

SCHEDULE 25 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO25**.

ANGLESEA TOURISM DEVELOPMENT PRECINCTS**1.0****Design objectives**

To encourage development that respects the existing low scale coastal ‘village’ character of Anglesea, by:

- ensuring that the form, scale and architectural features of new development is sensitive to the character and amenity of adjoining residential properties.
- facilitating the use of materials, colours and finishes that reflects the surrounding natural environment and complements the coastal character of Anglesea.
- ensuring new development demonstrates a high standard of contemporary design and responds to the principles of environmental sustainability.
- ensuring that buildings are designed to provide visual interest along the street frontage.
- providing well-located, accessible and safe car parking areas which do not visually dominate the streetscape.
- ensuring service areas and facilities do not adversely impact on the visual amenity of the streetscape.

To integrate planting and landscaping with the design of new development to complement the surrounding coastal bushland character of the area.

To support the ongoing retention of native vegetation, with emphasis on indigenous species and the Coastal Moonah Woodland vegetation community.

To ensure signage and advertising does not dominate the streetscape environment.

2.0**Buildings and works**

A permit is required to construct a fence which abuts a road or public area, including a public car park.

Requirements

The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

- Buildings should not exceed a preferred maximum building height of 9.5 metres above natural ground level.
- Buildings along the Great Ocean Road should be setback a minimum of 2.5 metres from the front property boundary to accommodate space for landscaping.
- Buildings along Diggers Parade should be sited as close as possible to the front boundary, maintaining a minimal front setback at ground level. Where a site directly adjoins a lot used for residential purposes, Clause 54 standards A10, A13, B17 and B20 should be applied.
- Buildings should be designed to front onto and provide an active frontage along all streets and public spaces.
- Buildings should be designed to utilise natural colours, muted tones, matte finishes and non-reflective materials.
- Buildings should be designed to differentiate horizontal and vertical tenancies particularly on larger sites greater than 1,000 square metres.
- The design of car parks should not generate adverse impacts on the pedestrian environment/streetscape and the amenity of nearby residential properties.

- Service areas (waste and recycling) should not adversely impact on the amenity of the area.
- Landscaping should be provided to enhance the coastal bush setting of the area.

3.0

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Subdivision

None specified.

4.0

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Signs

Sign requirements are at Clause 52.05. All land within this schedule is in Category 3.

In addition to the decision guidelines at Clause 52.05:

- Locate signage on building (rather than on poles or free standing on the street), so that it does not dominate the streetscape.
- Consolidate areas of signage and advertising into the one location, as far as reasonably possible.
- Ensure signage complements the design of the building and does not obscure more than 25% of the window area along a street frontage.
- Signage and advertising elements such as A-frames, pole signs, internally illuminated signs and inflatables should be avoided.

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:

- All planning applications (except for minor buildings and works) must be accompanied by a site description and a design response that explains how the proposed development responds to the objectives and the relevant requirements of this schedule.

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:

- Whether higher elements that exceed the recommended height to create architectural interest cause detrimental overshadowing impacts on adjoining premises and public areas, and advances coastal design and environmentally sustainable design principles
- Whether a desired third storey is recessed to reduce visual bulk and minimise adverse impacts on privacy and amenity. How the design, height and visual bulk of buildings addresses potential amenity impacts on surrounding development.
- The extent to which buildings provide an active frontage along all streets and public spaces.
- Whether buildings demonstrate a high standard of contemporary design and use robust high quality materials and detailing to ensure buildings remain attractive over time.
- Whether the design of new development utilises natural colours, muted tones, matte finishes and non-reflective materials.
- The extent to which building facades articulate balconies, eaves, variations in surface texture, colours and materials to emulate a fine grain (narrow frontage) subdivision pattern, particularly on larger sites.
- Whether car parking areas are visually concealed when viewed from the street and other public areas, as far as reasonably possible.

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- Whether car parking is located to the rear of buildings and behind the front building line where possible.
- The extent to which the opportunity for shared car parking areas are provided within the Diggers Parade and Four Kings precincts.
- Whether the design of service areas and facilities are screened from view and concealed within secure dedicated enclosures that form an integral part of the building fabric.
- Whether landscaping is provided to screen large amounts of hard surfaces and service areas from public view, without compromising functionality, visual amenity or user safety.
- Whether the existing indigenous coastal vegetation, including the Coastal Moonah Woodland vegetation community is retained.
- Whether proposed vegetation is provided to screen and act as a buffer to adjoining residential areas.
- Whether proposed vegetation does not excessively block existing views of the Anglesea River, or sight lines into existing businesses.
- Whether landscaping is provided to enhance the coastal bush setting of the area while adhering to the principles contained in *Landscaping your Surf Coast Garden for Bushfire (2015)*.