SCHEDULE 1 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO1.

RESIDENTIAL AREAS NEAR THE COAST

1.0 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 Buildings and works

On land below 5 AHD, in Pioneer Bay, Grantville and Coronet Bay a permit is required for all building and works. This does not apply to:

- A shed or carport
- A rainwater tank.

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

On land above 5 AHD, a permit is not required for any proposed buildings and works that have a height less than 7 metres above ground level.

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.

Notice of application may be given to the Secretary of Natural Resource and Environment in accordance with Section 52(1)(c) of the Planning and Environment Act where the land adjoins coastal Crown land as defined under the Coastal Management Act 1995.

3.0 Decision guidelines

Before deciding on an application, the responsible authority must consider:

- 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 Natural Resources and Environment.

References:

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