

22.02

04/02/2016
VC127

ENVIRONMENT

22.02-1

03/12/2009
C21

Coastal Areas

This policy applies to all land adjacent to the coastline including the area affected by the Environmental Significance Overlay Schedule 1.

Policy Basis

The coastal areas of the municipality are a major natural, economic and environmental resource. The MSS recognises the need to protect, conserve, manage and develop the coast in a sustainable environmental and economic manner. The MSS also recognises the need to ensure that any developments on the coast that optimise tourism potential must do so in a manner which recognises the sensitive nature of these assets

It is policy to recognise the:

- Natural character of the coastal area, which is of special cultural value to the municipality and to visitors from elsewhere.
- Importance of the coastal zone to Aboriginal people, in particular traditional uses and Aboriginal culture.
- Dynamic, complex and interconnected nature of biological and physical processes in the coastal zone (terrestrial and marine).
- Susceptibility of the coast to the effects of natural events, including sea-level rise.
- Importance of good water quality to marine ecosystems.
- Importance of maintaining representative or significant natural ecosystems and sites of biological importance, biodiversity and indigenous coastal flora and fauna.
- Protection of coastal sites and features of cultural and historic value is of State and regional importance.
- Coast as a major economic asset.
- Desire of the community for allocation of space and resources in the coastal area for a variety of recreation and commercial fishing opportunities.
- Economic and social values of tourism and recreation in the coastal area in general.
- Importance of public access to and along the coast consistent with protection of natural coastal values, systems and processes.
- Coastal environment as being affected by activities, uses and development occurring outside the coastal area.

Objectives

- To protect the natural and cultural values of the coast.
- To use and develop the coast in a sustainable manner.
- To share responsibility for the integrated management and protection of the coastal zone.
- To recognise the Regional Coastal Context Statement.

Policy

It is policy that:

- The coast will be protected by an Environmental Significance Overlay.
- All development should be in accordance with any adopted coastal action plan.
- The development or draining of limestone depressions is discouraged.
- The further clearing of remnant indigenous vegetation is discouraged.
- Buildings and structures should not exceed 8.0m above natural ground levels
- All buildings and structures should utilise non-reflective exterior colours and materials that complement and blend with the natural features and elements of the surrounding coastal environment
- All development should provide substantial landscaping using environmentally suitable plant species in order to screen and blend development with coastal environs.
- All development should be visually complimentary to the landscape setting
- Additional access roads leading to or running parallel with the coastline should be discouraged
- The further development of buildings and structures for agricultural, residential, commercial or industrial purposes on sand dunes or free hold properties should be discouraged.
- Soil removal and excavation close to the boundary of the coastal reserve should be discouraged.

Reference documents

Moyne Coastal Management Plan (1996).

22.02-2

19/01/2006
VC37

Rare and Threatened Species

This policy applies to all land.

Policy Basis

Sites of Victorian Rare or Threatened Species of Flora and Fauna have been identified and mapped in the municipality. State Policies on the environment and the MSS recognise the need to protect these sites from land uses or development that would have an adverse impact. The intent of this policy is to give consideration to the importance of these sites as part of the planning permit process.

Objectives

- To maintain and enhance biodiversity in Moyne.
- To recognise the location of Victorian Rare and Threatened Flora and Fauna Species including but not limited to those listed under Schedule 2 of the Flora and Fauna Guarantee Act 1988.
- To maintain and enhance the habitat, particularly the critical habitat, of Victorian Rare and Threatened Flora and Fauna species including but not limited to those listed under Schedule 2 of the Flora and Fauna Guarantee Act 1988.

Policy

It is policy that in considering a planning permit application:

- The responsible authority refers to 'Selected Biodiversity Components - LGA of Moyne' DNRE, May 1996 to determine whether the land could potentially contain the habitat of a Victorian Rare and Threatened Flora or Fauna species.
- Should the land be identified to potentially contain the habitat of a Victorian Rare and Threatened flora or fauna species, the responsible authority shall obtain comment from the Department of Natural Resources and Environment and other appropriate bodies, to determine whether and under what conditions the proposed development should proceed.
- Clearing of remnant vegetation and habitat corridors in areas identified as habitat for Victorian Rare and Threatened Flora or Fauna species will be strongly discouraged.

Reference Documents

Department of Natural Resources and Environment (1996) Selected Biodiversity Components - LGA of Moyne. Prepared by Natural Resource Systems.

Department of Natural Resources and Environment: Flora and Fauna Action Statement Number 9 'Hooded Plover'

Department of Natural Resources and Environment: Flora and Fauna Action Statement Number 43 'Orange Bellied Parrot'

22.02-3
19/01/2006
VC37

Potential for Ground Water Recharge

This policy applies to all land.

Policy Basis

The MSS refers to areas along the coast and to the west of the municipality, which have been identified as high potential recharge areas. This matter should be taken into consideration in regards to developments which have the potential to impact upon the water table.

Objectives

- To identify areas subject to high ground water recharge.
- To ensure development is compatible with site capability and that native vegetation is retained.

Policy

It is policy that:

- Mapped Salinity Discharge and Potential for Recharge within the Moyne Shire Draft Map shall be used as a guide to identify areas within the municipality that are High Potential Recharge Areas.
- Applications for significant developments within High Potential Recharge areas, including multi-lot subdivisions which are not proposed to be connected to reticulated sewer, should be referred to the Department of Natural Resources and Environment, to determine whether further information should be submitted in relation to the likely impact of the development on the recharge area.

- The comments of the Department of Natural Resources and Environment shall be taken into account when considering permit applications.
- Maintenance of existing vegetation, tree planting and establishment of deep rooted, high water-use pastures species shall be encouraged to reduce rain fall accessions to the water table in High Potential Recharge Areas.

Reference Documents

Victoria. (1997) Mapped Salinity Discharge and Potential for Recharge within the Moyne Shire - Draft Map. Prepared by Department Natural Resources and Environment, Centre for Land Protection Research, Bendigo.

22.02-4
19/01/2006
VC37

Susceptibility to Mass Movement

This policy applies across the municipality.

Policy Basis

The MSS recognises that some areas of Moyne, particularly to the east and north, have been identified as susceptible to mass movement or landslip. This matter should be taken into consideration in regards to developments which have the potential to be affected by this type of erosion or which could increase potential for erosion.

Objectives

To protect areas prone to erosion by minimising land disturbance and vegetation loss.

Policy

It is policy that:

- Areas susceptible to mass movement within the Shire should be identified and the means of stabilising such areas should be investigated.
- Applications within areas identified as susceptible to erosion are to be accompanied by plans showing the gradient of the site, the extent of any existing erosion, the extent of any proposed earthworks and the means proposed to stabilise disturbed areas.
- Within areas susceptible to mass movement comment be sought from the Department of Natural Resources and Environment to determine the extent of susceptibility to erosion.
- Any necessary earth works should be undertaken in accordance with advice from the Department of Natural Resources and Environment.

Reference Documents

Susceptibility to Mass Movement (Landslip) within the Moyne Shire - Draft Map.

22.02-5
19/01/2006
VC37

Pest Plant Management

This policy applies to all land in this planning scheme.

Policy Basis

The spread of pest weeds is a major environmental issue. The MSS identifies the need to control the spread of pest weeds and ensure their removal.

Objectives

To contain the spread of noxious and pest weeds and to progressively reduce the areas affected.

Policy

It is policy that the responsible authority will take into account the management and removal of pest weeds on land and where possible, include conditions or requirements to achieve the objectives of this policy.

22.02-6

06/09/2007
C17

Steep Land

This policy applies to all land having a slope greater than 20%.

Policy Basis

The MSS refers to the existence of slopes in excess of 20%. In these areas it is important that building should be discouraged and removal of vegetation minimised.

Objectives

To ensure that the use and development of land with a greater than 20% slope takes into account environmental constraints such as erosion and fire hazards.

Policy

It is policy that:

- The design and location of buildings and works should ensure that there is no increase in the potential for erosion or land slip.
- The need for earthworks is minimised and any necessary earth works are undertaken in accordance with advice from the Department Natural Resources & Environment.
- Removal of natural vegetation is minimised.
- The location and design of access roads or drives should cause minimum visual impact and should be generally in accordance with advice from the Department of Natural Resources & Environment.
- The design and siting of buildings and works should minimise the risk of loss of life and property in the event of a wildfire.

22.02-7

19/01/2006
VC37

Hilltop and Ridgeline Protection

This policy applies to any buildings and works on significant hilltops and ridgelines.

Policy Basis

The MSS identifies the natural landscape of the municipality as an important asset that requires protection from inappropriate use and development. Hilltops and ridgelines are seen in the distance throughout the municipality. The visual and environmental implications of development along these natural features can destroy the attractiveness and environmental qualities of the area and is to be discouraged.

Objectives

- To protect areas of environmental and visual significance from inappropriate development.
- To limit development on prominent ridges and hilltops.
- To encourage the protection and revegetation of landscape features.
- To contribute to the protection of the environmental qualities of hill tops and ridgelines.

Policy

- It is policy that the environmental, landscape and visual significance of hilltops and ridgelines should be considered in assessing applications for new uses and development.

22.02-8

19/01/2006
VC37

Flora and Fauna Local Policy

This policy applies to flora and fauna

Policy basis

Flora and fauna should be recognised not only for its ecological significance but also for its economic and cultural significance. Most of the Shire has been cleared for agriculture and the Shire contains limited areas of its natural vegetation cover. The protection and management of the bushland reserves is important to provide a diversity of flora and wildlife refuge areas and habitat. There is a need for greater revegetation and management of pest plants and animals to address areas of degraded land.

Objective

To protect and enhance flora and fauna communities throughout the Shire.

Policy

It is policy that:

- The protection, conservation and enhancement of ecological communities hosting native flora and fauna should be encouraged.
- Coordinated management and action between all agencies with environmental responsibilities in the Shire to improve biodiversity should be encouraged.
- Wildlife survival should be encouraged through the establishment and protection of wildlife corridors, areas and biolinks.
- Subdivision and the development of housing within areas of native vegetation should be considered subject to the owner of the land entering into an agreement with Council

pursuant to Section 173 of the Planning and Environment Act 1987. The purpose of such an agreement will be to ensure the long term protection of the vegetation.

22.02-9 Public Land

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The Shire contains significant areas of public land, including the many parks and reserves, roadsides and along the coastline where public land reserves vary in width from a relatively thin line between low and high water mark to a few hundred metres inland from the low water mark. Roadside vegetation is very important in maintaining and restoring connectivity to the fragmented parcels of public land, which is important for the survival of many species. Accordingly, there is the need to recognise the public land resource and ensure that it and adjacent private land are properly managed. The mismanagement of the public land can affect a broad range of qualities from tourism to the health of the natural ecosystem.

Objective

To integrate public land management with private land management.

Policy

It is policy that:

- Public land should be managed in a manner which is compatible with adjacent private land and vice versa.
- The establishment of woodlots on cleared public land where appropriate is encouraged
- The development of whole farm plans for properties adjacent to public land is encouraged.
- The development of biolinks and fire breaks on private land adjacent to public land is encouraged where appropriate.
- Responsibilities in respect to the management of public land are clearly known and ensured.
- Support is given to the establishment of a register of public land assets including details on responsibility for managing and maintaining such land including responsibilities for maintenance, usage, fire control and the issue of grazing and wood collection licenses.
- Much of the public land in the Shire is recognised as being of environmental significance and is an important home to many native flora and fauna species.
- The revegetation of areas of public land is encouraged using local species when creating or rehabilitating corridors.
- The phasing out of grazing on all roadsides and public bushland reserves which have a potential for regeneration is encouraged.
- Public land should be accessible to the community.
- The implementation of the fire prevention plan on public land is supported.
- The provision and construction of infrastructure on public land for community purposes is encouraged.
- The provision of recreation facilities on public land is encouraged.

22.02-10 Management of Coastal Landscapes

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This policy applies to all non-urban land shown on Maps 1 and 2 Moyne Shire Coastal Landscapes Character Types and Areas, forming part of this Clause.

Policy Basis

Victoria's coastal landscapes are some of the most spectacular in the country. These coastal landscapes and their hinterlands are highly valued by the community for their visual, environmental and cultural qualities, and as well as being productive agricultural land.

The State Planning Policy Framework seeks to protect coastal areas through the Victorian Coastal Strategy 2014. The Great Ocean Road Region Landscape Assessment Study 2003 and the Coastal Spaces Landscape Assessment Study 2006 aims to implement relevant objectives established within the Victorian Coastal Strategy 2002 and the Coastal Management Act 1995 by providing recommendations to manage and protect visually significant landscapes across most of Victorian Coastline.

This Local Policy seeks to ensure that land use and development responds to the landscape character and Preferred Character directions as identified in both the Great Ocean Road Region Landscape Assessment Study 2003 and the Coastal Spaces Landscape Assessment Study 2006, and the MSS. This Policy provides guidance on how development in coastal areas should respond to the natural environment and rural and built form elements that make up the landscape character of the shire. These elements include elements include vegetation, key views and vistas, settlements, coastal areas between settlements, hinterland areas between settlements and infrastructure.

Objective

To ensure that coastal related development responds appropriately to the landscape setting, character and desired Preferred Character directions outlined in Clause 21.06-4.

To maintain locally significant views and vistas that contribute to the character of the coastal and coastal hinterland region.

To ensure that development is subordinate to the natural, visual and environmental landscape character and significance.

To implement the recommendations of both the Great Ocean Road Region Landscape Assessment Study 2003 and the Coastal Spaces Landscape Assessment Study 2006.

To respond to the desired future landscape character directions and management guidelines for each of the Landscape Character Areas outlined in the Great Ocean Road Region Landscape Assessment Study 2003 and the Coastal Spaces Landscape Assessment Study 2006.

Refer to Maps 1 and 2 for delineation of the Landscape Character Types and Areas.

Policy

It is policy to:

Vegetation

- Protect and enhance indigenous vegetation, particularly:
 - at roadsides, in riparian strips and at the edge of waterways,
 - at the coastal edge and,
 - on hill slopes viewed from main roads and settlements.

- Replace indigenous trees lost where unavoidable, with indigenous trees that will grow to a similar size, either on site or nearby.
- Encourage the planting of indigenous vegetation for rehabilitation works.
- Use appropriate indigenous species or non-invasive native / exotic plantings that are already a feature of the area for landscaping around developments.
- Retain existing shelterbelts and exotic feature planting where it is a feature of the area.
- Replace shelterbelts or exotic feature plantings that are lost, old, degraded or incomplete with the same species or an alternative non-invasive species.
- Protect and enhance indigenous vegetation on hillsides in the west and north of the Lake Yambuk to Port Fairy Coast Landscape Area in corridors that link to or are adjacent to waterbodies such as Lake Yambuk and Fitzroy Outlet.
- Ensure that indigenous coastal vegetation in the Lake Yambuk to Port Fairy Coast Landscape Area is the dominant feature of the coastal landscape.
- Retain existing shelterbelts and replace degraded or incomplete shelterbelts in the Lake Yambuk to Port Fairy Coast, Port Fairy to Warrnambool Coast and Western Coastal Cliffs Landscape Areas with the same species or an alternative species suitable to the local area.
- Screen commercial timber plantations that are located adjacent to either the Great Ocean Road or the Princes Highway with a minimum 20 metre wide indigenous or native vegetation buffer including understorey.

Key Views and Vistas

- Protect locally significant views and vistas that contribute to the character of coastal and coastal hinterland areas, including:
 - scenic vistas from publicly accessible locations (e.g. ‘gateway’ views at topographic rises along a road, roads that terminate at the coast, and formal scenic lookouts) and,
 - views from important access corridors (e.g. main roads and tourist routes, walking tracks and recreation trails).
- Locate any development outside settlements sparsely, siting buildings and structures in previously cleared areas to avoid the loss of existing vegetation.
- Locate buildings and structures away from watercourses to allow for a substantial riparian zone and screen with vegetation.
- Design and site structures to minimise the loss of canopy trees and understorey wherever possible and maximise the area on a lot able to support vegetation.
- Set back buildings, structures and other developments from important viewing corridors (outside settlements).

Edges of Settlements

- Retain undeveloped breaks between settlements by focussing further development within existing township boundaries.
- Utilise existing landscape features, where they exist, (e.g. topography, vegetation coverage, vistas) to define edges to settlements, protecting the surrounding landscape character.
- Site development to minimise views of the buildings and structures from road corridors, with the exception of built form that has been traditionally located adjacent to the road (e.g. small dairying structures).

Coastal Edges of Settlements

- Scale the height and form of new development at the coastal edge of settlements to be sensitive to surrounding development, the surrounding landform and the visual setting of the settlement, particularly when viewed from the foreshore.
- Support a hierarchy of built form within coastal settlements, with lower buildings adjacent to the foreshore and higher buildings away from the foreshore.
- Maintain public access to the foreshore.
- Prevent overshadowing of the public foreshore of settlements.

Ridges and Hill Slopes

- Discourage development on prominent ridgelines, particularly those close to the coast.
- Ensure that in steep locations or prominent hill faces where development is unavoidable:
 - site development in the lower one third of the visible slope, wherever possible;
 - set buildings and structures among existing vegetation, and/or establish gardens of locally appropriate species;
 - design buildings to follow the contours or step down the site to minimise earthworks and;
 - articulate buildings into separate elements, and avoid visually dominant elevations.

Between Settlements – Coastal Locations

- Retain the natural and undeveloped character of the coastal strip between settlements by avoiding or carefully siting and designing development.
- Confine development to existing coastal settlements wherever possible and avoid any ribbon developments or development atop cliffs, coastal landforms visible from roads, beaches and recreation locations.
- Minimise the visual prominence and intrusion of developments in coastal locations.
- Protect the primary dune and prominent locations overlooking the coast from development.
- Set buildings or structures back from the foreshore, coast and natural coastal landforms. Where development within the coastal strip cannot be prevented (e.g. development for essential public purposes):
 - site developments on the inland slope of dunes so that buildings do not protrude above the dune ridgeline;
 - set buildings and structures among existing vegetation, maximising the retention of coastal vegetation;
 - utilise appropriate indigenous vegetation to further integrate the development with the landscape;
 - design buildings to follow the contours or step down the site and avoid visually dominant elevations;
 - limit the extent of overlooking of the foreshore; and
 - locate driveways and paths away from the foreshore.
- Limit change to the vegetated character of coastal areas by:
 - siting developments away from vegetated areas and dunes;
 - siting developments in areas of low visibility (e.g. low in inland slopes) and avoiding any locations on ridgelines; and

- using darker colours (e.g. green, brown, black) and low-reflectivity materials
- Set development back in flatter locations (e.g. adjoining inlets), to minimise visual intrusion and retain a dominant natural character within 500 metres of the edge of the coast.
- Ensure building design responds to the natural setting in relation to siting, materials and colours. Use materials durable in the coastal environment, and colours that complement the coastal environment and minimise contrast with the surrounding landscape.
- Locate site servicing and access away from landscape features and areas of high visibility, and avoid the loss of vegetation.
- Minimise and clearly define pedestrian and vehicular access to the building through the coastal landscape.
- Develop substantial landscaping around buildings in open landscapes using indigenous coastal vegetation.
- Minimise visual clutter of the hinterland landscape with built development to retain and open spaces that provide views to the coast, capes and hinterland.
- Retain natural landforms and indigenous vegetation as an essential component of the character of the rural hinterland.
- Avoid any development on the coastal side of the Great Ocean Road.
- Design development so that it is not visible above the coastal vegetation when viewed from the Great Ocean Road.

Between settlements – Hinterland Locations

- Locate buildings to minimise visibility from main road corridors and key public use areas.
- Maintain clutter free views along highways and key touring routes outside settlements by preventing or carefully siting buildings, structures and signage.
- In open rural areas, set buildings back long distances from roads and/or group buildings in the landscape among substantial landscaping of indigenous or non-invasive exotic / native feature planting (including existing shelterbelts).
- Maximise the undeveloped area of a lot able to support vegetation. Use permeable surfacing for all unbuilt areas to minimise surface run-off and to support vegetation.
- Retain trees that form part of a continuous canopy beyond the property, and plant new trees in a position where they will add to such a continuous canopy.
- Use locally appropriate indigenous vegetation or native / exotic feature planting to delineate property boundaries, instead of fencing. If fencing is necessary, this should be of an open style and not visually obtrusive (e.g. post and wire style traditionally used in rural areas).
- Ensure building design strongly responds to the natural setting in relation to siting, materials and colours.
- In prominent and highly visible locations, construct buildings and structures of materials that reduce distant visibility and avoid the use of bright coloured and/or highly reflective materials.
- Prevent ribbon development along main roads and key touring routes.
- Ensure development within the Lake Yambuk to Port Fairy Coast, Port Fairy to Warrnambool Coast and Western Coastal Cliffs Landscape Areas:

- Mirror traditional homestead clusters and reduce the impact of development on large areas of the landscape by grouping buildings in the landscape, and setting buildings back long distances from roads, with landscaping.
- Retain existing dry stone walls.
- Site buildings and structures away from landscape features such as rocky outcrops wherever possible.
- Ensure development within the Port Fairy to Warrnambool Coast Landscape Area:
 - Ensure the retention of an open plain surrounding the ‘Woodbine’ estate.
 - Ensure a reduction in visually cluttered advertising at the Dennington entrance and ensure no visual clutter along the Princes Highway and abutting land.
- Ensure that development between the Princes Highway and the crater rim of Tower Hill and at the southern edge of Koroit is sited and designed to minimize visibility at the skyline of Tower Hill and does not dominate views from within and into the Tower Hill reserve.
- Ensure that development does not detract on the open pasture character and scenic backdrop provided by scenic landscapes such as Tower Hill or the coast.
- Site buildings and structures away from geological features such as volcanic cones, craters and lakes, wherever possible.
- Ensure that low density and rural residential development:
 - Use permeable surfacing for all unbuilt areas to minimise surface run-off and to support vegetation.
 - Retain trees that form part of a continuous canopy beyond the property, and plant new trees in a position where they will add to such a continuous canopy.

Signage

- Minimise the visual impact of signage and avoid further visual clutter across the landscape, such as large, visually intrusive or brightly coloured signage.
- Group signage at particular locations to minimise visual impact, avoid signage clutter, and to maintain scenic out-views.
- Locate advertising signage away from entrances and exits to settlements wherever possible.
- Locate all signage on the landward side of the Great Ocean Road.

Infrastructure

- Minimise the visual impact of infrastructure, and avoid visual clutter across the landscape.
- Site infrastructure away from highly scenic locations, key views and near-coastal locations, or in the case of powerlines and other utility services be underground, wherever possible.
- Locate power lines, access tracks and other infrastructure in areas of low visibility, preferably in previously cleared locations.
- Use materials that minimise contrast with the surrounding landscape and avoid distant visibility.
- Use vegetation to screen infrastructure from key viewing corridors and public use areas.
- Develop a landscape plan utilising appropriate plant species, and demonstrating how the affected area will be screened and remediated after development with all new infrastructure development.

- Locate and screen large buildings and structures such as very large sheds, transmission lines and cleared easements etc to minimize visibility from the Great Ocean Road and key viewing locations.

References

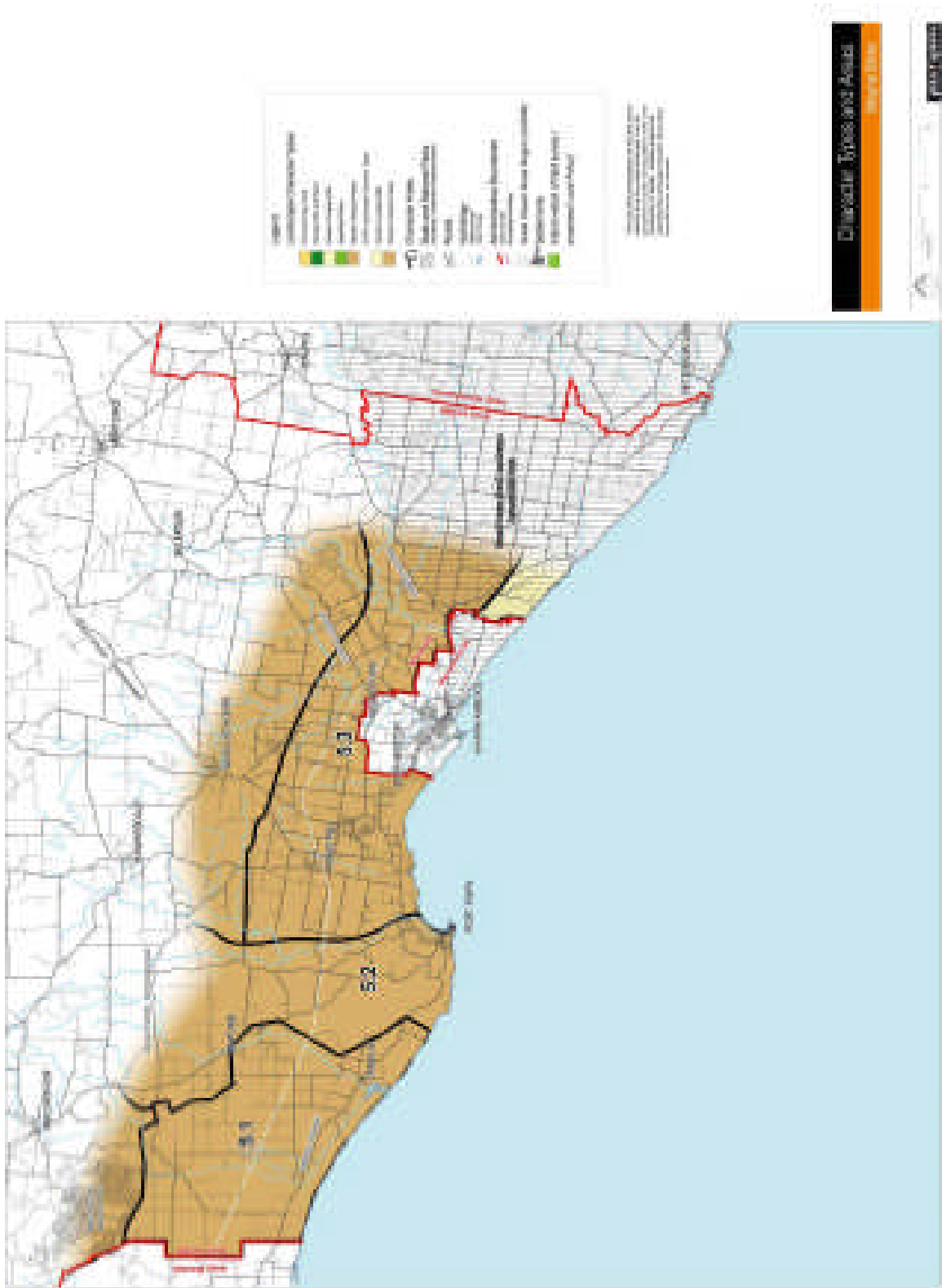
State Overview Report, Coastal Spaces Landscape Assessment Study (Planisphere, 2006)

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Great Ocean Road Region Landscape Assessment Study (Planisphere, 2003).

The Siting and Design Guidelines for Structures on the Victorian Coast (Victorian Coastal Council, 1998).

Map 1: Moyne Shire Coastal Landscapes Character Types and Areas Map – Coastal Spaces Landscape Assessment Study, 2006



Map 2: Moyne Shire Coastal Landscapes Character Types and Areas Map – Great Ocean Road Region Landscape Assessment Study, 2003

