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Proposed C375

## **SCHEDULE 41 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO41**.

### **BARWON HEADS INCREMENTAL CHANGE RESIDENTIAL AREA**

#### **1.0 Design objectives**

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To protect the unique low scale coastal design character of Barwon Heads.  
To ensure new development complies with specified coastal character siting and design requirements.

#### **2.0 Buildings and works**

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A permit is not required to construct or extent one dwelling on a lot or construct a fence that meets the design objectives and design requirements in Table 1.

A permit is required to construct more than one dwelling on a lot.

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

- Buildings are located within a spacious and vegetated garden setting that integrates with the vegetation of the public realm.
- Buildings and driveways are designed and sited to avoid being visually obtrusive to the streetscape and adjoining properties.
- Garages are designed or integrated into buildings to form a visually unobtrusive part of the building.
- Building setbacks are designed to ensure that adequate land is available for the retention and establishment of indigenous vegetation.
- Space between buildings is provided to avoid boundary to boundary development.
- Buildings are designed with lightweight, natural and timber materials and unobtrusive building colours.
- The openness of the streetscape is retained by avoiding the use of front fences or by providing low permeable front fences.
- A landscaping plan must be prepared for the site by a qualified landscape architect that shows:
  - Retention of existing trees within the front setback.
  - If there are no existing trees, the planting of at least one new tree.
  - The planting of additional vegetation, including a minimum of two local indigenous species.

An application for a single dwelling or buildings and works associated with a single dwelling is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

**Table 1. Barwon Heads Incremental Change Residential Area Design Requirements**

<b>Design Requirement</b>	<b>Design Response</b>	
Site coverage	A maximum site coverage of 40%.	
Building siting and setbacks	Front setbacks	A front setback of 6m. Or 4m if located on an identified road as a Road Zone (RDZ1)
	Side setbacks	A 2m side setback on at least one side boundary.
Canopy tree	At least two existing and/or new canopy trees to be provided per site, with at least one canopy tree provided in the front yard and the use of local indigenous species.	
Soft landscaping	At least 30% of the site is available (free from hard surfaces) for soft landscaping (e.g. vegetation).	
Garages and access	The maximum width of a garage door is to be 5.6m or a maximum of 35% of the lot frontage if the lot is greater than 16m.	
	A garage is set 1m behind the main building line.	
Fencing	For properties fronting a main road included in the Road Zone (RDZ1) a fence forward of the front wall of a dwelling must be less than 1.5m in height and be more than 50% permeable.	
	For any other property a fence forward of the front wall of a dwelling must be less than 1m in height and more than 50% permeable.	

**3.0**

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**Subdivision**

None specified.

**4.0**

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**Advertising signs**

None specified.

**5.0**

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**Decision guidelines**

In considering an application for a permit under this clause, the responsible authority must consider, as appropriate, whether:

- Adequate responses have been provided to the coastal character siting and design requirements and Table 1 contained in this schedule.
- Adequate space is available between buildings to avoid boundary to boundary development and allow the retention and planting of indigenous vegetation and landscaping.
- Proposed landscaping, vegetation planting and boundary treatments create a strong integration between the public and private realms and soften the appearance of the building.
- Indigenous vegetation plantings reflect existing species in the surrounding area.
- The upper level of a building is recessed and articulated to reduce the dominant scale of the upper level.
- New buildings recognise the scale and form of surrounding properties.
- Timber or natural materials and a simple palette are used as the dominant material of the façade of the building to complement the local coastal environment.
- There is limited use of brickwork and where brick is used this is for a unique design that does not have a dominance of face brickwork.

- The proposal achieves a high quality design outcome that does not represent typical suburban design styles.
- Driveways, garages or parking areas are designed to be visually unobtrusive by achieving the following:
  - Garages are set behind the main building.
  - Garages are inconspicuous and integrated into the dwelling design.
  - Shared driveways are encouraged.
  - Vegetation and landscaping is used to soften driveways and parking areas.
  - Vehicle crossovers are limited.