08/05/2026
C488ggee

SCHEDULE 15 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

Shown on the planning scheme map as **SLO15** .

OCEAN GROVE SIGNIFICANT TREE RESIDENTIAL AREA

1.0 Statement of nature and key elements of landscape

07/06/2018
C349

This precinct within Ocean Grove is distinctive due to the high number of significant canopy trees (indigenous and other Australian native) located on both public and private land. These trees are a dominant feature of the neighbourhood with buildings nestled within spacious bush garden settings.

Dwellings in the area generally sit below the tree canopy and are characterised by low density and scale, detached housing surrounded by generous areas of open space capable of accommodating significant and multiple canopy trees.

Vegetation includes the threatened Bellarine Yellow-gum *Eucalyptus leucoxylon* subsp. *bellarinensis* which are endemic to the Bellarine Peninsula and Surf Coast. The residential streetscape and private gardens within the precinct support a large component of the remnant Bellarine Yellow-gum population. The retention of these trees is important for the ongoing survival of the species.

The incremental loss of significant indigenous and other Australian native canopy trees has the potential to change the character of the area over time. The retention of existing and establishment of new canopy trees by ensuring a reasonable proportion of the site is free from buildings and hard surfaces will help integrate and reduce the impact of new development on neighbourhood character.

For the purposes of this Schedule, a significant tree is any Australian native tree 3 or more metres in height.

2.0 Landscape character objectives to be achieved

07/12/2020
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To enhance the spacious bush garden character of the area characterised by unobtrusive buildings and the dominance of established Australian native canopy trees by protecting significant Australian native or indigenous canopy trees, minimising the impact of development or works on these trees, and providing adequate space for replacement and new trees, particularly locally indigenous trees.

3.0 Permit requirement

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

- No more than 60 per cent of the site is covered by buildings and impervious/hard surfaces including driveways, paving, decks, crushed rock, swimming pools or tennis courts.
- At least 40 per cent of the site is available (free from hard surfaces) for soft landscaping (i.e. areas of natural ground surface set aside for vegetation).
- Proposed buildings are setback a minimum of 2 metres from one side boundary.
- There is only one dwelling on the lot.
- Works are not being carried out within the drip line (outer edge of tree canopy) of a significant tree including a significant tree on an adjoining property or nature strip.

A permit is required to remove, destroy or lop a tree. This does not apply to:

- Australian native trees less than 3 metres in height.
- Exotic trees.
- A tree listed within the incorporated document, *Environmental Weeds* , City of Greater Geelong, September 2008.

- Pruning a tree to improve its health or appearance, provided its normal growth habit is not retarded.
- A tree that presents an immediate risk of personal injury or damage to property, if only that part of the tree which presents the immediate risk is removed, destroyed or lopped.
- Pruning or lopping a tree to remove any branch that overhangs an existing dwelling or is within 2 metres of an existing dwelling.
- A tree that is dead.
- Maintaining a Minor Utility Installation to the minimum extent necessary by the relevant authority.
- Works carried out in accordance with the Geelong Street Tree Policy by or on behalf of the responsible authority.

4.0 Transitional arrangement

The requirements of this overlay do not apply to any planning permit application received by the responsible authority before the approval date of the amendment that introduced this schedule to Clause 42.03 into the scheme.

5.0 Application requirements

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None specified.

6.0 Decision guidelines

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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:

- Whether buildings sit within a treed garden setting.
- Whether a design response plan has been submitted with any permit for buildings and works that shows:
  - Location of existing 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.
  - Details of significant trees within 3 metres of the subject site boundary on any adjoining property.
  - Location and canopy size of street trees adjacent to the site.
  - Views to and from the site.
  - Any other notable features or characteristics of the site.
- Whether a report from a suitably qualified arborist has been submitted with any application for buildings and works within the drip line of a significant tree on the subject or adjoining land that shows how the tree will be managed during construction.
- Whether the siting and footprint of buildings and availability of areas not covered by impervious surfaces enables the retention of significant trees and planting of new canopy trees.
- The effect of constructing a building or constructing or carrying out works on the root system, canopy and overall health and appearance of any trees.
- Whether any street trees will need to be removed or detrimentally affected.
- Whether a landscaping plan has been submitted with any application, that incorporates at least 2 canopy trees per site (parent lot) and the use of local indigenous or other Australian native species.

- Whether new trees are consistent with the character of existing vegetation, whether new trees have sufficient space to reach maturity and the proportion of new trees that would be semi-advanced or advanced in size at the time of planting.
- Whether a report from a suitably qualified arborist has been submitted with any application to remove, destroy or lop a significant tree that:
  - Includes a site plan (drawn to scale) showing the boundaries of the site, existing and proposed buildings and works, existing vegetation and the tree(s) to be removed.
  - Includes details of trees within 3 metres of the subject site boundary on any adjoining property.
  - Describes the tree(s) to be removed, including the genus, species, extent, number, height, health and quality of the tree(s) to be removed.
  - Specifies the purpose of the proposed removal, destruction or lopping of the tree(s).
  - Justifies removal and demonstrates that the extent of removal, destruction or lopping has been reduced as much as is reasonable and practicable including investigation of alternative development options which do not require removal of the tree(s).
  - Nominates tree protection zones where proposed development could impact on the tree root systems, canopy and overall health and appearance of trees.
  - Provides a vegetation management plan for the construction period.
- The need to retain a significant tree(s) due to its/their species, age, health, growth characteristics and/or contribution to neighbourhood character.
- The size, species, age and health of existing tree(s) proposed to be removed, destroyed or lopped and the size, species and growth characteristics of any proposed replacement tree(s).
- Whether there is a valid reason for removing the tree(s) and alternative options to removal have been fully explored, such as changing the building footprint and/or lopping or trimming tree(s).