

THE CITY OF
GREATER GEELONG

C387ggee DEVELOPMENT PLAN OVERLAY SCHEDULE 46

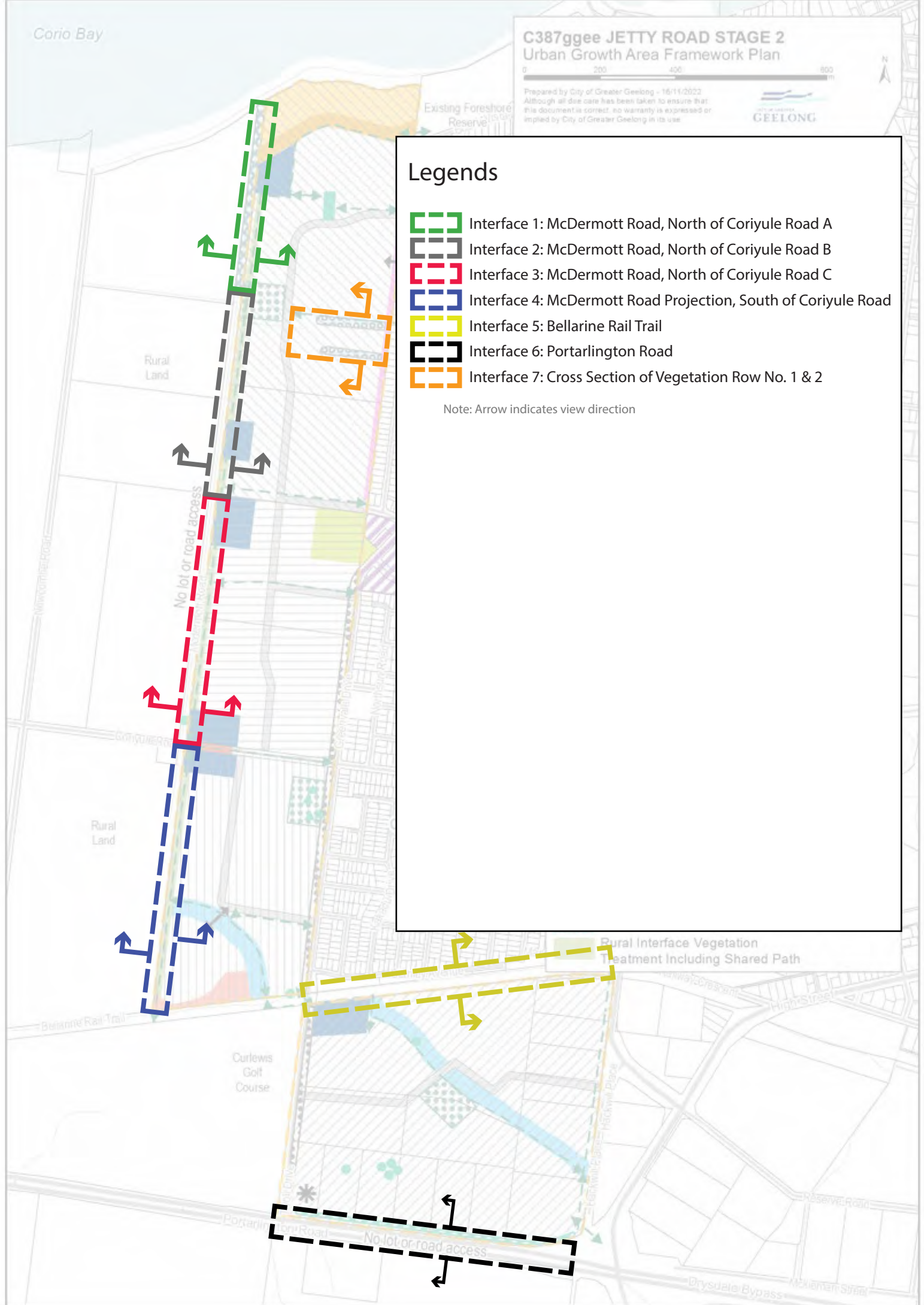
BACKGROUND LANDSCAPE REPORT

NOVEMBER 2022

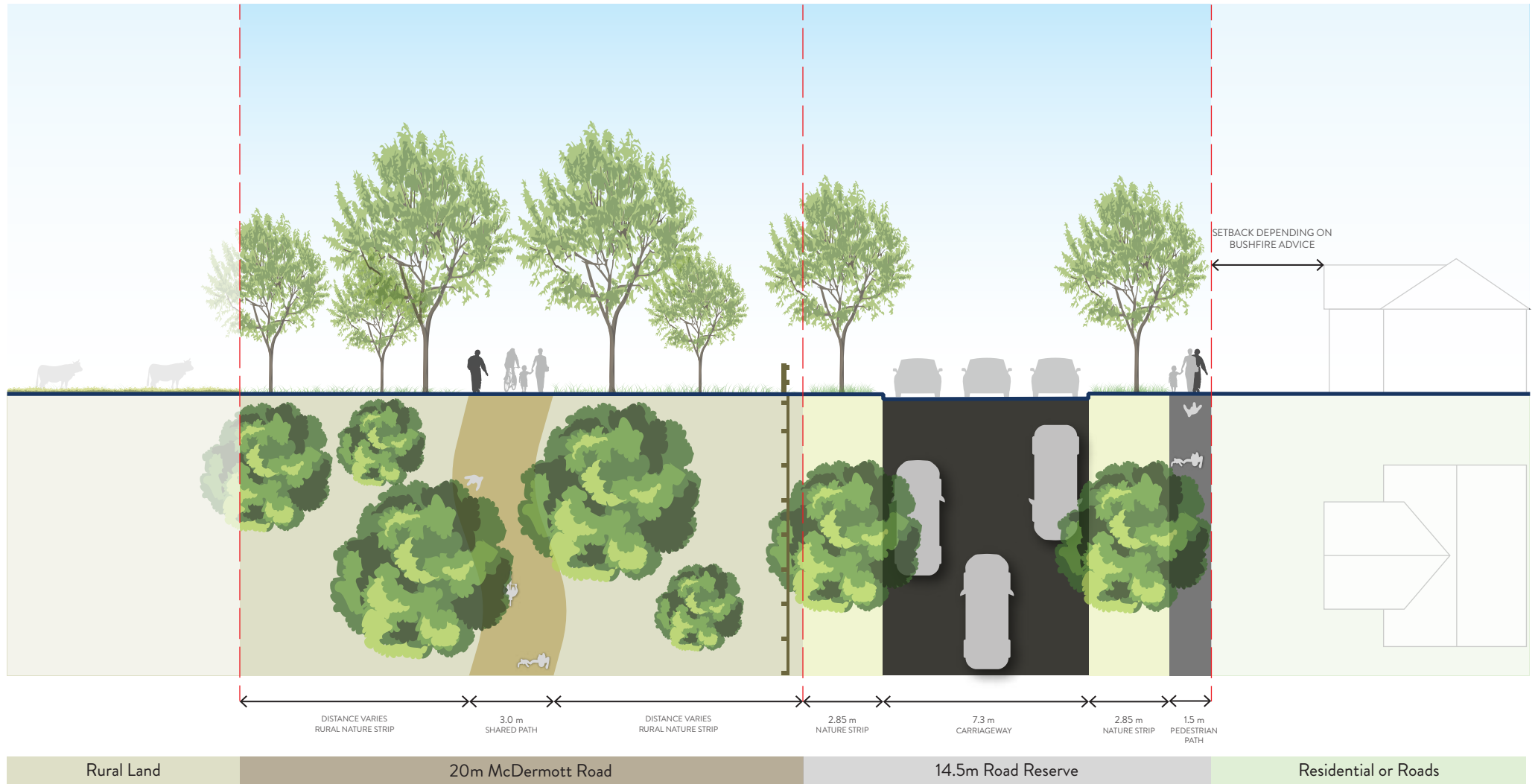
Legends

- Interface 1: McDermott Road, North of Coriyule Road A
- Interface 2: McDermott Road, North of Coriyule Road B
- Interface 3: McDermott Road, North of Coriyule Road C
- Interface 4: McDermott Road Projection, South of Coriyule Road
- Interface 5: Bellarine Rail Trail
- Interface 6: Portarlington Road
- Interface 7: Cross Section of Vegetation Row No. 1 & 2

Note: Arrow indicates view direction

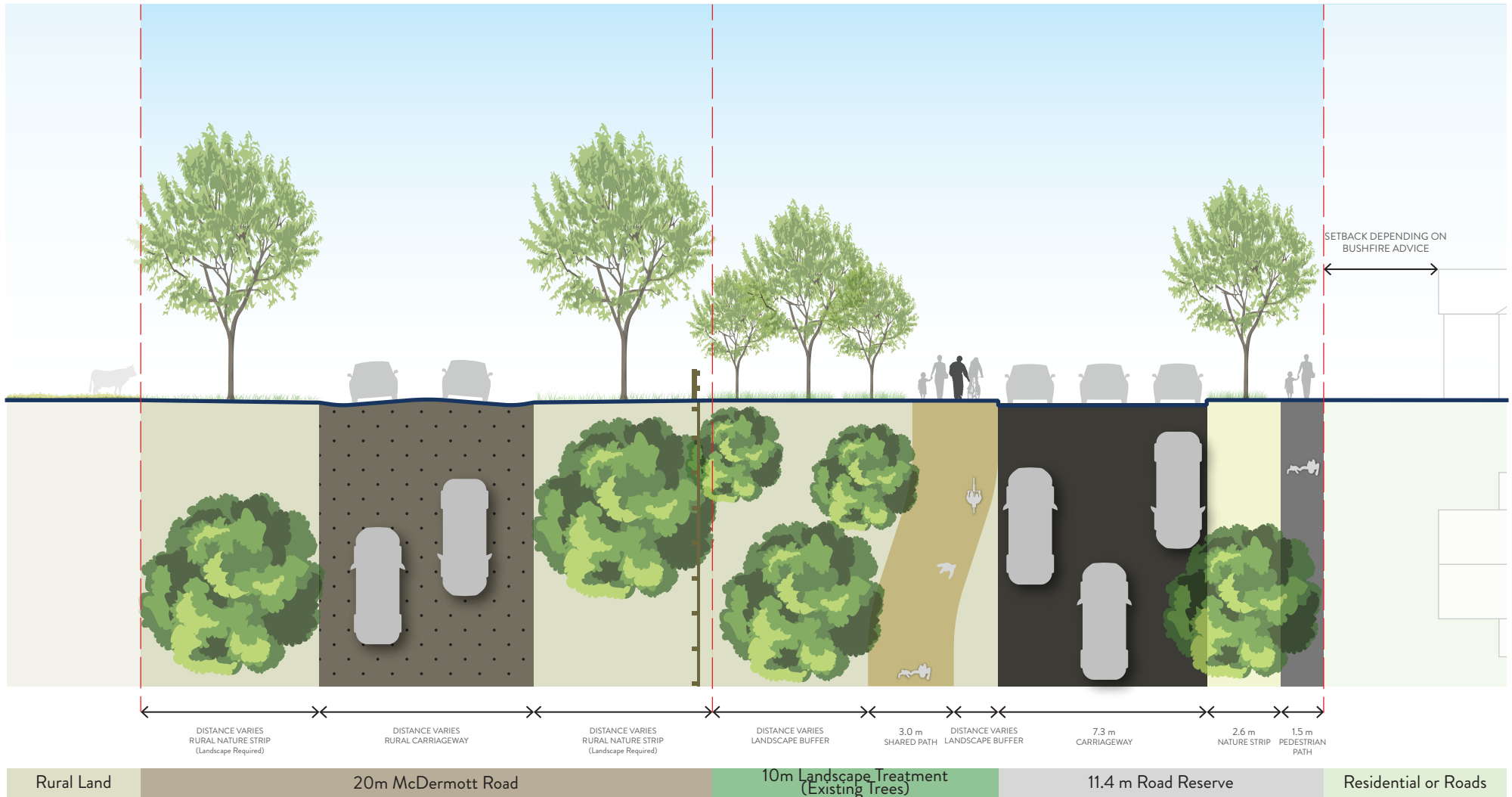


MCDERMOTT ROAD - NORTH OF CORIYULE ROAD A

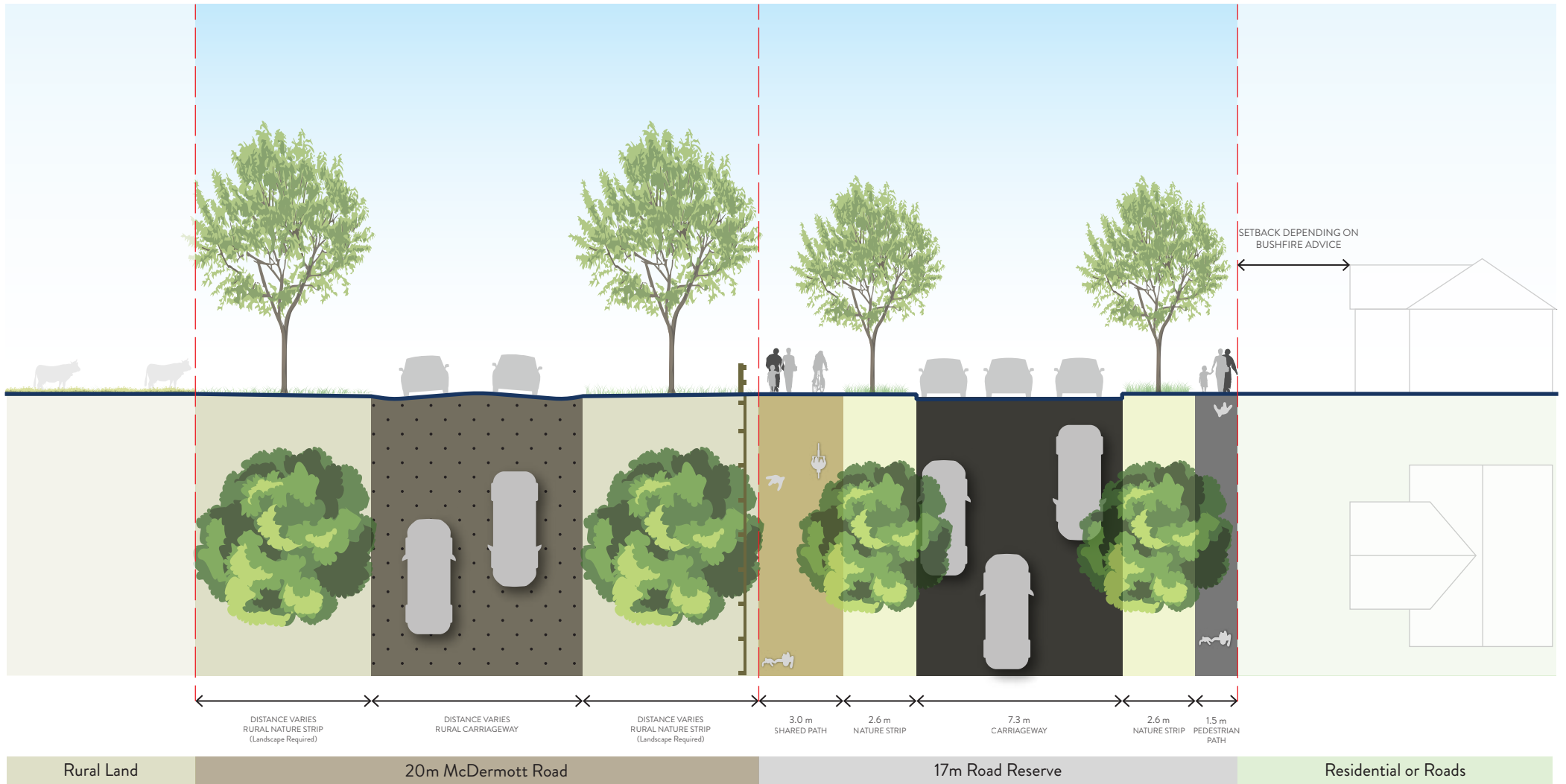


Provision of the western interface shared path within the McDermott Road reserve and closure of the road to vehicles north of the 121-201 McDermott Road Curlewis private access driveway, subject to further investigation.

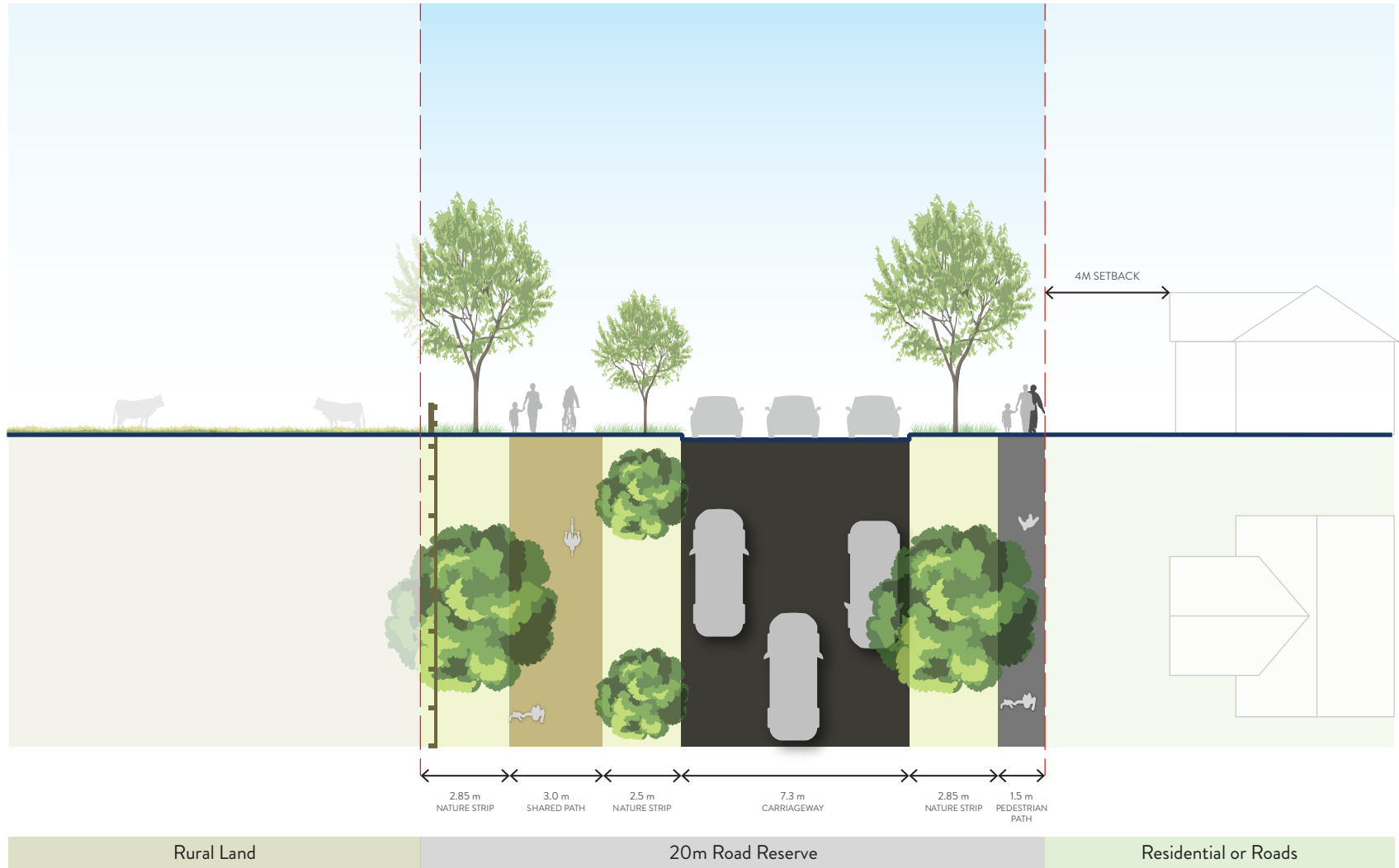
MCDERMOTT ROAD - NORTH OF CORIYULE ROAD B



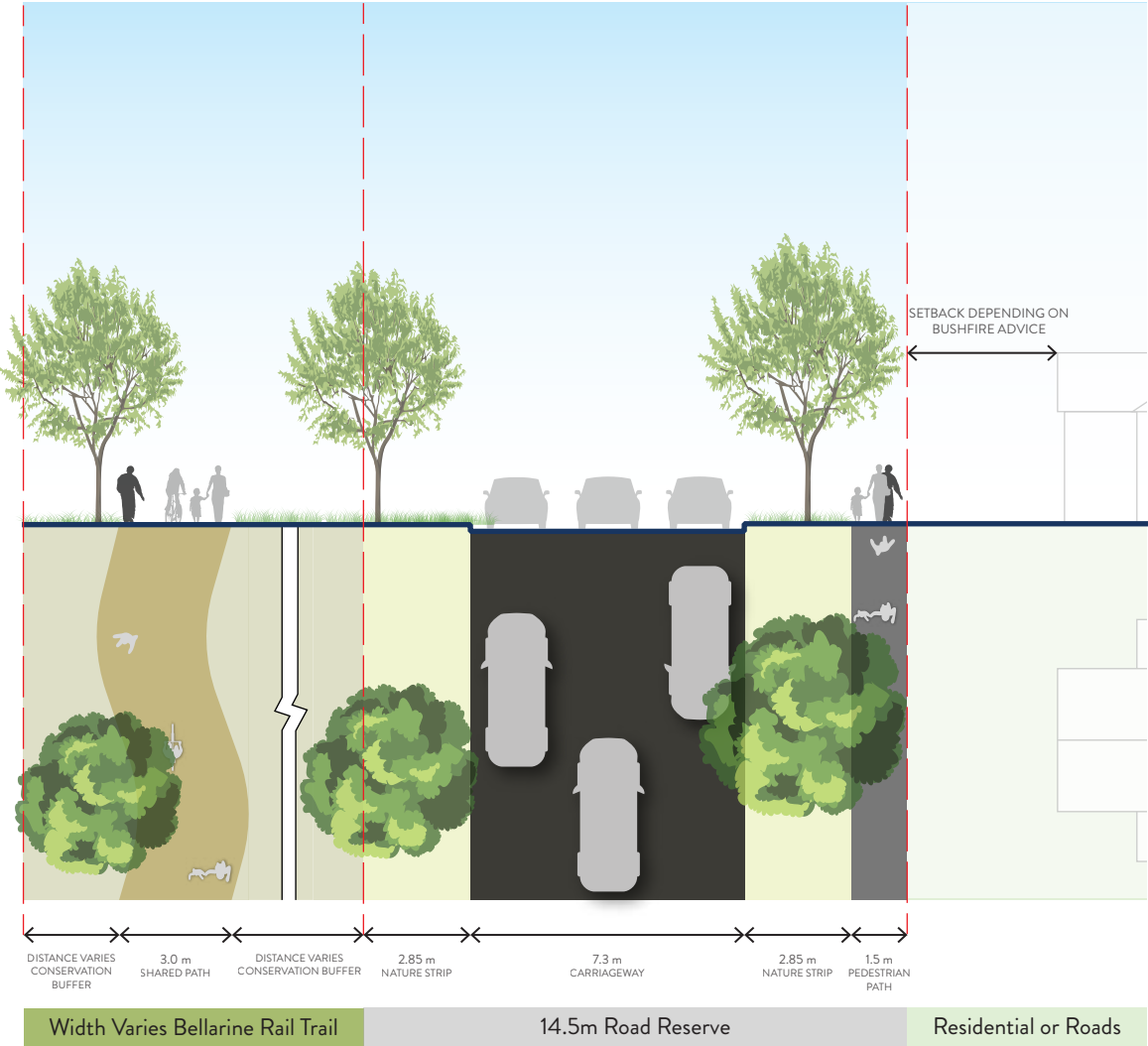
MCDERMOTT ROAD - NORTH OF CORIYULE ROAD C



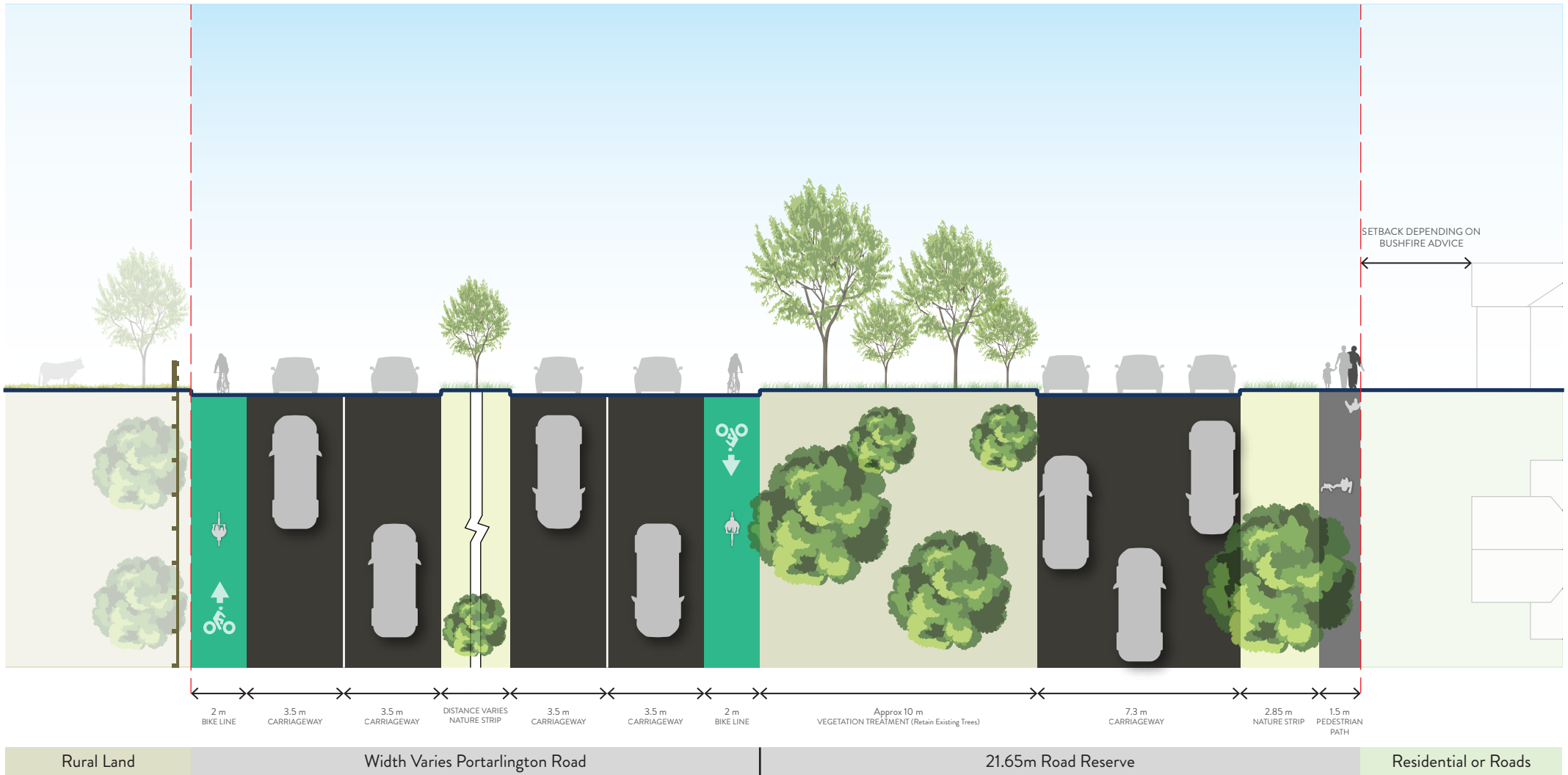
MCDERMOTT ROAD PROJECTION- SOUTH OF CORIYULE ROAD



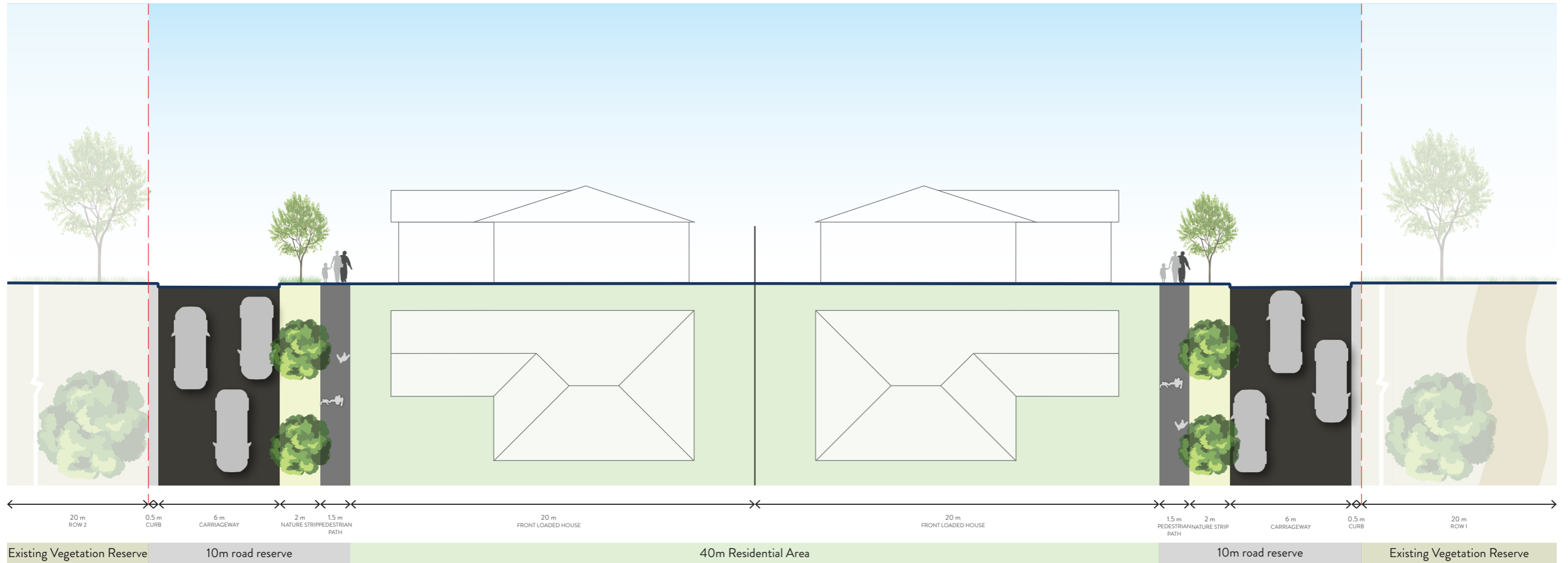
BELLARINE RAIL TRAIL



PORTARLINGTON ROAD



Cross Section of Vegetation Row No. 1 & 2



CoGG Tree Management Unit comments, March 2022: 102-170 McDermott Rd & 72-100 McDermott Rd, Curlewis

Significant trees to be retained

Approximately 8 large Gum trees (possibly remnant *Eucalypts camaldulensis*, *Eucalyptus viminalis* or *Eucalyptus leucoxylon* subsp. *bellariensis* / mixture of several) should be listed for retention as part of any future works within this property. The protection area for these trees would be an approximate 30m x 75m perimeter for this area.



Proposed open space

The trees which form the western garden area for the property at 120 McDermott Road (mixture of native and exotic species) would form a good basis for any proposed parks / open space areas in this parcel of land.



Perimeter vegetation

72-100 McDermott Road – The planting in this vicinity has the hallmarks of a land care group which has planted local native tree and shrub species along the eastern boundary of this property approximately 10-12 years ago. This vegetation now forms a good buffer planting strip between the newly constructed dwellings and the farmland.

102-170 McDermott Road – The planting along this eastern boundary is similar to the property to the south, but is not as advanced (approx. 5 years of age).

If this re-vegetation work was funded using public money (in the form of Government grants or similar), then environmental offsets will apply for the removal of this vegetation.



Native hedgerow planting

102-170 McDermott Road – Row No. 1 (image below) is a dense planting of native trees in good condition, which is complimented by an understorey of small and medium sized shrubs.

102-170 McDermott Road – Row 2 – A scattered planting of native trees in good condition, some of which are *Eucalyptus camaldulensis* (River Red Gum).

72-100 McDermott Road – Row 3 – A scattered planting of native trees, some in poor condition.

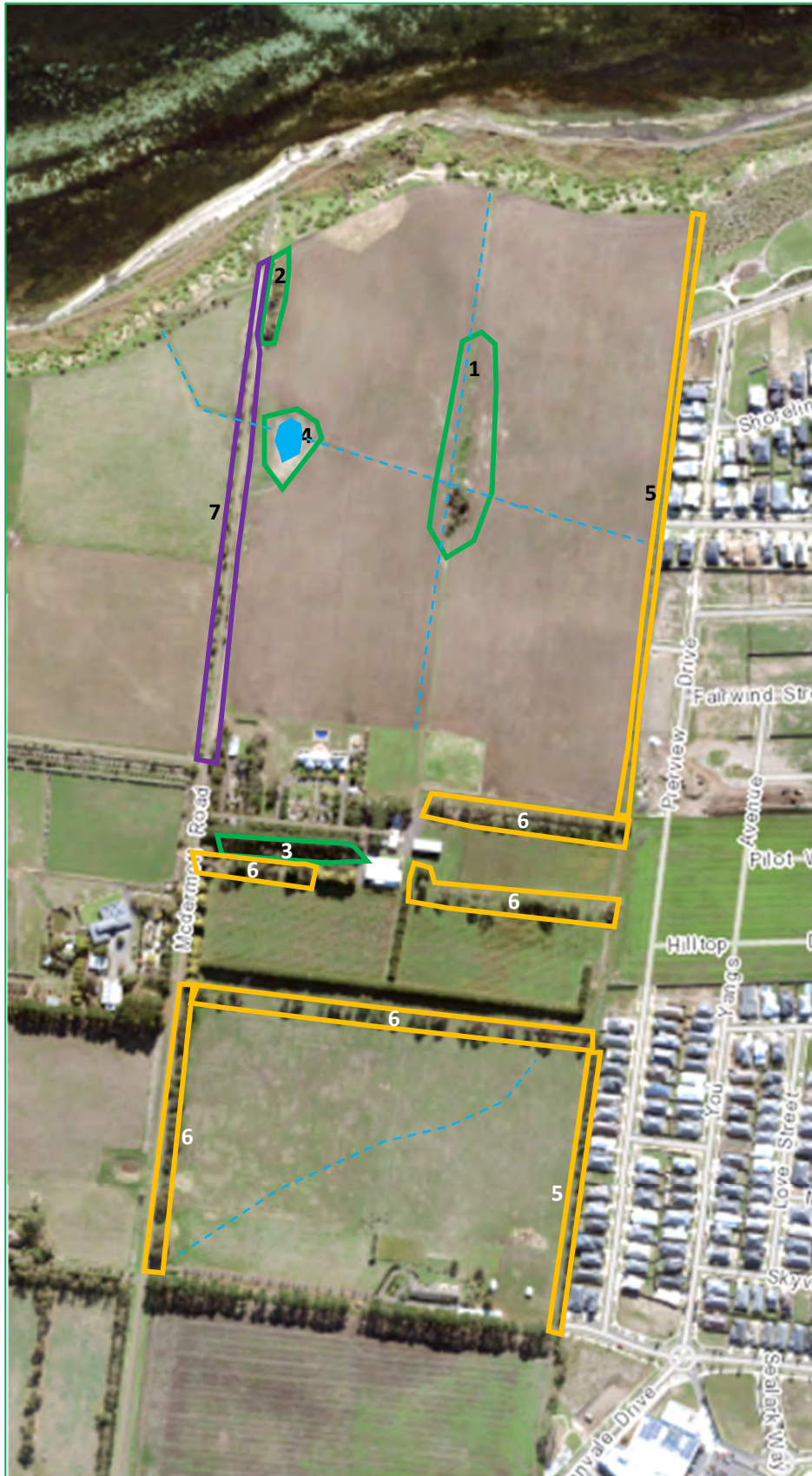


McDermott Road – northern section

In order to create a suitable vegetation buffer zone for the western boundary of 102-170 McDermott Road (north of the current property driveway), Council could consider closing this section of road to enable an approximate 18m wide revegetation planting area. The proposed shared pathway connection could also be included in this parcel of land.



CoGG Environment Unit comments, March 2022: 102-170 McDermott Rd & 72-100 McDermott Rd, Curlewis



Green – denotes likely/possible **remnant vegetation**

1. This patch appears remnant from the roadside and may include the State significant Bellarine Yellow-gum *Eucalyptus leucoxydon* subsp. *bellarinensis* as well as other eucalypt species. Further investigation will be required to assess species, size of trees, canopy, hollows and understorey vegetation. Stags (dead larger trees) were also observed which should be retained as habitat. The Environment Unit would prefer a wider retention area to help enable further natural regeneration, preferably within a larger conservation area or linear corridor connecting this patch to the foreshore vegetation to the north and open space within the development to the south.
2. This patch of vegetation was not assessed whilst on-site but aerial imagery indicates it may be remnant vegetation. A closer inspection and more detailed investigation will be required, but if this is a remnant patch it is preferable it be retained and incorporated into the roadside reserve/foreshore conservation areas.
3. Possible native grasses were observed in this area, however a closer inspection will be needed. It may not be possible or feasible to retain this area.
4. It is possible there are native aquatic or semi-aquatic species around the periphery of this dam, however this could not be ascertained during the site visit. A closer inspection will be needed. This dam and its connected drainage lines should be incorporated into the design.

Any proposed removal or disturbance to recorded remnant patches or scattered trees (including dead trees with a diameter greater than 40cm) will require a permit and assessment under the State Clause 52.17 regulations.

Orange – denotes **planted indigenous or native vegetation**

5. These two linear patches along the eastern boundary support a mixed planting of indigenous species approximately five metres wide. The planting to the south is more advanced in size than the northern planting. It is likely that the landholder received some funding to revegetate these boundaries. If public funds were used to facilitate these plantings then a permit and assessment will be required for any removal under Clause 52.17.
6. These patches consist of mature native trees planted many years ago. Species include Sugar Gums and River Red Gums. Some linear patches support trees in better condition than others (Parks can comment more on this aspect). There are no permit requirements for any potential removal of these trees, however this will require further inspection on-site. One linear strip (the northern-most east-west strip) supported some regenerating understorey shrub species such as *Cassinia* and could be considered a remnant patch pending further investigations.

Purple – denotes **vegetated roadside reserve**

7. This roadside reserve supports a mixture of indigenous, planted and dispersing woody weed species across an approximate 18 metre width. This could be closed off and used for passive use only which would create a recreational opportunity as well as an opportunity to rehabilitate what is already here. This forms a natural connection for both people and wildlife between the development and conservation area and bay to the north.

Blue – denotes **watercourses or dams**

These existing water features, drainage channels and natural lays of the land can be worked with for improved water retention and drainage and to also create connections across the landscape. This could be in the form of stormwater retention and revegetated linear waterway or drainage corridors with open space and shared path connections.

The Environment Unit would like to see north-south vegetation and habitat connections intersecting with east-west vegetation/habitat connections. This could be in the form of open space areas, conservation areas, stormwater retention ponds, drainage reserves and roadside reserves. The greater the area and width of these retained vegetated areas or re-created corridors, and the more they intersect and connect with other areas of retained vegetation or re-created areas, the more resilient the area will become in the face of future climate change scenarios. This would greatly improve natural areas and habitat, create connections for flora, fauna (and people) and create enhanced amenity, shade and climate cooling.