

Ocean Grove Structure Plan

Review

Consultation Brochure

May 2015



INTRODUCTION

WHAT IS A STRUCTURE PLAN?

A structure plan is the strategic framework for the growth and development of the town. It identifies:

- > strategic planning issues to manage growth and change
- > community visions and aspirations
- > elements of the town's character and natural environment to be protected
- > preferred future direction for new growth, development and infrastructure

A structure plan is used by Council to apply local planning policy, planning zones and overlays to guide new development and protect the existing character of the town.

PURPOSE OF THE REVIEW

The Ocean Grove Structure Plan was prepared in 2006 and adopted by Council in 2007. The 2007 plan was a major review of the directions and strategies for the township. The timeline for development and implementation of the Structure Plan is shown below.

This review will update the strategic planning framework up to the year 2031. The Structure Plan requires a minor review of development rates and lot supply within the township every 5 years. This will ensure there is enough land supply to meet the needs of the growing population.

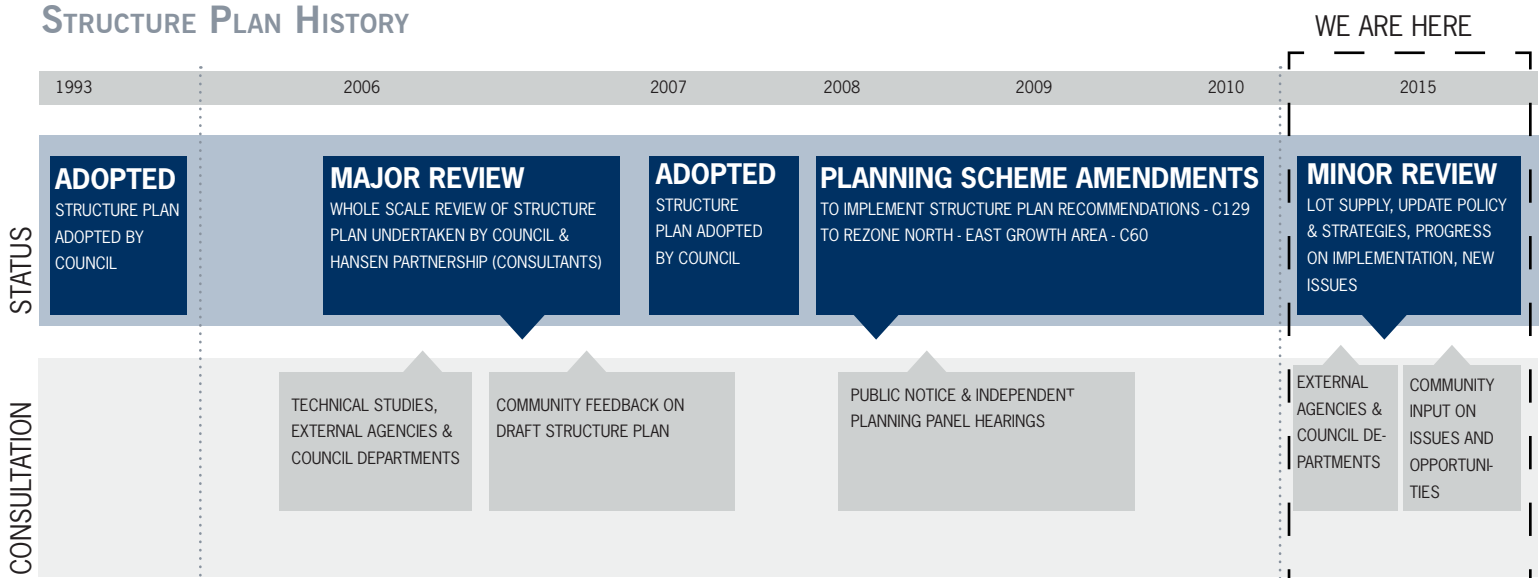
In addition, this review will identify any changes to state and local policy, new Council strategies or projects, new issues facing the town and progress on implementing the recommendations of the Structure Plan.

EXISTING STRUCTURE PLAN DIRECTIONS

By 2020, Ocean Grove will be a sustainable sized community with:

- > A distinctive character, making it a desirable place to live, visit and work
- > Excellent range of retail and commercial services and employment opportunities
- > A reputation for providing a broad range of environmentally sensitive coastal and rural based tourist activities and accommodation, associated with the beach and wetlands, arts, food and wine
- > A mix of housing choices for all residents and which apply energy and water conservation principles
- > A built form which creates an attractive and unique coastal character
- > A successful and viable Town Centre which is attractive and vibrant with ample parking, a good mix of activities and convenient pedestrian access
- > Appropriate community and social services and infrastructure which meet community needs
- > A coastal environment which is highly valued, accessible and managed in a manner which enhances and protects environmental, landscape and habitat values
- > An interconnected environment with safe and attractive pedestrian/bicycle and open space linkages, attractive streetscapes and a functional road network serviced by a local public bus service.

STRUCTURE PLAN HISTORY



EXISTING STRUCTURE PLAN 2007



LEGEND

settlement boundary 2020		improved pedestrian connection		restricted retail		tourist node	
long term boundary beyond 2020		collector road		swimming pool & other sports use		tourist & cultural focus	
north-eastern growth area		bike path		industrial (new INZ3)		further investigation site	
activity centres		duplication & improvement		school		industrial buffer treatments	
proposed medium density housing		urban edge treatment		parkland		sewerage pumping station	
future residential designation		streetscape upgrade		major junction - intersection treatment		zoned substation - electricity	
low-density rural living		entry point		improved access to beach			
2-3 storey medium density housing node		alternative route signage					

This document provides an overview of the recommendations for the existing Structure Plan, key trends and projects since the adoption of the Structure Plan and the process for review. A full copy of the existing Structure Plan is available to download at www.geelongaustralia.com.au/council/yoursay or available to view at **100 Brougham Street, Geelong** or **Ocean Grove Customer Service Centre, 66-70 The Avenue**.

KEY ISSUES

URBAN GROWTH

State and local planning policy identify Ocean Grove as having high capacity for growth.

The Structure Plan directs this growth to the *North-East Growth Area*. The decision to grow the town northwards was to protect the fragile coastal environments to the east and west of the town.

The current estimated population of Ocean Grove is **13,581**. This is forecast to grow to between 16,800 and 18,300 by 2031.

The Structure Plan planned for significantly higher population growth than is actually occurring on the ground. It anticipated a population growth rate of **4.0%** and a resulting total population of 21,000 people by 2020.

The actual growth rate for the period 2006 - 2011 was **2.21%** per annum.

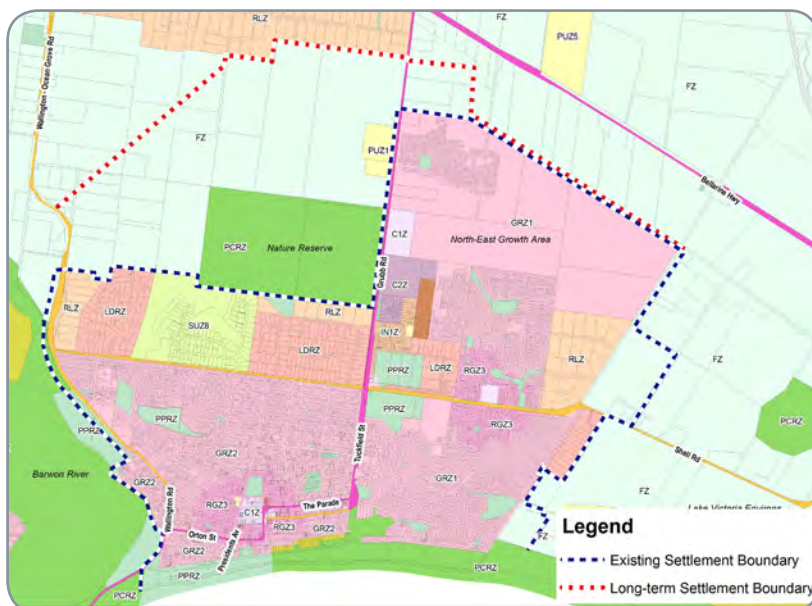
The Structure Plan identified two settlement boundaries:

- > existing settlement boundary - to accommodate a population of 21,000
- > long term settlement boundary (indicative) - to accommodate a population of 25,000 - 30,000

The existing and long term settlement boundaries are shown in the figure below.

The Greater Geelong Planning Scheme *Clause 11.02-1 Supply of Urban Land* directs that sufficient residential land supply should be available to accommodate population growth for a 15 year period.

As at 2013, there was a total of 4,377 lots available within the existing settlement boundary. At a current average annual dwelling approval rate of 151 dwellings, this equates to approximately **28 years land supply** in Ocean Grove.



The main purpose of the Structure Plan review is to determine if there is sufficient land supply to meet the needs of the growing population. The evidence suggests there is sufficient land. Therefore, there is no need to identify further land beyond the existing settlement boundary.

INCREASED HOUSING DIVERSITY AREAS (IHDAs)

The ageing population and declining household size mean that there is a need to plan for a range of housing types.

Council's housing policy encourages residential development at increased densities and building heights around shopping areas and train stations. In Ocean Grove, these IHDAs are:

- > 400m walking distance of Ocean Grove Town Centre
- > 400m walking distance of Marketplace shopping centre

Supporting the consolidation of land around activity centres also helps reduce urban sprawl and make better use of existing infrastructure.

Council has a local planning policy specific to coastal IHDAs which seeks to ensure new housing development contributes to the coastal character of the town.

NEIGHBOURHOOD CHARACTER

The established character of the town is highly valued by the community and Council. The undulating coastal setting, low scale buildings and vegetated streetscapes where the public and private realm are blurred are integral to this character. Examples of the established neighbourhood character are shown below.

There are a number of overlays in place to protect the special characteristics of individual areas of Ocean Grove. These include:

- > Design and Development Overlay 14- View sharing
- > Significant Landscape Overlay 7- Coastal Areas

The Structure Plan review will investigate the role of existing planning controls and whether there is a need to improve or prepare additional measures to protect the valued neighbourhood character of the township.



Open streetscapes, sweeping views and modern houses in Collendina



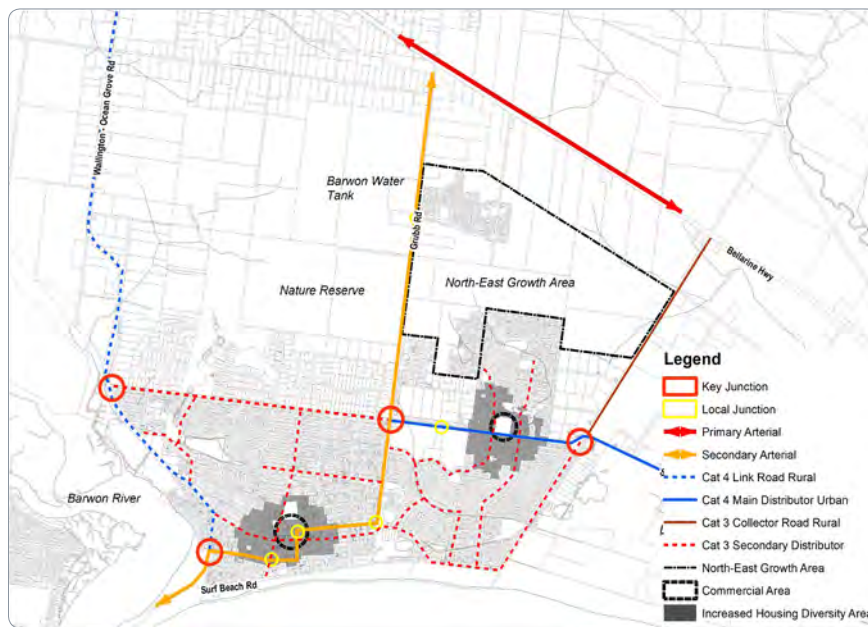
Highly vegetated streetscapes south of Thacker Street

KEY ISSUES

ACCESS AND MOVEMENT

The established road network focuses on a number of key routes including Grubb Road, Shell Road, Wallington Road, The Parade and The Avenue. There is a need to define a clear road network hierarchy that allocates priority road use by transport mode, place and time of day.

The duplication of Grubb Road remains a key priority for the Structure Plan and VicRoads. However, no timeframe has been committed for these works.



The Ocean Grove Town Centre Urban Design Framework found that the arterial road network was a significant barrier to pedestrian amenity and safety.

The UDF considered the diversion of the arterial road (The Parade) to The Terrace. These works remain a long term priority. They are unachievable in the short to medium term due to the high costs associated with the connection to Tuckfield Street. A phased approach is proposed for road upgrades to meet community priorities and available funding.

Pedestrian and bicycle networks should also be improved to ensure the community has good access to key activity areas and destinations. This can be achieved through the implementation of a Principal Pedestrian Network and the implementation of the G21 Principal Bicycle Network.



Lack of footpaths near The Terrace



Lack of cycle infrastructure on Thacker Street

NATURAL ENVIRONMENT

Ocean Grove is acknowledged for its significant natural landscapes, natural habitats and biodiversity, coastal setting, and substantial range of recreational options. The figure below shows some of these areas.

The majority of these significant environmental and landscape areas are protected by planning controls such as Vegetation Protection Overlays, Significant Landscape Overlays and Environmental Significance Overlays.

The landscape and coastal setting of Ocean Grove helps define the future direction of the township. These natural constraints to future growth require careful protection and management.

The township also benefits from significant recreational/open space areas including Kingston Park and the Shell Road Reserve. Kingston Park also contains significant remnant vegetation.

Street trees are often remnant in the older areas. Native and indigenous streetscape plantings provide an opportunity to further reinforce the coastal character of the town. Avoiding the removal of remnant trees in the public and private realm when blocks are redeveloped is important to maintaining the character and biodiversity of the town.



Begola wetlands reserve



Ocean Grove Nature Reserve



TELL US WHAT YOU THINK ARE THE KEY ISSUES FOR OCEAN GROVE TO BE CONSIDERED IN THE STRUCTURE PLAN

How to provide feedback

- 1

Complete the Feedback survey at the Drop-In Information Session: 4:30-7:30pm on Monday 25 May 2015 at the Boorai Centre, 4-50 Shell Road, Ocean Grove
- 2

Send a written submission to Planning Strategy, City of Greater Geelong, PO Box 104, Geelong, VIC 3220 or The Grove Centre, 66-70 The Avenue, Ocean Grove
- 3

Email a written submission to Planning Strategy at planningstrategy@geelongcity.vic.gov.au
- 4

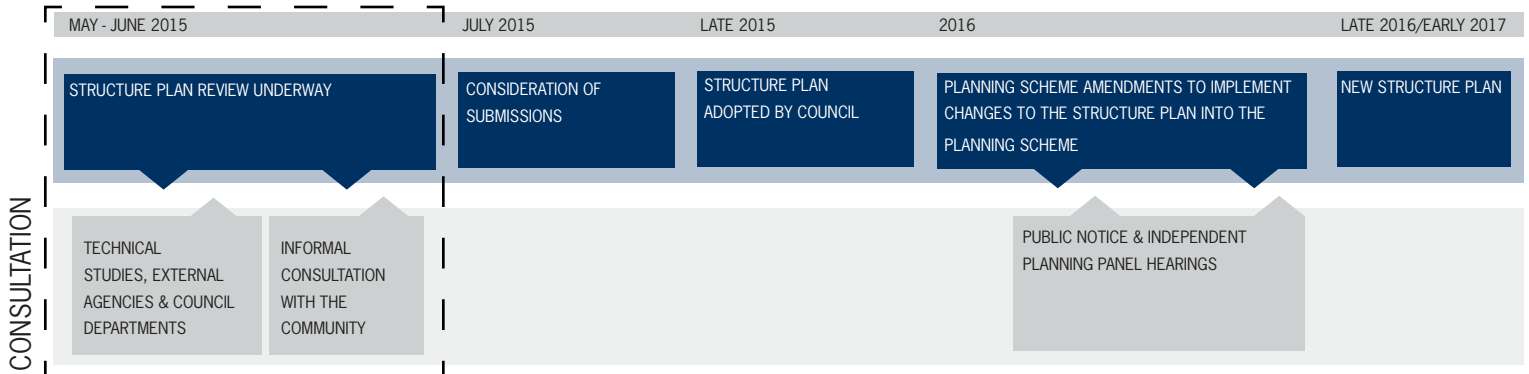
Visit www.geelongaustralia.com.au/council/yoursay to download and complete a hard copy of the survey or make an online submission

NEXT STEPS

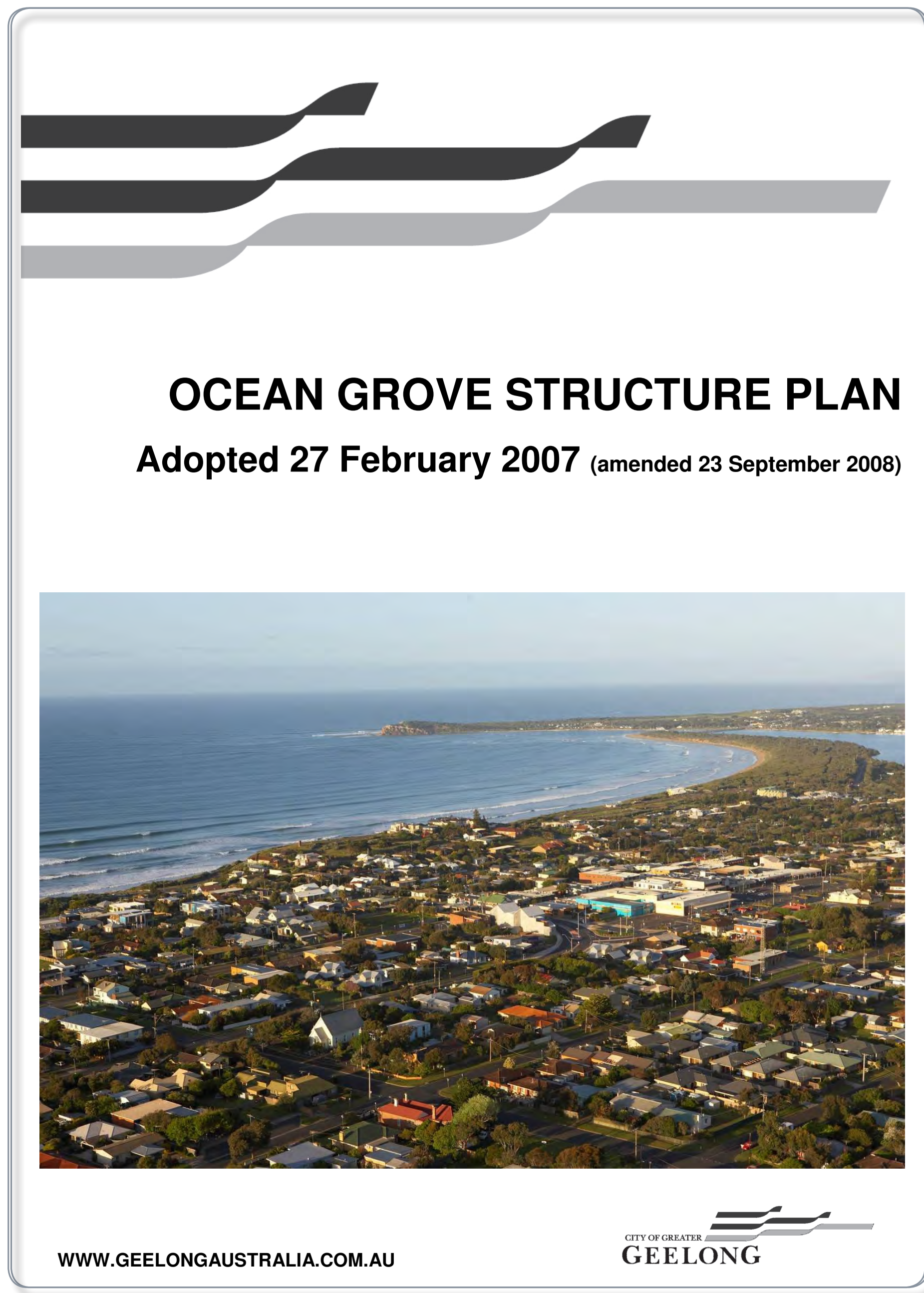
- Submissions close on **29 June 2015**.
- Council officers will consider all submissions and present the final Structure Plan to Council for adoption in late 2015.
- Following Council adoption, a formal planning scheme amendment to implement any new directions of the Structure Plan will be initiated.

STRUCTURE PLAN REVIEW FRAMEWORK

WE ARE HERE



Ocean Grove Structure Plan Review Community Consultation - May 2015



WHAT IS A STRUCTURE PLAN?

A structure plan is the strategic framework for the growth and development of the town.

It identifies the strategic planning issues that must be addressed to manage the growth and change, includes community visions and aspirations, the elements of the town's character and natural environment to be protected and identifies the preferred future direction for new growth and development.

Structure plans are used by Council to apply local planning policy, planning zones and planning overlays to guide new development and protect the existing character of townships or suburbs.

EXISTING STRUCTURE PLAN

The Ocean Grove Structure Plan was prepared in 2006 and adopted by Council in 2007. The 2007 plan was a major review of the directions and strategies for the township. The timeline for development and implementation of the structure plan is shown below.

The Structure Plan provides principles and directions relating to:

- > Urban Growth
- > Settlement and Housing
- > Infrastructure
- > Natural Environment
- > Economic Development and Employment
- > Rural Areas

The Structure Plan directions have the aim that by 2020 Ocean Grove will be a sustainable sized community with:

- > A distinctive character, making it a desirable place to live, visit and work
- > Excellent range of retail and commercial services and employment opportunities
- > A reputation for providing a broad range of environmentally sensitive coastal and rural based tourist activities and accommodation, associated with the beach and wetlands, arts, food and wine
- > A mix of housing choices for all residents and which apply energy and water conservation principles
- > A built form which creates an attractive and unique coastal character
- > A successful and viable Town Centre which is attractive and vibrant with ample parking, a good mix of activities and convenient pedestrian access
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PURPOSE OF THE REVIEW

The review will update the strategic planning framework up to the year 2031.

The Structure Plan requires a minor review of development rates and lot supply within the township every 5 years. This will ensure there is enough land supply to meet the needs of the growing population.

In addition, this review will identify any changes to state and local policy, new Council strategies or projects, new issues facing the town and progress on implementing the recommendations of the existing Structure Plan.

The recommendations under each of the themes are detailed on the following posters.

STUDY AREA

The study area for the structure plan is shown in the figure 1 below. As this is a minor review only, it is not proposed to alter the study area boundary.



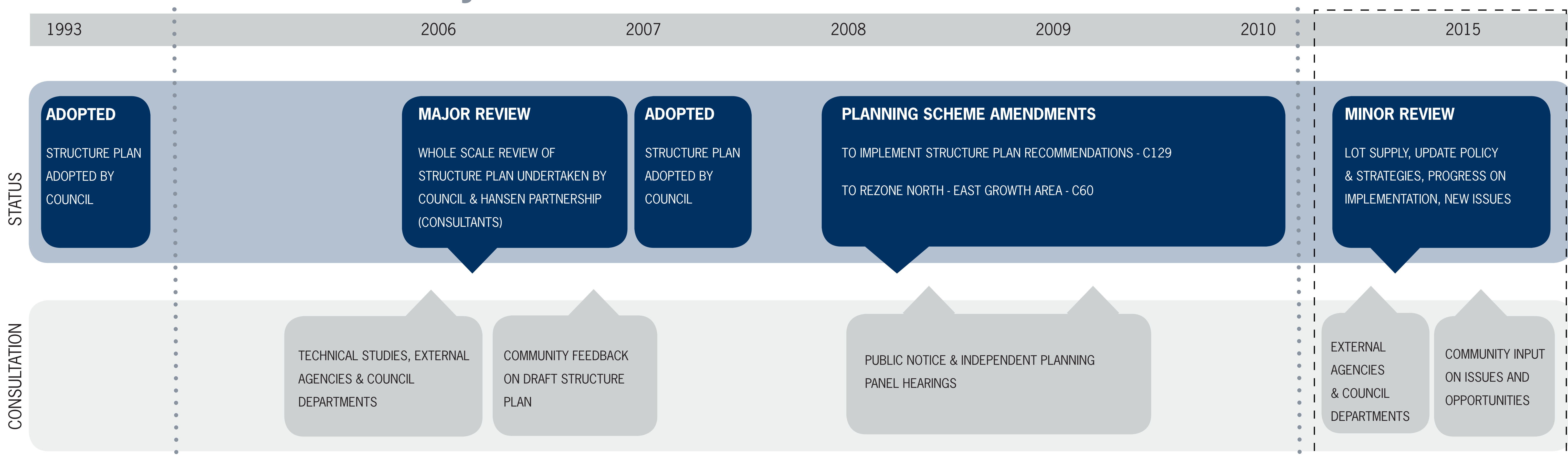
Figure 1: Study area boundary

2007 VISION

Ocean Grove is a major township offering a range of lifestyles, culture and natural environmental assets. While it is a designated growth town, Ocean Grove will retain its coastal urban character and protect and promote the attributes of the natural environment. As an integral part of the Bellarine Peninsula, Ocean Grove shares the attributes of the other townships, the rural sector and our natural environment. Active community participation is encouraged to maintain all these linkages and attributes.

Ocean Grove Community Vision - Bellarine Peninsula Strategic Plan 2006 - 2016

Structure Plan History





Ocean Grove Structure Plan Review Community Consultation - May 2015

WHAT'S BEEN DONE TO IMPLEMENT THE STRUCTURE PLAN?



STILL TO DO?

The following key infrastructure projects were recommended in the previous structure plan and have not been completed yet:

- > **Duplication of Grubb Road**
 - * VicRoads responsibility
- > **Connection of Tuckfield Street to The Terrace**
 - * Council & VicRoads responsibility
- > **Marlin Drive and Tuckfield Street intersection signalisation**
 - * Funding committed by the State Government
- > **Orton Street and Presidents Avenue intersection signalisation**
 - * VicRoads responsibility
- > **Streetscape upgrade works at key gateways to the town including signage, tree planting and landscaping**
 - * Council & VicRoads responsibility
- > **Town loop bus service**
 - * PTV responsibility
- > **Footpath and cycle path network upgrades**
 - * Council committed in 2015/16 budget to developing the Principal Pedestrian Network
 - * Council has adopted G21 Principal Bike Network

Ocean Grove Structure Plan Review Community Consultation - May 2015

URBAN GROWTH

State planning policy identifies Ocean Grove as having high capacity for growth. The town, along with Leopold and Drysdale, is identified as a residential growth location on the Bellarine Peninsula in state and local planning policy.

NORTH-EAST GROWTH AREA

The existing Structure Plan directs this growth to the *North-East Growth Area*, which is currently under construction. The decision to grow the town northwards was to protect the area's fragile coastal environment to the east and west of the town. The existing settlement boundary is shown in figure 6.

In addition to housing, the north-east growth area will include a new shopping centre and bulky goods retail area on Grubb Road, an industrial area, local parks and sports ovals. The initial planning for the area included a new school site. However, at the time of approving the plans, the Department of Education and Training did not support the need for a new school. The approved development plans are shown in figure 1.

The growth area comprises two estates with a total capacity of approximately 3,200 dwellings. A population of approximately 6,200 people will be accommodated in the new estates. The Oakdene and Kingston Downs Estates are well under construction with over 200 dwellings completed as of March 2015.

POPULATION GROWTH

The current estimated population of Ocean Grove is 13,581. This is forecast to grow to between 16,800 and 18,300 by 2031.

The Structure Plan planned for significantly higher population growth than is actually occurring on the ground. It anticipated a population growth rate of 4.0% and a resulting total population of 21,000 people by 2020.

The actual growth rate for the period 2006 - 2011 is 2.21% per annum. The actual and predicted growth rates are shown in figure 2.

ANNUAL DWELLING APPROVALS & LOT SUPPLY

An alternative measure of growth is the building of new houses. Table 1 shows annual dwelling approvals in greenfield areas and infill development in established areas.

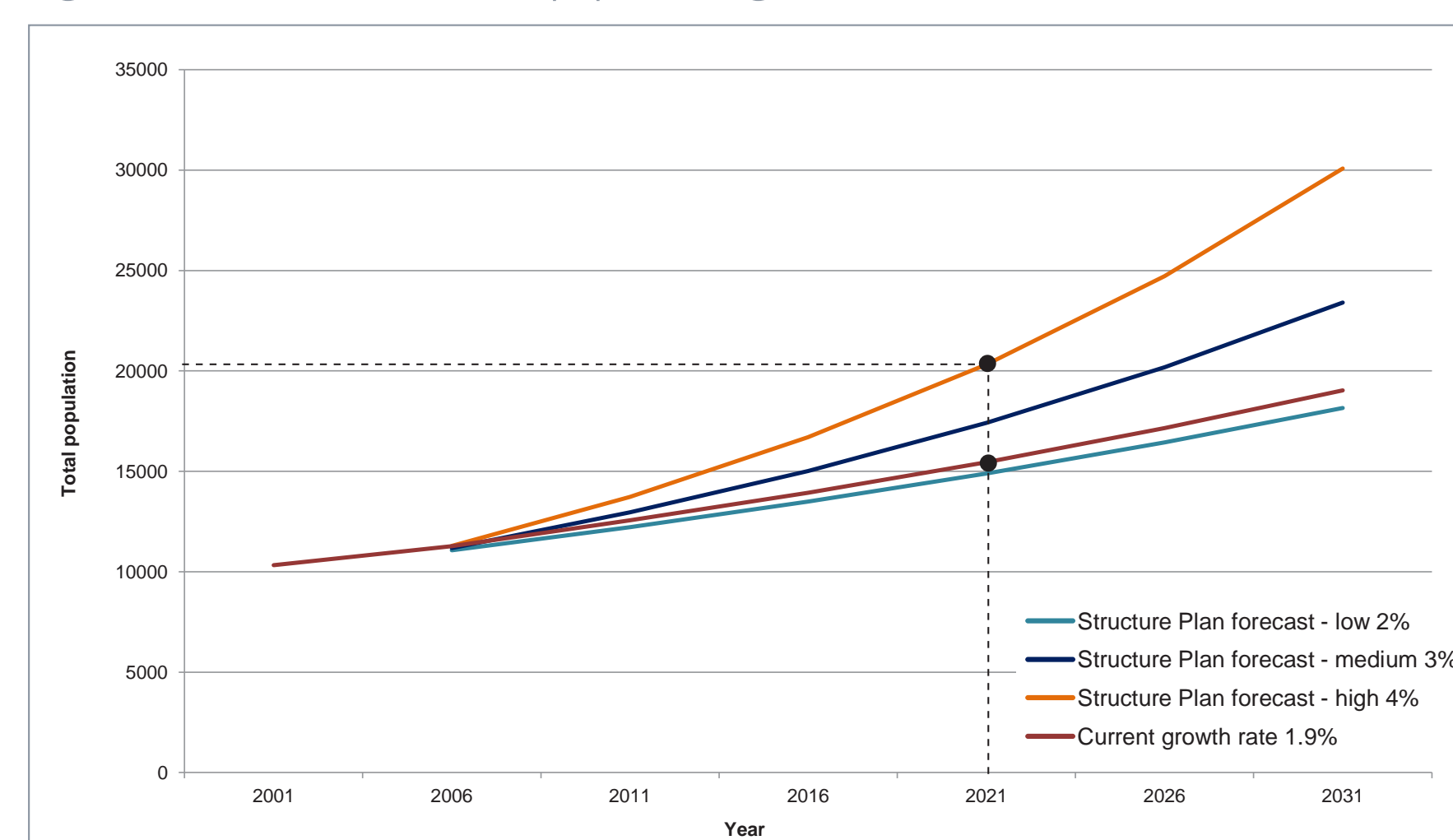
In recent years, dwelling approvals have increased on the basis of development commencing in the north-east growth area. Infill development accounts for approximately 20-30 dwellings per annum.

Table 1: Historical Dwelling Approvals

Year	Approvals	Year	Approvals
2001/2002	197	2008/2009	147
2002/2003	175	2009/2010	209
2003/2004	147	2010/2011	182
2004/2005	100	2011/2012	107
2005/2006	101	2012/2013	169
2006/2007	92	2013/2014	189
2007/2008	148	Average	151

Source: City of Greater Geelong - Economic Indicators Bulletin

Figure 2: Actual and forecast population growth rates from 2007 Structure Plan



Source: ABS - 2001 & 2006 Census, Ocean Grove Structure Plan 2007

Council's preferred source of establishing land supply within the municipality and for individual townships is the *G21 Region Residential Land Supply Monitoring Project*.

Figure 3 shows the location and indicative timing of the release of existing residential zoned land in Ocean Grove inc. rural residential land and areas identified for residential development but not yet rezoned.

Note: The map does not show the expected delivery of residential lots within the Yellow Gums estate.

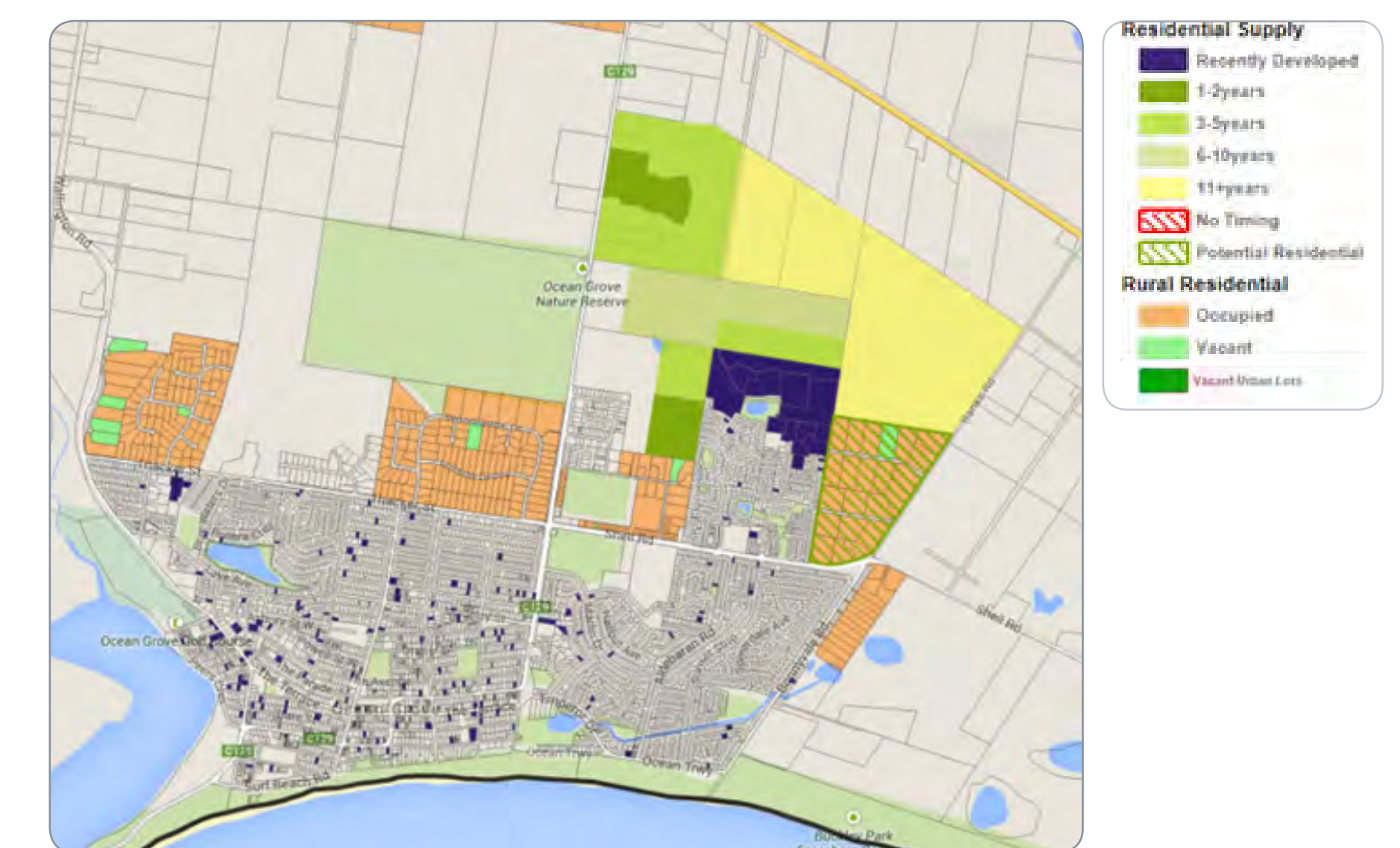
The land supply report map is indicative of anticipated release timing and not a reflection of years supply or adequacy of supply.

The Greater Geelong Planning Scheme *Clause 11.02-1 Supply of Urban Land* directs that sufficient residential land supply should be available to accommodate population growth for a 15 year period.

As at 2013, there is a total of 4,377 lots available within the existing settlement boundary (See Table 2).

At a current average annual dwelling approval rate of 151 dwellings this equates to approximately 28 years land supply in Ocean Grove.

Figure 3: Land supply and development timing



Source: Spatial Economics- Land Supply and Monitoring Tool 2013

Table 2: Land supply - as at March 2013

Suburb	Broad hectare	Potential residential (unzoned)	Vacant Urban Lots	Rural Residential	Total (lots)
Ocean Grove	3,929	436	404	12	4,377

Source: Spatial Economics- Land Supply and Monitoring Tool 2013

SETTLEMENT BOUNDARY

The Structure Plan identified two settlement boundaries:

- > existing settlement boundary - accommodate a population of 21,000
- > long - term settlement boundary - accommodate a population of 25,000 - 30,000

The existing and long - term settlement boundaries are shown in figure 6.

The main purpose of the structure plan review is determine if there is sufficient land supply to meet the need of the growing. The evidence suggests there is sufficient land and, therefore, no need to identify further land beyond the existing settlement boundary.

All identified land within the settlement boundary is planned and has access to services, subject to

upgrading requirements etc. Certainty about future growth is provided to residents and landowners by defining a clear coastal settlement boundary for Ocean Grove.

As the growth rates are significantly lower than planned for in the existing Structure Plan, the relevance of the indicative "long term settlement boundary for the period beyond 2021" is limited.

The need to plan for additional growth should be considered in future structure plans when land supply falls below 15 years supply.

QUESTION: SHOULD THE INDICATIVE LONG TERM SETTLEMENT BOUNDARY BE REMOVED FROM THE STRUCTURE PLAN?

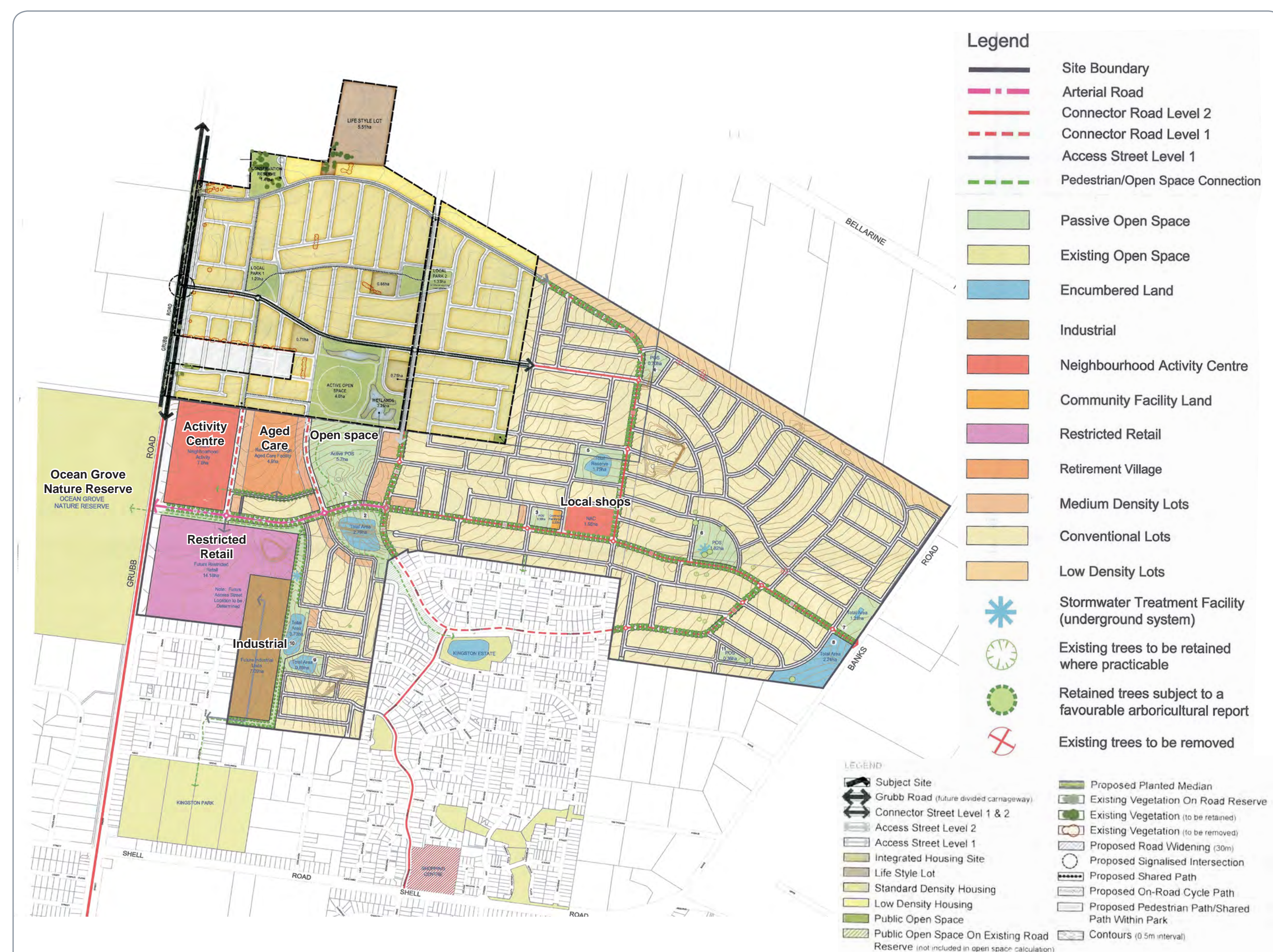


Figure 1: Kingston Downs and Oakdene Estate approved Development Plans

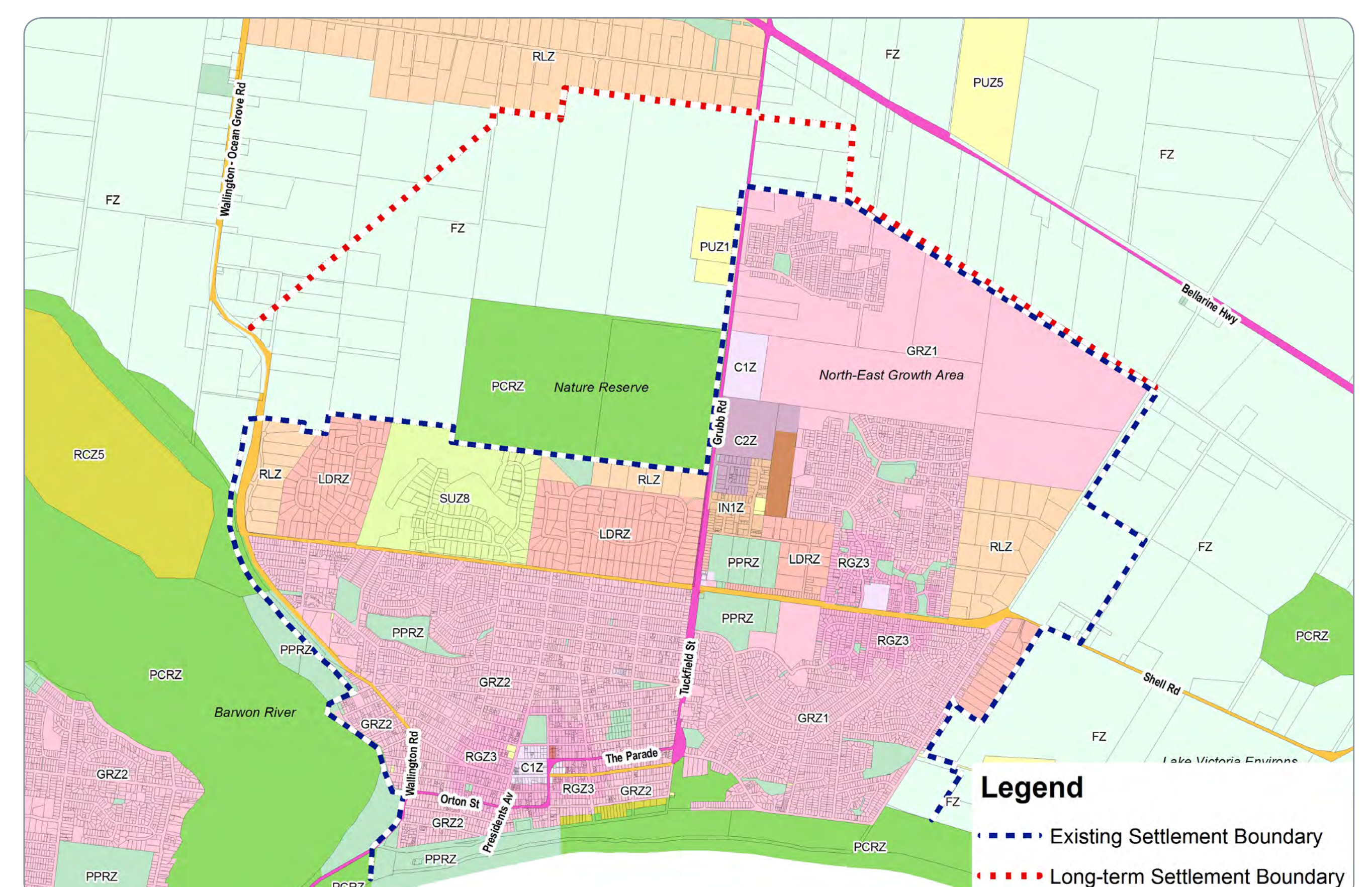


Figure 6: Settlement boundaries

"Non-urban breaks foster a sense of identity for each township and protect the intrinsic qualities of the environs surrounding existing settlements"

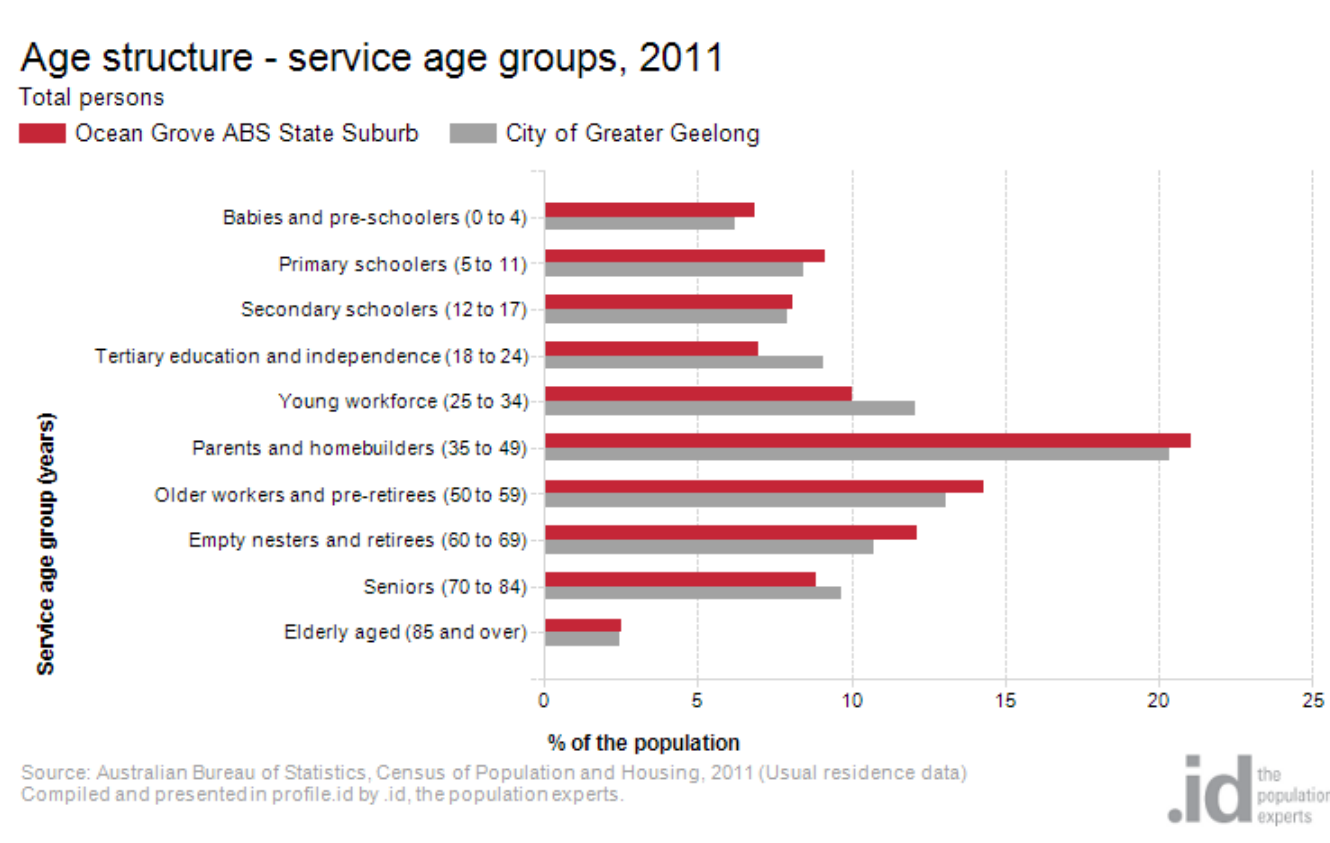
Bellarine Localised Planning Statement 2014

Ocean Grove Structure Plan Review Community Consultation - May 2015

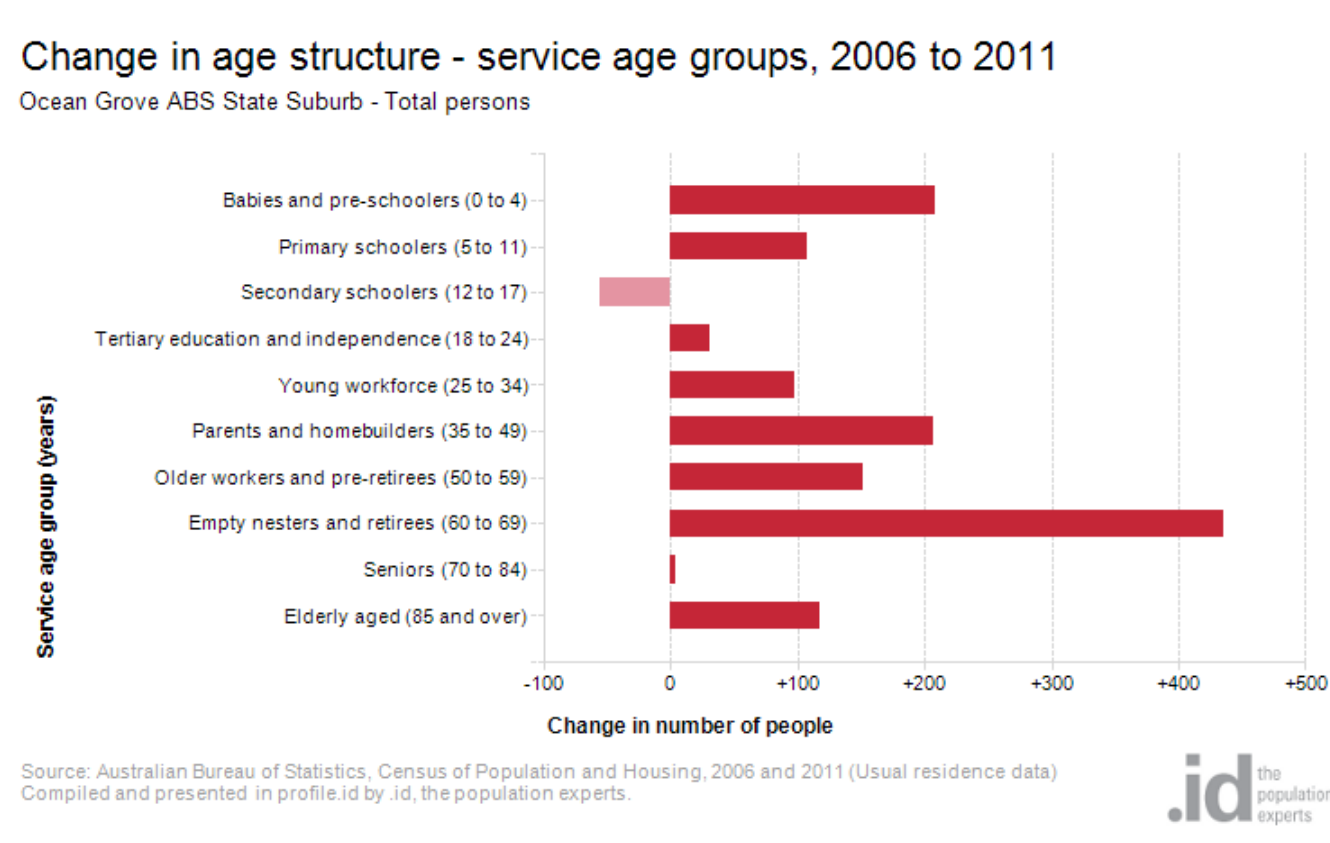
SETTLEMENT & HOUSING

POPULATION PROFILE

When compared to the City of Greater Geelong, the suburb of Ocean Grove had a higher proportion of people in the youngest age groups (0-17 years) and the older age groups (60+ years). There is a smaller proportion of young adults (18-34 years).



The largest changes in the population between 2006 - 2011 were in the category of Empty nesters and retirees (60-69 years) (+436 people) and Babies and pre-schoolers (0-4 years) (+208).



INCREASED HOUSING DIVERSITY AREAS (IHDA's)

The ageing population and declining household size necessitate planning for a range of housing types for Ocean Grove.

Council's housing policy encourages residential development at increased densities and building heights around shopping areas and train stations. In Ocean Grove, these IHDA's are:

- > 400m walking distance of Ocean Grove Town Centre
- > 400m walking distance of Marketplace shopping centre.

Directing housing growth to IHDA's makes better use of existing infrastructure, reduces urban sprawl and enables residents to have better access to services.

Council has a local planning policy specific to coastal IHDA's. The policy encourages:

- > innovative architecture that respects the coastal setting and captures views
- > retain the openness of the streetscapes by avoiding the use of front fences or by providing low permeable fences
- > encouraging landscaping to be incorporated into the overall development including planting of a canopy tree and/or large shrubs within front setbacks

Whilst supporting increased densities, the policy seeks to ensure that the established neighbourhood character is not lost through new development but new development seeks to reflect the built form and landscape attributes of these areas.

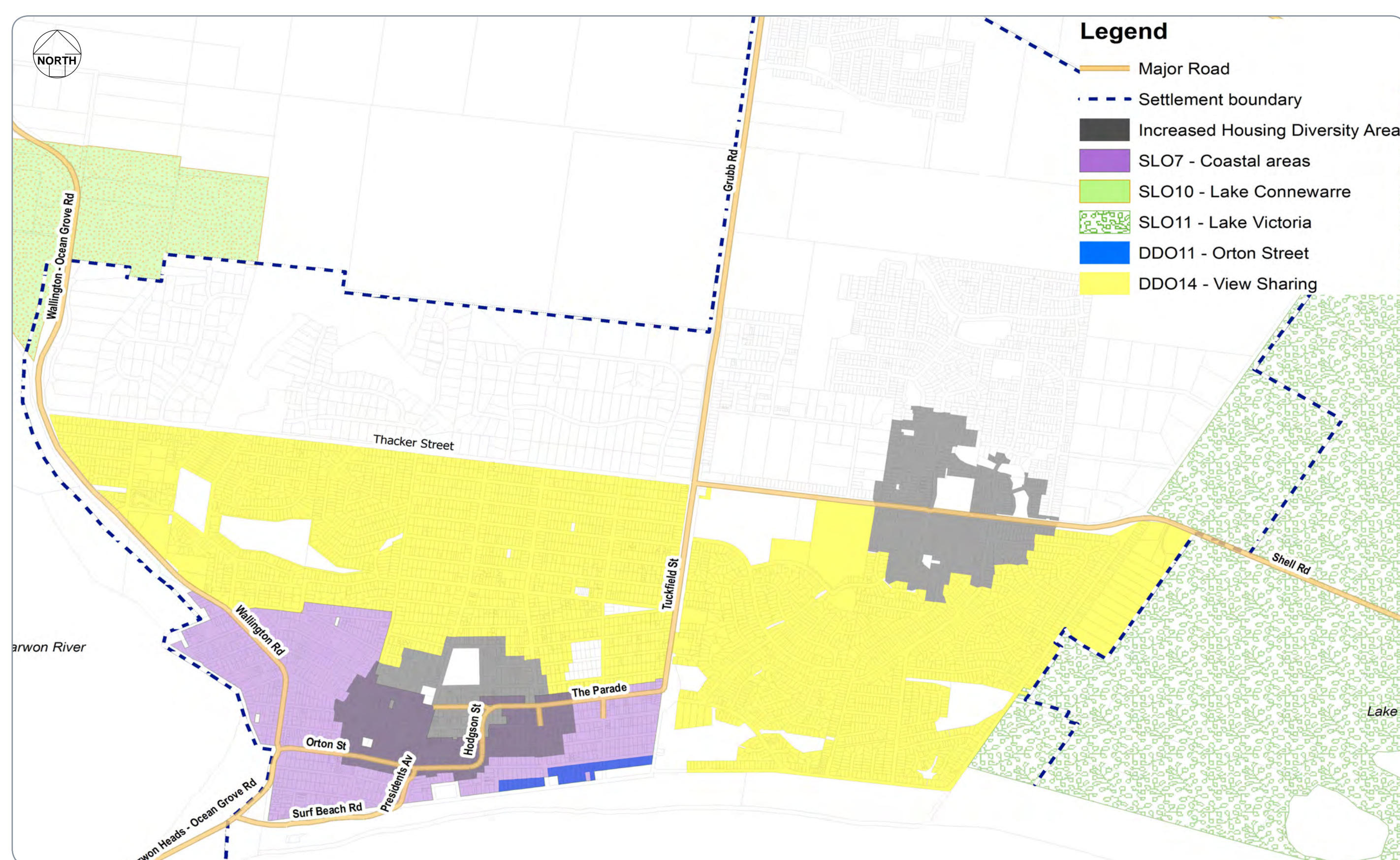


Figure 1: Planning Overlays to protect character in Ocean Grove

NEIGHBOURHOOD CHARACTER

Housing styles are distinguished between the Old Ocean Grove area defined by Thacker Street, Wallington Road and Tuckfield Street and newer residential areas to the east of Tuckfield Street. Low density residential/rural living style housing is located to the north of Thacker Street and east of Bonnyvale Road. Examples of the different character areas are shown in the photos below.

The established character of the Ocean Grove is valued by Council and the community. The undulating coastal setting, low scale buildings and vegetated streetscapes where the public and private realm are blurred are integral to this character.

There are a number of planning overlays in place to protect the special characteristics of individual areas of Ocean Grove. These are shown in figure 1 and include:

Design and Development Overlay 14 - View sharing

DDO14 is the overarching overlay affecting built form in the township. DDO14 requires a planning permit to building a house over 7.5 metres in height.

DDO14 is of particular importance to the township to ensure that views are protected through new housing development.

Significant Landscape Overlay 7 - Coastal areas

The objectives of the overlay are to:

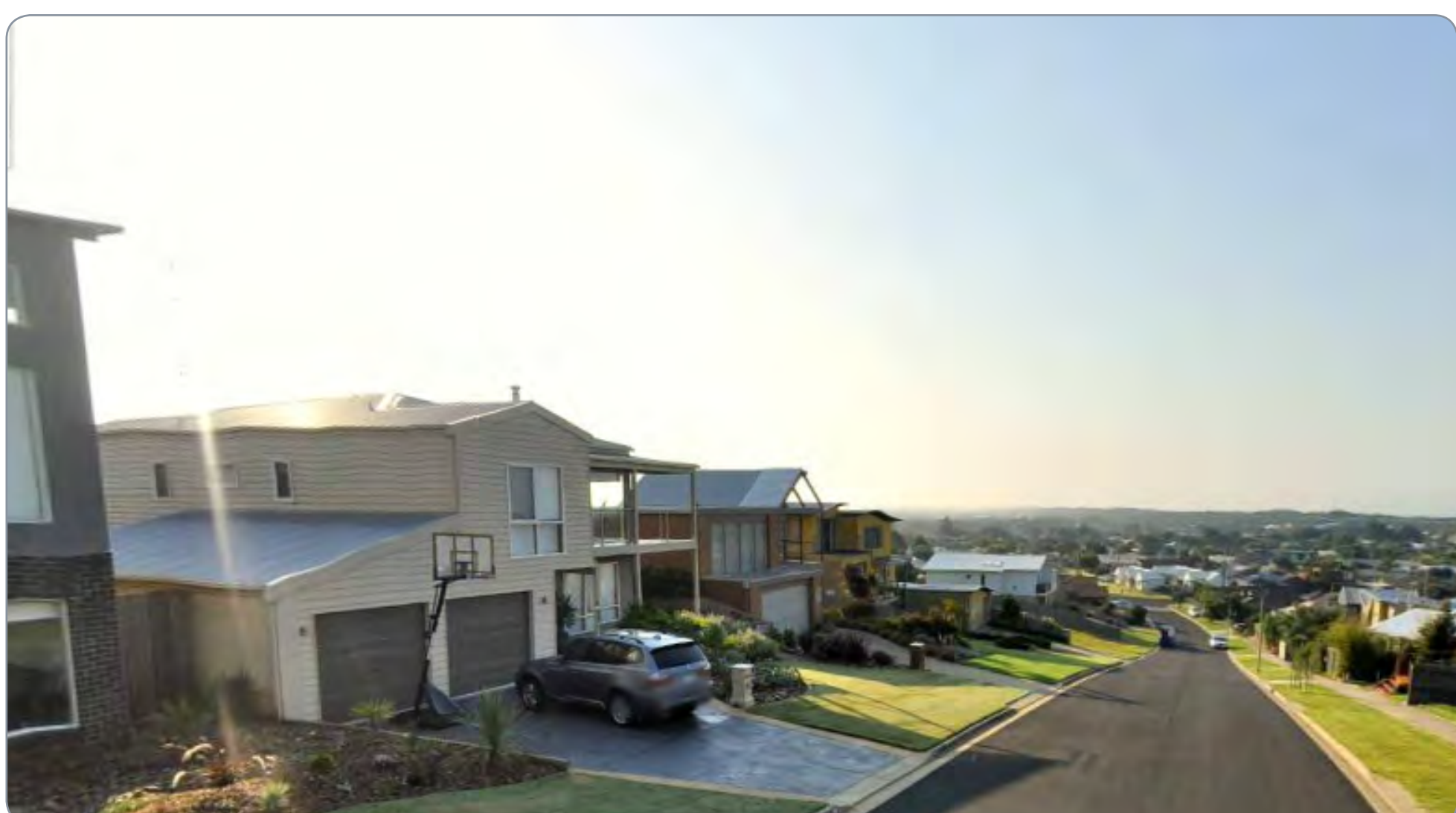
- > Preserve balance between roof tops and vegetation in long distance views
- > Encourage development to fit within the landscape and not dominate the streetscape and long distance views
- > Minimise projection of buildings above the tree canopy
- > Provide space around buildings for retention of and planting of vegetation, particularly high canopied coastal trees
- > Maximise opportunities for view sharing
- > Protect vistas of the ocean and the river from public viewing points

A planning permit is triggered by SLO7 if a building exceeds 7.5m in height, removal of some types of vegetation and high site coverage.

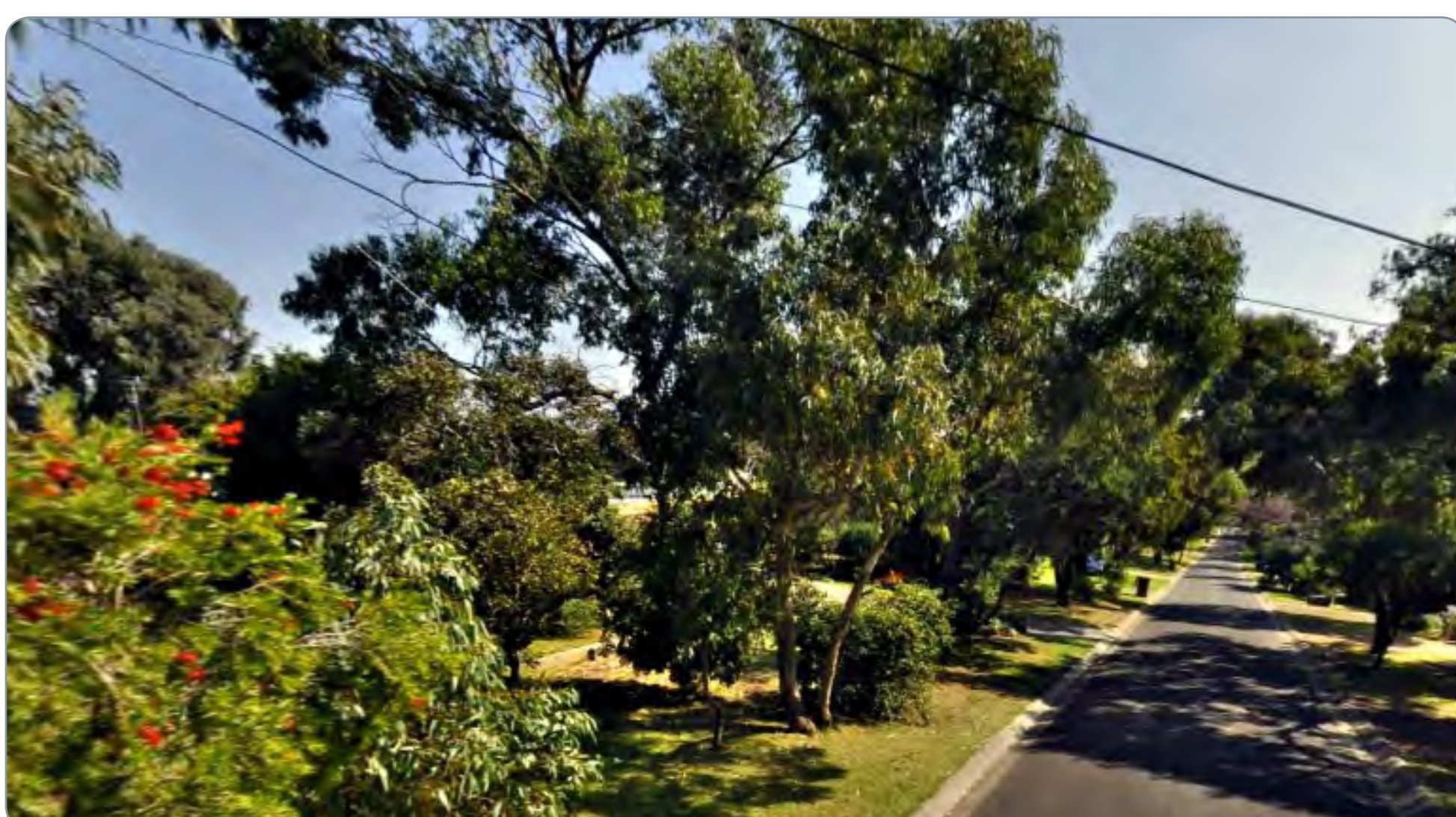
“Ocean Grove had a higher proportion of pre-schoolers and a higher proportion of persons at post-retirement age than the City of Greater Geelong in 2011”

QUESTION: IS THE EXISTING HOUSING STOCK AND INFRASTRUCTURE MEETING COMMUNITY NEEDS?

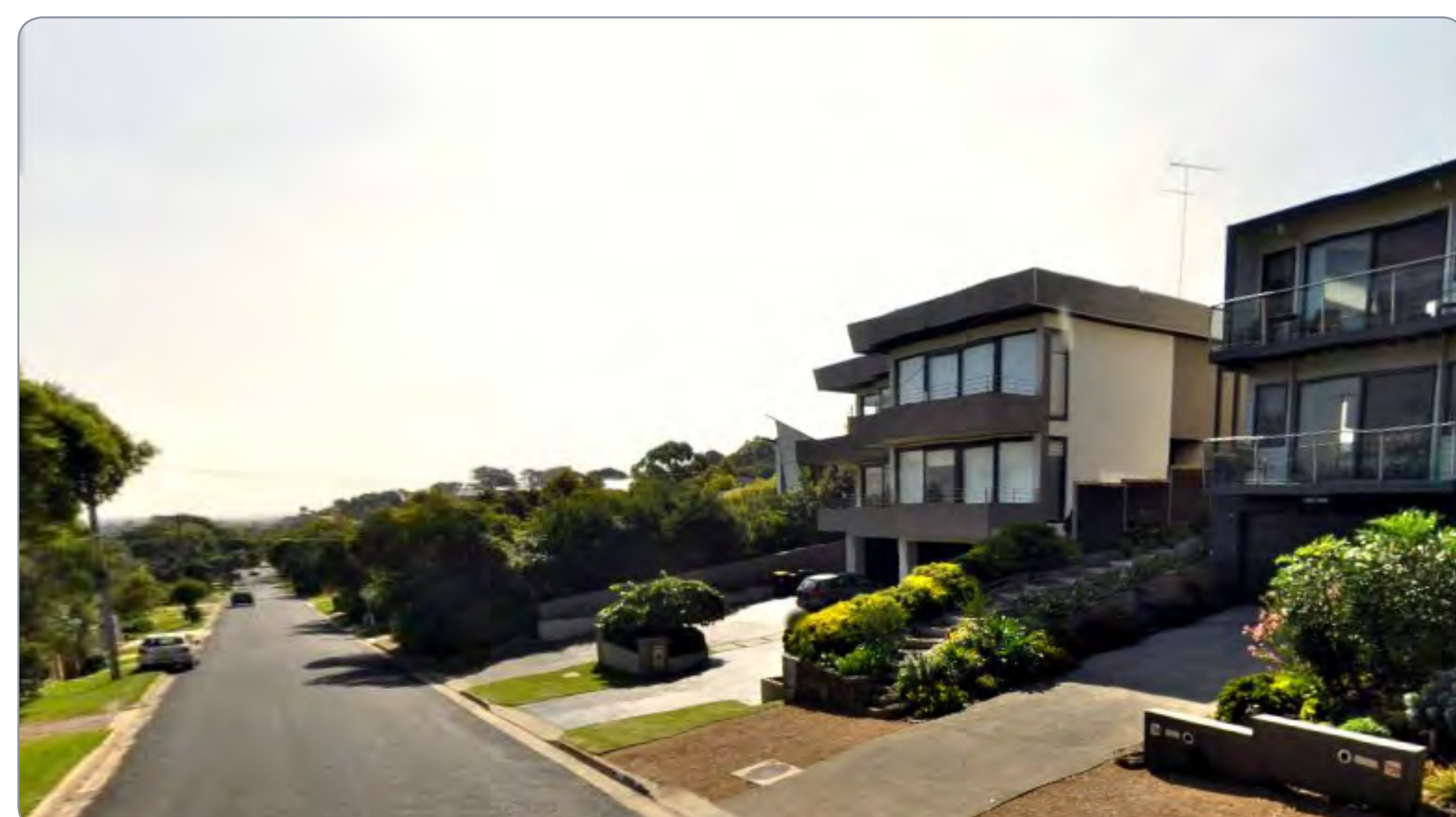
QUESTION: ARE THERE AREAS OF OCEAN GROVE WITH SPECIAL CHARACTER THAT SHOULD BE INVESTIGATED FOR PROTECTION?



Open streetscapes, sweeping views and modern houses in Collendina



Highly vegetated streetscapes and private property south of Thacker Street



Larger modern houses replacing older houses around the Town Centre

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INFRASTRUCTURE - COMMUNITY FACILITIES & RECREATION

INFRASTRUCTURE INVESTMENT

Ocean Grove benefits from an established and recently upgraded community infrastructure network.

Since the 2007 Structure Plan, Ocean Grove has seen significant improvements in the provision of social infrastructure, particularly in the Shell Road precinct with the redevelopment of the former Surfside Community Centre, now known as the Bellarine Aquatic and Sports Centre and the development of the Boorai Centre (Integrated Child and Family Centre).

More recent changes include the opening of the Performance Space at Ocean Grove Park, ongoing development of the new sports pavilion at the Shell Road Reserve and the Neighbourhood House relocating to the new Community Hub at the former Surfside Kinder Centre on John Dory Drive.

Whilst significant investment has been made over recent years in community infrastructure, there remains a need to plan for population growth particularly for the age cohorts, ageing population and pre-schoolers. There are known constraints with existing infrastructure such as the need to expand the Library, which currently shares a building with the CoGG Customer Service Centre and Bellarine Community Health.

Provision of community infrastructure and recreational open space within the north-east growth area will greatly assist in providing for the needs of the growing population in that area. Additional community services may be required in the future subject to population growth rates and the capacity of existing services within the township.



Figure 1: Open space network and community infrastructure

Figure 1 shows existing community infrastructure in Ocean Grove.

EDUCATION

The 2007 Structure Plan advocated the need for a new primary school in the north-east growth area. However, the Department of Education and Training (DET) did not support this proposal.

DET has recently confirmed there is now a need to plan for a new primary school in Ocean Grove based on projected enrolment figures. There is also a need to review existing school facilities. The Structure Plan will continue to advocate for a new primary school and direct that Council assists DET in the planning for a new primary school.



Figure 2: Performance space in Ocean Grove Park



Figure 5: New facilities at consolidated Shell Road sports precinct



Figure 3: Boorai integrated children's centre



Figure 4: Shell Road sports pavilion- under construction

QUESTION: ARE THERE ANY ADDITIONAL COMMUNITY INFRASTRUCTURE NEEDS IN THE TOWNSHIP?

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INFRASTRUCTURE - ACCESS AND MOVEMENT

ROAD NETWORK

The transport network within Ocean Grove is principally focused on road based movements with the private car being the key mode of transport. There is a need to define a clear road network hierarchy that allocates priority road use by transport mode, place and time of day. Figure 1 shows the established road network in the township.

There are a number of recently completed and committed road improvement works for the township, including:

- > Signalisation of Shell Road/Bellarine Aquatic Centre intersection - completed
- > Signalisation of Marlin Drive/Tuckfield Street intersection- commitment by State Government

The duplication of Grubb Road remains a key priority for the Structure Plan and VicRoads. However, commitment and significant funding is required from the State Government to initiate these works.

The Ocean Grove Town Centre Urban Design Framework found that the arterial road network was a significant barrier to pedestrian amenity and safety.

The UDF considered key road network upgrades. In particular, discussion focused on the diversion of the arterial road (The Parade) to The Terrace. Whilst desirable, this upgrade was considered unachievable in the short to medium term due to high costs associated with the connection to Tuckfield Street. Alternatively, a phased approach was proposed for road upgrades to meet community priorities and available funding. These are:

- > Phase 1a: Signalise Orton Street/Presidents Avenue and improve pedestrian and cycle link on Presidents Avenue
- > Phase 1b: Local treatments to Presidents Avenue
- > Phase 2: "Square up"- Hodgson Street/The Parade

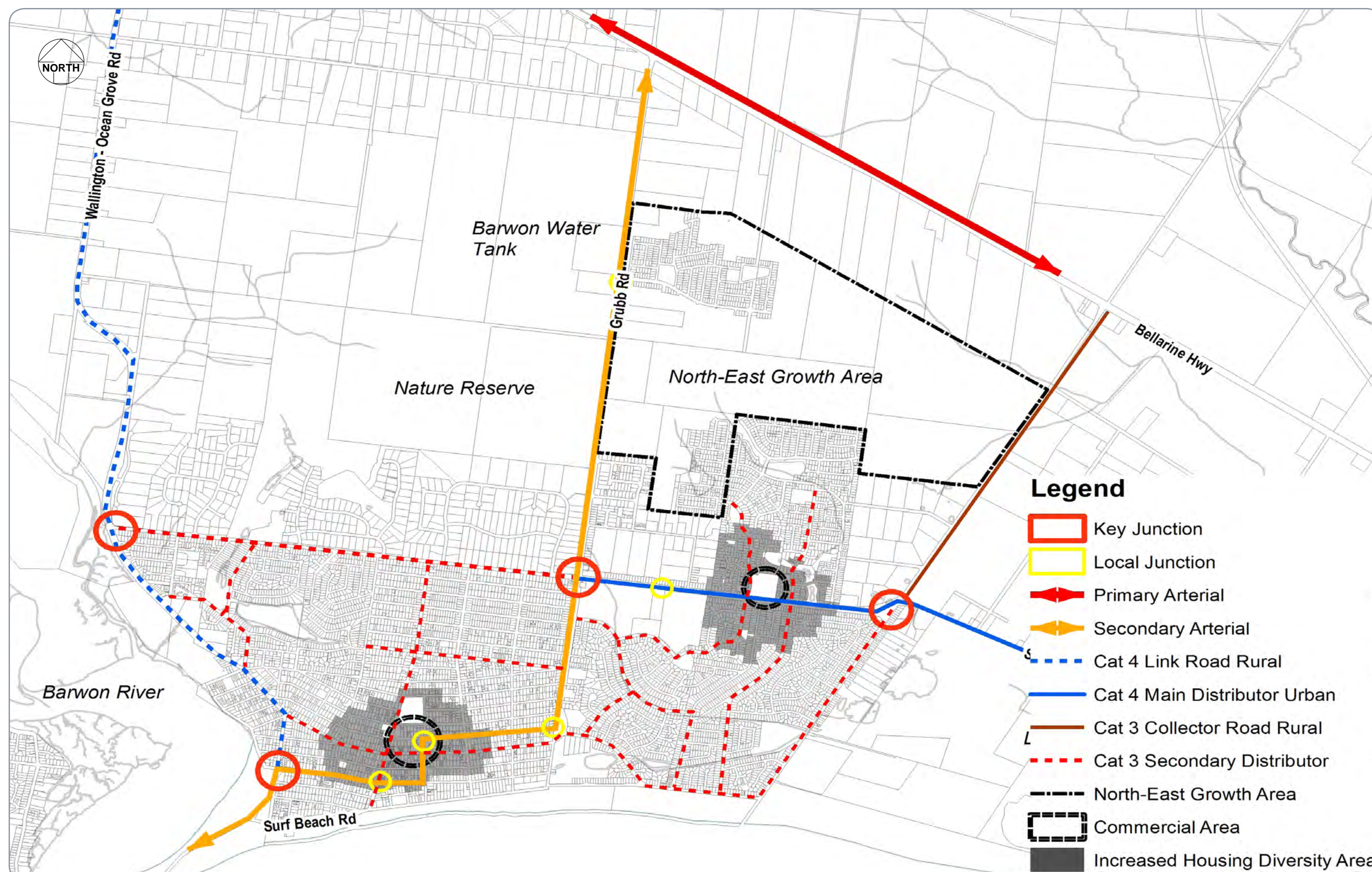


Figure 1: Road network



Figure 3: Existing footpath network



Figure 4: Proposed G21 Principal Bicycle Network

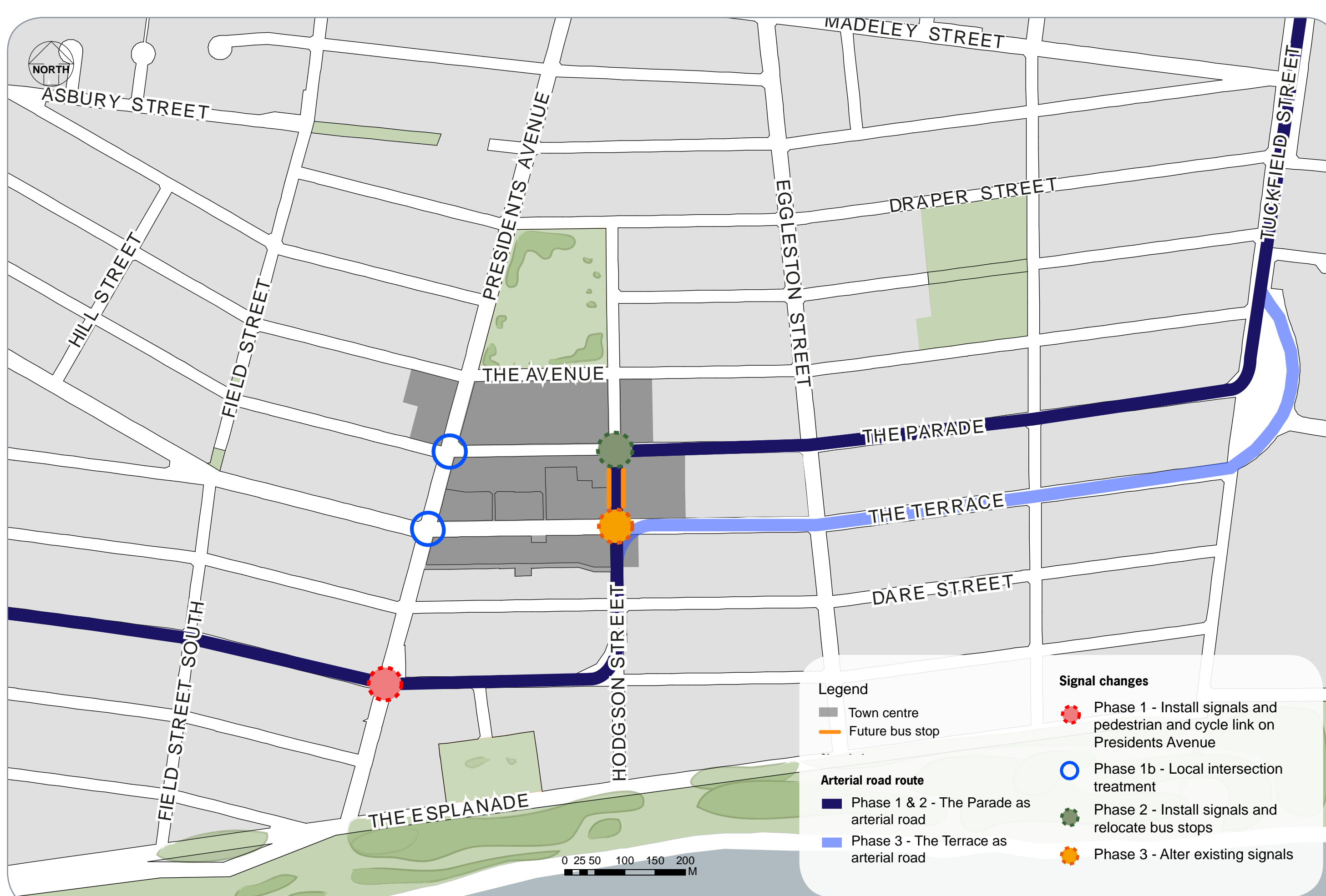


Figure 2: Road network upgrades in the Town Centre

PEDESTRIAN AND BICYCLE NETWORK

Ocean Grove suffers from a lack of footpaths and shared paths. There is a need for the provision of additional footpaths, shared paths and an improved bicycle network in the township, particularly in the Old Ocean Grove area and the Shell Road precinct to connect existing schools and the community infrastructure with residents.

Figure 3 shows the current provision of footpaths/shared paths in the township and the significant gaps.

There is a need for a strategic and coordinated approach to developing a comprehensive footpath network for all of Ocean Grove and a way of funding the required works. The UDF identifies that this could be achieved by developing a Principal Pedestrian Network (PPN).

The provision of a safe bicycle network is also an ongoing issue raised by the community. There is a need to implement the G21 Principal Bicycle Network (PBN) and the identified priority projects for the Ocean Grove. See Figure 4.

The development of a PPN and implementation of the PBN priority projects will be critical to enabling the community to access key activity areas and destinations using alternative modes of transport to the private car.

PUBLIC TRANSPORT

Five bus routes connect Ocean Grove to other urban areas. Frequency of services is low and routes circuitous. The Geelong – Ocean Grove services run hourly for the majority of the day. Public transport time between Ocean Grove and Geelong is approximately 1 hour.

A town bus service has been raised as a need by the community for many years. However, no funding commitment has been made by Public Transport Victoria.

Public Transport Victoria has advised it is investigating the implementation of an improved service offering in both efficiency and coordination.

QUESTION: ARE THERE ANY OTHER ACCESS AND MOVEMENT ISSUES THAT NEED TO BE CONSIDERED?

Ocean Grove Structure Plan Review Community Consultation - May 2015

NATURAL ENVIRONMENT

Ocean Grove is acknowledged for its natural landscape, coastal setting, significant natural habitat and biodiversity and substantial range of recreational options. As these features make Ocean Grove one of the most attractive coastal towns in Greater Geelong, protection and management of these assets is fundamental to the town's future. Importantly, the affect of natural processes, such as flooding and climate change, on these features is a key consideration.

FLOODING

The township is adjoined by significant wetlands to the east and west. In addition, there are a number of key drainage lines that flow to these wetlands and other important water bodies in the township such as Blue Lake and the Begola Wetlands.

Drainage and flood management infrastructure in the township is ageing and given the topographical nature of the town, certain areas are designated as flood prone.

Figure 2 shows the extent of designated flood prone areas in the township. In effect, it shows the 1 in 100 year flood extent.

Areas significantly affected by the 1 in 100 year event are those along the drainage line that runs through the Collendina Reserve and the Begola Wetlands, residential areas west of Wallington Road in the Peers Crescent locale and also, the Ocean Grove Golf Course and Riverview Family Caravan Park- these are particularly low-lying areas given their adjoining location to the Barwon River.

SIGNIFICANT ENVIRONMENTAL FEATURES

The landscape and coastal setting of Ocean Grove helps define the future direction of township. There are significant ecological assets in and around the township that need to be carefully managed and protected.

The Barwon River and Estuary form part of a broader Ramsar site and are of international significance. The Lake Victoria environs are also part of a Ramsar site. The township contains significant native vegetation in areas north of Thacker Street including the Ocean Grove Nature Reserve, which contains the last remaining stand of original woodland on the Bellarine Peninsula. The foreshore plays an important role as both a natural conservation area but also is the town's key natural recreational asset, including areas along the Spit. The Begola Wetlands are also another key environmental feature in the township and act as a wildlife haven.

The majority of these significant environmental features are protected by planning controls such as Vegetation Protection Overlays, Significant Landscape Overlays and Environmental Significant Overlays.

The township also benefits from significant recreational/open space areas including Kingston Park and the Shell Road Reserve. Kingston Park also contains significant remnant vegetation.

Street trees reflect native species that are often remnant in the older areas. Native and indigenous streetscape plantings provide an opportunity to further reinforce the coastal character of the township. Key indigenous species of street trees are shown in Figure 6 opposite. Avoiding the removal of remnant trees in the public and private realm when blocks are redeveloped is important to maintaining the character and biodiversity of the town.

CLIMATE CHANGE

Ocean Grove's location on the Bellarine Peninsula coast confirms its susceptibility to climate change impacts, particularly those low-lying areas along the foreshore, adjoining the Barwon River and the Lake Victoria environs.

Figure 2 shows the extent of projected inundation by the year 2100 as a result of possible sea level rise and storm surge.

The 1 in 100 year flood event and projected inundation due to sea level rise and storm surge are closely aligned given the nature of the land adjoining the significant wetlands and foreshore.



Figure 1: Riverview Caravan Park



Figure 4: Bellarine Yellow Gums in Goandra Estate



Figure 5: Begola Wetlands Reserve

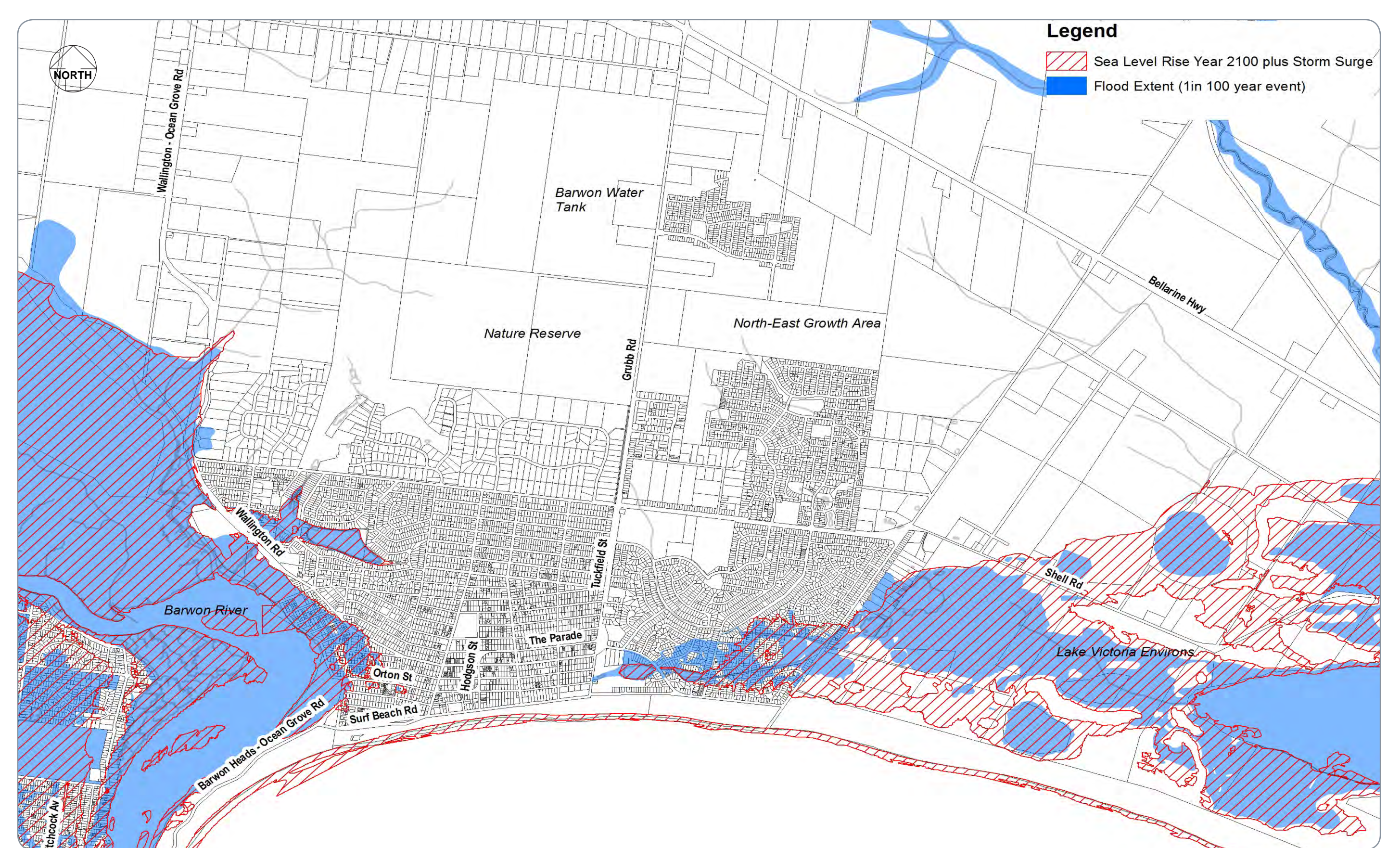


Figure 2: Land subject to 1:100 year flooding and sea level rise to 2100

(source: Coastal inundation - Land Victoria, Victoria Government inundation dataset, DSE Future Coast Program & Flooding: Corangamite Catchment Management Authority and City of Greater Geelong flood studies)



Figure 3: Blue Lake

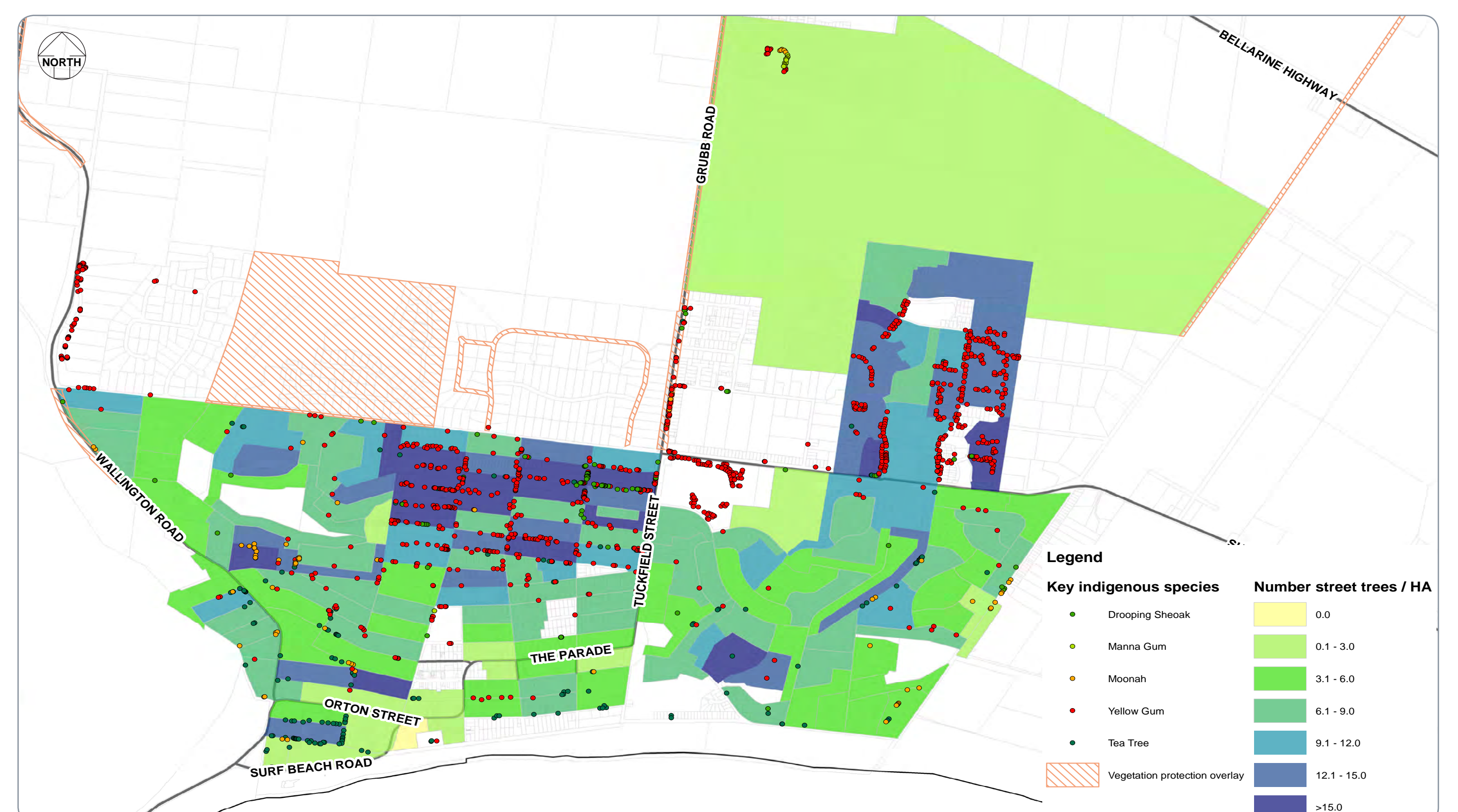


Figure 6: Street tree plantings

(source: City of Greater Geelong asset database)

QUESTION: ARE THERE ANY PROJECTS OR STRATEGIES NEEDED TO PROTECT THE NATURAL ENVIRONMENT FURTHER?

Ocean Grove Structure Plan Review Community Consultation - May 2015

ECONOMIC DEVELOPMENT

TOWN CENTRE

An Urban Design Framework (UDF) was prepared for the Town Centre in 2014. The UDF:

- > Provides a vision and design principles for how the Town Centre could develop to make the most of the change and new investment that will come with forecast population growth
- > Assists in the assessment of future development proposals to ensure new developments are consistent with the coastal character of Ocean Grove
- > Delivers a road map for how infrastructure investment in the Ocean Grove Town Centre should occur in the next 10 years

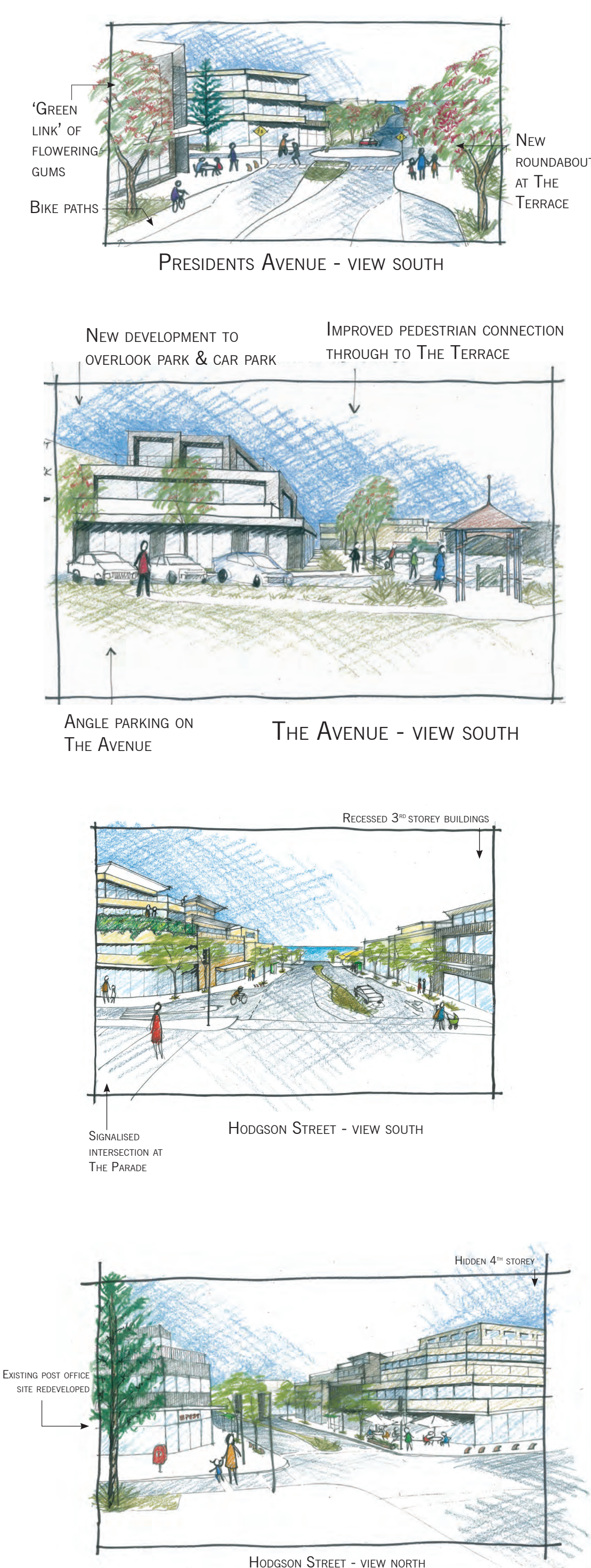
Development of the UDF has been underpinned by the input Council received from 90 attendees representing residents, business, community associations, sporting clubs, schools and government agencies at an Enquiry by Design (Ebd) workshop in 2013.

Key recommendations & projects:

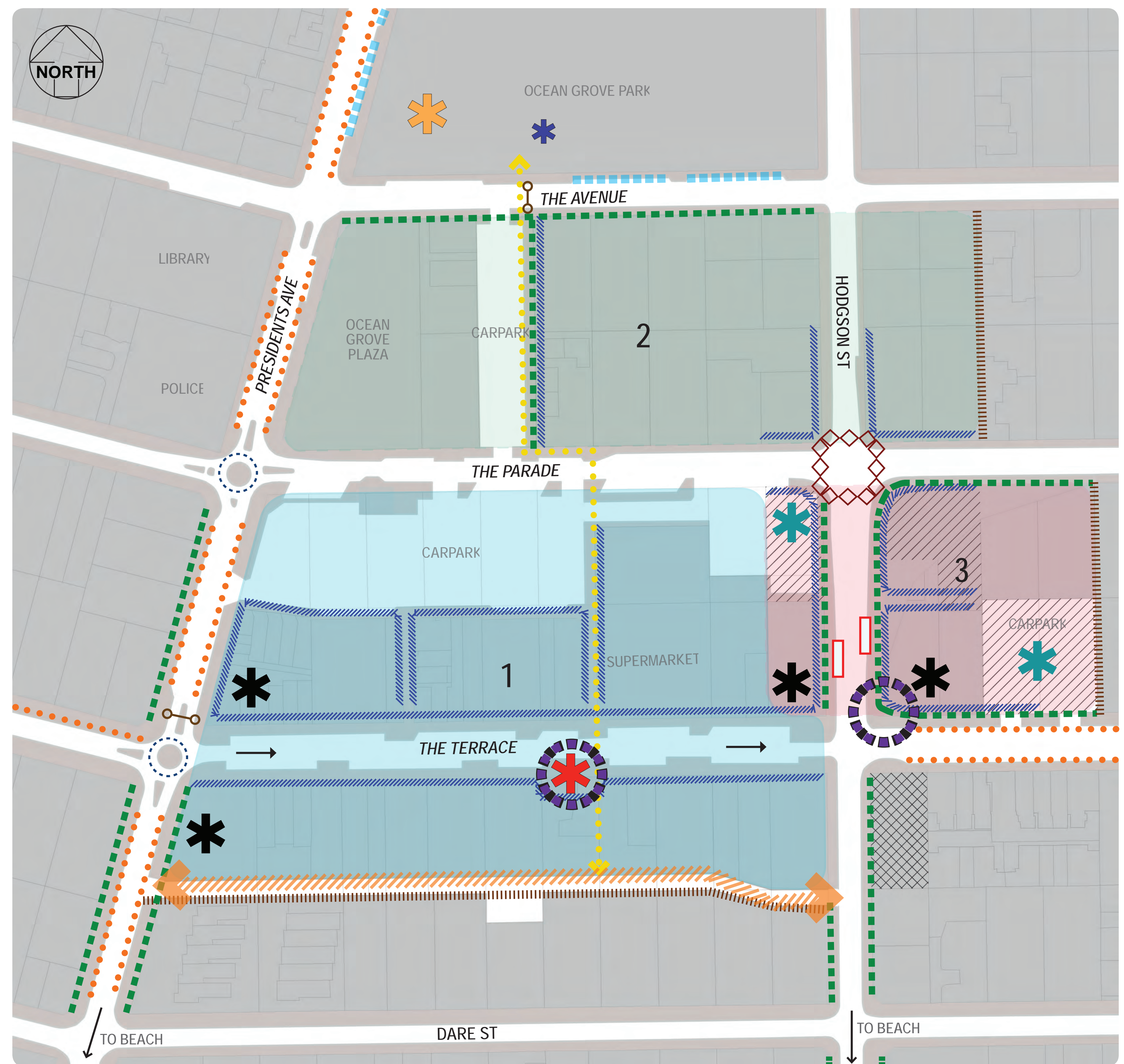
Key recommendations and projects identified in the UDF are:

- > Consolidate commercial land use within the existing zoned land to promote a compact Town Centre
- > Create a town square in The Terrace
- > Signalise the intersection of Orton Street and Presidents Avenue
- > Promote high quality mixed-use development of three and four storeys that respects the coastal setting of Ocean Grove
- > Upgrade streetscapes in Presidents Avenue, Hodgson Street and The Avenue
- > Square up the intersection of Hodgson Street and The Parade
- > Preserve The Terrace, east of Hodgson Street as the long term arterial road through the Town Centre
- > Improve footpath connections to the Town Centre

ARTIST'S IMPRESSIONS OF UDF PROPOSALS



URBAN DESIGN FRAMEWORK



- #### LEGEND
- Active frontages - shop & office
 - Signature building
 - New Town Square
 - High quality landscaping & public art
 - New bike path
 - Small roundabout
 - Improved pedestrian connection
 - Proposed bus stop
 - 'Squared-Up' intersection
 - New pedestrian crossing
 - Meeting point
 - Rear access and loading
 - Development sites
 - Indent existing car parking
 - Centotaph relocated from The Parade
 - New performance space
 - Retain for future road widening
 - Residential interface
 - Off-set car parking within proximity to Town Centre or replace on-site

- #### PRECINCTS
- 1. The Terrace Retail and Residential Precinct**
 - Generally 3-4 storeys
 - 4 storey in The Terrace limited to south side of the street
 - New development to address the street
 - Zero front setbacks
 - Upper level development to be set back and generally recessive
 - Maintain the human scale of the street
 - 2. The Avenue Office and Residential Precinct**
 - Generally 3 storeys
 - Upper level development to be set back and generally recessive
 - New development to address the street and nearby Ocean Grove Park
 - Strong landscape character and connection to Ocean Grove Park
 - 3. Hodgson Street East Mixed Use Precinct**
 - Generally 3-4 storeys
 - Upper level development to be set back and generally recessive
 - New development to address the street and nearby residential area
 - Minimal carparking visible from the street

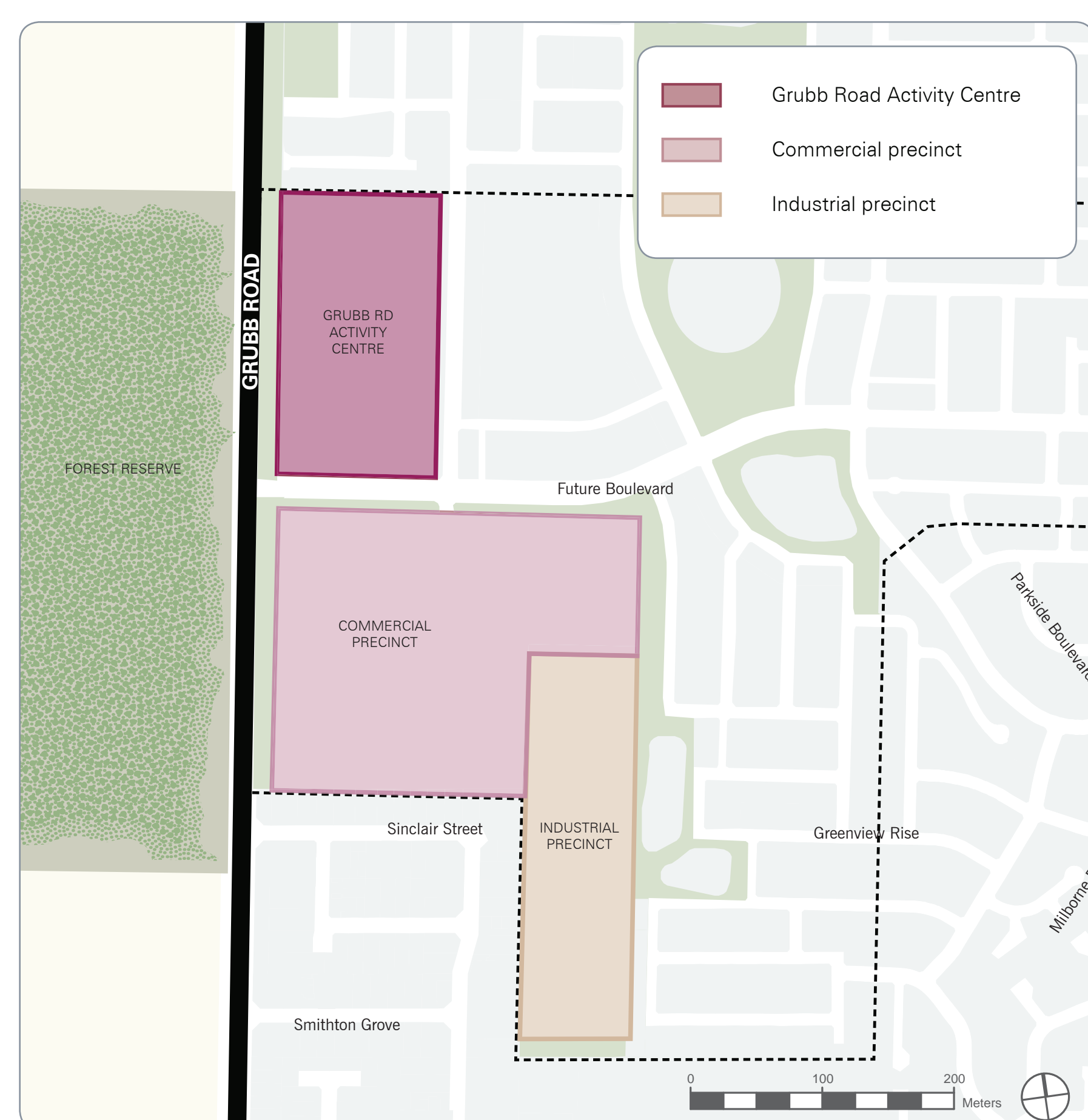
NEW GRUBB ROAD ACTIVITY CENTRE

The 2007 Structure Plan planned for a new shopping centre and bulky goods precinct on Grubb Road to service the new population. The plan opposite shows the locations of the two precincts.

Council anticipates a staged development of the activity centre. The first stage is likely to be a local shopping centre comprising a supermarket and accompanying small retail stores.

New shopping centres require a population base before establishing and no timing has been confirmed for delivery of the precincts.

The new activity centre will be supported by the expansion of the existing Grubb Road industrial estate to provide future industrial space for service and construction businesses.



Proposed Activity Centre location on Grubb Road

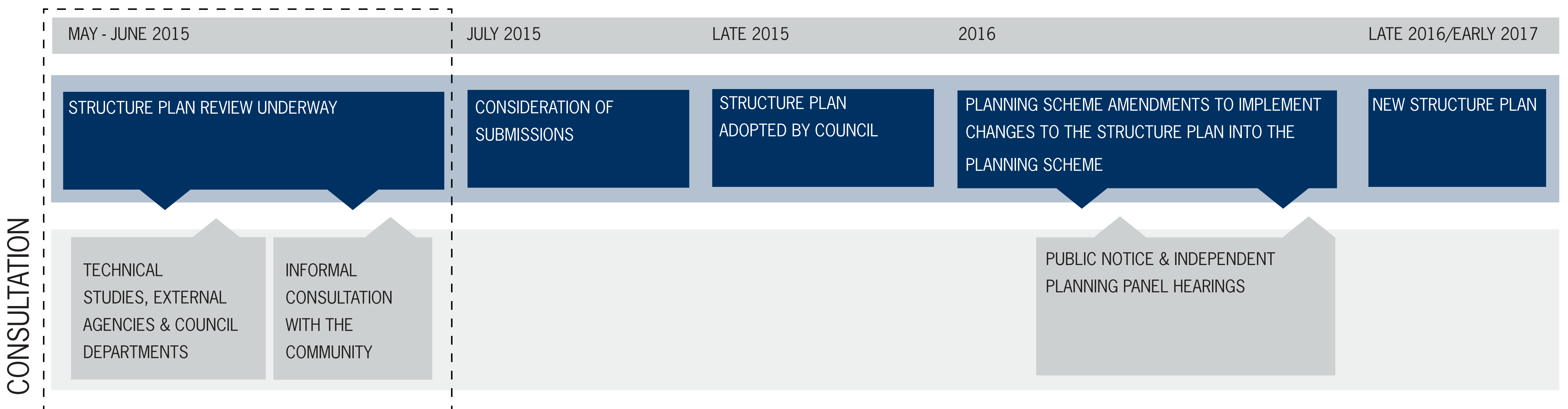
TELL US WHAT YOU THINK ARE THE KEY ISSUES FOR OCEAN GROVE TO BE CONSIDERED IN THE STRUCTURE PLAN

How to provide feedback

- 1 Complete the feedback survey today
 - 2 Provide your feedback on posters 11 and 12 today
 - 3 Send a written submission to Planning Strategy, City of Greater Geelong, PO Box 104, Geelong, VIC 3220 or leave it at The Grove Centre
 - 4 Email a written submission to Planning Strategy at planningstrategy@geelongcity.vic.gov.au
 - 5 Visit www.geelongaustralia.com.au/council/yoursay to download and complete a hard copy of the survey or make an online submission
- If you would like to receive project updates, such as advice when the final Structure Plan is released, you can register your interest by emailing planningstrategy@geelongcity.vic.gov.au

Project timeline

WE ARE HERE



NEXT STEPS

- Submissions close on **29 June 2015**.
- Council officers will consider all submissions and present the final Structure Plan to Council for adoption in late 2015.
- Following Council adoption, a formal planning scheme amendment to implement any new directions of the Structure Plan will be initiated.

THANK YOU FOR YOUR CONTRIBUTION TO THE PROJECT -
www.geelongaustralia.com.au

What are the key attributes (natural environment, landscape, views, vegetation, neighbourhood character etc) of Ocean Grove?

What are the key issues (housing, environment, transport, community facilities etc) facing Ocean Grove?

Do you support further urban expansion to accommodate new housing?

Are the existing Structure Plan Directions (on poster 1) still relevant? Can they be improved?

USE THE POST - IT NOTES AND MARKERS PROVIDED TO IDENTIFY ISSUES OR OPPORTUNITIES THAT SHOULD BE CONSIDERED IN THE STRUCTURE PLAN REVIEW

QUESTIONS:

SHOULD THE INDICATIVE LONG TERM SETTLEMENT BOUNDARY BE REMOVED FROM THE STRUCTURE PLAN?

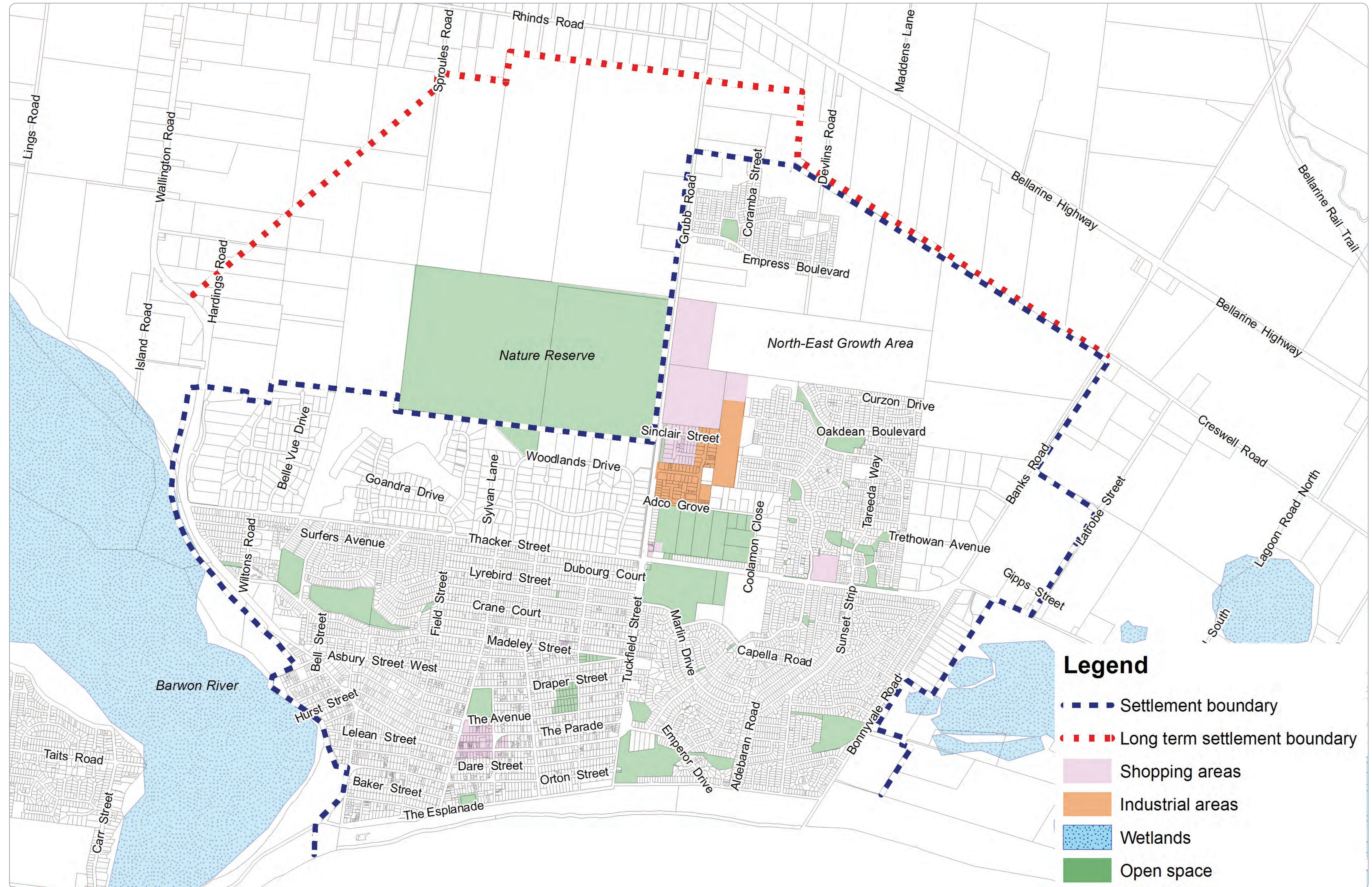
IS THE EXISTING HOUSING STOCK AND INFRASTRUCTURE MEETING COMMUNITY NEEDS?

ARE THERE AREAS OF OCEAN GROVE WITH SPECIAL CHARACTER THAT SHOULD BE INVESTIGATED FOR PROTECTION?

ARE THERE ANY ADDITIONAL COMMUNITY INFRASTRUCTURE NEEDS IN THE TOWNSHIP?

ARE THERE ANY OTHER ACCESS AND MOVEMENT ISSUES THAT NEED TO BE CONSIDERED?

ARE THERE ANY PROJECTS OR STRATEGIES NEEDED TO PROTECT THE NATURAL ENVIRONMENT FURTHER?



Ocean Grove Structure Plan Review

Feedback survey

Name:

Address:

Contact number:

Email:

This feedback survey allows us to find out what you think are the key land use and development issues in Ocean Grove. This will form the basis of your submission to Council. Please attach additional sheets if required. Forms are to be completed by **29 June 2015**.

For more information about the Structure Plan review process and to view a copy of the current Structure Plan, please visit www.geelongaustralia.com.au/council/yoursay

What are the key attributes (natural environment, landscape, views, vegetation, neighbourhood character etc.) of Ocean Grove?

What are the key issues (housing/environment/transport/community facilities etc.) facing Ocean Grove?

Do you support further urban expansion of Ocean Grove to accommodate new housing?

Do you think the existing *Structure Plan Directions* for the Town are still relevant? (See Brochure 'Introduction')

How could the current Structure Plan be improved and are there any other Key Directions relevant to the Town?

Any other comments:

Please return the completed survey to:

- Drop-In Information session on 25 May 2015 4.30-7.30pm at the Boorai Centre, 4 - 50 Shell Road, Ocean Grove;
- Brougham Street Customer Service Centre, 100 Brougham Street, Geelong;
- The Grove Centre, 66 - 70 The Avenue, Ocean Grove; or
- by email to: planningstrategy@geelongcity.vic.gov.au

by 29 June 2015