



SLO15 - Significant Landscape Overlay - Schedule 15

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To identify significant landscapes.

To conserve and enhance the character of significant landscapes.

VPP 42.03 Significant Landscape Overlay

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.

LPP 42.03 Schedule 15 To Clause 42.03 Significant Landscape Overlay

PREMIUM REPORT \$24.90 - Includes:

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Planning Permits
Approved and Pending



Planning Scheme Amendments
90 days Proposed and Approved



Site Dimensions
Approximate Site Dimensions



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