

19/01/2006
VC37**SCHEDULE 5 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO5****SOUTH WARRNAMBOOL PLAINS**

The South Warrnambool Plains is generally a linear area set along Stanley Street, east of Ferrier Drive, encompassing properties in Edina Street and Fisher Street. The precinct has been substantially developed but remains sensitive to further development pressures including the need for appropriate design and development of those properties which abut the South Warrnambool wetlands.

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VC37**Design objectives***Density*

- To ensure that the density of new development reflects the existing pattern of development in the area.

Village Character

- To ensure that new development is innovative and respects the scale, height, mass, form and traditional architectural elements of surrounding buildings in the South Warrnambool Village Precinct.

Site Layout and Building Envelope

- To ensure new development addresses frontages and any adjacent public spaces, particularly wetland frontages of the Village when viewed from surrounding areas (particularly Pickering Point and Stingray Bay).
- To ensure that buildings are appropriately setback from sensitive environmental boundaries and street frontages.
- To ensure that the siting of each dwelling, including the open space on each site, reflects the existing characteristics of the Warrnambool Village Precinct.

Landscaping

- To encourage appropriate landscaping adjacent to wetland and river frontages that enhances the natural environment of the area.

Flooding

- To ensure that development does not obstruct flood flows, reduce the storage capacity of the Merri River Flood Plain or detrimentally impact on the flood ways of the Merri River and the South Warrnambool Wetlands.
- To ensure that development on low lying and flood prone land will be designed to minimise environmental impact and the risk of flood damage to adjoining and nearby neighbours.

Subdivision

- To ensure that new subdivision reflects the existing subdivision pattern in the area.

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Buildings and works

A permit is required to construct a fence above 1.2 metres in height.

A permit may be granted to vary the following 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 is unreasonable or unnecessary, and that the variation satisfies the design objectives of this schedule.

Density

Buildings and works are considered to meet the design objectives for density if:

- The construction of more than one dwelling on a lot is restricted to sites with a minimum frontage of 20 metres.
- Density range is limited to one dwelling per 450 square metre lot.

Village Character

Buildings and works are considered to meet the design objectives for village character if:

- Dwellings are single storey in height. Consideration will be given to: a maximum building height of two storeys or 9 metres (7 metres to wall height, or 9 metres including roof line) where the proposed dwelling is more than 40 metres from the boundary of the South Warrnambool Wetlands; or a maximum height of 7 metres (including roof line) where the proposed dwelling is within 40 metres of the boundary to the South Warrnambool Wetlands.
- Fencing height is restricted to 1.2 metres above natural ground level along street and wetland frontages.
- Outbuildings are constructed of materials that match an existing or new dwelling.
- Materials other than exposed brick, and non-reflective materials and colours, are used for the external finish of a new building.

Site Layout and Building Envelope

Buildings and works are considered to meet the design objectives for site layout and building envelope if:

- Site coverage is restricted to 35%. On lots of less than 2.0m AHD any non pervious surfaces such as driveways, paths, garage floors, steps and verandahs should be included in calculating site coverage.
- Outbuildings and garages are setback at a distance of 25 metres from the high water mark of the South Warrnambool Wetlands or Merri River unless it is demonstrated that a lesser setback results in a preferred environmental outcome.
- Buildings are setback a minimum of 6 metres from the main street frontage and 3 metres from a secondary frontage (side or rear road).
- Garages and carports are setback behind the frontage of existing or proposed dwellings.
- Overshadowing of the wetlands is avoided where practicable.

Dwellings that front onto the wetlands are exempt from the setback requirements from the wetlands.

Landscaping

Buildings and works are considered to meet the design objectives for landscaping if:

- Indigenous species are used for landscaping along wetland frontages.

Flooding

Building and works are considered to meet the design objectives for flooding if:

- No filling is placed on land below 2.0 metres AHD. This requirement cannot be varied with a permit.
- On land less than 2.0m AHD, fencing is an open construction to avoid obstruction of the overland flow of flood waters.
- On lots less than 2.0 metres AHD, non pervious surfaces, including footpaths, verandahs, driveways, roads, steps, the floor of garages, and the floor of outbuildings do not exceed the existing natural surface level.
- New developments and extensions to existing dwellings use stump construction of sub floor foundations.
- Provision is to be made on lots less than 2.0 metres AHD for surface water to flow through the site, including under dwellings.
- Any construction above natural ground level, including decks and steps should be designed to not obstruct the free flow of water under these structures.

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Subdivision

An application for subdivision is considered to meet the design objectives where new lots have a minimum size of 450 square metres with a minimum frontage of 20 metres.

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Decision Guidelines

In addition to the decision guidelines at Clause 43.02-5, the responsible authority must consider:

- The views of the relevant floodplain manager where an application does not meet the design objectives for flooding.