

24/04/2008
C40**SCHEDULE 13 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO13****YOUNGER STREET (WEST)**

This land is located on the north and west side of Younger Street, adjacent to the Warrnambool Golf Course. The land is located between the Merri River and the coastal dunes on undulating land that is above the designated flood level.

The development controls in this area recognise the coastal and river location and provide for high quality design, sensitive exterior finishes and colours, native landscaping and overall height controls for future development.

The preferred future character of this area - Buildings are visually integrated with their rural setting and responsive to the topography of the coastal location. Coastal vegetation indigenous to the area has been established and the built form edges of the development screened by this vegetation relate to the river and wetland interfaces. Views out from the development are retained to the river, dunes and surrounding farmland.

1.0**Design Objectives**24/04/2008
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- To minimize the visual impact of the development from key viewing locations including the Merri River and existing urban areas of Warrnambool.
- To reestablish vegetation dominated views of the area.
- To ensure that new development includes features that are sympathetic to the appearance of the coastal and river environs.
- To integrate the landscape setting of the Merri River, wetlands and other rural landscapes.
- To limit intrusion on the skyline and ridgeline.

Siting

- To integrate buildings into the river corridor and rural dune landscapes.
- To ensure that buildings are appropriately setback from sensitive environmental boundaries.
- To provide a consistent vegetation-dominated streetscape.
- To develop spacious building setting with space for planting.

Height and Building Form

- To ensure buildings and structures sit within the coastal dune landscape and vegetation setting.
- To create a low scale built form by encouraging low pitched roofs and avoiding box-like forms.

Materials and design detail

- To ensure buildings demonstrate a high standard of contemporary design and complement the coastal setting.

Streetscape

- To maintain the informal semi-rural feel of streetscapes.
- To ensure fencing is not visually prominent.

Views

- To provide for the reasonable sharing of views to the coastal dunes, river and the surrounding landscape.
- To protect the local environment and significant views.

ESD Design

- To incorporate the use of water sensitive urban design treatments.
- To encourage good environmentally sustainable practices including maximizing solar access and rainwater harvesting.

Landscaping

- To re-establish the vegetated setting of the site using indigenous species.
- To encourage landscaping that is indigenous to the coastal environment, enhances the amenity of the area and responds to the river and coastal environment.

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Building and works

A permit is required to construct a fence.

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.

An application for a permit must be accompanied by a landscape plan that demonstrates how the proposed landscaping satisfies the landscape and landscape setting objectives applying to the site.

The Design Responses are the preferred method to satisfy the relevant objective(s). Other methods of achieving the relevant objective may be demonstrated to the satisfaction of the responsible authority.

Design Response

Landscape Setting

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

- Existing trees are retained and new indigenous trees and other coastal vegetation is established to screen dwellings and structures.

Siting

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

- New developments address street frontages and public areas.
- Site coverage is restricted to 50%
- A minimum setback of 5 metres from any boundary that abuts the Merri River public reserve.
- Sufficient space is provided in front of the building for landscaping including canopy trees, with a minimum setback of 6 metres from road frontages.
- Set buildings back from both side boundaries with sufficient space for landscaping.
- Car parking is provided on site and garages are located behind the front line of buildings to minimise their visual impact.

Height and Building form

Buildings and works are considered to meet the design objectives for Height and Building form if all of the following are met:

- Development is kept below the future mature tree canopy height and the maximum height of any development is less than 7.5 metres above natural ground level, with no more than 2 storeys above natural ground level.
- Wall heights interfacing with the Merri River corridor and adjacent rural areas are no higher than 5.0 metres and no higher than 1 storey to a depth of 5 metres.
- The visual impact of buildings is minimized and the need for cut and fill is reduced by designing buildings to follow the contours and step down the site.

Materials and Design Detail

Buildings and works are considered to meet the design objectives for Materials and Design Detail if:

- Simple building details are used.
- Articulate the form of buildings and elevations, particularly front facades, and include elements that lighten the building form such as balconies, glazing and light transparent balastrading.
- Use a mix of contemporary and traditional Warrnambool coastal materials, textures and finishes including timber, render, glazing, stone, brick and iron roofing.
- Where buildings are set amongst vegetation, utilize colours and finishes that complement the native vegetation of the local area, including dark, subdued natural colours and matte finishes.
- All outbuildings to be constructed using similar materials to the main building.
- Glazing and roofing materials to be of low reflectivity.
- Fencing height is a maximum of 1.2 metres above natural ground level along street frontages and public areas.

Streetscape

- Ensure that the area between the building and front property boundary has a mostly permeable surface and is able to support vegetation, including canopy trees.
- Front fences are discouraged, and where required should be of post and wire construction or of similar transparency.
- Where side and rear fencing is required, this should be of post and wire construction or of similar transparency.
- Screen fencing may be provided within the immediate cartilages of the building.

Views

- Buildings and structures should be sited and designed to take into account existing views to the coast and surrounding foothills from nearby properties.

ESD Design

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

- The drainage of the land and associated buildings will be in accordance with water sensitive urban design including on-site retentions methods.
- Maximise northern orientation in the development of buildings on lots.

Landscaping

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

- Indigenous species are used for landscaping in all areas (private, public or communal land).
- An application for a new dwelling must be accompanied by a landscape plan which includes the planting of appropriate indigenous canopy trees and other vegetation around the dwelling.
- The planting is consistent with a landscape plan for the area that is submitted and approved prior to the subdivision of the land into more than two lots.
- The plan to include trees and other coastal vegetation to screen dwellings.

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Subdivision

Appropriate Building & Access Areas are to be shown to the satisfaction of the responsible authority on the subdivision plan and are to be located in recognition of the constraints affecting the land.

Appropriate Building Areas are not to be located within 5 metres of any boundary adjacent to the Merri River Public Reserve.

Appropriate Building and Access Areas may be limited to the area of a proposed dwelling, outbuildings and vehicle access ways, or may affect a larger area providing flexibility for the location of a dwelling in the future, dependent upon the constraints affecting the site.

An overall subdivision and development plan is required to be submitted and approved by the responsible authority prior to subdivision of the land into more than two lots.

Subdivision is considered to meet the design objectives if:

- Younger Street is utilized as the main access street for development.
- Permeable or connective street layout is used and cul-de-sac streets are avoided.
- Streets are designed to respect the existing topography of the site.
- Direct pedestrian access and access for people with limited mobility is provided.
- An adequate amount of useable open space is provided that connects to the existing and future networks of open space.
- Development is required to front onto the River corridor, floodway open space network and existing golf course.
- Pedestrian and bicycle connection is provided and bridge crossing over the Merri River.
- All services are provided underground.
- Streetscapes are designed to contribute through the use of plant material indigenous to the coastal environment to provide a coastal vegetation dominated landscape.
- The interface with the Merri River is planted with coastal indigenous species.
- Lots are orientated to allow development that maximizes solar access.
- An interface is provided with the golf course that minimizes negative impacts on residential areas. This could include a high black mesh fence screened with vegetation.

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Advertising Signs

Advertising sign controls are at Clause 52.05 Category 3.

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Decision Guidelines

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

- How the proposal responds to the design objectives of this Clause.
- Any policies listed in the Local Planning Policy Framework which may be applicable to the land including:
 - Hilltop and Ridgeline Protection

A permit is not required for:

- Routine repairs and maintenance of existing buildings, fences and works.
- Informal outdoor recreation.

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Reference Documents

Design Guidelines for Younger Street, 2005