

19/01/2006
VC37

SCHEDULE 7 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO7**

SOUTH WARRNAMBOOL RIVER ENVIRONS

The South Warrnambool River Environs includes land to the south and south-east of the Merri River and encompasses properties along Denman Drive, Stephens Street and the rear portion of properties fronting Stanley Street. The precinct has been partially developed but remains prone to inundation from the adjoining Merri River. Any further development of properties in this area will require careful examination of the flood related issues.

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Design Objectives

Density

- To ensure that the density of new development retains the existing pattern of development in the area.
- To limit development where it may detrimentally impact on the flood ways of the Merri River and the South Warrnambool Wetlands.

Village Character

- To ensure that new development is innovative and respects the scale, height, mass, form and traditional architectural elements of surrounding buildings in the South Warrnambool Village area.

Site Layout and Building Envelope

- To ensure new development addresses frontages and any adjacent public spaces, particularly wetland frontages of the Village when viewed from surrounding areas.
- To ensure that buildings are appropriate setback from sensitive environmental boundaries and street frontages.
- To ensure that the siting of each dwelling, including the open space on each site, reflects the existing characteristics of the Village area.

Landscaping

- To encourage appropriate landscaping adjacent to wetland and river frontages that enhance the natural environment of the area.

Flooding

- To limit development where it may, obstruct flood flows, reduce the storage capacity of the Merri River Flood Plain or detrimentally impact on the flood ways of the Merri River and the South Warrnambool Wetlands.
- To ensure that development on low lying and flood prone land will be designed to minimise environmental impact and the risk of flood damage to adjoining and nearby neighbours.

Subdivision

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

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Buildings and works

A permit is required to construct a fence above 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 is 1.2 metres or less along street and river frontages.
- Outbuildings are constructed of materials that match an existing or new dwelling.
- Materials other than exposed brick are used for the external finish of a new building.

Site Layout and Building Envelope

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

- Site coverage is restricted to 35%. On lots less than 2.0m AHD any non pervious surfaces such as footpaths, driveways, garage floors, steps and verandahs must be included in calculating site coverage.
- New development is setback 25 metres from the bank of the Merri River.
- New development on properties abutting is designed and orientated to address the river in addition to street frontages.
- New garages and carports are setback behind the building line of any existing or proposed dwellings which have a frontage to an existing street.
- Finished floor levels in all new development are a minimum of 2.0 metres AHD.
- Overshadowing of the river is avoided between 10.00am and 3.00pm wherever possible.
- Buildings are setback a minimum of 6 metres from the main street frontage and 3 metres from a secondary frontage (side or rear road), unless it can be shown that alternative setbacks result in a preferred environmental outcome.

Landscaping

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

- Indigenous species are used for landscaping along river frontages.

Flooding

Building and works are considered to meet the design objectives for flooding if:

- No filling of land below 2.0 metres AHD is permitted. This requirement cannot be varied with a permit.

WARNAMBOOL PLANNING SCHEME

- On land less than 2.0m AHD, fencing is an open construction to avoid obstruction of the overland flow of flood waters.
- On lots less than 2.0 metres AHD non pervious surfaces, including footpaths, verandahs, driveways, roads steps, the floor of garages, and the floor of outbuildings do not exceed the existing natural surface level.
- New developments and extensions to existing dwellings will use stump construction of sub floor foundations.
- Provision is to be made on lots less than 2.0 metres AHD for surface water to flow through the site, including under dwellings.
- Any construction above natural ground level, including decks and steps should be designed to not obstruct the free flow of water under these structures.

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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.