

20/03/2014
C66**SCHEDULE 1 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO1**.

TORQUAY JAN JUC COASTAL TOWNSCAPE CHARACTER**1.0**20/03/2014
C66**Design objectives**

To protect and enhance the low rise coastal township character of Torquay Jan Juc.

To minimise the visual prominence of development when viewed from the streetscape and adjoining properties, having regard to building height.

To ensure the height of buildings is compatible with the existing scale and character of dwellings within the streetscape and neighbourhood.

2.020/03/2014
C66**Buildings and works**

A permit is not required to construct a building or construct or carry out works other than to construct a building which is more than 7.5 metres above natural ground level or to extend a building where the extension is more than 7.5 metres above natural ground level (excluding any television antenna, chimney, flue or solar panels attached to the building).

Application Requirements

An application must be accompanied by the following information, as appropriate:

- Details of the type and colour of all external building materials.
- A landscape plan that shows:
 - The location, species and height of existing vegetation that is to be retained and/or removed.
 - The planting of at least two canopy trees within the front setback area.
 - A detailed planting schedule using species predominantly selected from the *Indigenous Planting Guide* (2003), with emphasis on the use of Bellarine Yellow Gum, Messmate Stringybark, Ironbark, Manna Gum, Drooping Sheoak and Moonah Woodland community species, as appropriate to the locality.

3.020/03/2014
C66**Subdivision**

A permit is not required to subdivide land.

4.020/03/2014
C66**Decision guideines**

Before deciding on an application the responsible authority must consider:

- Whether the height causes the building to be visually prominent within the streetscape or when viewed from adjoining properties.
- Whether a building height over 7.5 metres is reasonable due to the physical constraints of the site and will not result in reduced residential amenity by way of visual bulk.
- Whether the building is designed and sited to minimise the appearance of visual bulk.
- The extent of building that exceeds a height of 7.5 metres above natural ground level.
- Whether the landscaping of the site will achieve the effect of softening the appearance of the building in the streetscape and from adjoining properties.