

22.04 SCENIC LANDSCAPES AND ENVIRONMENTAL ASSETS

12/04/2018
C121

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

- Rural Conservation Zone (RCZ) 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)
- Schedule 1 to the Significant Landscape Overlay (SLO1); and
- Schedule 1 to the Vegetation Protection Overlay (VPO1).

22.04-1 Protection of scenic landscapes and environmental assets

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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 qualities. This policy is designed to ensure that appropriate measures are in place to protect and enhance the coastline and Great Ocean Road environs.

This policy seeks to preserve the unique character, amenity and environmental features of the coastal areas visible from the Nationally significant Great Ocean Road and internationally significant Bells Beach by retaining native vegetation cover, protecting viewsheds and encouraging 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.

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 natural landscape features along the Great Ocean Road and 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 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.

Strategies

Site analysis and design response

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 locality and site.
 - Demonstrate how the proposal minimises its visual prominence where the property is visible from the Great Ocean Road or is within the Bells Beach hinterland.

Vegetation Cover

The distinctive vegetation characteristics of 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 and landscape character.

It is policy that:

- Building footprints and hard surface areas should be 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;
 - 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.
- In areas where there is little or no vegetation cover, a landscape plan should be submitted that provides for the planting of new vegetation which complements the landscape character of the 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 “*Weeds of the Surf Coast Shire(2014)*” 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 development 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 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 on 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 in locations susceptible to erosion or inundation.
- Be sit 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.

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);
 - Buildings should not protrude above ridge lines;
 - Building heights should not cause a building to be visually prominent in coastal viewsheds or when viewed from the Great Ocean Road, Bells Beach or any significant public viewing point;
- 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.

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

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.

Tennis Courts

It is policy that:

- Applications for tennis courts will not be supported on heavily vegetated or steeply sloping sites or where the tennis court will be visually prominent when viewed from the Great Ocean Road, Bells Beach or from other significant public viewing points.

Building Design

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 should complement or enhance the distinctive coastal or bush character of the locality.

Fences

It is policy that:

- The height, design and materials of fences should complement the character of the locality.
- In environmentally or visually sensitive areas, 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.

Map 1 to Clause 22.04 – Rural Conservation Zone in the Great Ocean Road hinterland

