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20/03/2014
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[Proposed C121](#)

~~COASTAL DEVELOPMENT~~ SCENIC LANDSCAPES AND ENVIRONMENTAL ASSETS POLICY

This policy applies to the Great Ocean Road and Coastal environs where land is subject to any of the following:~~within~~

- ~~the Rural Conservation Zone (RCZ) in coastal areas shown in map 1 to this schedule (excluding land from Aireys Inlet to Eastern View covered by Schedule 11 to the Design and Development Overlay); and~~
- Schedule 1 to the Significant Landscape Overlay (SLO1); and
- Schedule 1 to the Vegetation Protection Overlay (VPO1)

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Policy Basis

The south-west coast and the Great Ocean Road Region are characterised by spectacular landscapes, scenic coastal vistas and areas of significant natural beauty and environmental sensitivity. These areas are of local, national and international importance. The use and development of land can have a major impact on the way the area is perceived and enjoyed. This is not only by the thousands of tourists who frequent the area, but also by residents who seek out this environment for the lifestyle and amenity which it provides. Past development has not always been sympathetic to these ~~issues~~qualities. This policy is designed to ensure that appropriate measures are in place to protect and enhance the coastline and Great Ocean Road environs.

~~The coastal townships and settlements of the Surf Coast Shire are an integral part of the area. They offer a unique lifestyle and environment for residents and a retreat and place of leisure for thousands of visitors and tourists. The local community and visitors alike value the special features of these townships that are characterised by large areas of indigenous vegetation, generally lower housing densities, low-rise development and more informal styles of fencing and roads.~~

This policy seeks to preserve the unique character, amenity and environmental features of the coastal areas and townships along visible from the Nationally significant Great Ocean Road and internationally significant Bells Beach by retaining native vegetation cover, protecting viewsheds ~~from the Great Ocean Road~~ and encouraging ~~the development of distinctive building designs which distinguish Surf Coast from conventional urban and suburban areas~~development that is subservient to the landscape and natural features.

This policy seeks to protect the diverse and unique remnant vegetation communities occurring in coastal areas for their contribution to the landscape character and for the habitat they provide for a diverse range of species including FFG and EPBC Act listed threatened species as well as threatened species endemic to area.

The protection of native vegetation is intrinsic to the character and beauty of the Surf Coast Shire and is highly valued by the community and visitors alike. All remnant vegetation is significant and removal should only be considered where retention is unavoidable and only then should offset planting be considered.

22.04-2

20/03/2014
C66
[Proposed C121](#)

Objectives

To protect and enhance the environmental qualities and scenic landscape values of the Nationally significant Great Ocean Road (and coastal environs) and internationally significant Bells Beach (and hinterland) including Point Addis.

To retain and extend existing native tree canopies, heathlands and understorey vegetation cover by minimising the removal of native vegetation and encouraging planting and landscaping which enhances ~~streetscapes and protects the character of townships and~~ natural landscape features along the Great Ocean Road and ~~its hinterland~~coastal environs.

To protect viewsheds and ensure that development is sited and designed to blend with the surrounding environment, particularly when viewed from the Great Ocean Road, [Bells Beach](#) and other significant public viewing points.

To minimise the visual impact of development having regard to building size, height, bulk, siting, ~~site coverage~~ and external materials and colours.

To recognise that views form an important part of the amenity of a property and to provide for a reasonable sharing of views of significant landscape features, including views of the ocean, coastal shoreline and notable cultural features.

~~To facilitate a range of housing types and densities which will accommodate a diversity of housing needs and household types while retaining the generally low density residential character of coastal towns.~~

22.04-3 Policy

20/03/2014

C66

[Proposed C121](#)

~~Application of this policy~~

~~All of the policies and performance measures outlined below are discretionary. In exercising its discretion the responsible authority will not consider the policy components in isolation; rather, it will consider the matter in the context of how the proposal addresses the objectives and policies as a whole.~~

~~The primary consideration is whether the proposal protects the key assets which distinguish coastal character in Surf Coast Shire from conventional urban and suburban areas, namely:~~

- ~~▪ The extent and type of vegetation cover – whether the township or locality is characterised by a significant tree canopy or vegetation cover (including understorey) which could be compromised in the long term by the combined effects of individual developments seeking to maximise the development potential of the site.~~
- ~~▪ Building scale, landscapes and viewsheds – whether the bulk, height, dwelling size and the degree of excavation and/or fill required could create a building which is visually prominent relative to its surroundings or within important viewsheds.~~
- ~~▪ The urban design and architectural features which differentiate and give a special character to Surf Coast – whether the architectural features, materials and colours of a building complement or add to the character of the neighbourhood, township or viewscape.~~

~~The headings below reflect the above considerations.~~

~~Site analysis [and design response](#), ~~landscape and development plans~~~~

It is policy that:

- Applications for buildings, works or subdivision (apart from minor buildings and works and subdivision of an existing or approved development) must be accompanied by a [site analysis](#) and [design response](#) containing sufficient information to:
 - Address all relevant zone, overlay and policy objectives and provisions;
 - [Demonstrate how the proposal responds to the character, features and constraints of the ~~township~~ locality and site.](#)
 - [Demonstrate how the proposal minimises it's visual prominence where the property is visible from the Great Ocean Road or is within the Bells Beach hinterland.](#)
- ~~▪ Applications for subdivision must include an application to use and develop a dwelling on each lot that does not contain an existing dwelling where:~~

- ~~· A development plan is required to allow proper assessment of an application under this policy;~~
- ~~· The land is in Schedule 1 to the Significant Landscape Overlay and a lot of less than 600m² is proposed.~~

Vegetation Cover

~~This section applies to all applications on land containing native vegetation or native and non-native trees with spreading crowns whether or not an application is required to remove such vegetation.~~

The distinctive vegetation characteristics of ~~each township~~ a locality will be recognised and taken into account in the assessment of applications. The development potential of individual properties will be influenced by and balanced against the overriding objectives of protecting indigenous vegetation ~~cover~~ and township landscape character.

It is policy that:

- Building footprints and hard surface areas should be ~~minimised and~~ designed and sited in order to minimise the amount of vegetation required to be removed, taking into consideration:
 - The need to protect vegetation located on ridgelines, along water courses, in areas of environmental or habitat significance, and on land subject to landslip or erosion;
 - The need to protect significant vegetation and habitat.
 - The need to protect vegetation that is in a prominent location and which makes an important contribution to the landscape character ~~of the street or town;~~
 - The need to protect vegetation that will screen or soften the appearance of existing or proposed buildings when viewed from the Great Ocean Road, Bells Beach or other significant public viewing points;
 - The need to provide sufficient open space for the viable preservation of existing trees and the establishment of replacement trees.
- ~~On land shown in Maps 1, 2 and 3 habitation envelopes should be developed, beyond which no native vegetation is to be removed, destroyed or lopped.~~
- In areas where there is little or no vegetation cover, ~~the~~ landscape plan should be submitted that provides for the planting of new vegetation which complements the landscape character of the ~~township or~~ locality.
- The species of new and replacement vegetation should be chosen to reflect the landscape character of the locality, particularly with respect to the size of trees at maturity. Landscaping should be undertaken in a bushfire responsive manner as set out in the document *Landscaping your Surf Coast garden for bushfire*, 2014.
- In visually prominent locations or where significant trees are to be removed the responsible authority will require the property owner or developer to pay a bond to ensure that new or replacement vegetation is established and maintained in accordance with approved plans.
- Plants listed as environmental weeds in the incorporated document “*Environmental Weeds—Invaders of our Weeds of the Surf Coast Shire, 2nd Edition (2014/2)*” should be controlled and eventually eradicated from the coastal environment.

Building scale, landscapes and viewsheds

It is policy that the height, scale and bulk of buildings will be controlled in order to:

- Preserve the low-rise, low impact character of ~~the coastal townships and of~~ development along within viewsheds of the Great Ocean Road, Bells Beach and other significant public viewing points;
- Promote the retention or re-establishment of native vegetation, particularly where ~~this is an important element of township character or it~~ serves to screen buildings from significant public viewing points;
- Protect rural residential amenity by encouraging a reasonable sharing of views between new and established properties, particularly where the view is of a significant landscape feature, including views of the ocean and coastal shoreline, coastal forest and mountains, rivers and estuaries and notable cultural landscape features.

Building Siting

It is policy that the siting of a building be determined by taking into account the need to minimise vegetation removal and the visibility of the building from tourist routes and areas of high public usage., ~~where~~ practical alternative locations exist, buildings should not be located:

- Not be located o~~n~~ or near ridgelines where the building would form a silhouette against the sky when viewed from the Great Ocean Road, Bells Beach hinterland including coastal reserve or any other significant viewing point;
- Not be located i~~n~~ locations susceptible to erosion or inundation.
- Be sited ~~discretely within the landscape, utilising hillsides as a backdrop and below the tree canopy (where practical).~~
- Not be sited closer than 10m to a patch of or significant tree.
- Be sited more than 25m from a boundary that fronts onto a major tourist route on land zoned Low Density Residential Zone and more than 10m from a boundary that abuts a coastal reserve containing a public walkway.
- ~~Within 8 metres of a front property boundary adjacent to the Great Ocean Road.~~

Building Height

It is policy that:

- The height of buildings be determined by the surrounding context, taking into account the following principles:
 - Buildings should not protrude above the tree canopy (where practical) in areas where the canopy is a key feature of the area;
 - Buildings should not protrude above ridge lines ~~to form a silhouette against the sky when viewed from the Great Ocean Road or any significant public viewing point;~~
 - Building heights should not cause a building to be visually prominent in ~~the context of the surrounding streetscape or~~ coastal viewsheds or when viewed from the Great Ocean Road, Bells Beach or any significant public viewing point;
 - ~~Building heights should be consistent with the surrounding streetscape character where the character is itself consistent with the above principles.~~
- Buildings should not exceed a maximum height of 7.5 metres above natural ground level, although a lesser or greater height will be considered based on an assessment against the principles outlined above.
- Buildings should be single story in visually prominent sites in the Bells Beach viewshed.
- ~~A building height exceeding 7.5 metres may only be permitted where a proposal is consistent with all of the above principles and better one or more of the performance standards outlined elsewhere in this policy.~~

~~Site Coverage and Building Size~~

~~This section applies only to land in Schedule 1 to the Significant Landscape Overlay.~~

~~It is policy that:~~

- ~~▪ Building and hard surface site coverage should respond to the characteristics and constraints of the site and locality.~~
- ~~▪ The achievement of vegetation cover performance measures (outlined above) will be a primary consideration in determining the appropriate site coverage for a particular property. The following performance measures are indicative and should not be interpreted as standards that are applicable in all situations:~~
- ~~▪ The total building site coverage (including the footprint of all buildings, outbuildings, balconies, service installations such as water tanks and the like and all other appurtenances that have a surface height greater than 1m above natural ground level) should not exceed 35% of the total site area; and~~
- ~~▪ The total hard surface site coverage (including buildings, outbuildings, balconies, swimming pools, and tennis courts of all surface types) should not exceed 50% of the total site area.~~
- ~~▪ The gross floor area of all buildings (including outbuildings, externally roofed areas and elevated structures such as swimming pools and tennis courts that have a surface height greater than 1m above natural ground level) should not exceed a plot ratio of 0.5.~~
- ~~▪ The site coverage or plot ratio may be increased where all of the following apply:~~
- ~~▪ The land is not in an area where tree canopy or vegetation cover is a feature of the surrounding landscape;~~
- ~~▪ The proposed building will not be visually intrusive or prominent when viewed from the Great Ocean Road or any other significant public viewing point;~~
- ~~▪ The land is virtually flat and the increased intensity of buildings will not impact on the character of the landscape and surrounding area;~~
- ~~▪ The landscape plan increases vegetation cover or otherwise makes a positive contribution to the vegetation or streetscape character of the locality.~~

Slope

It is policy that:

- The sub-floor structure of a building should not exceed two metres in height.
- The change in natural ground level resulting from excavation and/or filling for a building should not exceed a total of two metres.
- The change in natural ground level resulting from excavation for access to the building should not exceed a total of one metre.
- The height of the sub-floor and the extent of excavation or filling may be varied if any of the following apply:
 - The variation is necessitated by the recommendations of a geotechnical report.
 - There are no practical alternative locations on the site for the proposed buildings and works, taking into account all of the performance measures of this policy.
 - The variation will allow the retention of native vegetation that makes a significant contribution to the character of the locality or township.
 - The variation will reduce the visual prominence of the building.

It is policy that, on land with a slope of 25% or more:

- Applications for buildings, works, vegetation removal or subdivision (excluding minor alterations to existing buildings or works) must be accompanied by a geotechnical report prepared by a suitably qualified professional, addressing (where relevant):
 - Whether the proposal will increase the possibility of erosion, the susceptibility to landslip or other land degradation;
 - The need to stabilise disturbed areas by engineering works or revegetation;
 - Whether the land is capable of providing a building envelope which is not subject to high or severe erosion concern;
 - Whether access and servicing of the site is likely to cause erosion or landslip.

View Sharing

~~This section applies only to land in Schedule 1 to the Significant Landscape Overlay.~~

It is policy that:

- Buildings be sited and designed to achieve a reasonable sharing of views between properties of significant landscape features.
- The colour of the roofing material of all buildings be of subdued toning to blend with the natural bush environment and minimise the visual impact and glare of the roof when viewed from beyond the site.
- ~~Subdivision plans may incorporate building envelopes or restrictions designed to achieve a reasonable sharing of views between properties.~~

Tennis Courts

~~This section applies only to land in Schedule 1 to the Significant Landscape Overlay.~~

It is policy that:

- ~~Tennis courts should not dominate a streetscape, should be proportional to the site and be well screened.~~
- Applications for tennis courts will not be supported on heavily vegetated or steeply sloping sites or where ~~associated vegetation removal will cause~~ the tennis court ~~or surrounding buildings to become~~ will be visually prominent when viewed from the Great Ocean Road, Bells Beach or from other significant public viewing points.
- ~~Tennis courts of all surface types (whether grass or artificial, permeable or non-permeable) be defined as a hard surface area for the purposes of this policy.~~

Building Design

~~Architectural form, massing and articulation of dwellings should complement or add to the elements which give coastal settlements their distinctive 'beach and bush' style character.~~

It is policy that:

- The site analysis and design response should provide the basis for the design and assessment of all proposed buildings and works.
- The architectural form, massing and articulation of dwellings ~~Buildings should be designed and sited to~~ complement or enhance the distinctive coastal or bush character of the streetscape and general area in which they are located of the locality.
- ~~Dwellings should be oriented and designed to make best use of natural ventilation, daylight and solar energy.~~

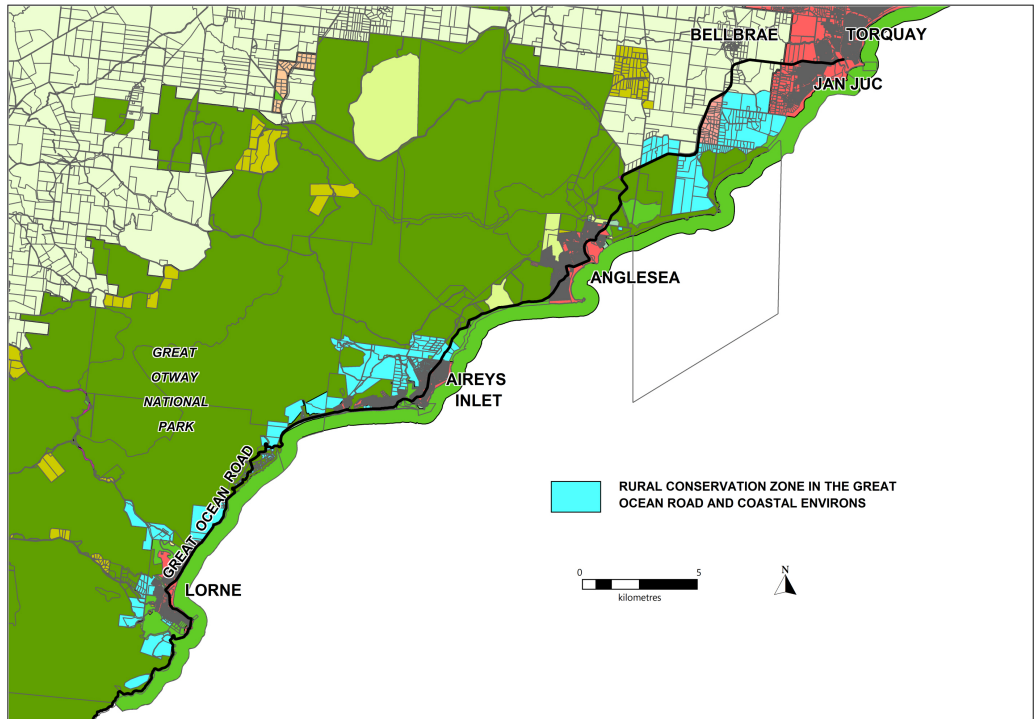
- ~~▪ Relocated dwellings will be subject to the same requirements regarding building design, materials, and colours as new dwellings. Approval to place a relocated dwelling on a property will be subject to conditions requiring that the external appearance and materials be upgraded to complement the streetscape, and that all improvements must be completed within six months of the date of relocation.~~

Fences

It is policy that:

- The height, design and materials of fences should complement the character of the streetscape and locality.
- In environmentally or visually sensitive areas, ~~or where consistent with the prevailing character of the locality,~~ fences should be of timber post and wire construction.
- The use of brick, stone, masonry or sheet metal as a fence panel material is discouraged.
- ~~▪ The construction of front fences is discouraged, except where consistent with the prevailing character of the streetscape.~~
- ~~▪ Front fences should not exceed a maximum height of 1.5 metres and if greater than 1.0 metre in height must be designed or constructed of permeable materials which allow filtered views into the garden from the street.~~

Map 1 to Clause 22.04 – ~~Habitat Envelope Area, Bells Beach to Point Addis~~ Rural Conservation Zone in the Great Ocean Road hinterland – (shaded)



~~Map 2 to Clause 22.04 – Habitat Envelope Area Big Hill (shaded)~~



Map 3 to Clause 22.04 – Habitat Envelope Area, Cathedral Rock to Cumberland River (shaded)

