

10/10/2019  
C153egip**SCHEDULE 11 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO11**.**RESIDENTIAL DEVELOPMENT IN COASTAL SETTLEMENTS****1.0**10/10/2019  
C153egip**Design objectives**

To protect and manage the township character of coastal settlements.

To ensure that the height and visual bulk of new development is compatible with the coastal neighbourhood setting.

To ensure that new development is designed to minimise visual impacts on the natural landscape.

To ensure that new development is visually and physically integrated with the site and surrounding landscape.

To ensure that new development is sited and designed to be visually unobtrusive through and above the surrounding tree canopy when viewed from nearby streets, lakes, coastal areas, or other distant viewpoints.

To protect the vegetated character of the landscape, particularly where it is a dominant visual and environmental feature.

To ensure that the scale and character of existing development in areas fronting Marine Parade in Marlo and on the lake frontage at Newlands Arm is preserved and that any new development should be consistent with the prevailing development form and height to retain the existing character and view corridors.

To ensure that the subdivision of land within the Newlands Arm Estate is consistent with the *Newlands Arm Estate Restructure Plan, Version 7*, (March 2017)

**2.0**10/10/2019  
C153egip**Buildings and works**

A permit is not required to construct a building or carry out works other than in the circumstances specified in the following table.

<b>Settlement</b>	<b>Building height above natural ground level measured within the building footprint</b>	<b>Total area of proposed works on a site (exclusive of building footprint) except within an approved building envelope</b>	<b>Total building footprint proposed on a site except within an approved building envelope</b>	<b>Slope of land where works are to be carried out</b>
Bemm River	Greater than 7.5 metres		Greater than 300 square metres	
Eagle Point	Greater than 7.5 metres		Greater than 300 square metres	
Gipsy Point	Greater than 7.5 metres		Greater than 300 square metres	
Lake Tyers Beach	Greater than 7.5 metres		Greater than 300 square metres	Greater than 15 per cent

## EAST GIPPSLAND PLANNING SCHEME

Settlement	Building height above natural ground level measured within the building footprint	Total area of proposed works on a site (exclusive of building footprint) except within an approved building envelope	Total building footprint proposed on a site except within an approved building envelope	Slope of land where works are to be carried out
Marlo	Greater than 5 metres on Marine Parade and greater than 7.5 metres in other locations.		Greater than 300 square metres	
Metung	Greater than 7.5 metres	Greater than 150 square metres	Greater than 300 square metres	Greater than 15 per cent
Newlands Arm	Greater than 5 metres along the lake frontage, and greater than 7.5 metres in other locations.		Greater than 300 square metres	
Nungurner	Greater than 7.5 metres		Greater than 300 square metres	
Raymond Island	Greater than 7.5 metres	Greater than 150 square metres	Greater than 300 square metres	
Tambo Bluff	Greater than 7.5 metres		Greater than 300 square metres	

For the purpose of this provision, ‘total building area’ or ‘total area of proposed works on a site’ is inclusive of existing buildings or works to be retained.

### 3.0

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#### Subdivision

Subdivision of land in Newlands Arm within the General Residential Zone 1 must meet the following requirements:

- Each lot must be at least 1000 square metres.

A permit cannot be granted to subdivide land which is not in accordance with this requirement.

### 4.0

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#### Advertising signs

None specified.

### 5.0

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#### Application requirements

An application for buildings and works must include the following information:

- The location of any proposed buildings clearly dimensioned on its allotment.
- Information that describes how the proposal achieves the design outcomes for the settlement as outlined in the decision guidelines of this schedule, in the form of a neighbourhood and site description, and design response.
- The location, type and size of any vegetation to be removed.

- Sufficient spot heights to enable the slope of the site and the slope of the works area(s) to be determined.
- The location, dimensions and depth of any proposed excavations or fill.
- The colour, finishes and materials to be used on all external surfaces, including the roof.
- Proposed new planting or site landscaping works.

## 6.0

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### Decision guidelines

Before deciding on an application, the responsible authority must consider, where appropriate:

- The design objectives of this schedule.
- The vision statements, objectives and strategies at Clause 21.06-2, Strategies for Sub-regions, Towns and Localities (Lakes & Coastal).
- Any relevant siting and design guidelines prepared by the Victorian Coastal Council or the Gippsland Coastal Board.
- Any design guidelines established for the site through covenants, Section 173 Agreements or similar statutory mechanisms.
- The extent of any vegetation to be cleared and the impact of that clearance on the landscape setting of the locality.
- The need for and purpose of proposed vegetation removal.
- Whether the buildings and works are sited and designed to avoid impacts from retained vegetation.
- Whether the proposal is well integrated with the landscape through the planting of new and replacement indigenous or native trees and understorey.
- Whether the form, design and details of the building are compatible with the landscape setting and the character of nearby or adjacent buildings.
- Whether the building materials and colours are low-reflective and reduce contrast with the landscape and distant visibility.
- The effect of the bulk, siting and design of any proposed building on the general appearance of the area, particularly when viewed from adjacent waterways, beaches, tourist routes or viewpoints.
- Whether the roof form of the building sits generally below the prevailing tree canopy.
- Whether opportunities exist to avoid a building being visually obtrusive by the use of alternative building designs, including split level and staggered building forms that follow the natural slope of the land and reduce the need for site excavation and filling.
- Whether, in locations adjacent to the coast or the coastal reserve, the building demonstrates a high standard of 'light weight' contemporary design (i.e. avoiding predominantly heavy masonry construction, utilising a mix of visually lighter building materials, and using elements such as timber decks and balconies etc.), and is well screened from the water and beach areas.
- The impact of any new development on adjoining public land.

In relation to a proposed subdivision:

- The effect of any proposed subdivision or development on the environmental and landscape values of the site and of the local area, including the effect on streamlines, foreshores, wetlands, areas of remnant vegetation or areas prone to erosion.
- The need to contribute, where practicable, to the development of pedestrian walkways, to link residential areas and to provide access to community focal points, public land and activity areas such as commercial or community precincts, recreation areas or foreshore areas.

## EAST GIPPSLAND PLANNING SCHEME

- Whether the proposed subdivision layout provides for the protection of existing natural vegetation, drainage lines, wetland areas and sites of cultural or heritage significance.
- Whether the potential for wildlife corridors through the area has been retained or created by limiting fencing and maintaining indigenous and native vegetation.
- The provision for water sensitive urban design.
- Provision in the design for the impact of coastal processes (the impacts from wind, waves, floods, storms, tides, erosion) on foreshore areas.
- Whether the allotment frontage width is consistent with the typical width of existing allotments in the locality.
- Whether the proposed subdivision layout relates sympathetically to the topography of the site and the surrounding land uses.

### **Background documents**

*Urban Design Frameworks for Bemm River, Eagle Point, Gipsy Point, Lake Tyers Beach, Marlo, Metung, Newlands Arm, Nungurner, Raymond Island and Tambo Bluff, (Meinhardt Infrastructure and Environment, March 2007).*