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STREETSCAPE AND LANDSCAPING POLICY

This policy applies to all developments throughout the Shire.

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Policy basis

This policy:

- Builds on the MSS objectives relating to urban and rural neighbourhood character and landscapes.
- Specifies landscaping plan requirements.

Landscaping throughout streetscapes and public places help to create and enhance the character and attractiveness of towns for both residents and visitors. Townscapes are shaped by vegetation, infrastructure, signs, and the design and siting of buildings adjoining streets and public spaces.

Street trees and landscaping in urban areas:

- Reinforce the street network as a public place and slow traffic down.
- Reduce the heat island effect from hard surface areas and store Co2.
- Create pedestrian focused streets and provide shade.
- Capture and use stormwater.
- Enforce the neighbourhood character and beautify the area.

A mixture of indigenous, native and exotic tree species are to be used in streetscapes and public places, selected for their ability to meet the objectives within this policy.

Indigenous vegetation is to be planted in nature reserves and open spaces that connect to environmental assets as they are well adapted to local soil and climatic conditions, have minimal irrigation requirements, contribute to distinctive local landscape character and provide habitat for wildlife.

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Objectives

To protect and enhance the individual landscape character of each town through the planting and protection of indigenous vegetation and environmental objectives input to infrastructure design at an early stage.

To avoid increasing the risk of bushfire to the community.

To encourage the creation and ongoing management of defendable space.

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

To encourage ecologically and economically sustainable streetscapes and landscapes.

To soften hard surface areas such as car parks and public spaces.

To create public open spaces that include shade for users and provide a visual connection to the local environment through landscaping.

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Policy - Landscaping

It is policy to:

- Require a landscaping plan where a permit is required for:
 - Commercial and industrial development.
 - Development that creates or modifies an existing public carpark.
 - Use and development of land for more than one dwelling.

SURF COAST PLANNING SCHEME

- Development of land in the Rural Conservation Zone, in the towns of Anglesea, Aireys Inlet, Fairhaven, Moggs Creek and Lorne and on land subject to Schedule 1 to the Significant Landscape Overlay and Schedules 1, 13, 20, 21 and 22 to the Design and Development Overlay (excluding minor buildings and works associated with an existing building).
- Native vegetation removal.
- A landscape plan for a single dwelling must:
 - Identify all indigenous vegetation to be removed and retained within an area identified as the inner zone for defensible space, on sites covered by a Bushfire Management Overlay.
 - Identify the location of any indigenous vegetation to be removed or retained within 10m of any proposed building.
- A landscape plan for all other applications must:
 - Identify all indigenous vegetation to be removed and retained within the identified defensible space inner zone, on sites covered by a Bushfire Management Overlay.
 - On sites up to 4,000m² in area, show all existing indigenous vegetation and shade trees.
 - On sites larger than 4,000m² in area, show all existing indigenous vegetation within 20m of any proposed buildings, works or vegetation removal.
 - Identify the location and species of any indigenous vegetation or shade trees to be removed.
 - Provide details of proposed planting and landscaping works, including the number, location and species of proposed plants.
 - Where buildings, works (including reticulated utility services) or hard surfaces are proposed within the canopy or root zone of existing trees, include a report by an arborist confirming that the location and design of any proposed buildings, works and hard surfaces will not compromise the long term viability of such trees.
 - Identify any problems associated with climate, soil, rainfall, buildings, works or any other matter that may affect the establishment and long term health of existing or proposed native vegetation.
 - In visually prominent areas, or where potential problems are identified, include a maintenance program to assist the sound establishment and long term health of existing and proposed native vegetation.
 - Show all hard surface areas.
 - Provide shade trees in play spaces, activity areas and car parks. In parking areas (including on street parking) trees are to be planted at a ratio of one tree to every four spaces.
- Encourage vegetation species that are low maintenance, have low water requirements, will provide shade and suit the locale.
- Encourage the use of indigenous, historic themed or native shade trees in car parking areas, play spaces, activity centres and community spaces.
- Disallow the use of species listed in the incorporated document "*Weeds of the Surf Coast Shire (2013)*".
- Require the property owner or developer to pay a bond to ensure that new or replacement vegetation is established and maintained and existing trees are retained in accordance with an approved plan where significant trees are to be removed, in visually prominent locations or where the landscape plan identifies specific problems.
- Encourage new development to be sited and designed to avoid or minimise losses to indigenous vegetation or trees that add to the landscape character of the town.

- Landscaping on private land should focus on the removal of environmental weeds and the protection and enhancement of indigenous species.

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Policy - Streetscapes

It is policy to:

- Require a streetscape master plan where a permit is required for development or subdivision that creates a new public street.
- Encourage a unifying visual image, as well as shade and shelter in the landscaping of development in commercial, community and industrial areas.
- A streetscape masterplan must:
 - Show details of proposed street planting, lights and furniture (lighting and furniture is to comply with Council standards).
 - Be consistent with guidelines developed for each town or locality.
 - Give preference to the use of, historic themed trees in recognised historic heritage areas.
 - Avoid the use of species listed in the incorporated document " Weeds of the Surf Coast Shire (2013)".
 - Protect and manage remnant indigenous, shade trees and historic planted vegetation on nature strips and roadsides.
- Species selection must;
 - Be of a sufficient height and spread to provide shade for pedestrians, cyclists and the built environment.
 - Assist in reducing the urban heat island effect.
 - Not provide a continuous planted corridor that links a high risk bushfire prone area into an area of high activity.
 - Suit a street environment being a mixture of native and non native species, with indigenous species being utilised in streets that directly connect to areas of high ecological value.
 - Species selection will vary depending on location as follows;
- Torquay and Torquay / Jan Juc Urban Growth areas – A mixture of indigenous, native and exotic tree species,
- Winchelsea - A mixture of indigenous, native and exotic tree species including heritage themed tree species,
- Jan Juc, Lorne, Aireys Inlet – Eastern View, Anglesea – Indigenous (native or exotic species may be appropriate in select areasto provide shade),
- Deans Marsh, Bellbrae, Moriac – Indigenous (native, exotic or heritage themed species may be appropriate in some areas to provide shade and to enhance existing avenues).
 - Design and locate infrastructure to minimise ecological disturbance and visual impact. This includes roads, car parks, paths, utility lines, structures such as electricity sub-stations and telecommunications towers and underground services where a cleared easement is required.
 - Design and position signage to minimise ecological disturbance and visual impact.
- Require the property owner or developer to pay a bond to ensure that new or replacement vegetation is established and maintained in accordance with an approved plan.

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Reference Documents

- *Weeds of the Surf Coast Shire (2013)*
- *Landscaping You Surf Coast Garden For Bushfire (2012)*
- *Surf Coast Shire Indigenous Planting Guide (2003)*
- *The Surf Coast Shire Urban tree and vegetation guidelines (2006)*
- *Anglesea Great Ocean Road Study (2013)*
- *Winchelsea Townscape Study (1995)*
- *Tree Species Selection Criteria for the 'Torquay North' Development Plan area (2010)*
- *Pathways Strategy (2012)*
- *Open Space Strategy 2016 – 2025 (2016)*
- *Playground Strategy (2011)*