

11/07/2019
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SCHEDULE 1 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO1**.

RESIDENTIAL AREAS NEAR THE COAST

1.0

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Design objectives

To protect views from the coast to adjacent residential areas.

To protect views to the coast from adjacent residential areas.

To minimise the impact of development along the coastline.

To protect and enhance the visual amenity and landscape of the coastal area.

To respond to the potential coastal impacts of climate change.

2.0

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Buildings and works

Permit not required:

Pioneer Bay, Grantville and Coronet Bay

A permit is not required:

- For a shed, carport or rainwater tank on land below 5 metres Australian Height Datum (AHD).
- On land above 5m AHD for buildings and works that have a height less than 7 metres above ground level.

All other areas

A permit is not required for buildings and works that have a height less than 7 metres above ground level.

Permit requirements

All buildings and works must be located and constructed so as to retain as much as possible existing native vegetation on the site. The proponent must justify the removal of any native vegetation.

An application on land below 5m AHD in Pioneer Bay, Grantville, and Coronet Bay must be accompanied by a Coastal Hazard Vulnerability Assessment

Notice of application must be given to the Department of Environment, Land, Water and Planning in accordance with Section 52(1)(c) of the *Planning and Environment Act 1987* where the land adjoins coastal Crown land as defined under the *Coastal Management Act 1995*.

3.0

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Subdivision

None specified.

4.0

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Signs

None specified.

5.0

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Application requirements

None specified.

6.0

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Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

BASS COAST PLANNING SCHEME

- The siting and design of proposed development in response to background documents *Design and Siting Guidelines for Coastal Areas and Rural Hinterland 1999*, and *Siting and Design Guidelines for Structures on the Victorian Coast* (Victorian Coastal Council 1998).
- The risks and coastal impacts associated with climate change, including;
 - Tides;
 - Storm surges;
 - Coastal processes; and
 - Local topography and geology
- Any Coastal Hazard Vulnerability assessment undertaken for the Western Port, Bass Strait and Anderson Inlet coastal areas
- The maintenance and improvement of the visual quality of the coastal landscape.
- The preservation of views from the waters of Western Port, Bass Strait, and Anderson Inlet.
- The protection of views from coastal roads.
- The intensity of human activity that the coastal landscape and environment can sustain.
- The siting, colour and design of buildings.
- The protection of the area for its recreational value.
- The extent of any proposed removal of native vegetation.
- The need for landscaping or vegetation screening.
- The location, dimension and level of any excavation or alteration to the natural surface including works to stabilise buffers in areas of fill or excavation.
- The works to control drainage and stormwater run-off from any building, access road or driveway.
- The impact the provision of physical infrastructure (particularly electricity and telephone) will have on the landscape.
- The location of building envelopes and siting of services in any proposed subdivision.
- The views, if any, of the Department of Environment, Land, Water and Planning.

Background documents

Shire of Woorayl Coastal Landscape Study (Scenic Spectrums Pty. Ltd., Henshall Hansen Associates, School of Environmental Planning University of Melbourne, 1990).

Shire of Phillip Island Draft Landscape Strategy Plan (Shire of Phillip Island & Department of Conservation and Environment - Landscape Architectural Services, 1992).

Western Port Bay Strategy (Westernport Regional Planning and Coordination Committee, 1992).

Victorian Coastal Strategy (Victorian Coastal Council, 2008).