

19/01/2006
VC37

SCHEDULE 10 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO10**

STANLEY STREET (MERRI RIVER WEST)

This land is located on the south side of Stanley Street west of the Merri River and north of the South Warrnambool wetlands. This area has particular importance due to its location adjacent to the Merri River and South Warrnambool wetlands. It is also located adjacent to the Stanley Street Bridge.

This area has been identified because of its strategic function at the entrance to the South Warrnambool village.

1.0

19/01/2006
VC37

Design Objectives

Village Character

- 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 area's character or sense of identity.
- To ensure that the façade of buildings fronting roads, public reserves and the river are articulated and contain windows to provide for overlooking of these areas.

Site Layout and 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.

2.0

19/01/2006
VC37

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 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 9.0 metres above natural ground level.
- Fencing along street frontages and abutting public areas is a maximum of 1.2 metres above natural ground level.
- Exposed brick is not used in external finishes to new buildings.

Site Layout and Building Envelope

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

- Site coverage is restricted to 60%.

WARNAMBOOL PLANNING SCHEME

- Outbuildings are located behind buildings.
- New developments address street frontages and public areas.
- The minimum setback from street frontages is 4.5 metres.
- A setback of 25 metres applies to any boundary that abuts the high water mark of the Merri River or wetland areas, except where an agreed management plan provides appropriate management techniques to control any impact.
- Provision is made to continue pedestrian access along the eastern flank 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.
- Areas disturbed by works are stabilised by engineering works or revegetation.

3.0

19/01/2006
VC37

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 South Warrnambool Village area.