

**21.10**08/03/2018  
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C96**LORNE STRATEGY****Overview**

Lorne is located on the Great Ocean Road approximately 140 kilometres south-west of Melbourne. Nestled in a beautiful, heavily treed, amphitheatre encircling Louttit Bay, the spectacular natural beauty of Lorne and its environs make it a popular and attractive place to visit and live. Much of the residential areas, both within the town and on the periphery, have been assessed as being subject to extreme bushfire risk. The town and hinterland contains remnant vegetation of State and National significance.

**Key Issues and Influences**

- Notwithstanding intensive development activity, Lorne is characterised by an aging population, declining household size and a decreasing proportion of permanently occupied housing.
- Conserving, enhancing and reinstating the preferred character of a tall canopy treed setting with recessive buildings throughout Lorne, including areas that are substantially cleared of vegetation.
- The town's character centres on its indigenous vegetation cover and the dominance of the vegetation over the built form. The tall gum trees (including Southern Blue-gum, Brooker's Gum, Manna Gum, Messmate and Mountain Grey Gum) provide a backdrop to the town, canopy cover within the town and a border to the water's edge around Louttit Bay.
- Growth is constrained by the Great Otway National Park, highly significant remnant vegetation and extreme bushfire risk providing barriers to the expansion of the town.
- Other important neighbourhood character elements include low profile buildings with a sense of space between properties, views of surrounding landscape features and historic buildings scattered within the town.
- Balancing development demands with achieving the preferred township character. In particular, the continual conflict between maintaining the tall tree canopy versus the desire for views and greater building site coverage.
- The cultural landscape heritage and individually significant heritage buildings in the vicinity of Smith Street and Mountjoy Parade south of the town centre.
- Larger parcels of private land surrounding the settlement serve as a buffer between the town and the Great Otway National Park.
- The economy is strongly focused on tourism, and benefits from its association with the Great Ocean Road.
- Managing development within the settlement boundary on lots that have a direct interface with (or are within close proximity to) the bushfire hazard generated by the Great Otway National Park.
- There is an ongoing risk of a landscape scale bushfire penetrating and spreading throughout the town having severe impacts on the community and the towns infrastructure
- The Lorne hinterland contains a number of small scale tourist establishments in a highly valued and attractive environment, some of which are located on steep terrain, have hazardous access and all have a direct interface with the bushfire hazard generated by the Great Otway National Park.
- Industrial land is limited in Lorne, and its role is generally to accommodate business activities that directly service the local community.
- Declining affordability and diversity of housing.
- Maintaining the year round viability of the commercial and industrial areas.

- The streetscape amenity of the commercial areas, including the quality of built form.
- Maintaining the informal character of the town whilst providing adequate infrastructure, such as drainage, street lighting and footpaths.
- Heavy reliance on public car parking due to a lack of parking spaces on private land, particularly peak parking in the commercial area which coincides with high levels of foreshore activity.
- The intrusiveness of constructed parking areas on the visual and environmental sensitivity of the foreshore.

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**Objectives**

**Settlement, Built Environment and Heritage**

To support sustainable urban development in Lorne in a manner that enhances the distinctive, vegetated, low density coastal character of the town whilst addressing risks associated with bushfire.

To preserve historic places and landscapes which contribute to the character and history of Lorne.

**Environment**

To protect and enhance the indigenous vegetation cover in Lorne, with particular emphasis on remnant vegetation, including patches supporting threatened species, and the tall tree canopy.

To protect and enhance the biodiversity and habitat values of the township environs.

**Economic Activity**

To provide for an appropriate range of commercial and community services and facilities in the commercial core of the town catering for the needs of both the permanent and visitor population.

To promote Lorne and its hinterland as a year round tourist destination whilst protecting its natural environment and scenic values.

**Infrastructure**

To ensure new infrastructure is compatible with the preferred neighbourhood character for Lorne.

To achieve an appropriate balance between the provision of car parking spaces and maintaining environmental and amenity values.

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**Strategies**

**Settlement, Built Environment and Heritage**

- Recognise that Lorne has limited growth opportunities due to physical limitations and the desire to protect and enhance the preferred neighbourhood character.
- Contain urban development within a defined settlement boundary as shown on Map 1 to Clause 21.10 – Lorne Framework Map.
- Maintain and enhance the vegetated landscape and encourage its dominance over the built environment.
- Avoid development intensification within close proximity to the Great Otway National Park bushfire hazard or in other areas assessed as being of high bushfire risk.
- Encourage new development that displays a coastal style of architecture, using design, materials, features and colours that contribute to the identity of Lorne, maintains a low rise building form, blends with the surrounding landscape and provides openness between properties.
- Seek to achieve a reasonable sharing of views of scenic landscape features from private land.
- Encourage the development of higher density housing and tourist accommodation within Tourist Accommodation Precincts along Smith Street and at the eastern end of Point Grey.

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- Encourage dwelling diversity and smaller dwellings/lots within comfortable walking distance of Lorne's commercial area.
- Apply minimum subdivision lot sizes based on proximity to services or environmental and bushfire constraints.
- Encourage provision of accommodation for key workers during peak periods.
- Restructure inappropriate old subdivisions that threaten the low density character of the township.
- Encourage walkability through providing, and requiring land in subdivisions to be set aside for, new footpaths.
- Encourage good pedestrian access between residential, community, commercial and recreational spaces, promoting community connectedness.
- Protect historic places, including buildings, gardens, landscapes and setting.
- Recognise the importance of views between the ocean and Mountjoy Parade as a significant contributor to the character of the town.
- Conserve and enhance the Mountjoy Parade heritage precinct.

### Environment

- Ensure buildings are sited, designed and constructed to minimise the extent of required defendable space to reduce the impact on existing remnant vegetation.
- Contain urban development within the existing settlement boundary of the town as shown on Map 1 to Clause 21.10 – Lorne Framework Plan.
- Avoid intensifying development on sites containing significant biodiversity assets.
- Protect threatened species and their habitat by;
  - Encouraging improved management practices and avoiding removal.
  - Encouraging the planting of locally indigenous vegetation species to compensate for the removal of, or to complement, existing native vegetation in a way that does not increase the bushfire risk.
  - Encouraging the removal of environmental weeds and exotic plant species (excluding trees with heritage value).

### Economic Activity

- Concentrate retail development and activity in the core retail precinct.
- Encourage a diversity of tourism, recreation, leisure and accommodation activities at the periphery of the core retail precinct.
- Encourage the establishment of sustainable tourism activities in the hinterland where risks to persons and property from bushfire will not be increased and where environmental assets identified through the 'Biodiversity Mapping Project' 2014 will not be significantly impacted.

### Infrastructure

- Encourage new roads and footpaths to be designed and constructed to achieve an informal appearance, with an emphasis on retaining vegetation within road verges and alternatives to concrete kerb and channel drainage.
- Ensure that sufficient on-site car parking is provided to meet the needs of residents and employees.
- Encourage customer car parking to be available to the public at all times, whether on public or private land.

**Implementation**

These strategies will be implemented by:

**Using policy and the exercise of discretion**

- Requiring new development to consider the location of any significant vegetation on the site as part of a site analysis, with due consideration being given to the location of vulnerable parts of the building and the creation of defensible space.
- Using the Streetscape and Landscaping Policy, Clause 22.02 to encourage the use of indigenous plant species in landscaping and to achieve appropriate landscape outcomes.
- Using the Mountjoy Parade Heritage Precinct policy, Clause 22.03 to protect the heritage precinct between Mountjoy Parade and Smith Street.
- Requiring landscape bonds to secure the protection of retained vegetation, the completion of landscaping and subsequent maintenance.
- Requiring provision for on-site residential and staff parking for new developments while varying the requirement for off-site customer parking within the Central Retail Core.
- Avoiding the intensification of development in areas identified as containing significant biodiversity assets and/or being at extreme risk from bushfire.

**Applying zones and overlays**

- Applying the Rural Conservation Zone to private land outside the settlement boundary.
- Applying a Significant Landscape Overlay to the residential and rural hinterland areas of Lorne to protect the vegetated landscape character of the town.
- Applying a Design and Development Overlay to the residential areas of the town to control density and fencing to protect the coastal urban character.
- Applying a Design and Development Overlay to the Lorne commercial and tourist accommodation to improve the image and appearance of the precincts.
- Applying a Design and Development Overlay to the Lorne business park to enhance the visual character and image of the industrial area.
- Applying a Neighbourhood Character Overlay to the residential areas of the town to protect the coastal urban character.
- Applying a Restructure Overlay to small narrow lots in Alpha Terrace, Holliday Road, Howard Street and Minapre Street to control subdivision and development in accordance with the Lorne Restructure Plan 2006 (Revised July 2007).
- Applying an Environmental Significance Overlay to significant biodiversity assets.
- Applying the Bushfire Management Overlay to areas where there is potential for extreme bushfire behaviour.

**Undertaking further strategic work**

- Investigating the potential, if any, for low density residential development or sustainable tourist accommodation on sites identified on Map 2 of Clause 21.10 – Investigation Areas. Any investigation should consider bushfire risks, access and the need to protect significant biodiversity assets on the site.
- Investigate appropriate zone/overlay responses for low density residential development in the investigation areas that are contiguous with the urban edge of Lorne.
- Reviewing as necessary the supply and demand for commercial floor space in and around the core retail precinct in Mountjoy Parade to assess any need for further commercial development.

- Reviewing the commercial and tourist development urban design guidelines and associated controls.
- Reviewing as appropriate the supply and demand of public and private car parking associated with the commercial core and recreational facilities of Lorne, including the foreshore.
- Reviewing as appropriate the supply and demand for industrial floor space in the Erskine Falls Road Industrial Estate to assess any need for further industrial land in Lorne in the context of regional and local trends.

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**Reference Documents**

*Surf Coast Housing Policy Project (Planisphere 2006)*

*Lorne Neighbourhood Character Study (Surf Coast Shire 2006)*

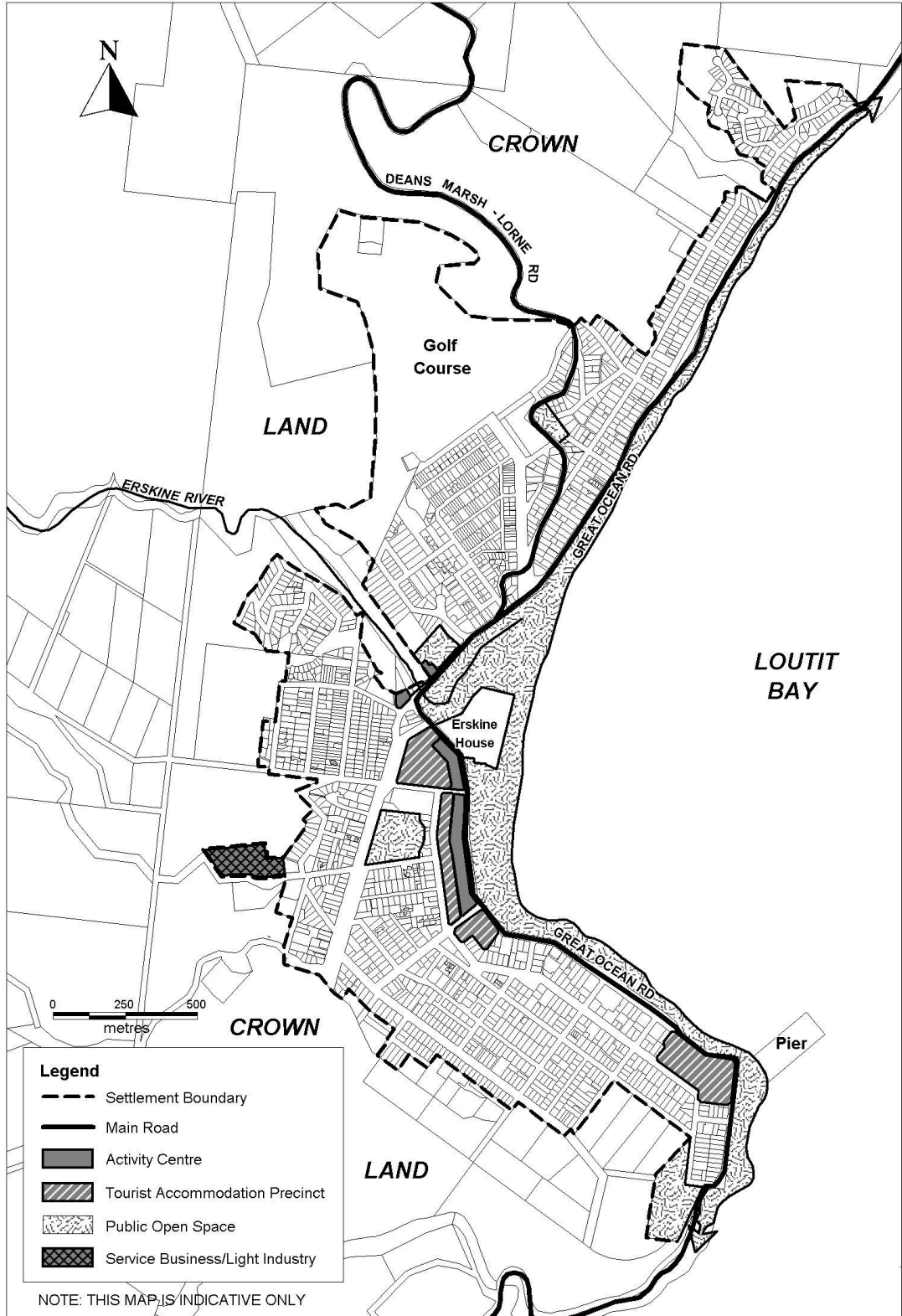
*Lorne Strategy Plan Review (Revised 2004)*

*Regional Bushfire Planning Assessment, Barwon South-West Region (DPCD 2012)*

*Biodiversity Mapping Project, (SCS, DEPI & CCMA, 2014)*

*Landscaping Your Surf Coast Garden For Bushfire (2015)*

Map 1 to Clause 21.10: Lorne Framework Map





SURF COAST PLANNING SCHEME

Map 2 to Clause 21.10: Investigation Areas

