

SCHEDULE 17 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO17**.

COASTAL/HOPKINS RIVER ENVIRONMENT GROWTH AREA

The Coastal Hopkins River Environmental Structure Plan May 2008 provides the strategic basis for the design and development provisions of this overlay.

1.0**Design objectives**

The following design objectives apply to land within the Coastal / Hopkins River Environment Growth Area as shown on Map 1 forming part of this schedule:

Vegetation

- To re-establish the vegetated setting for the site using indigenous coastal species.

Landscape Setting

- To ensure landscaping is designed and sited to provide views to the ocean.
- To re-establish vegetation dominated views of the area.
- To maximise building and structure absorption within the landscape setting (Hopkins Point Road South).

Views

- To provide for the reasonable sharing of views to the ocean, coastal dunes, river and the surrounding landscape.
- To minimise the visual impact of development from key public viewing locations.

Siting

- To ensure buildings and structures are sited so as to minimise visual intrusion on views to the ocean.
- To ensure buildings and structures are sited to avoid steep slopes.
- To integrate buildings and works into the river corridor and rural dune landscapes.
- To minimise the visual impact of development along the ridgeline.
- To ensure buildings and structures are strategically sited so as to maximise the degree to which the development is absorbed in the landscape.

Height and building form

- To ensure development is designed to allow views across and between buildings to the ocean.
- To ensure buildings and structures sit within the coastal dune landscape and vegetation setting.

Site coverage

- To develop a spacious building setting with space for planting.
- To minimise the dominance of car parking structures and outbuildings.
- To ensure that buildings and structures are absorbed within the landscape setting. (Hopkins Point Road South).

Environmental Sustainable Design

- To encourage good environmentally sustainable practices including maximising solar access and rainwater harvesting.

- To incorporate the use of Water Sensitive Urban Design principles.

Materials and design detail

- To ensure buildings demonstrate a high standard of contemporary design and complement the coastal setting.

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Buildings and works

A permit is required to construct a building or carry out works, including the construction of:

- A front boundary fence that is not of post and wire construction.
- A side or rear boundary fence that is not of post and wire construction where the land adjoins the coastal reserve/public/common property open space areas (other than post and wire).
- A boundary fence that is no of post of post of wiere construction where the land adjoins land not covered by this overlay.
- A swimming pool.
- A tennis court.

Requirements

General

- Buildings must be located within the approved building envelopes to enable the sensitive siting of buildings in the landscape.

Vegetation

- Provide indigenous vegetation from within the Warrnambool Plains Bioregion in clumps and clusters as opposed to formal rows.

Landscape setting

- Site vegetation and select appropriate species to acknowledge existing ocean viewing corridors from adjoining properties.
- Retain existing vegetation and encourage the planting of new vegetation to screen buildings and structures.
- Integrate landscaping with the design of the development and to complement the landscaping of any adjoining public realm.
- Ensure that buildings and structures are lower than the canopy height of the vegetated (or proposed vegetated) backdrop, as far as reasonably possible (Hopkins Point Road South).

Views

- Ensure that the height, siting and setback of development provides for the reasonable sharing of views.
- Site and design buildings and structures to:
 - Take into account existing views to the coast and river from nearby dwellings.
 - Maximise building immersion when viewed from the Logans Beach car park, the whale platform, Point Richie car park and Deakin University boat ramp.
 - Protect views from existing dwellings in Banksia Drive and Acacia Court.

Siting

- Minimise the visual impact of development by designing buildings and structures to step down the topography and where appropriate to be excavated into the landform.

- Give consideration to siting buildings and structures in lower sections of the site so that the overall height of the development is minimised when viewed from key viewing locations.
- Site buildings and structures to incorporate space for planting of substantial vegetation, including canopy trees.
- Ensure buildings and works are in accordance with the Geotechnical Site Analysis (for sites with greater than 20% slope).

Height and building form

- Minimise the visual intrusion of development on highly visible areas.
- Encourage low scale building form with second storeys being smaller than the ground floor and recessed.
- Ensure that the siting and design of development enhances the coastal landscape character of the area.
- Keep development below the future mature tree canopy height to a maximum of 7.5 metres above natural ground level.
- Reduce building height to 5.0 metres close to the ridgeline (Hopkins Point Road North).

In addition to the above requirements, the following requirements apply to land within the Hopkins Point Road South area:

- Buildings and structures should be a maximum of 5.0 metres in height above natural.
- Locate buildings and structures to respond to the site and be substantially absorbed by the landscape.
- Locate garages, carports and outbuildings in response to the topography and the view from the street and adjoining properties.
- Ensure building forms follow the natural contour. Where possible, on sloping sites, buildings should utilise footings which allow the natural slope to be maintained.

Site Coverage

- Provide sufficient space in the frontage setback for canopy trees and under storey planting.
- Minimise building footprints.
- Locate garages, carports and outbuildings behind the line of the dwelling.
- Minimise areas of non-permeable surfaces.
- Site buildings and structures within the site topography to ensure that the overall height of the development is minimised when viewed from key viewing locations (Hopkins Point Road South).

Environmental Sustainable Design

- Adopt best practice environmentally sustainable development principles; considering solar access and utilising sustainable energy and construction techniques wherever possible.
- Ensure all dwellings are designed and orientated to ensure optimal thermal performance and to utilise natural light.
- Minimise the area of sealed surfaces and ensure that spaces between buildings are able to support vegetation.
- Incorporate Water Sensitive Urban Design techniques to improve the water quality of the catchment and maintain appropriate flows.
- Make use of building material with minimal environmental impact such as recycled materials.

Materials and design detail

- Utilise colours and finishes that best immerse the built form within the landscape. Use a mix of contemporary and traditional muted coastal materials, textures and finishes including timber, render, glazing, stone, brick and iron roofing.
- Articulate the form of buildings and elevations, particularly front facades, and include elements that lighten the building form such as balconies, glazing and light transparent balustrading.
- Where buildings and structures are set amongst vegetation (existing and proposed), utilise colours and finishes that complement the vegetation, including dark, natural colours and matte finishes.
- Use glazing and roof material of low reflectivity.
- Ensure that the form of buildings and elevations are unobtrusive and minimise the extent to which they are visible from the Logans Beach car park and the whale watching platform as far as practically possible (Hopkins Point Road South).

Application requirements

An application must be accompanied as appropriate by:

- A **Landscape Plan** prepared in accordance with the design requirements of this schedule and the principles established in the Coastal / Hopkins River Environment - Structure Plan.
- A **Materials and Colour Schedule** prepared in accordance with the design requirements of this schedule and the principles established in the Coastal / Hopkins River Environment - Structure Plan.
- A **Photomontage** demonstrating that proposed buildings will be immersed in the landscape when viewed from the Logans Beach car park, the whale watching platform, Point Richie car park and/or Deakin University boat ramp.
- A **Geotechnical Site Analysis** (for sites with greater than 20% slope), certified by a registered professional engineer, that includes a:
 - Stability Assessment Report (that identifies stability risk and addresses potential stability problems),
 - Landslide Hazard Rating Analysis, and
 - Foundation Investigation Report (i.e. a soil test report).

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Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 43.02, the responsible authority must consider:

- The Structure Plan and Guidelines within the Coastal / Hopkins River Environment - Structure Plan Report (May 2008)..
- Whether the development nestles into the coastal dune landscape and vegetation setting.
- The impact of the development on views to, from and across the development site.
- The contribution the development proposal makes to the revegetation of the land.
- The measures that have been taken to incorporate Environmental Sustainable Design.
- The suitability of the materials and design detail in responding to the coastal setting.

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Map 1 Coastal / Hopkins River Environment Growth Area

