

Amendment C346

Ocean Grove Structure Plan & Town Centre Urban Design Framework

Ocean Grove is an attractive and vibrant coastal town and also an identified location for urban growth. Council has prepared two plans to help manage the future growth of the town and these are now being implemented into the Planning Scheme.

What is the Ocean Grove Structure Plan 2015?

The Ocean Grove Structure Plan 2015 seeks to provide greater certainty for the community on the planning and development of the town up to the year 2030. The Structure Plan was prepared after a review of the existing 2007 plan. The Structure Plan map, which includes a new settlement boundary, is on the next page of this brochure.

What is the Ocean Grove Town Centre Urban Design Framework (UDF)?

The UDF provides a vision and design principles for how the Town Centre could develop in the future to

make the most of the change and new investment that will come with the forecast population growth. It will guide decision making on new development proposals and provides a road map for how infrastructure investment should occur in Ocean Grove. The Framework Plan from the UDF is on the next page of this brochure.

Have these documents been adopted by Council?

The Structure Plan and UDF were adopted by Council at meetings in December 2015 and June 2014. This followed "informal" public consultation which included, resident surveys, town centre workshops and public comment periods.

What is Amendment C346?

C346 seeks to formally amend the Greater Geelong Planning Scheme to implement the new Structure Plan and UDF. The amendment updates the local planning policy for Ocean Grove and applies Design and

Development Overlays to the town centre and the future activity centre and industrial area on Grubb Road.

Can I make a submission to Amendment C346?

Yes. Submissions should be made by **Friday 4 March 2016** and sent to:

The Coordinator
Strategic Implementation Unit
City of Greater Geelong
P O Box 104, Geelong VIC 3220;
Or by e-mail to:
strategicplanning@geelongcity.vic.gov.au
Or lodged online at:
www.geelongaustralia.com.au/amendments

Where can I go for more information?

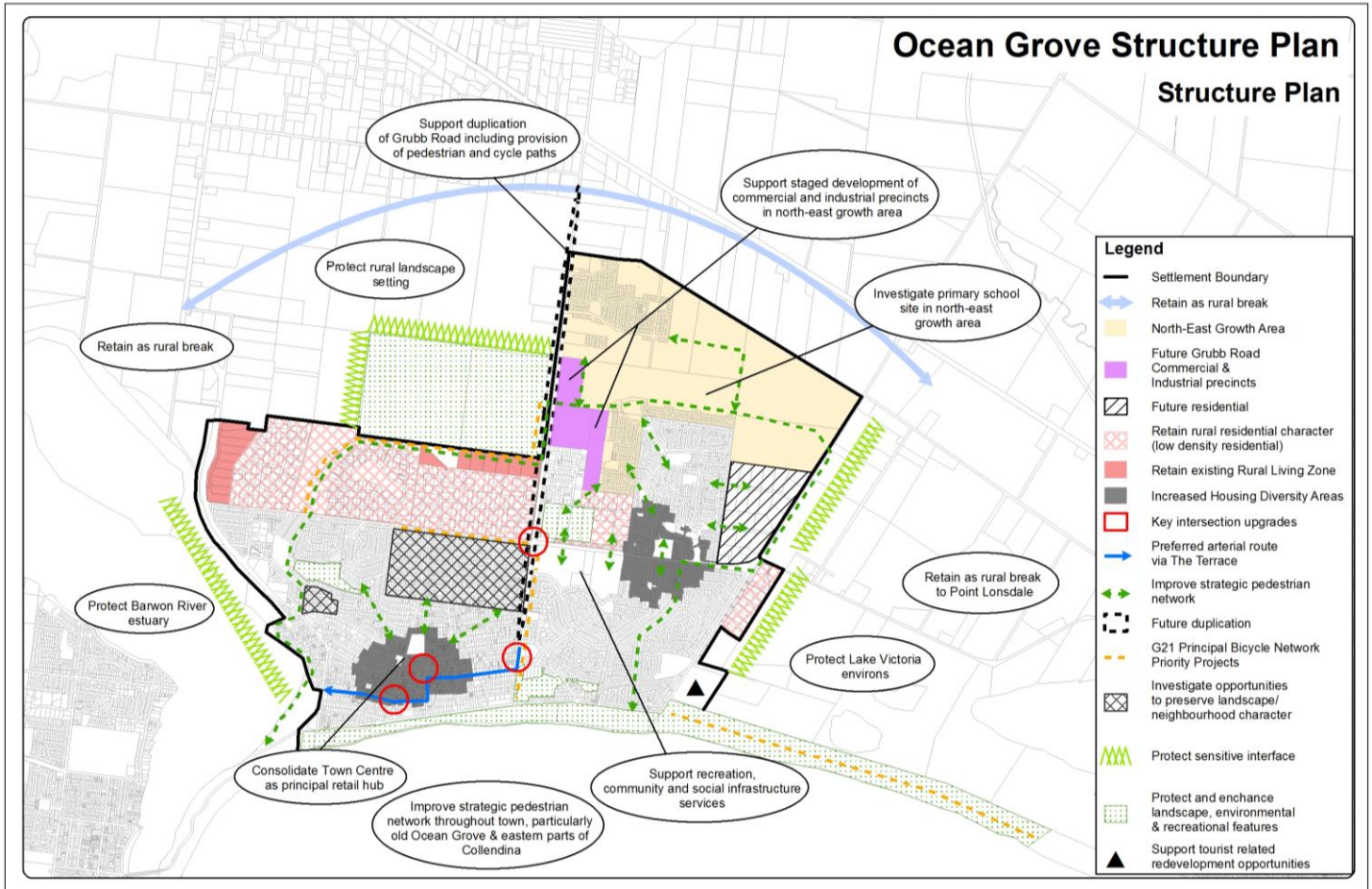
Go to our "amendments" website listed above or view hard copies at the Council customer service centres at 100 Brougham Street, GEELONG and 66-70 The Avenue, OCEAN GROVE.

Please call us on 5272 4820 if you have any questions.

Key policy directions for Ocean Grove

- Contain urban development within the defined settlement boundary on the Structure Plan map (the indicative long term boundary from the 2007 version has been removed to provide greater certainty).
- Encourage development which respects the coastal landscape setting of Ocean Grove.
- Support the continued development of the north-east residential growth area shown on the Structure Plan map.
- Preserve The Terrace as the preferred long-term arterial route through the Town Centre.
- Support the development of an Activity Centre and expansion of the restricted retail / industrial area in the north-east growth area.
- Support the development of a strategic footpath network for the town.
- Ensure new development assists in the establishment of a safe bicycle-pedestrian path network around the town.
- Support the duplication of Grubb Road.
- Support the provision of community and social infrastructure to match population growth, including a new primary school in the north-east growth area.
- Apply a Design and Development Overlay to the Town Centre to implement the UDF findings.
- Apply a Design and Development Overlay to the future activity centre, restricted retail precinct and expanded industrial area on Grubb Road.

Ocean Grove Structure Plan Map



Town Centre Urban Design Framework Plan

