



This information sheet has been prepared to as an introduction to the diverse range of planning issues affect the coastal settlements of Skenes Creek, Kennett River, Wye River and Separation Creek.

This information should be read in conjunction with the **General Planning Application Checklist**, available to download from the Colac Otway Shire website or by contacting the Planning Team ( details below ).

#### Neighbourhood Character

A Neighbourhood Character Study was completed in 2005 for the coastal settlements of Skenes Creek, Kennett River, Wye River and Separation Creek by Planisphere. As a result of the study the Neighbourhood Character Overlay and the Design and Development Overlay were introduced into the planning scheme covering land within the Township Zone of the four coastal settlements.

The overlay includes modifications to some of the standards in Clause 54 ( One Dwelling on a Lot ) and Clause 55 ( Two or More Dwellings on a Lot ) of the planning scheme, with regard to the following issues:

- Street setback
- Building height
- Site coverage
- Side and rear setbacks
- Walls on boundaries
- Design detail
- Front fence height
- Landscaping

The Neighbourhood Character Study includes a Precinct Brochure for each of the coastal towns that should be referred to when preparing an application for a site within this area.

#### Significant Landscape

The Significant Landscape Overlay applies to the coastal settlements as the Great Ocean Road landscape is of national importance. The factors contributing to the significance of the landscape of the Great Ocean Road environs are detailed in the Great Ocean Road Region Landscape Assessment Study ( GORRLAS ) 2003.

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#### What planning controls apply to the coastal settlements?

- ☆ Township Zone ( Clause 32.05 )
- ☆ Significant Landscape Overlay ( Clause 42.03 ) Schedule 2
- ☆ Heritage Overlay ( Clause 43.01 ) - a few individual sites
- ☆ Design and Development Overlay ( Clause 43.02 ) Schedule 4
- ☆ Neighbourhood Character Overlay ( Clause 43.05 ) Schedule 1
- ☆ Erosion Management Overlay ( Clause 44.01 ) Schedule 1
- ☆ Land Subject to Inundation Overlay ( Clause 44.04 ) - small areas along rivers and creeks
- ☆ Bushfire Management Overlay ( Clause 44.06 )

Particular clauses of the **Local Planning Policy Framework** that are relevant to the coastal settlements include:

- 21.03-5 Skenes Creek
- 21.03-6 Kennett River, Wye River and Separation Creek
- 21.04-5 Erosion
- 21.04-6 Flooding
- 21.04-8 Landscape Character
- 21.04-9 Cultural Heritage

Key policies within the **State Planning Policy Framework** can be found under:

- 12 Environmental and Landscape Values
- 13 Environmental Risks
- 15 Built Environment and Heritage

The most relevant **Particular Provisions** are:

- 54 ( One dwelling on a lot )
- 55 ( Two or more dwellings on a lot )
- 56 ( Residential subdivision ) .

#### CONTACT

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#### Significant Landscape *continued*

The location and extent of the townships within this landscape, as well as the relationship of the buildings in the towns to the landscape, are of critical importance to the maintenance of the character of the Great Ocean Road region. The siting, design, height, site coverage and materials of all buildings, and vegetation around buildings and the treatment of the public domain all contribute to the maintenance and enhancement of the key landscape characteristics of the region.

#### Erosion

The risk of landslip has been identified as a significant environmental hazard for the southern parts of the shire. Consequently, the Erosion Management Overlay has been applied to ensure consideration of this issue at planning stage.

#### Bushfire

The Bushfire Management Overlay (BMO) applies to all land within the coastal settlements and requires consideration of issues such as siting, water supply, access, buildings and works, and vegetation.

The BMO replaced the Wildfire Management Overlay on 18 November 2011.

#### Land Capability

If reticulated sewerage is not available to the site, the first step is to undertake a Land Capability Assessment to identify if the land is capable of treating and retaining all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria) under the *Environment Protection Act 1970*.

#### Land Subject to Inundation

These areas have been identified as flood prone and development within these areas must be avoided if possible or kept to a minimum.

Consultation with the Corangamite Catchment Management Authority will be required in most cases where this overlay applies.

#### Heritage

The Heritage Overlay applies to a few individual sites within the coastal settlements. In addition most of the settlements are within areas of cultural heritage sensitivity.

#### What do I need to submit with my application within the coastal towns?

In addition to the information identified on the General Planning Application Checklist, you must provide:

- A written response to all the relevant zone and overlay provisions.
- A written response to Clause 54, 55 and/or 56 (whichever is relevant) including assessment against the modified standards detailed in the Neighbourhood Character Overlay.
- A Geotechnical Declaration and Verification Form (Form A) including:
  - Development Plans;
  - Geotechnical Assessment and, where applicable;
  - Landslide/Landslip Risk Assessment
 as required by the Erosion Management Overlay.
- A Land Capability Assessment for land without reticulated sewerage.
- A locality and site description and a Bushfire Management Statement as required by the Bushfire Management Overlay.

**Please note that additional information may be required depending on the nature of the application.**

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