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Proposed C349**SCHEDULE 15 TO THE SIGNIFICANT LANDSCAPE OVERLAY**Shown on the planning scheme map as **SLO15****OCEAN GROVE SIGNIFICANT TREE RESIDENTIAL AREA****1.0 Statement of nature and key elements of landscape**DD/MM/YYYY
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This precinct within Ocean Grove is distinctive due to the high number of significant canopy trees (indigenous and Australian native) located on both public and private land. These trees are a dominant feature of the neighbourhood with buildings nestled within spacious bush garden settings.

Dwellings in the area generally sit below the tree canopy and are characterised by low density and scale, detached housing surrounded by generous areas of open space capable of accommodating significant and multiple canopy trees.

Vegetation includes the threatened Bellarine Yellow-gum *Eucalyptus leucoxylon subsp. bellarinensis* which are endemic to the area. The residential streetscape and private gardens within the precinct support a large component of the remnant Bellarine Yellow-gum population. The retention of these trees is important for the ongoing survival of the species.

The incremental loss of significant Australian native and indigenous canopy trees has the potential to change the character of the area over time. The retention of and ability to establish new canopy trees will help integrate and reduce the impact of new development on neighbourhood character.

Managing development, tree protection and management together with new and replacement tree planting on public and private property will help safeguard the unique landscape character of the area.

Significant trees are defined as an indigenous tree 3 or more metres in height and an Australian native tree 5 or more metres in height.

2.0 Landscape character objective to be achievedDD/MM/YYYY
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- To protect and ensure the long term future of significant canopy vegetation which is the dominant visual and environmental feature of the precinct.
- To ensure that buildings and works retain an unobtrusive profile and do not dominate the landscape.
- To ensure that a reasonable proportion of a lot is free of buildings and hard surfaces to provide for the retention and planting of significant canopy trees and generous open space areas.
- To minimise the effect of future development on significant canopy vegetation.
- To ensure that new development has proper regard for the established landscape character in terms of building height, scale, site coverage, site permeability, siting and landscaping.
- To minimise the impact of vehicle access, road works, fences, service trenches etc on existing vegetation.
- To ensure adequate tree protection zones are provided around existing trees as part of any development.
- To encourage strategic replanting on public and private land to provide for the long term maintenance of landscape and environmental values within the precinct.

- To prevent the premature removal of vegetation from a site prior to consideration of design options for a proposed development.
- To ensure that appropriate replacement planting is provided and located appropriately on site where tree removal occurs.
- To promote the use of locally indigenous plants for landscaping.

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:

- No more than 60% of the site is covered by buildings and impervious/hard surfaces including driveways, paving, decks, crushed rock, swimming pools or tennis courts.
- At least 40% of the site is available (free from hard surfaces) for soft landscaping (e.g. vegetation).
- Buildings are setback a minimum of 2 metres from one side boundary.
- There is only one dwelling on the lot.
- Works are not being carried out within the drip line (outer edge of tree canopy) of a significant tree including a significant tree on an adjoining property or nature strip.

Vegetation removal

A permit is required to remove, destroy or lop vegetation. This does not apply to:

- Indigenous vegetation less than 3 metres in height.
- Australian native vegetation less than 5 metres in height.
- Exotic vegetation.
- Vegetation listed within the incorporated document Environmental Weeds, City of Greater Geelong, September 2008, except Coastal Tea-tree which contributes to the coastal landscape character in this location.
- Prune 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.
- Prune vegetation to remove any branch that overhangs an existing dwelling or is within 2 metres of an existing dwelling.
- Vegetation 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.

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 Design Response which shows the development in relation to:

- 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.

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 existing and/or new canopy trees per site and the use of local indigenous or 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.
- Provides 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 schedule to Clause 42.03 into the Greater Geelong Planning Scheme.

6.0 Decision guidelines

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Before deciding on an application the responsible authority must consider:

- Whether buildings sit within a vegetated landscape.
- Whether the siting and footprint of buildings and availability of areas not covered by impervious surfaces enables the retention of significant vegetation and space for new canopy vegetation.
- The need to retain significant vegetation due to its species, age, health, growth characteristics and/or contribution to neighbourhood character.
- 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 reason for removing the vegetation and alternative options to removal have been fully explored, such as changing the building footprint and/or lopping or trimming vegetation.
- Whether new trees are consistent with the character of existing vegetation, whether new trees have sufficient space to reach maturity and the proportion of new trees that would be semi-advanced or advanced in size at the time of planting.
- 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.