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SCHEDULE 7 TO THE SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as **SLO7**

OCEAN GROVE ~~COASTAL~~HILLSIDE AREA

1.0 Statement of nature and key elements of landscape

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~~Ocean Grove is an important and growing coastal township located on a hillside extending to a popular ocean surf beach. The landscape character of the township and its vulnerability due to substantial development occurring in recent years has been identified by Council and the community as an important planning consideration. An important characteristic of the township is the balance between roof tops and vegetation when viewed from a distance. While roof tops are visible, the buildings are separated by tea tree and other coastal species. It is the vision of the township to retain and strengthen this balance.~~

~~In addition, the topography of Ocean Grove has encouraged development that seeks to maximise views. Part of the landscape character of Ocean Grove that is valued by the local community is the ability to view the ocean and/or the Barwon River from numerous points in public areas and from private dwellings. Respect for the sharing of views, rather than necessarily the retention of all existing views, is therefore an important characteristic of this coastal town.~~

~~Other landscape elements of particular importance in Ocean Grove include the allocation of sufficient space for the planting and retention of vegetation, and building height that does not dominate the streetscape and long distance views.~~

Ocean Grove is a growing coastal township located on a hillside extending to a popular ocean surf beach. Areas of public and private land within established Ocean Grove support a mix of remnant coastal and grassy woodland vegetation, indigenous and planted Australian natives which contribute to the unique coastal and vegetated character of the township.

The area also supports the threatened Bellarine Yellow-gum *Eucalyptus leucoxylon subsp. bellarinensis* which is endemic to the area. The retention of these trees is important for the ongoing survival of the species. The incremental loss of vegetation and the impact of not providing adequate space for the re-establishment of vegetation around buildings are having a major impact on the landscape character of the area.

The preferred character for this area includes achieving a balance between landscape and built form where buildings sit within a landscaped setting. Vegetation, in particular, trees, are required to soften the impact of buildings in the environment. There are examples of development where this balance has not been achieved and buildings dominate the site and streetscape. While these developments form part of the character of the area, they do not represent the preferred character.

The retention of and ability to plant screening vegetation along boundaries and fronting the street and building height and bulk that do not dominate the streetscape, neighbouring properties and long distance views are all important landscape elements.

The hillside topography has encouraged development that seeks to maximise views. Part of the landscape character of Ocean Grove that is valued by the local community is the ability to view the ocean and/or the Barwon River from numerous points in public areas and from private dwellings. Respect for the sharing of views, rather than necessarily the retention of all existing views, is therefore an important characteristic of this coastal town.

Significant trees are defined as indigenous and Australian native trees 3 or more metres in height.

2.0 Landscape character objective to be achieved

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- To conserve, enhance and reinstate the preferred character of buildings sitting within vegetated settings including in areas that have been substantially cleared of vegetation.
- To preserve the balance between roof tops and vegetation in long distance views of the town.
- To encourage vegetated streetscapes where the vegetation acts to filter and soften the appearance of buildings and hard surface areas.
- To ~~promote~~ encourage the development of buildings that fit within the landscape and do not dominate the streetscape and long distance views.
- To provide a balance between ~~minimise the impact of~~ buildings and projecting above the vegetation canopy.
- To ensure that buildings are sited and designed to avoid and/or minimise removal of Australian native/indigenous vegetation.
- To encourage development that sits within a vegetated setting by providing ~~provide~~ space at the front, side and rear of buildings for the retention and planting of screening ~~vegetation, particularly high canopied coastal vegetation and other native coastal species common to the area.~~
- To maximise opportunities for view sharing, particularly where views are available to the ocean and river from private dwellings.
- ~~To protect vistas of the ocean and river available from public viewing points in the town.~~

3.0 Permit requirement

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Buildings and Works

A permit is not required to construct a building or construct or carry out works provided all of the following requirements are met:

- The height of any part of the building, excluding any television antenna, chimney or flue, is less than 7.5 metres above natural ground level.
- No more than 70% of the site is covered by buildings and impervious/hard surfaces including driveways, paving, decks, crushed rock, swimming pools or tennis courts.
- ~~The location of an outbuilding or garage normal to a dwelling is behind the front building line of the dwelling.~~
- At least 30 per cent of the site is available (free from hard surfaces) for soft landscaping (e.g. vegetation). ~~not covered by buildings or impervious surfaces including driveways, paving, swimming pools or tennis courts.~~
- Buildings are set back a minimum of 2 metres from one side boundary.
- There is only one dwelling on the lot.

Vegetation Removal

A permit is required to remove, destroy or lop vegetation. This does not apply to: ~~except where one of the following requirements are met:~~

- Indigenous vegetation less than 3 metres in height.
- Australian native vegetation less than 3 metres in height.
- Exotic vegetation.

- ~~The vVegetation is-listed within the incorporated document *Environmental Weeds*, City of Greater Geelong, September 2008 except Coastal Tea-tree, which contributes to the coastal character of this area, where tea tree is indigenous to the area.~~
- Pruning a tree to improve its health or appearance, provided its normal growth habit is not retarded.
- Vegetation that presents an immediate risk of personal injury or damage to property, if only that part of vegetation which presents the immediate risk is removed, destroyed or lopped.
- Pruning vegetation to remove any branch that overhangs an existing dwelling or is within 2 metres of an existing dwelling.
- ~~The vVegetation that is dead to the satisfaction of the responsible authority.~~
- Maintaining public utility services for the transmission of water, sewage, gas, electricity, electronic communications or the like to the minimum extent necessary by the relevant authority.
- Works carried out in accordance with the Geelong Street Tree Strategy by the responsible authority.
- ~~The vegetation is less than 4 metres in height and is not shown on an approved landscape plan or site plan specifying its retention or the vegetation has a single trunk circumference of less than 0.5 metres measured 1 metre above the ground and is not shown on an approved landscape plan or site plan specifying its retention.~~

~~A landscaping plan should be submitted with an application for buildings and works, or to remove, destroy or lop vegetation, and should incorporate the use of local indigenous species.~~

4.0

Application Requirements

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An application must be accompanied by the following information. These requirements may be waived or reduced if the information is not relevant to the assessment of an application:

~~A schedule of construction materials, external finishes and colours (incorporating samples).~~

A Design Response which shows the development in relation to:

- The levels of the site and the difference in levels between the site, finished floor levels and surrounding properties;
- Location of the proposed building(s) on the site and on surrounding properties;
- The use of surrounding buildings;
- Location of significant trees existing on the site and any significant trees removed;
- Details of significant vegetation within 3 metres of the subject site boundary on any adjoining property;
- Location and canopy size of street trees adjacent to the site;
- Views to and from the site;
- Any other notable features or characteristics of the site.

Buildings and Works

A schedule of construction materials, external finishes and colours (incorporating samples).

View Sharing

A view impact analysis should be submitted when the proposed development is over 7.5 metres in height and is likely to impact on views to significant landscape features. The

view impact analysis should demonstrate how the design objectives to achieve a reasonable sharing of views have been met, having regard to topography, siting, height and visual bulk.

Landscaping

An application for buildings and works, or to remove, destroy or lop vegetation must be accompanied by a landscaping plan prepared by a suitably qualified person and should incorporate at least 2 canopy trees per site and the use of local indigenous or Australian native species.

Buildings and works occurring within the drip line of a significant tree on the subject land or adjoining site require a report from a suitably qualified arborist that shows how the tree will be managed during construction.

Vegetation Removal

An application to remove, destroy or lop a significant tree must be accompanied by the following information:

A report from a suitably qualified arborist (level 5 or equivalent) that:

- Includes a site plan (drawn to scale) showing the boundaries of the site, existing and proposed buildings and works, existing vegetation and the vegetation to be removed.
- Details of vegetation within 3 metres of the subject site boundary on any adjoining property.
- Describes the vegetation to be removed, including the genus, species, extent, number, height, health and quality of vegetation to be removed.
- Specifies the purpose of the proposed removal, destruction or lopping of vegetation.
- Justifies removal and demonstrates that the extent of removal, destruction or lopping has been reduced as much as is reasonable and practicable.
- Nominates tree protection zones where proposed development could impact on the tree root systems, canopy and overall health and appearance of trees.
- Provides a vegetation management plan for the construction period.

5.0 Transitional arrangement

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The requirements of this overlay do not apply to any planning permit application received by the responsible authority before the approval date of the amendment that introduced this revised schedule to Clause 42.03 into the Greater Geelong Planning Scheme.

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Decision guidelines

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Before deciding on an application the responsible authority must consider:

- The siting and design of buildings to achieve a reasonable sharing of views between properties with significant landscape features having particular regard to the following:
 - The impact of the proposed buildings and works on the view from another property as a result of the design, siting, height, size, bulk (including the roof), and colour of the building.
 - Whether opportunities exist to avoid a building being visually obtrusive by the use of alternative building designs, including split level and staggered building forms, that follow the natural slope of the land and reduce the need for site excavation or filling.

- The opportunity for a reasonable sharing of views having regard to the extent of the available view(s) and the significance of the view(s) from the properties affected.
- Whether a vegetated setting is reinforced or reinstated as part of the development.
- Whether the removal, lopping and/or destruction of vegetation that contributes to the screening of development from property boundaries and the street has been avoided.
- Whether the siting and footprint of buildings and availability of areas not covered by impervious~~hard~~ surfaces enables the retention of adequate vegetation and space for new canopy vegetation.~~and provides sufficient area for the planting of vegetation, particularly high canopied vegetation that contributes to the overall character of Ocean Grove.~~
- Whether hard surfaces like driveways have been minimised.
- Whether setbacks can be varied to minimise the removal of native/indigenous vegetation.
- The size, species, age and health of existing vegetation proposed to be removed, destroyed or lopped and the size, species and growth characteristics of any proposed replacement vegetation.
- Whether there is a valid ~~The~~ reasons for removing the vegetation~~tree~~ and ~~the practicalities of~~ alternative options to removal have been fully explored such as changing the building footprint and/or lopping or trimming vegetation.~~that do not require removal of any trees.~~
- The effect of constructing a building or constructing or carrying out works on the root system, canopy and overall health and appearance of any trees.
- Whether a loss of character would result from a variation to part 3.0 of this clause.
- Whether any street trees will need to be removed or detrimentally affected.
- ~~The impact of a specified flood level on the overall height of a building.~~