SCHEDULE 7 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO7.

APOLLO BAY AND MARENGO - LOWER DENSITY RESIDENTIAL AREAS

1.0 Design objectives
To limit building heights and ensure that upper levels are well articulated to respect the character of the area.
To identify a lower density area facilitating a more spacious form of residential development.
To ensure that development density is consistent with coastal town character and allows for permeable space between dwellings to sustain vegetation.
To ensure that new development maintains space between buildings so that views to the surrounding landscape are retained.
To encourage building design that complements and responds to the cultural, environmental and landscape values of Apollo Bay, including appropriate use of coastal materials, colours, heights and setbacks.

2.0 Buildings and works

Permit requirement
A permit is not required to:

- Construct a dwelling if:
  - It is the only dwelling on the lot; and
  - It is less than 8 metres in height; and
  - The lot is in excess of 450 square metres.

- Extend or alter an existing dwelling if:
  - It is the only dwelling on the lot; and
  - It is less than 8 metres in height; and
  - The lot is in excess of 300 square metres.

Requirements
The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

- Buildings and works must not exceed a height of 9 metres.
- Buildings and works should comply with the following standards unless it can be demonstrated that an alternative approach achieves the design objectives of this schedule:
  - Simple building details.
  - A mix of contemporary and traditional coastal materials, textures and finishes.
  - Colours and finishes that compliment those occurring naturally in the area.
  - Articulated facades, incorporating setbacks to upper levels to reduce building bulk and overshadowing.
  - Articulated roof forms on new developments to provide visual interest to the street.
- Buildings greater than 8 metres in height to have a front setback at the upper level of 3 metres.
- Applications for more than one dwelling on a lot should be at a density that would enable future subdivision in accordance with the subdivision requirements of this schedule.

3.0
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Subdivision
A permit to subdivide land must meet the following requirements:
- A new lot should have an area as specified below and as identified on Map 1 to this schedule.
  - Precinct 1 - 450 square metres
  - Precinct 2 - 450 square metres
  - Precinct 4 - 450 square metres
  - Precinct 6 - 4000 square metres
  - Precinct 7 - 750 square metres
  - Precinct 8 - 450 square metres
- Lots created by subdivision that include a battle-axe driveway or common property must not include the area of the driveway in the lot area calculation.
Larger lots than specified may be required where any of the following apply:
- The land contains a significant cover of native vegetation.
- The land is in a prominent location or on a hill face that is visible from the Great Ocean Road or other key public viewing location.
- The land is steep.
- The size and shape of the existing lot(s), the siting of existing buildings and works, or the extent of the existing vegetation will compromise the versatility or energy efficiency of any new lots.

4.0
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Signs
None specified

5.0
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Application requirements
The following application requirement applies to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:
- A report that demonstrates how the proposal meets the objectives and provisions of this schedule.

6.0
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Decision guidelines
The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:
- The appropriateness of any subdivision, building or works having regard to land capability, including land form, slope, drainage and the presence of remnant vegetation.
- The extent to which the proposed subdivision or development meets the objectives and design responses for the precinct within which it is located as specified in the Apollo Bay, Marengo Neighbourhood Character Study 2003.

- The extent to which the building exceeds 8 metres in height and achieves the design objectives and requirements of this schedule.

MAP 1 TO SCHEDULE 7 TO CLAUSE 43.02: PRECINCT MAP