

APPENDIX 1 - OCEAN GROVE SIGNIFICANT TREE PROJECT

SIGNIFICANT TREE AREA DEVELOPMENT PATTERNS 1960'S TO 2013



1966



1977

APPENDIX 1 - OCEAN GROVE SIGNIFICANT TREE PROJECT

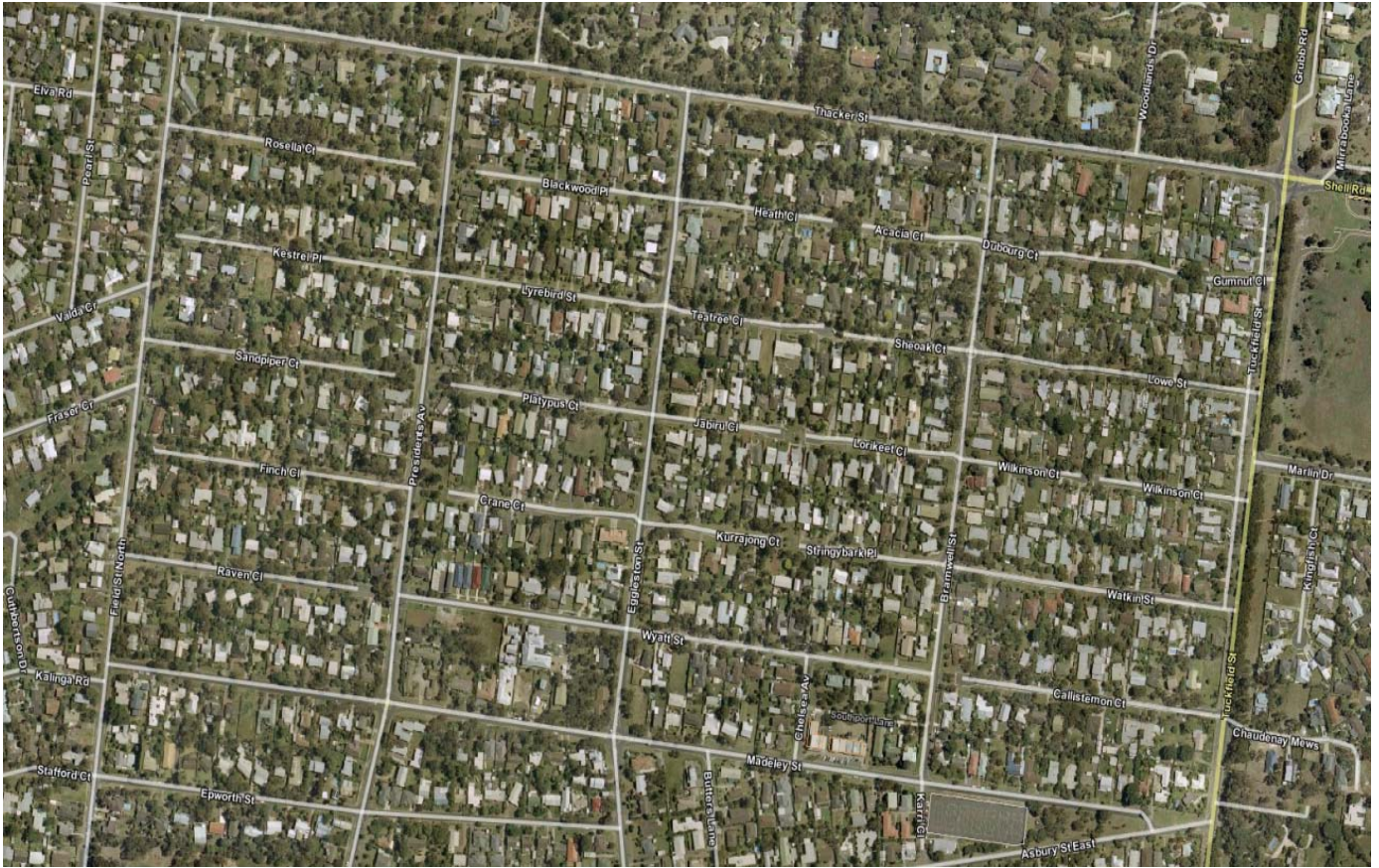


1984

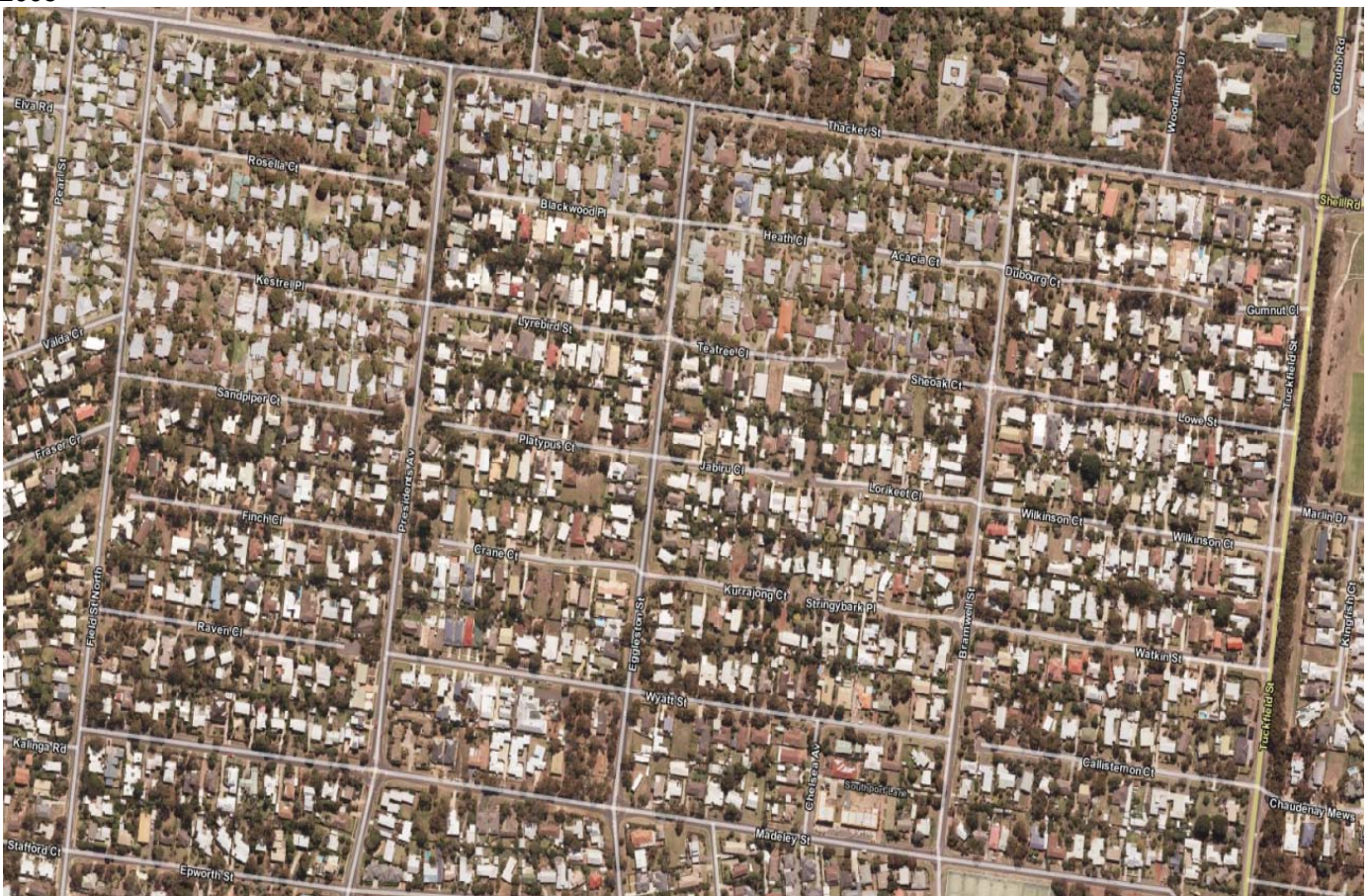


1990

APPENDIX 1 - OCEAN GROVE SIGNIFICANT TREE PROJECT

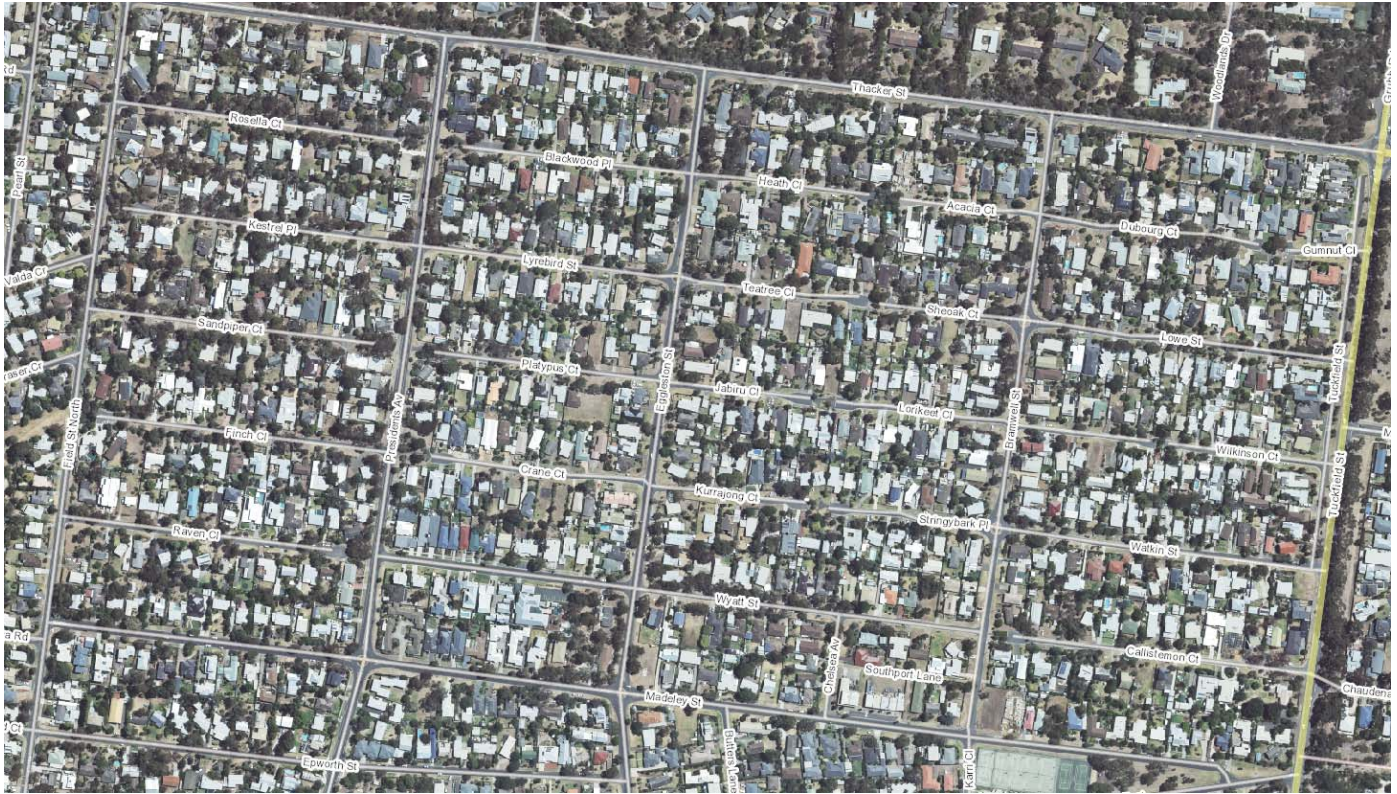


2005



2008

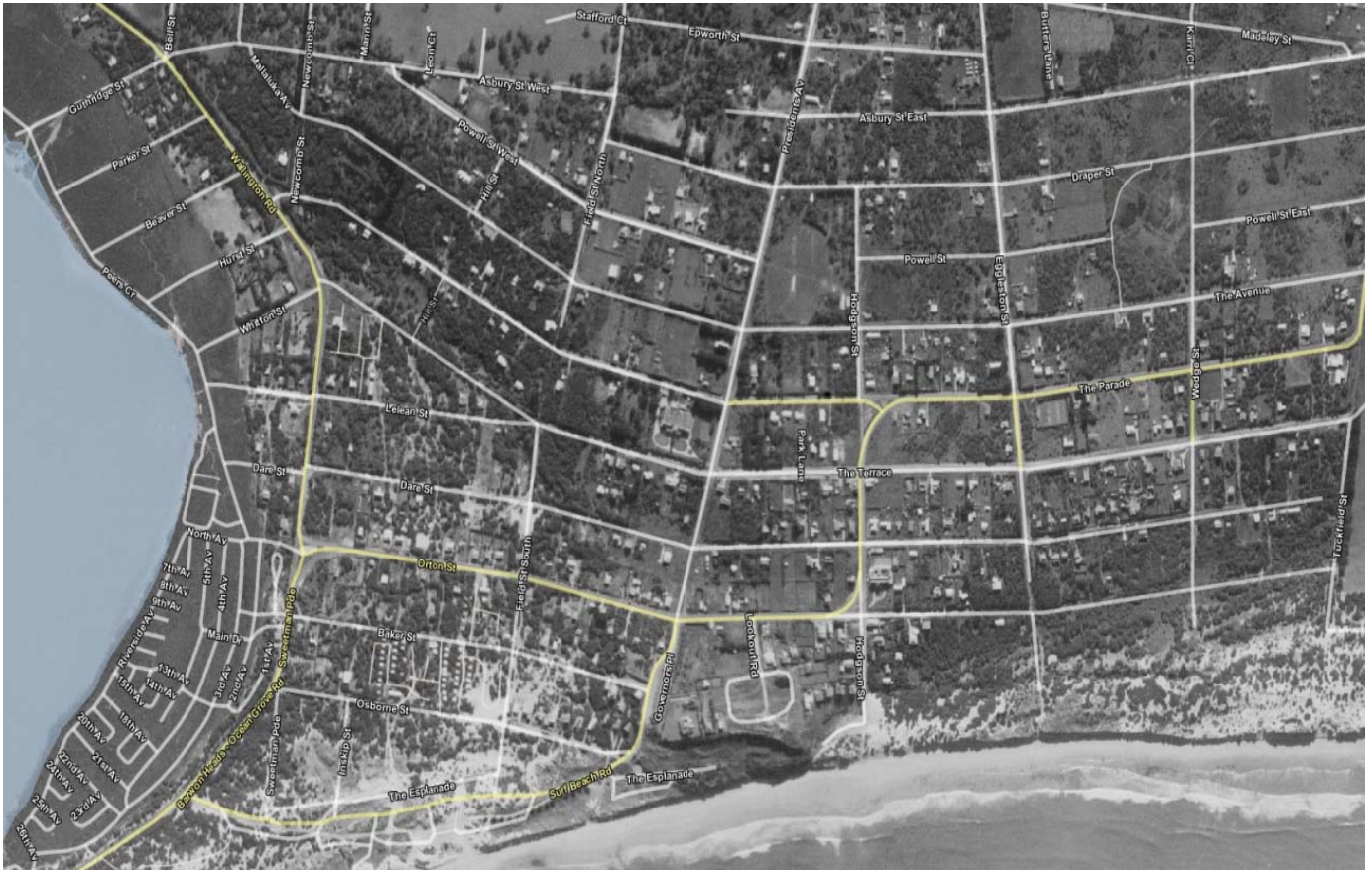
APPENDIX 1 - OCEAN GROVE SIGNIFICANT TREE PROJECT



2013

APPENDIX 1 - OCEAN GROVE SIGNIFICANT TREE PROJECT

SLOT7 AREA DEVELOPMENT PATTERNS 1960'S TO 2013



1951

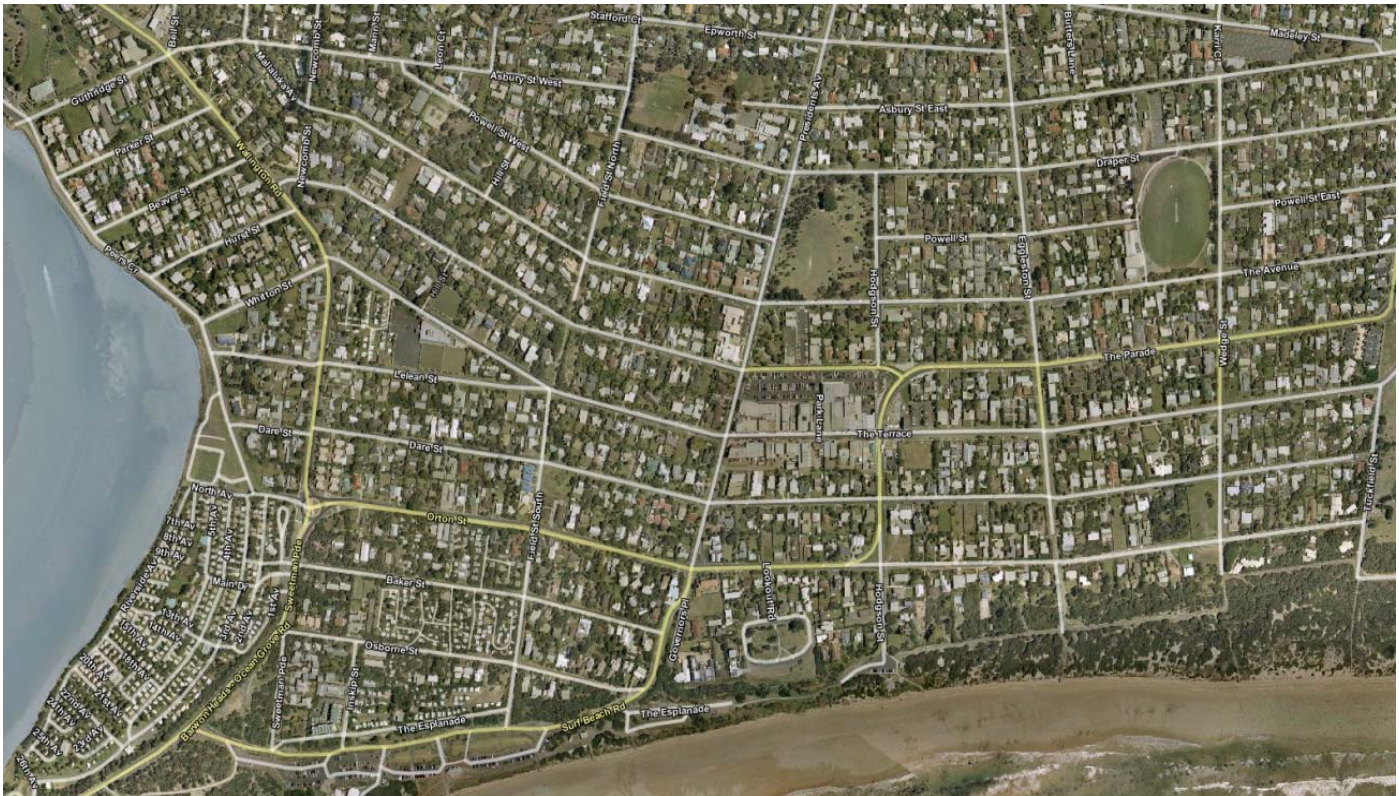


1966

APPENDIX 1 - OCEAN GROVE SIGNIFICANT TREE PROJECT



1990



2005

APPENDIX 1 - OCEAN GROVE SIGNIFICANT TREE PROJECT



2013

13/11/2014
C300

SCHEDULE 7 TO THE SIGNIFICANT LANDSCAPE OVERLAY

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

OCEAN GROVE COASTAL AREA

1.0 Statement of nature and key elements of landscape

13/11/2014
C300

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.

2.0 Landscape character objective to be achieved

13/11/2014
C300

- To preserve the balance between roof tops and vegetation in long distance views of the town.
- To encourage the development of buildings that fit within the landscape and do not dominate the streetscape and long distance views.
- To minimise the impact of buildings projecting above the vegetation canopy.
- To provide space at the front, side and rear of buildings for the retention and planting of 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

13/11/2014
C300

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.
- The location of an outbuilding or garage normal to a dwelling is behind the front building line of the dwelling.

APPENDIX 2 - OCEAN GROVE SIGNIFICANT TREE PROJECT

GREATER GEELONG PLANNING SCHEME

- At least 30 per cent of the site is not covered by buildings or impervious surfaces including driveways, paving, swimming pools or tennis courts.

A permit is required to remove, destroy or lop vegetation except where one of the following requirements are met:

- The vegetation is listed within the incorporated document *Environmental Weeds*, City of Greater Geelong, September 2008 except where tea tree is indigenous to the area.
- The vegetation is dead.
- 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

13/11/2014
C300

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;
- Views to and from the site;
- Any other notable features or characteristics of the site.

A view impact analysis should be submitted when the proposed development 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.

5.0 Decision guidelines

13/11/2014
C300

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.
 - 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 the siting of buildings and availability of areas not covered by hard surfaces enables the retention of adequate vegetation and provides sufficient area for the planting of vegetation, particularly high canopied vegetation that contributes to the overall character of Ocean Grove.
- 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.

APPENDIX 2 - OCEAN GROVE SIGNIFICANT TREE PROJECT
GREATER GEELONG PLANNING SCHEME

- The reasons for removing the tree and the practicalities of alternative options 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 appearance of any trees.
- The impact of a specified flood level on the overall height of a building.

19/07/2012
C245

SCHEDULE 14 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO14**.

DWELLINGS OVER 7.5 METRES IN AREAS WITH ACCESS TO VIEWS

1.0 Design objectives

19/07/2012
C245

To ensure that the siting, height and visual bulk of dwellings achieves a reasonable sharing of views between properties to significant landscape features such as the coast (ocean and foreshore), Corio Bay, Barwon River, Central Geelong, Barrabool Hills and the You Yangs.

2.0 Buildings and works

19/07/2012
C245

A permit is not required for buildings and works other than to construct a dwelling which is more than 7.5 metres above natural ground level (excluding any television antenna, chimney or flue) or extend a dwelling where the extension is more than 7.5 metres above natural ground level (excluding any television antenna, chimney or flue).

3.0 Subdivision

19/07/2012
C245

A permit is not required to subdivide land.

4.0 Application Requirements

19/07/2012
C245

A view impact analysis should be submitted when there is likely to be an impact on views to significant landscape features by the proposed development. Any view impact analysis should demonstrate how the design objectives to achieve a reasonable sharing of views has been met having regard to topography, siting, height and visual bulk and the extent of available views.

5.0 Decision Guidelines

19/07/2012
C245

Before deciding on an application, the responsible authority must consider where relevant:

- The design objectives of this schedule.
- The impact of the proposed buildings and works on the view from another property as result of the design, siting, height, size and bulk (including the roof).
- 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.

COASTAL FRINGE

NEW PLANNING CONTROLS FOR VEGETATION PROTECTION

Background

The community has raised concerns over the effectiveness of the current Significant Landscape Overlay 7 in preserving the balance between buildings and vegetation in this area.

In response Council has completed tree surveys and prepared a background report that has informed the preparation of revised draft planning controls for the area.

This flyer provides a brief summary of the proposed draft controls. A full copy of all the project materials including the zone and overlay provisions are available to view.

Proposal

Council is proposing to change the existing zone and overlay provisions to:

- better promote the retention of existing indigenous and native trees,
- require adequate space for replacement trees and
- provide space for new landscaping including canopy trees.

The aim of the controls is to ensure that development integrates with the landscape character of the area.

Landscape Character Description



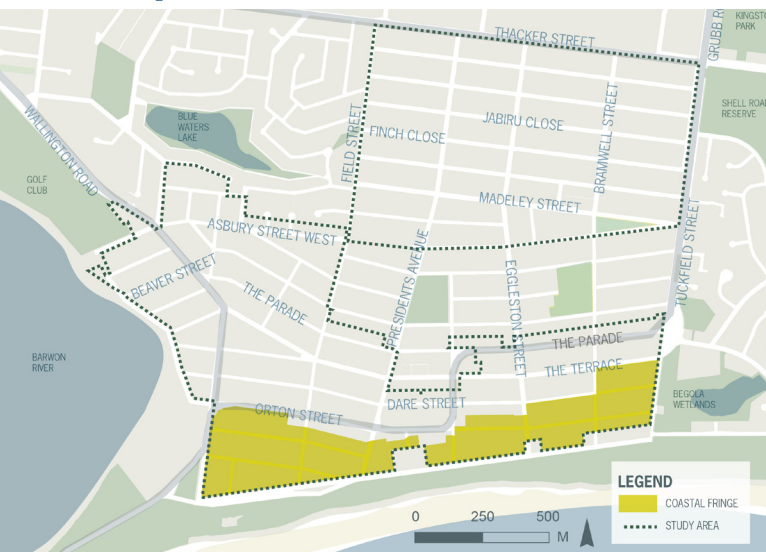
Achieving a balance between landscape and built form where buildings are nestled within vegetated settings is a key landscape characteristic.

The incremental loss of vegetation and the impact of not providing adequate space for vegetation around buildings are having a negative impact on the landscape character of the coastal fringe.

Ensuring buildings can be screened and softened by vegetation is key to ensuring they do not dominate the landscape. This requires that adequate space is allocated for landscaping as part of any development.

Design also needs to carefully consider height and bulk to ensure buildings do not dominate the streetscape and long distance views and allow for the reasonable sharing of views.

Map



Facts



COASTAL TEA-TREE IS THE MOST COMMON STREET TREE IN THIS AREA.

COAST WIRILDA IS FOUND IN THIS PRECINCT AND THIS SPECIES IS LISTED AS RARE IN VICTORIA.

Proposed Planning Controls

ITEM	COASTAL FRINGE	
	PROPOSED	EXISTING
ZONE	NEIGHBOURHOOD RESIDENTIAL (NRZ)	GENERAL RESIDENTIAL ZONE (GRZ)
ZONE SCHEDULE	5	2
SITE COVERAGE	40%	60%
SITE PERMEABILITY	40%	20%
MAXIMUM HEIGHT (metres)	8	9
NO. OF DWELLINGS	Maximum of 2	None specified
LANDSCAPING	1 canopy indigenous or native tree per dwelling.	1 canopy tree per dwelling.
SIDE AND REAR SETBACKS	At least 2m from one side boundary.	None specified.
PRIVATE OPEN SPACE (size)	An area of 60m ² including an area of 40m ² , a minimum dimension of 5m.	An area of 60m ² including an area of 40m ² , a minimum dimension of 5m.
FRONT FENCE	None specified.	None specified.
OVERLAY	SIGNIFICANT LANDSCAPE OVERLAY (SLO)	SIGNIFICANT LANDSCAPE OVERLAY (SLO)
OVERLAY SCHEDULE	16	7
HEIGHT TRIGGER	7.5m above natural ground level	7.5m above natural ground level
BUILDING SITE COVERAGE	40%	-
AREA AVAILABLE FOR LANDSCAPING	40% including space to plant 6m+ canopy tree	30%
DWELLING TRIGGER	More than one dwelling	-
SIDE SETBACK	At least 2m from one side boundary	-
VEGETATION REMOVAL (permit required unless the following requirements met)	<ul style="list-style-type: none"> Indigenous or native vegetation less than 3m in height. Exotic vegetation Environmental Weeds (except coastal tea tree) Pruning that does not impact tree health Vegetation that presents an immediate risk of personal injury or damage to property Vegetation that is dead 	<ul style="list-style-type: none"> Environmental Weeds The vegetation is dead. The vegetation is less than 4m and has a single trunk circumference of less than 0.5m measured 1m above the ground.
APPLICATION REQUIREMENTS		
VIEW IMPACT ANALYSIS	Development over 7.5m	Development over 7.5m
LANDSCAPING PLAN	Development and vegetation removal	Development and vegetation removal
SCHEDULE OF MATERIALS	Development	Development
ARBORIST REPORT	Vegetation removal Development close to trees being retained	Vegetation removal

A full copy of the background work and draft planning controls are available to view online at www.geelongaustralia.com.au/yoursay or at the: Ocean Grove Customer Service Centre, 66-70 The Avenue, Ocean Grove.

Feedback

We are now seeking feedback from the community on the proposed zone and overlay changes. You can provide feedback by:

- email: planningstrategy@geelongcity.vic.gov.au
- post: **Planning Strategy**
City of Greater Geelong
PO Box 104
Geelong Vic 3220
- online submission:
www.geelong.australia.com.au/yoursay

Next Steps

Submissions close on 13 May 2016

Council officers will consider all submissions in a report to council later in the year.

Should council adopt the recommendations a formal planning scheme amendment to implement planning controls will be undertaken. The amendment process includes further public consultation and opportunities for submissions.

HILLSIDE

NEW PLANNING CONTROLS FOR VEGETATION PROTECTION

Background

The community has raised concerns over the effectiveness of Significant Landscape Overlay 7 (SLO7) in preserving the balance between buildings and vegetation in this area.

In response Council has completed tree surveys and prepared a background report that has informed the preparation of new draft planning controls for the area.

This flyer provides a brief summary of the proposed draft controls. A full copy of all the project materials including the zone and overlay provisions are also available to view.

Proposal

Council is proposing to change the existing zone and overlay provisions to:

- better promote the retention of existing indigenous and native trees,
- require adequate space for replacement trees and
- provide space for new landscaping including canopy trees.

The aim of the controls is to ensure that development integrates with the preferred landscape character of the area.

As a result of the project findings the following additional changes are also being proposed:

- remove a small area west of Field Street South from the Increased Housing Diversity Area due to landscape character
- remove the SLO7 from areas that do not display a strong landscape character (area east of Field Street South and north of the Coastal Fringe Precinct) and replace it with Design and Development Overlay 14 (Dwellings over 7.5m in area with access to views)

Landscape Character Description



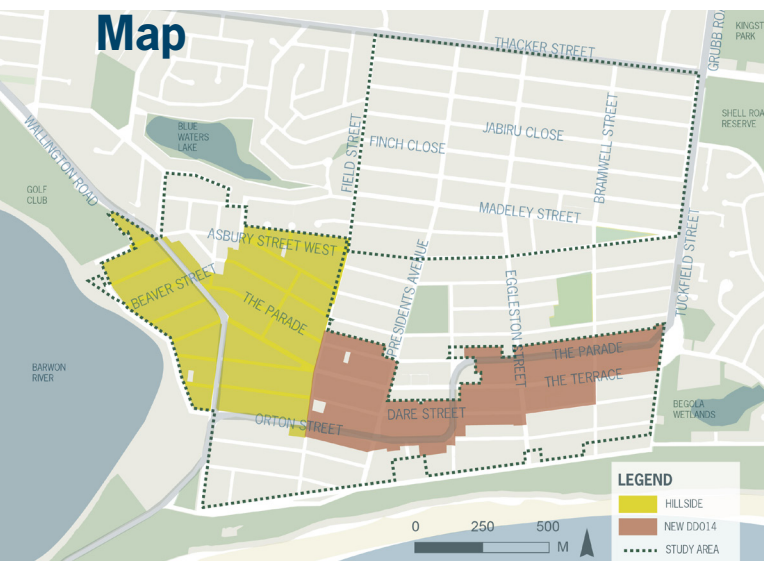
Achieving a balance between landscape and built form where buildings sit within a landscaped setting is the preferred character outcome for this precinct. Access to and the ability to share the coastal views is also a key characteristic.

The incremental loss of vegetation and the impact of not providing adequate space for the re-establishment of vegetation around buildings is having a negative impact on the character of this area.

Ensuring buildings can be screened and softened by vegetation is key to ensuring they do not dominate the landscape. This requires that adequate space is allocated for landscaping as part of any development.

Design also needs to carefully consider height and bulk to ensure buildings do not dominate the streetscape and long distance views and allow for the reasonable sharing of views.

Map



Facts



AN INDIGENOUS TREE FOUND IN THIS AREA IS THE BELLARINE YELLOW GUM (*EUCALYPTUS LEUCOXYLON SUBSP. BELLARINENSIS*). THIS IS A THREATENED SPECIES. THE PROTECTION OF THESE TREES IS CRUCIAL TO THE SPECIES' SURVIVAL.

THIS PRECINCT WOULD BENEFIT FROM INCREASED STREET TREE PLANTINGS WHICH ARE VERY SPARSE IN SOME STREETS.

Proposed Planning Controls

ITEM	HILLSIDE	
	PROPOSED	EXISTING
ZONE	GENERAL RESIDENTIAL ZONE (GRZ)	GENERAL RESIDENTIAL ZONE (GRZ)
ZONE SCHEDULE	3	2
SITE COVERAGE	50%	60%
SITE PERMEABILITY	30%	20%
MAXIMUM HEIGHT (metres)	9	9
NO. OF DWELLINGS	None specified.	None specified
LANDSCAPING	1 canopy indigenous or native tree per dwelling.	1 canopy tree per dwelling.
SIDE AND REAR SETBACKS	At least 2m from one side boundary.	None specified.
PRIVATE OPEN SPACE (size)	An area of 60m ² including area of 40m ² , a minimum dimension of 5m.	An area of 60m ² including area of 40m ² , a minimum dimension of 5m.
FRONT FENCE	None specified.	None specified.
OVERLAY	SIGNIFICANT LANDSCAPE OVERLAY (SLO)	SIGNIFICANT LANDSCAPE OVERLAY (SLO)
OVERLAY SCHEDULE	7 (revised)	7
HEIGHT TRIGGER	7.5m above natural ground level	7.5m above natural ground level
BUILDING SITE COVERAGE	50%	-
AREA AVAILABLE FOR LANDSCAPING	30% including space to plant 8m+ canopy tree	30%
DWELLING TRIGGER	More than one dwelling	-
SIDE SETBACK	At least 2m from one side boundary	-
VEGETATION REMOVAL (permit required unless the following requirements met)	<ul style="list-style-type: none"> Indigenous or native vegetation less than 3m in height. Exotic vegetation Environmental Weeds (except coastal tea tree) Pruning that does not impact tree health Vegetation that presents an immediate risk of personal injury or damage to property Vegetation that is dead 	<ul style="list-style-type: none"> Environmental Weeds The vegetation is dead. The vegetation is less than 4m and has a single trunk circumference of less than 0.5m measured 1m above the ground.
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LANDSCAPING PLAN	Development and vegetation removal	Development and vegetation removal
SCHEDULE OF MATERIALS	Development	Development

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Feedback

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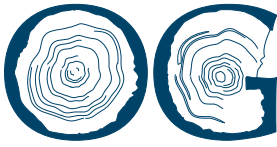
- email: planningstrategy@geelongcity.vic.gov.au
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OCEAN GROVE SIGNIFICANT TREE PROJECT

NEW PLANNING CONTROLS FOR VEGETATION PROTECTION

Consultation Summary

April 2016

Background

The township of Ocean Grove has a unique coastal character. A major part of this character is the presence of trees on both private and public land.

Community consultation associated with various Council projects including the recent Ocean Grove Structure Plan, identified a desire to protect the town's unique coastal and bush landscapes.

In response Council has completed tree surveys in key areas within the town. Trees surveyed included native trees over 5 metres in height and indigenous trees over 3 metres in height.

The results of the tree surveys have assisted in the development of draft planning controls (zones

and overlays) which aim to preserve and enhance the trees and character of these areas.

These controls will impact on how land can be developed and subdivided so we recommend you read on for more information.

The draft planning controls are now available for the community to view and provide feedback on.

Study Area

The study area was identified using existing tree data and areas of community interest including the area covered by Significant Landscape Overlay 7 which includes the hillside overlooking the ocean.



Summary of Tree Survey Findings

A full copy of the tree survey findings are available to view on council's website as part of this consultation.

Bursaria, Coast Tea-tree, Coast Beardheath, Coast Wirilda and Moonah.

Common planted native species included Yellow-gum, Sugar Gum, Southern Mahogany, Bundy, River Red-gum, Bushy Yate, Tuart, Spotted Gum and Red Flowering Gum, Bracelet Honey-myrtle and Coast Banksia.

Trees identified in the survey included indigenous trees over 3m and native trees over 5m in height.

A total of 3,130 trees were recorded including:

- 2,380 Private trees (76.1%)
- 750 Street trees (23.9%)

Of those there were:

- 1,728 indigenous trees (55.3%)
- 1,402 planted native trees (44.7%)

Common indigenous species found include Bellarine Yellow-gum, Narrow-leaf Peppermint, Swamp Gum, Manna Gum, Drooping Sheoak, Sweet

Based on the landscape character, development patterns and the tree survey results, four distinct precincts have emerged:

- **Significant Tree Area Precinct** (new)
- **Coastal Fringe Precinct** (current SLO7)
- **Hillside Precinct** (current SLO7)
- **Not significant landscape/tree character area** (current SLO7)

Why are trees important?

The trees in and around Ocean Grove, especially in the more established areas, make a significant contribution to the character of what makes Ocean Grove unique.

The tree survey results show over half the trees are indigenous (plants which are native and evolved in the area) and one, the Bellarine Yellowgum is endemic (only found in a particular area).

The Bellarine Yellow-gum is a threatened species and the residential

streets and private gardens of Ocean Grove support a large proportion of the remnant (pre-settlement) population. Tree protection and management is critical to the survival of this species.

A significant number of native birds were observed in areas dominated by indigenous trees, especially trees with hollows. These birds are only seen in areas with high levels of tree cover. This shows the importance of indigenous trees in providing habitat for local wildlife.

Along with biodiversity and providing habitat other environmental benefits of

QUESTION: DO YOU VALUE THE TREES IN YOUR NEIGHBOURHOOD?

trees include improved air quality, decreased storm water runoff and climate control.

Various studies have also linked the benefits of the natural environment, including living near trees, to enhanced health outcomes.



QUESTION: IN YOUR VIEW, IS DEVELOPMENT ADVERSELY IMPACTING ON THE TREES IN YOUR AREA?



Threats to Vegetation

The tree surveys showed urban development is having a negative impact on trees. Comparing the survey results with previous tree data and aerial photography show that large numbers of trees have been removed to make way for development. Adverse impacts on trees as a result of development occurring too close to them were also observed.

Development data has been analysed and shows that house sizes and site coverage have increased from around 20-30% in the 1950s to over 40% in the 2010s.

The data also shows blocks with low site coverage (less than 35%) contain over 90% of indigenous trees and 85% of native trees despite these blocks only making up around 60% of blocks in the study area.

The draft planning controls aim to manage development impacts by encouraging tree retention and providing space for trees.

Planning Recommendations

Three precincts worthy of protection have emerged based on the data. Each precinct is distinct and has strong bush garden and/or coastal landscape characteristics.

In order to preserve these precincts a number of planning controls (zone and overlay) changes are being proposed. These controls will have an impact on people wanting to remove significant vegetation and carry out new development including subdivision.

A fourth precinct was identified due to its lack of tree cover; this area is located west of the town centre and is discussed in the "Hillside" precinct.

For full details of the draft planning controls visit: www.geelongaustralia.com.au/yoursay

QUESTION: DO YOU THINK THE TREES IN YOUR AREA NEED PLANNING PROTECTION? IF YES, WHAT DO YOU THINK OF THE PROPOSED PROTECTIONS?

Significant Tree Area Precinct

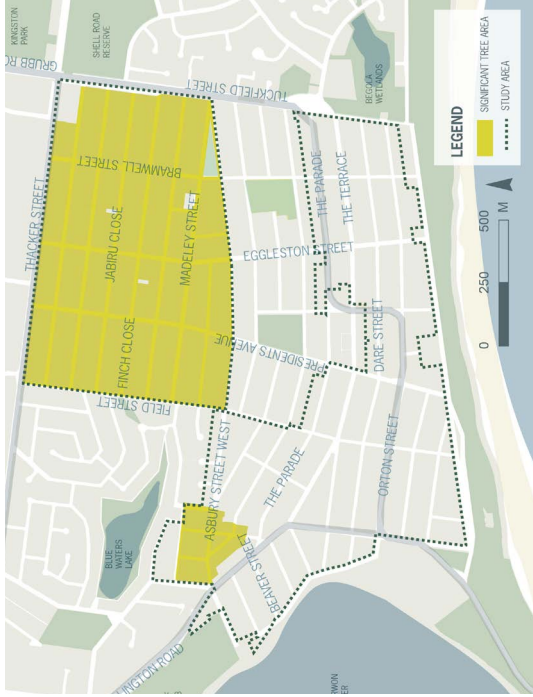
Description

This precinct is distinctive due to the high number of significant canopy trees (indigenous and native) located on both public and private land. These trees are a dominant feature of the landscape 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.



Map



Proposed Planning Tools

- Rezone from General Residential 2 Zone to new Neighbourhood Residential 4 Zone
- Apply new Significant Landscape Overlay 15

Key Changes

- Remove Design Development Overlay 14
- Maximum site coverage decreased from 60% to 40%
- Site permeability increased from 20% to 40%
- No more than two dwelling per lot
- Permit required to remove significant vegetation
- Landscaping requirements for new development including the planting of canopy trees

Coastal Fringe Precinct

Description

The incremental loss of vegetation and the impact of new development not providing adequate space for the vegetation is having a major impact on the landscape character of the coastal fringe.

The balance between rooftops and vegetation when viewed from a distance is a key characteristic of the township. Along the coastal fringe buildings are nestled within vegetated settings.



Map



Proposed Planning Tools

- Rezone from General Residential 2 Zone to new Neighbourhood Residential 5 Zone.
- Apply new Significant Landscape Overlay 15 (to replace SLO7)

Key Changes

- Minimum site coverage decreased from 60% to 40%
- Site permeability increased from 20% to 40%
- No more than two dwelling per lot.
- Permit required to remove significant vegetation
- Landscaping requirements for new development including the planting of canopy trees

Hillside Precinct

Description

The balance between rooftops and vegetation when viewed from a distance is a key characteristic of this precinct. Vegetation is required to soften the impact of buildings in the environment.

The ability to retain and plant screening vegetation and ensure building height and bulk does not dominate views are important landscape elements.

Proposed Planning Tools

- Rezone from General Residential 2 Zone to new General Residential 3 Zone
- Apply revised Significant Landscape Overlay 7
- Apply DDO14 to areas where SLO7 is being removed.

Key Changes

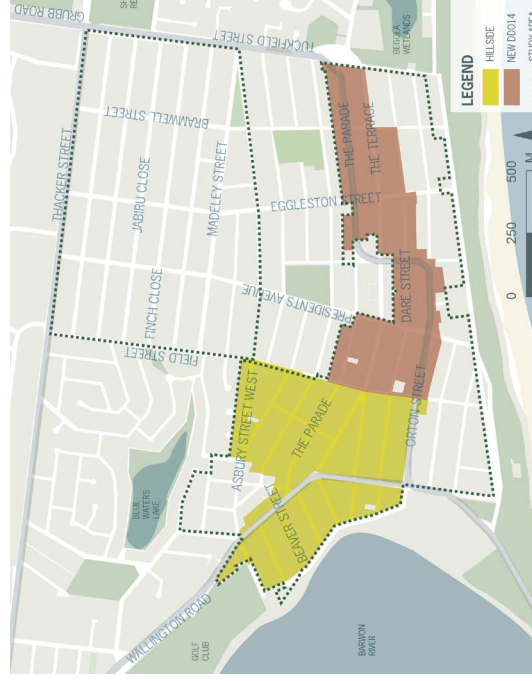
- Maximum site coverage decreased from 60% to 50%
- Site permeability increased from 20% to 30%
- Permit required to remove significant vegetation
- Landscaping requirements for new development including the planting of canopy trees
- Small area west of Field Street South to be removed from the Increased Housing Diversity Area (IHDA) due to landscape character.

Significant Landscape Overlay 7 Proposed Removal From Some Areas

As a result of this project there are areas within the current SLO7 precinct that did not show the landscape characteristics or have the presence of significant trees to warrant the application of a Significant Landscape Overlay.

In these areas it is recommended the SLO7 is removed and replaced by 'Design and Development Overlay 14 – Dwellings over 7.5 meters in areas with access to views' (DDO14). This will still require the impact on views and view sharing to be considered through the development application

Map



Community Feedback

For full details of the background work and draft planning controls visit www.geelongaustralia.com.au/your say.

We are now seeking feedback from the community on the proposed zone and overlay changes.

How to provide feedback:

1. Email a written submission to

**planningstrategy@
geelongcity.vic.gov.au**

2. Post a written submission to:

**Planning Strategy
City of Greater Geelong
PO Box 104
Geelong Vic 3220**

3. Lodge a submission online at

**[www.geelong.australia.
com.au/yoursay](http://www.geelong.australia.com.au/yoursay)**

Next Steps

Submissions close on Friday 13 May 2016.

Council officers will consider all submissions in a report to Council in mid 2016.

Should Council adopt the recommendations a formal planning scheme amendment to implement planning controls will be undertaken. The amendment process includes further public consultation and opportunities for submissions.

SIGNIFICANT TREE AREA

NEW PLANNING CONTROLS FOR VEGETATION PROTECTION

Background

Community consultation associated with various council projects including the 2015 Ocean Grove Structure Plan identified a community desire to protect significant vegetation in the town.

In response Council has completed tree surveys and prepared a background report that has informed the preparation of new draft planning controls for this precinct.

This flyer provides a brief summary of the proposed draft controls. A full copy of all the project materials including the zone and overlay provisions are available to view.

Proposal

Council is looking to introduce new zone and overlay provisions to ensure development integrates with the established character of the area.

The controls aim to preserve the landscape character of the area by:

- promoting the retention of existing trees
- requiring adequate space for replacement trees
- providing space for new landscaping including canopy trees

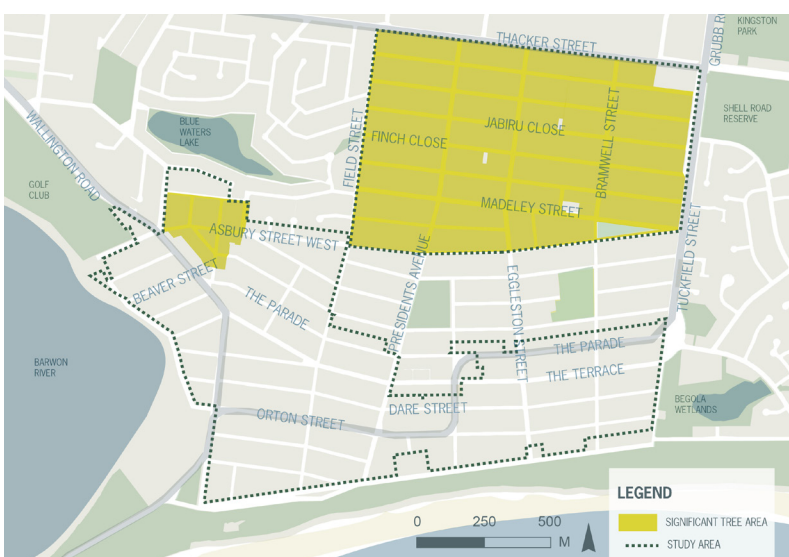
Landscape Character Description



This precinct is distinctive due to the high number of significant canopy trees (indigenous trees over 3 metres in height and native trees over 5 metres in height) located on both public and private land. These trees are a dominant feature of the landscape 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.

Map



Facts



THE BELLARINE YELLOW GUM IS THE MOST COMMON STREET TREE (74%) IN THIS PRECINCT. THIS TREE IS ONLY FOUND ON THE BELLARINE AND PARTS OF SURF COAST AND IS A THREATENED SPECIES.

COUNCIL RECOGNISES IT HAS A SIGNIFICANT ROLE IN PRESERVING THE CHARACTER OF THIS PRECINCT AS THE STREET TREE MANAGER.

A MAJOR THREAT TO BELLARINE YELLOW GUMS IS THE PLANTING OF OTHER YELLOW GUM SUBSPECIES WHICH HAS LED TO THE POLLUTION OF ITS GENETIC STOCK.

87.5% OF SIGNIFICANT VEGETATION IS FOUND ON BLOCKS WITH SITE COVERAGE LESS THAN 35%.

Proposed Planning Controls

ITEM	SIGNIFICANT TREE AREA	
	PROPOSED	EXISTING
ZONE	NEIGHBOURHOOD RESIDENTIAL (NRZ)	GENERAL RESIDENTIAL ZONE (GRZ)
ZONE SCHEDULE	4	2
SITE COVERAGE	40%	60%
SITE PERMEABILITY	40%	20%
MAXIMUM HEIGHT (metres)	9	9
NO. OF DWELLINGS	Maximum of 2	None specified
LANDSCAPING	1 canopy indigenous or native tree per dwelling.	1 canopy tree per dwelling.
SIDE AND REAR SETBACKS	At least 2m from one side boundary.	None specified.
PRIVATE OPEN SPACE (size)	An area of 60m ² including an area of 40m ² , a minimum dimension of 8m.	An area of 60m ² including area of 40m ² , a minimum dimension of 5m.
FRONT FENCE	None specified	None specified.
OVERLAY	SIGNIFICANT LANDSCAPE OVERLAY (SLO)	NONE
OVERLAY SCHEDULE	15	-
HEIGHT TRIGGER	n/a	-
BUILDING SITE COVERAGE	40%	-
AREA AVAILABLE FOR LANDSCAPING	40% including space to plant 8m+ canopy tree	-
DWELLING TRIGGER	More than one dwelling	-
SIDE SETBACK	At least 2m from one side boundary	-
VEGETATION REMOVAL (permit required unless the following requirements met)	<ul style="list-style-type: none"> • Indigenous vegetation less than 3m in height. • Native vegetation less than 5m in height. • Exotic vegetation • Environmental Weeds • Pruning that does not impact tree health • Vegetation that presents an immediate risk of personal injury or damage to property • Vegetation that is dead 	-
APPLICATION REQUIREMENTS		
VIEW IMPACT ANALYSIS	n/a	-
LANDSCAPING PLAN	Development and vegetation removal	-
SCHEDULE OF MATERIALS	n/a	-
ARBORIST REPORT	Vegetation removal Development close to trees being retained	-

A full copy of the background work and draft planning controls are available to view online at www.geelongaustralia.com.au/yoursay or at the: Ocean Grove Customer Service Centre, 66-70 The Avenue, Ocean Grove.

Feedback

We are now seeking feedback from the community on the proposed zone and overlay changes. You can provide feedback by:

1. email: planningstrategy@geelongcity.vic.gov.au
2. post: **Planning Strategy
City of Greater Geelong
PO Box 104
Geelong Vic 3220**
3. online submission: www.geelong.australia.com.au/yoursay

Next Steps

Submissions close on 13 May 2016

Council officers will consider all submissions in a report to council later in the year.

Should council adopt the recommendations a formal planning scheme amendment to implement planning controls will be undertaken. The amendment process includes further public consultation and opportunities for submissions.

APPENDIX 5 - OCEAN GROVE SIGNIFICANT TREE PROJECT

GREATER GEELONG PLANNING SCHEME

21.14 THE BELLARINE PENINSULA

03/03/2016
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21.14-1 Key issues and Influences

28/01/2010
C129(Part 1)

The Bellarine Peninsula comprises a series of contained townships separated by rural and coastal areas.

The rural and coastal areas on the Bellarine Peninsula form an important non-urban break between settlements. They are highly valued for their scenic attributes, tourism function, environmental function and lifestyle appeal.

The Bellarine Peninsula is one of the fastest growing areas in the City of Greater Geelong. Population growth on the Bellarine Peninsula is being driven by the attractiveness of the peninsula as a relaxed lifestyle destination within close proximity to urban Geelong.

Appropriately managing urban growth on the Bellarine Peninsula will be critical to retaining the peninsula's identity and attributes.

21.14-2 Objectives

25/06/2015
C312

- To protect and enhance the rural and coastal environment on the Bellarine Peninsula and maintain non-urban breaks between settlements.
- To facilitate the development of Ocean Grove, Drysdale/Clifton Springs and Leopold as hubs of development and service provision on the Bellarine Peninsula. In all other townships on the Bellarine Peninsula provide retail, commercial and community uses and facilities that serve the daily needs of the community and encourage street based activity.
- To provide for sustainable industrial, commercial, retail, agricultural and tourism development in designated locations, to service the wider Bellarine community.
- To preserve the individual character, identity and role of each Bellarine township.

Strategies

- Ensure that development responds to the identity and character of the individual township in which it is located.
- Protect rural and coastal environments from inappropriate urban encroachment.
- Ensure land use and development proceeds generally in accordance with the relevant Structure Plan maps included in this Clause.
- Ensure that development outside of settlement boundaries (as shown in the Structure Plan maps included in this clause) does not compromise the rural, environmental and landscape values of the non-urban breaks or longer term growth opportunities.
- Direct the bulk of residential growth and retail development to Ocean Grove, Drysdale/Clifton Springs and Leopold consistent with the relevant Structure Plan maps included in this clause.
- Direct bulky goods retailing and industrial development to existing and future areas as identified in Structure Plan maps included in this clause.

St Leonards:

- Support a mix of retail, commercial, community and entertainment uses within the town centre.
- Encourage development which respects the coastal landscape setting of St Leonards by:

APPENDIX 5 - OCEAN GROVE SIGNIFICANT TREE PROJECT

GREATER GEELONG PLANNING SCHEME

- Providing reasonable sharing of views of the coast and foreshore.
- Promoting contemporary design that reflects the existing scale, setbacks, spacing, forms and materials of the buildings in the locality.
- Ensuring that development allows for the protection of significant vegetation and/or planting around buildings and has minimal impact on roadside vegetation.
- Support the on-going management, enhancement and sensitive development of the foreshore, Salt Lagoon Wildlife Reserve and Edwards Point State Faunal Reserve.
- Protect the scenic qualities of Murradoc Hill and Swan Bay.
- Support the development of a focal building, comprising retail and tourist related activities, at the south west corner of Murradoc and Bluff Roads.
- Support the development of Growth Areas 1 and 2 identified on the Structure Plan map.
- Facilitate development of a community facility including an Early Years Learning Centre, preferably at 1345 Murradoc Road.
- Integrate the town centre and pier-foreshore area.

Portarlington:

- Support a mix of retail, commercial, community and entertainment uses within the town centre.
- Encourage development which respects the coastal landscape setting of Portarlington by:
 - Providing reasonable sharing of views of the coast and foreshore.
 - Promoting contemporary design that reflects the existing scale, setbacks, spacing, forms and materials of the buildings in the locality.
 - Ensuring that development allows for the protection of significant vegetation and/or planting around buildings and has minimal impact on roadside vegetation.
- Support the establishment of a Community Centre in Portarlington within an existing public building.
- Support the provision of a new fire station at Portarlington.
- Support the integration of the Portarlington town centre and pier-foreshore area.
- Support the development of a focal building at 22-34 Newcombe Street, Portarlington, to contain retail uses, tourist accommodation and tourism related activities.
- Support development in the Portarlington town centre incorporating accommodation uses above ground level retail floor space, where such development meets all parking and access requirements.

Indented Head:

- Encourage development which respects the coastal landscape setting of Indented Head, by:
 - Providing reasonable sharing of views of the coast and foreshore.
 - Promoting contemporary design that reflects the existing scale, setbacks, spacing, forms and materials of the buildings in the locality.
 - Ensuring that development allows for the protection of significant vegetation and/or planting around buildings and has minimal impact on roadside vegetation.
- Support the on-going management, enhancement and sensitive development of the foreshore, Point Richards Flora and Fauna Reserve and Salt Lagoon Wildlife Reserve.
- Support expansion of the existing retail premises on The Esplanade, Indented Head.

APPENDIX 5 - OCEAN GROVE SIGNIFICANT TREE PROJECT

GREATER GEELONG PLANNING SCHEME

Ocean Grove:

- Encourage development which respects the coastal landscape setting of Ocean Grove, by:
 - Providing reasonable sharing of views of the coast and foreshore where views have been identified.
 - Promoting contemporary design that reflects the existing scale, setbacks, spacing, forms and materials of the buildings in the locality.
 - Ensuring that development allows for the protection of significant vegetation and/or planting around buildings and has minimal impact on roadside vegetation.
- Direct new greenfield residential development to the designated growth area in the north-east of the township, as shown on the Structure Plan map.
- Encourage a range of accommodation and housing options, including aged care within and adjacent to the town centre and other existing and proposed activity centres.
- Ensure development avoids impacts on environmental assets including the Coast, Buckley Park Foreshore Reserve, Goandra Estate, Ocean Grove Nature Reserve, Barwon River/Lake Conneware and the Lake Victoria Wetlands.
- Ensure the town centre remains the primary retail centre for Ocean Grove by providing for a range of retail, business and accommodation uses.
- Support expansion of the town centre, particularly in a northerly direction up to the Avenue.
- Support development of a new Neighbourhood Activity Centre on Grubb Road, to service the future population of the north-east growth area.
- Support the continued development of industrial, restricted retail and associated businesses on Grubb Road, and support the expansion of this type of development to the east and north, as shown on the Structure Plan map.
- Where appropriate, ensure new developments assist in the establishment of a safe bicycle-pedestrian path network around the town connecting the foreshore, river, nature reserve, Grubb, Banks and Bonnyvale Roads as shown on the Structure Plan map.
- Where appropriate, ensure new development contributes to the improvement of open spaces, key pedestrian links and roads as identified on the Structure Plan map.
- Provide for a range of appropriately scaled and located tourism accommodation and activities.
- Encourage a range of appropriately scaled tourism related activities on the rural periphery of the town which are complementary to the environmental and rural setting.
- Support the duplication of Grubb Road in a manner which preserves significant roadside vegetation, provides an attractive town entry, safe crossing points, pedestrian/cycle paths and undergrounding of powerlines.

Leopold:

- Support Leopold as a Sub Regional Retail Activity Centre for the Bellarine Peninsula, whilst providing local community, recreational and employment facilities to Leopold's residents.
- Ensure the retention of Leopold as an urban island - supporting urban growth contained to the settlement boundary and preserving the surrounding rural hinterland.
- Support the development of the Ash Road Growth Area and other areas identified for residential development on the Structure Plan map.
- Support increased housing densities around the Sub Regional Retail Activity Centre and neighbourhood shopping strips at Ash Road and Dorothy Street.

APPENDIX 5 - OCEAN GROVE SIGNIFICANT TREE PROJECT

GREATER GEELONG PLANNING SCHEME

- Encourage the northerly expansion of the Sub Regional Retail Activity Centre, ensuring any development integrates with the existing centre and surrounding community facilities, and enhances its appearance and functionality.
- Support the local convenience role of the Ash Road and Dorothy Street neighbourhood shopping centres, whilst restricting any future expansion of these centres.
- Support the development of Council's Kensington Road Community Hub to provide a wide range of community, health, education and civic services/facilities.
- Encourage the creation of an additional local mixed use centre on the south east corner of Bellarine Highway and Melaluka Road. Any redevelopment of this site could accommodate restaurants, convenience shops, offices and residential development.
- Provide public open space within existing and proposed residential areas to cater for the passive and active recreation needs of the community.
- Provide an improved transport network which includes better traffic movements, pedestrian and cyclist linkages and public transport options.
- Ensure environmentally sensitive areas including Lake Connnewarre and Reedy Lake are protected from localised development pressure.
- Investigate opportunities for public access to Port Phillip Bay.

Barwon Heads:

- Maintain a compact urban form and avoid outward sprawl.
- Protect the unique character of Barwon Heads as a coastal village located within a sensitive environment and significant landscape setting.
- Ensure the Hitchcock Avenue shopping centre remains the focus of retail activity in Barwon Heads.
- Restrict new commercial development to the existing business and mixed use zones in Hitchcock Avenue between Bridge Road and Ozone Road and the south side of Bridge Road.
- Ensure new housing development complements the character of Barwon Heads and provides for a variety of housing sizes and types.
- Support the continued development of 13th Beach Resort as a tourist destination.
- Continue upgrading the Barwon Heads Village Park and foreshore reserves in accordance with established master plans.
- Support development of appropriate tourist accommodation around the Barwon Heads town centre.

Drysdale/Clifton Springs:

- Contain urban development within the defined settlement boundary on the Structure Plan map.
- Support the development of the Jetty Road Urban Growth Area and other areas identified for residential development on the Structure Plan map.
- Ensure new development incorporates sustainability principles including environmentally sustainable design, energy efficiency, connectivity and water sensitive urban design.
- Reinforce the Drysdale town centre as the primary retail centre including the development of an additional supermarket on the south side of Murradoc Road
- Provide for the expansion of the Drysdale town centre to the east along Murradoc Road.
- Locate future development of a service business or industrial nature in the identified precinct along Murradoc Road extending to the proposed Drysdale Bypass.

APPENDIX 5 - OCEAN GROVE SIGNIFICANT TREE PROJECT

GREATER GEELONG PLANNING SCHEME

- Locate and integrate future education, community and recreation facilities to enhance their accessibility and to maximise joint use wherever possible.
- Develop the Council owned Palmerston Street site and the Drysdale Regional Community and Cultural Hub for community and recreation purposes.
- Ensure any development of short term tourist accommodation at the Curlewis Golf Course is located at the eastern end of the course in close proximity to the Jetty Road Urban Growth Area, functions as a minor component to the primary role of the site as a golf course and maintains the rural landscape character of the site.
- Provide additional bicycle and pedestrian opportunities throughout the townships including new footpaths and bicycle lanes.
- Provide for the creation of consolidated parking areas in the town centre.

Point Lonsdale

- Support low scaled and designed tourism opportunities on designated land identified on the Point Lonsdale Structure Plan map at Clause 21.14-12.
- Ensure new development strengthens the township's coastal village character and landscape setting by requiring a high standard of architectural and urban design response including;
 - Low scale forms
 - Articulation (materials, openings or features such as decks, balconies, wide eaves or canopies).
 - Contemporary design quality.
 - Use of materials such as timber, corrugated iron, weatherboard or light coloured render.
 - Limiting site coverage and provide front and side setbacks that reflect existing neighbourhood patterns and provide opportunities for maintenance and planting of native coastal and indigenous vegetation.
- Ensure that new urban development street works and road designs contribute to the implementation of the identified primary and secondary pedestrian/cycle routes and are designed to complement the informal coastal streetscape character.

21.14-3
03/03/2016
C333

Implementation

These strategies will be implemented by:

Using policy and the exercise of discretion

Ensure development respects the natural coastal landscape as described in the Coastal Spaces Landscape Assessment Study and, where relevant, assess applications against schedules 10, 11, 12 13 and 14 to the Significant Landscape Overlay.

Ocean Grove

Support buildings of up to three storeys within the town centre which utilise contemporary building forms and materials, articulation and setback of upper levels so as to complement the coastal setting, and which provide sufficient car parking.

Support higher density development including tourist accommodation of up to three storeys along The Terrace between Hodgson and Eggleston Streets which utilise contemporary building forms and materials, articulation and setback of upper levels to retain a coastal town character and provide for the reasonable sharing of coastal views.

APPENDIX 5 - OCEAN GROVE SIGNIFICANT TREE PROJECT

GREATER GEELONG PLANNING SCHEME

Support further development of existing caravan parks and accommodation uses in residential areas, particularly those close to the beach and river, to provide a broader range of accommodation type and mix.

Applying Zones and overlays

Ocean Grove

Apply the General Residential Zone Schedule 1 to growth areas identified in the Ocean Grove Structure Plan 2007 as appropriate.

Apply the Development Plan Overlay to those parts of the north-east growth corridor that are rezoned for urban development.

Apply the Development Contributions Plan Overlay to north-east residential corridor.

Apply the Industrial 3 Zone to any expansion of the Grubb Industrial Estate.

Apply the Development Plan Overlay to any expansion of the industrial-restricted retail precinct on Grubb Road.

Apply the Commercial 1 Zone over land bounded by The Avenue, The Parade, Presidents Avenue and Hodgson Street.

Apply the Mixed Use Zone over the former CFA depot (south-east corner The Avenue and Hodgson Street) and land to the immediate south.

Leopold

Apply the General Residential Zone Schedule 1 and the Development Plan Overlay to land designated for future residential growth shown on the Leopold Structure Plan map included in this clause.

Apply a combination of commercial zones, a Design and Development Overlay and a Development Plan Overlay to facilitate the expansion of the Leopold Sub Regional Retail Activity Centre.

Drysdale

Apply the General Residential Zone Schedule 1 with a Development Plan Overlay based on the principles identified in the Structure Plan to Princess Street, Central Road and Oakden Road.

Support the application of the General Residential Zone Schedule 1 to identified residential infill areas with appropriate Development Plan Overlay and Developer Contribution Plan controls.

Support a joint rezoning and development application at the Curlewis Golf Club to facilitate short term tourist accommodation.

Point Lonsdale

Apply the General Residential Zone Schedule 1 with a Development Plan Overlay to the portion of the Lonsdale Golf Course shown for residential growth on the Point Lonsdale Structure Plan map at Clause 21.14-12 subject to an amendment and EES process.

Apply appropriate design and environmental overlays to areas of consistent urban and landscape character.

Rezone the Commercial Zone land on the corner of Fellows Road and Bellarine Highway to facilitate tourism development.

St Leonards

Apply the General Residential Zone Schedule 1 to Growth Areas 1 and 2.

Apply the Development Plan Overlay to Growth Area 2.

APPENDIX 5 - OCEAN GROVE SIGNIFICANT TREE PROJECT

GREATER GEELONG PLANNING SCHEME

Apply the Development Contributions Plan Overlay (or an equivalent agreement with landowners) in conjunction with the rezoning of Growth Areas 1 and 2.

Further work

Review township structure plans as scheduled (in structure plans) to meet emerging needs of communities.

Review the planning framework for land identified in the Coastal Spaces Landscape Assessment Study as regionally significant in the south west of the Bellarine Peninsula to ensure the protection of landscape values is adequately addressed.

Point Lonsdale

Work with the Borough of Queenscliffe to address climate change issues in Point Lonsdale and implement any relevant outcomes.

Prepare detailed streetscape design plans for designated primary and secondary routes as identified in the Point Lonsdale Structure Plan.

Investigate opportunities to establish a railway station-transport interchange precinct to link with the Queenscliff tourist railway service.

Portarlington

Support Parks Victoria Safe Harbour Project, including ensuring appropriate integration with the adjacent foreshore reserve and Town Centre.

Ocean Grove

Review the application of Significant Landscape Overlay 7.

Prepare an Urban Design Framework and Parking Precinct Plan for the Ocean Grove Town Centre.

Prepare Streetscape Plans for The Parade – Orton Street, Shell and Grubb Roads, Tuckfield Street, The Terrace, the Hodgson – The Parade Town centre entry and key streets between the beach and Town Centre.

Leopold

Implement the Leopold Activity Centre Urban Design Framework, 2011.

Undertake further assessment of sites nominated as “Urban Consolidation” in the plan attached to this Clause.

Undertake a Flood Study to introduce controls over areas identified appropriate for Floodway Overlay (FO) or Land Subject to Inundation Overlay (LSIO).

Barwon Heads

Undertake a Landscape Assessment Study for the Ewing Blyth/Golf Links/Bridge Road and the Warrenbeen Court residential areas with the intention to apply an overlay to protect the existing character and vegetation.

Undertake a detailed study of Murtnaghurt Lagoon to establish whether the boundaries of the existing Environment Significant Overlay require review.

Consider the impacts of climate change on the future development of Barwon Heads in accordance with the Climate Change Adaptation Strategy to be developed by Council during 2010-2011.

Drysdale/Clifton Springs

Investigate the relocation of the Council depot site at 22A Collins Street

Prepare a Master Plan for the development of a community hub on the Council owned land at Palmerston Street site in the town centre.

APPENDIX 5 - OCEAN GROVE SIGNIFICANT TREE PROJECT

GREATER GEELONG PLANNING SCHEME

Undertake a Drysdale Town Centre Community Facilities Planning Project to investigate and provide direction for future development and community use of 38 – 40 High Street and 2 – 8 Wyndham Street (senior citizens building) adjacent to the Town Square.

Prepare a Master Plan for the development of the Drysdale Regional Community and Cultural Hub.

Review the extent of the Heritage Overlay in the Drysdale Commercial Heritage Area.

References

Bellarine Peninsula Strategic Plan, City of Greater Geelong, 2006.

Ocean Grove Structure Plan, Hansen Partnership and the City of Greater Geelong, 2007.

Portarlinton Structure Plan, City of Greater Geelong, 2007.

Indented Head Structure Plan, City of Greater Geelong, 2007.

St Leonards Structure Plan, City of Greater Geelong, 2015.

Leopold Structure Plan, City of Greater Geelong, 2011 (amended January 2013).

Leopold Urban Design Framework, City of Greater Geelong, 2011.

Barwon Heads Structure Plan, City of Greater Geelong, 2010.

Drysdale Clifton Springs Structure Plan, City of Greater Geelong, 2010.

Jetty Road Urban Growth Plan 2007.

City of Greater Geelong Municipal Reference Document, Coastal Spaces Landscape Assessment Study (Planisphere, 2006).

Point Lonsdale Structure Plan, Planisphere, April 2009 (amended November 2011).

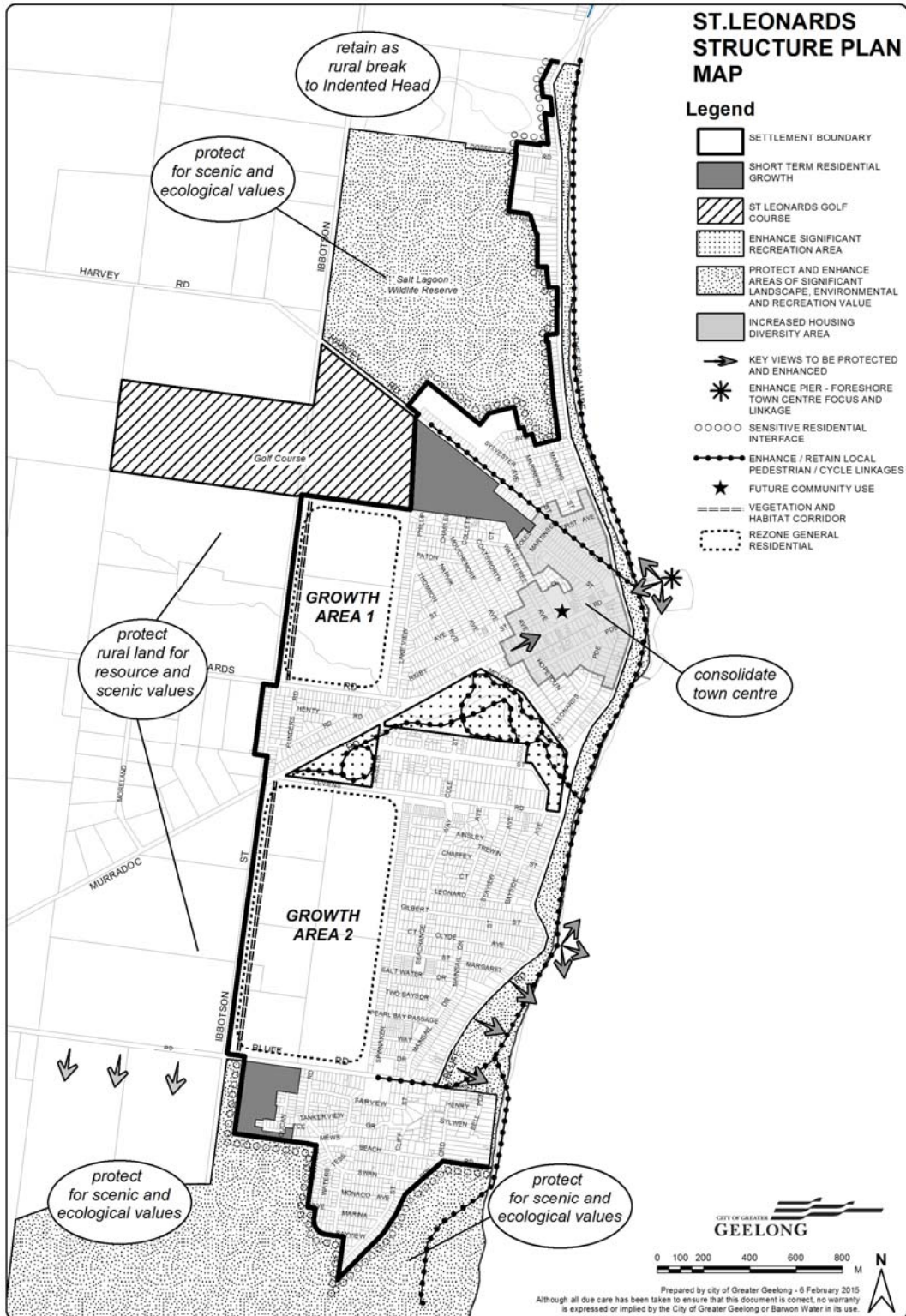
Drysdale Urban Design Framework, City of Greater Geelong 2012.

APPENDIX 5 - OCEAN GROVE SIGNIFICANT TREE PROJECT

GREATER GEELONG PLANNING SCHEME

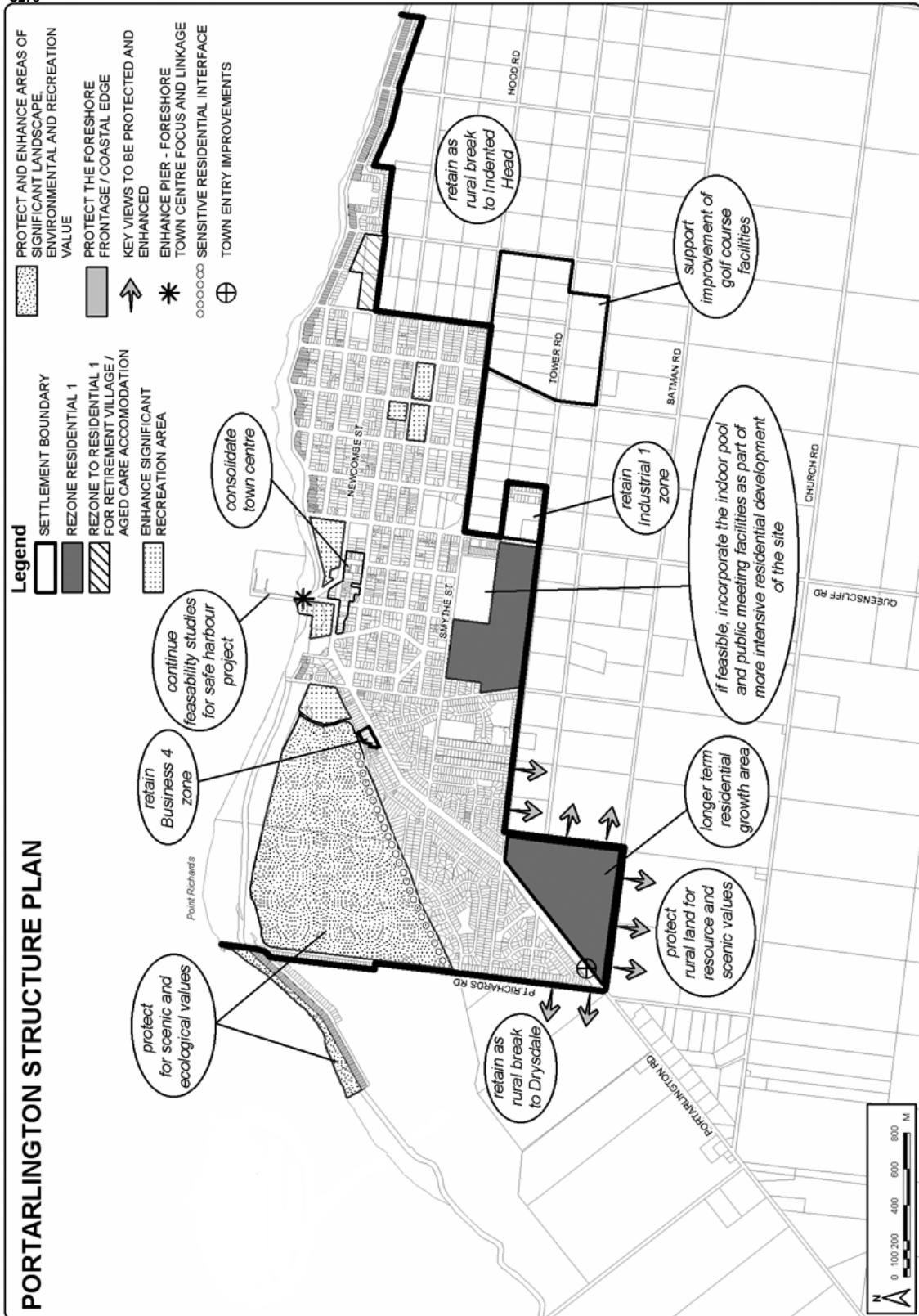
21.14-4 St Leonards Structure Plan map

25/06/2015
C312



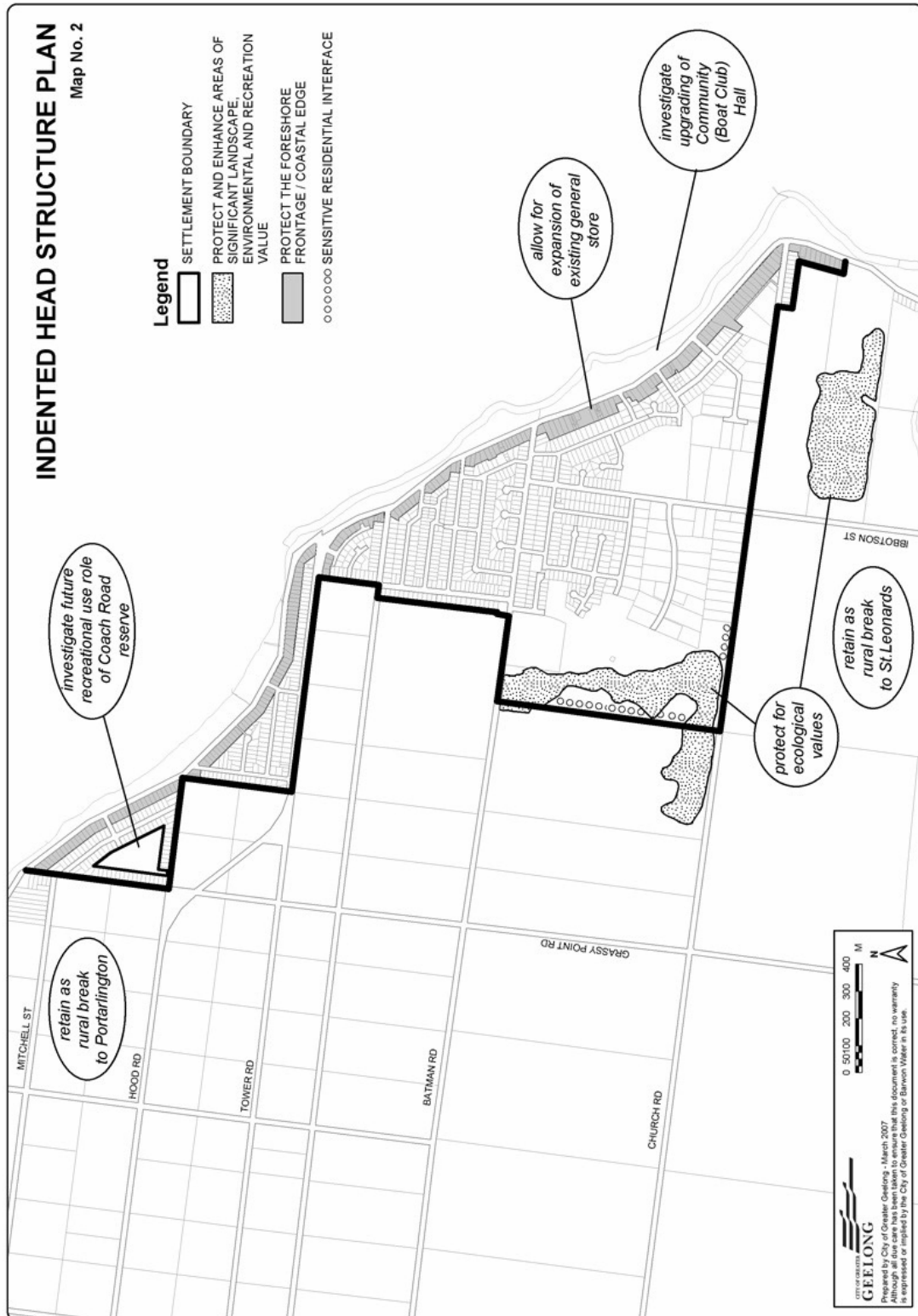
21.14-5 Portarlington Structure Plan map

29/11/2012
C273



21.14-6 Indented Head Structure Plan map

28/01/2010
C129(Part 1)



APPENDIX 5 - OCEAN GROVE SIGNIFICANT TREE PROJECT

GREATER GEELONG PLANNING SCHEME

21.14-7 Ocean Grove Structure Plan map

28/01/2010
C129(Part 1)

ocean grove structure plan



APPENDIX 5 - OCEAN GROVE SIGNIFICANT TREE PROJECT

GREATER GEELONG PLANNING SCHEME

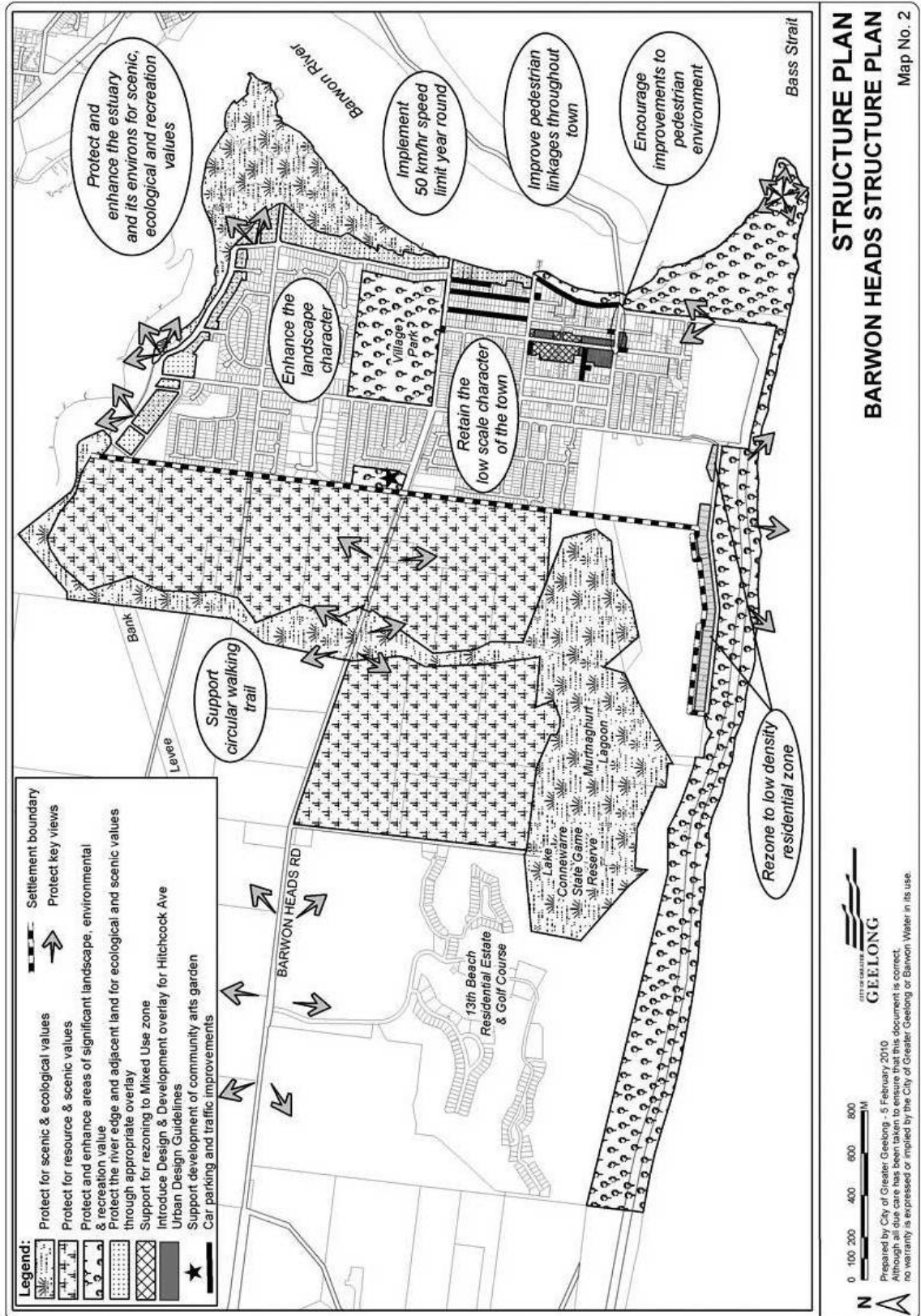
21.14-8 Leopold Structure Plan map

16/05/2013
C254



21.14-9 Barwon Heads Structure Plan map

26/08/2010
C159

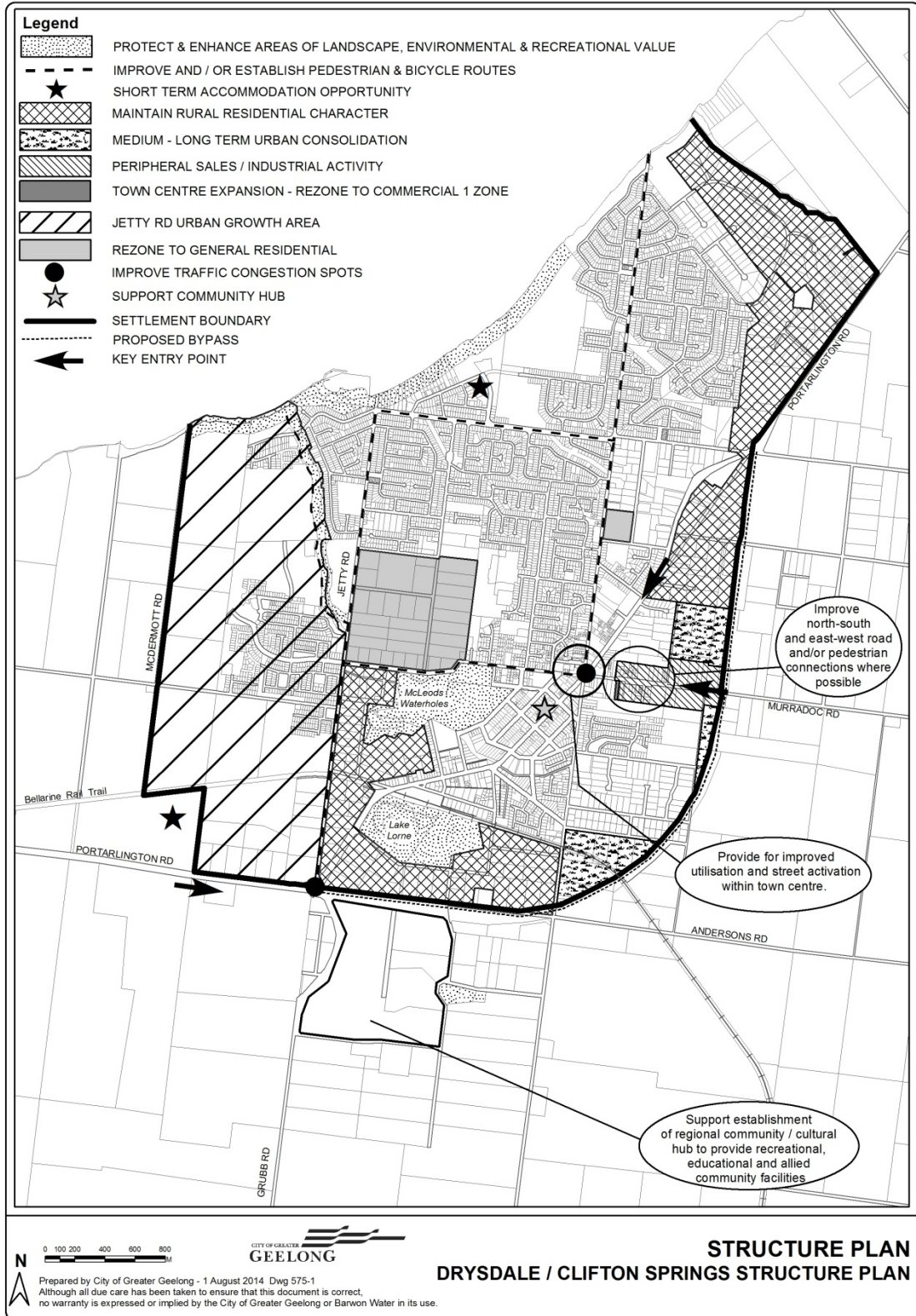


APPENDIX 5 - OCEAN GROVE SIGNIFICANT TREE PROJECT

GREATER GEELONG PLANNING SCHEME

21.14-10 Drysdale Clifton Springs Structure Plan map

27/11/2014
C283

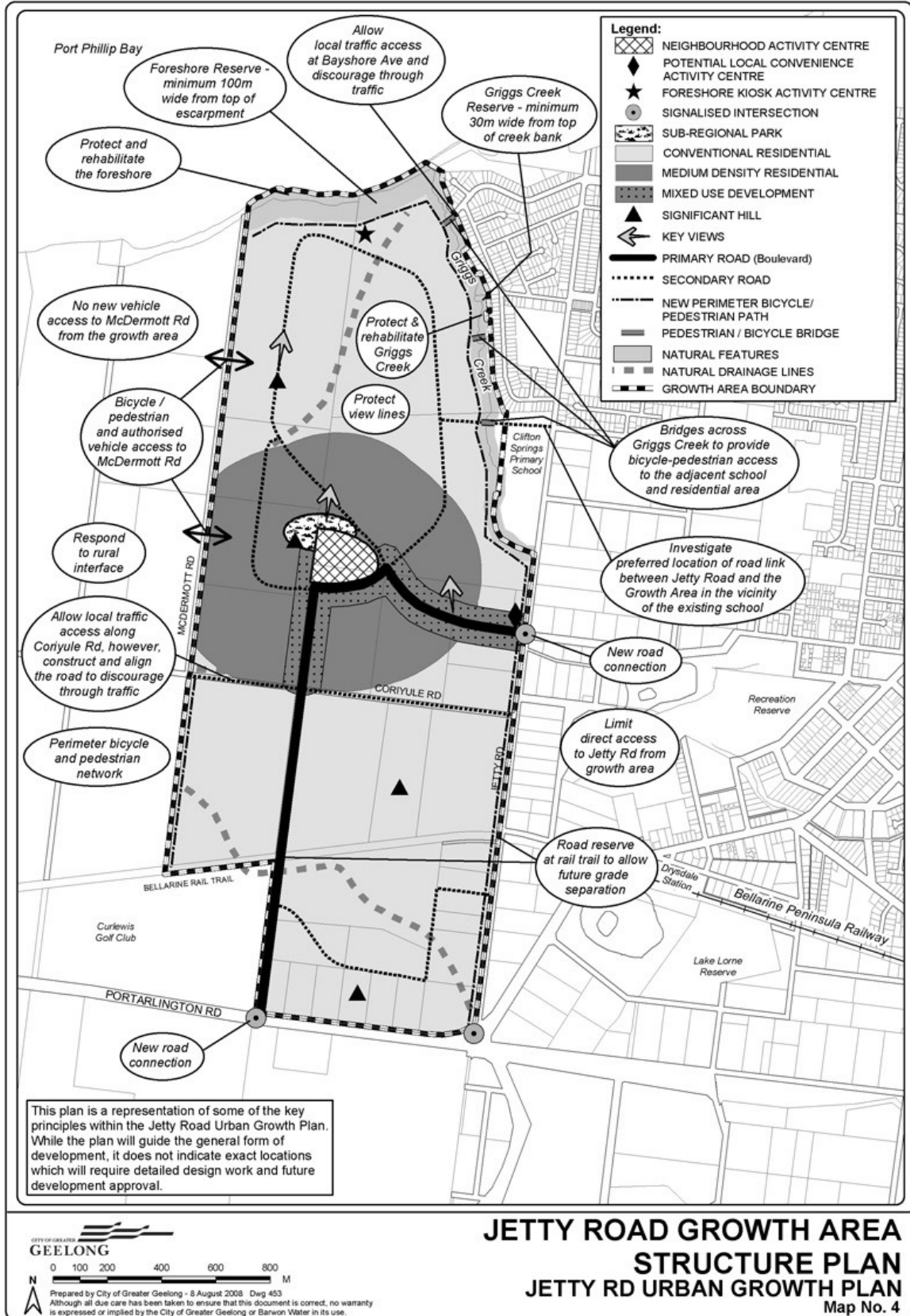


APPENDIX 5 - OCEAN GROVE SIGNIFICANT TREE PROJECT

GREATER GEELONG PLANNING SCHEME

21.14-11 Jetty Road Urban Growth Plan map

28/01/2010
C129(Part 1)

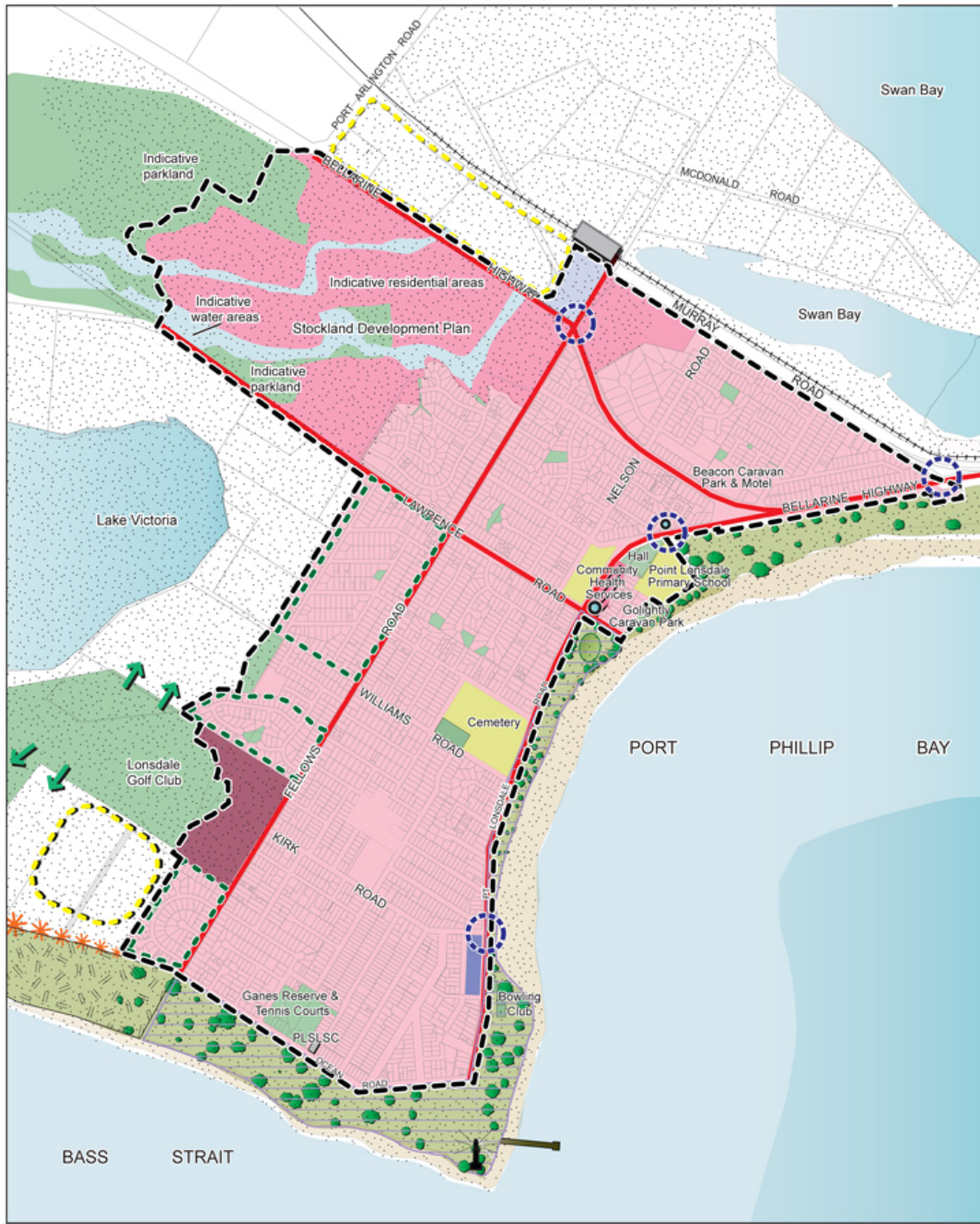


APPENDIX 5 - OCEAN GROVE SIGNIFICANT TREE PROJECT

GREATER GEELONG PLANNING SCHEME

21.14-12 Point Lonsdale Structure Plan map

26/07/2012
C165



APPENDIX 6 - OCEAN GROVE SIGNIFICANT TREE PROJECT

GREATER GEELONG PLANNING SCHEME

13/11/2014
C300

SCHEDULE 4 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as **NRZ4**

OCEAN GROVE SIGNIFICANT TREE AREA

1.0 Minimum subdivision area

13/11/2014
C300

None specified.

2.0 Permit requirement for the construction or extension of one dwelling on a lot

13/11/2014
C300

	Requirement
Permit requirement for the construction or extension of one dwelling on a lot	None specified
Permit requirement to construct or extend a front fence within 3 metres of a street on a lot	None specified

3.0 Requirements of Clause 54 and Clause 55

13/11/2014
C300

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	40%
Permeability	A6 and B9	None specified
Landscaping	B13	At least 40% of the site is available for landscaping. Two canopy trees (indigenous and/or Australian native) per site.
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17 and B28	An area of 60 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 40 square metres, a minimum dimension of 5 metres and convenient access from a living room
Front fence height	A20 and B32	None specified

4.0 Number of dwellings on a lot

13/11/2014
C300

None specified.

APPENDIX 6 - OCEAN GROVE SIGNIFICANT TREE PROJECT

GREATER GEELONG PLANNING SCHEME

5.0 Maximum building height requirement for a dwelling or residential building

13/11/2014
C300

A building used as a dwelling or a residential building must not exceed a height of 9 metres.

13/11/2014
C300

Application requirements

Subdivision

When any of the lots being created are less than 500 square metres, a subdivision application must be accompanied by a development application or approved planning permit plans for the construction of the dwellings.

7.0 Decision guidelines

13/11/2014
C300

Whether the landscaping requirement can be met by including existing trees that are considered worthy of retention.

Whether new lots and developments are of a spacious nature and allow for a design that is respectful of neighbourhood character.

Whether the development provides for adequate landscaping opportunities.

Whether a subdivision proposal has sufficient land area and minimum dimensions to be in keeping with the surrounding subdivision and development patterns.

APPENDIX 7 - OCEAN GROVE SIGNIFICANT TREE PROJECT

GREATER GEELONG PLANNING SCHEME

13/11/2014
C300

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

13/11/2014
C300

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 achieved

13/11/2014
C300

- 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 have 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.

APPENDIX 7 - OCEAN GROVE SIGNIFICANT TREE PROJECT

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- 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.

13/11/2014
C300

3.0

Permit requirement

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 (eg. vegetation).
- Buildings are setback a minimum of 2 meters 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 meters in height.
- Australian native vegetation less than 5 meters 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:

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GREATER GEELONG PLANNING SCHEME

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 meters 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 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 requires 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 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 meters 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

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 43.02 into the Greater Geelong Planning Scheme.

6.0 Decision guidelines

13/11/2014
C300

Before deciding on an application the responsible authority must consider:

- Whether buildings sit within a vegetated landscape.

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- 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, 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.

APPENDIX 8 - OCEAN GROVE SIGNIFICANT TREE PROJECT

GREATER GEELONG PLANNING SCHEME

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C300

SCHEDULE 3 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ3**

OCEAN GROVE HILLSIDE AREA

1.0 Permit requirement for the construction or extension of one dwelling on a lot

13/11/2014
C300

Is a permit required to construct or extend one dwelling on a lot of between 300 square metres and 500 square metres?

None specified

2.0 Requirements of Clause 54 and Clause 55

13/11/2014
C300

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	50%
Permeability	A6 and B9	None specified
Landscaping	B13	At least 30% of the site is available for landscaping. Two canopy trees (indigenous and/or Australian native) per site.
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	An area of 60 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with minimum area of 40 square metres, a minimum dimension of 5 metres and convenient access from a living room. It cannot include a balcony or roof top terrace.
	B28	An area of 60 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with minimum area of 40 square metres, a minimum dimension of 5 metres and convenient access from a living room. It cannot include a balcony or roof top terrace.
Front fence height	A20 and B32	None specified.

3.0 Maximum building height requirement for a dwelling or residential building

13/11/2014
C300

A building used as a dwelling or residential building must not exceed a height of 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case it must not exceed a height of 10 metres.

APPENDIX 8 - OCEAN GROVE SIGNIFICANT TREE PROJECT

GREATER GEELONG PLANNING SCHEME

4.0 Application requirements

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C300

When any of the lots being created are less than 500 square metres, a subdivision application must be accompanied by a development application or approved planning permit plans for the site for the construction of the dwellings.

5.0 Decision guidelines

01/07/2014
VC116

Whether the landscaping requirement can be met by including existing trees that are considered worthy of retention.

Whether the development provides for adequate landscaping opportunities.

Whether a subdivision proposal has sufficient land area and minimum dimensions to be in keeping with the surrounding subdivision and development patterns.

APPENDIX 9 - OCEAN GROVE SIGNIFICANT TREE PROJECT

GREATER GEELONG PLANNING SCHEME

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SCHEDULE 7 TO THE SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as SLO7

OCEAN GROVE HILLSIDE AREA

1.0 Statement of nature and key elements of landscape

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C300

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 supports 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 does 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 an indigenous and Australian native trees 3 or more metres in height.

2.0 Landscape character objective to be achieved

13/11/2014
C300

- 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 buildings that fit within the landscape and do not dominate the streetscape and long distance views.
- To provide a balance between buildings and 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 space at the front, side and rear of buildings for the retention and planting of screening vegetation.

APPENDIX 9 - OCEAN GROVE SIGNIFICANT TREE PROJECT

GREATER GEELONG PLANNING SCHEME

- To maximise opportunities for view sharing, particularly where views are available to the ocean and river from private dwellings.

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3.0 Permit requirement

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.
- At least 30% of the site is available (free from hard surfaces) for soft landscaping (eg. vegetation).
- Buildings are setback a minimum of 2 meters 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:

- Indigenous vegetation less than 3 meters in height.
- Australian native vegetation less than 3 meters 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 character of this area.
- 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

13/11/2014
C300

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:

- The levels of the site and the difference in levels between the site, finished floor levels and surrounding properties;

APPENDIX 9 - OCEAN GROVE SIGNIFICANT TREE PROJECT

GREATER GEELONG PLANNING SCHEME

- 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 meters 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.

Building 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 meters 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 requires 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 meters 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.

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GREATER GEELONG PLANNING SCHEME

5.0 Transitional Arrangement

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 43.02 into the Greater Geelong Planning Scheme.

6.0 Decision guidelines

13/11/2014
C300

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 or the street 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 surfaces enables the retention of significant vegetation and space for new canopy vegetation.
- 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 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.
- 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.