

13/10/2016
C110

SCHEDULE 11 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO11**.

Aireys Inlet to Eastern View Hinterland

1.0

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Design objectives

To preserve and enhance the low scale, low density, vegetated character from Aireys Inlet to Eastern View.

To ensure that development presents an inconspicuous profile against the landscape setting, allowing the landscape to remain the key feature of the settlements, particularly where the vegetation canopy height is low and/or a site is prominently located.

To ensure that buildings are sited and designed to avoid protruding over or above ridgelines or form a silhouette against the sky when viewed from the Great Ocean Road or any other significant viewing point.

To retain a sense of openness between properties by encouraging the use of open style fencing and vegetated buffers in preference to solid paling fences.

To encourage building design that is site responsive and is stepped down the slope, following the natural contour of the land, avoiding the need for cut or fill.

To ensure that the scale, setbacks, site coverage and overall form of development respects the low scale, vegetated character of the settlements.

To ensure that buildings are sited and designed to avoid and/or minimise removal of native vegetation.

To provide adequate building setbacks in order to retain space around buildings and to sustain landscaping and vegetative screening set back from dwellings to avoid fire risks but which better integrates built form within the landscape.

To achieve a reasonable sharing of views of significant landscape features, including views of the ocean and coastal shoreline, the Split Point Lighthouse, the Painkalac valley and natural bushland in the hinterland.

To encourage the use of warm, natural and earthy colour schemes and roofs that are clad in a non-reflective material and colour to enable buildings to blend with the natural surroundings.

To preserve the night sky ambience of the hinterland.

To discourage the establishment of private recreational structures such as tennis courts and swimming pools and the illumination of existing structures.

To encourage accessways that have an informal vegetated appearance.

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Buildings and works

A permit is required to:

- Construct an outdoor swimming pool associated with a dwelling.
- Construct a fence, other than a post and wire fence that is not more than 1.5 metres in height and contains a 200 mm clearance from ground level to enable the movement of small indigenous fauna.

Requirements

Building setbacks

On land within the Low Density Residential Zone a building must be setback at least:

- 9 metres from a street boundary.
- 3 metres from a side or rear boundary.

Building height

Building height should not exceed 7.5 metres.

Fences

Front fencing must be of post and wire construction.

Any solid side or rear boundary fence must be:

- Sited behind the front wall of an existing or proposed building; and
- Not more than 1.8m in height.

Except in relation to building height, the above requirements cannot be varied with a permit.

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Subdivision

Exemption from notice and review

An application to subdivide land into lots each containing an existing dwelling or car parking space is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

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Advertising signs

Advertising sign requirements are at Clause 52.05, Category 4 – Sensitive areas

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Decision guidelines

Before deciding on an application the responsible authority must consider, as appropriate:

Building height

- Whether a lower building height is required in order to meet the design objectives of this schedule, particularly where a building would protrude above the tree canopy.
- Whether a greater building height on steeply sloping land will be in keeping with the landscape character of the area having regard to the proportioning and bulk of the building.

Design and siting

- Whether the scale, setbacks, site coverage, design, siting and overall form of development is consistent with the low scale, low density, vegetated character of the hinterland.
- Whether the design and siting of proposed buildings and works would retain existing vegetation and provide adequate space on site for the planting of new vegetation.

Fencing

- Whether solid fencing has been used sparingly and only to screen private open space or a habitable room window where satisfactory screening is not or cannot be provided by vegetation.

Recreational structures

- Whether swimming pools are integrated with the design of the dwelling and meet the objectives of this schedule.
- Whether private recreational structures such as tennis courts and swimming pools would compromise long term enhancement of the vegetation cover.

Subdivision

- Whether the subdivision has been designed to avoid or minimise the removal of native vegetation.
- Whether the siting and design of new lots ensure future dwellings will not be visually prominent when viewed from the Great Ocean Road or any other significant viewing point.
- Whether the subdivision will adversely affect the environmental values of adjoining or nearby public land.
- Whether roads, accessways and footpaths within a subdivision have been designed to have an informal appearance, with an emphasis on retaining vegetation within road verges and alternatives to concrete kerb and channel drainage and standard bitumen (e.g. gravel or exposed aggregate).
- Whether the use of street lights has been limited to a single light at an intersection.