

21.02 SETTLEMENT, BUILT ENVIRONMENT, HERITAGE AND HOUSING

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This Clause provides local content to support Clause 11 (Settlement), Clause 12.02 (Coastal Areas), Clause 13 (Environmental Risks), Clause 14 (Natural Resource Management), Clause 15 (Built Environment and Heritage), Clause 16 (Housing), Clause 17 (Economic Development) and Clause 19 (Infrastructure) of the State Planning Policy Framework.

21.02-1 Issues

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Relatively strong population growth within the coastal towns is expected to continue for the foreseeable future due to sustained interest in the region's natural environment.

Torquay-Jan Juc is the only coastal town in the Shire with capacity to accommodate substantial growth. Winchelsea also has the capacity and infrastructure to accommodate growth.

Growth of the coastal towns from Anglesea through to Lorne is limited by physical, environmental and bushfire constraints, including the Great Otway National Park and the desire to retain the natural scenic coastal landscape settings between these urban settlements.

The Surf Coast Shire is within one of the most vulnerable bushfire prone regions in the world and forested land presents a bushfire threat to the hinterland towns of Deans Marsh and Bellbrae and the coastal towns of Anglesea through to Lorne, including the western edge of Jan Juc.

Development pressure and insensitive suburban style development are threatening the character of the coastal towns valued by residents and visitors alike.

Insensitive and inappropriate development often results from a poor understanding of local character, stemming from an inadequate analysis of the context in which a property is located.

Substantial swelling of the coastal population is experienced over the summer season from tourists and absentee holiday home owners. Peak overnight populations are estimated to almost triple during this time, with significant changes in household structures and demands for services and facilities.

A significant proportion of dwellings in the coastal towns are not permanently occupied, serving as holiday homes.

The settlements are highly car dependent communities with limited public transport services throughout the Shire and within townships.

Outdoor entertainment and recreation opportunities are an important aspect of both the desirability and liveability of the Surf Coast region.

Increasing pressure for the establishment of large format retail premises (e.g. supermarkets, discount department stores, bulky goods retail outlets) within and outside designated activity centres.

There are limited and poorly designed pedestrian and cycle paths throughout and between the settlements.

Peak summer car parking demands within coastal townships are much greater than in the winter months.

Loss of heritage places within coastal townships due to urban growth and development, particularly redevelopment at higher densities.

Redevelopment that is not sympathetic to the character and values of heritage places.

21.02-2 Objectives08/03/2018
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To support a strong hierarchy of multi-functional, attractive, accessible activity centres across the municipality that can deliver the best possible facilities to residents and visitors and that maintains a vibrant and sustainable local economy.

To encourage a variety of entertainment and recreational opportunities across the municipality which are compatible with the social, economic and cultural characteristics of the local community.

Settlement Patterns

To ensure that urban development minimises the impact on the environment and the impact from environmental risks are minimised, makes efficient use of land, infrastructure and resources, and is concentrated in accessible locations.

Neighbourhood Character

To protect the individual coastal township character values of low urban density, recessive built form, vegetated coastal landscapes and ecological values of the natural environment from inappropriate urban development.

Heritage

To conserve the cultural heritage of the Shire to enhance the community's appreciation of the history and development of this region.

Open Space and Infrastructure

To ensure that open space is landscaped and developed in a manner that is consistent with the character of the local area and incorporates bushfire mitigation measures where relevant.

To build on the existing transportation system in a manner that reduces car dependence, encourages walking and cycling for local trips, integrates pathways with public transport and public open space and manages the summer tourist / holiday peaks.

To facilitate the timely provision of a range of community and recreation facilities to meet the needs of local residents, and to promote community health and cohesion.

21.02-3 Strategies08/03/2018
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- Ensure activity centres are designed and scaled to embrace the local character of the township or neighbourhood in which they are located.
- Facilitate a diversity of uses and activities within activity centres to support local employment opportunities which will make towns more self-contained and thus reduce motor vehicle dependency.
- Encourage the provision of a horizontal and vertical mix of uses within activity centres, including active uses at ground floor level and offices and apartments at upper floors, where appropriate.
- Provide a flexible built form, complementary to the local character, that can evolve over time to meet current and future requirements.
- Facilitate diverse residential opportunities including medium density housing, affordable housing and housing for the aged close to activity centres in appropriate locations.

- Where appropriate, facilitate the establishment of neighbourhood activity centres in new growth areas, providing a range of retail, commercial and community facilities to service local residents.
- Ensure the built form of large format retail premises are integrated into the surrounding area by being ‘sleeved’ by smaller retail units (e.g. shops, cafes) that are consistent with the prevailing rhythm and scale of the street and have active frontages.
- Limit the visual impact of large at-grade car parks from main roads by placing them to the side or rear of buildings and breaking up large areas of parking with landscaping and shade trees.
- Ensure landscaping, including the provision of shade trees, is integrated with the design of car parking areas, open space and streets.
- Require the provision of car parking spaces in all centres to meet the projected usual demand, not peak (seasonal) demand.
- Optimise the efficient use of land through maximising opportunities for basement and roof top parking, on-street parking and the sharing of car parking areas between uses within a centre.
- Ensure activity centres are easily accessible by pedestrians, cyclists and public transport from surrounding residential areas.
- Facilitate a high level of pedestrian permeability and amenity within activity centres.
- Provide bicycle storage facilities in easily identifiable locations.
- Ensure that advertising signage is consistent with the surrounding urban context in terms of scale, format, materials, colours and illumination and is designed to minimise visual clutter through integrating into the overall building form of the development.
- Ensure electronic gaming machines are located so as not to be detrimental to the social, economic and cultural wellbeing of the community.

Settlement Patterns

- Designate Torquay-Jan Juc and Winchelsea as the major urban growth centres for the Shire.
- Maintain clear non-urban breaks between townships, particularly Geelong and Torquay and the coastal settlements.

Neighbourhood Character

- Ensure residential development densities are compatible to the protection of the indigenous vegetation and the historic neighbourhood character of the Surf Coast settlements.
- Encourage a coastal style of urban form within all coastal towns and coastal localities in all developments.
- Recognise the key role vegetation plays in defining township character and in softening urban development.

Heritage

- Promote the preparation of conservation management plans for key or complex heritage places prior to seeking planning and building approvals and the commencement of works

Open Space and Infrastructure

- Give priority to the use of indigenous planting in the landscaping of open space and complement this with public artwork where appropriate that is reflective of the locality.
- Avoid landscaping in a connected, continuous form where open space networks are linked to or within close proximity to a bushfire hazard.
- Encourage the delivery and coordination of public transport to best meet the needs of the community both locally and regionally.
- Ensure the provision of open space in all new subdivisions has particular regard to identifying specific community needs.
- Make provision for the distribution of social infrastructure within community hubs across townships to meet local needs and ensure accessibility for all

21.02-4 Implementation

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The strategies will be implemented by:

Using policy and the exercise of discretion

Requiring neighbourhood character of the coastal towns of Torquay-Jan Juc through to Lorne to be considered in all development application within these settlements.

Using the Streetscape and Landscaping Policy, Clause 22.02 to advance the preferred neighbourhood and streetscape character of urban areas.

Requiring new development and external alterations of existing buildings to be consistent with the Statement of Significance of the relevant heritage place as listed in the Surf Coast Shire Heritage Study Stage 2B – Statements of Significance, July 2009 incorporated document.

Requiring new works (external painting, internal alterations and changes to the mature garden setting) at 1135 Barrabool Road, Barrabool to take into consideration the 'Barrabool Uniting (formerly Presbyterian) Church and Manse: Heritage Assessment, 2014' reference document.

Requiring operation and management plans for the ongoing servicing and maintenance of relevant infrastructure, including drainage systems, open space, landscaping and road reserves.

Requiring a range of lot sizes in greenfield subdivision to encourage housing diversity and to avoid future applications for battleaxe subdivision.

Strongly discouraging the establishment of large format retail premises outside designated activity centres.

Using the Gaming Policy (Clause 22.08) to ensure that the use or installation of electronic gaming machines does not have a negative impact on the culture or character of a township or exacerbate problem gambling.

Applying zones and overlays

Applying Design and Development Overlays to Torquay and Jan Juc to ensure development contributes to the preferred neighbourhood character.

Applying a Neighbourhood Character Overlay to Lorne, Anglesea, Aireys Inlet and Fairhaven to protect the coastal character of these towns.

Applying a Design and Development Overlay to Moggs Creek and Eastern View to protect the coastal character of these towns.

Applying a Significant Landscape Overlay to protect the low density vegetation character of Anglesea and Lorne.

Applying a Significant Landscape Overlay to protect the vegetation landscape of central Torquay and Jan Juc.

Applying a Significant Landscape Overlay to protect the Barwon River landscape in Winchelsea.

Applying an Environmental Significance Overlay to protect significant vegetation and habitat in the coastal towns of Torquay/Jan Juc, Anglesea, Aireys Inlet, Fairhaven, Moggs Creek and Lorne).

Applying a Heritage Overlay to protect heritage places of significance.

Undertaking further strategic work

Monitoring the supply and demand of residential and industrial land to ensure that adequate land availability is maintained.

Regularly reviewing the Torquay-Jan Juc and Winchelsea Structure Plans to ensure the appropriate planning for, and capacity to, accommodate urban growth in these townships.

Other actions

Developing sustainable urban coastal design and subdivision guidelines to inform the implementation of policy and for use as educational material.

Completing the assessment of the level of heritage significance of nominated heritage sites, and undertaking a further scoping study to determine any additional places of potential significance.

Planning for the provision of cycle storage facilities at public transport nodes to encourage multi-purpose trips.

Planning for the provision of safe, informal car parking overflow areas to meet short term peak parking demands over the summer tourist period.

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Reference documents

Torquay/Jan Juc Retail Strategy (2011)

Surf Coast Shire - Gaming Policy Framework (2008)

Surf Coast Shire Rural Strategy (2007)

Barrabool Uniting (formerly Presbyterian) Church & Manse: Heritage Assessment (2014)

Surf Coast Shire Biodiversity Mapping Project (SCS, DELWP, CCMA, 2014)

Neighbourhood Character Studies and Structure Plans (Lorne, Aireys Inlet to Eastern View, Anglesea and Torquay/Jan Juc)

Surf Coast Open Space Strategy (2004)

Surf Coast Housing Strategy (2006)

Regional Bushfire Planning Assessment, Barwon South-West Region (DPCD 2012)

Indigenous Planting Guide, (2003)