Siting and Design Policy for Structure on the Victorian Coast (May 2020)

	Fundamentals and considerations	Response
1	**Aboriginal Cultural Heritage** ▪ Can the development help protect and acknowledge tangible and intangible cultural heritage values? ▪ Does the structure have a negative impact on Aboriginal cultural heritage places and values?	The subject site is within an area of mapped cultural heritage sensitivity. The proposed activity type (construction of one dwelling and associated works) is exempt from the mandatory preparation of a CHMP under the Aboriginal Heritage Regulations 2018. This application for a dwelling is being made on the understanding that the proposal should not have an adverse impact upon any known significant Aboriginal sites. The proposal is low impact; however, to date there has been no engagement with any Traditional Owner groups or the Registered Aboriginal Party.
2	**Coastal Process** ▪ Does the structure avoid areas subject to coastal hazards? ▪ Does the structure interfere with or impede natural coastal processes? ▪ If the structure is for protection, does it avoid detrimental impacts on coastal processes? ▪ Does the structure cause any detrimental impacts (in particular increased hazard risk) on neighbouring Crown private land? ▪ What are the alternatives to replacing the current structure? ▪ Can a compromise be achieved (e.g. temporary, seasonal or relocatable structure)?	The proposed buildings have been carefully sited and designed to respond to the coastal hazards, native vegetation, and topography of the land (refer to Site Analysis Plan as part of Town Planning Drawings). The proposal is not anticipated to interfere with natural coastal processes or neighbouring Crown land at the Sandhills Cemetery.
3	**Geology** ▪ Does the proposed construction respond sensitively to the underlying geology? ▪ Does the design of the structure respond to the local geological character?	The land is currently used for agricultural purposes. The dwelling design and construction can accommodate any ground and soil disturbance at the detailed design, engineering, building permit and construction stage to ensure an appropriate foundation is utilised for the proposal. It is not anticipated that the dwelling is not able to respond to the local geological character – or more specifically the geology of the subject lot.
4	**Morphology** ▪ Is the form and line of the proposed structure sympathetic to the surrounding landscape and context? ▪ Is the structure appropriate in scale, relative to the line of the landscape? ▪ Does the structure contribute to a new form of coastal character where specific local character is undefined?	The proposed dwelling is single storey in scale and sits nestled in between tow higher points of the dune, where this dune will be higher than the height of the dwelling. The scale of the dwelling is sympathetic to the landscape in this instance. Within the broader landscape this dwelling will seem minor in scale and can be considered to be generally sympathetic to its surrounds due to its siting and design.
5	**Hydrology** ▪ Does the structure respond to and accommodate natural drainage patterns?	The proposed dwelling will be connected to water tanks for water supply and to capture runoff from roofed areas.

	▪ Do the site and the proposed structure manage its water locally and without impact? ▪ Does the proposal retain and re-use water on site? ▪ Does the structure protect and respond to seasonally wet areas?	The access will be constructed to ensure the natural drainage patterns of the site, including the mapped wetland, remain largely unaffected by the proposal.
6	**Vegetation and Ecology** ▪ Has existing native vegetation been retained and protected? ▪ Does the structure accommodate natural regeneration/planting of indigenous species? ▪ Does the structure accommodate faunal paths and habitats?	The application has considered the removal of vegetation as described in the Town Planning Report and the Native Vegetation Assessment Report. It is intended to provide revegetation and replanting in accordance with a detailed landscaping scheme, subject to issue of a permit. The siting of the dwelling is not expected to disrupt any habitat or faunal paths.
7	**Climactic Conditions** ▪ Has the structure been sited and designed to maximise sun, wind and weather protection? ▪ Does the structure provide external places of refuge and occupation protected from wind and sun?	The dwelling has been located to achieve good solar access due to its northern orientation and has been designed to respond to the predominant south-westerly winds. The dwelling includes a north facing outdoor area as well as an indoor areas to provide for shelter for the future occupants.
8	**Views** ▪ Does the structure enrich and not impede views to and from the coast? ▪ Does the structure maintain important public views, vistas and sightlines?	Long range views from the Princes Highway to the dune and coast will remain largely unaffected by the proposal.
9	**Public Open Space** ▪ Does the development contribute to an uncluttered, clear and usable environment?	Not considered applicable. The proposal is not considered to have any impact on public open space.
10	**Local Character and Sense of Place** ▪ Does the structure blend with and complement the local coastal character?	The proposed development achieves minimal visibility from the public realm due to the large setback to the public road. The coastline in this area is not easily accessible. The design is a high quality, sensitive design incorporating natural materials and will complement the scale and character of coastal development in Thistle Place.
11	**Heritage** ▪ Does the siting and design of the structure respect and accommodate archaeological features of the area? ▪ Can the structure re-use and integrate existing heritage features into its construction? ▪ Does the structure respond to any significant historic character of the area?	The design and siting will not adversely affect the adjoining Sandhills Cemetery site.
12	**Public Access** ▪ Does the structure enhance public access to the coast and minimise loss of open space? ▪ Does the structure provide adequate connections to and from the site? ▪ Does the structure impede public access to the coast? ▪ Does the structure provide adequate access?	The proposed dwelling does not have any bearing on public access to public spaces. Access is provided to the lot by an existing crossover to Princes Highway.

13	**Increased Function and Adaptability** ▪ Does the structure make efficient use of the site and demonstrate multiple use? ▪ Can the structure be adapted for future change?	The dwelling siting will allow the vast majority of the Site to remain used for agricultural purposes.
14	**Sustainability** ▪ Is the structure producing environmentally positive energy and water outcomes? ▪ Does the siting and design of the structure optimise energy considerations like thermal performance, cross ventilation, and solar orientation and insulation? ▪ Are the building materials from a sustainable source and demonstrating resilience in the coastal environment?	The proposed dwelling is expected to operate well from a sustainability perspective. Rainwater will be utilised and there will be no connection to gas. The layout of the dwelling achieves good northern orientation to living areas. Modern building materials will be used which will last many years and will be less prone to rust or rot, particularly within this coastal setting
15	**Materials and Finishes** ▪ Are the materials, colours and textures representative of the coastal environment and setting? ▪ Are the materials durable in the coastal environment? ▪ Are the materials sustainable?	The development utilises modern materials as shown on the plans submitted. Colours and materials will suit the both the design of the dwelling as well as to be sympathetic to the existing coastal and landscape context.