

19/01/2006
VC37

SCHEDULE 9 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO9**

AVILA ROAD, CURLEWIS

1.0
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Design objectives

To facilitate orderly development of the subdivision.

To provide for the conservation, maintenance and enhancement of the coastal landscape by ensuring that any development is compatible with the local environment.

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Buildings and works

A permit is required to construct an outdoor swimming pool associated with a dwelling.

All buildings and works should be constructed and contained within the building envelopes marked on the Avila Road Restructure Diagram.

Buildings and works should meet the following requirements:

- Only one dwelling per lot may be constructed.
- Building height should not exceed 7.5 metres above natural ground level.
- Roof slopes should be pitched between 20° and 35°.
- Garages and storage areas should be enclosed.
- Driveways should be constructed so as to resist erosion.
- Existing vegetation should be retained where this is of environmental or visual significance or is important in preventing erosion and protecting dwellings from wind.

A permit is not required to construct a fence less than 1.5m in height.

Landscaping

A landscaping plan must be approved by the responsible authority showing appropriate planting which meets the following requirements:

- Protects the dwelling from prevailing winds.
- Stabilises erosion-prone soils.
- Reduces the visual impact of buildings from the water or beach.
- Provides a buffer strip of vegetation in the vicinity of water courses, roads and property boundaries.

Building Materials

Buildings materials should be able to withstand sand, salt and wind buffeting and should blend with the natural colours and textures of the earth, sea, cliffs and trees.

In considering applications the responsible authority will give preference to buildings that use the following building materials:

- Timbers stained (or oiled) in natural colours and timbers such as treated pine, cedar or redwood. These timbers should be used as planks or boards.
- Light brown, buff or oatmeal coloured bricks (standard or tumbled).
- Sandstone, limestone or basalt used either structurally in blocks or as a veneer.
- Cement sheets or planks in colours to reflect the surrounding vegetation.
- Galvanised steel, colourbond and terracotta tiles in appropriate buff colours for roofing.

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Subdivision

A permit may be granted to subdivide land in accordance with the Avila Road Restructure Area Diagram. Further subdivision of the land within this Overlay is strongly discouraged.

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Decision guidelines

Before deciding on an application the responsible authority must consider:

- Whether the natural environment, including any important landscape characteristics, will be preserved.
- Whether the shape and height of any buildings or extensions is in keeping with the natural landscape.
- Whether all buildings and structures on the lot are clustered so as to reduce visual impact.
- Whether new ancillary buildings or structures match existing buildings.
- Whether the orientation of a proposed dwelling will provide for energy efficiency.
- Whether the planting of vegetation indigenous to the area is being proposed.

**DIAGRAM 1 FOR SCHEDULE 9 TO THE DESIGN AND DEVELOPMENT OVERLAY
avila ROAD RESTRUCTURE DIAGRAM**



NOTE:
Lot sizes will be subject to final survey

 **BUILDING ENVELOPES**

