

09/08/2012
C65(Part 2)**SCHEDULE 7 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO7****APOLLO BAY AND MARENGO – LOWER DENSITY RESIDENTIAL AREAS****1.0****Design Objectives**09/08/2012
C65(Part 2)

To limit building heights and ensure that upper levels are well articulated to respect the character of the area.

To identify a lower density area facilitating a more spacious form of residential development.

To ensure that development density is consistent with the coastal town character.

To ensure that permeable space is available between dwellings to sustain vegetation.

To ensure that new development maintains space between buildings so that views to the surrounding landscape are retained.

To encourage building design that complements and responds to the cultural, environmental and landscape values of Apollo Bay, including appropriate use of coastal materials, colours, heights and setbacks.

2.0**Buildings and Works**09/08/2012
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A permit is not required to construct or extend a dwelling if:

- It is the only dwelling on the lot; and
- It is less than 8 metres in height; and
- The lot is in excess of 450m².

A permit is not required to extend an existing dwelling if:

- It is the only dwelling on the lot; and
- It is less than 8 metres in height; and
- The lot is in excess of 300m².

Buildings and works must not exceed a height of 9 metres.

Performance Criteria

Buildings and works should comply with the following standards unless it can be demonstrated that an alternative approach achieves the design objectives of this control:

- Simple building details.
- A mix of contemporary and traditional coastal materials textures and finishes.
- Colours and finishes that compliment those occurring naturally in the area
- Articulated facades, incorporating setbacks to upper levels to reduce building bulk and overshadowing.
- Articulated roof forms on new developments to provide visual interest to the street.
- Buildings greater than 8 metres in height have a front setback at the upper level of 3 metres.
- Applications for more than one dwelling on a lot should be at a density that would enable future subdivision in accordance with the subdivision requirements of this clause.

3.0**Subdivision**09/08/2012
C65(Part 2)**Requirements**

Lots created by subdivision that include a battle-axe driveway or common property must not include the area of the driveway in the lot area calculation.

A new lot should have an area as specified below and as identified on the attached precinct map.

Precinct 1 450m²

Precinct 2 450m²

Precinct 4 450m²

Precinct 6 4000m²

Precinct 7 750m²

Precinct 8 450m²

Larger lots than specified may be required where any of the following apply:

- The land contains a significant cover of native vegetation; or
- The land is in a prominent location or on a hill face that is visible from the Great Ocean Road or other key public viewing location;
- The land is steep; or
- The size and shape of the existing lot(s), the siting of existing buildings and works, or the extent of the existing vegetation, will compromise the versatility or energy efficiency of any new lots.

4.0**Application Requirements**09/08/2012
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An application must include a report that demonstrates how the proposal meets the objectives and provisions of the schedule.

5.0**Decision guidelines**09/08/2012
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Before deciding on an application the responsible authority must consider, in addition to the decision guidelines in Clause 65 and 43.02-5, the following:

- The appropriateness of any subdivision, building or works having regard to land capability, including land form, slope, drainage and the presence of remnant vegetation.
- The extent to which the proposed subdivision or development meets the objectives and design responses for the precinct within which it is located as specified in the Apollo Bay, Marengo Neighbourhood Character Study 2003 and Clause 43.02.
- The extent to which the building exceeds 8 metres and achieves the schedule design objectives and performance criteria.

6.0

Precinct Map

18/06/2009
C55

