

11.05 PLANNING FOR DISTINCTIVE AREAS AND LANDSCAPES

28/03/2018
VC145

11.05-1 Coastal settlement

31/03/2017
VC134

Objective

To plan for sustainable coastal development.

Strategies

Support a network of diverse coastal settlements which provides for a broad range of housing types, economic opportunities and services.

Encourage urban renewal and redevelopment opportunities within existing settlements to reduce the demand for urban sprawl.

Identify a clear settlement boundary around coastal settlements to ensure that growth in coastal areas is planned and coastal values protected. Where no settlement boundary is identified, the extent of a settlement is defined by the extent of existing urban zoned land and any land identified on a plan in the planning scheme for future urban settlement.

Direct residential and other urban development and infrastructure within defined settlement boundaries of existing settlements that are capable of accommodating growth.

Avoid linear urban sprawl along the coastal edge and ribbon development within rural landscapes and protect areas between settlements for non-urban use.

Avoid development on ridgelines, primary coastal dune systems and low lying coastal areas.

Encourage opportunities to restructure old and inappropriate subdivisions to reduce development impacts on the environment.

Ensure a sustainable water supply, stormwater and sewerage treatment for all development.

Minimise the quantity and enhance the quality of storm water discharge from new development into the ocean, bays and estuaries.

Policy guidelines

Planning must consider as relevant:

- *Victorian Coastal Strategy* (Victorian Coastal Council, 2014).
- *G21 Regional Growth Plan* (Geelong Region Alliance, 2013).
- *Gippsland Regional Growth Plan* (Victorian Government, 2014).
- *Great South Coast Regional Growth Plan* (Victorian Government, 2014).

11.05-2 Distinctive areas of state significance

28/03/2018
VC145

Objective

To protect and enhance the valued attributes of the distinctive areas of the Bellarine Peninsula, Macedon Ranges, Mornington Peninsula and the Yarra Valley and Dandenong Ranges.

Strategies

Recognise the significant geographic and physical features of these areas.

Protect the identified key values and activities of these areas.

Support use and development where it enhances the valued characteristics of these areas.

Recognise the important role these areas play in the state as tourist destinations.

Avoid use and development that could undermine the long-term natural or non-urban use of land in these areas.

Protect areas that are important for food production.

Policy guidelines

Planning must consider as relevant:

- Bellarine Peninsula Localised Planning Statement (Victorian Government, 2015).
- Mornington Peninsula Localised Planning Statement (Victorian Government, 2014).
- Yarra Ranges Localised Planning Statement (Victorian Government, 2017).