

## Attachment 4 - Amendment C375 Clause Changes (relevant pages only)

### 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.
- Encourage the provision of adaptable housing designs to support lifetime home living for older people.
- Ensure the Hitchcock Avenue shopping centre remains the focus of retail activity in Barwon Heads.

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- Restrict new ~~real commercial~~ development ~~within~~ the existing town centre business and mixed use zones in Hitecock Avenue between Bridge Road 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:**

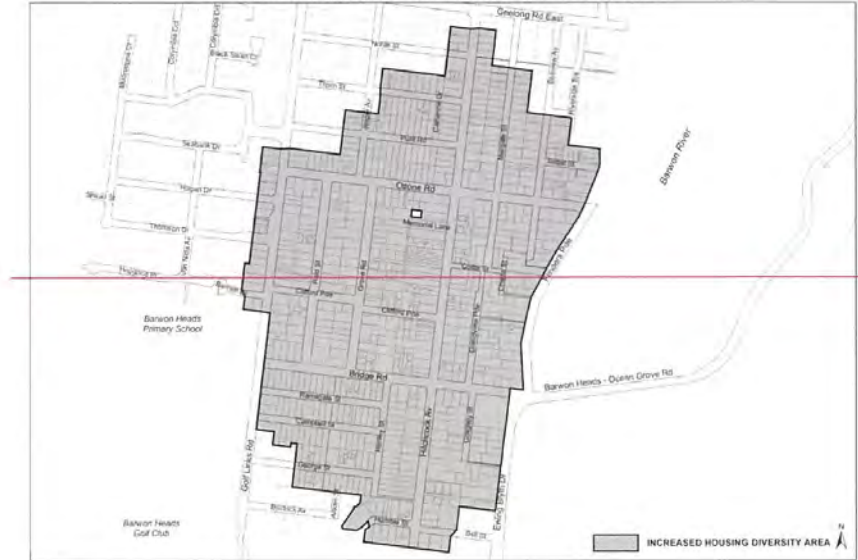
- Contain urban development within the defined settlement boundary on the Structure Plan map.
- Support the development of the Jetty Road Urban Growth Area and other areas identified for residential development on the Structure Plan map.
- Ensure new development incorporates sustainability principles 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**

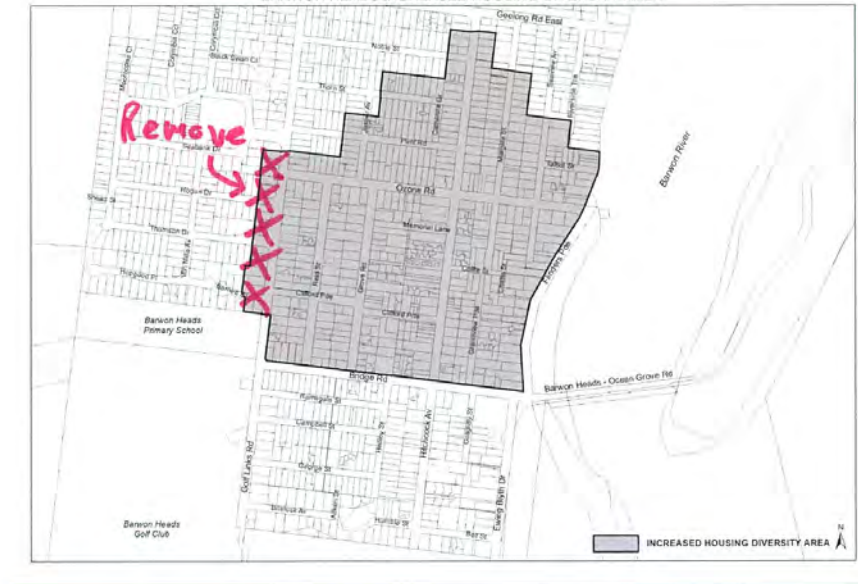
- Support low scaled and designed tourism opportunities on designated land identified on the Point Lonsdale Structure Plan map at Clause 21.14-12.
- Ensure new development strengthens the township's coastal village character and landscape setting by requiring a high standard of architectural and urban design response including;

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BARWON HEADS INCREASED HOUSING DIVERSITY AREA



BARWON HEADS INCREASED HOUSING DIVERSITY AREA



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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.

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	Standard	Requirement
<b>Front fence height</b>	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  
 None specified.

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.

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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**

14/12/2017  
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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 tetragonioides*; Ground cover: Slender Wallaby-grass *Ryidosperma racemosum* subsp. *racemosum*, Spear-grass *Aurolastipa* 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

- 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 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's area 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 and 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**

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**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).
- 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.~~

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**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.

~~To ensure new development complies with specified coastal character siting and design requirements.~~

**2.0 Buildings and works**

DD/MM/YYYY  
Proposed C375

A permit is not required to construct or extend one dwelling on a lot or construct a fence that meets the ~~design objectives and~~ design requirements in Table I.

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:

- ~~A landscaping plan must be prepared for the site by a qualified landscape architect 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.~~
- 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 ~~and adjoining properties.~~
- 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 ~~and unobtrusive building colours.~~
- ~~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 I.~~
- ~~A landscaping plan must be prepared for the site by a qualified landscape architect 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.~~

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.



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**Table 1. Barwon Heads Incremental Change Residential Area Design Requirements**

Design Requirement	Design Response	
Site coverage	A maximum 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 (per 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 (e.g. i.e. areas of natural ground surface set aside for vegetation).	
Garages and access	The maximum width of a garage door(s) is to be no more than 5.6m or a maximum of 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**

DD/MM/YYYY  
 Proposed C375

**Subdivision**

None specified.

**4.0**

DD/MM/YYYY  
 Proposed

**Advertising signs**

None specified.

**5.0**

DD/MM/YYYY  
 Proposed C375

**Decision guidelines**

In considering an application for a permit under this clause, the responsible authority must consider, as appropriate, whether:

- Adequate responses have been provided to the coastal character siting and design requirements and Table 1 contained in this schedule. The design and siting of the buildings achieves the preferred character set out in this Schedule.
- Adequate space is available between buildings to avoid boundary to boundary development and allow the retention and planting of indigenous vegetation and landscaping.
- Proposed landscaping, vegetation planting and boundary treatments create a strong integration between the public and private realms and soften the appearance of the building.
- Indigenous vegetation plantings reflect existing species in the surrounding area.
- The upper level of a building is recessed and articulated to reduce the dominant scale of the upper level.
- New buildings recognise the scale and form of surrounding properties.

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- 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.
- 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.
- ~~The proposal achieves a high quality design outcome that does not represent typical suburban design styles.~~
- 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.

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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 ensure new development complies with specified coastal character siting and design requirements.

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 or extend one dwelling on a lot or construct a fence that meets the design requirements 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:

▪ A landscaping plan must be prepared for the site by a qualified landscape architect 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.

▪ Buildings are located within a 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 and adjoining properties.

▪ 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 and unobtrusive building colours.

▪ 3<sup>rd</sup> 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.

~~▪ A landscaping plan must be prepared for the site by a qualified landscape architect 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.~~

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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.

**Table 1. Barwon Heads Increased Housing Diversity Area Design Requirements**

Design Requirement	Design Response	
Site coverage	Up to and including a site coverage of 50%.	
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 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 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 maximum width of a garage door(s) is to be no more than 5.6m, or a maximum of 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 Advertising signs**  
 DD/MM/YYYY  
 Proposed C375

None specified.

**5.0 Decision guidelines**  
 DD/MM/YYYY  
 Proposed C375

In considering an application for a permit under this clause, the responsible authority must consider, as appropriate, whether:

- ~~The design and siting of the building(s) achieves the preferred character set out in this Schedule.~~
- ~~The development will deliver genuine housing diversity (i.e. a variety of housing types).~~
- ~~Adequate responses have been provided to the coastal character siting and design requirements and Table 1 contained in this schedule.~~

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- Adequate space is available within a front garden to allow for the retention and planting of indigenous vegetation and landscaping.
- Adequate space is available between buildings to avoid boundary to boundary development and allow the retention and planting of indigenous vegetation and landscaping.
- Proposed landscaping, vegetation planting and boundary treatments create a strong integration between the public and private realms and soften the appearance of the building.
- Indigenous vegetation plantings reflect existing species in the surrounding area.
- New buildings and garages dominate the streetscape ~~or adjoining properties.~~
- The upper levels of a building are recessed and articulated to reduce the dominant scale of the upper level.
- 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.
- 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.
- ~~For a single dwelling the proposal achieves a high quality design outcome that does not represent typical suburban design styles.~~
- 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.
- ~~The development will deliver a variety of housing types, with a preference for smaller one and two bedroom housing types.~~