

MINUTES

ORDINARY MEETING OF COUNCIL

TUESDAY 26 FEBRUARY 2019

7.00PM

COUNCIL CONFERENCE AND RECEPTION CENTRE
CITY HALL
LITTLE MALOP STREET, GEELONG

COUNCIL:

Cr B Harwood (Kardinia Ward)

Mayor

Cr S Asher (Bellarine Ward)

Cr J Mason (Bellarine Ward)

Cr T Sullivan (Bellarine Ward)

Cr E Kontelj (Brownbill Ward)

Cr S Mansfield (Brownbill Ward)

Cr P Murrihy (Brownbill Ward)

Cr R Nelson (Kardinia Ward)

Cr P Murnane (Kardinia Ward)

Cr A Aitken (Windermere Ward)

Cr K Grzybek (Windermere Ward)

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**MINUTES OF THE ORDINARY MEETING
OF THE GREATER GEELONG CITY COUNCIL
HELD AT THE COUNCIL CONFERENCE AND RECEPTION CENTRE
CITY HALL, LITTLE MALOP STREET, GEELONG
TUESDAY, 26 FEBRUARY 2019
COMMENCING AT 7.00 PM**

PRESENT: Cr B Harwood (Mayor), Crs A Aitken, S Asher, S Mansfield, J Mason, P Murnane, P Murrihy, R Nelson, T Sullivan

Also present: M Cutter (Chief Executive Officer), B Luxford (Director Investment and Attraction), G Smith (Director Planning and Development), G Wilson-Browne (Director City Services), M Dugina (Director Finance & Strategy), R Stevens (Acting Director Community Life), L Barton (Acting Executive Manager People and Organisation Development), R Leonard (Executive Manager Governance & Legal Services)

OPENING: The Mayor declared the meeting open at 7.00pm

ACKNOWLEDGEMENTS:

Council acknowledged Wadawurrung Traditional Owners of this land and all Aboriginal and Torres Strait Islander People who are part of the Greater Geelong community today.

APOLOGIES: Cr E Kontelj (Leave of Absence)

FORMAL WELCOME TO 2019 YOUTH COUNCIL:

The Mayor welcomed and introduced the 2019 Youth Council to the meeting. The elected representatives from each of the four Council wards – Bellarine, Brownbill, Kardinia and Windermere, are:

Bellarine Ward – Josephine Horne (Junior Mayor), Jaeger Fawcett, Elkin Wittenberg

Brownbill Ward – Jesse Pappalardo, Lulu Joske, Matty Pisotsky

Kardinia Ward – Amelia Charleson, Georgina Delany, Lainey Karlich

Windermere Ward – Carmen Macleod, Erin Robertson, Logan Chandler

Josephine Horne (Junior Mayor) addressed Council on behalf of the group outlining the sorts of issues that they believe are most important to the young people in our community, one of the key main issues raised by Josephine was that of mental health in young people. (Josephine's address will be available on Council's website).

The Youth Council will regularly at City Hall and the Junior Mayor will then present the group's findings and recommendations to Council on a quarterly basis.

CONFIRMATION OF MINUTES:

Cr Mansfield moved, Cr Mason seconded -

That the Minutes of the Ordinary Meeting held on 29 January 2019 be confirmed.

Carried.

DECLARATIONS OF CONFLICTS OF INTEREST: Nil.

QUESTION TIME:

Mik Aidt congratulated Council on the initiative to establish a Youth Council. It is so important that the youth is engaged now and invited in to participate in our local democracy, as it is them who will be affected by important decisions we make at the moment.

I am in particular referring to our decisions whether or not we are/will address the issues with our carbon emissions and the climate crisis they cause at an adequate level. So a warm welcome to this new initiative, and to the new Youth Councillors.

My question to Council, and in particular to the Youth Council, is:

Are you aware that on 15 March 2019, a global school strike is being organised? Around the world, school children are gathering in front of City Halls and Parliaments on Fridays, but we are not seeing any kids at City Hall in Geelong. I am wondering, why not? Is it because you object to the kids standing on your doorstep? Or, if not, what will be your response to the kids who may be showing up there on 15 March?

The Mayor responded Council does not object to anyone protesting on the City Hall steps, and we would not present anyone from doing so as long as they are peaceful and obey the law.

Richard Strates asked the following on behalf of the Barwon Heads Lifestyle Group:

- 1) Regarding Council officer report, paragraph 21, what process will Council initiate to investigate/explore an expansion of the Barwon Heads town boundary as proposed by the Barwon Heads Lifestyle Group?

Gareth Smith, Director Planning and Development, responded the adopted 2017 Barwon Heads Structure Plan included an assessment of the location of the town boundary and the Farming Zone land directly outside the boundary. The position of the Structure Plan, and the independent panel in considering submissions to Amendment C375, is to retain the existing location of the boundary. The Structure Plan does not call for or indicate any process to investigate/explore an expansion of the boundary. The Structure Plan at page 37 recommends that a full review of the Structure Plan would only occur if there is significant change to State or Local Policy.

Amendment C375 – which will implement the key land use directions of the Structure Plan – does not insert, replace or amend any Greater Geelong Planning Scheme provisions to investigate or explore an expansion of the boundary. On this basis, Council will not be initiating any process to investigate/explore an expansion of the Barwon Heads boundary.

- 2) Regarding Council officer report, paragraph 22, the Council is relying upon recent policy initiatives such as the State Government's Distinctive Areas and Landscapes Bill and the Council's Settlement Strategy. What is the Council's response to our position that these remain untested bills/strategy and it is inappropriate to rely upon an untested strategy and/or bill to support the view that strategic planning policies have become more conclusive in relation to township settlement boundaries and as noted by the Panel on page 18 of the Panel's report that "no policy refers to the existing Barwon Heads Settlement Boundary as a permanent boundary?"

The Council is not relying on these other policy initiatives. It is a statement of fact that the policy trend is towards firming up existing town settlement boundaries. The Settlement Strategy is an adopted policy which will require a planning scheme amendment to implement the key directions into the scheme. The Distinctive Areas Bill now forms Part 3AAB of the Planning and Environment Act. There are certainly no recent policy initiatives that give direct or indirect support to expanding coastal town boundaries.

- 3) Regarding the City of Greater Geelong Settlement Strategy, has the use of the term, "Permanent Settlement Boundary" been revised to "Settlement Boundary"?

Amendment C375 is unrelated to the Settlement Strategy and does not propose to make any changes to the Settlement Strategy.

Chris Jones submitted a Submission prior to the meeting in relation to Amendment C375, which was tabled at the meeting.

Sandy Gatehouse – President Barwon Heads Association addressed Council as follows:

Again, we thank Council for this lengthy process. We achieved some of our objective, but still have concerns about height and over-development and the impact of over-development on our coastal village.

Cr Grzybek left the meeting room at 7.28pm

We strongly support the protection of the boundary, the need for an environmental significance overly schedule for Warrenbeen Court, the change from General Residential Zone to Neighbourhood Residential Zone for the northern part of Barwon Heads and the change from Residential Growth Zone for the area south of Bridge Road and a strip on the western side of Golf Links Road. We thank the Council for their support in including a Traffic and Parking study as "further work" and understand that this is likely to be included in the forthcoming budget.

We continue to express our concern about the size of the increased Housing Diversity Area, which is classified as a Residential Growth Area Schedule 3. We are confused at the preference for smaller one and two bedroom housing types, when all we see from these types of developments is over-crowded holiday lets with inadequate parking and very few permanent residents.

- 1) Where within the IHDA and DD042 does the Amendment describe the safeguards to protect the coastal identity and unique attributes of Barwon Heads?
- 2) When is the requirement to advertise single dwellings in RGZ3?
- 3) When does the DDO42 apply?

Cr Grzybek re-entered the meeting room at 7.30pm

The Mayor took the questions on notice for a written response.

Jacqueline Edge asked the following questions in relation to the safety and amenity of Elizabeth Street, Geelong West:

- 1) Confirmation between Council and the Elizabeth Street Safety and Amenity Group's Petition?
- 2) Confirmation from Council that Elizabeth Street safety and amenity is scheduled to be improved?
- 3) Can Council confirm it is prioritising and taking great steps towards a co-ordinated re-development that includes addressing safety and amenity that includes tree canopy and shade?

The Mayor took the questions on notice and accepted a petition from Ms Edge in relation to the Safety and Amenity of Elizabeth Street, Geelong West.

Jennifer Bantow addressed Council in relation to Agenda Item 2 – Civic Accommodation Project Update as follows:

Attachment 2 – Point 7 – confirm that the future use of the City Hall should, subject to sufficient government funding being available, include the extension of the Geelong Art Gallery and part of City Hall be retained for civic meetings and ceremonial functions.

This point is a little unclear – which part of City Hall be retained for civic meetings and ceremonial functions?

- Elected Councillors are gaining a reputation for listening to their constituents and responding. The mid-month community consultative meetings are valued by people living in the diverse areas of the municipality and requests from the public, I've heard lately of a few, from places, for example Breamlea – are being heard and problems are being fixed.
 - The profile and status of the representative of the people of the City of Greater Geelong needs to be raised, with the opportunity for the public to meet their representative in the Town Hall, in that Councillor's office, in private.
 - An office for each Councillor to enable each person to be able to undertake their civic duties in relation to their particular portfolios and to meet their particular constituents is possible in the original Town Hall at the City of Greater Geelong Headquarters.
 - The 1850's Town Hall must be retained as the oldest Town Hall in the State that has been continually in use for local government, pre-dating the Melbourne Town Hall, for ceremonial and civic purposes.
- 1) Could Councillors please consider making it clear in Point 7) that the Art Gallery extension occupies the western annexe of the present Town Hall only, and that the seat of local government in the City of Greater Geelong remains in the 1855 design Joseph Reed magnificent Greek Revival building?
 - 2) Can part of the Civic Accommodation Project be to consider the accommodation of the elected Councillors in the headquarters of local government in the Joseph Reed Town Hall?

The Mayor thanked Ms Bantow for her comments and added no decisions have been made as yet, but Council will be retaining the front part of City Hall facing Gheringhap Street. Further discussions will be continuing.

Tom O'Connor congratulated Council on the initiative of forming the 2019 Youth Council and conveyed his best wishes to the twelve local young people who will now serve as the region's official "youth voice" .

PETITIONS:

A petition was presented to the Mayor from Jacqueline Edge raising concerns regarding the safety and amenity of Elizabeth Street, Geelong West. The petition suggests the provision of a proven traffic management system, tree scaping and underground electrical cables.

1. AMENDMENT C375 BARWON HEADS STRUCTURE PLAN - CONSIDERATION OF PANEL REPORT AND ADOPTION OF AMENDMENT

Source: Planning and Development – Strategic Implementation
Director: Gareth Smith
Portfolio: Sustainable Development

Purpose

1. To consider the Panel Report about Amendment C375 and adopt the Amendment.

Background

2. A review of the 2010 Barwon Heads Structure Plan led to the adoption of an updated version in August 2017. Council, acting as the Planning Authority, then initiated Amendment C375 to implement the Structure Plan into the Greater Geelong Planning Scheme. **Attachment 2** provides a background summary of the structure planning and amendment process, including consideration of the Panel Report.

Key Matters

3. Exhibition of the Amendment in February and March 2018 resulted in a total of 942 written submissions. Most submissions related to the Barwon Heads settlement boundary and proposed new residential zones and development overlays.
4. The submissions were considered at the 26 June 2018 Council Meeting where it was resolved to refer all the submissions to an Independent Panel appointed by the Minister for Planning.
5. Following a seven day hearing held in Geelong in late August 2018, the Panel's report was sent to Council officers dated 31 October 2018. Under Section 27 of the Planning and Environment Act the Planning Authority must consider the Panel's report before deciding whether or not to adopt the Amendment.
6. The Independent Panel recommends Amendment C375 be adopted as exhibited subject to some minor drafting changes to the planning controls. The Panel supported the Amendment's retention of the existing settlement boundary location.
7. Whilst the Panel's recommendations are supported, this report at Attachment 6 provides justification where officers prefer alternative wording to the proposed planning scheme controls.
8. It is recommended that Amendment C375 be adopted and sent to the Minister for Planning requesting approval.

Cr Mason moved, Cr Asher seconded -

9. That Council:

- 9.1 **Adopt Amendment C375 (Attachment 3 of this report); and**
- 9.2 **Submit the adopted Amendment and prescribed information to the Minister for Planning requesting approval.**
- 9.3 **With regard to Recommendation 9.1 replace Schedule 6 to Clause 42.01 Environmental Significance Overlay with a new Schedule 6 to Clause 42.01 Environmental Significance Overlay in the form shown in the new Attachment 8.**

Carried.

Attachment 1

Financial Implications

1. There are no financial implications to Council associated with adopting the Amendment.

Community Engagement

2. Amendment C375 was exhibited in accordance with Sections 17, 18 and 19 of the Planning and Environment Act. Notification letters were sent to 3,925 landowners and occupiers in the Barwon Heads region, notices were published in local newspapers, and the documentation was available on the Geelong Australia website and a hardcopy placed at the Barwon Heads and Ocean Grove libraries.
3. All persons and organisations who lodged a submission had an opportunity to be heard before an Independent Panel appointed by the Minister for Planning. It is noted the Panel considered all submissions referred to it, not just submissions presented at the hearing.

Social Equity Considerations

4. The Amendment has appropriately considered social equity principles. The Barwon Heads Structure Plan 2017 fully engaged with the local community and was informed by comprehensive assessment of demographics, housing supply-demand and affordability, and accessible social services and facilities.

Policy/Legal/Statutory Implications

5. The Explanatory Report which forms part of the Amendment's prescribed information outlines relevant state, regional and local policies.

Alignment to Council Plan

6. The 2017 Barwon Heads Structure Plan aligns with the Sustainable, Built and Natural Environment and Growing our Economy strategic directions in City Plan.

Conflict of Interest

7. No Council Officer involved in the preparation of this report has any direct or indirect interest, in accordance with Section 80(c) of the Local Government Act.

Risk Assessment

8. Deferral or delay in adopting Amendment C375 will cause confusion and uncertainty for landowners, developers and the local Barwon Heads community. This is particularly so given the Amendment proposes to change the town's residential zones and apply new overlays which will affect planned housing developments.

Environmental Implications

9. The Amendment includes planning controls to conserve and manage environmental features in Barwon Heads. The Barwon Heads Structure Plan and Amendment C375 Explanatory Report include extensive discussion about the key environmental influences affecting the area.

Attachment 2

Background

1. Amendment C375 seeks to implement the land-use planning directions of the Council-adopted Barwon Heads Structure Plan 2017 into the Greater Geelong Planning Scheme.
2. The proposed changes that generated significant interest were:
 - 2.1 A revised local policy that retains the existing mapped location of the Barwon Heads Settlement Boundary; and
 - 2.2 Replacement residential zones and new development overlays that continue to support increased housing diversity close to the Hitchcock Avenue retail core and lower scale housing forms to the remaining parts of the town.
3. A detailed description of what the Amendment does is presented in **Attachment 4**.
4. The Panel Report included a map (p. 2) showing the land to which the Amendment applies.



Barwon Heads Structure Plan Review

5. Review of the 2010 Barwon Heads Structure Plan by Council's Planning Strategy Unit commenced in April 2016. The update considered a range of factors around the changing needs of the town and recent changes to state and local policy. This included changing demographics, development pressures across the township, housing diversity, residential character, climate change, flooding, the natural environment, transport and infrastructure.
6. Preparation of the Structure Plan was accompanied by comprehensive community engagement. The *Help Shape the Place* sessions in October and November 2017 had 120 people attend workshops and drop in sessions, as well as 130 submissions being received. Engagement on the Draft Structure Plan in May and June 2017 resulted in 1,050 submissions.

7. The Structure Plan was informed by specialist residential character and native vegetation assessments that recognised the town's unique coastal design character and pockets of significant vegetation.
8. The City undertook a robust process to prepare the Structure Plan that went beyond the engagement activities normally associated with township structure planning. All the issues were known and considered as part of the preparation of the Structure Plan.
9. The Barwon Heads Structure Plan was adopted by Council at its ordinary meeting of 22 August 2017. A copy of the Structure Plan is available on the Geelong Australia website.

Discussion

10. Amendment C375 was exhibited between 1 February 2018 and 13 March 2018. Late submissions were accepted. As a result, 942 written submissions were received of which 788 supported and 154 objected. Many of the objecting submissions supported some aspects of the Amendment but not others.
11. The key themes/issues raised in the submissions were:
 - 11.1 Settlement Boundary
 - 11.2 Increased Housing Diversity Area
 - 11.3 Warrenbeen Court
 - 11.4 Residential land south of Bridge Road
 - 11.5 The Neighbourhood Residential Zone
 - 11.6 Movement and parking
 - 11.7 Vegetation protection
 - 11.8 Drafting (of the proposed planning controls)
 - 11.9 Village character
12. The Council Report dated 26 June 2018 both summarised all of the submissions and provided a detailed officer response to all of the issues raised.
13. All submissions were considered pursuant to Sections 22(1) & (2) of the *Planning and Environment Act* and referred to an Independent Panel appointed by the Minister for Planning under Sections 23(1) & (2) of the *Act*.
14. The appointed two person panel held a Directions Hearing on 23 July 2018 and a seven day Panel Hearing in Geelong between 21 and 30 August 2018. Council was represented at the hearing by Terry Montebello, Partner Maddocks Lawyers and called expert planning evidence from John Glossop of Glossop Town Planning.
15. The Panel has now presented its report to Council and recommended that Amendment C375 be adopted as exhibited subject to minor drafting changes. **Attachment 5** is the Executive Summary of the Panel Report and contains the consolidated panel recommendations (i.e. recommended changes to the exhibited amendment documentation).
16. A complete copy of the Panel's report is available on the Geelong Australia website www.geelongaustralia.com.au/amendments (under the C375 webpage).

Officer response to Panel's Executive Summary

17. The Panel considered all written submissions, undertook site visits and read a large volume of supporting documents. At the hearing, the Panel had the benefit of expert evidence in the fields of town planning, ecology, hydrology and economics.
18. Key issues highlighted by the Panel included the settlement boundary alignment, residential areas designation, vegetation, town character, flooding and drainage, and planning control drafting.
19. The Panel observed that the Amendment seeks to address a tension between policies seeking urban consolidation with increased densities on the one hand, and those seeking to protect town character and address environmental matters on the other. The Panel found that the Amendment provides an appropriate response to achieve a net community benefit.
20. The Panel says the Amendment is well founded and strategically justified, noting that no submission persuaded it that the Amendment's overall policy support or strategic basis should be questioned.
21. Whether the Barwon Heads settlement boundary should be shifted west to allow for new housing development was the most contentious issue. The Panel found an expansion could be achieved without adversely impacting the Ramsar wetlands or town character. However, the Panel said any expansion would need to be further investigated through a separate process. In other words, not through Amendment C375.
22. Council's closing submissions at the hearing highlighted that while the planning policy framework does not preclude a shift, it certainly does not support a shift. The Panel was of the view that expansion could be considered in the future where it meets state and regional policy. Recent policy initiatives such as the State Government's *Distinctive areas and landscapes* Bill and the Council's *Settlement Strategy* tell us that policy has become more firm in relation to township settlement boundaries.
23. In-so-far as pursuing a detailed investigation into urban expansion, the Barwon Heads Structure Plan 2017 clearly does not support such an approach. In order for an investigation to occur, there would need to be a fundamental shift in policy and revisit of the Structure Plan with demonstrated community support.
24. The Panel supported Council's selection of residential zones, overlays and local policy to retain the Increased Housing Diversity Area in Barwon Heads. The Panel found that reducing the size of the housing diversity area departs from policies to encourage consolidation within settlement boundaries, however it does so to protect town character values. Affected landowners of zone change post-exhibition have been notified as recommended by the Panel and no objections were received.
25. The Panel has agreed with Council that the proposed Neighbourhood Residential Zone Schedule 7 (including a minimum lot size), together with an Environmental Significance Overlay, are appropriate planning controls to be applied to Warrenbeen Court.
26. On other issues, the Panel found the Amendment appropriately responds to submissions on town character, vegetation, flooding, drainage, traffic and car parking. The Panel supports exemption of third party notice for a single dwelling that requires a permit under the proposed Development Overlay Schedules 41 and 42.
27. The six recommendations listed in the Executive Summary are generally supported and a response is provided in **Attachment 6**.

Detailed officer response to Panel's report

28. The Panel Report provided discussion and a series of findings and recommendations under the following themes:
 - 28.1 Chapter 4 Settlement boundary
 - 28.2 Chapter 5 Residential area designation and provisions
 - 28.3 Chapter 6 Other issues
 - 28.4 Chapter 7 Amendment drafting
29. An officer summary and response is provided in **Attachment 7**.

Attachment 3

Amendment C375 Adoption Documents

Planning and Environment Act 1987

GREATER GEELONG PLANNING SCHEME

AMENDMENT C375

INSTRUCTION SHEET

The planning authority for this amendment is Greater Geelong City Council.

The Greater Geelong Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 3 attached map sheets.

Zone Maps

1. Amend Planning Scheme Map Nos. 80, 81, 87 and 88 in the manner shown on the 1 attached map marked "Greater Geelong Planning Scheme, Amendment C375".

Overlay Maps

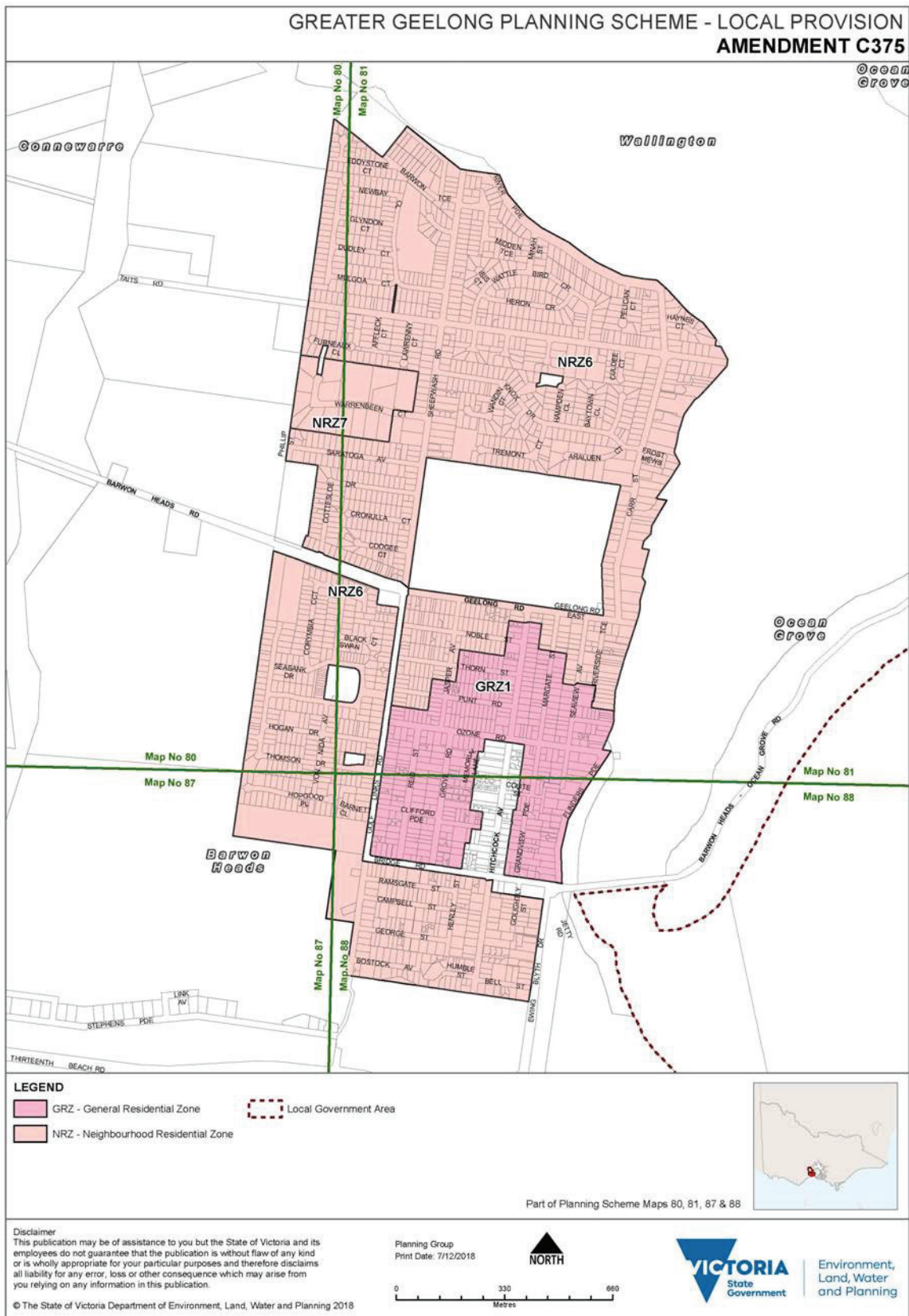
2. Amend Planning Scheme Map Nos. 80DDO, 81DDO, 87DDO and 88DDO in the manner shown on the 1 attached map marked "Greater Geelong Planning Scheme, Amendment C375".
3. Amend Planning Scheme Map Nos. 80ESO and 81ESO in the manner shown on the 1 attached map marked "Greater Geelong Planning Scheme, Amendment C375", by replacing the Environmental Significance Overlay on a permanent basis. The Environmental Significance Overlay was applied in the interim by Amendment C374.

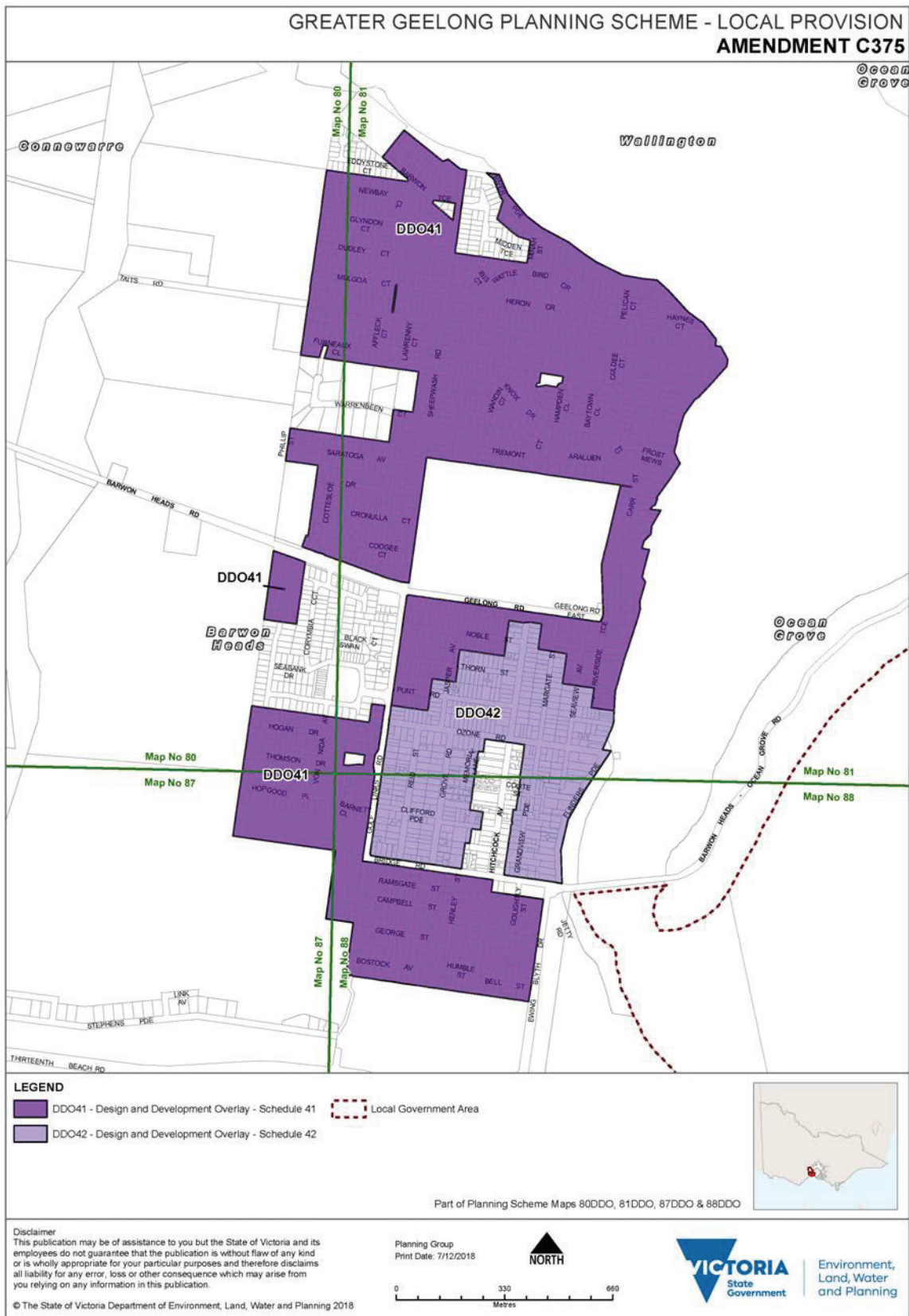
Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

4. In Local Planning Policy Framework – replace Clause 21.14 with a new Clause 21.14 in the form of the attached document.
5. In Local Planning Policy Framework – replace Clause 22.36 with a new Clause 22.36 in the form of the attached document.
6. In Local Planning Policy Framework – replace Clause 22.63 with a new Clause 22.63 in the form of the attached document.
7. In Zones – Clause 32.09, insert new Schedules 6 and 7 in the form of the attached documents.
8. In Overlays – Clause 42.01, replace Schedule 6 with a new Schedule 6 in the form of the attached document.
9. In Overlays – Clause 42.03, replace Schedule 9 with a new Schedule 9 in the form of the attached document.
10. In Overlays – Clause 43.02, replace Schedule 25 with a new Schedule 25 in the form of the attached document.
11. In Overlays – Clause 43.02, insert new Schedules 41 and 42 in the form of the attached documents.

End of document





GREATER GEELONG PLANNING SCHEME

21.14 THE BELLARINE PENINSULA

21/12/2017

~~C366~~ Proposed C375

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

21/12/2017

Proposed C375

~~C369~~

- 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.
- 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:
 - 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.

GREATER GEELONG PLANNING SCHEME

- 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 the on-going management, enhancement and sensitive development of the foreshore, including a place making project for the main activity node, Point Richards Flora and Fauna Reserve and Salt Lagoon Wildlife Reserve.
- Encourage development which respects the coastal landscape setting of Portarlington by:
 - Providing reasonable sharing of views of the coast and foreshore, where a view has been identified in an overlay.
 - 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 Portarlington Community Hub.
- Support the redevelopment of the Country Fire Authority fire station.
- Support the integration of the Portarlington town centre and pier-foreshore area.
- Support the development of the development opportunity sites, as shown on the Structure Plan Map, including:
 - Development of a focal building at 22-34 Newcombe Street, Portarlington.
 - Redevelopment of the rear of 40-42 Newcomb Street in a manner that is sympathetic to and maintains the heritage context of the site.
 - Redevelopment of the block behind Newcomb Street and Fenwick Street to improve pedestrian connectivity by creating a two-way rear lane system and additional shop front activation.
 - 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.
- Support the use and development of 33-41 Mercer Street, Portarlington for aged care living.

Indented Head:

- Encourage development which respects the coastal landscape setting of Indented Head, by:
 - Providing reasonable sharing of views of the coast and foreshore, where a view has been identified in an overlay.

GREATER GEELONG PLANNING SCHEME

- 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.

Ocean Grove:

- Contain urban development within the defined settlement boundary on the Structure Plan map.
- Encourage development which respects the coastal landscape setting of Ocean Grove, 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 protection of significant vegetation and/or planting around buildings and has minimal impact on roadside vegetation. Support the continued development of the north-east growth area 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, Begola Wetlands, 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.
- Ensure that the supply of car parking in the Town Centre increases commensurate with parking demands from new development.
- Preserve The Terrace as the potential long-term arterial route through the Town Centre.
- Support the development of a new Neighbourhood Activity Centre, including community uses, in the north-east growth area adjacent to Grubb Road.
- Support the development of the restricted retail and industrial precincts within the north-east growth area.
- Support the development of a strategic footpath network for the town that provides permeable and safe routes to key destinations and services,
- 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.
- Provide for a range of appropriately scaled and located tourism accommodation and activities, including opportunities for revitalisation of existing uses.
- 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.
- Where appropriate, 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.

GREATER GEELONG PLANNING SCHEME

- 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.
- Support the provision of community and social infrastructure commensurate with population growth, including the investigation of a site for a new primary school in the north-east growth area.

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.
- 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 Connewarre 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 by ensuring that urban development does not occur outside of the defined settlement boundary.
- Protect the unique character of Barwon Heads as a coastal village located within a sensitive environment and significant landscape setting.
- Ensure that new development complies with specified coastal character siting and design requirements.
- Protect the very low density residential character of the Warrenbeen Court area to ensure that development has minimal impact on the indigenous vegetation and landscape character of the area.
- Ensure the Hitchcock Avenue shopping centre remains the focus of retail activity in Barwon Heads.
- Restrict new ~~retail~~~~commercial~~ development ~~within~~~~to~~ the existing town centre~~business and mixed use zones in Hitchcock Avenue between Bridge Road~~

GREATER GEELONG PLANNING SCHEME

~~and Ozone Road and the south side of Bridge Road and discourage the use of the land for industry or warehouse uses.~~

~~• Ensure new housing development complements the character of Barwon Heads and provides for a variety of housing sizes and types.~~

- Support the ~~appropriate~~ continued development of Stage 3 of the 13th Beach Resort as a ~~focus for golf that excludes residential development and provides demonstrable net environmental benefit~~ tourist destination.
- Continue upgrading the Barwon Heads Village Park and foreshore reserves in accordance with established master plans.
- ~~Protect existing street trees and where possible informal landscaping in streets.~~
- Support development of appropriate tourist accommodation around the Barwon Heads town centre, ~~including improvement of accommodation diversity.~~

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.
- Ensure new development opposite or in close proximity to the Drysdale Bypass road accords with the VicRoads Drysdale Bypass Access Management Strategy (November 2017) and minimises back fencing as viewed from the Bypass.
- 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

GREATER GEELONG PLANNING SCHEME

- 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 Implementation

19/10/2017
C362
[Proposed C375](#)

These strategies will be implemented by:

Applying Zones and overlays

Ocean Grove

Apply the Commercial 1 Zone to the surplus park at 94 The Parade.

Apply the Commercial 1 Zone to the surplus road reserve from upgrade of the Hodgson Street/The Parade intersection.

Apply the Design and Development Overlay to the Town Centre to implement the findings of the Ocean Grove Town Centre Urban Design Framework.

Apply the Design and Development Overlay to the Commercial 1 and Commercial 2 Zone precincts in the north-east growth adjacent to Grubb Road.

Apply schedule 20 to the Design and Development Overlay to the Industrial 3 Zone in the north-east growth area.

Apply the Public Acquisition Overlay to The Terrace rear laneway.

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.

GREATER GEELONG PLANNING SCHEME

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.

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.

Undertake a strategic assessment to identify aged care needs across the Bellarine Peninsula, identifying design options and guidance to encourage older people to remain in their homes for as long as possible through adaptable housing design.

Point Lonsdale

Work with the Borough of Queenscliff 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 Schedule 7 to the Significant Landscape Overlay.

Undertake a review of the older parts of the town as identified on the Structure Plan map to investigate the introduction of new planning overlay controls to protect important landscape and built form attributes.

Work with VicRoads to prepare a network operating plan (SmartRoads) for the town.

Review the Structure Plan including an assessment of long term growth options (both infill and settlement expansion) for Ocean Grove by no later than 2021. The assessment should include consideration of:

- land to the north, north-west and east of Ocean Grove.
- the role of Ocean Grove as a district town.
- other planned growth on the Bellarine Peninsula.
- development trends, lot supply and housing capacity within the settlement boundary.
- the desirability of providing a diversity of living options.
- physical and environmental constraints, including the importance of protecting the biodiversity values of the Nature Reserve and maintaining a rural break between settlements.
- the protection of landscape values and implications for the character of approaches to Ocean Grove township along the Bellarine Highway, Grubb Road and Wallington Road.
- the implications for significant agricultural uses and their employment generating potential.

GREATER GEELONG PLANNING SCHEME

- whether any adjustments to the settlement boundary are required.

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 study to identify significant vegetation and biodiversity values of public areas and roadsides within Barwon Heads.

Undertake a traffic and parking study that includes assessment of the changing traffic conditions in Barwon Heads as a result of regional growth.

Undertake a detailed study of Murnnaghurt 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.

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, City of Greater Geelong, 2015 (amended September 2016).

Ocean Grove Urban Design Framework, City of Greater Geelong, 2014.

Portarlington Structure Plan, City of Greater Geelong, September 2016 (amended July 2017).

Indented Head Structure Plan, City of Greater Geelong, May 2016.

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, ~~2017~~2010.

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

Jetty Road Urban Growth Plan, City of Greater Geelong, 2007 (amended September 2008).

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

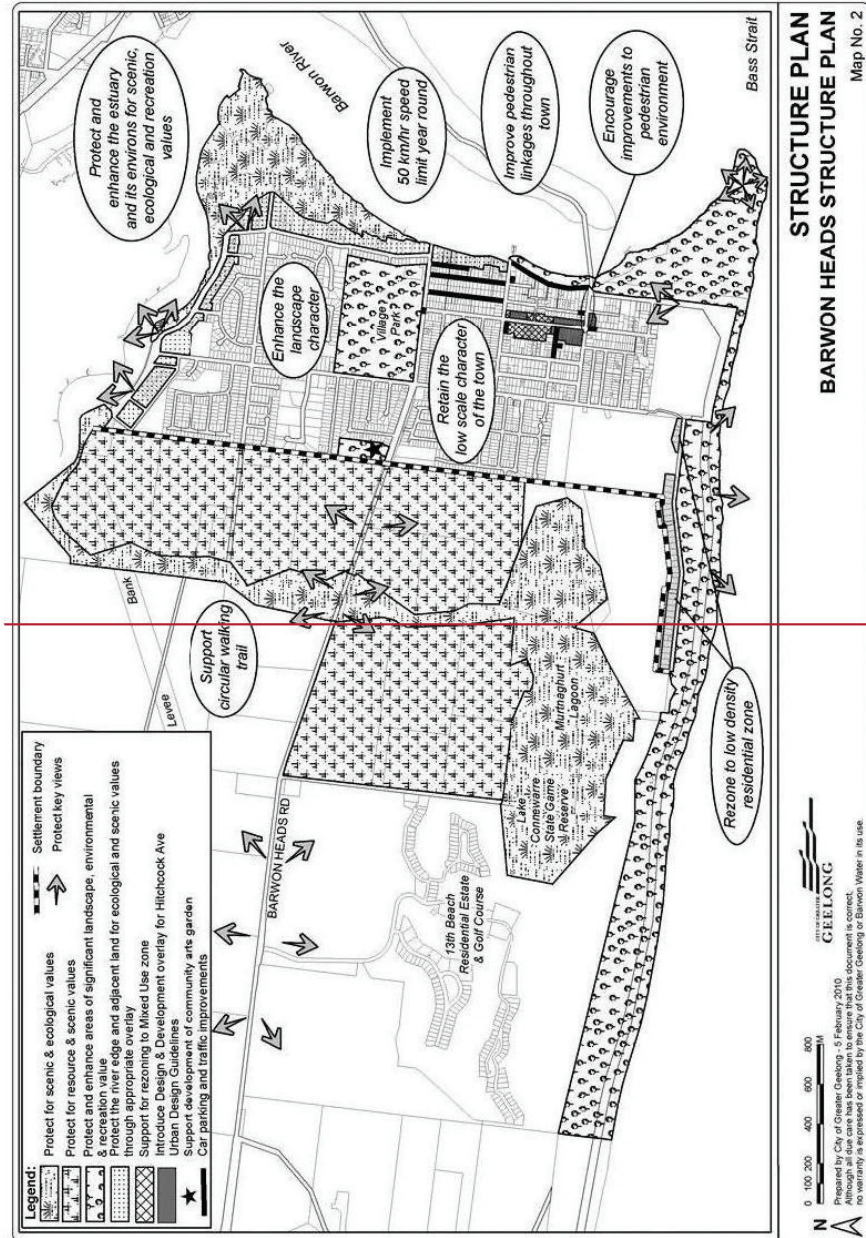
Point Lonsdale Structure Plan, Planisphere, 2009 (amended November 2011).

Drysdale Urban Design Framework, City of Greater Geelong 2012.

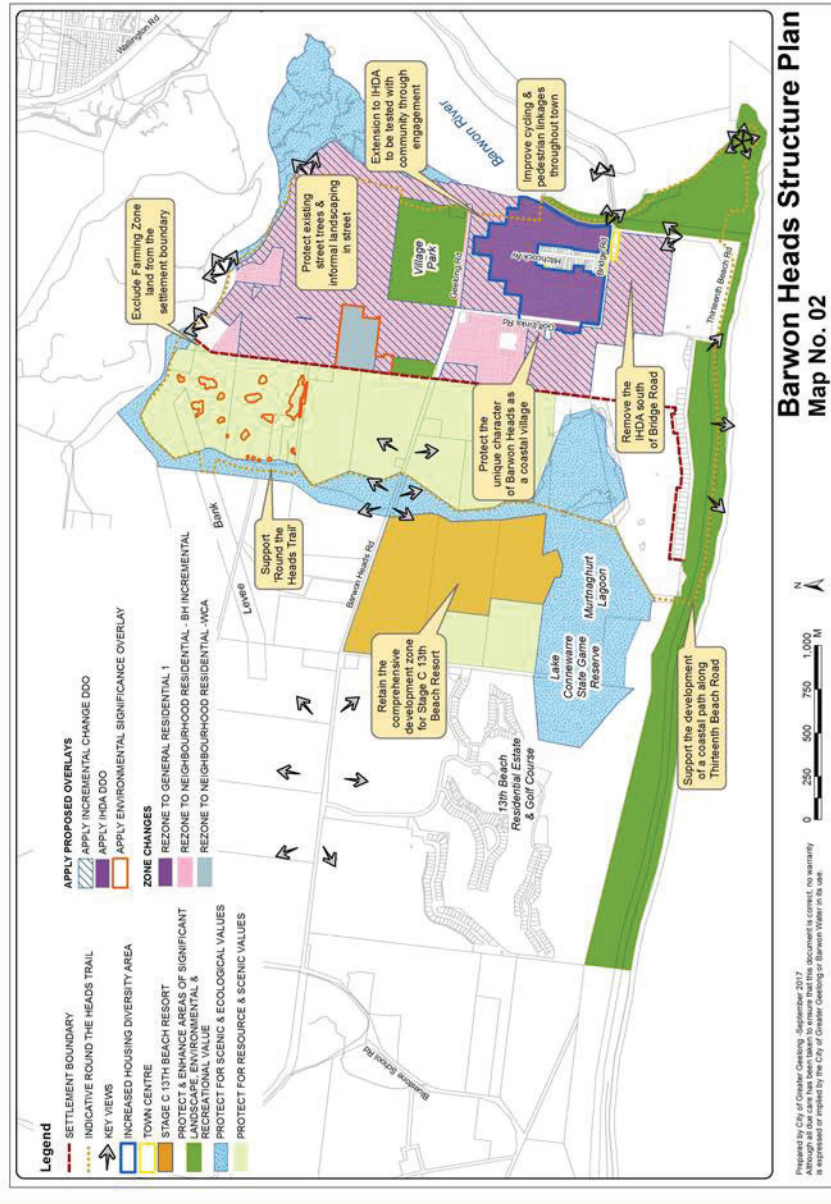
GREATER GEELONG PLANNING SCHEME

21.14-9 Barwon Heads Structure Plan map

26/08/2010
 C159
 Proposed C:375



GREATER GEELONG PLANNING SCHEME



GREATER GEELONG PLANNING SCHEME

22.36

28/01/2010
C420(Rev 4)
Proposed G375

HO1649: FLINDERS HERITAGE AREA

This policy applies to all that land included in the Flinders Heritage Area.

Policy Basis

The precinct is significant for its seaside character, formed by the strong visual connections with the Barwon River, ocean, bridge, jetties and with the Barwon Heads Park and Frank Ellis Reserve (with several tea trees and some exotic cypress trees). The precinct also has a combination of large, medium and small scale Late Victorian, Edwardian, Federation and interwar Bungalow houses. The area has a high, notable proportion of intact, detached, single and double storey horizontal weatherboard houses in good condition. The precinct also has substantial front and side setbacks, rear and/or side vehicular access, and two narrow gravel pedestrian lanes off Flinders Parade. The area is also characterised by the pitched gabled and/or hipped roofs adorned with early chimneys. The seaside character is further enhanced by the combination of early short span concrete kerbing and paving, and/or the gravel verges and no concrete paving, grassed nature strips, open drains and at least one gravel road, which make the precinct particularly visually diverse yet distinctive.

Historically, the area has a close association with the earliest urban developments in Barwon Heads from the latter 19th century, including the Barwon Heads Hotel site (formerly the Coffee Palace in the late nineteenth and early twentieth centuries) and particularly with the Flinders Estate subdivision of 1887, and the Barwon Heads Estate Company subdivisions of 1891 and 1901. The precinct is also notable for its strong associations with several prominent citizens of Geelong and the Western District, whose seaside homes reflect the growth of Barwon Heads as a tourist/holiday destination from the late nineteenth century. The small numbers of former boat sheds within the precinct are also an important legacy of Barwon Heads as a holiday resort from the turn of the century.

Objectives

- To retain and enhance the streetscape qualities of this area, including the nature strips, gravel verges, open drains, short span concrete kerbing and paving, and the important visual connections with the Barwon Heads Park and the tea-tree reserve fronting Flinders Parade;
- To retain and enhance the significant urban foci in the precinct, including: the Morton Bay Fig and Pine trees immediately south of the Barwon Heads Hotel fronting Ewing Blyth Drive; Palm Tree at 17 Ozone Road; Norfolk Pine and Monkey Puzzle trees at 1-3 Ozone Road; jetties at the eastern end of Ozone Road and east of the Barwon Heads Park, corner store at 1 Flinders Parade, and the substantial pine trees along the northern end of the Reserve (Frank Ellis) and along the southern end of Seaview Avenue;
- To retain and enhance the important treed landscapes along the Barwon River frontage: Barwon Heads Park and the Reserve (Frank Ellis);
- To retain and enhance the range of large, medium and small scale residential buildings and the medium scale corner store within the Heritage Overlay Area;
- To retain and enhance the intact examples of Late Victorian, Edwardian, Federation and interwar Bungalow style, single and double storey detached buildings;
- To retain the uniformity of large front and side setbacks and side driveways, building separation and subdivision, and single and double storey heights throughout the Heritage Overlay Area;
- To retain and enhance the existing topography and widths of the streets within the Heritage Overlay Area;

GREATER GEELONG PLANNING SCHEME

- To encourage contemporary interpretation of traditional building design within the Heritage Overlay Area, which includes detached buildings, hipped and/or gabled roofs, verandahs, and minimal timber detailing;
- To encourage the use of traditional construction materials which includes horizontal timber weatherboard wall cladding, timber framed windows, brick chimneys and unpainted, non-zincalume (non-highly reflective zincalume) corrugated sheet metal roofing;
- To encourage the use of appropriate fence types, designs and locations, with a height no greater than 1300mm on a side or rear boundary;
- To encourage the appropriate development, form and scale of garages and/or carports, with a location at the rear or recessed at the side of the significant and/or infill buildings;

Policy

Where a permit is required for a proposal, it is policy to:

- Promote buildings that incorporate the following design characteristics:
 - Draws on traditional architectural characteristics;
 - Detached, single storey or double storey buildings;
 - Hipped and/or gabled roof forms with a pitch between 25 and 35 degrees;
 - Narrow or wide eaves,
 - Rectangular timber framed windows (where the vertical dimension is greater than the horizontal dimension) or as a horizontal bank if grouped;
 - Employs traditional building materials, including horizontal timber weatherboard wall cladding or an alternative to horizontal weatherboard cladding is a smooth render over masonry;
 - Encourage non-zincalume (non-highly reflective zincalume), corrugated sheet metal roofing.
- Encourage the retention of existing allotment configuration;
- Encourage front setbacks that are equivalent to the setback of neighbouring buildings, or if these are different, the setback may be between the setbacks of neighbouring buildings;
- Encourage side setbacks that are equivalent to neighbouring buildings within the Heritage Overlay Area and have a side driveway or rear access;
- Encourage the retention of the narrow, gravel pedestrian lanes off Flinders Parade for their existing pedestrian purpose;
- Restoration to concrete kerb and channel, and concrete paths, should be carried out to reflect existing form/s and coloration.
- Encourage the retention of gravel verges and any works shall reflect existing form/s and coloration;
- Encourage the retention of nature strips (without kerbing and/or paving), and open drains;
- Encourage existing and intact culturally significant Victorian / Federation / Edwardian / Interwar Bungalow and other heritage places to be retained;
- Encourage existing significant visual connections, from existing thoroughfares and significant buildings, particularly those views to the Barwon River, bridge, jetties, Reserve (Frank Ellis) fronting Flinders Parade and the Barwon Heads Park from the culturally significant buildings to remain unobstructed;

GREATER GEELONG PLANNING SCHEME

- Encourage the significant Morton Bay Fig and Pine trees neighbouring the Barwon Heads Hotel in Ewing Blyth Drive (to the south), and the substantial pine trees in the tea-treed reserve and the substantial pine tree along the southern end of Seaview Avenue to be retained and when and if required, should be replaced with the same or an appropriate equivalent species;
- Encourage building heights to be single or double storey, and to incorporate the following:
 - The highest point of the roof should not be greater than the highest adjacent significant building visually connected to it, whereby the height of the roof should not be greater than the main (overall), adjacent ridge line;
 - The springing height of the roof should be equivalent to neighbouring buildings, or if these are different, the springing height may be between those of neighbouring buildings;
 - The roof form and massing of the building should be drawn from the significant neighbouring buildings visually connected to it;
- Encourage new garages and/or carports be located at the rear or recessed at the side of existing significant and/or infill buildings;
- Buildings and works and fence types, should comply with the City of Greater Geelong Heritage and Design Guidelines 1997, which is an Incorporated Document;

References

Greater Geelong Outer Areas Heritage Study Volumes 1, 2 & 4, prepared by Authentic Heritage Services Pty Ltd (2000).

City of Greater Geelong Heritage and Design Guidelines, prepared by Helen Lardner for the City of Greater Geelong, (1997).

GREATER GEELONG PLANNING SCHEME

22.63 INCREASED HOUSING DIVERSITY AREAS

13/11/2014
~~C344~~
Proposed C375

This policy applies to all residential land located in Increased Housing Diversity Areas as shown in the maps included in this clause.

Policy Basis

This policy provides guidance on development in Council's Increased Housing Diversity Areas (IHDA). IHDA's have been identified around activity centres and have significant capacity to accommodate residential growth and increased housing diversity. These areas can provide residents local shopping needs and/or are serviced by public transport. New development in these areas should encourage walking by residents and discourage reliance on cars for all trips.

Medium density housing can have a greater impact on neighbourhood character than traditional detached housing. As housing density intensifies, it is important that design quality improves to ensure a positive contribution to the neighbourhood.

Redevelopment of existing housing stock should be well designed, site responsive, contemporary medium density housing. This will lead to an intensification of development patterns overtime. The intensity of redevelopment will be highest around the activity centre core and lower at the edge of the IHDA.

Instead of applying a 'one size fits all' approach, medium density development should be achieved through a range of housing typologies that best reflect the local context. Increased residential densities will be achieved through a mix of different building forms and scales. New housing in the form of units, townhouses, terrace housing and apartments will depart from traditional detached housing. In doing so it will respond to unique characteristics of an area such as heritage, significant vegetation, topography and views, which may reduce the development potential.

For areas of heritage significance, new development should balance the preservation and restoration of the identified heritage place and other opportunities for new housing.

Housing should also meet the needs of a diverse range of future residents including the demand for smaller, low maintenance households and tourist accommodation.

Objectives

- To evolve the character of these areas through more intensive development.
- To ensure that the density, mass and scale of residential development is appropriate to the location, role and character of the specific IHDA.
- To ensure development makes a positive architectural and urban design contribution to the IHDA.
- To promote a diversity of housing types to cater to a variety of lifestyle needs.
- To promote walking trips and pedestrian safety within the IHDA's.
- To ensure that streetscape character in heritage areas is maintained.
- To encourage new development to provide a high level of on-site amenity for future residents.

Policy

It is policy that development within each of the Increased Housing Diversity Areas responds positively to the relevant matters set out in this policy.

GREATER GEELONG PLANNING SCHEME

General

This applies to all identified IHDA's.

Design Objectives

Built Form

- Encourage innovative, high quality, site responsive medium density housing development.
- Encourage development that incorporates a combination of horizontal and vertical articulation, materials, textures and colours to create visual interest.
- Encourage a sympathetic design response when addressing any unique characteristics such as heritage places, significant vegetation, topography and public spaces.
- Discourage storage areas located within the minimum area of secluded open space.

Building Height

- Encourage two and three storey development. Three storey development should be encouraged on larger sites abutting the activity centre or where the amenity of adjoining properties will not be unreasonably impacted.
- Encourage the recessing of the third storey to reduce dominance of the building from adjoining properties and the streetscape.
- Ensure that the height and bulk of the new development on interface properties, between an IHDA and other residential areas, is responsive to the adjoining character and provides a transition in the built form between areas.

Landscaping and Vegetation

- Where appropriate, provide a street tree to enhance the contribution of the development to the streetscape.

Subdivision and Consolidation

- Encourage the consolidation of lots to increase development potential.
- Discourage the fragmentation of sites and underdevelopment of sites.

Car Parking

- Ensure that the visual prominence of car parking structures is minimised by locating them behind the line of the front façade and designing them to form a visually unobtrusive part of the building.
- Where more than one car space is provided, encourage the use of a single-width garage or carport and a tandem parking space on existing or proposed lots with a frontage of less than 10.5m.
- Minimise the number of vehicle crossings and where possible, access should be from lower order roads and rear laneways.

Heritage

- Ensure that development in or adjacent to heritage places is sympathetic and respects the significance of the place.
- Where new development is proposed in or adjacent to a heritage place, ensure building elements above one-storey in height are set back behind the roof ridge-line of the heritage buildings.

GREATER GEELONG PLANNING SCHEME

Coastal

This applies to the Barwon Heads IHDA, Ocean Grove IHDA, Ocean Grove Market Place IHDA, Portarlington IHDA and St Leonards IHDA.

Design Objectives

- Encourage innovative architecture that respects the coastal setting by incorporating a variety of lightweight materials, building elements and details that contribute to a lightness of structure (including balconies, verandahs, extensive glazing, light transparent balustrading), simple detailing, roof forms and higher building elements to capture views.
- Retain the openness of the streetscape by avoiding the use of front fences or by providing low permeable front fences.
- Encourage landscaping to be incorporated into the overall development including planting of a canopy tree and/or large shrubs within front setbacks.

Decision Guidelines

Before deciding on an application in an Increased Housing Diversity Area, the responsible authority must consider:

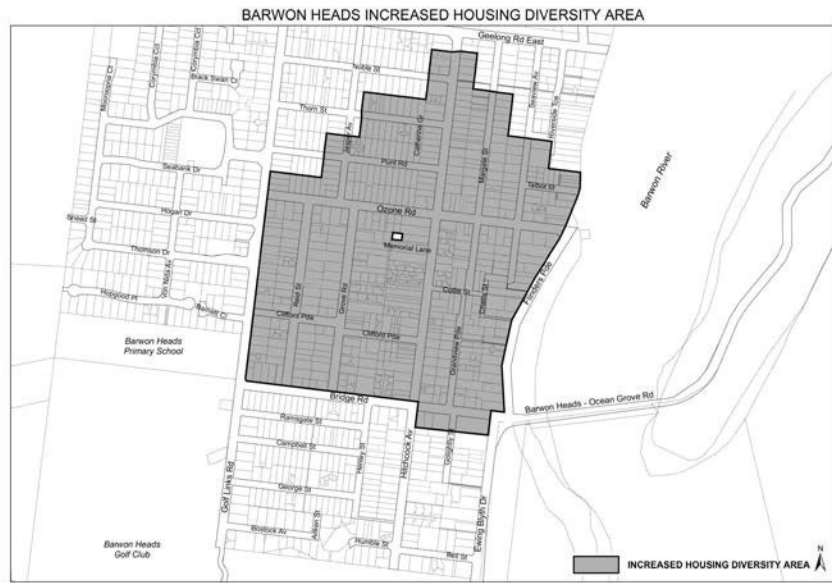
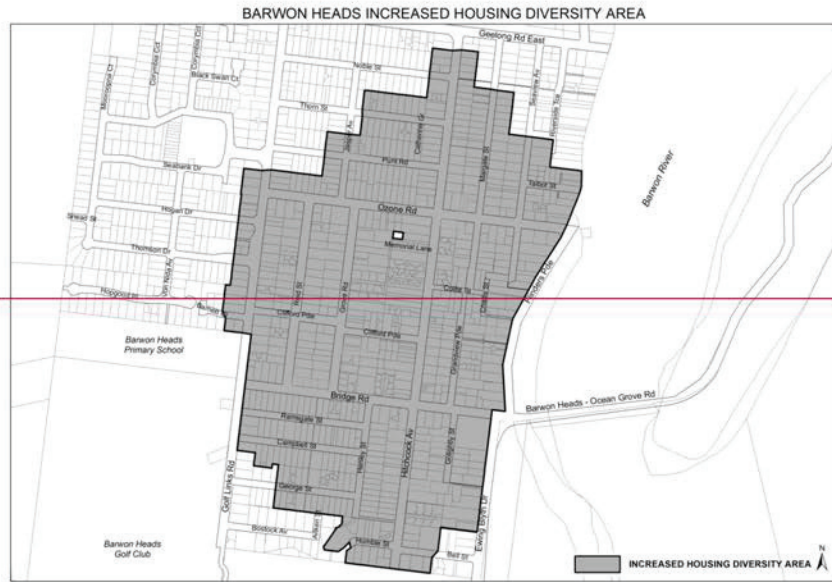
- The extent to which the proposal meets the policy and design objectives of this clause.
- Whether the development provides a high level of amenity for future residents.
- Whether the development unreasonably reduces opportunities for neighbouring sites to reasonably develop.

Reference Documents

City of Greater Geelong Housing Diversity Strategy, alphaPlan, David Lock Associates and the City of Greater Geelong, 2007.

Increased Housing Diversity Area Maps

GREATHER GEELONG PLANNING SCHEME



GREATER GEELONG PLANNING SCHEME

DD/MM/YYYY
Proposed C375 **SCHEDULE 6 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE**

Shown on the planning scheme map as **NRZ6**.

BARWON HEADS INCREMENTAL CHANGE AREA

1.0 Neighbourhood character objectives

DD/MM/YYYY
Proposed C375 To protect the unique low scale coastal design character of Barwon Heads.

2.0 Minimum subdivision area

DD/MM/YYYY
Proposed C375 None specified.

3.0 Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot

DD/MM/YYYY
Proposed C375

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 associated with a dwelling on a lot	None specified

4.0 Requirements of Clause 54 and Clause 55

DD/MM/YYYY
Proposed C375

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
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.

GREATER GEELONG PLANNING SCHEME

	Standard	Requirement
Front fence height	A20 and B32	None specified

5.0 Maximum building height requirement for a dwelling or residential building

DD/MM/YYYY
Proposed C375

None specified

6.0 Application requirements

DD/MM/YYYY
Proposed C375

The following application requirements apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- When any of the lots being created by a subdivision 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.

7.0 Decision guidelines

DD/MM/YYYY
Proposed C375

None specified.

GREATER GEELONG PLANNING SCHEME

DD/MM/YYYY
 Proposed **SCHEDULE 7 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE**

Shown on the planning scheme map as **NRZ7**.

WARRENBEEN COURT RESIDENTIAL AREA, BARWON HEADS

1.0 Neighbourhood character objectives

DD/MM/YYYY
 Proposed C375 To protect the very low density residential character of the Warrenbeen Court Residential Area.
 To ensure that development has minimal impact on the vegetation and landscape character of the Warrenbeen Court Residential Area that is dominated by Coastal Moonah Woodland community.

2.0 Minimum subdivision area

DD/MM/YYYY
 Proposed C375 The minimum lot size that may be created in the subdivision of an existing lot is 4,000 square metres.

3.0 Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot

DD/MM/YYYY
 Proposed C375

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 associated with a dwelling on a lot	None specified

4.0 Requirements of Clause 54 and Clause 55

DD/MM/YYYY
 Proposed C375

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

GREATER GEELONG PLANNING SCHEME

5.0 Maximum building height requirement for a dwelling or residential building

DD/MM/YYYY
Proposed C375

None specified

6.0 Application requirements

DD/MM/YY
Proposed C375

None specified.

7.0 Decision guidelines

DD/MM/YYYY
Proposed

None specified.

GREATER GEELONG PLANNING SCHEME

14/12/2017
C374
Proposed C375

SCHEDULE 6 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as **ESO6**.

WARRENBEEN COURT RESIDENTIAL AREA AND LAND NORTH OF TAIT'S ROAD, BARWON HEADS

1.0 Statement of environmental significance

14/12/2017
C374

This area contains indigenous vegetation of the Ecological Vegetation Class - Coastal Alkaline Scrub (EVC 858) identified as Coastal Moonah Woodland (*Melaleuca lanceolata* subsp. *lanceolata*). Coastal Moonah Woodland is listed as threatened under the Flora and Fauna Guarantee Act 1988 and is the subject of Action Statement No.141 under that Act. The Coastal Moonah Woodland in this area ranges from poor condition to good condition and needs to be protected and enhanced to prevent further incremental decrease in the extent and condition of the community. The presence of poor condition, or relatively poor condition Coastal Moonah Woodland is the result of poor management of the understorey which presents as a Moonah or indigenous canopy over a modified understorey.

Threats to ecological values within this area include the removal of vegetation particularly understorey species, thick mulching preventing the recruitment of indigenous plants and the general residential use of the sites resulting in trampling by humans and/or dogs, weed invasion, mowing etc.

Species found in the Coastal Moonah Woodland in this area include Overstorey: Moonah, with occasional Drooping Sheoak *Allocasuarina verticillata*; Shrub layer: Seaberry Saltbush *Rhagodia candolleana* subsp. *candolleana*, with occasional Hedge Wattle *Acacia paradoxa*, Ruby Salt-bush *Enchylaena tomentosa* subsp. *Tomentosa*, Boobialla *Myoporum insulare* and Thyme Rice-flower *Pimelea serpyllifolia* subsp. *Serpyllifolia*; Scramblers/climbers: Small-leaved Clematis *microphylla* var. *microphylla* and Bower Spinach *Tetragonia tetragonioides*; Ground cover: Slender Wallaby-grass *Rytidosperma racemosum* subsp. *racemosum*, Spear-grass *Austrostipa* spp. and Black-anther Flax lily *Dianella admixta*. Kidney-weed *Dichondra repens* was also occasionally present in the ground layer.

2.0 Environmental objective to be achieved

14/12/2017
C374
Proposed C375

- To protect and enhance the long term future of the Coastal Moonah Woodland vegetation community; and to minimise the impact of residential use and development on the Coastal Moonah Woodland vegetation community.

3.0 Permit requirement

14/12/2017
C374
Proposed C375

Vegetation

A permit is not required to remove, destroy or lop vegetation that is:

- Not indigenous to Victoria.
- Listed within the incorporated document Environmental Weeds, City of Greater Geelong, September 2008.
- Pruned to remove any branch that overhangs an existing dwelling or is within 2 metres of an existing dwelling.
- ~~Pruned to improve its health, provided the normal growth habit of the plant is not retarded.~~
- 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.
- Dead, to the satisfaction of the responsible authority.

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- 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.

Buildings and Works

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

- Works are not being carried out within the tree canopy area nor within 2 metres of:
 - the drip line (outer edge of tree canopy) of vegetation which forms part of Coastal Moonah Woodland community, including
 - the derived grassland or planted Moonah at 42-46 and 48-50 Warrenbeen Court as identified in the Significant Residential Tree Assessment: Warrenbeen Court, Barwon Heads, Victoria (Ecology & Partners Pty Ltd, October 2016).

4.0 Application requirements

DD/MM/YYYY
Proposed C375

The following application requirements apply to an application for a permit under Clause 42.01, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- Indicate:
 - The location of existing and proposed building(s) on the site and on surrounding properties.
 - The total extent of indigenous vegetation on the subject land.
 - The total extent of proposed removal, destruction or lopping and/or proposed buildings and works.
- Outline the reason for removing any Coastal Moonah Woodland and the alternative options considered which do not require removal of Coastal Moonah Woodland.
- Demonstrate that the extent of removal, destruction or lopping of Coastal Moonah Woodland has been reduced as much as is reasonable and practicable, and detail means of protecting vegetation during construction of buildings and works.
- Specify the ongoing management requirements of vegetation post construction, including species from the Coastal Moonah Woodland community proposed for revegetation following disturbance.
- Include a landscaping plan prepared by a suitably qualified person which incorporates species from the Coastal Moonah Woodland community and restricts the use of mulching within areas of remnant vegetation.

54.0

14/12/2017
C374
Proposed C375

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The location of Coastal Moonah Woodland as identified in:
 - *Significant Residential Tree Assessment:* Warrenbeen Court, Barwon Heads, Victoria (Ecology & Partners Pty Ltd, October 2016) or
 - *Rural Significant Tree Assessment:* Barwon Heads, Victoria (Ecology & Partners Pty Ltd, February 2017).

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- ~~• The location of existing and proposed building(s) on the site and on surrounding properties, and the total extent of proposed clearing, destruction or lopping and/or proposed buildings and works.~~
- *Flora and Fauna Guarantee Action Statement No. 141* for the 'Coastal Moonah Woodland' vegetation community.
- The need to avoid removal, lopping and/or destruction of Coastal Moonah Woodland community.
- 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.
- The need to minimise human disturbance on the root system, canopy and overall health and appearance of the Coastal Moonah Woodland community from constructing a building or constructing or carrying out works. This may include mulching, trampling, introduction of pest plants and cut and/or fill, as well as measures to protect vegetation during construction.
- The need to limit buildings and hard surfaces such as dwellings, outbuildings, driveways and hard landscaping to parts of sites that does not contain the Coastal Moonah Woodland community.
- The need to improve the condition and diversity of understory vegetation in the Coastal Moonah Woodland community through natural regeneration and re-establishment of Coastal Moonah Woodland community.
- ~~• Whether a landscaping plan has been prepared by a suitably qualified person that incorporates species from the Coastal Moonah Woodland community, restricts the use of mulching within areas of remnant vegetation and specifies ongoing vegetation management practices post construction.~~

5.0 Expiry

14/12/2017
C274

~~The requirements of this Schedule cease to have effect after 30 June 2019.~~

GREATER GEELONG PLANNING SCHEME

13/11/2014
~~C290~~
[Proposed C375](#)

SCHEDULE 9 TO ~~CLAUSE 42.03~~ THE SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as **SLO9**.

BARWON RIVER ENVIRONS BARWON HEADS

1.0 Statement of nature and key elements of landscape

26/08/2010
C159

The river environs in Barwon Heads hold significant environmental and recreational values. In some parts, the residential interface is unique within the municipality where the properties have direct frontage to the estuary. In these circumstances vehicle access is from abutting streets to the rear (northern most section of Flinders Parade, Carr Street, Riverside Terrace and Riverside Lane), with some properties having right of carriageway over abutting properties and/or laneways. In the northern section, along River Parade, the character is also unique, with a strong sense of connection to the river and significant vegetation coverage, both on public and private land. Elements of this vegetation coverage also reach south, south west towards the Village Park.

Biodiversity mapping prepared by the Department of Sustainability and Environment indicates that some vegetation in the upper north and north-west residential area of town has a Conservation Status of Endangered or Vulnerable. Both Council's Biodiversity Strategy and the Barwon River Land Use and Open Space Corridor Plan advocate the retention of vegetation in this area, given its vulnerable/endangered status and its role in biodiversity enhancement for the wider area. The Open Space Plan notes that there are extensive stands of mangroves and salt marsh vegetation on the south-western shore, along with some older stands of Moonah in the vicinity of Sheepwash Road which provide important habitat values and require ongoing protection.

They key elements of this landscape are:

- The visual dominance of the riparian and surrounding vegetation.
- Dwellings which are nestled in and do not dominate the landscape.
- Sufficient space between buildings to plant and retain vegetation.
- Respect for the sharing of views from within the area and maintenance of non-intrusive building forms as viewed from outside the area.

2.0 Landscape character objective to be achieved

26/08/2010
~~C159~~
[Proposed C375](#)

- To protect the open landscaped character and recreational values of the river frontage;
- To encourage building forms that complement the riverfront setting and provide for the reasonable sharing of views to the river;
- To provide opportunities for vegetation retention and enhancement;
- To ensure that new development and extensions to existing buildings are compatible with the existing scale and bulk of buildings in the surrounding streetscape and river/coastal setting;
- To ensure the new development reflects the rhythm of existing building spacing and provides for visual permeability when viewed from the riverfront and from the streets;
- ~~To provide for the reasonable sharing of views to the river.~~

GREATER GEELONG PLANNING SCHEME

3.0 Permit requirement

26/08/2010
C459
[Proposed C375](#)

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 to be constructed or extension to an existing building, excluding any television antenna, chimney or flue, is less than 7.5 metres in height above natural ground level;
- ~~One side boundary is clear of buildings for at least 2.0 metres except in the situation where a dwelling exists on a site and the dwelling extension or building maintains or increases the established side setbacks. This provision does not apply where an existing building is rebuilt;~~
- The buildings and works are setback at least 5 metres from the property boundary adjacent to the river.

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

- The vegetation is listed as an environmental weed within the incorporated document *Environmental Weeds*, City of Greater Geelong, September 2008;
- The vegetation is dead;
- The vegetation is less than 3 metres in height and is not shown on an approved landscape plan or site plan specifying its retention. This exemption does not apply to Moonah (*Melaleuca lanceolata*) and Coast Beard-heath (*Leucopogon parviflorus*);
- The vegetation has 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. This exemption does not apply to Moonah (*Melaleuca lanceolata*) and Coast Beard-heath (*Leucopogon parviflorus*).

~~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

DD/MM/YYYY
[Proposed C375](#)

~~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.~~

5.4.0 Decision guidelines

13/11/2014
C200
[Proposed C375](#)

~~The following decision guidelines apply to an application for a permit under Clause 42.03, in addition to those specified in Clause 42.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority: Before deciding upon an application, the responsible authority must consider:~~

- The need to ensure the design and siting of buildings exceeding 7.5 metres in height will not dominate the riverfront and the streetscape, and will not impact on long distance views. Dwellings which are proposed to exceed over 7.5 metres must respond to the flat topography and naturally occurring low vegetation types that contribute to broad and expansive view sheds;
- The need to ensure the design and siting of buildings exceeding 7.5 metres in height will allow for the reasonable sharing of views having regard to the extent of available views and the significance of the views from the properties affected;
- The impact of the riverfront, streetscape and vegetation character, ~~the rhythm of existing building spacing and the visual permeability of the existing built form when~~

GREATER GEELONG PLANNING SCHEME

~~viewed from the riverfront and the street, and whether sufficient use has been made of indigenous planting to break up the views of the built form; and~~

- ~~• Whether sufficient use has been made of indigenous planting to break up the views of the built form, retain adequate sight lines for safety and to soften and improve the interface treatment to the waterway; and~~
- Whether proposed building set backs from a property line that directly adjoins the waterway corridor allows for substantial landscaping between buildings and the waterway corridor to soften the urban character. Buildings and works should be set back to maintain the open landscape along the waterway.

GREATER GEELONG PLANNING SCHEME

DD/MM/YYYY
Proposed C375

**SCHEDULE 41 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT
OVERLAY**

Shown on the planning scheme map as **DDO41**.

BARWON HEADS INCREMENTAL CHANGE RESIDENTIAL AREA

1.0 Design objectives

DD/MM/YYYY
Proposed C375

To protect the unique low scale coastal design character of Barwon Heads.

2.0 Buildings and works

DD/MM/YYYY
Proposed C375

A permit is not required to construct one dwelling on a lot that meets the design requirements in Table 1.

A permit is not required to extend one dwelling on a lot that meets the design requirement for site coverage in Table 1.

A permit is required to construct a fence that does not meet the design requirement for fencing in Table 1.

A permit is required to construct more than one dwelling on a lot.

The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

- Buildings are located within a spacious and vegetated garden setting that integrates with the vegetation of the public realm.
- Buildings and driveways are designed and sited to avoid being visually obtrusive to the streetscape.
- Garages are designed or integrated into buildings to form a visually unobtrusive part of the building.
- Building setbacks are designed to ensure that adequate land is available for the retention and establishment of indigenous vegetation.
- Space between buildings is provided to avoid boundary to boundary development.
- Buildings are designed with lightweight, natural and timber materials.
- The openness of the streetscape is retained by avoiding the use of front fences or by providing low permeable front fences.
- The requirements set out in Table 1.

An application for a single dwelling or buildings and works associated with a single dwelling is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

GREATER GEELONG PLANNING SCHEME

Table 1. Barwon Heads Incremental Change Residential Area Design Requirements

Design Requirement	Design Response	
Site coverage	Up to and including a site coverage of 40%.	
Building siting and setbacks	Front setbacks	A front setback of 6m. Or 4m if located on an identified road as a Road Zone (RDZ1)
	Side setbacks	A 2m side setback on at least one side boundary.
Canopy tree	At least two existing and/or new canopy trees to be provided per site (parent lot), with at least one canopy tree provided in the front yard and the use of local indigenous species.	
Soft landscaping	At least 30% of the site is available (free from hard surfaces) for soft landscaping (i.e. areas of natural ground surface set aside for vegetation).	
Garages and access	The width of a garage door(s) is no more than 5.6m, or more than 35% of the lot frontage if the lot is greater than 16m.	
	A garage is set at least 1m behind the main building line.	
Fencing	For properties fronting a main road included in the Road Zone (RDZ1) a fence forward of the front wall of a dwelling must be less than 1.5m in height and be more than 50% permeable.	
	For any other property a fence forward of the front wall of a dwelling must be less than 1m in height and more than 50% permeable.	

3.0 Subdivision

DD/MM/YYYY
Proposed C375

None specified.

4.0 Signs

DD/MM/YYYY
Proposed C375

None specified.

5.0 Application requirements

DD/MM/YYYY
Proposed C375

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A landscaping plan must be prepared for the site that shows:
 - Retention of existing trees within the front setback.
 - If there are no existing trees, the planting of at least one new tree.
 - The planting of additional vegetation, including a minimum of two local indigenous species.

6.0 Decision guidelines

DD/MM/YYYY
Proposed C375

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the design and siting of the building(s) achieves the preferred character set out in this Schedule.

GREATER GEELONG PLANNING SCHEME

- Whether adequate space is available between buildings to avoid boundary to boundary development and allow the retention and planting of indigenous vegetation and landscaping.
- Whether proposed landscaping, vegetation planting and boundary treatments create a strong integration between the public and private realms and soften the appearance of the building.
- Whether indigenous vegetation plantings reflect existing species in the surrounding area.
- Whether the upper level of a building is recessed and articulated to reduce the dominant scale of the upper level.
- Whether new buildings recognise the scale and form of surrounding properties.
- Whether timber or natural materials and a simple palette are used as the dominant material of the façade of the building to complement the local coastal environment.
- Whether there is limited use of brickwork and where brick is used this is for a unique design that does not have a dominance of face brickwork.
- Whether driveways, garages or parking areas are designed to be visually unobtrusive by achieving the following:
 - Garages are set behind the main building.
 - Garages are inconspicuous and integrated into the dwelling design.
 - Shared driveways are encouraged.
 - Vegetation and landscaping is used to soften driveways and parking areas.
 - Vehicle crossovers are limited.

GREATER GEELONG PLANNING SCHEME

DD/MM/YYYY
Proposed C375

**SCHEDULE 42 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT
OVERLAY**

Shown on the planning scheme map as **DDO42**.

BARWON HEADS INCREASED HOUSING DIVERSITY AREA

1.0 Design objectives

DD/MM/YYYY
Proposed C375

To emphasise the importance of building siting and design within the Barwon Heads Increased Housing Diversity Area.

To support a variety of housing types with a preference for smaller 1 and 2 bedroom housing types.

2.0 Buildings and works

DD/MM/YYYY
Proposed C375

A permit is not required to construct one dwelling on a lot that meets the design requirements in Table 1.

A permit is not required to extend one dwelling on a lot that meets the design requirement for site coverage in Table 1.

A permit is required to construct a fence that does not meet the design requirement for fencing in Table 1.

A permit is required to construct more than one dwelling on a lot.

The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

- Buildings are located within a spacious and vegetated garden setting that integrates with the vegetation of the public realm.
- Buildings and driveways are designed and sited to avoid being visually obtrusive to the streetscape.
- Garages are designed or integrated into buildings to form a visually unobtrusive part of the building.
- Front building setbacks are designed to ensure that adequate land is available for the retention and establishment of indigenous vegetation.
- Space between buildings is provided to avoid boundary to boundary development.
- Buildings are designed with lightweight, natural and timber materials.
- 3rd storey elements are recessed and articulated to all sides.
- The openness of the streetscape is retained by avoiding the use of front fences or by providing low permeable front fences.
- The requirements set out in Table 1.

An application for a single dwelling or buildings and works associated with a single dwelling is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

GREATER GEELONG PLANNING SCHEME

Table 1. Barwon Heads Increased Housing Diversity Area Design Requirements

Design Requirement	Design Response	
Site coverage	Up to and including a site coverage of 60%	
Building siting and setbacks	Front setbacks	A front setback of 6m. Or 4m if located on an identified road as a Road Zone (RDZ1)
	Side setbacks	A 2m side setback on at least one side boundary.
Canopy tree	At least one existing and/or new canopy tree to be provided per site (parent lot), with at least one canopy tree provided in the front yard and the use of local indigenous species.	
Soft landscaping	At least 20% of the site is available (free from hard surfaces) for soft landscaping (i.e. areas of natural ground surface set aside for vegetation).	
Garages and access	The width of a garage door(s) is no more than 5.6m, or more than 35% of the lot frontage if the lot is greater than 16m.	
	A garage is set at least 1m behind the main building line.	
Fencing	For properties fronting a main road included in the Road Zone (RDZ1) a fence forward of the front wall of a dwelling must be less than 1.5m in height and be more than 50% permeable.	
	For any other property a fence forward of the front wall of a dwelling must be less than one metre in height and more than 50% permeable.	

3.0 Subdivision

DD/MM/YYYY
 Proposed C375

None specified.

4.0 Signs

DD/MM/YYYY
 Proposed C375

None specified.

5.0 Application requirements

DD/MM/YYYY
 Proposed C375

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A landscaping plan must be prepared for the site that shows:
 - Retention of existing trees within the front setback.
 - If there are no existing trees, the planting of at least one new tree.
 - The planting of additional vegetation, including a minimum of two local indigenous species.

6.0 Decision guidelines

DD/MM/YYYY
 Proposed C375

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

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- Whether the design and siting of the building(s) achieves the preferred character set out in this Schedule.
- Whether the development will deliver genuine housing diversity (i.e. a variety of housing types).
- Whether adequate space is available within a front garden to allow for the retention and planting of indigenous vegetation and landscaping.
- Whether adequate space is available between buildings to avoid boundary to boundary development and allow the retention and planting of indigenous vegetation and landscaping.
- Whether proposed landscaping, vegetation planting and boundary treatments create a strong integration between the public and private realms and soften the appearance of the building.
- Whether indigenous vegetation plantings reflect existing species in the surrounding area.
- Whether new buildings and garages dominate the streetscape.
- Whether the upper levels of a building are recessed and articulated to reduce the dominant scale of the upper levels.
- Whether timber or natural materials and a simple palette are used as the dominant material of the façade of the building to complement the local coastal environment.
- Whether there is limited use of brickwork and where brick is used this is for a unique design that does not have a dominance of face brickwork.
- Whether driveways, garages or parking areas are designed to be visually unobtrusive by achieving the following:
 - Garages are set behind the main building.
 - Garages are inconspicuous and integrated into the dwelling design.
 - Shared driveways are encouraged.
 - Vegetation and landscaping is used to soften driveways and parking areas.
 - Vehicle crossovers are limited.

GREATHER GEELONG PLANNING SCHEME

26/08/2010
~~C159~~
[Proposed C375](#) **SCHEDULE 25 TO CLAUSE 43.02 ~~THE~~ DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO25**.

BARWON HEADS TOWN CENTRE

1.0 Design objectives

26/08/2010
C159

To protect the existing views and vistas from the Town Centre and reinforce the Town Centre's proximity to the Barwon River and the coast.

To enhance the established coastal character of the Town Centre.

To provide an attractive, safe and accessible environment within the Town Centre.

To encourage development within the Town Centre to provide an appropriate interface to protect the amenity of surrounding residential areas.

2.0 Buildings and works

26/08/2010
~~C159~~
[Proposed C375](#)

~~The buildings and works requirements in Table 1 to this schedule apply to an application to construct a building or to carry out works. Buildings and works should comply with the design objectives and responses specified in Table 1 to this Schedule.~~

3.0 Subdivision

26/08/2010
~~C159~~
[Proposed C375](#)

~~None specified. Subdivision within the Town Centre should maintain the opportunity for development to reflect the traditional built form pattern of narrow frontages.~~

Exemption from notice and review

An application to subdivide land is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

4.0 Signs

~~DD/MM/YYYY~~
~~Proposed C375~~

~~None specified.~~

5.0 Application requirements

~~DD/MM/YYYY~~
~~Proposed C375~~

~~None specified.~~

~~4.5.0~~ **Decision guidelines**

26/08/2010
C159

~~Before deciding on an application, the responsible authority must consider, as appropriate. The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:~~

- The design objectives and responses of this schedule.
- The requirements of Clause 54 for the construction of one dwelling on a lot.

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- The requirements of Clause 55 for the construction of two or more dwellings on a lot.
- Subdivision within the Town Centre should maintain the opportunity for development to reflect the traditional built form pattern of narrow frontages.

GREATER GEELONG PLANNING SCHEME

Table 1 to Schedule 25

Streetscape Element	Design objectives	Design Response
Street Setting	Reinforce the location of the street in the context of its wider setting within a coastal town.	Protect and reinforce the view of the coastal vegetation on the higher dunal land to the south. Protect and reinforce the view of the rise in topography to the coast of the southern end of Hitchcock Avenue.
	Protect existing views and vistas within and from the street.	Protect and reinforce the vista from within the street to the existing or future avenue of trees at the entrance to the Village Park. Protect and reinforce views of landmark buildings such as churches and the community hall from within the street.
Streetscape Character	Reinforce the casual, unpolished and beach qualities of the street.	Utilise vegetation species suitable for local conditions in any new development. Utilise and reinterpret traditional Barwon Heads building forms and finishes in any new development (i.e. simple forms and detailing, and use of light materials such as timber etc). New development should be responsive to the climatic conditions of the site and locality, and the amenity of neighbouring properties.
	Encourage protection of the older dwellings and landmark buildings and their settings, in the street.	Protect landmark structures such as churches and community halls and their settings. Provide additional pedestrian comforts within the set backs around landmark buildings (i.e. landscaping, seating etc).
Building Siting	Reinforce the linear layout of the street, as part of the historic street grid of the old part of town.	If a building is to be set back, ensure it is parallel to the front boundary.
	Ensure that new commercial buildings address the street.	Generally, site new commercial buildings on the front boundary. Orientate commercial buildings to address the street. On a corner site, ensure the commercial building addresses both street frontages.
	Ensure residential buildings address the street and are sited to protect the amenity of adjacent properties.	Site residential buildings on the lot to contribute to the variety of set back distances in the street, ensuring that the amenity of adjacent properties is not unreasonably impacted. If a set back is provided from the front boundary, provide vegetation within the front set back that contributes to the amenity of the street.

GREATER GEELONG PLANNING SCHEME

Streetscape Element	Design objectives	Design Response
	Encourage creative departures from the traditional set back pattern of new buildings, in circumstances where it can be justified.	<p>Consider setting back parts of commercial buildings such as cafes and restaurants to provide alcoves and spaces for people to sit outdoors.</p> <p>Utilise existing set backs for outdoor dining or displays when recycling an existing residential building for a commercial use.</p> <p>Design and landscape the space around community buildings so that it contributes to the amenity of the street and has the potential to be used by the wider community.</p>
Building Form	Ensure that new buildings are designed to respond to the characteristics of the site and <u>at a scale that reflects the coastal design character of Barwon Heads locality, and demonstrate a high standard of contemporary expression.</u>	<p>Retain existing trees wherever possible and provide for the planting of new vegetation, including canopy trees, well suited to local conditions.</p> <p>Design buildings for energy efficiency, considering solar access and utilising sustainable energy and construction techniques wherever possible.</p> <p>Respect the predominant building height in the street and of adjacent properties by <u>generally</u> restricting buildings to a maximum height of <u>32</u> storeys.</p> <p>Articulate the form of buildings and elevations.</p>
	Ensure that new dwellings and their settings contribute to the character and amenity of the street.	<p>Ensure dwellings address the primary street frontage.</p> <p>Provide open style front fences to a maximum height of 1.2 metres wherever possible.</p> <p>Ensure front set backs are mostly permeable and able to support vegetation.</p> <p>Locate garages, carport and car parking areas behind the line of the dwelling.</p> <p>Provide only one vehicle crossover per frontage.</p>
	Ensure that new commercial buildings encourage social interaction and interest at street level.	<p>Orientate commercial buildings towards the street and provide the entrance to the building directly from the street frontage.</p> <p>Provide a well articulated façade, with shop front windows at street level.</p>
Building Details and Finishes	Encourage buildings that have regard to the palette of materials and colours in the street, and demonstrate a high level of contemporary finish.	<p>Use simple building details.</p> <p>Use a mix of contemporary materials, colours and finishes.</p> <p>Incorporate materials used traditionally in the town (i.e. weatherboard).</p>

GREATER GEELONG PLANNING SCHEME

Streetscape Element	Design objectives	Design Response
	<p>Encourage details which are integrated with the architecture of the building and contribute to the character and amenity of the centre.</p>	<p>Provide awnings without posts on commercial buildings wherever possible.</p> <p>Locate awnings a minimum of 1700mm from the face of the kerb. In areas where the footpath is wider than the average width in the street, locate awnings a maximum of 2500mm from the front boundary.</p> <p>Relate the height of the awning to the building elevation. On single storey buildings locate the awning below eaves level. On double storey buildings locate the awning at first floor level.</p> <p>Provide subtle down lighting under awnings wherever possible.</p> <p>Incorporate subtle façade lighting on landmark buildings or up lighting of vegetation features in the street.</p>
	<p>Ensure that signage does not dominate the building or streetscape and contributes to the pedestrian environment.</p>	<p>Direct signage at pedestrians (i.e. awning or street level).</p> <p>Provide signs only on the awning fascia or under the awning wherever possible.</p> <p>If a flat wall sign is proposed, relate the sign to the architecture of the buildings in style and placement (i.e. individual letters as opposed to large, flat rectangular signs).</p> <p>If a hanging wall sign is proposed, consider an artistic or individual approach and ensure it is constructed to a high level of finish.</p>

Attachment 4

What the Amendment does

1. The Amendment will implement the key land use directions of the *Barwon Heads Structure Plan* (August 2017) by changing the Greater Geelong Planning Scheme to:
 2. Planning Policy
 - 2.1 Amend Clause 21.14 *Bellarine Peninsula* to add the key strategies of the Barwon Heads Structure Plan 2017 including the updated Barwon Heads Structure Plan Map.
 - 2.2 Amend Clause 22.36 Heritage Overlay 1649: *Flinders Heritage Area* to ensure consistency with the proposed new Design and Development Overlays.
 - 2.3 Replace the *Barwon Heads Increased Housing Diversity Area* map in Clause 22.63 with a new map to reflect the removal of residential land south of Bridge Road and west of Golf Links Road from the Increased Housing Diversity Area.
 3. Zones
 - 3.1 Rezone the land in the Residential Growth Zone Schedule 3 (except land south of Bridge Road and a strip west of Golf Links Road) to the General Residential Zone Schedule 1.
 - 3.2 Rezone the land in the General Residential Zone Schedule 2 (except Warrenbeen Court properties) and the land in the Residential Growth Zone Schedule 3 south of Bridge Road and the strip west of Golf Links Road, to the Neighbourhood Residential Zone Schedule 6.
 - 3.3 Rezone the properties in Warrenbeen Court from the General Residential Zone Schedule 2 to the Neighbourhood Residential Zone Schedule 7.
 - 3.4 Insert a new Schedule 6 *Barwon Heads Incremental Change Area* to Clause 32.09 Neighbourhood Residential Zone.
 - 3.5 Insert a new Schedule 7 *Warrenbeen Court Residential Area, Barwon Heads* to Clause 32.09 Neighbourhood Residential Zone.
 4. Overlays
 - 4.1 Insert a new Schedule 41 to Clause 43.02 Design and Development Overlay (DDO) that will apply to the majority of the land being rezoned to the Neighbourhood Residential Zone Schedule 6.
 - 4.2 Insert a new Schedule 42 to Clause 43.02 Design and Development Overlay (DDO) that will apply to all the land being rezoned to the General Residential Zone Schedule 1.
 - 4.3 Replace Schedule 6 to Clause 42.01 Environmental Significance Overlay (ESO) that applies to all the properties in Warrenbeen Court, nine Saratoga Avenue properties, part of Taits Road and fragments of farming zoned land north of Taits Road, with a new Schedule 6 on a permanent basis. The Environmental Significance Overlay was applied in the interim by Amendment C374.
 - 4.4 Amend Schedule 9 to Clause 42.03 Significant Landscape Overlay (*Barwon River Environs*) to ensure consistency with the proposed new Design and Development Overlays.

Attachment 5

C375 Panel Report Executive Summary

Greater Geelong Planning Scheme Amendment C375 | Panel Report | 31 October 2018

However, these more restrictive planning provisions are needed to address town character, stormwater and drainage related policies.

Subject to further details on these issues discussed further in this report, the Panel considers that the Amendment has appropriately addressed these policy matters to achieve a net community benefit.

Notably, no submission persuaded the Panel that the Amendment's overall policy support or strategic basis should be questioned.

The Panel considers that the Amendment is supported by, and implements, the relevant sections of the Planning Policy Framework and is consistent with the relevant Ministerial Directions and Practice Notes. The Amendment is well founded, strategically justified and should proceed subject to addressing the more specific issues raised in submissions.

Settlement boundary

A settlement boundary change to include land between the existing alignment and the Ramsar wetlands could be considered in the future where it meets State and regional planning policy and the *Bellarine Peninsula Localised Planning Statement*. As the planning authority, Council can revise local planning policy which supports future changes to the settlement boundary.

There may be an opportunity to change the settlement boundary to include land between the existing alignment and the Ramsar wetlands without adversely impacting the Ramsar wetlands. The extent to which the boundary can be extended would need to be further investigated through a separate strategic planning process.

Extending the settlement boundary to the Ramsar wetlands is unlikely to adversely impact Barwon Head's preferred town character if new development is designed with consistent urban design and built form sought through the Structure Plan. Barwon Heads could benefit from an improved western town entrance, however, this is not a reason in itself to expand the settlement boundary.

City of Greater Geelong has sufficient residential land supply to meet population growth over the next 15 years. The settlement boundary does not need to be extended to address any municipal residential land supply issue, however, it should not be restricted if extending the boundary can continue to achieve the aspirations sought through the Structure Plan.

Residential area designation and provisions

Redesignating land south of Bridge Road from Increased Housing Diversity Area to Incremental Change Residential Area departs from the direction in the *Bellarine Peninsula Localised Planning Statement* to encourage increased density within the settlement boundary. However, it does so to protect town character values which are also sought through the Statement. Before rezoning land south of Bridge Road from Residential Growth Zone Schedule 3 to Neighbourhood Residential Zone Schedule 6, Council should more accurately quantify the impact on Barwon Head's future housing supply.

Changing the Increased Housing Diversity Area boundary to remove properties west of Golf Links Road is appropriate and would be consistent with the streetscape along the major access route between the Increased Housing Diversity Area and land south of Bridge Road.

Executive summary

(i) Summary

Barwon Heads is located on the Bellarine Peninsula, approximately 28 kilometres from Geelong's Central City and 96 kilometres from Melbourne's Central City. The *Bellarine Peninsula Localised Planning Statement* describes Barwon Heads as a seaside resort and home to a growing population of permanent residents.

Since the *Barwon Heads Structure Plan 2010*, new residential zones were introduced throughout Greater Geelong in 2014, generally in accordance with the approach outlined in the *Greater Geelong Housing Diversity Strategy 2007*. The *Barwon Heads Structure Plan 2017* is the outcome of a review of the previous version. It is partly supported by assessments and recommendations in the *Residential and Landscape Character Assessment Report* prepared in March 2017.

Greater Geelong Planning Scheme Amendment C375 (the Amendment) seeks to implement the *Barwon Heads Structure Plan 2017* by revising local planning policy and applying new residential zone and overlay provisions. The Amendment was exhibited from 1 February to 13 March 2018 and received 942 submissions.

Key issues raised in submissions included the settlement boundary alignment and how changing it may impact planning policy, the Ramsar wetlands abutting the properties west of the settlement boundary, town character, and residential land supply and housing capacity. Other issues included how the residential areas were designated and their associated planning provisions, vegetation, town character, the appropriate planning provisions for Warrenbeen Court, flooding and drainage, traffic and parking, permit exemptions, third-party notice and drafting matters.

The Panel has considered all written submissions, observations from site visits, evidence and other material presented to it at the Hearing. The Panel has reviewed a very large volume of material and has had to be selective in referring to the more relevant or determinative material in the Report. All submissions and materials have been considered by the Panel in reaching its conclusions, regardless of whether they are specifically mentioned in the Report.

Strategic issues

The Amendment seeks to address a tension between policies seeking urban consolidation with increased densities on the one hand, and those seeking to protect town character and address environmental matters on the other.

To address this, the Amendment departs from Council's Housing Diversity Strategy which seeks a relatively higher residential density within 400 metres of an activity centre than areas beyond. The Amendment does this by applying a combination of the General and Neighbourhood Residential Zones and Development and Design Overlay schedules which collectively limit previously possible housing density and built form permitted in the area. This more restrictive approach also departs from the *Bellarine Peninsula Localised Planning Statement* which encourages urban consolidation to enable existing urban township boundaries to be maintained and to provide increased densities to use existing, and justify additional, services.

Associated planning provision changes including rezoning should proceed to these properties after all affected property owners have been notified and provided with an opportunity to respond.

It is appropriate for Design and Development Overlay Schedule 42 to include a soft landscaping requirement of 20 per cent, however, it should exclude a site coverage requirement because it duplicates ResCode provisions.

The Incremental Change Residential Area planning provisions proposed through Neighbourhood Residential Zone Schedule 6 and Design and Development Overlay Schedule 41 are appropriate and justified.

Warrenbeen Court

The proposed Neighbourhood Residential Zone Schedule 7, including the minimum lot size, is appropriate for Warrenbeen Court. Environmental Significance Overlay Schedule 6 is appropriate for protecting the Coastal Moonah Woodland community, however, its buildings and works provisions would benefit from being redrafted to clarify their intent.

Other issues

The Amendment appropriately responds to existing vegetation, flooding and drainage issues. It also appropriately responds to preferred town character sought through the Structure Plan and *Residential and Landscape Character Assessment Report*.

Existing traffic and car parking issues can be satisfactorily considered through a future study; however, they do not have to be resolved through the Amendment. The Amendment has satisfactorily considered traffic and car parking matters associated with the modest extent of development opportunities enabled through the Amendment.

Design and Development Overlay Schedules 41 and 42 appropriately exempt third party notice for a single dwelling which meets the Table 1 requirements. A permit should be required for any single dwelling proposal which does not meet the Table 1 requirements. Permits proposing other, and possibly more intense, development such as multi-dwelling proposals, should be subject to third party notice.

(ii) Recommendations

Based on the reasons set out in this Report, the Panel recommends that Greater Geelong Planning Scheme Amendment C375 be adopted as exhibited subject to the following:

1. Amend Clause 21.14 to:
 - a) delete the fifth Barwon Heads objective related to adaptable housing designs for older people
 - b) refer to 'retail' instead of 'commercial' development in the seventh Barwon Heads objective.
2. Rezone all land west of Golf Links Road currently in the Residential Growth Zone Schedule 3 to the Neighbourhood Residential Zone Schedule 6 after notifying affected property owners and considering any responses.

3. Amend Neighbourhood Residential Zone Schedule 6, as shown in Appendix C1, to require relevant plans to be submitted with a permit application proposing to subdivide lots smaller than 500 square metres.
4. Amend Design and Development Overlay Schedule 41, as shown in Appendix C3, to make drafting changes which clarify its provisions and improves its operation.
5. Amend Design and Development Overlay Schedule 42, as shown in Appendix C4, to:
 - a) add a new design objective: *"To support a variety of housing types with a preference for smaller 1 and 2 bedroom housing types."*
 - b) revise the landscaping plan requirement for buildings and works to remove the need for a plan to be prepared by a qualified landscape architect
 - c) add in Table 1 a new a soft landscaping requirement of at least 20 per cent
 - d) make drafting changes which clarify its provisions and improves its operation.
6. Amend Environmental Significance Overlay Schedule 6, as shown in Appendix C2, to improve the clarity of the provisions regarding works undertaken under a tree canopy or within 2 metres of the vegetation drip line.

Attachment 6

Panel Recommendations and Response

No.	Panel Recommendations Greater Geelong Planning Scheme Amendment C375	Council Officer Response	Adopted Council Position
1	Amend Clause 21.14 to: a) delete the fifth Barwon Heads objective related to adaptable housing designs for older people b) refer to 'retail' instead of 'commercial' development in the seventh Barwon Heads objective.	Recommendations (a) and (b) are supported. NOTE: a new 'Further work' provision has been added at Clause 21.14-3 to reflect the Council resolution of 26 June 2018 to undertake a traffic and parking study.	Refer to Attachment 3 (Clause 21.14).
2	Rezone all land west of Golf Links Road currently in the Residential Growth Zone Schedule 3 to the Neighbourhood Residential Zone Schedule 6 after notifying affected property owners and considering any responses.	Supported. All landowners were notified by letter dated 13 November 2018 of the proposed change and provided with an opportunity to respond. Two landowners responded both supporting the change.	Refer to Attachment 3 (Zone Map).
3	Amend Neighbourhood Residential Zone Schedule 6, as shown in Appendix C1, to require relevant plans to be submitted with a permit application proposing to subdivide lots smaller than 500 square metres.	Supported.	Refer to Attachment 3 (NRZ Schedule 6 Section 6.0).
4	Amend Design and Development Overlay Schedule 41, as shown in Appendix C3, to make drafting changes which clarify its provisions and improves its operation.	Supported. Further drafting changes in addition to the Panel's recommendation are required to clarify the permit trigger for an extension to a single dwelling or the construction of a fence. These changes are policy neutral and will remove the need for unnecessary or frivolous permit applications. On 3 October 2018 the State Government changed the DDO Schedule <i>form and content</i> provisions to include a new '5.0 Application requirements' section. As a result the landscaping plan requirement has been moved from '2.0 Buildings and works' to this new section. Change to the Section 6.0 preamble also require minor rewording of the decision guidelines. All these changes are policy neutral.	Refer to Attachment 3 (DDO Schedule 41).

No.	Panel Recommendations Greater Geelong Planning Scheme Amendment C375	Council Officer Response	Adopted Council Position
5	<p>Amend Design and Development Overlay Schedule 42, as shown in Appendix C4, to:</p> <ul style="list-style-type: none"> a) add a new design objective: <i>"To support a variety of housing types with a preference for smaller 1 and 2 bedroom housing types."</i> b) revise the landscaping plan requirement for buildings and works to remove the need for a plan to be prepared by a qualified landscape architect c) add in Table 1 a new a soft landscaping requirement of at least 20 per cent d) make drafting changes which clarify its provisions and improves its operation. 	<p>Supported except recommendation (d).</p> <p>Further drafting changes in addition to the Panel's recommendation are required to clarify the permit trigger for an extension to a single dwelling or the construction of a fence. These changes are policy neutral and will remove the need for unnecessary or frivolous permit applications.</p> <p>On 3 October 2018 the State Government changed the DDO Schedule <i>form and content</i> provisions to include a new '5.0 Application requirements' section. As a result the landscaping plan requirement has been moved from '2.0 Buildings and works' to this new section. Change to the Section 6.0 preamble also require minor rewording of the decision guidelines. All these changes are policy neutral.</p> <p>One of the drafting changes (d) is to delete the Table 1 Design requirement of 60% site coverage. The Panel considers this requirement duplicates a ResCode standard (page 54). This recommendation is <u>not</u> supported. The 60% site coverage requirement is a permit trigger. The 60 ResCode site coverage standard is not a permit trigger. Its removal would mean single dwellings with high site coverage may avoid a planning permit contrary to the DDO42 design objectives. Mr Glossop in evidence (p.35) considered the Table 1 permit requirements for a single dwelling to be a key benefit.</p>	<p>Refer to Attachment 3 (DDO Schedule 42).</p>
6	<p>Amend Environmental Significance Overlay Schedule 6, as shown in Appendix C2, to improve the clarity of the provisions regarding works undertaken under a tree canopy or within 2 metres of the vegetation drip line.</p>	<p>Supported.</p> <p>On 3 October 2018 the State Government changed the ESO Schedule <i>form and content</i> provisions to include a new '5.0 Application requirements' section. As a result the application requirements that were applied to the Schedule in the adopted 2017 Barwon Heads Structure Plan can now be reapplied. This change is policy neutral.</p>	<p>Refer to Attachment 3 (ESO Schedule 6).</p>

Attachment 7

Officer Summary and Response to Panel Report

Amendment C375 Panel Report Chapter	Panel Report Sub-Issue	Council Officer Summary and Response
<p>4 Settlement boundary</p>	<p>Background</p> <hr/> <p>4.1 Planning policy and the Structure Plan</p>	<p>The Panel Report considered four key issues summarised below. Most submissions supported the Amendment’s position to retain the existing settlement boundary alignment. Only 14 of the 942 written submissions directly opposed this position.</p> <p>At the hearing, submissions to change the settlement boundary were made by Barwon Heads Lifestyle Group (1900 Barwon Heads Road) and Mid West Group (135 & 137 Taits Road and 1941-1949 Barwon Heads Road). There were requests to include all the land between the settlement boundary and the Ramsar wetlands or to identify that land for future structure planning work. Barwon Heads Lifestyle Group submitted a concept plan of a mixed-use development which had been assessed by its own experts.</p> <p>Overall, the Panel made a number of findings but did not recommend any changes to the Amendment.</p> <hr/> <p>The Panel considered whether extending the Barwon Heads settlement boundary is justified and appropriate.</p> <p>The Panel Report briefly refers to relevant planning policy before summarising the key arguments raised in expert town planning evidence. Council relied on the evidence of Mr Glossop who supported the existing settlement boundary, stating that he could not find compelling justification in the Structure Plan to change its alignment.</p> <p>The Panel noted that no policy refers to the existing Barwon Heads settlement boundary as a permanent boundary. The Panel found that a settlement boundary change could be considered where it meets outcomes sought through policy and did not accept the circular argument that there is insufficient local planning policy to support settlement boundary changes.</p>

Amendment C375 Panel Report Chapter	Panel Report Sub-Issue	Council Officer Summary and Response
	<p>----- 4.2 Environmental matters</p>	<p>Council’s closing submissions at the hearing highlighted that while the planning policy framework does not preclude a shift, it certainly does not support a shift. Recent policy initiatives such as the State Government’s <i>Distinctive areas and landscapes</i> Bill and the Council’s <i>Settlement Strategy</i> tell us that policy has become more firm in relation to township settlement boundaries.</p> <p>The adopted 2017 Barwon Heads Structure Plan stands as the definitive land-use policy document for the township. The Panel Report stated on page 19: “<i>Should the Structure Plan have supported a settlement boundary change, Council could have proposed to change relevant policy...</i>”. The Structure Plan did not support a settlement boundary change, informed by planning policy of the day and having fully engaged the local community.</p> <p>-----</p> <p>The issue is whether changing the settlement boundary to include land between the existing alignment and the Ramsar wetlands may impact the Ramsar wetlands.</p> <p>At the hearing, the Department of Environment, Land, Water and Planning (DELWP) submitted that it supported the Amendment. DELWP’s key concern was the potential of development to create hydrological changes to the Ramsar site. The Geelong Field Naturalists Club held a similar view, as did the expert evidence of Mr McMahon on behalf of the Save Barwon Heads Alliance.</p> <p>Barwon Heads Lifestyle Group relied on ecological evidence from Mr Lane and climate and flooding evidence from Mr Jempson.</p> <p>In its discussion, the Panel highlighted that the Murtaghurt Lagoon and overflow channel are clearly significant aspects of the Bellarine Peninsula Ramsar site which must be considered for any proposal to expand the settlement boundary. The Panel found that the hydraulic connectivity of the Ramsar site and adjoining lands is not well understood and requires further investigation.</p> <p>The Panel considers that there may be an opportunity to develop some land west of the existing settlement boundary with a suitable buffer distance from the Ramsar wetlands to assist in its management. However, the Panel said any expansion would need to be further investigated through a separate strategic planning process. In other words, not through Amendment C375.</p> <p>There is no direction in the Barwon Heads Structure Plan 2017 to pursue a detailed investigation into urban expansion. Nor is there any direction to do so in the Planning Scheme or any other state or</p>

Amendment C375 Panel Report Chapter	Panel Report Sub-Issue	Council Officer Summary and Response
	<p>-----</p> <p>4.3 Town character and western entrance</p> <p>-----</p> <p>4.4 Residential land supply and housing capacity</p> <p>-----</p>	<p>regional policy or strategy. In order for such an investigation to occur, there would need to be a fundamental shift in policy and revisit of the Structure Plan with demonstrated community support.</p> <p>-----</p> <p>At the hearing, Council emphasised the importance of non-urban breaks between towns as stated in policy, including the <i>Bellarine Peninsula Localised Planning Statement</i>. Council referred to the <i>Character Assessment</i> report which, in part, characterised the town by its location in a rural and wetland setting and clearly defined urban edge.</p> <p>Expert evidence from Mr Milner for the Mid West Group described the settlement boundary as a two kilometre ‘hard-edged’ interface of side and rear fences.</p> <p>The Panel Report discussed whether expanding the settlement boundary would adversely impact the preferred town character. The Panel found that were a considerable proportion of the western land required as an environmental buffer, extending the boundary is unlikely to adversely impact on the town’s character. The Panel said extending the boundary could potentially improve the entrance to Barwon Heads.</p> <p>The Panel also found that this is not a reason in itself to expand the settlement boundary – to which we agree. Officers agree that expanding the boundary provides opportunities to improve the western entrance however this is not an issue that has ever been raised as a primary concern of the local community or visitors.</p> <p>-----</p> <p>Both Barwon Heads Lifestyle Group and Mid West Group submitted at the hearing that the Barwon Heads Structure Plan failed to properly address residential land supply and housing affordability. The issue for the Panel was whether the settlement boundary needs to be extended to enable additional residential land supply.</p> <p>Council responded that it could achieve sufficient land supply to accommodate population growth. The Amendment supports modest housing growth, particularly in the Increased Housing Diversity Area, and greenfield development is identified in other parts of the municipality such as Ocean Grove and Armstrong Creek.</p>

Amendment C375 Panel Report Chapter	Panel Report Sub-Issue	Council Officer Summary and Response
		<p>To better inform itself, the Panel directed Council undertake a high-level housing capacity analysis post hearing. Council provided the analysis to the Panel on 14 September 2018 finding that the Increased Housing Diversity Area capacity would yield a net loss of 297 dwellings. This is primarily due to the removal of land south of Bridge Road from the Increased Housing Diversity Area.</p> <p>The Panel's report agreed with Council that residential land supply is more appropriately measured at a municipal level; not town-by-town – and that Greater Geelong has sufficient supply to meet population growth over the next 15 years.</p> <p>We agree with the Panel conclusion that the settlement boundary does not need to be extended to address any municipal residential land supply issue.</p>
<p>5 Residential area designation and provisions</p>	<p>5.1 Residential area designation boundary</p>	<p>The Panel considered whether the proposed Increased Housing Diversity Area (IHDA) boundary is appropriate. It noted the <i>Barwon Heads Residential and Landscape Character Assessment</i> report, which identified land south of Bridge Road and west of Golf Links Road to be deleted from the IHDA due to strong coastal character attributes.</p> <p>The Amendment proposes to remove these areas from the IHDA, rezone to the Neighbourhood Residential Zone and apply Design and Development Overlay Schedule 41. [Note: removal of the IHDA from the west side of Golf Links Road was not originally proposed at exhibition but changed after considering submissions, and subsequently presented to the Panel].</p> <p>The Barwon Heads Association and others submitted at the hearing to significantly reduce the extent of the IHDA.</p> <p>Council argued strongly to retain the IHDA and continue to apply municipal-wide housing diversity and consolidation policies in Barwon Heads. Council submitted the 2008 Greater Geelong Housing Diversity Strategy anticipates refinement of the IHDA based on character grounds, and that the proposed changes were supported by the <i>Character Assessment</i>.</p> <p>The Panel accepted Council's position and supports the proposed planning provisions. Because the exhibited Amendment did not identify the land on the west side of Golf Links Road for rezoning to the Neighbourhood Residential Zone, the Panel recommended the affected property owners be notified and</p>

Amendment C375 Panel Report Chapter	Panel Report Sub-Issue	Council Officer Summary and Response
	<p>-----</p> <p>5.2 Increased Housing Diversity Area planning provisions</p> <p>-----</p>	<p>any responses considered. Officers wrote to all the owners on 13 November 2018 and two individuals responded both supporting the new planning controls.</p> <p>The Panel also concluded that before rezoning land south of Bridge Road to the Neighbourhood Residential Zone, Council should more accurately quantify the impact on Barwon Heads future housing supply. Council prepared a high level housing capacity analysis as discussed in the previous section. It is acknowledged that the new provisions will restrict development opportunities to some extent. This report does not recommend any changes to the adopted 2017 Barwon Heads Structure Plan nor identify a need to undertake further housing supply analysis.</p> <p>-----</p> <p>The Barwon Heads IHDA is currently zoned Residential Growth Zone Schedule 3. The Amendment proposes to rezone this area to the General Residential Zone and apply a Design and Development Overlay Schedule 42 (DDO42). The Panel considered whether the proposed provisions are appropriate and justified.</p> <p>The Panel Report noted that many submitters objected to the 11-metre building height limit (currently 10.5m), and some submitters requested specific changes to DDO42.</p> <p>The expert evidence of Mr Glossop supported the General Residential Zone and proposed DDO42. Mr Glossop considered the DDO to be the appropriate tool for applying built form controls and the Schedule requirements were clear and measurable.</p> <p>The Panel agreed with Council and Mr Glossop that the General Residential Zone appropriately allows for housing density while respecting neighbourhood character. The Panel found that the height in the General Residential Zone is appropriate and coupled with the DDO42 requirements, will be suitable for achieving the desired built form.</p> <p>The Panel recommended some changes to the DDO42 provisions, including Council's proposed changes post-exhibition and presented at the hearing. Council officers support the recommendations except to remove the site coverage requirement from Table 1. The Panel says this requirement duplicates an existing ResCode provision. However the site coverage requirement also serves as a permit trigger for a single dwelling and therefore should be retained.</p> <p>-----</p>

Amendment C375 Panel Report Chapter	Panel Report Sub-Issue	Council Officer Summary and Response
	5.3 Incremental Change Residential Area planning provisions	<p>Outside of the IHDA, the remaining land in Barwon Heads is referred to as the Incremental Change Residential Area in the Panel Report.</p> <p>The Amendment proposes to rezone this area to the Neighbourhood Residential Zone Schedule 6 and apply a Design and Development Overlay Schedule 41 (DDO41). The issue for the Panel to consider was whether the proposed provisions are appropriate.</p> <p>The Panel noted a substantial proportion of submissions supported the proposed mandatory maximum building height in this zone of 9 metres. At the hearing the Barwon Heads Association requested a minimum 400 square metre lot size. Council responded that there was no expert landscape character evidence to support such a change.</p> <p>The Panel supported the proposed planning controls and agreed with Council that the 9 metre (2 storey) height limit will allow modest incremental housing growth. The Panel did not support submissions to apply a minimum 400 square metre lot size saying further restrictions are unjustified and inappropriate.</p> <p>The Panel recommended amending the Neighbourhood Residential Zone Schedule 6 to require plans to be submitted with a permit application proposing to subdivide lots smaller than 500 square metres. Officers support this recommendation.</p>
6 Other issues	6.1 Vegetation ----- 6.2 Town character	<p>The issue considered by the Panel is whether the Amendment appropriately responds to existing vegetation in Barwon Heads. The Panel noted that many submissions value the role vegetation plays in contributing to the town's character.</p> <p>Submitters Mr Bridges and Mr Hastings requested that vegetation protection overlays be applied to the entire town. At the hearing, Council did not support additional vegetation provisions saying the proposed Design and Development Overlays, together with other environmental overlays in Barwon Heads, are sufficient.</p> <p>Officers agree with the Panel finding that the Amendment strikes a reasonable balance between retaining existing and introducing new vegetation, and enabling development.</p> <p>-----</p>

Amendment C375 Panel Report Chapter	Panel Report Sub-Issue	Council Officer Summary and Response
	<p>6.3 Warrenbeen Court</p>	<p>The Panel Report devotes a section to discuss general town character issues raised in submissions. The report refers to the <i>Barwon Heads Residential and Landscape Character Assessment</i>, prepared to inform the 2017 Barwon Heads Structure Plan.</p> <p>Many submissions were concerned that various aspects of the Amendment, including planning provisions proposed for the Increased Housing Diversity Area, would adversely impact existing town character.</p> <p>The Panel noted the <i>Character Assessment</i> finding that, overall, the town character is mixed. Officers agree with the Panel's discussion on page 43, where it says:</p> <p><i>"Through extensive community engagement, the Character Assessment Report identifies attributes of preferred town character that can be managed through planning provisions. Such attributes have been recognised in the Structure Plan and faithfully translated into the DDO25, DDO41 and DDO42 planning provisions".</i></p> <p>-----</p> <p>The issue here is whether the proposed planning provisions for Warrenbeen Court are appropriate and strategically justified.</p> <p>The Amendment proposes to rezone Warrenbeen Court properties to a new Neighbourhood Residential Zone Schedule 7 (which includes a minimum 4,000 sqm lot size), and apply an Environmental Significance Overlay (ESO) Schedule 6 to protect the established Coastal Moonah Woodland community.</p> <p>At the hearing, the Panel heard submissions from Mr Tambyn, a Warrenbeen Court landowner, opposing the minimum lot size subdivision restriction and the ESO – saying a Vegetation Protection Overlay would be more appropriate. Another landowner, Mr Manderson, supported the ESO and put forward drafting changes to strengthen the operation of the control, including a specific permit requirement to construct a fence.</p> <p>The Panel supports the Neighbourhood Residential Zone Schedule 7 provisions, finding it is highly unlikely that smaller lots would be possible given the extent of vegetation coverage in the area. The Panel's report includes the following map (p. 44):</p>

Amendment C375 Panel Report Chapter	Panel Report Sub-Issue	Council Officer Summary and Response
	<p>----- 6.4 Flooding and drainage</p>	<div data-bbox="295 257 933 1355"> </div> <p data-bbox="965 929 997 1355">Council officers agree with this finding.</p> <p data-bbox="1021 235 1181 1355">Regarding the ESO provisions, the Panel concluded it is the appropriate control to protect the Coastal Moonah Woodland community. The Panel did not support a separate permit requirement for a fence. The Panel has recommended changes to improve the clarity of the provisions regarding works undertaken under a tree canopy or within 2 metres of the vegetation drip line. The recommended changes are supported (refer to Attachment 6).</p> <p data-bbox="1260 235 1356 1355">----- Both the Barwon Heads Structure Plan and the Amendment highlight that the town is susceptible to flooding and inherently difficult to drain. The Barwon Heads Association are concerned about the impacts of intensive development and underground carparks.</p>

Amendment C375 Panel Report Chapter	Panel Report Sub-Issue	Council Officer Summary and Response
	<p>-----</p> <p>6.5 Traffic and parking</p> <p>-----</p>	<p>The Panel noted Council submissions that the Amendment responds to flooding by proposing requirements for site coverage, soft landscaping and permeable land in the two Design and Development Overlay Schedules. The Panel also agreed with Council that the applied Special Building Overlay to parts of the town enables assessment of flooding and drainage issues.</p> <p>We agree with the Panel conclusion that the Amendment appropriately responds to potential flooding and drainage issues.</p> <p>-----</p> <p>The Panel's report acknowledges the many submissions that consider traffic and parking conditions to be significant issues. The Panel believes the modest extent of development opportunities enabled through the Amendment is unlikely to exacerbate existing conditions to the degree raised in submissions.</p> <p>In conclusion, the Panel finds that the Amendment has satisfactorily considered traffic and parking matters.</p> <p>The Panel noted the 26 June 2018 Council Resolution to undertake a traffic and parking study – and Council submissions at the hearing committing to submit a funding bid. Officers advised the Panel that the Barwon Heads Structure Plan would be changed to reflect this. However, after consideration post-hearing, adding a 'Further work' provision in Clause 21.14 of the Greater Geelong Planning Scheme is preferred over changing the Structure Plan. A provision in the Scheme provides added weight and transparency.</p> <p>The Panel Report also noted the Transport for Victoria submission requesting the Barwon Heads Structure Plan identify the Thirteenth Beach coastal path planned extension to the path at Blackrock Road. Officers advised the Panel that a modification would be made to the Structure Plan. It is now considered unnecessary to change the Structure Plan (and have it adopted) for this minor matter given there is already direction to support the development of the path.</p> <p>-----</p> <p>The issue here is whether there should be notice for a single dwelling (where a permit is required) to enable third party participation. Council submitted that Design and Development Overlay Schedules 41 & 42 provide a benchmark for all residential development however single dwelling variations can be considered on their merits without notice.</p>

Amendment C375 Panel Report Chapter	Panel Report Sub-Issue	Council Officer Summary and Response
	6.6 Planning permit exemptions and third-party notice	<p>The Barwon Heads Association and others strongly opposed the exemptions in DDO41 & DDO42.</p> <p>The Panel agreed with Council’s position stating (p. 53):</p> <p><i>“The Panel does not consider it necessary to introduce third party notice because the impacts of this scale and nature will be appropriately considered by Council. The Panel considers that, as the requirements in Table 1 are measurable and performance based, a professional judgement can be made when assessing the planning permit application”.</i></p>
7 Amendment drafting	Amendment drafting	<p>The Panel reviewed Council’s post-exhibition changes to planning provisions in Clause 21.14, Neighbourhood Residential Zone Schedule 6, Design and Development Overlay Schedules 41 & 42 and Environmental Significance Overlay Schedule 6. The Panel accepts the changes (unless specified otherwise) which supports Council’s intention to clarify and improve their operation.</p> <p>The Panel suggests that Table 1 to the Design and Development Overlay Schedules could include a measurable target to use natural building materials. Building materials are already specified when a permit is required, however including materials as a permit trigger is considered overly onerous and open to interpretation. This suggestion – which is not a Panel recommendation – is not supported.</p> <p>The Panel has recommended that Table 1 to Design and Development Overlay Schedule 42 should not include a site coverage requirement (60%) because this duplicates a ResCode standard. This recommendation is not supported. The 60% site coverage DDO42 requirement is a permit trigger. The 60% ResCode site coverage standard is not a permit trigger. Its removal would mean single dwellings with high site coverage may avoid a planning permit contrary to the DDO42 design objectives. Mr Glossop in evidence (p. 35) considered the Table 1 permit requirements for a single dwelling to be a key benefit.</p> <p>Other recommendations are agreed (refer to Attachment 6).</p>

Attachment 8

ESO6 to be adopted (changes to Agenda highlighted in yellow)

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SCHEDULE 6 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as **ESO6**.

WARRENBEEN COURT RESIDENTIAL AREA AND LAND NORTH OF TAIT'S ROAD, BARWON HEADS

1.0

Statement of environmental significance

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This area contains indigenous vegetation of the Ecological Vegetation Class - Coastal Alkaline Scrub (EVC 858) identified as Coastal Moonah Woodland (*Melaleuca lanceolata* subsp. *lanceolata*). Coastal Moonah Woodland is listed as threatened under the Flora and Fauna Guarantee Act 1988 and is the subject of Action Statement No.141 under that Act. The Coastal Moonah Woodland in this area ranges from poor condition to good condition and needs to be protected and enhanced to prevent further incremental decrease in the extent and condition of the community. The presence of poor condition, or relatively poor condition Coastal Moonah Woodland is the result of poor management of the understorey which presents as a Moonah or indigenous canopy over a modified understorey.

Threats to ecological values within this area include the removal of vegetation particularly understorey species, thick mulching preventing the recruitment of indigenous plants and the general residential use of the sites resulting in trampling by humans and/or dogs, weed invasion, mowing etc.

Species found in the Coastal Moonah Woodland in this area include Overstorey: Moonah, with occasional Drooping Sheoak *Allocasuarina verticillata*; Shrub layer: Seaberry Saltbush *Rhagodia candolleana* subsp. *candolleana*, with occasional Hedge Wattle *Acacia paradoxa*, Ruby Salt-bush *Enchylaena tomentosa* subsp. *Tomentosa*, Boobialla *Myoporum insulare* and Thyme Rice-flower *Pimelea serpyllifolia* subsp. *Serpyllifolia*; Scramblers/climbers: Small-leaved Clematis *microphylla* var. *microphylla* and Bower Spinach *Tetragonia tetragonoides*; Ground cover: Slender Wallaby-grass *Ryidosperma racemosum* subsp. *racemosum*, Spear-grass *Austrostipa* spp. and Black-anther Flax lily *Dianella admixta*. Kidney-weed *Dichondra repens* was also occasionally present in the ground layer.

2.0

Environmental objective to be achieved

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- To protect and enhance the long term future of the Coastal Moonah Woodland vegetation community; and to minimise the impact of residential use and development on the Coastal Moonah Woodland vegetation community.

3.0

Permit requirement

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Vegetation

A permit is not required to remove, destroy or lop vegetation that is:

- Not indigenous to Victoria.
- Listed within the incorporated document Environmental Weeds, City of Greater Geelong, September 2008.
- Pruned to remove any branch that overhangs an existing dwelling or is within 2 metres of an existing dwelling.
- ~~Pruned to improve its health, provided the normal growth habit of the plant is not retarded.~~
- 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.
- Dead, to the satisfaction of the responsible authority.

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- 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.

Buildings and Works

A permit is not required to carry out alterations or maintenance to an existing building within the existing building footprint.

A permit is required to construct a fence.

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

- Works are not being carried out within the tree canopy area nor within 2 metres of:
 - the drip line (outer edge of tree canopy) of vegetation which forms part of Coastal Moonah Woodland community, including
 - the derived grassland or planted Moonah at 42-46 and 48-50 Warrenbeen Court as identified in the Significant Residential Tree Assessment, Warrenbeen Court, Barwon Heads, Victoria (Ecology & Partners Pty Ltd, October 2016).

4.0 Application requirements

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The following application requirements apply to an application for a permit under Clause 42.01, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- Indicate:
 - The location of existing and proposed building(s) on the site and on surrounding properties.
 - The total extent of indigenous vegetation on the subject land.
 - The total extent of proposed removal, destruction or lopping and/or proposed buildings and works.
- Outline the reason for removing any Coastal Moonah Woodland and the alternative options considered which do not require removal of Coastal Moonah Woodland.
- Demonstrate that the extent of removal, destruction or lopping of Coastal Moonah Woodland has been reduced as much as is reasonable and practicable, and detail means of protecting vegetation during construction of buildings and works.
- Specify the ongoing management requirements of vegetation post construction, including species from the Coastal Moonah Woodland community proposed for revegetation following disturbance.
- Include a landscaping plan prepared by a suitably qualified person which incorporates species from the Coastal Moonah Woodland community and restricts the use of mulching within areas of remnant vegetation.

54.0 Decision guidelines

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The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The location of Coastal Moonah Woodland as identified in:
 - Significant Residential Tree Assessment: Warrenbeen Court, Barwon Heads, Victoria (Ecology & Partners Pty Ltd, October 2016) or

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- *Rural Significant Tree Assessment: Barwon Heads, Victoria (Ecology & Partners Pty Ltd, February 2017).*

- ~~The location of existing and proposed building(s) on the site and on surrounding properties, and the total extent of proposed clearing, destruction or lopping and/or proposed buildings and works.~~
- *Flora and Fauna Guarantee Action Statement No. 141* for the 'Coastal Moonah Woodland' vegetation community.
- The need to avoid removal, lopping and/or destruction of Coastal Moonah Woodland community.
- 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.
- The need to minimise human disturbance on the root system, canopy and overall health and appearance of the Coastal Moonah Woodland community from constructing a building or constructing or carrying out works. This may include mulching, trampling, introduction of pest plants and cut and/or fill, as well as measures to protect vegetation during construction.
- The need to limit buildings and hard surfaces such as dwellings, outbuildings, driveways and hard landscaping to parts of sites that does not contain the Coastal Moonah Woodland community.
- The need to improve the condition and diversity of understory vegetation in the Coastal Moonah Woodland community through natural regeneration and re-establishment of Coastal Moonah Woodland community.
- ~~Whether a landscaping plan has been prepared by a suitably qualified person that incorporates species from the Coastal Moonah Woodland community, restricts the use of mulching within areas of remnant vegetation and specifies ongoing vegetation management practices post construction.~~

5.0 Expiry

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~~The requirements of this Schedule cease to have effect after 30 June 2019.~~