

26/04/2013
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SCHEDULE 13 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO13**

RESIDENTIAL DEVELOPMENT IN COASTAL SETTLEMENTS: LAKES ENTRANCE

1.0

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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 surrounding tree canopy when viewed from the public realm, 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.

To maintain the generally small mass of buildings in the landscape.

Kalimna (area 3)

To ensure that the design of buildings on prominent ridgelines minimises the impact of the development when viewed from distant viewpoints.

To encourage the planting of indigenous tree species.

Northern residential (area 5)

To encourage the visual enhancement of private land facing the North Arm with natural landscaping.

Inner residential (area 7)

To support intensification while protecting and managing the older character of the area.

Eastern Lakes Entrance tourist accommodation (area 9)

To ensure that new development retains and reinforces the distinctive character of the area which is shaped by single and double storey development and nine (9) metre front garden setbacks.

To ensure that car parking spaces and structures are sited behind the line of the dwelling.

To ensure that the width of crossovers and driveways is minimised.

Princes Highway residential (area 10)

To encourage the development of well-designed medium density development in suitable locations close to the town and water to assist in unifying the area.

Eastern residential (area 11)

To protect existing vegetation on steep slopes.

To ensure that new buildings on steep slopes are designed and sited to minimise impact on the topography and visual impact.

To ensure that development on newly subdivided lots is designed to be sympathetic to the landscape, and to protect and enhance indigenous vegetation.

Eastern low density residential (area 12)

To protect and retain the existing rural residential character of the area and large lot sizes.

To ensure that new buildings are recessive in the landscape.

To encourage further revegetation of the precinct along drainage lines, on steep slopes and around buildings in order to unify the area.

North eastern residential (area 13)

To encourage re-establishment of indigenous vegetation along drainage lines.

Future residential (area 14)

To encourage development of the precinct that minimises visual and environmental impacts.

To encourage development of the precinct in discreet stages, working away from the town.

To encourage revegetation of the precinct along drainage lines and on steep slopes.

To encourage shared path connections to town through the precinct.

To ensure that new housing and gardens are well integrated with the natural landscape.

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Permit Requirements

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

- A building with a height of more 7.5 metres from natural ground level measured within the building footprint.
- A development where the total building area proposed on a site is greater than 300 square metres, except within an approved building envelope.
- A development where the slope of land where the building or works are to be carried out is greater than 15 percent.

For the purpose of this provision, 'total building area' is inclusive of existing buildings to be retained.

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C68**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 earthworks involving 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 include the location, type and size of trees to be removed.

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C68**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.
- 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.

Kalimna (area 3)

- On prominent ridgelines, whether the design any proposed buildings minimises the impact of the development from distant viewpoints.
- Whether the proposal includes the planting of indigenous tree species.

Northern residential (area 5)

- On properties facing the North Arm, whether the proposal includes natural landscaping.

Inner residential (area 7)

- Whether the proposal facilitates the protection and enhancement of the older character of the area.

Eastern Lakes Entrance (area 9)

- Whether the proposed development retains and reinforces the existing character of the area.
- Whether the proposal minimises the dominance of any car parking spaces and structures by siting them behind the line of the dwelling.
- Whether the proposal minimises the width of crossovers and driveways.

Princes Highway residential (area 10)

- Whether the proposed development serves to unify the area and is appropriate to the location.

Eastern residential (area 11)

- On steep slopes, whether the proposal protects existing vegetation.
- On steep slopes, whether proposed buildings are designed and sited to minimise impact on the topography and visual impact.
- On newly subdivided lots, whether the design of proposed buildings and landscaping is sympathetic to the landscape, and whether the protection and enhancement of indigenous vegetation is provided.

Eastern low density residential (area 12)

- Whether the proposal protects and retains the existing rural residential character of the area.
- Whether any proposed buildings are recessive in the landscape.
- Whether the proposal includes further revegetation of the precinct along drainage lines, on steep slopes and around buildings.

North eastern residential (area 13)

- Whether the re-establishment of indigenous vegetation along drainage lines is included in the proposal.

Future residential (area 14)

- Whether development minimises visual and environmental impacts and is well integrated with the natural landscape.
- Whether the proposal facilitates the development of the precinct in discreet stages.
- Whether revegetation along drainage lines and on steep slopes is included in the proposal.
- Whether shared path connections to town are included in the proposal.

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Reference

Lakes Entrance Urban Design Framework, Meinhardt Infrastructure and Environment, March 2007.

Map 1 to Schedule 13: Lakes Entrance Residential Character Areas

