

19/01/2006
VC37

SCHEDULE 6 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO6**

THE HILLSIDE

This precinct has developed between Stephens and McDonald Streets and extends from Stanley Street through to Denman Drive and the Merri River embankment. The precinct comprises largely single detached dwellings with only a few parcels of land remaining for future development. Properties within the precinct include large dwellings on sloping blocks (some much steeper than others) which overlook the south-east section of South Warrnambool and the Merri River and South Warrnambool Wetlands.

1.0

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Design objectives

Density

- To ensure that density of development is restricted on sites with a steep slope.
- To encourage new development that protects the hillside area through restrictions on site coverage.
- To ensure that new development reflects the prevailing site coverage of development in the area.

Village Character

- To ensure that new development reflects and enhances the neighbourhood character of the South Warrnambool Village Precinct, reflecting the traditional architectural elements and the predominant materials and finishes.
- To ensure that new development does not dominate the South Warrnambool landscape or skyline.

Site Layout and Building Envelope

- To ensure that new buildings are of an appropriate scale for the area and do not overdevelop a site.
- To ensure that the siting of new dwellings and the provision of open space on a site reflects the existing characteristics of the Village Precinct.
- To ensure that new development addresses street frontages and other public space areas.
- To ensure that the development responds to the natural topography of the land.

Subdivision

- To ensure that subdivision responds to the prevailing subdivision pattern of the area.

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Building and works

A permit is required to construct a fence over 1.2 metres in height.

A permit may be granted to vary the following requirements, except where a specific statement is made that the requirements cannot be varied. A permit will only be granted to vary the requirements if the responsible authority is satisfied that compliance is unreasonable or unnecessary, and that the variation satisfies the design objectives of this schedule.

Density

Buildings and works are considered to meet the design objectives for density if:

- The construction of more than one dwelling on a lot is restricted to sites with a minimum frontage of 20 metres.

- Density range is limited to one dwelling per 450 square metre lot.

Village Character

Buildings and works are considered to meet the design objectives for village character if:

- Dwellings are no greater than two storey in height. Consideration will be given to: a maximum building height of 9 metres (7 metres to wall height, or 9 metres including roof line) where the proposed dwelling is more than 40 metres from the boundary of the South Warrnambool Wetlands; or a maximum height of 7 metres (including roof line) where the proposed dwelling is within 40 metres of the boundary to the South Warrnambool Wetlands.
- Fencing height along street frontages is 1.2 metres or less.
- Outbuildings are constructed of materials that match the existing or new dwelling.
- Materials other than exposed brick are used for the external finish of a new building.
- New dwellings at the rear of existing dwellings are single storey.

Site Layout and Building Envelope

Buildings and works are considered to meet the design objectives for site layout and building envelope if:

- Site coverage is restricted to 35%.
- Garages and carports are setback behind the frontage of existing and proposed dwellings.
- The setback of the new building is in line with, or behind the setback of adjoining properties
- The buildings are sited predominantly across the lot.

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Subdivision

An application for subdivision is considered to meet the design objectives where new lots have a minimum size of 450 square metres with a minimum frontage of 20 metres.