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SCHEDULE 3 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO3**.

FORESHORE AREAS

1.0

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Design objectives

To ensure new development maintains, protects and enhances the distinguishing elements of the urban character of the Foreshore Areas, such as:

- significant views of Port Phillip Bay and Swan Bay from buildings, roads and other public spaces in the area;
- the substantial grouping of 1960s to contemporary 2 storey detached dwellings overlooking Swan Bay which are highly visible from many northern parts of the Borough;
- the established built edge to Point Lonsdale Road comprising 1 and 2 storey post-World War buildings facing the Port Phillip dune, which creates a strong urban entrance into the township;
- the open relationship of buildings to Swan Bay created by deep front gardens and no or transparent front fences;
- deep front gardens with established vegetation along Point Lonsdale Road;
- the informality of streetscape materials and finishes and lack of formal footpaths, verges, front fencing and constructed driveways;
- the prevailing native coastal dune landscape within the Port Phillip Bay Area which, in conjunction with the undulating landform, generally conceals 1 and 2 storey buildings from view along the foreshore.

To protect the natural landscape qualities and view corridors along The Narrows, Swan Bay and Port Phillip Bay.

To ensure the height, form, mass, and materials of construction of new development is responsive to the coastal environment, site conditions and landform.

To protect areas where substantial vegetation cover is a dominant visual and environmental feature by ensuring new development retains the natural or established vegetation, and provides substantial areas for new landscaping and open space.

To protect the natural landscape qualities of the coastline by ensuring new development does not visually dominate the coastal landscape.

To ensure an appropriate setting and context for buildings, sites or objects listed in the Heritage Overlay.

To require all new development to have regard to the urban character policies contained in the MSS and to the *Building Siting and Design Guidelines* contained in the *Borough of Queenscliffe Urban Character Study*.

Permit requirements

A permit is not required to carry out routine or preventative maintenance to existing structures.

A permit is required for all other buildings and works.

A permit is required to construct a front fence or a fence along a foreshore boundary, except where the maximum height of the fence does not exceed of 1.2 metres and the fence is of post and wire or a similar construction that is compatible with the natural coastal character of the area.

Other requirements

In relation to the following requirements, a permit may be granted to vary the 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 with the requirements is unreasonable or unnecessary, and that the variation satisfies the design objectives of this schedule and the *Building Siting and Design Guidelines* contained in the *Borough of Queenscliffe Urban Character Study*.

Building Height

No building can exceed a height of:

- two storeys; and
- 8.5 metres above natural ground level.

These requirements cannot be varied with a permit, except where alterations and additions are sought to an existing building that presently exceeds 2 storeys or 8.5 metres in height, but which does not increase the maximum height of that building.

Despite the maximum building height stated above, a lesser building height may be necessary in order to:

- reflect a 'bottom up' rather than 'top down' approach to building design;
- satisfy the objectives contained in Clause 21.04;
- satisfy the *Building Siting and Design Guidelines* contained in the *Queenscliffe Urban Character Study*;
- reflect the prevailing building height in the immediate area, especially in streets that are predominantly single storey in character;
- prevent buildings protruding above the ridgeline of the dunes along Port Phillip Bay so as to form a silhouette against the sky when viewed from the foreshore or any significant public viewing point;
- prevent buildings significantly protruding above the vegetation canopy of an area; and
- take into consideration the reasonable sharing of views.

Building setbacks

New buildings must also meet the following requirements:

- The front setback should be at least 6 metres, or may match the setback of adjacent buildings or be between their setbacks (where they are setback different distances), whichever is the lesser.
- Side and rear setbacks are to be a minimum of 1.2 metres for a single storey building (up to a wall height of 3.6 metres) and a minimum of 1.92 metres for a two storey building with a wall height of up to 6.0 metres (i.e. an additional 100 mm setback for every 300 mm above 3.6 metres).
- Buildings should not be built on side and rear boundaries, except where:
- the building is sited alongside an existing building on an adjoining property which is built on the boundary; and
- the proposed building replaces an existing building which is sited closer than 1.2 metres from the side or rear boundary.

An outbuilding, garage or carport should not be constructed on a boundary, except in the following circumstances:

- the building height on the boundary does not exceed 3.6 metres;
- the average height of the wall does not exceed 3.0 metres;
- the length of the wall on the boundary is not greater than 10 metres

Site coverage

Buildings should not occupy more than 40% of the area of a site.

Adjacent to a heritage overlay

Any building or works adjoining a building, site or object listed in a Heritage Overlay will require plans and a report to be submitted showing how the buildings or works are sympathetic to the character and amenity of the adjoining building, etc.

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Application requirements

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 must also be accompanied by a landscape plan that clearly indicates existing vegetation on the site, the extent of proposed clearing of vegetation, the type, density and location of trees and other vegetation to be planted, and the location and material of the vehicular accessway.

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Decision guidelines

Before deciding on an application for a permit, the Responsible Authority must consider, as appropriate:

- the design objectives of this schedule;
- the urban character policies contained in Clause 22.03 of the Planning Scheme;
- *the Building Siting and Design Guidelines* contained in *the Borough of Queenscliffe Urban Character Study*;
- the impact of the proposed development on the appearance, amenity and environmental qualities of the foreshore areas.

It should be noted that the *Building Siting and Design Guidelines* contained in the *Borough of Queenscliffe Urban Character Study* were primarily prepared for residential development on conventional sized lots. In relation to non-residential development or development on major development sites, some elements of the guidelines may not be relevant. Council will exercise its discretion in the application of the guidelines in those situations.