

11/07/2019  
C156basc

## **SCHEDULE 10 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

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

### **INVERLOCH MARINE SITE, INVERLOCH**

#### **1.0**

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#### **Design objectives**

To create strong orientation toward the foreshore and integration with surrounding public open space, in particular, The Glades Picnic Ground.

To minimise the impact of development on surrounding areas by utilising contemporary coastal design principles and landscaping.

To protect and enhance the visual permeability of the site.

Development should provide a high quality interface to the street and commercial frontage.

To encourage a high quality design outcome with a community focus on the private land within the foreshore precinct.

#### **2.0**

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#### **Buildings and works**

Building height is required to be a maximum of 9.5 metres from natural ground level to roof line, with a minimum front setback of 1.5 metres for first floor development. First floor residential should also achieve a minimum rear setback of 1 metre.

#### **3.0**

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#### **Subdivision**

None specified.

#### **4.0**

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#### **Signs**

None specified.

#### **5.0**

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#### **Application requirements**

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A landscape plan that shows:
  - The location, species and height of existing vegetation that is to be retained and/or removed.
  - How visual permeability of the site will be maintained and/or enhanced.
  - How the proposed development will be integrated with surrounding public open spaces.
- A Coastal Hazard Vulnerability Assessment

#### **6.0**

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#### **Decision guidelines**

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The maintenance and improvement of visual permeability between the site and public open space.
- The siting, colour and design of buildings.
- The need for landscaping and integration with the foreshore reserve.
- The works to control drainage and stormwater run off from any buildings and paved areas.

**Background documents**

*Inverloch Design Framework Final Report* (CPG Australia Pty Ltd, 2011).