

19/02/2015  
C74**SCHEDULE 10 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO10**.

**6230, 6240, 6250 and 6280 Great Ocean Road and Lots 1 and 2 LP137842  
Marriners Lookout Road, Apollo Bay**

**1.0**19/02/2015  
C74**Design objectives**

To develop a spacious building setting with substantial space for planting and vegetation.

To allow for the reasonable sharing of views.

To maintain the visual dominance of the coastal valley and hills hinterland in relation to the scale and siting of any proposed development.

To ensure buildings and structures respond positively to the significant coastal landscape setting.

To ensure buildings demonstrate a high standard of contemporary design and complement the character of the natural coastal environment.

To set buildings and works within a landscape of appropriate coastal vegetation.

To ensure vegetation and landscaping is integrated with the design of the development and complements the surrounding coastal landscape.

**2.0**19/02/2015  
C74**Buildings and works**

A planning permit is not required to construct buildings and works if:

- It is the only dwelling on the lot; and
- The lot is in excess of 600 sqm; and
- The building site coverage is less than 40%; and
- The height of the dwelling is no more than 8 metres.

An application to construct or extend a dwelling must comply with the following requirements:

- Buildings and works must not exceed 9 metres.
- For a dwelling extension that would result in an overall height greater than 8 metres, the second storey should have a smaller floor area than the ground level to be recessive and minimise visual bulk.
- The area between the building and the property boundary is predominantly permeable to water and able to support substantial vegetation.
- No more than one vehicle access per lot.
- Building design should step down with the topography of the land to avoid significant cut and fill earthworks.
- Dwellings should be constructed of a mix of contemporary and traditional coastal materials, textures and finishes including timber, render, glazing, stone, brick and iron roofing.
- Landscaping is to be provided in accordance with a landscape plan approved to the satisfaction of the responsible authority. This plan must:

- Provide for the planting of predominantly native coastal and indigenous trees and shrubs in clumps and clusters and avoid formal row planting particularly along property boundaries.
- Screen buildings, structures and areas of hard surfaces with appropriately scaled informal landscaping.
- Provide species that are resistant to fire.

#### **Exemption from notice and review**

Development that is consistent with the above requirements is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

### **3.0**

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#### **Decision guidelines**

Before deciding on a permit application, in addition to the decision guidelines in Clause 65, the responsible authority must consider as appropriate:

- How the proposal addresses the design objectives of this schedule.
- How the lot is landscaped to screen the development.
- The species chosen for landscaping to ensure fire threat is minimised.
- The construction materials and design proposed.

### **4.0**

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#### **Reference documents**

- Apollo Bay Settlement Boundary and Urban Design Review (2012).