

19/01/2006  
VC37

## SCHEDULE 9 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO9**

### PERTOBE ROAD (NORTH)

This land is located on the north side of Pertobe Road, east of Stanley Street and forms part of the gateway to the Breakwater Harbour precinct. However, the existing built form is substantially less dominant due to greater setbacks and variety in materials and form of construction. Development control in this area should recognise the variety and provide for lower density and overall height for future use.

## 1.0

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### Design Objective

#### Village Character

- To ensure that new development is lower than the Norfolk Island Pine Trees along Pertobe Road.
- To ensure that new development addresses street frontages and public areas.
- 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.

#### Building Envelope

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

#### Landscaping

- To encourage appropriate landscaping that enhances the amenity of the area.

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### Building and works

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

A permit may be granted to vary the 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 less than 9.0 metres above natural ground level.
- Car parking is provided on site and garages are located behind buildings to minimise their visual impact.
- New developments address street frontages and public areas.
- Fencing height is a maximum of 1.2 metres above natural ground level along street frontages and public areas.
- Exposed brick is not used as an external finish to new buildings.

#### 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 40%
- The minimum setback from street frontages is 4.5 metres.
- A minimum setback of 25 metres applies to any boundary that abuts the high water mark of the Merri River.

### **Landscaping**

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

- Indigenous species are used for landscaping along river frontages.

## **3.0**

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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 adjoining and nearby buildings and the Gateway area.