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SCHEDULE 6 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO6**

TARWIN LOWER

1.0 Design Objectives

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All Types of Development

To protect and manage the character of this small rural hamlet and commercial precinct.

Commercial Development fronting Evergreen Road between Walkerville Road and School Road

To improve the visual appearance and image of the Tarwin Lower retailing areas through well designed, site responsive developments.

To consolidate and distinguish the commercial precinct of Tarwin Lower from adjacent residential areas.

To ensure new development within the commercial precinct will respect the rural character of the hamlet and be sympathetic to the distinguishing elements of the Tarwin River frontage and associated recreational area which abuts the precinct.

To encourage urban design improvements to provide variety, interest, safety, shelter and convenience for people using the commercial precinct.

To ensure that new commercial development is consistent in style, scale, height, mass and form, and respects the low profile character of Tarwin Lower.

To encourage buildings to abut front property boundaries to create a consistent building line, and to abut side boundaries where possible.

To create active frontages onto Evergreen Road and provide clear views between the building and street through the use of clear glazing.

To encourage the provision of verandahs or other pedestrian shelter above the footpath in front of new commercial or industrial buildings.

To encourage appropriate business identification signage, and discourage signage above verandahs or signage which dominates or is out of scale with the building or the streetscape.

To discourage the provision of car parking areas within the front setback to development.

Residential Development

Built Form / Landscape Character:

All areas

To encourage single storey development and recessive second storey development that is respectful of the typical built form and rural landscape setting.

To maintain views and provide a visual link towards the Tarwin River and surrounding flood plains.

Township Zone

To encourage low scale development that is sited so as to be screened by and nestled within indigenous vegetation.

Low Density Zone

To maintain the reclusive, well vegetated character of the area.

Siting and setbacks

To ensure that new development is sited and designed so as to be screened by and nestled within the landscaped setting.

To ensure that new development is appropriately set back from sensitive environmental boundaries.

Site Coverage

To minimise building site coverage and the use of impervious paving materials, in order to preserve the spacious landscape setting of the area.

Landscaping and Environment

To preserve the pattern of well vegetated and generous front setbacks that screen and soften the appearance of development from the street.

To encourage informal driveways and crossovers and the use of permeable materials (e.g. gravel, permeable paving) to minimise the visual impact on the street and property frontages.

To protect and maintain areas of indigenous and native vegetation where possible in new development.

To encourage the planting of indigenous vegetation in new landscaping.

To encourage the integration of best practice water sensitive urban design into the landscape treatments of new development.

Materials and design detail

To ensure that buildings demonstrate a high standard of design and utilise materials, colours and finishes that are in keeping with the natural environment.

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Buildings and Works

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Permit requirement – Township Zone

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

- A building with a height of more than 7.5 metres from natural ground level.
- A building that has setbacks of less than 7.5 metres from the front property boundary and 3 metres from any side boundary on a secondary street frontage.
- A development that does not achieve the following site coverage requirements:
 - A building site coverage of no more than 40 per cent;
 - A paved area (permeable paving) of no more than 20 per cent; and
 - An area free of buildings or impervious surfaces of at least 40 per cent.
- Buildings or additions to buildings where the total building floor space on the site is greater than 250 square metres.
- Buildings and works where the external materials, colours and finishes are not low reflective, subdued tones to the satisfaction of the Responsible Authority.
- A front boundary fence, or side boundary fence forward of the building frontage, that is constructed of materials other than timber post and wire.

Permit requirement – Low Density Residential Zone

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

- A building with a height of over 7.5 metres from natural ground level.
- A building that has setbacks of less than 12 metres from the front property boundary and 3 metres from a side boundary or rear boundary.
- A development that does not achieve the following site coverage requirements:
 - A paved area (permeable paving) of no more than 20 per cent; and
 - An area free of buildings or impervious surfaces of at least 40 per cent.

- Buildings or additions to buildings where the total building floor space on the site is greater than 300 square metres.
- Buildings and works where the external materials, colours and finishes are not low reflective, subdued to the satisfaction of the Responsible Authority.
- A boundary fence constructed of materials other than timber post and wire.

A permit is required for all other buildings and works.

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Application requirements

An application to develop land for the purpose of a dwelling or any other building should meet the following requirements:

- The location of any proposed buildings clearly dimensioned on its allotment.
- Information that describes how the proposal achieves the design outcomes 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 trees to be removed.
- Sufficient spot heights (to AHD) 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 excavations or fill.
- The colour, finishes and materials to be used on all external surfaces, including the roof.
- A landscape plan retaining existing indigenous and native vegetation where possible and providing a range of trees, shrubs and ground cover in keeping with the surrounding landscape character.

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Subdivision

An application for subdivision is considered to meet the design objectives where:

- The proposed subdivision maintains the existing character of the area.
- The existing informality of the current road and drainage system is maintained, while achieving improved management of stormwater and runoff and providing for anticipated increases in traffic demand.

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Decision Guidelines

Before deciding on an application, the responsible authority must consider:

All Development

- The design objectives of this schedule.
- Whether the proposal will assist in achieving the Vision, Objectives and Strategies for Tarwin Lower contained in Clause 21.04.

Commercial and industrial development fronting Evergreen Road, between Walkerville Road and School Road:

- Whether the design of commercial or industrial buildings has regard to its appearance from the riverfront and nearby public spaces.
- Whether the use of colour, verandahs and architectural features achieves consistency with the existing built form.
- Whether advertising signage is appropriate to the rural hamlet context and does not create visual clutter or dominate the building or landscape.
- The effect of any proposed works on the environmental and landscape values of the site and of the local area.

- Whether the style, colours, height and form of development will be in keeping with the character and/or enhance the appearance of the area.
- The use of innovative urban design techniques to improve the variety, interest, safety and convenience of the commercial precinct.
- Whether any proposed building which does not abut side boundaries requires access along a side boundary to the rear of the building.
- Whether the proposed development is consistent with the bulk, scale and form of development within the commercial precinct.
- Whether the proposed development is sympathetic to adjoining sites and can be well distinguished as part of the core commercial precinct.
- The effect of the development on the riverfront and adjacent residential areas.
- Whether the height, siting and setback of development provides for the reasonable sharing of views.

Residential Development

- Whether the location, bulk or scale of the buildings or works will be in keeping with the predominant character and/or enhance the appearance of the area.
- The visual prominence of buildings and other structures within the landscape, particularly above the vegetation line.
- Whether the additional height of a development is required to achieve an exceptional or innovative design outcome that cannot otherwise be achieved, and is able to be substantially screened by the existing and proposed new vegetation and the landform.
- 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 any encroachment of buildings within the minimum setbacks stipulated in this Clause can demonstrate that the development will result in a preferred environmental and design outcome while being consistent with the township and landscape character.
- Whether car parking structures, outbuildings and driveways are sited such that the visual impact of these structures and works are minimized.
- Whether buildings and structures are sited to incorporate space for the planting of substantial vegetation, including canopy trees.
- The preservation of any existing natural vegetation, particularly indigenous vegetation.
- Whether the landscaping will be integrated with the design of the development to screen buildings and structures and complement the landscaping of any adjoining public realm.
- Whether the siting, colour and design of buildings and works will be in keeping with the character and/or enhance the appearance of the area.
- The effect of any proposed subdivision or development on the environmental and landscape values of the site and of the local area.

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Reference

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Urban Design Framework: Settlement Background Paper, Tarwin Lower (2006), Connell Wagner
The Siting and Design Guidelines for Structures on the Victorian Coast (1988). Victorian Coastal Council