

19/01/2006
VC37

SCHEDULE 8 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO8**

PERTOBE ROAD (SOUTH)

The land is located on the south east side of Pertobe Road and south of the Shipwreck Bay Caravan Park and contains all of the freehold land on the south east side of Pertobe Road. It is a significant gateway to the foreshore area. Its location is strategic in providing an opportunity for a landmark design element at the key vista to Pertobe Road and Stanley Street. The gateway zone is positioned at the entry to Breakwater Road which curves into the breakwater area parallel to a direct view corridor into the new safe harbour development.

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Design Objectives

Village Character

- To ensure that the Norfolk Island Pines along Pertobe Road remain as the dominant landscape feature in the area.
- To ensure that development reduces in size away from the new hotel proposed as part of the Port Warrnambool Development.
- To ensure that development is not visible above the dunes from the beach.
- To ensure that new development includes features that enhance the appearance of the Warrnambool foreshore and environs, or contribute to the areas character or sense of identity.
- To ensure that special attention is given to the facades of buildings that are visible from the South Warrnambool Wetlands and Breakwater Road.

Site layout and Building Envelope

- To ensure that buildings are appropriately setback from sensitive environmental boundaries and street frontages.

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Building and works

A permit is required to construct a fence above 1.2 metres.

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.

An application for a permit must be accompanied by a site context plan and a site context report that demonstrate how the proposed buildings or works satisfy the relevant policies, controls and guidelines applying to the site.

Village Character

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

- The maximum height of any development is generally limited to 12 metres. If in order to ensure that the façade of the development can be articulated to minimize visual bulk and result in an improved urban design outcome, an exception to this height limit to a maximum height of 16 metres may be permitted. The maximum height of 16 metres cannot be varied with a permit.
- New garages and carports are setback behind the building line of any existing or proposed buildings.
- Exposed brick is not used in external finishes to new buildings.
- New development addresses street frontages.

- Fencing height is 1.2 metres or less along street frontages.

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 60%. This requirement cannot be varied with a permit.

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Decision Guidelines

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

- The impact of the proposed subdivision or development on the prevailing character of the Gateway area.