

13/11/2014
C300**SCHEDULE 7 TO THE SIGNIFICANT LANDSCAPE OVERLAY**Shown on the planning scheme map as **SLO7****OCEAN GROVE COASTAL AREA****1.0 Statement of nature and key elements of landscape**13/11/2014
C300

Ocean Grove is an important and growing coastal township located on a hillside extending to a popular ocean surf beach. The landscape character of the township and its vulnerability due to substantial development occurring in recent years has been identified by Council and the community as an important planning consideration. An important characteristic of the township is the balance between roof tops and vegetation when viewed from a distance. While roof tops are visible, the buildings are separated by tea-tree and other coastal species. It is the vision of the township to retain and strengthen this balance.

In addition, the topography of Ocean Grove has encouraged development that seeks to maximise views. Part of the landscape character of Ocean Grove that is valued by the local community is the ability to view the ocean and/or the Barwon River from numerous points in public areas and from private dwellings. Respect for the sharing of views, rather than necessarily the retention of all existing views, is therefore an important characteristic of this coastal town.

Other landscape elements of particular importance in Ocean Grove include the allocation of sufficient space for the planting and retention of vegetation, and building height that does not dominate the streetscape and long distance views.

2.0 Landscape character objective to be achieved13/11/2014
C300

- To preserve the balance between roof tops and vegetation in long distance views of the town.
- To encourage the development of buildings that fit within the landscape and do not dominate the streetscape and long distance views.
- To minimise the impact of buildings projecting above the vegetation canopy.
- To provide space at the front, side and rear of buildings for the retention and planting of vegetation, particularly high canopied coastal vegetation and other native coastal species common to the area.
- To maximise opportunities for view sharing, particularly where views are available to the ocean and river from private dwellings.
- To protect vistas of the ocean and river available from public viewing points in the town.

3.0 Permit requirement13/11/2014
C300

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

- The height of any part of the building, excluding any television antenna, chimney or flue, is less than 7.5 metres above natural ground level.
- The location of an outbuilding or garage normal to a dwelling is behind the front building line of the dwelling.

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

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

- The vegetation is listed within the incorporated document *Environmental Weeds*, City of Greater Geelong, September 2008 except where tea tree is indigenous to the area.
- The vegetation is dead.
- The vegetation is less than 4 metres in height and is not shown on an approved landscape plan or site plan specifying its retention or the vegetation has a single trunk circumference of less than 0.5 metres measured 1 metre above the ground and is not shown on an approved landscape plan or site plan specifying its retention.

A landscaping plan should be submitted with an application for buildings and works, or to remove, destroy or lop vegetation, and should incorporate the use of local indigenous species.

4.0

13/11/2014
C300

Application Requirements

A schedule of construction materials, external finishes and colours (incorporating samples).

A Design Response which shows the development in relation to:

- The levels of the site and the difference in levels between the site, finished floor levels and surrounding properties;
- Location of the proposed building(s) on the site and on surrounding properties;
- The use of surrounding buildings;
- Location of significant trees existing on the site and any significant trees removed;
- Views to and from the site;
- Any other notable features or characteristics of the site.

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

5.0

13/11/2014
C300

Decision guidelines

Before deciding on an application the responsible authority must consider:

- The siting and design of buildings to achieve a reasonable sharing of views between properties with significant landscape features having particular regard to the following:
 - The impact of the proposed buildings and works on the view from another property as a result of the design, siting, height, size, bulk (including the roof), and colour of the building.
 - The opportunity for a reasonable sharing of views having regard to the extent of the available view(s) and the significance of the view(s) from the properties affected.
- Whether the siting of buildings and availability of areas not covered by hard surfaces enables the retention of adequate vegetation and provides sufficient area for the planting of vegetation, particularly high canopied vegetation that contributes to the overall character of Ocean Grove.
- The size, species, age and health of existing vegetation proposed to be removed, destroyed or lopped and the size, species and growth characteristics of any proposed replacement vegetation.

- The reasons for removing the tree and the practicalities of alternative options that do not require removal of any trees.
- The effect of constructing a building or constructing or carrying out works on the root system, canopy and overall appearance of any trees.
- The impact of a specified flood level on the overall height of a building.