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## SCHEDULE 4 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO4**.

### Point Lonsdale Natural Coastal Area

#### 1.0

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#### Design objectives

To ensure new development maintains, protects and enhances the distinguishing elements of the urban character of the Point Lonsdale Natural Coastal Area, 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 ensure buildings, fences and driveways do not visually dominate the prevailing natural coastal appearance of the area.

To protect the substantial vegetation cover which is a dominant visual and environmental feature in the area by ensuring new development retains natural or established vegetation and provides substantial areas for new landscaping and open space.

To respect the existing built form through compatible building heights and set backs for new development.

To ensure that an appropriate setting and context for buildings, sites or objects listed in the Heritage Overlay.

To require all new development to have regard to the urban character policies contained in the MSS and to the *Building Siting and Design Guidelines* contained in the *Borough of Queenscliffe Urban Character Study*.

#### Permit requirements

A permit is not required to carry out routine or preventative maintenance to existing structures.

A permit is required for all other buildings and works.

A permit is required to construct a front fence, except where the maximum height of the fence does not exceed of 1.2 metres and the fence is of post and wire or a similar construction that is compatible with the natural coastal character of the area.

### **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 8.5m in height but which do 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.

### **Building setbacks**

New buildings must also meet the following requirements:

- The front setback should be at least 6 metres, or may match the setback of adjacent buildings or be between their setbacks (where they are setback different distances), whichever is the lesser.
- Side and rear setbacks are to be a minimum of 1.2 metres for a single storey building (up to a wall height of 3.6 metres) and a minimum of 1.92 metres for a two storey building with a wall height of up to 6.0 metres (i.e. an additional 100mm setback for every 300mm above 3.6 metres).

Buildings should not be built on side and rear boundaries, except where:

- the building is sited alongside an existing building on an adjoining property which is built on the boundary; and
- the proposed building replaces an existing building which is sited closer than 1.2 metres from the side or rear boundary.

An outbuilding, garage or carport should not be constructed on a boundary, except in the following circumstances:

- the building height on the boundary does not exceed 3.6 metres;
- the average height of the wall does not exceed 3.0 metres;
- the length of the wall on the boundary is not greater than 10 metres.

#### **Permeable surface area**

At least 30% of the area of a site should have a permeable surface.

#### **Site coverage**

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

#### **Adjacent to a heritage overlay**

Any building or works adjoining a building, site or object listed in a heritage overlay will require plans and a report to be submitted showing how the buildings or works are sympathetic to the character and amenity of the adjoining building etc.

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#### **Application requirements**

An application for 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.

An application must also be accompanied by a landscape plan that clearly indicates existing vegetation on the site, the extent of proposed clearing of vegetation, the type, density and location of trees and other vegetation to be planted, and the location and material of the vehicular accessway.

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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, the urban and coastal environments of Old 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 some elements of the guidelines may not be relevant. Council will exercise its discretion in the application of the guidelines in those situations.