

201-209 Grubb Road and
231-299 Grubb Road
Wallington

Landscape Report

For: Morgan & Griffin
November 6th, 2019



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1 INTRODUCTION

My name is Brendan Papworth. I am a Director of Papworth Davies Pty Ltd, a Landscape Architecture practice located in Cremorne, Victoria. I have been engaged by Morgan & Griffin to provide a Landscape Report related to the proposed inclusion of two properties into the future residential zoning of the northern area of Ocean Grove: the properties are 201-209 Grubb Road and 231-299 Grubb Road in Wallington.

The two combined properties are located to the north of Ocean Grove and on the eastern side of Grubb Road. The properties are directly north of the existing Ocean Grove Nature Reserve.

1.1 INSTRUCTIONS

As an expert in Landscape Architecture and landscape-related matters, I have been asked to comment on:

- a) The potential for an alternative Ocean Grove enduring settlement boundary;
- b) The appropriateness of the landholdings of 201-209 Grubb Road and 231-299 Grubb Road in Wallington being included and redeveloped within a future Ocean Grove settlement boundary; and
- c) The appropriateness of defining the Ocean Grove settlement boundary in the Settlement Strategy 2018 (as contained in Amendment C395) and the requirement for “further work” to review the Ocean Grove Structure Plan (and long term growth options) by no later than 2021, as detailed in Clause 21-14-4 (Implementation) of the Greater Geelong Planning Scheme.

1.2 SITE INSPECTION

I inspected the subject site and surrounds on Monday, 28th October, 2019.

1.3 QUALIFICATIONS

I have a Bachelor of Applied Science in Landscape Architecture from RMIT (1993) with part of my degree also undertaken at the University of Osaka in Japan. I have 28 years’ experience in professional practice in Landscape Architecture in Australia and internationally and am a registered member of the Australian Institute of Landscape Architects (AILA). I have given expert evidence at VCAT and Panel Hearings in Victoria as well as RMPAT tribunal hearings in Tasmania to provide evidence on Landscape Architecture and landscape-related matters.

A Curriculum Vitae is attached as an Appendix to this report (refer Annex A).

2 THE SUBJECT SITE

The subject site consists of two properties - 201-209 Grubb Road and 231-299 Grubb Road in Wallington. The properties are located approximately 2.8 km to the north of Ocean Grove and 550 metres south of the Bellarine Highway. The site and its context is shown below in Figure 2-1.



Figure 2-1 Subject Site Location

The total site area of the two properties is approximately 107 hectares in area with a frontage of 1.4 km to Grubb Road.

3 ZONING

A plan of the zoning of the properties is shown below in Figure 3-1.



Figure 3-1 Zoning Plan

3.1 FARMING ZONE (FZ)

The property of 231-299 Grubb Road is currently zoned Farming (FZ). It includes the Oakdene Vineyards and surrounding pasture areas extending to the east and south

3.2 SCHEDULE 1 TO THE PUBLIC USE ZONE (PUZ1)

The property of 201-209 Grubb Road is currently zoned Public Use (PUZ1) – service and utility. It includes the existing disused water retention basin owned and managed by Barwon Valley Water as well as the adjacent water tank and its environs.

3.3 RURAL LIVING ZONE (RLZ)

The properties immediately north of the 231-299 Grubb Road property are zoned Rural Living (RLZ).

3.4 ZONING OVERLAYS

There are no zoning overlays applying to the property at 201-209 Grubb Road.

One zoning overlay applies to the property of 231-299 Grubb Road – the Bushfire Management Overlay, which lies over part of the southern portion of the subject site, adjacent to the Ocean Grove Nature Reserve.

4 PLANNING FRAMEWORK

Existing provisions in the City of Greater Geelong's Planning Scheme relevant to landscape are as follows:

4.1 CLAUSE 11.01-1S – SETTLEMENT

Relevant strategies of Clause 11.01-1S include:

- Deliver networks of high-quality integrated settlements that have a strong identity and sense of place, are prosperous and are sustainable by preserving and protecting features of rural land and natural resources and features to enhance their contribution to settlements and landscapes.

4.2 CLAUSE 11.02-1S – SUPPLY OF URBAN LAND

Relevant strategies of Clause 11.02-1S include:

- Planning for urban growth should consider neighbourhood character and landscape considerations.

4.3 CLAUSE 11.03-2S – GROWTH AREAS

Relevant strategies of Clause 11.03-2S include:

- Protect and manage natural resources and areas of heritage, cultural and environmental significance;
- Identify the location of open space to be retained for recreation, and/or biodiversity protection and/or flood risk reduction purposes guided and directed by regional biodiversity conservation strategies.
- Respond to climate change and increase environmental sustainability.

4.4 CLAUSE 12.01 – 2S – NATIVE VEGETATION MANAGEMENT

Relevant strategies of Clause 12.01-2S include:

- Avoid the removal, destruction or lopping of native vegetation.
- Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.

4.5 ***CLAUSE 12.05 – 2S - LANDSCAPES***

Relevant strategies of Clause 12.05-2S include:

- Ensure significant landscape areas ... are protected.
- Ensure development does not detract from the natural qualities of significant landscape areas.
- Improve the landscape qualities, open space linkages and environmental performance in significant landscapes and open spaces, including green wedges, conservation areas and non-urban areas.
- Recognise the natural landscape for its aesthetic value and as a fully functioning system. Ensure important natural features are protected and enhanced.

4.6 ***CLAUSE 15.01 – 1S – URBAN DESIGN***

Relevant strategies of Clause 15.01-1S include:

- Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.
- Ensure that development...minimises detrimental impacts on...the...natural environment.

4.7 ***CLAUSE 15.01 – 3S – SUBDIVISION DESIGN***

Relevant strategies of Clause 15.01-3S include:

- In the development of new residential areas and in the redevelopment of existing areas, subdivision should be designed to create liveable and sustainable communities by protecting and enhancing native habitat.

4.8 ***CLAUSE 15.01 – 5S – NEIGHBOURHOOD CHARACTER***

Relevant strategies of Clause 15.01-5S include:

- Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by emphasising the underlying natural landscape character and significant vegetation.

4.9 ***CLAUSE 21.05 – 3 – BIODIVERSITY***

Relevant strategies of Clause 21.05-3 include:

- Ensure that land use and development enhances areas of native vegetation and other habitats.

4.10 ***CLAUSE 21.06 – 4 – NEIGHBOURHOOD CHARACTER***

Relevant strategies of Clause 21.06-4 (Ocean Grove) include:

- Where appropriate, ensure new development contributes to the improvement of open spaces.....
- Support the duplication of Grubb Road in a manner which preserves significant roadside vegetation, provides an attractive town entry.....

4.11 ***CLAUSE 21.14 -3 – THE BELLARINE PENINSULA STRATEGIES***

Relevant strategies of Clause 21.14-3 include:

- Retain existing vegetation wherever possible, particularly vegetation that contributes to the municipality's tree canopy.

4.12 ***LANDSCAPE IMPLICATIONS OF THE PLANNING FRAMEWORK***

The implications to the property in regard to landscape, based on the planning scheme are:

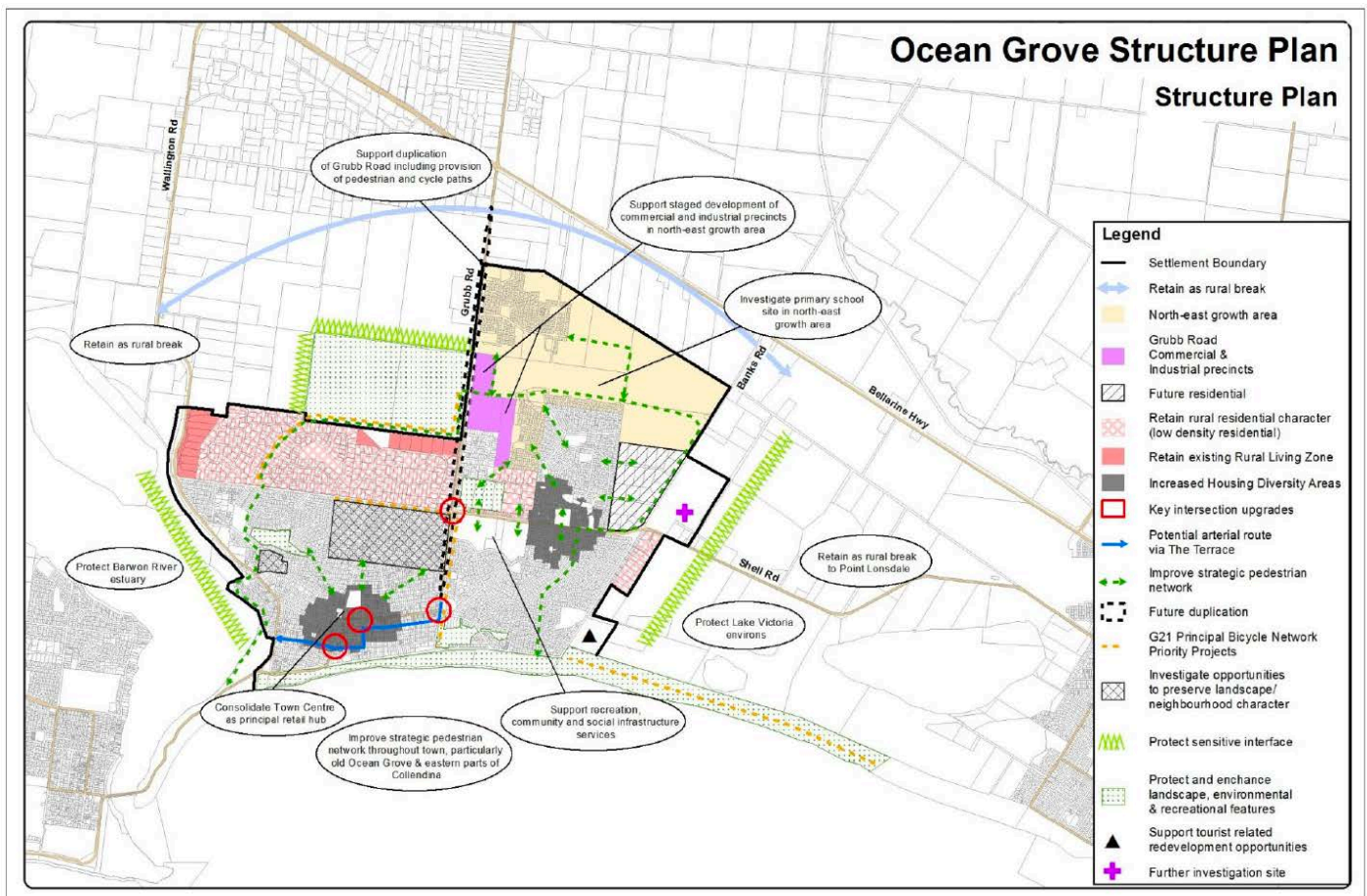
- To retain existing native vegetation, where possible, as part of possible future developments;
- To improve areas of open space and to create high quality areas of open space;
- To minimise impacts on existing natural areas and existing landscapes; and
- To enhance the natural environment.

5 2015 OCEAN GROVE STRUCTURE PLAN AND AMENDMENT C395.

An Ocean Grove Structure Plan was prepared in 2015 which was a five year review and update to the Structure Plan for the town that was prepared in 2007. The Structure Plan is a strategic framework that plans for the future growth and development of the town. The Structure Plan for Ocean Grove forms part of the overall Settlement Strategy for the City of Greater Geelong which was prepared in 2018, setting out strategic growth for the entire municipality. The Settlement Strategy forms the basis for Amendments C395 which seeks to:

- “Implement the City of Greater Geelong’s Settlement Strategy (2018); and
- Amend Clause 21.14 The Bellarine Peninsula to update objectives, strategies, further work and references required to implement the Settlement Strategy”.

The Structure Plan map for Ocean Grove, prepared in August 2016, is shown below in Figure 5-1. The plan shows what is referred to as the “North-east Growth Area” located to the east of the Subject Site, on the other side of Grubb Road. The Ocean Grove Nature Reserve is seen below the Subject Site. Although it is not named, the reserve is hatched to show that its landscape and environmental and recreational features should be protected and enhanced. The Subject Site’s interface with the reserve is called out as sensitive and to be protected. A rural break is called for, sweeping from east to west through Wallington and across the south side of the Bellarine Highway.



Prepared by City of Greater Geelong - August 2016
Although all due care has been taken to ensure that this document is correct, No warranty is expressed or implied by the City of Greater Geelong or Barwon Water in its use.



Figure 5-1 Ocean Grove Structure Plan Map – August 2016

6 FLORA AND FAUNA REPORT – ECOLOGY AND HERITAGE PARTNERS - JULY 2019.

An “Existing Conditions Report for 231-299 and 201-209 Grubb Road, Wallington, Victoria” was prepared by Ecology and Partners in July 2019. Key findings of the report relevant to landscape were as follows:

- No nationally significant flora was recorded;
- Several specimens of the State significant Bellarine Yellow-gum (*Eucalyptus leucoxylon* subsp. *Bellarinensis*) were recorded;
- There is one DELWP mapped wetlands within the study area comprising 4.886 hectares;
- Much of the indigenous vegetation ... remaining within the study area is confined to stands of retained trees to the south-west and north-east, as well as scattered trees located throughout the study area

An excerpt of their plan of ecological features of the site is shown below in Figure 6-1.

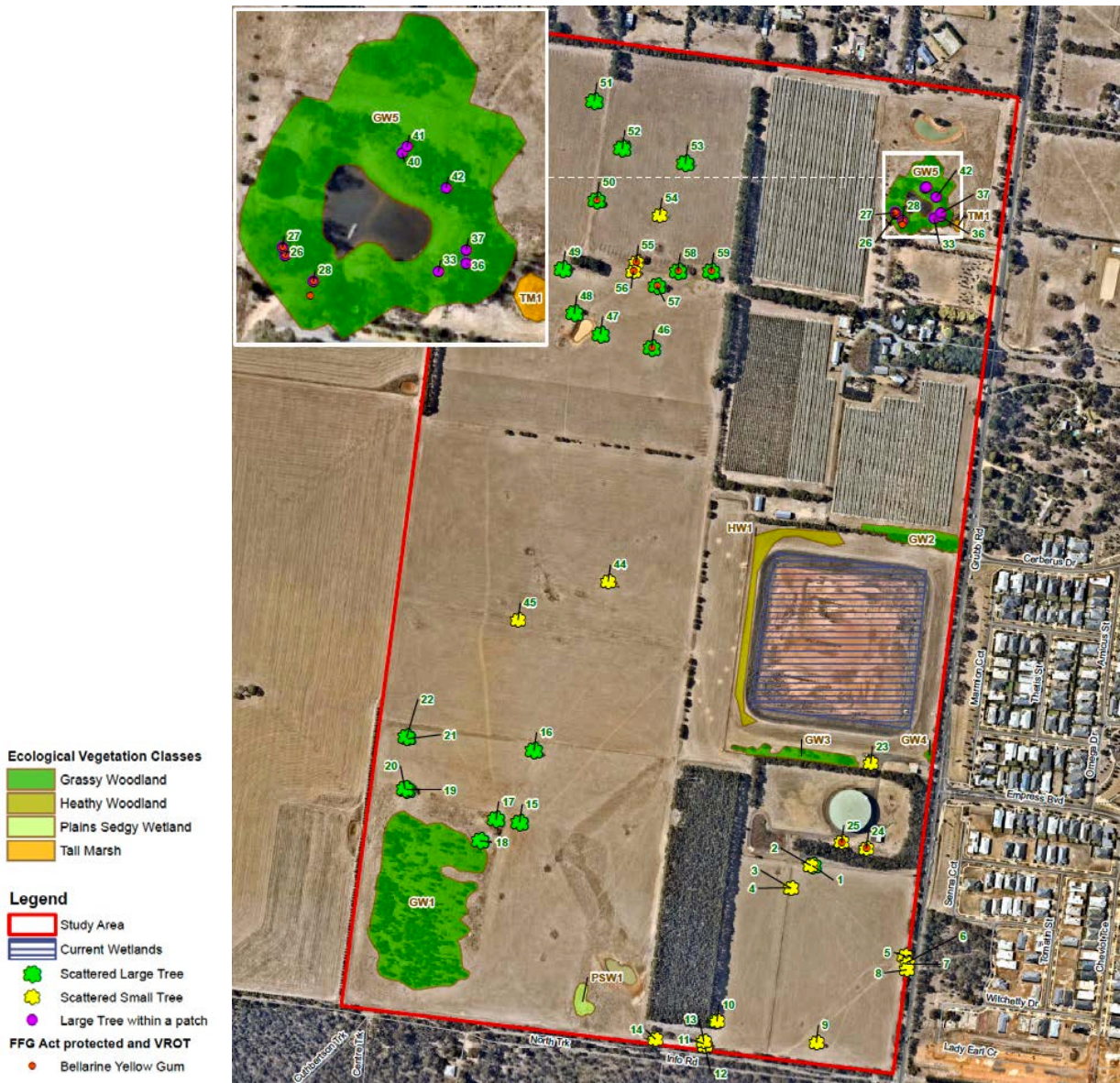


Figure 6-1 Map of Ecological Features

LANDSCAPE OF THE SUBJECT SITE

For the following report, I will describe the landscape of various locations around the two properties. The landscape of the two properties of 201-209 Grubb Road and 231-299 Grubb Road is described as follows:

7.1

GRUBB ROAD

The subject site fronts Grubb Road along its eastern side for approximately 1.4 kilometres. There is a high point in the road located at approximately the entrance to the Oakdene Winery. The landscape character of the Grubb Road frontage of the site differs on either side of the highpoint and, as such, I have examined views to the north and south of this highpoint. The viewpoints I have photographed are shown below in Figure 7-1.

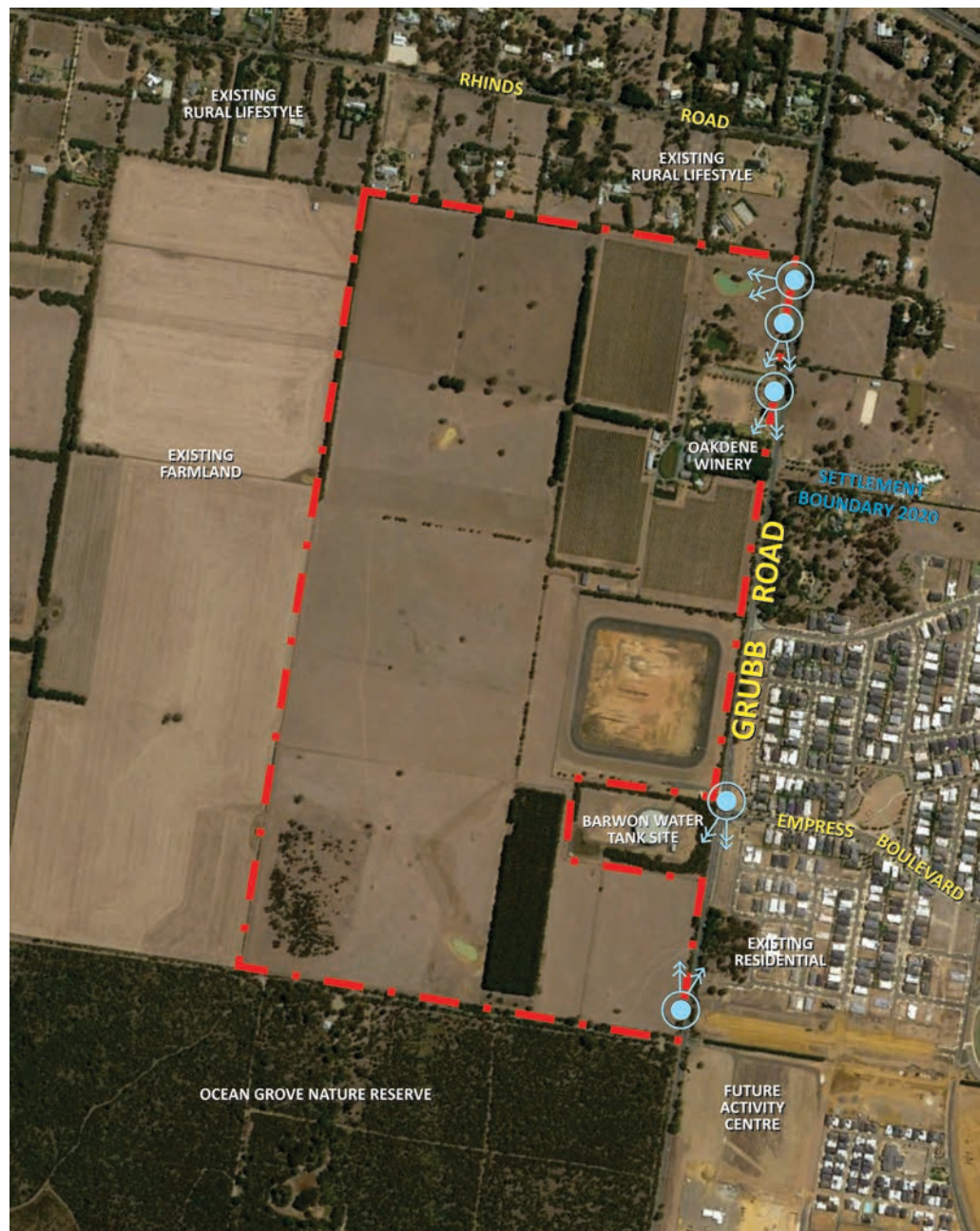


Figure 7-1 Grubb Road Landscape Photograph Locations

The Grubb Road frontage to the south of the entrance to Oakdene Winery is mainly defined by plantings of native trees. The vegetation is generally located in the grassed verge between the edge of Grubb Road and the property boundaries on either side of the road, forming a defined and strong landscape edge and, in most cases, an informal native landscape avenue effect, as shown below in Figure 7-2. In the image, the subject site is located behind the vegetation on the left-hand side of the image.



Figure 7-2 *Grubb Road Landscape looking north from near the Ocean Grove Nature Reserve*

With the current construction of the residential areas to the eastern side of Grubb Road underway, there are instances where there are no trees or vegetation to the western side of the road, as shown below in Figure 7-3. The photo is taken adjacent to the intersection with Empress Boulevard, looking south, with the edge of the subject site to the right, concealed by vegetation.



Figure 7-3 *Grubb Road landscape, looking south opposite the intersection with Empress Boulevard*

The northern end of the Grubb Road frontage is relatively open for a portion, with long views into the property. The view takes in one of the existing property's dams, native trees and vegetation, as well as part of the vineyards and the Cypress windbreak beyond. This is illustrated below in Figure 7-4.



Figure 7-4 *View into property from Grubb Road – North End*

A little further to the south, the landscape is different from the road reserve adjacent to the north-eastern corner. Here, the landscape is defined by scattered native vegetation and a grassed earth berm creating an informal landscape buffer to Grubb Road. This is shown below in Figure 7-5. This landscape restricts views into the site.



Figure 7-5 *Grubb Road landscape frontage, north of Oakdene Winery frontage*

A little further to the south, the Oakdene Winery and its landscape defines the Grubb Road frontage. The landscape of the Oakdene Winery frontage is a varied mix of exotic and native trees and plants as well as areas of lawn. An example of this landscape character, as seen from the Grubb Road frontage is shown below in Figure 7-6.



Figure 7-6 *View into the Oakdene Winery frontage from Grubb Road*

7.2

MATURE EUCALYPTS AROUND EXISTING DAM

North of the Oakdene Winery is located an existing dam around which are located several large existing eucalypt trees. The location is shown below in Figure 7-7.



Figure 7-7 Location of Existing Mature Eucalypts around Existing Dam

The landscape contribution of the existing trees in this area of the property is significant due to their maturity and aesthetic qualities.

Images of the mature eucalypts are shown below in Figure 7-8 and Figure 7-9.



Figure 7-8 Existing Mature Eucalypts around Existing Dam



Figure 7-9 Existing Mature Eucalypts around Existing Dam

The Oakdene Winery buildings and environs are accessed from Grubb Road and are defined by a mainly exotic landscape of large mature trees. Their location is shown below in Figure 7-10.



Figure 7-10 *Oakdene Winery Precinct*

The driveway contains tall stately avenue planting of Cypress Trees with assorted understorey plantings. A tall mature Norfolk Island Pine also defines a turn in the driveway. These trees provide a strong landscape statement and define the entry into the winery. This is shown below in Figure 7-11.



Figure 7-11 *Driveway landscape into Oakdene Winery, looking back toward Grubb Road*

A large mature English Elm Tree defines the turnaround area off to the side of the driveway. Other exotic trees are contained in a parkland-like setting to the north of the driveway area and the Elm Tree, reinforcing the exotic gardenesque setting of the winery building and environs. This is shown below in Figure 7-12.



Figure 7-12 *Existing English Elm tree on north side of winery driveway.*

7.4

NORTHERN BOUNDARY

The northern boundary of the subject site interfaces with existing properties on the edge of the rural township of Wallington. The western half of the northern boundary is pastureland. The eastern half of the northern boundary comprises vineyards and a dam. The locations of photographs that I have taken for this report are shown below in Figure 7-13.



Figure 7-13 Northern Boundary Photograph Locations

The western half of the northern boundary of the property interfaces with existing rural residential properties immediately to the north.

There is a triple row of tall existing eucalypt trees located along this boundary. The trees are tall-stemmed. Because the canopies of the trees are relatively high, there are relatively open views into the adjoining properties from the subject site through the trunks of the trees.

Images of the northern boundary in this location are shown below in Figure 7-14.



Figure 7-14 Existing Mature Eucalypts around Existing Dam

The view south across the Subject Site from this part of the northern boundary is relatively long to the existing ridgeline running through the top third of the property. The view is of open pasture with windbreaks to each side and scattered individual trees within the pasture. This view is shown below in Figure 7-15.



Figure 7-15 View south across the north-western portion of the Subject Site from the northern boundary

The eastern half of the northern boundary of the property interfaces with existing rural residential properties immediately to the north.

There is an informal buffer of existing eucalypt trees located along this boundary. The planting is not as formal as that of the western half of the northern boundary. In front of the trees, within the subject site is a grassed earth mound. This landscape character of this portion of the northern boundary is shown below in Figure 7-16.



Figure 7-16 *Typical landscape character – Eastern Half of Northern Boundary*

Views into neighbouring properties to the north are less open than that of the western half of the northern boundary because trees plantings are less formal and canopies are also mixed. An example of one of these views is shown below in Figure 7-17.



Figure 7-17 *Example of view to existing rural residential properties to the North*

7.5

ABOVE-GROUND BARWON WATER RESERVOIR AND EXISTING WATER TANK

Fronting Grubb Road and located south of the Oakdene Winery is an above ground water reservoir and directly to the south of this reservoir is a large water storage tank. These are assets of Barwon Water with the tank having replaced the function of the reservoir. The reservoir is now surplus to needs and is no longer used by the authority to supply water. The locations of photos that I have taken for this report are shown below in Figure 7-18.



Figure 7-18 View locations around above ground reservoir and water tank

The existing disused water reservoir, now no longer used by Barwon Water, is located on the frontage to Grubb Road in a portion of land approximately 350 metres square. The reservoir itself is approximately 200 metres square. It is an elevated, above-ground reservoir with grassed embankments to all four sides. An image of the reservoir basin from the top of the embankment in its south-eastern corner is shown below in Figure 7-19. The trees seen in the background are at the Oakdene Winery environs.



Figure 7-19 *View North Across Above Ground Reservoir*

The fenced boundaries of the disused above-ground reservoir are mainly defined by native tree planting to the Grubb Road frontage and to its northern and southern boundaries. The landscape of the southern boundary of the above ground reservoir, looking east toward Grubb Road, is shown below in Figure 7-20.



Figure 7-20 *Southern Boundary of the Above Ground Reservoir Land*

A large water tank is located to the south of the above-ground reservoir. The tank has replaced the function of the above-ground reservoir. The landscape around the water tank comprises flat grassed areas with mounded edges and native tree and large shrub planting. The frontage to Grubb Road is defined by a wide mounded berm in addition to the native tree and shrub planting. This assists in providing a well screened interface with Grubb Road. The mound and the plantings along the Grubb Road frontage are shown below in Figure 7-21.



Figure 7-21 Existing planted mound at Grubb Road frontage to water tank

The mounded and planted southern boundary to the water tank is shown below in Figure 7-22. The gap in planting at the south-west corner of the boundary of the water tank area is seen beyond in the centre of the image.



Figure 7-22 Existing planted mound to southern boundary of water tank, looking west

7.6

SOUTHERN BOUNDARY WITH OCEAN GROVE NATURE RESERVE

The southern boundary of the property interfaces with the Ocean Grove Nature Reserve immediately to the south. below shows the location of photographs that I have taken for this report.



Figure 7-23 Photograph locations along southern boundary

The nature reserve contains mainly indigenous trees and understorey plantings in a natural bush landscape setting. The nature reserve is publicly accessible during the day and is closed at night and is used for bushwalks and picnics. It comprises gravel accessways for vehicles and pedestrians. The boundary with the subject site is defined by a post and wire fence. This landscape character of the portion of the southern boundary near Grubb Road is shown below in Figure 7-16. The paddocks of the south-eastern portion of the subject site are seen to the right of the figure with the native trees of the nature reserve providing a strong vegetated edge on the left side of the image.



Figure 7-24 *Typical landscape character – Eastern Half of Northern Boundary*

Further along the southern boundary, adjacent to the public carpark for the nature reserve, the landscape character is similar with open paddocks in the subject site and native trees of the nature reserve providing a strong vegetated edge along the boundary. From this location, part of the existing water tank can be seen through a gap in the native vegetation that surrounds the water tank property. The subject land falls to a natural low-point near this location that is defined by low marshy vegetation. There are long views north toward the Oakdene Winery precinct from this location. The above landscape is shown below in Figure 7-25 with the low-point seen in the middle foreground of the image.



Figure 7-25 *View North-east toward Grubb Road from Southern Boundary near the Ocean Grove Reserve carpark*

A stand of native vegetation is located near the south-western corner of the subject site. It is visible from the southern boundary of the site within the nature reserve. Recent plantings of trees are located along the western boundary of the site at the south-western corner of the site. The stand of native trees and the recent boundary plantings can be seen below in Figure 7-26.



Figure 7-26 *View North-west from the Ocean Grove Nature Reserve to existing stand of native trees and western boundary*

7.7

EXISTING REMNANT INDIGENOUS TREES IN PADDOCKS

There are impressive specimens of existing mature eucalypts located in the paddocks of the property. The majority of these existing trees are located in the western paddock of the property west of the central windbreak in the northern half of the site. Existing remnant species of Bellarine Yellow Gum (*Eucalyptus leucoxylon* subsp. *bellarinensis*) Examples of the existing Bellarine Yellow Gums are shown below in Figure 7-27 with one specimen shown in the foreground and others beyond.



Figure 7-27 Existing remnant Bellarine Yellow Gums in property paddock

CONCLUSIONS

In my professional opinion, there is potential for an alternative Ocean Grove enduring settlement boundary that includes the properties of 201-209 Grubb Road and 231-299 Grubb Road in Wallington for the following reasons:

- There is no nationally significant flora located on the properties;
- Significant vegetation areas, such as the existing Grassy Woodland areas on the properties, can be retained within future open space and parkland design;
- Existing mature Bellarine Yellow Gums on the site can be retained in future parkland and streetscapes of any potential future development of the properties;
- The existing mature exotic trees and distinctive landscape of the Oakdene Winery and its environs can be retained in any potential future development of the properties;
- There is adequate capacity for a sensitive interface with the Ocean Grove Nature Reserve to the south through the implementation of potential quality water catchment and treatment initiatives;
- There is adequate capacity for an appropriate transitioning landscape interface with the existing Rural Lifestyle properties to the north;
- The majority of the site is not generally visible from Grubb Road because of existing native roadside tree plantings, existing mounded berms that have been planted upon or because of the Oakdene Winery precinct; and
- The site is generally not visible from long distances or from the coast.

I believe that the properties would be an appropriate inclusion into the settlement boundary of the Ocean Grove Structure Plan and the Settlement Strategy 2018 being considered under Amendment C395.

8.1

DECLARATION

I have made all the inquiries that I believe are desirable and appropriate and that no matters of significance, which I regard as relevant, have to my knowledge been withheld from the Panel.

Annex A

Instructions to Brendan Papworth

Dear Brendan,

**Greater Geelong Planning Scheme Amendment C395
Greater Geelong Settlement Strategy (2018) and Northern and Western Growth Areas Framework Plan
(2019) - Preparation of Expert Evidence**

We act on behalf of Morgan & Griffin who are advocating on behalf of Oakdene West Pty Ltd and Barwon Region Water Corporation. Oakdene West Pty Ltd is the registered proprietor of land at 231-299 Grubb Road and Barwon Region Water Corporation are the registered proprietor of 201-209 Grubb Road, Wallington (“the landholdings”).

The City of Greater Geelong exhibited Planning Scheme Amendment C395 between 27th June 2019 and 29th July 2019. Amendment C395 proposes to implement the City of Greater Geelong’s Settlement Strategy (2018) and Northern and Western Geelong Growth Areas Framework Plan (2019). As part of the Amendment, changes are proposed to local policy, the Municipal Strategic Statement and zones associated with the northern and western growth areas.

Our client has prepared a submission to Greater Geelong Planning Scheme Amendment C395 that requests the landholding be included within the future enduring Ocean Grove settlement boundary.

The City of Greater Geelong has referred all submissions to Planning Scheme Amendment C395 to an Independent Planning Panel for consideration. The Panel is scheduled to consider submissions from 12 November until February 2020. Please note, the Panel dates are currently being confirmed and once the timetable has issued by Planning Panels Victoria, a copy will be made available.

Instructions:

Instructions:

Morgan & Griffin’s legal team formally request you to provide expert evidence for presentation to the C395 Planning Panel based on your area of expertise. As part of your evidence, you are required to comment on:

- a) The potential for an alternative Ocean Grove enduring settlement boundary;
- b) the appropriateness of the landholdings being included and redeveloped within a future Ocean Grove settlement boundary; and
- c) the appropriateness of defining the Ocean Grove settlement boundary in the Settlement Strategy 2018 (as contained in Amendment C395) and the requirement for “further work” to review the Ocean Grove Structure Plan (and long term growth options) by no later than 2021, as detailed in Clause 21-14-4 (Implementation) of the Greater Geelong Planning Scheme.

Annex B

Curriculum Vitae – Brendan Papworth

Curriculum Vitae



BRENDAN PAPWORTH

DIRECTOR | LANDSCAPE ARCHITECT AILA

Bachelor of Landscape Architecture (RMIT 1994)

Bachelor of Landscape Architecture (part) (University of Osaka 1992-93)

Bachelor of Applied Science in Cartography (part) (RMIT 1986)

Life Member, St.Kilda Cricket Club

INTRODUCTION:

Brendan studied Landscape Architecture in Australia and Japan and has also worked professionally in both countries. He draws on over 25 years' experience working in design studios in Melbourne and on projects throughout Australia and overseas. Brendan is a founding Director of Papworth Davies Pty Ltd.

Prior to starting his own practice, he had previously worked for large international-based multi-disciplinary corporate studios as well as smaller boutique landscape architecture studios.

Brendan's experience covers the full range of project types that Landscape Architects contribute to society – from personal private residential projects to iconic corporate and commercial buildings to strategic landscape planning of open space and waterways to city and town streetscapes to campus planning and design to parks and recreation planning and design.

PREVIOUS ROLES:

Director/Owner, Papworth Design (2012-2014)

Principal Landscape Architect, ERM (2008-2012)

Associate Landscape Architect, EDAW / AECOM (2006-2008)

Senior Landscape Architect, Land Design Partnership (2001-2006)

Senior Landscape Architect, Context Conybeare Morrison (1999-2001)

Landscape Architect, Chris Dance Land Design (1994-1999)

Student Landscape Architect, Keikan Sekkai, Osaka, Japan (1992-1993)

AREAS OF EXPERTISE:

- + Landscape Architecture
- + Landscape Planning
- + Masterplanning
- + Urban Design
- + Waterway Planning
- + Landscape & Visual Impact Assessment
- + Rooftop / Vertical Gardens
- + VCAT Expert Witness Evidence
- + Waterplay Facilities and Aquatic Centres
- + Medium Density Development
- + Private Residential Gardens
- + Campus Master Planning
- + Parkland Design and Development
- + Design Advisory Services
- + New Residential Subdivision Streetscape and Open Space
- + Project Management
- + Community / Stakeholder Consultation

AWARDS:

- + Kororoit Creek Regional Strategy 2005-2020 (with Land Design Partnership): Merit Award in Planning at the 2007 AILA Victorian Awards;
- + Greening Footscray Strategy (with Land Design Partnership);
- + Merit Award in Planning at the 2007 AILA Victorian Awards.

Curriculum Vitae

INFRASTRUCTURE & ASSESSMENT EXPERIENCE:

- + OneSteel Recycling Centre- Brooklyn;
- + Victorian Desalination Plan LVIA;
- + Torquay Urban Design Framework;
- + Deveny Road Duplication, Epping;
- + Somerton Retarding Basin;
- + Penshursts Windfarm LVIA;
- + Rivervue Village, Wetlands;

RETIREMENT VILLAGE:

- + "Rivervue" Retirement Village, Avondale Heights;
- + "The Mornington" Retirement Village, Mornington (New frontage and New Clubhouse);
- + Aged Care Development, Delahey;

EDUCATION:

- + Primary School, Elwood;
- + New Quadrangle, Parade College, Preston;
- + New Quadrangle, Parade College, Bundoora;
- + New Callan Wing, Parade College, Bundoora;
- + Dame Elizabeth Murdoch Centre, Braemar College, Woodend;
- + Braemar College Master Plan, Woodend;
- + Thomas Cherry Forecourt, La Trobe University, Bundoora;
- + St.Columba's Primary Masterplan;
- + St.Bernard's College Masterplan;
- + St.Bernard's College Chapel Forecourt & Admin bldng;

MASTERPLANNING EXPERIENCE:

- + Warburton Recreation Reserve Feasibility Study;
- + Proposed Upgrade Improvements – Hoppers Crossing Shopping Centre;
- + Daylesford Streetscape Strategy;
- + Union Precinct Master Plan, Melbourne University;
- + Evan Burge Library, Trinity College, Melbourne University;
- + Rod Laver Arena, Melbourne;
- + Apollo Bay Harbour Master Plan;
- + Lorne Foreshore Plan, Lorne, Victoria.
- + New Caravan Park Masterplan, Torquay.
- + Taylors Creek Masterplan, City of Brimbank;
- + Flooding Creek Master Plan, Sale;
- + Greening Footscray Strategy;
- + Puffing Billy Rail Trail Feasibility Study;
- + Brimbank Open Space and Playground Strategy, City of Brimbank;
- + 21st Century Garden, Geelong Botanic Gardens;

VCAT EXPERIENCE:

- + Medium-Density Residential Development, Essendon;
- + Marvella Development Panel Hearing, Ballarat;
- + Medium-density Residential Development, Windsor;
- + Private Residence – Port Fairy;
- + Doon Court, Briar Hill;
- + Harrison Street, Mitcham;
- + Cleanaway Landfill, Clarinda, VCAT objection;
- + Francesca Street, Mont Albert North;
- + Train Street Highett;
- + Waterdale Rd, Ivanhoe;
- + Mt.Duneed Service Station;
- + Sargood Street, Altona.

OTHER EXPERIENCE:

- + Foreshore Playground – Seaspray;
- + Masterplanning – Sand, Gravel and Rock Quarry, Sunbury;
- + Pier Road Improvements, St.Kilda;
- + Mixed-use Development, Mernda;
- + BMW Dealership and Showroom Courtyard, Springvale Road, Mulgrave;
- + Highway Logic Centre, Murray Valley Highway, Barnawartha North;
- + Mixed-use Development, Carlton North;
- + Private Residence, Carlisle Street, Thornbury;
- + Mixed-use Development, Muswellbrook, NSW;
- + "Applewood" Retirement Village, Doncaster;
- + East Burwood Plaza Shopping Centre;
- + Mixed-use Development, Ringwood, NSW;
- + Platinum Residential Tower – Vertical Garden and Streetscape, Southbank;
- + Green Roof, Private Residence, Glanfield Street, Northcote;
- + Serviced Apartments and Retail Development, Nowra, NSW;
- + Private Residence, Glyndon Avenue, Brighton;
- + Mixed-use Development, Bathurst, NSW;
- + Portland Marina;
- + Mixed-use Development, Armidale, NSW;
- + Rosanna Supermarket;
- + Mixed-use Development, Plenty Road, Preston;
- + Newcastle Museum Conversion.
- + Lilydale Nursing Home Redevelopment, Lilydale;
- + New Bendigo Hospital Development;
- + Medium-Density Residential Development, Banksia Street, Eaglemont;
- + Seville Water Play Facility, Seville;
- + MoVida Aqui Rooftop Garden, Melbourne;
- + Qatar National Bank, Doha, Qatar;