 5.4 Overlays

### 5.4.1 Clause 42.03 Significant Landscape Overlay – Schedule 16 (SLO16)

The subject site is fully subject to the Significant Landscape Overlay, purposes of which are:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify significant landscapes.
- To conserve and enhance the character of significant landscapes.

A planning permit is required to construct a building or construct or carry out works and all objectives in the Schedule to the Overlay must be met.

#### Statement of nature and key elements of landscape

*The Barwon River (Parwan) forms part of the connected system of rivers within the Barwon catchment (Barre Warre Yulluk). The river has intrinsic spiritual connections and living cultural heritage significance to Traditional Owners and is of high natural and landscape value.*

*Due to the topography and landscape of the river, bushfire is a present risk in some locations along the corridor.*

*The landscape of the main reach of the Barwon River commences at the confluence of the river's East and West Branches at Yeodene. The river then flows through Birregurra and Winchelsea and converges with the Leigh River (Waywatcurtan) at Inverleigh. From Inverleigh, it meets the Moorabool River (Mooroobull) at Fyansford.*

*The river generally flows across an open landscape of gently undulating hills, incised into the volcanic plains, set within channels of varying depths and widths. The agricultural and rural landscape is visually open and generally sparsely vegetated. Within this setting, the riparian corridor forms a green spine through the landscape with Floodplain Riparian Woodland and Shrublands flanking the river. Riparian vegetation includes examples of River Red Gums (Biyal), Blackwood (Burn-naa-look), and Silver Wattles. The riparian corridor provides important habitat for threatened species like the Platypus (Wad-dirring), Australian Grayling, and Yarra Pygmy Perch. In addition to indigenous species there are extensive examples of weeds, such as Willows and Glyceria which, at points, congest the river.*

*At Birregurra, the Barwon River is characterised by pockets of open space abutting the river and with evidence of river rehabilitation. At Winchelsea, the river flows through the centre of the town in a modest, vegetated channel where river restoration works have been undertaken.*

*At Inverleigh the river converges with the Leigh River. The confluence is of high cultural value to Wadawurrung Traditional Owners, and open space and walking trails characterise the river setting.*

*From Fyansford to Breakwater the river flows through Geelong (Djilang), with urban development located on both sides of the river. Through Geelong, the river is visually dominant and generally flanked by large open spaces and parklands. In some areas the setback to the corridor is reduced with development backing onto the river and there are opportunities to repair and enhance the river and its interfaces.*

*The river setting is an important characteristic of Geelong, with the natural riparian corridor forming a strong and distinct green spine through the urban landscape and comprising an important linear park network.*

*From Breakwater, the river flows into the Lake Connewarre (Connewarre) system, an area of high cultural significance to Wadawurrung Traditional Owners. The system forms a series of Ramsar protected lakes and wetlands, part of the Connewarre Wildlife Reserve. Through this area, the river is characterised by indigenous vegetation which supports the unique ecology of the region.*



*From the Lake Connewarre system, the river is fringed by mangroves and the beaches of Barwon Heads and Ocean Grove. The final section of the river is characterised by river channelling through sandbars and mudflats, and views of Barwon Bluff, Ingamells Bay and Bass Strait beyond.*

## **Landscape character objectives to be achieved**

*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.*

## **Decision Guidelines Response**

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

- *Whether the scale, form, siting and design of buildings and works:*
  - *Present new buildings that are sensitively integrated with the natural landscape setting of the waterway corridor, including vegetation.*
  - *Provide suitable heights, avoid visual bulk, are stepped back from the frontage of the waterway corridor and adjacent public open space and use materials, colours and finishes that are sensitively integrated with the natural landscape setting of the waterway corridor.*
  - *Manage and limit new light spill and overshadowing on the waterway, adjacent public open space, and pedestrian and bicycle paths.*
  - *Result in soil disturbance that impacts the banks of the waterway or water quality.*

The proposed scale of the building is generally within the existing footprint of the building, with the works seeking to enhance the existing character of the building and improve public access and use of the space.

The proposed changes to the building avoid visual bulk, use complementary materials, and remove existing visually bulky elements, such as the roller along the entry, in favour of a more heritage-sympathetic portico to encourage entry to the site and provide shelter. The overall design maintains the existing bungalow style of the build.

The proposed materials and colours are in keeping with the existing palette for the site, with horizontal weatherboards, timber battens, simple pitched and angled roofs in a bottle green trim and pale green wall colour to match the existing structure.

- *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.*



- o *Within the vegetation canopy along the waterway corridor.*

The proposed buildings and works are primarily contained within the site's existing building footprint, and the overall height of the building will remain unchanged. The site is located within close proximity to a waterway corridor within an existing park reserve. The works are consistent with the intent of the reserve and will not cause an adverse visual impact.

- *Whether the spacing between buildings allows for:*
  - o *the planting of appropriate vegetation and canopy trees to filter views of the development; and*
  - o *the maintenance of views to the waterway corridor.*

The existing building and immediate surroundings are nestled within the existing landscaping and canopy trees, with the heritage building presenting as nestled amongst the native trees and shrubs that form the Barwon Heads Reserve.

- *Whether the development results in the loss of public access to the waterway and its parklands or creates inappropriate access to the waterway and its parklands.*

The proposed will not impact or detract from the parklands, and as part of the works, improvements to the access and connections have been included to improve public access as a whole for the discovery centre.

#### **5.4.2 Clause 43.01 Heritage Overlay – HO1666**

The subject site is partially subject to the Heritage Overlay, purposes of which are:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To conserve and enhance heritage places of natural or cultural significance.*
- *To conserve and enhance those elements which contribute to the significance of heritage places.*
- *To ensure that development does not adversely affect the significance of heritage places.*
- *To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.*

A planning permit is required to construct a building or construct and carry out works and all objectives in the overlay must be met.

#### **Decision Guidelines Response**

*Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:*

- *The Municipal Planning Strategy and the Planning Policy Framework.*

As discussed within Sections 5.1 and 5.2 of this report a detailed assessment as to how the proposal meets the requirements of the Municipal Planning Strategy and Planning Policy Framework.

- *The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.*

The building subject to the application is considered significant at a local level, along with the former Lobster Pot Dance Hall. The proposed works seek to enhance and repair the existing building to ensure long-term preservation whilst also providing internal modernisation and compliance with modern disability access requirements, security, and usability features.



- *Any applicable statement of significance (whether or not specified in the schedule to this overlay), heritage study and any applicable conservation policy.*

The proposed design has been considered against the local statement of significance and pre-application notes prepared by David Rowe; the proposed buildings & works, as proposed, are considered to be in keeping with the statement.

- *Any applicable heritage design guideline specified in the schedule to this overlay.*

N/A

- *Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place.*

The proposed works are in keeping with the location, bulk, form and appearance of the existing building with the exception of a new portico at the front of the building, this portico is more in keeping with this style of interwar bungalow building and is considered it will enhance the overall significance of the heritage building.

- *Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place.*

The proposed works are in keeping with the location, bulk, form, and appearance of the existing building, except for a new portico at the front of the building. This portico is more in keeping with this style of interwar bungalow building and is considered to enhance the overall appearance of the other existing buildings within the Barwon Heads Caravan Park

- *Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.*

The proposed areas of demolition are sections not considered to be of heritage significance, as well as lean-tos from previous iterations of the building. The proposed reconstruction of these spaces, more in keeping with their heritage characteristics, will enhance the significance of the local place.

- *Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.*

It is considered that the works will enhance the character, appearance, usability and ultimately functionality of the site as a whole.

- *Whether the proposed sign will adversely affect the significance, character or appearance of the heritage place.*

The proposed signage has been designed to blend with the existing buildings to ensure the building remains the focal point of the site rather than signage used primarily for identification purposes only.



## 6. PARTICULAR PROVISIONS

### 6.1.1 Clause 52.05 – Advertising Signs

Pursuant to Clause 52.05-11, the site is within the Public Park and Recreation Zone is a Category 4 (Sensitive Area). Under this Category, Directional Signage is a Section 1 – Permit not required without conditions attached.

Under this Category, Business Identification Signs is a Section 2 (Permit Required) and has the following condition

*The total display area to each premises must not exceed 3 sqm. This does not apply to a Business identification sign on land used for a Freeway service centre or Service station.*

The proposal seeks to replace the existing signage on the site with the existing business identification sign at the front of the building, and the side of the building is being replaced with two smaller business identification signs totalling 3 sqm at the front and rear entries of the site, as well as a small 1sqm directional sign provided to direct pedestrians to the entry of the site.

The proposed signage meets the requirements of Clause 52.05, and the signage is not sought to be illuminated, has been considered with the overall design of the heritage building, and will not impact the views, vista, streetscape, landscape, or character of road safety through the proposed design and location of the signs.

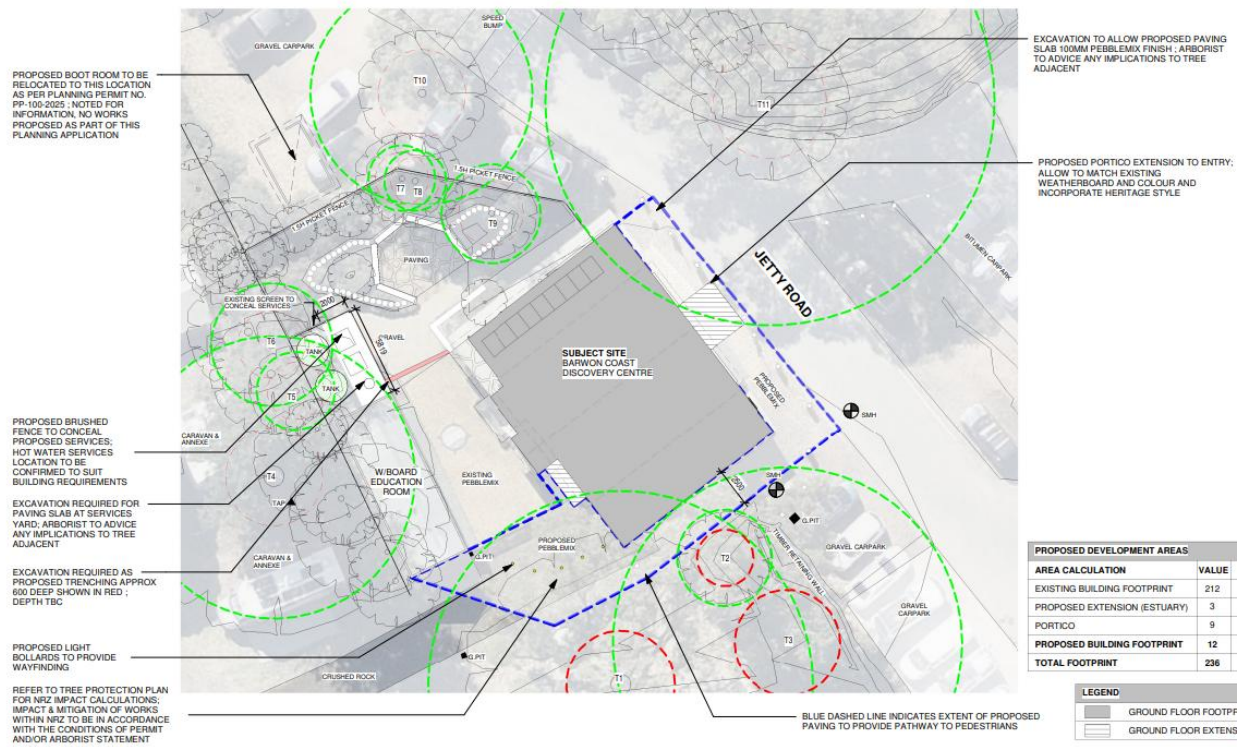
### 6.1.2 Clause 52.17 – Native Vegetation

Pursuant to Clause 52.17-1, a planning permit is required to remove, destroy or lop native vegetation, including dead vegetation (subject to the exclusions noted in the Clause). 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 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.*

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

The application affects three trees: T1, T2, and T3 on the submitted application plans. Trees 2 & 3 are impacted by less than 10% onto the Nominal Root Zone, and these impacts will be monitored by the Arborist on site during construction. Tree 1 is impacted between 10 & 20% to the Nominal Root Zone. We refer to the attached arborist comments (Appendix 4) regarding the methodology for protecting the tree. There is no removal of vegetation required to be undertaken as part of the application, and therefore no permit is required under Clause 52.17.





## 7. CONCLUSION

The proposed alterations and additions to the existing heritage building known as the Barwon Coast Discovery Centre at 7-71 Ewing-Blyth Drive in Barwon Heads are consistent with the relevant objectives and policies set out in the Municipal Planning Strategy and Planning Policy Framework of the Greater Geelong Planning Scheme.

The subject site can be developed and serviced with minimal impact on existing infrastructure and natural values of the site, and with an overall environmental benefit to the site and surrounds through better management of values and threats on the property, whilst also ensuring the heritage character of the building is retained.

The proposal is commended to Council, and, on behalf of our client, we look forward to a positive outcome from the application.



**APPENDIX 1 – CERTIFICATE OF TITLE**



**APPENDIX 2 – PHOTOS OF THE SITE AND SURROUNDS**



**APPENDIX 3 – ARCHITECTURAL DESIGN PLANS**



**APPENDIX 4 – ARBORIST STATEMENT**



**APPENDIX 5 – MaCA CONSENT**