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SCHEDULE 12 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO12**.

RESIDENTIAL DEVELOPMENT IN COASTAL SETTLEMENTS: MALLACOOTA

1.0

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Design objectives

The following design objectives apply to all areas shown on Map 1 forming part of this clause, including the character areas.

All areas

To protect and manage the township character of coastal settlements.

To ensure that the height and visual bulk of new development is compatible with the coastal neighbourhood setting.

To ensure that new development is designed to minimise visual impacts on the natural landscape.

To ensure that new development is visually and physically integrated with the site and surrounding landscape.

To ensure that new development is sited and designed to be visually unobtrusive through and above the surroundings tree canopy when viewed from nearby streets, lakes, coastal areas, or other distant viewpoints.

To protect the vegetated character of the landscape, particularly where it is a dominant visual and environmental feature.

To conserve and enhance views to the Inlet from public places in the town centre character area.

Karbeethong residential (area 1)

To reinforce the character of large homes within established gardens on the north east slope overlooking the inlet.

To encourage, where appropriate, the planting of indigenous tree species that help gardens to blend with the adjoining national park.

To ensure that views to the ridgeline from the inlet are predominantly occupied by the tree canopy rather than buildings.

Western rural residential (area 2)

To ensure new buildings have a minimal footprint and are designed to high standards of energy efficiency.

To encourage consistent use of materials such as corrugated iron and timber cladding on lightweight framing, and use of natural colours.

To avoid standard suburban style homes that use extensive external masonry and mock period style buildings.

To minimise the amount of hard surfacing in garden spaces.

To encourage the use of indigenous planting in private gardens.

Stingray Point (area 3)

To ensure that the visual scale and bulk of any new development is compatible with the landscape values of the area.

To provide a range of low density housing and accommodation styles in a landscaped setting.

To encourage the retention and re-establishment of those landscape and physical features on the subject land that contribute to its appearance and character as part of the coastal setting.

To ensure that development respects the preferred neighbourhood character.

Town centre residential (area 9)

To encourage high quality, well-designed development that conceals car parking.

To allow for development up to a height of nine (9) metres above natural ground level measured within the building footprint.

To maintain the garden setting character of the area.

To ensure buildings are set back at least six (6) metres from the front boundary and two (2) metres from side boundaries.

Lakeside and Develing's residential (area 13)

To ensure retention of the existing natural tree canopy.

To encourage planting of additional indigenous trees and ground flora in private gardens.

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Permit Requirements

A permit is not required to construct a building or carry out works other than for:

- A building with a height of over 7.5 metres from natural ground level measured within the building footprint.
- A development where the total building area proposed on a site is greater than 300 square metres except within an approved building envelope.
- A development where the slope of land where the works are to be carried out is greater than 15 percent.

For the purpose of this provision, 'total building area' is inclusive of existing buildings [works] to be retained.

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Application requirements

An application for buildings and works must include the following information:

- The location of any proposed buildings clearly dimensioned on its allotment.
- Information that describes how the proposal achieves the design outcomes for the settlement as outlined in the decision guidelines of this schedule, in the form of a neighbourhood and site description, and design response.
- The location, type and size of any vegetation to be removed.
- Sufficient spot heights to enable the slope of the site and the slope of the works area(s) to be determined.

- The location, dimensions and depth of any proposed excavations or fill.
- The colour, finishes and materials to be used on all external surfaces, including the roof.
- Proposed new planting or site landscaping works.

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Decision guidelines

Before deciding on an application, the responsible authority must consider, where appropriate the following decision guidelines that apply to the areas shown on Map 1 forming part of this clause.

All areas

- The design objectives of this schedule.
- The vision statements, objectives and strategies at Clause 21.06-2, Strategies for Sub-regions, Towns and Localities (Lakes & Coastal).
- Any relevant siting and design guidelines prepared by the Victorian Coastal Council or the Gippsland Coastal Board.
- Any design guidelines established for the site through covenants, Section 173 Agreements or similar statutory mechanisms.
- The extent of any vegetation to be cleared and the impact of that clearance on the landscape setting of the locality.
- The need for and purpose of proposed vegetation removal.
- Whether the buildings and works are sited and designed to avoid impacts from retained vegetation.
- Whether the proposal is well integrated with the landscape through the planting of new and replacement indigenous or native trees and understorey.
- Whether the form, design and details of the building are compatible with the landscape setting, and the character of nearby or adjacent buildings.
- Whether the building materials and colours are low-reflective and reduce contrast with the landscape and distant visibility.
- The effect of the bulk, siting and design of any proposed building on the general appearance of the area, particularly when viewed from adjacent waterways, beaches, tourist routes or viewpoints.
- Whether the roof form of the building sits generally below the prevailing tree canopy.
- Whether opportunities exist to avoid a building being visually obtrusive by the use of alternative building designs, including split level and staggered building forms that follow the natural slope of the land and reduce the need for site excavation and filling.
- Whether, in locations adjacent to the coast, the coastal reserve, or the foreshore reserve, the building demonstrates a high standard of 'light weight' contemporary design (i.e. avoiding predominantly heavy masonry construction, utilising a mix of visually lighter building materials, and using elements such as timber decks and balconies etc.), and is well screened from the water and beach areas.
- The impact of any new development on adjoining public land.

In relation to a proposed subdivision:

- The effect of any proposed subdivision or development on the environmental and landscape values of the site and of the local area, including the effect on streamlines, foreshores, wetlands, areas of remnant vegetation or areas prone to erosion.
- The need to contribute, where practicable, to the development of pedestrian walkways, to link residential areas and to provide access to community focal points, public land and activity areas such as commercial or community precincts, recreation areas or foreshore areas.
- Whether the proposed subdivision layout provides for the protection of existing natural vegetation, drainage lines, wetland areas and sites of cultural or heritage significance.
- Whether the potential for wildlife corridors through the area has been retained or created by limiting fencing and maintaining indigenous and native vegetation.
- The provision for water sensitive urban design.
- Provision in the design for the impact of coastal processes (the impacts from wind, waves, floods, storms, tides, erosion) on foreshore areas.
- Whether the allotment frontage width is consistent with the typical width of existing allotments in the locality.
- Whether the proposed subdivision layout relates sympathetically to the topography of the site and the surrounding land uses.

Karbeethong residential (area 1)

- Whether the proposed development is consistent with the established character of large homes and gardens on the north east slope overlooking the inlet.
- Whether any proposed landscaping treatment incorporates indigenous tree species that helps the garden blend with the adjoining national park.
- The impact of buildings and structures on views of tree canopy on the ridgeline from the inlet.

Western rural residential (area 2)

- The extent to which the development minimises building footprint and provides a high standard of energy efficiency.
- Whether the proposed development uses materials that give the appearance of lightweight construction and natural colours.
- Whether the proposed design of any buildings avoids the use of extensive areas of masonry and mock heritage architecture.
- Whether the amount of hard surfacing in any new development enables the retention of adequate garden space.
- The extent to which the development incorporates the planting of new indigenous vegetation.

Stingray Point residential (area 3)

- Whether buildings are designed and developed to minimise visual impact.
- Whether buildings are designed with sloping roofs which generally repeat the prevailing slope of the land. Floor plans, changes of level entry points should be designed to be in sympathy with ground slope.

- Whether pergolas, decks and shade devices are used to soften the interface between buildings and surrounding vegetation.
- Whether split level buildings are used on sloping land to reduce the height of the building.
- Whether use of materials which reflect the colour and texture of the coastal setting. Materials should take account of colour, texture, durability and weathering characteristics.
- Whether carport, garages and outbuildings are built in the style and materials of the associated dwelling, or alternatively painted in colours that respect the coastal setting.

Lakeside and Develing's residential (area 13)

- The impact of the proposed removal of any vegetation on the existing natural tree canopy.
- Whether the proposal includes the planting of additional trees and indigenous ground flora.

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Reference

Mallacoota Urban Design Framework, Meinhardt Infrastructure and Environment, March 2007.

Map 1 to Schedule 12: Mallacoota Residential Character Areas

