

17/10/2013
C77**SCHEDULE 2 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO2**.

OLIVERS HILL**1.0****Design objectives**29/01/2009
C24

To maintain and enhance the low density treed character of Olivers Hill in recognition of its contribution to housing diversity and its landscape quality.

To ensure that development densities are consistent with the landscape character of the area.

To ensure that development responds to the established landscape character, preferred neighbourhood character and built form in terms of building height, scale and siting.

To encourage new buildings, alterations and extensions that are well designed and reflect the coastal setting, through the use of appropriate materials and design detail.

To encourage buildings that respect the environmental qualities of the coastal area, particularly through appropriate siting, site coverage, fencing and landscaping.

To ensure that new development recognises the physical constraints that result from unstable sea cliffs and soils associated with the Manyung Fault.

2.0**Buildings and works**17/10/2013
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A permit is not required to construct or carry out buildings or works for:

- Navigational aids.
- A radio mast.
- A television antenna.
- A television mast associated with a building.
- The development of public land by or on behalf of a public land manager.
- A single dwelling, dependent persons unit or ancillary outbuildings, provided the following are met:
 - Buildings are setback at least 7.5 metres from any road frontage.
 - Buildings are set back at least 10 metres from the Kackeraboite Creek boundary or the top of any slope of 10 degrees or more.
 - Where a site adjoins the coast, the second storey of any development is to be set back from the ground floor foreshore elevation a distance of no less than the height of the ground floor above natural ground level.
 - Buildings and works are to be constructed clear of any area of known soil instability.
 - Any building does not exceed 7 metres in height.
 - The total floor area of all outbuildings does not exceed 100 square metres.
 - The amount of the site covered by buildings does not exceed 25% and the total amount of site covered by buildings, swimming pool and impervious surfaces does not exceed 50%.

- There are only two dwellings on the lot, unless the second dwelling forms part of or is added to a dwelling or is a dependent person's unit. This cannot be varied with a permit.

Buildings and works must not exceed 9 metres in height unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the height must not exceed 10 metres. This cannot be varied with a permit.

3.0

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Subdivision

Any lot in a subdivision must be at least 2,500 square metres.

Smaller lots may be created if one of the following applies:

- The average size of lots is 2,500 square metres, any lot is at least 1,000 square metres and any lot created in accordance with this provision must not be further subdivided.
- The subdivision is of a lot of at least 2,500 square metres that contains two dwellings and creates a site for each dwelling.
- The lot is required for public use by a government department, public authority or Council.

These requirements cannot be varied with a permit.

4.0

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Decision guidelines

Before deciding on an application the responsible authority must consider:

- The extent to which the proposed development meets the objectives and design responses contained in the relevant Neighbourhood Character Study Character Statement precinct brochure for the area.
- The appropriateness of the subdivision, buildings or works having regard to the Preferred Neighbourhood Character statement for the area, and land capability including land form, slope, erosion risk, drainage and the presence of remnant vegetation.
- The likely affect of the development on soil and coastline stability.
- The extent to which the development provides sufficient unpaved area and landscaping appropriate to the coastal setting.
- The visual impact of any development when viewed from Port Phillip.

Before deciding on an application for development that exceeds 7 metres in height, the responsible authority must consider whether the additional height is justified due to the need for a particular roof form or architectural feature that assists in achieving the preferred neighbourhood character of the area, or the objectives and design responses contained in the relevant Neighbourhood Character Study Character Statement precinct brochure for the area.