

28/01/2010
C129(Part 1)

SCHEDULE 22 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO22**

BREAMLEA TOWNSHIP

1.0

28/01/2010
C129(Part 1)

Design objectives

To manage development pressures within the unique landscape setting of the Breamlea township, comprising of coastal, saltmarsh and estuarine environment of Thompsons Creek.

To encourage sensitive and site responsive design.

To maintain the existing residential development pattern with houses nestled in low coastal vegetation.

To ensure that the height of dwellings does not have a detrimental impact on the landscape quality of the township, particularly when viewed from Blackgate Road.

To manage human impacts on the township, particularly having regard to effects of increased septic effluent on the adjacent wetland system associated with further residential development.

To prevent further subdivision and medium density housing within the township.

To provide for a reasonable sharing of views.

2.0

28/01/2010
C129(Part 1)

Buildings and works

Requirements

A lot must not contain more than one dwelling. A permit cannot be granted to vary this requirement.

Buildings and works should not protrude above the Breamlea dune horizon line when viewed from Blackgate Road.

Building height should not exceed 7.5 metres when measured from the highest point of the buildings above the adjacent natural ground level.

Building colours and materials should be muted and non-reflective and be compatible with the coastal landscape of Breamlea.

3.0

28/01/2010
C129(Part 1)

Subdivision

Requirements

A permit cannot be granted to subdivide land to create a new lot unless the subdivision is by a public authority or utility service provider to create a lot for a utility installation.

A re-subdivision of existing lots or boundary realignment must enable future development of lots, consistent with the objectives of this schedule.

4.0 Decision guidelines

28/01/2010
C129(Part 1)

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- Whether the siting and design of buildings achieves a reasonable sharing of views between properties with significant landscape features having particular regard to the following:
 - The impact of the proposed buildings and works on the view from another property as result of the design, siting, height, size, bulk (including the roof), and colour of the building;
 - The opportunity for a reasonable sharing of views having regard to the extent of the available view(s) and the significance of the view(s) from the properties affected.
- Whether the development has appropriate regard to:
 - The impact on the streetscape and landscape character
 - The impact on long distance views toward the township
- Whether the siting, height, scale, materials and form of proposed buildings will complement the coastal landscape setting and achieves the design objectives.
- Buildings and works should meet the “Siting and Design Guidelines for Structures on the Victoria Coast”, Victorian Coastal Council.

5.0

28/01/2010
C129(Part 1)

References

Breamlea Foreshore Masterplan and Management Plan Report, prepared by Thompson Berrill Landscape Design Pty Ltd and others for the City of Greater Geelong, January 1999