

19/01/2006
VC37

SCHEDULE 10 TO THE DESIGN AND DEVELOPMENT OVERLAY

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

FELLOWS ROAD, POINT LONSDALE

1.0

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Design objectives

To facilitate the development of land between Yarram Creek and Fellows Road, Point Lonsdale, in a manner which preserves the environmental integrity of Swan Bay.

2.0

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Buildings and works

All buildings and works should be constructed and contained within the building envelopes marked on the Fellows Road, Point Lonsdale Diagram.

Only one dwelling per lot may be constructed.

Buildings and works should meet the following requirements:

- Building height should not exceed 7.5 metres above natural ground level.
- Roof slopes should be pitched between 20° and 35°.
- Garages and storage areas should be enclosed.
- Existing vegetation is retained where this is of environmental significance or is important in preventing erosion and protecting dwellings from wind.

Any application for a dwelling must include details of the sewage disposal systems to be used to prevent any stormwater or wastewater from entering Swan Bay.

Landscaping

Prior to the issue of a permit a landscape plan must be approved by the responsible authority showing planting which meets the following requirements:

- Protects the dwelling from prevailing winds.
- Reduces the visual impact of buildings from Yarram Creek Road, Queenscliff Road, and the public land fronting Swan Bay.

Building Materials

Building materials should be able to withstand sand, salt and wind buffeting and should blend with the natural colours and textures of the surrounding area.

In considering applications the responsible authority will give preference to buildings that use the following building materials:

- Timbers stained (or oiled) in natural colours and timbers such as treated pine, cedar or redwood. These timbers should be used as planks or boards.
- Light brown, buff or oatmeal coloured bricks (standard or tumbled).
- Sandstone, limestone or basalt used either structurally in blocks or as a veneer.
- Cement sheets or planks in colours to reflect the surrounding vegetation.
- Galvanised steel, colourbond and terra-cotta tiles in appropriate buff colours for roofing.

3.0

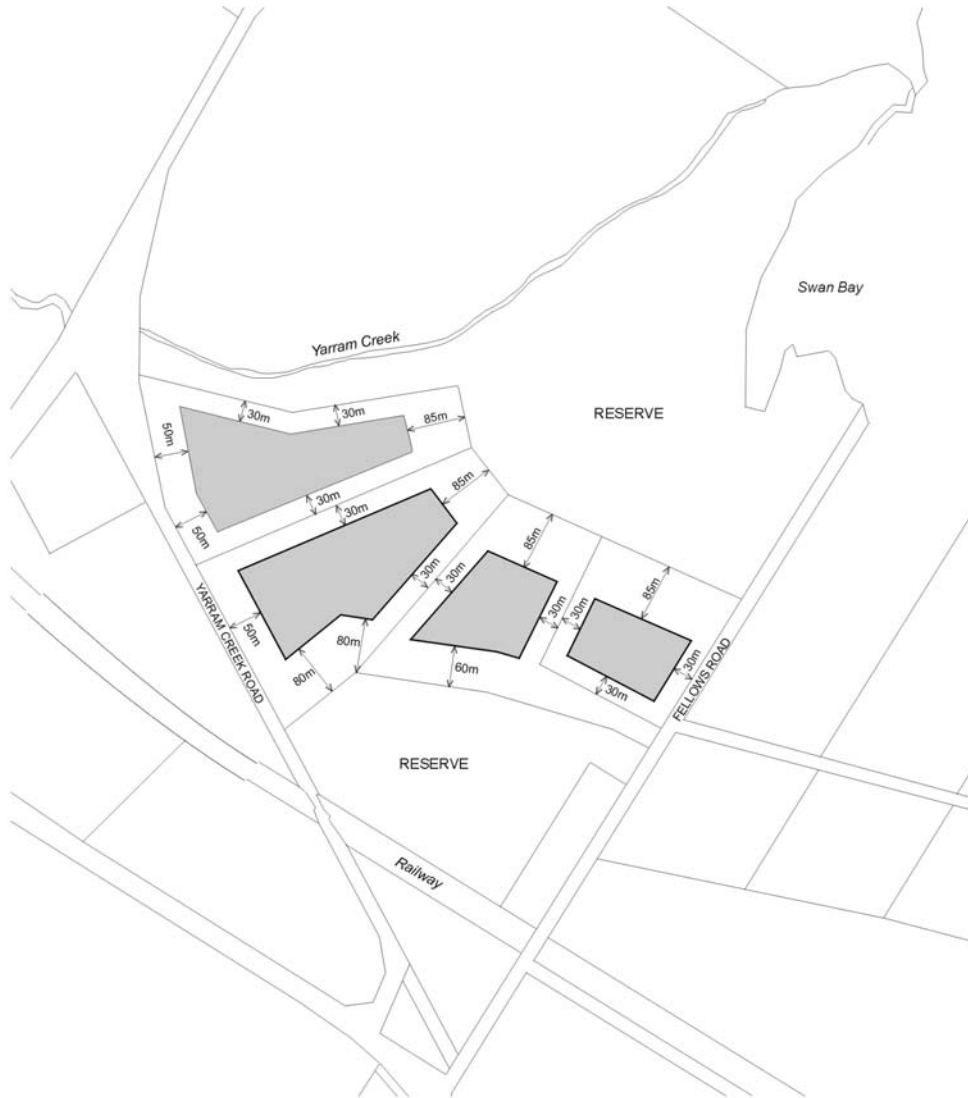
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Decision guidelines

Before deciding on an application the responsible authority must consider:

- Whether all buildings and structures on the lot are clustered so as to reduce visual impact.
- Whether new ancillary buildings or structures match existing buildings.
- Whether the orientation of a proposed dwelling will provide for energy efficiency.
- Whether the planting of vegetation indigenous to the area is being proposed.

DIAGRAM 1 FOR SCHEDULE 10 TO THE DESIGN AND DEVELOPMENT
OVERLAY-
FELLOWS ROAD, POINT LONSDALE -



 **BUILDING ENVELOPES**

