

SCHEDULE 14 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO14**.

RESIDENTIAL DEVELOPMENT IN COASTAL SETTLEMENTS: PAYNESVILLE**1.0****Design objectives**

The following design objectives apply to all areas shown on Map 1 forming part of this clause, including the character areas.

All areas

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 surroundings 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.

Suburban (area 3)

To retain the existing character of the area formed by the dominance of front gardens and unobtrusiveness of buildings within streetscapes.

To limit the visual bulk of new buildings.

To limit the height of buildings in keeping with the established form and character of the area..

To ensure that any development above two storeys is constructed within the roof line of the building.

To lower the perceived height of buildings through the use of pitched roofs with an eaves overhang of at least 450mm.

To ensure that buildings are sited and designed to maximise front garden space and setback from rear boundary road frontages to preserve existing streetscapes.

To retain tree cover and the dominance of front gardens.

To encourage tree retention and the planting of native species.

To ensure that buildings are set back at least 6 metres from the front boundary, or an average of the existing front setbacks of adjacent buildings, whichever is the greater.

Village housing (area 4)

To limit the height of buildings in keeping with the established form and character of the area.

To lower the perceived height of buildings through the use of pitched roofs with an eaves overhang of at least 450mm.

To ensure that new development respects the setting and environs of existing heritage character buildings in relation to scale, mass and setbacks.

To encourage the redevelopment of sites that do not contain heritage character buildings at higher densities to take advantage of good access to the foreshore and town centre.

Newlands drive (area 6)

To ensure public access along Newlands Arm frontage.

To retain views to the water at Newlands Arm from Newlands Drive where practicable.

To encourage low, permeable fencing or open frontages on the southern frontage of Newlands Drive.

To retain established trees.

To encourage the height of buildings on the southern side of Newlands Drive not to exceed five (5) metres above natural ground level at the property frontage.

Town expansion (area 7)

To achieve a high quality residential subdivision.

To limit new development to a maximum height of 7.5 metres above natural ground level measured within the building footprint.

To encourage pitched roofs.

To retain established trees.

2.0

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Buildings and works

A permit is not required to construct a building or carry out works other than for:

- A building with a height of more than 7.5 metres above natural ground level measured within the building footprint

3.0

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Subdivision

None specified.

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.

An application for subdivision must show the location, type and size of any trees to be removed.

6.0

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Decision guidelines

Before deciding on an application, the responsible authority must consider, where appropriate the following decision guidelines that apply to the areas shown on Map 1 forming part of this clause.

All areas

The design objectives of this schedule.

EAST GIPPSLAND PLANNING SCHEME

- 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.
- 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.

Suburban (area 3)

- Whether the proposal reflects the dominance of front gardens in the streetscape.
- Whether buildings are sited and designed to be unobtrusive within the streetscape.
- The extent to which visual bulk of any proposed development is minimised.
- Whether any development above two storeys is constructed within the roof line of the building.
- Whether the proposed development includes the use of pitched roofs with substantial overhanging eaves.
- Whether buildings are sited and designed to maximise front garden space.
- Whether the proposal retains existing trees and provides for the planting of new native species.
- Whether buildings are set back at least six (6) metres from the front boundary (or the rear boundary if this is on a road), or an average of the existing front setbacks of neighbouring buildings, whichever is the greater.

Village housing (area 4)

- Whether the proposed development includes the use of pitched roofs with substantial overhanging eaves.
- Whether new development respects the setting and environs of existing heritage character buildings in relation to scale, mass and setbacks.

Newlands drive (area 6)

- Whether the proposal enables public access along Newlands Arm frontage.
- Whether views to the water of Newlands Arm are retained from Newlands Drive.
- Whether any proposed fences at the southern frontage of Newlands Drive are low in height.
- Whether the proposal retains established trees.

Town expansion (area 7)

- Whether the proposed development assists in achieving a high quality residential subdivision.
- Whether any proposed buildings incorporate pitched roofs.
- Whether the proposal retains established trees.

Background documents

Paynesville Urban Design Framework, (Meinhardt Infrastructure and Environment, March 2007)