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SCHEDULE 5 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO5**.

POINT LONSDALE CONTRIBUTORY AREA

1.0

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Design objectives

To ensure new development maintains, protects and enhances the distinguishing elements of the natural coastal character that typifies Point Lonsdale, especially the more established parts, such as:

- the undulating dune topography and dense coastal tea tree and moonah vegetation within private gardens, road verges and foreshore areas, which creates a prevailing natural coastal and informal village atmosphere for the area;
- predominantly low density development and informal roadways;
- prevailing low scale, detached early 20th Century residential buildings that recede within the vegetated coastal environment;
- unique mix and diversity of intact historic holiday town building types varying from Californian, Art Deco, Post War, 1960s and contemporary design;
- substantial estate properties with large dwellings set within significant areas of remnant vegetation which significantly contribute to the native coastal sense of place;
- the informal road network with limited use of kerb and channel and predominantly grassed road shoulders;
- the predominantly broad and densely vegetated road reserves and relatively indistinguishable front boundaries of private properties;
- significant viewlines towards Port Phillip Bay and shorter corridor views to well-vegetated dunes.

To encourage respect for existing built forms through compatible building heights and set backs for new development.

To ensure new development in the area makes a positive contribution to the prevailing natural coastal character of more established areas of Point Lonsdale.

To encourage new development to have regard to the urban character policies contained in the Municipal Strategic Statement and to the *Building Siting and Design Guidelines* contained in the *Borough of Queenscliffe Urban Character Study*.

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Buildings and works

Permit requirements

A permit is not required:

- to carry out routine or preventative maintenance to existing structures;
- to construct a building that is not more than 1 storey or 6 metres above natural ground level;
or
- for works.

A permit is required to construct a two storey building or a single storey building of more than 6 metres in height.

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 significantly protruding above the vegetation canopy of the area; and
- take into consideration the reasonable sharing of views.

Site coverage

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

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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.

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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 prevailing natural coastal character of the overlay area, and in particular, and in particular, the urban and coastal environments of Point Lonsdale.

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 large consolidated lots, some elements of the guidelines may not be relevant. Council will exercise its discretion in the application of the guidelines in those situations.