

04/04/2014
C124

SCHEDULE 10 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO10**.

INVERLOCH MARINE SITE, INVERLOCH

1.0

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Design objectives

To create strong orientation toward the foreshore and integration with surrounding public open space, in particular, The Glades Picnic Ground.

To minimise the impact of development on surrounding areas by utilising contemporary coastal design principles and landscaping.

To protect and enhance the visual permeability of the site.

Development should provide a high quality interface to the street and commercial frontage.

To encourage a high quality design outcome with a community focus on the private land within the foreshore precinct.

2.0

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Buildings and works

Building height is required to be a maximum of 9.5 metres from natural ground level to roof line, with a minimum front setback of 1.5 metres for first floor development. First floor residential should also achieve a minimum rear setback of 1 metre.

3.0

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Decision guidelines

Before deciding on an application, the responsible authority must consider the following matters, as appropriate:

- The maintenance and improvement of visual permeability between the site and public open space.
- The siting, colour and design of buildings.
- The need for landscaping and integration with the foreshore reserve.
- The works to control drainage and stormwater run-off from any buildings or paved areas.

4.0

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Application requirements

An application to construct a building or carry out works must be accompanied by the following information, as appropriate:

- A landscape plan that shows:
 - The location, species and height of existing vegetation that is to be retained and/or removed.
 - How visual permeability of the site will be maintained and/or enhanced.
 - How the proposed development will be integrated with surrounding public open spaces.
- A Coastal Hazard Vulnerability Assessment

References:

Inverloch Design Framework Final Report, CPG Australia Pty Ltd, 2011.