

**15.01**

31/07/2018  
VC148

**BUILT ENVIRONMENT**

**15.01-1S**

31/07/2018  
VC148

**Urban design**

**Objective**

To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.

**Strategies**

Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.

Ensure development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.

Ensure the interface between the private and public realm protects and enhances personal safety.

Ensure development supports public realm amenity and safe access to walking and cycling environments and public transport.

Ensure that the design and location of publicly accessible private spaces, including car parking areas, forecourts and walkways, is of a high standard, creates a safe environment for users and enables easy and efficient use.

Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.

Ensure that development, including signs, minimises detrimental impacts on amenity, on the natural and built environment and on the safety and efficiency of roads.

Promote good urban design along and abutting transport corridors.

**Policy documents**

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)

## 15.01-1L-01 Design in Deans Marsh

10/06/2021  
C136surf

### Strategies

Orient development in Deans Marsh so it has active frontages to public streets and natural landscape features.

Site and design development in Deans Marsh and the surrounding rural land to protect the scenic values of the township entries, including by:

- Maintaining the dominance of the natural landscape from main road corridors outside the township.
- Delineating the boundary between urban development and the natural landscape beyond to ensure the township has a definite visual edge.
- Locating signs away from township entries wherever possible.

### Policy document

Consider as relevant:

- *Deans Marsh Structure Plan* (Surf Coast Shire, 2008)

## 15.01-1L-02 Activity centre and commercial design

10/06/2021  
C136surf

### Strategies

Design mixed use development so that uses with high public interaction, such as retail, are located on ground floor and offices and apartments are located on upper floors.

Encourage flexible built form that is adaptable to changing needs.

Limit the visual impact of large at-grade car parks from main roads by locating them to the side or rear of buildings.

Provide car parking spaces in all centres to meet the projected usual demand, not peak seasonal demand.

Maximise opportunities for:

- Basement and roof top parking.
- On-street parking.
- The sharing of car parking areas between uses within a centre.

Design commercial development in Winchelsea to:

- Respect the country village or heritage theme (including pitched roofs, wide eaves, or verandahs), particularly along the Princes Highway and in the town centre along Main Street.
- Have active frontages to public streets and the Barwon River reserve.
- Locate landscaping works within flood affected areas (subject to the approval of the floodplain manager).

Set aside an area for outdoor dining and shade trees at the shop front edge of activity centres in Aireys Inlet.

Site and design commercial development adjacent to the Painkalac Creek in Aireys Inlet to respect the open scenic landscape character of Painkalac Creek.

**15.01-1L-03 Signs**

10/06/2021  
C136surf

**Strategies**

Discourage the display of large, illuminated signs associated with electronic gaming activities.

Design and position signs to maintain the long term health of vegetation and minimise removal of or disturbance to vegetation.

Design commercial signs in Winchelsea to complement the country village or heritage theme.

Discourage signs in Winchelsea's Commercial 1 Zone that obscure the shopfront display or the architectural integrity of shopfronts.

**Policy document**

Consider as relevant:

- *Winchelsea Townscape Study* (Mark McWha Pty Ltd, 1995)

## 15.01-1L-04 Streetscapes and landscaping

10/06/2021  
C136surf

### Objective

To promote the development of co-ordinated and visually attractive streetscapes and landscapes in residential, commercial and industrial areas.

### Strategies

Encourage vegetation species that are:

- Low maintenance with low water requirements.
- Of a sufficient height and spread to provide shade and assist in reducing the urban heat island effect.
- Respectful to the streetscape character.
- Indigenous, particularly in streets, nature reserves and open spaces that directly connect to areas of high ecological value.
- Not a weed species identified in the incorporated document *Weeds of the Surf Coast Shire* (Surf Coast Shire, 2013).

Select vegetation species that deliver a preferred street character in Torquay-Jan Juc and Winchelsea, consisting of a mix of native and exotic species.

Develop The Esplanade in Torquay in a manner that is consistent with its role in providing access to the foreshore and being the visual link between the town and the coast.

Encourage tree species in Winchelsea's heritage areas that respect the historic character, including species identified in the *Winchelsea Townscape Study* (Mark McWha Pty Ltd, 1995).

Break up large areas of parking with landscaping and shade trees.

Support street lights and furniture that respect the streetscape and neighbourhood character.

Limit the use of non-indigenous vegetation species except:

- Where it is used to provide continuity in the streetscape of existing avenues.
- In Torquay-Jan Juc and Winchelsea, where a mix of indigenous, native and exotic tree species is encouraged.

### Policy guideline

Consider as relevant:

- Planting trees at a ratio of one tree to every four spaces in parking areas (including on street parking).

**15.01-2S**

20/12/2021  
VC174

**Building design**

**Objective**

To achieve building design outcomes that contribute positively to the local context and enhance the public realm.

**Strategies**

Ensure a comprehensive site analysis forms the starting point of the design process and provides the basis for the consideration of height, scale and massing of new development.

Ensure development responds and contributes to the strategic and cultural context of its location.

Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.

Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm.

Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security.

Ensure development is designed to protect and enhance valued landmarks, views and vistas.

Ensure development provides safe access and egress for pedestrians, cyclists and vehicles.

Ensure development provides landscaping that responds to its site context, enhances the built form and creates safe and attractive spaces.

Encourage development to retain existing vegetation.

**Policy documents**

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)
- *Apartment Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2021)

**15.01-3S**31/07/2018  
VC148**Subdivision design****Objective**

To ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.

**Strategies**

In the development of new residential areas and in the redevelopment of existing areas, subdivision should be designed to create liveable and sustainable communities by:

- Creating compact neighbourhoods that have walkable distances between activities.
- Developing activity centres in appropriate locations with a mix of uses and services and access to public transport.
- Creating neighbourhood centres that include services to meet day to day needs.
- Creating urban places with a strong sense of place that are functional, safe and attractive.
- Providing a range of lot sizes to suit a variety of dwelling and household types to meet the needs and aspirations of different groups of people.
- Creating landscaped streets and a network of open spaces to meet a variety of needs with links to regional parks where possible.
- Protecting and enhancing native habitat.
- Facilitating an urban structure where neighbourhoods are clustered to support larger activity centres served by high quality public transport.
- Reduce car dependency by allowing for:
  - Convenient and safe public transport.
  - Safe and attractive spaces and networks for walking and cycling.
  - Subdivision layouts that allow easy movement within and between neighbourhoods.
  - A convenient and safe road network.
- Being accessible to people with disabilities.
- Creating an urban structure and providing utilities and services that enable energy efficiency, resource conservation, integrated water management and minimisation of waste and air pollution.

**Policy documents**

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)



**15.01-3L**

10/06/2021  
C136surf

**Subdivision design in Surf Coast**

**Torquay-Jan Juc strategies**

Ensure subdivision layout establishes lots for medium density housing in areas close to activity centres and lower densities in areas that contain significant vegetation or are visually prominent.

Encourage recycled water infrastructure (third pipe).

Design urban arterial roads and collector streets to present as parkways or avenues that link key destinations.

Design local streets to present as an extension of the open space system through the planting of large shade trees.

Design the street network, particularly in new estates, to reflect the coastal character of the area by applying innovative engineering solutions, such as surface treatment, footpath, kerb and channel design.

Replicate the interconnected, grid based street network of Old Torquay (identified on the Torquay-Jan Juc framework plan in Clause 02.04) in infill developments.

Design subdivisions to respond to the area's natural features and establish a natural environment character throughout the development area.

**Winchelsea strategy**

Design subdivisions to contribute to the country village character of Winchelsea by providing wide streets, open spaces, and adequate space for front gardens with a generous street setback.

**Coastal towns strategies**

Set aside land in subdivisions in Lorne for footpaths.

Design and construct new roads and footpaths in Lorne, Anglesea and Aireys Inlet to Eastern View, to achieve an informal appearance, with an emphasis on:

- Retaining vegetation in road verges, including curving road pavements to avoid vegetation.
- Using alternatives to concrete kerb and channel drainage, such as grassed swale drains.
- Encouraging surfaces and finishes that have an informal appearance, including gravel roads and accessways.

**Moriac strategy**

Encourage lot sizes that respect the town's rural character and enables provision of onsite waste water infrastructure.

**Moriac policy guidelines**

Consider as relevant:

- A minimum lot size of 0.4 hectares in the township.
- Minor variations to the minimum lot size of 0.4 hectares in the township where all waste water and septic tank effluent can be disposed of within the boundaries of the lot.

**15.01-4S**

31/07/2018  
VC148

**Healthy neighbourhoods**

**Objective**

To achieve neighbourhoods that foster healthy and active living and community wellbeing.

**Strategies**

Design neighbourhoods that foster community interaction and make it easy for people of all ages and abilities to live healthy lifestyles and engage in regular physical activity by providing:

- Connected, safe, pleasant and attractive walking and cycling networks that enable and promote walking and cycling as a part of daily life.
- Streets with direct, safe and convenient access to destinations.
- Conveniently located public spaces for active recreation and leisure.
- Accessibly located public transport stops.
- Amenities and protection to support physical activity in all weather conditions.

**Policy documents**

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)

**15.01-5S**

09/10/2020  
VC169

**Neighbourhood character**

**Objective**

To recognise, support and protect neighbourhood character, cultural identity, and sense of place.

**Strategies**

Support development that respects the existing neighbourhood character or contributes to a preferred neighbourhood character.

Ensure the preferred neighbourhood character is consistent with medium and higher density housing outcomes in areas identified for increased housing.

Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by respecting the:

- Pattern of local urban structure and subdivision.
- Underlying natural landscape character and significant vegetation.
- Neighbourhood character values and built form that reflect community identity.

## 15.01-5L-01 Coastal towns preferred neighbourhood character

10/06/2021  
C136surf

### Policy application

This policy applies to the coastal settlements of Anglesea, Aireys Inlet to Eastern View and Lorne.

### General strategies

Encourage building design, form, materials, features and colours that respects the low density coastal character of each town.

Maintain and enhance the vegetated landscape and encourage its dominance over the built environment.

Encourage a reasonable sharing of views of scenic landscape features from private land.

### Lorne strategies

Maintain the informal streetscape character through:

- Informal landscaping with an emphasis on indigenous vegetation and tall canopy trees.
- The general absence of solid fencing.
- Driveway surfaces and finishes that are informal in appearance, including gravel, dark coloured concrete and exposed aggregate.

Protect and enhance the tall gum tree canopy and its role in providing a backdrop and canopy cover to the town and a border to the water's edge around Louttit Bay.

Conserve and enhance the preferred character of recessive built form within a tall canopy treed setting.

Reinstate the preferred character of a tall canopy treed setting in areas that are substantially cleared of vegetation.

Encourage development that provides openness between properties.

Protect the views between the ocean and Mountjoy Parade for its contribution to the character of the town.

### Anglesea strategies

Preserve and enhance the non-suburban coastal character of Anglesea and retain its sense of houses dispersed in a bush setting.

Design buildings to have small footprints to allow space around buildings for landscaping.

Screen buildings with vegetation to achieve a sense of privacy.

Discourage solid fencing and encourage the use of post and wire fences or no fences at all.

Design and site development on prominent sites at Four Kings Activity Centre and Diggers Parade Activity Centre (identified on the Anglesea framework plan in Clause 02.04) to respect the heritage value of adjoining traditional beach houses on the Great Ocean Road.

### Aireys Inlet to Eastern View strategies

Encourage the protection of indigenous remnant understorey and tree canopy dominated by Ironbark, Messmate, Manna Gum, Moonah and Drooping Sheoak trees.

Encourage informal fencing on property boundaries.

Protect the ambience of the night sky from artificial illumination, such as from signs and tennis courts.

Protect the dominance and visual presence of the Split Point Lighthouse and associated buildings on Eagle Rock Bluff.

## **SURF COAST PLANNING SCHEME**

Limit the scale and intensity of buildings around the Split Point Lighthouse so that development does not intrude on views to the lighthouse or compete with its visual presence.

Protect the scenic open landscape character of the Painkalac Valley by avoiding vegetation removal close to the creek and wetlands.

**15.01-5L-02 Torquay-Jan Juc preferred neighbourhood character**40/06/2024 --/--/----  
G436surf Proposed C140surf**Policy application**

This policy applies to an application to construct or extend one or more dwellings or subdivide land in a residential zone in Torquay and Jan Juc as shown on the Torquay-Jan Juc residential development framework plan to this clause.

**Objective**

To ensure development achieves architectural and urban design outcomes consistent with the preferred character of the residential areas of Torquay-Jan Juc.

**All precincts strategies**

Retain and enhance landscaping and trees as a major element in the appearance and character of Torquay-Jan Juc's residential environments.

Provide contemporary coastal architecture with a lightweight appearance, visually interesting well-articulated facades, simple detailing and roof forms, and a variety of lightweight materials and natural colours.

Provide visually recessive garages that are set back behind the building line or to the rear of dwellings so as not to dominate the streetscape or building façade.

Retain the openness of front gardens to the street by avoiding the use of front fences or by providing low or open style front fences, except in the General residential (standard density) precinct where all front fencing should be avoided.

Minimise adverse amenity impacts on adjoining properties by way of visual bulk.

Provide a landscape treatment that enhances the overall appearance of the development and the streetscape, including by siting development to maintain the predominant pattern of front setbacks in the street to allow for space to retain or plant canopy trees and shrubs.

**Urban consolidation precinct strategy**

Facilitate medium and higher density development that is respectful of the key elements of original building stock, including the low rise coastal character of the original fibro and weatherboard beach shacks, Californian bungalows and other Interwar and Postwar buildings.

**Urban consolidation precinct policy guideline**

Consider as relevant:

- A preference for development of up to 2 storeys (7.5 metres), with the option for 3 storeys where the development:
  - Has minimal amenity impacts on the streetscape and adjoining land uses (e.g. commercial, open space).
  - Is site responsive.
  - Achieves housing diversity by supplying smaller dwellings with one or two bedrooms.

**General residential (mixed density) precinct strategies**

Maintain the existing garden character formed by single and double storey detached houses in a garden setting.

Support infill development at a height that respects the scale of the surrounding area.

Provide setbacks to both side boundaries to maintain a sense of spaciousness around dwellings.

Respect older building styles and scales without replicating them.

**General residential (mixed density) precinct policy guideline**

Consider as relevant:

- A maximum development height of 2 storeys (7.5 metres).

**General residential (standard density) precinct strategies**

Maintain the existing character typified by dwellings predominantly of single and double storey scale.

Support contemporary dwellings within landscaped gardens.

Retain and enhance existing vegetation, including canopy trees, with a mixture of traditional coastal and indigenous species to strengthen the visual connection of the area with the coast.

Maintain consistent setbacks from the front and side boundaries.

Use articulation, including a variety of materials and finishes to provide visual interest.

**General residential (standard density) precinct policy guideline**

Consider as relevant:

- A maximum development height of 2 storeys (7.5 metres).

**Bush residential precinct strategies**

Provide space around dwellings to retain and plant vegetation, in particular indigenous canopy trees and large shrubs.

Encourage landscaping to achieve bushy front gardens.

Support development of a low-scale and modest form.

Where the topography is hilly, design buildings to follow the contours of the land.

Site buildings, including those taking advantage of ocean views, so that they do not dominate the streetscape.

**Bush residential precinct policy guideline**

Consider as relevant:

- A maximum development height of 2 storeys (7.5 metres).

**Residential growth precinct strategies**

Establish a landscaped and built form character that reflects Torquay-Jan Juc's preferred coastal character and integrates with surrounding areas.

Encourage the planting of indigenous and other coastal vegetation around dwellings.

Plant street trees to unify the appearance of the area and add a sense of spaciousness and leafiness in greenfield subdivisions.

**Residential growth precinct policy guideline**

Consider as relevant:

- A preference for development of up to 2 storeys (7.5 metres) with the option of 3 storey development where it is in or close to activity centres and public open space.

**Low density residential precinct strategy**

Maintain the existing low density, single dwelling character.

**Low density residential precinct policy guideline**

Consider as relevant:

## SURF COAST PLANNING SCHEME

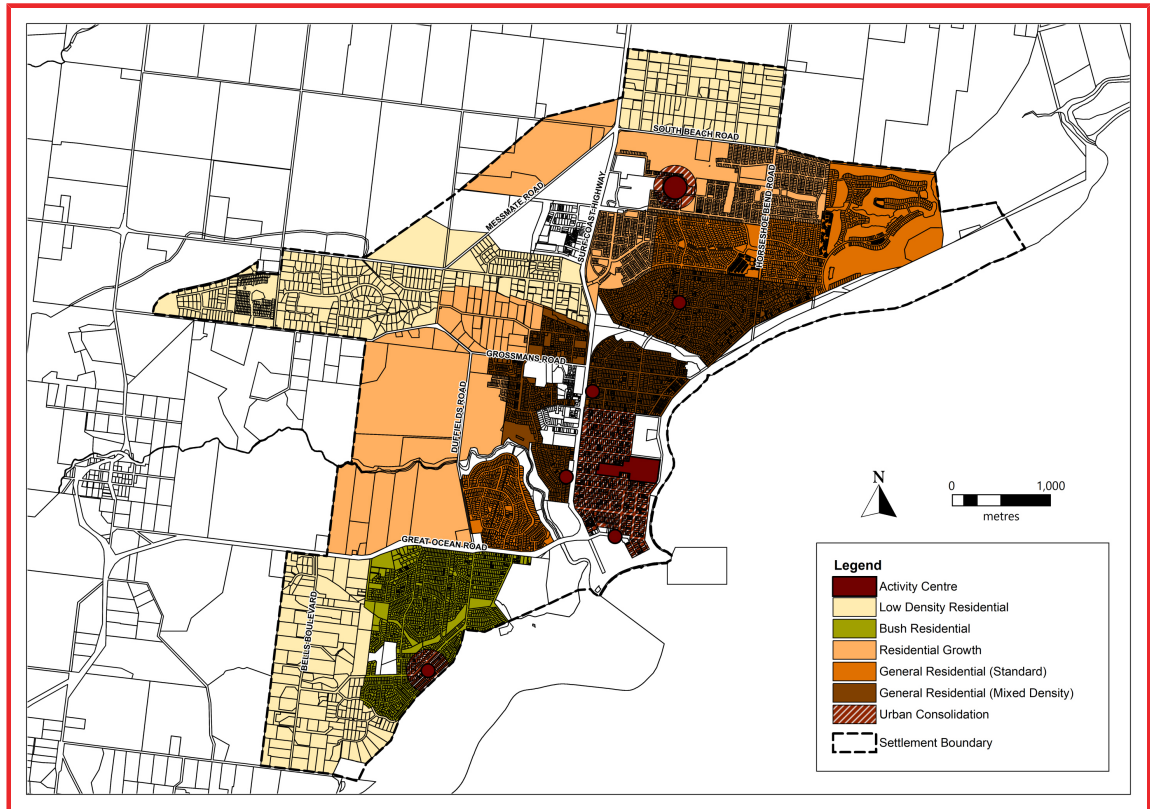
- A maximum development height of 2 storeys (7.5 metres).

### Policy documents

Consider as relevant:

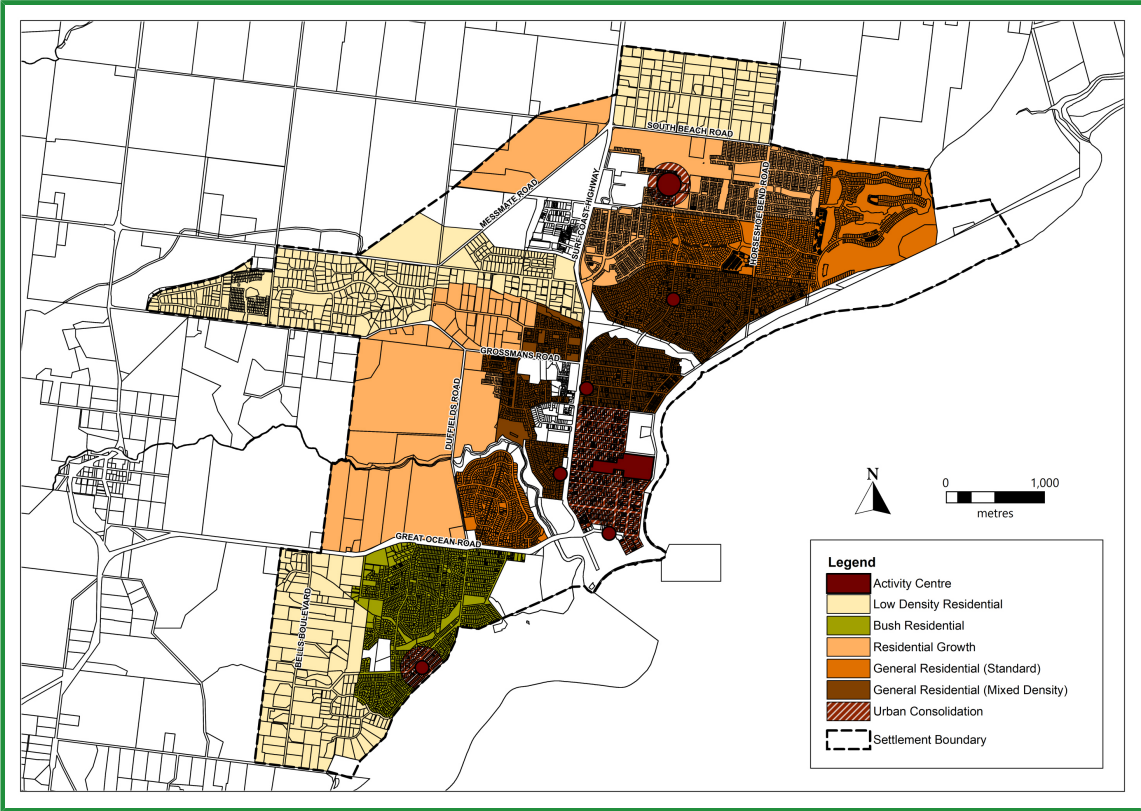
- *Sustainable Futures Plan Torquay-Jan Juc 2040* (Surf Coast Shire, 2014)
- *Torquay-Jan Juc Neighbourhood Character Study Review* (Surf Coast Shire, 2012)
- *Torquay-Jan Juc Neighbourhood Character Study & Vegetation Assessment* (Surf Coast Shire, 2006)

### Torquay-Jan Juc residential development framework plan





SURF COAST PLANNING SCHEME



**15.01-6S**

31/07/2018  
VC148

**Design for rural areas**

**Objective**

To ensure development respects valued areas of rural character.

**Strategies**

Ensure that the siting, scale and appearance of development protects and enhances rural character.

Protect the visual amenity of valued rural landscapes and character areas along township approaches and sensitive tourist routes by ensuring new development is sympathetically located.

Site and design development to minimise visual impacts on surrounding natural scenery and landscape features including ridgelines, hill tops, waterways, lakes and wetlands.

**15.01-6L**

10/06/2021  
C136surf

**Design for rural areas**

**Objective**

To protect and maintain open and uncluttered rural landscapes, including vistas from main road corridors.

**Strategies**

Encourage the siting and design of new buildings to:

- Nestle into the landscape.
- Be modest in scale.
- Complement existing farm structures.
- Avoid locating on hilltops and ridges.

Encourage indigenous revegetation around buildings, wetlands and along waterways to blend development with the surrounding landscape.

Encourage buildings on the site to adopt a clustered development pattern rather than being dispersed throughout the landscape.

Design and site buildings in the Barrabool Hills landscape precinct (as identified on the Landscape precincts plan in Clause 02.04) to foster the historic rural landscape qualities of the area.

Minimise the visual impact of timber plantations on tourist roads.

**Policy guideline**

Consider as relevant:

- A minimum 20 metre wide native vegetation landscape buffer from any timber production use along a Category 1 or Category 2 road or any other tourist road.