

RESIDENTIAL & COMMERCIAL BUILDING DESIGN

Planning Report

Lot 31 PS 604232M - 6 Sutlej Court, Peterborough, Vic. 3270.

Buildings and works to construct a dwelling.

Date 09/12/24



Contents

1. DISCLAIMER	2
2. DOCUMENT CONTROL.....	2
3. PROPOSAL.....	3
4. PLANNING CONTROLS	6
5. SITE ANALYSIS	9
6. RESTRICTIONS ON TITLE	14
7. PLANNING ASSESSMENT	16
8. CONCLUSION.....	29

1. DISCLAIMER

Although Chris Steel Designs have taken all reasonable steps to ensure that an accurate document has been prepared, the company accepts no liability for any damages or loss incurred as a result of reliance placed upon the report and its contents.

2. DOCUMENT CONTROL

This document has been prepared to aid the submission of a planning permit application for the construction of a dwelling at 6 Sutlej Court Peterborough, Vic, 3270.

3. PROPOSAL

It is proposed to construct a two storey dwelling on a vacant 685 sqm site within a residential subdivision just off the Great Ocean Road on the western outskirts of Peterborough. The site has views of the sea from the rear looking south, with the individually designed home intended to capitalise on these views, whilst being sited within the development envelope to ensure view sharing requirements are met, and with additional screening added in consideration of potential overlooking.

The dwelling will contain an entrance porch, entrance hall, living room/rumpus, bathroom, laundry, 2 bedrooms veranda, ground floor deck and double garage on the ground floor. The first floor is accessed via a lift and a staircase from the ground floor, which lead to an open plan kitchen/living/dining room, master bedroom with en-suite and walk in robe, and separate powder room. There are 3 first floor balconies for outdoor living and to access views of the sea and surrounding countryside.

The dwelling will have a building footprint of 222.70 sqm with a site coverage of 33% and a maximum height of 7.99m in accordance with the planning controls. The house is well setback from Suttlej Court by some 17.2m given the irregular shape of the site, and with an eastern side setback of 3m, 3m setback on the western side boundary and 6.67m (min) and 7.05m (max) setback from the angled southern boundary.

The dwelling has been designed with a mix of flat and pitched roof forms, will be finished externally in a mix of materials with a coastal look in mostly pale colours with contrasting charred timber vertical cladding, exposed brickwork to the garage, aluminium windows and light coloured Colorbond roofing.

There is a 3 dimensional building envelope on the site with the dwelling positioned entirely within the building envelope to achieve its intent of view sharing and to create space around the dwelling for private open space and for view corridors of the coast for adjoining properties and the public realm.

Access to the site faces east towards Suttlej Court with the dwelling entrance and garage addressing the street, although the dwelling is orientated to the south and west to take advantage of the orientation of the site, maximise natural light and solar gain and capture sea views.

The plans submitted with the application include overlooking and overshadowing diagrams and the show the screening measures which have been added to limit amenity impacts on surrounding properties.

A separate independent Bushfire Management report has been included with the application documents which demonstrate that the proposed dwelling meets the requirements of the Bushfire Management Overlay and wider planning scheme requirements for bushfire.



RESIDENTIAL & COMMERCIAL BUILDING DESIGN

Front view (east elevation)



Rear view (south elevation)



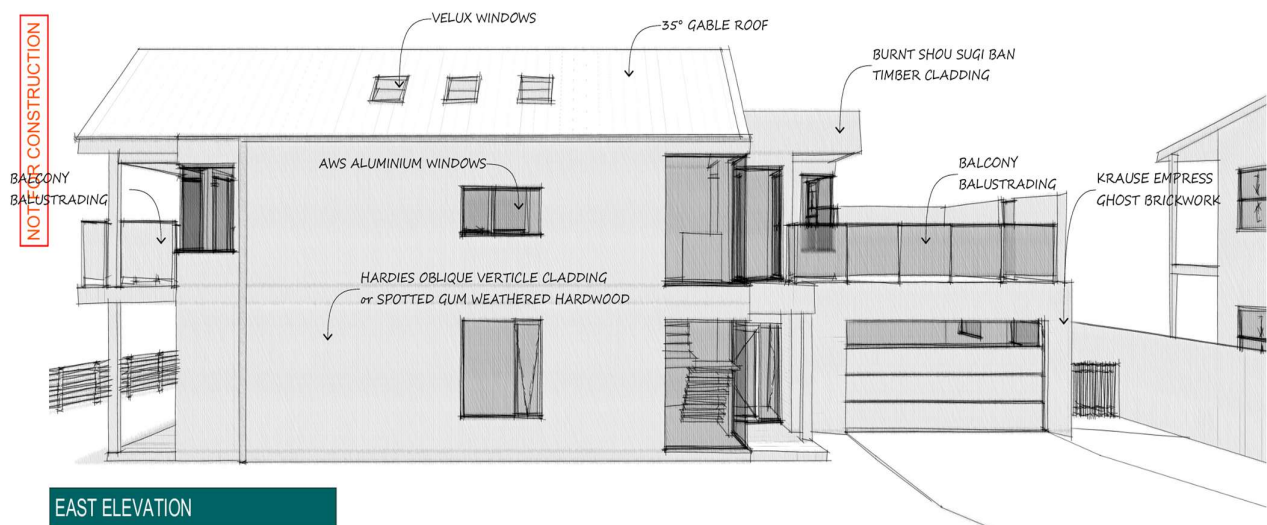
Design is not only how it looks and feels. Design is how it works.

Page | 4



RESIDENTIAL & COMMERCIAL BUILDING DESIGN

West elevation



East elevation – notated

Design is not only how it looks and feels. Design is how it works.



RESIDENTIAL & COMMERCIAL BUILDING DESIGN



West elevation - notated

4. PLANNING CONTROLS

Zone

The site is located in the General Residential Zone (GRZ1).



Design is not only how it looks and feels. Design is how it works.

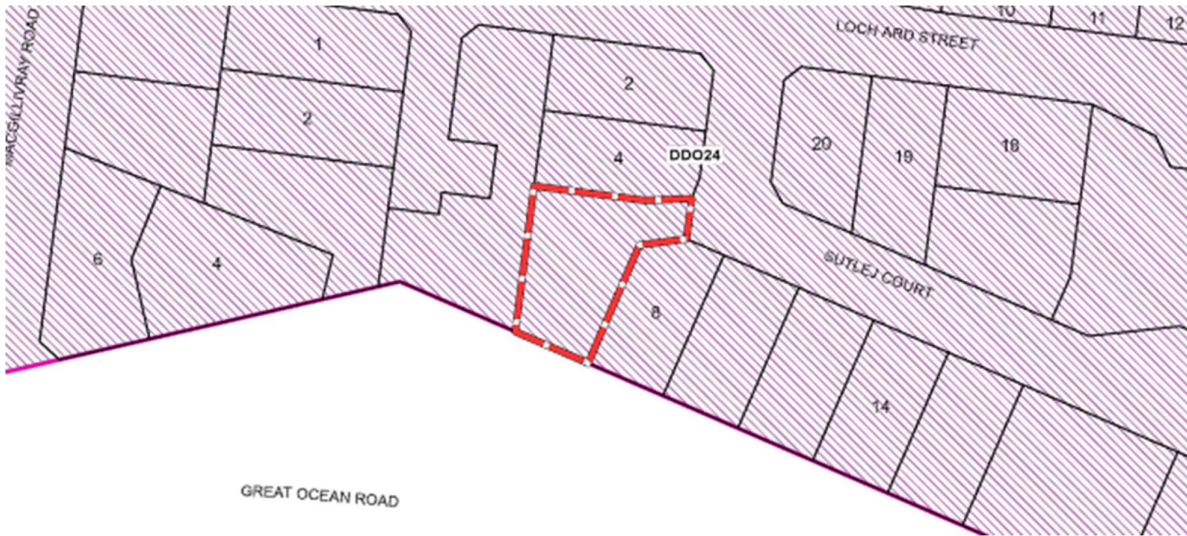
Page | 6



RESIDENTIAL & COMMERCIAL BUILDING DESIGN

Overlays

Design Development Overlay Schedule 24 (DDO24).



Bushfire Management Overlay (BMO)



RESIDENTIAL & COMMERCIAL BUILDING DESIGN

Environmental Significance Overlay Schedule 2 (ESO2).



Significant Landscape Overlay Schedules 2 and 3 (SLO2 & SLO3).



Other

Design is not only how it looks and feels. Design is how it works.

Page | 8



RESIDENTIAL & COMMERCIAL BUILDING DESIGN

The site is partly within an area of Aboriginal Cultural Heritage Sensitivity and fully in a Designated Bushfire Prone Area.

Permit requirements

No permit is required for the use of land or for buildings and works under the General Residential Zone as the site exceeds 300 sqm.

A permit is required for buildings and works under the ESO2 pursuant to **Clause 42.01-2**.

A permit is required for buildings and works under the SLO2 and SLO3 pursuant to **Clause 42.03-2**.

A permit is required for buildings and works under the DDO24 pursuant to **Clause 43.02-2**.

A permit is required for buildings and works under the BMO pursuant to **Clause 44.06-2**.

The proposal is exempt from the need to prepare a cultural heritage management plan under the Aboriginal Heritage regulations 2018.

5. SITE ANALYSIS

The site is situated within Sotlej Court, a residential subdivision on the western outskirts of Peterborough. The site is generally flat and is irregularly shaped having a bottle neck style entrance onto Sotlej Court and a constructed crossover to Sotlej Close already in place. The site widens out from the entrance and extends to 685 sqm overall and backing onto a strip of coastal reserve land forming part of the Great Ocean Road. There are two storied dwellings on either side of the site and a vacant allotment abutting to the west accessed from Napier Court.

Sotlej Court is fully constructed and has a concrete footpath, kerb and channel drainage and a public footpath which leads to the Great Ocean Road and beach access.

The allotment is fenced on the side and rear boundaries with close boarded timber fencing and there is no significant vegetation present.

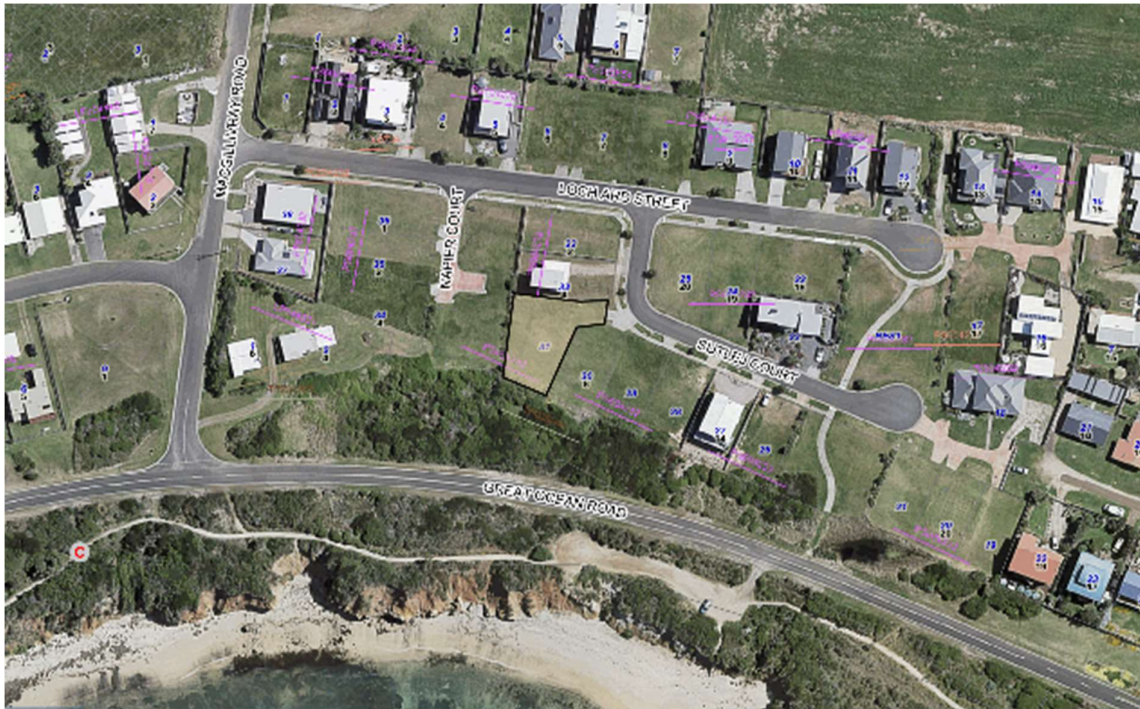
A number of lots in the subdivision have sea views, including the subject site, with the provision of building envelopes registered on title intended to enable view sharing of sea views.

The neighbourhood character is contemporary coastal residential with a mix of single and double storied dwellings (mostly double storied) with uniform setbacks.



RESIDENTIAL & COMMERCIAL BUILDING DESIGN

Aerial view



Site frontage



Design is not only how it looks and feels. Design is how it works.

Page | 10



RESIDENTIAL & COMMERCIAL BUILDING DESIGN

Lot frontage to Sutlej Court



Looking southwest towards the ocean



Design is not only how it looks and feels. Design is how it works.



RESIDENTIAL & COMMERCIAL BUILDING DESIGN

Looking back towards the entrance of the site and Sutlej Court

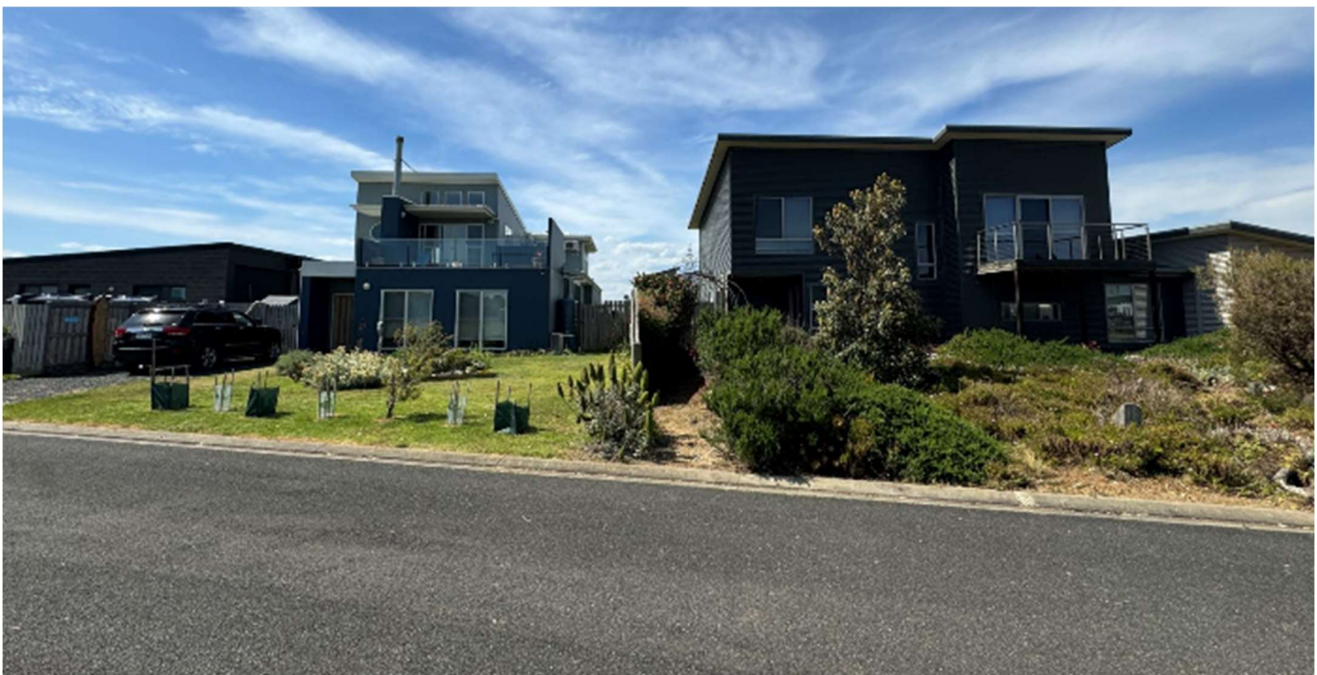


Sample seaviews to the south (taken from next door property)



RESIDENTIAL & COMMERCIAL BUILDING DESIGN

Sample streetscape views



Design is not only how it looks and feels. Design is how it works.

Page | 13





Looking from site along Sutlej Court

6. RESTRICTIONS ON TITLE

Agreement AG140532J

Requires development inside the building envelope as follows:

RESIDENTIAL & COMMERCIAL BUILDING DESIGN

RESTRICTIONS


Reg. 15 Subdivision (Procedures) Regulations 2000


The following restrictions are to be created upon registration of this plan by direction in Planning Permit No PL 06/362

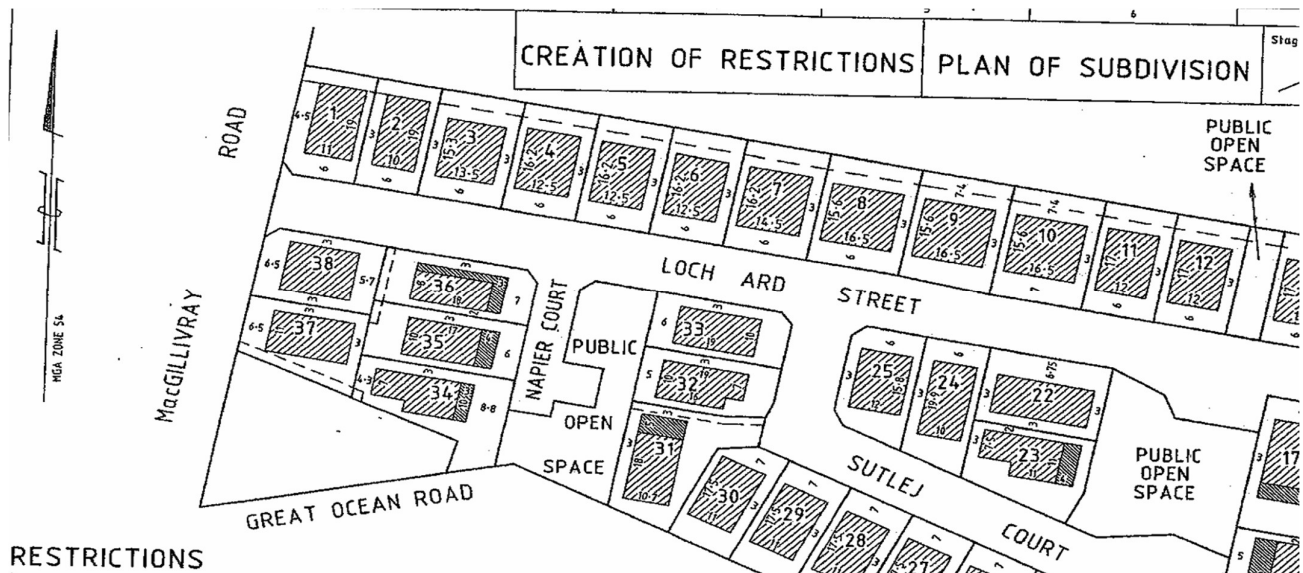
Land to benefit Lots 1 to 38 (both inclusive) on this plan

Land to be burdened Lots 1 to 38 (both inclusive) on this plan

Description of restrictions:

The registered proprietor or proprietors for the time being of the lots on this plan, shall not, without the prior approval of the Moyne Shire Council, construct a dwelling of more than 8 metres above the surface, outside the building envelopes shown hatched  on this sheet of the plan.

The registered proprietor or proprietors for the time being of the lots on this plan shall not, without the prior approval of the Moyne Shire Council, construct any part of a dwelling other than single storey within the areas shown hatched  on this sheet of the plan



RESTRICTIONS

Covenant PS604232M

Ties the plan of subdivision to the title.

Covenant AN673307G

Also ties the plan of subdivision to the title.

ASSESSMENT

The proposed dwelling is situated entirely within the building envelope and is single storied in the designated single storied section of the envelope which complies with all restrictions on title.

7. PLANNING ASSESSMENT

Clause 42.01

ENVIRONMENTAL SIGNIFICANCE OVERLAY

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To identify areas where the development of land may be affected by environmental constraints.

To ensure that development is compatible with identified environmental values.

Clause 42.01-5

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- *The Municipal Planning Strategy and Planning Policy Framework.*
- *The statement of environmental significance and the environmental objective contained in a schedule to this overlay.*
- *The need to remove, destroy or lop vegetation to create a defensible space to reduce the risk of bushfire to life and property.*
- *Any other matters specified in a schedule to this overlay.*

SCHEDULE 2 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

PETERBOROUGH COASTAL AND ESTUARY AREA

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:



RESIDENTIAL & COMMERCIAL BUILDING DESIGN

- *The existing use or development of the land.*
- *The impact of the development on other properties.*
- *The degree of dependence of the development on the coastal environment.*
- *The soil stability of the subject land and the need to prevent soil erosion.*
- *The likelihood of pollution and/or siltation of any watercourse.*
- *The amount of natural vegetation to be removed through the construction of any buildings or works.*
- *Whether adequate provision has been made for the landscaping and treatment of the site.*
- *The value of any native vegetation to be removed in terms of its physical condition, rarity or variety.*
- *The protection and enhancement of the landscape.*
- *The desirability of retaining a buffer strip of native vegetation along roads, watercourses and property boundaries.*
- *The need to protect the environmental values of limestone depressions including avoidance of the draining and filling of limestone depressions.*
- *The desirability of maintaining natural drainage features.*
- *The Peterborough Urban Design Framework (2002).*

ASSESSMENT

The intent of the overlay is to ensure development is compatible with the environmental values of the area, namely the coastal setting, coastal reserve and streetscape.

The proposed works are associated with a single two storied dwelling of average height at 7.99m which has been individually designed to suit the irregular shape of the allotment, to take advantage of the sea views and to respect the view sharing requirements of the restrictions on title and planning controls.

The dwelling is of a similar scale and form to neighbouring properties in the street and is contemporary coastal design. There is no native vegetation for removal and no adverse environmental or visual impacts as the dwelling will be serviced via existing infrastructure.

The site coverage is modest at 33% allowing for space around the building, private open space and visual permeability through the site.

The design response has taken into consideration the amenity of adjoining residents in the positioning of dwelling being well behind the dwellings, the orientation of windows on the subject dwelling and abutting dwellings and appropriate screening being placed on the balcony above the garage and fence line.

The proposal is not in conflict with the Peterborough Urban Design Framework as the site is being developed for residential use of a height and scale anticipated in residential areas.

Clause 42.03

SIGNIFICANT LANDSCAPE OVERLAY

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To identify significant landscapes.



RESIDENTIAL & COMMERCIAL BUILDING DESIGN

To conserve and enhance the character of significant landscapes.

Clause 42.03-5

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The statement of the nature and key elements of the landscape and the landscape character objective contained in a schedule to this overlay.
- The conservation and enhancement of the landscape values of the area.
- The need to remove, destroy or lop vegetation to create a defensible space to reduce the risk of bushfire to life and property.
- The impact of the proposed buildings and works on the landscape due to height, bulk, colour, general appearance or the need to remove vegetation.
- The extent to which the buildings and works are designed to enhance or promote the landscape character objectives of the area.
- The impact of buildings and works on significant views.
- Any other matters specified in a schedule to this overlay.

SCHEDULE 2 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

PETERBOROUGH URBAN COASTAL AREA

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 42.03, in addition to those specified in Clause 42.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

Buildings and works

- Whether the height of any part of the building, excluding any television antenna, chimney or flue, is less than 8 metres above natural ground level.
- Whether the location of an outbuilding normal to a dwelling is behind the front building line of the dwelling.
- Whether at least 45 per cent of the site is not covered by buildings or impervious surfaces including driveways, paving, swimming pools or tennis courts.
- Whether the external cladding or painting of a building other than for surface finishes is in light or pale colours and tones.
- Whether the siting and design of buildings achieves a reasonable sharing of views between properties with significant landscape features having particular regard to the following:
 - The impact of the proposed buildings and works on the view from another property as a result of the design, siting, height, size, bulk (including the roof), and colour of the building.
 - The opportunity for a reasonable sharing of views having regard to the extent of the available view(s) and the significance of the view(s) from the properties affected.



RESIDENTIAL & COMMERCIAL BUILDING DESIGN

- *Whether the siting of buildings and availability of areas not covered by hard surfaces enables the retention of adequate vegetation and provides sufficient area for the planting of vegetation, particularly coastal native species that contributes to the overall character of Peterborough.*

Vegetation

- *Whether the size, species, age and health of existing vegetation proposed to be removed, destroyed or lopped and the size, species and growth characteristics of any proposed replacement vegetation.*
- *The reasons for removing the tree and the practicalities of alternative options that do not require removal of any trees.*
- *The effect of constructing a building or constructing or carrying out works on the root system, canopy and overall appearance of any trees.*
- *The impact of a specified flood level on the overall height of a building.*

All applications

- *The comments of an Urban Design Advisor or Urban Design Panel appointed by Council for any new development and for alterations and additions to existing and new commercial development including tourist accommodation proposed in prominent locations (including sites adjacent to the Great Ocean Road, foreshore and coastal reserves and existing motel and hotel sites).*
- *The Peterborough Urban Design Framework (2002).*

ASSESSMENT

The height of the dwelling is 7.99m with the garage in line with the front of the dwelling. The site coverage is 33% with impervious surfaces less than 45% of the site area.

The external materials are predominantly light with contrasts in tones appropriate in a coastal setting for visual interest and so as to not be monochromatic.

The dwelling will only be barely visible from the Great Ocean Road by virtue of its modest height and setback to the road is not on the "coastal side" of the road.

There are no flooding constraints with the site and no significant trees or vegetation is affected by the works.

Views through the site are protected by the dwelling being sited within the building envelope.



RESIDENTIAL & COMMERCIAL BUILDING DESIGN

SCHEDULE 3 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

WESTERN COASTAL CLIFFS LANDSCAPE AREA

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 42.03, in addition to those specified in Clause 42.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- *Whether the height of a building will have an impact on the landscape.*
- *Whether the external cladding or painting of a building other than for surface finishes is in light or pale colours and tones.*
- *Whether the siting and design of buildings will impact on the significant landscape features having particular regard to the following:*
 - *The impact of the proposed buildings and works on the view from a road or another property as a result of the design, siting, height, size, bulk (including the roof), and colour of the building.*
 - *The siting of buildings and availability of areas not covered by hard surfaces enables the retention of adequate vegetation and provides sufficient area for the planting of vegetation, particularly coastal native species that contributes to the overall landscape character.*
- *Whether the proposal avoids any development on the coastal side of the Great Ocean Road.*
- *Whether the proposal is designed so that development is not visible above the coastal vegetation when viewed from the Great Ocean Road.*
- *Whether the proposal locates all signage on the landward side of the Great Ocean Road.*
- *Whether the proposal avoids bright colours and group signage at particular locations to minimise visual impact on large areas of the landscape and to maintain views.*
- *Whether the proposal responds to the characteristics of the site and utilises low scale building forms, simple building details and avoids dominant bulky buildings or buildings that have no relationship to landform.*
- *Whether the proposal utilises materials and colours that complement those that occur naturally in the hinterland landscape with consideration as to how the materials will weather over time.*
- *Whether the proposal locates and screens large buildings and structures such as sheds, transmission lines and cleared easements etc to minimise visibility from the Great Ocean Road and key viewing locations.*
- *Whether the proposal avoids visually obtrusive infrastructure and provides infrastructure such as power lines and other utility services underground in the coastal area wherever possible.*
- *Whether the proposal sites development sparsely in coastal areas minimising visibility from the Great Ocean Road and maximising the retention of coastal vegetation.*
- *Whether the proposal avoids the loss of views to geological features.*
- *The size, species, age and health of existing vegetation proposed to be removed, destroyed or lopped and the size, species and growth characteristics of any proposed replacement vegetation.*
- *Whether the removal of vegetation is justified and the practicalities of alternative options that do not require removal of vegetation.*
- *Whether the construction of a building or construction or carrying out of works will impact on the root system, canopy and overall appearance of any vegetation.*
- *Whether the proposal avoids the loss of indigenous coastal vegetation.*



RESIDENTIAL & COMMERCIAL BUILDING DESIGN

- *Whether the proposal retains existing indigenous and native trees and understorey wherever possible and provides for the planting of new indigenous vegetation, particularly around landscape features such as creek valleys.*
- *Whether the proposal replaces any trees lost due to development with indigenous trees that will grow to a similar size.*
- *Whether the proposal retains existing shelter belts wherever possible.*
- *Whether the proposal replaces lost shelter belt trees with the same species or an alternative species, suitable to the local area.*

ASSESSMENT

As discussed, the dwelling is of a modest height of 7.99m which is anticipated in a two storey house in a residential area with light coastal colours and sited on the landward side of the Great Ocean Road. The dwelling is not visually intrusive as discussed above.

43.02 DESIGN AND DEVELOPMENT OVERLAY

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To identify areas which are affected by specific requirements relating to the design and built form of new development.

43.02-6 Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The design objectives of the relevant schedule to this overlay.*
- *The provisions of any relevant policies and urban design guidelines.*
- *Whether the bulk, location and appearance of any proposed buildings and works will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.*
- *Whether the design, form, layout, proportion and scale of any proposed buildings and works is compatible with the period, style, form, proportion, and scale of any identified heritage places surrounding the site.*
- *Whether any proposed landscaping or removal of vegetation will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.*
- *The layout and appearance of areas set aside for car parking, access and egress, loading and unloading and the location of any proposed off street car parking*
- *Whether subdivision will result in development which is not in keeping with the character and appearance of adjacent buildings, the streetscape or the area.*
- *Any other matters specified in a schedule to this overlay.*



SCHEDULE 24

SCHEDULE 24 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

PETERBOROUGH RESIDENTIAL AREA

Buildings and works

The following buildings and works requirements apply to all applications to construct a building or construct or carry out works:

- *A building should not exceed a maximum height of 8 metres above natural ground level.*
- *No significant portion of a carport or garage should be constructed in front of the main built form of a dwelling.*
- *Landscaping should reinforce the character of Peterborough, with species selection consistent with the list in Appendix 2 of the Residential Design Guidelines, Peterborough, Victoria 2006.*

Buildings or works within the area shown as Neighbourhood Character Zone 1 on Map 1 to this Schedule should meet the following requirements:

- *Site coverage of a building should not exceed 40 percent of the lot or 300 square metres, whichever is the lesser.*
- *The footprint of a second storey should not exceed 75 percent of that of the ground floor.*
- *A minimum front setback of 10 metres from the road surface or which matches the average setbacks of adjacent existing development, whichever is the greater.*
- *A minimum side setback of 3 metres.*
- *Driveways should be informal and unpaved.*

Buildings or works within the area shown as Neighbourhood Character Zone 2 on Map 2 to this Schedule should meet the following requirements:

- *Site coverage of a building should not exceed 30 percent of the lot or 260 square metres, whichever is the lesser.*
- *The footprint of a second story should not exceed 50 percent of that of the ground floor.*
- *A minimum front setback of 15 metres from road surface or matches the average setbacks of adjacent existing development, whichever is the greater.*
- *A minimum side setback of 4 metres.*

6.0

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:

- *Whether any subdivision adopts the traditional grid pattern of the street layout.*
- *Whether there are appropriate setbacks between buildings to provide spaces and views between and from buildings.*

Design is not only how it looks and feels. Design is how it works.

Page | 22



RESIDENTIAL & COMMERCIAL BUILDING DESIGN

- *Whether the siting and design of buildings, works and subdivision is consistent with the objectives and the strategies of the Residential Design Guidelines, Peterborough, Victoria (2006).*
- *Whether a building dominates the natural landscape.*
- *Whether the bulk of a building dominates the townscape.*

ASSESSMENT

The site is situated in character area 1.

The design response meets the requirements of the DDO in the following ways:

- Dwelling height is less than 8m.
- Site coverage is less than 40%.
- Front setback exceeds 10m.
- Side setbacks of 3m.
- The driveway is informal and does not dominate the design.
- The second storey does not exceed 75% of the ground floor.
- The building to building separation on abutting allotments exceeds 5m.
- The building does not dominate the landscape.

44.06

BUSHFIRE MANAGEMENT OVERLAY

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.

To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.

To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

44.06-8

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 53.02 and Clause 65, the responsible authority must consider, as appropriate:

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *Any other matters specified in a schedule to this overlay.*



RESIDENTIAL & COMMERCIAL BUILDING DESIGN

ASSESSMENT

An independent bushfire risk assessment has been prepared which confirms that the proposal meets the requirements under the BMO as assessed in the report with excepts below.

Table 3 – BAL determination

Orientation	Highest threat vegetation	Slope under classifiable vegetation	Distance to classifiable vegetation	Defendable Space	Bushfire Attack Level (BAL)	Construction Standard
North	Grassland	Flat	>100m	Property Boundary	BAL 12.5	BAL 29
East	Low-threat vegetation	Flat	-	Property Boundary	BAL 12.5	BAL 29
South	Shrubland	Flat	45m	Property Boundary	BAL 12.5	BAL 29
West	Low-threat vegetation	Flat	-	Property Boundary	BAL 12.5	BAL 29

6.2 Map 2 – Bushfire Hazard Site Assessment



Design is not only how it looks and feels. Design is how it works.

Page | 24



RESIDENTIAL & COMMERCIAL BUILDING DESIGN

Planning Policy Framework

Clause 02.03-2

Environmental and landscape values

Coastal areas

The coastal areas of the municipality are an important biodiversity, recreation and economic asset. There is a need to protect and manage the coast in an environmentally sustainable manner. This includes ensuring that development on the coast recognises the sensitive nature of these assets.

Significant environments and landscapes

The natural landscape of the municipality is an important asset that requires protection from inappropriate use and development. The visual and environmental implications of development on the municipality's natural features can destroy the attractiveness and environmental qualities of the area.

Other significant natural features include the hilltops and ridgelines, areas of native forest, and various water bodies, wetlands and grasslands.

Strategic directions

- *Promote greater revegetation and the management of pest plants and animals to address areas of degraded land.*
- *Manage land use and development to minimise impacts on coastal and river environments.*
- *Protect volcanic features, prominent hilltops and ridgelines from inappropriate development.*
- *Protect and enhance significant environmental values, remnant vegetation and riparian corridors within settlements.*

ASSESSMENT

The proposed dwelling and associated works respect the coastal setting and do not detract from views of viewlines and do not dominate the streetscape or environmental values of the area.

Clause 12.02-1L-01

Protection of coastal areas - Moyne

Policy application

This policy applies to land adjacent to the coastline including the area affected by the Environmental Significance Overlay Schedule 1.

Strategies

Discourage the development or draining of limestone depressions.

Design is not only how it looks and feels. Design is how it works.



RESIDENTIAL & COMMERCIAL BUILDING DESIGN

Ensure development provides substantial landscaping using environmentally suitable plant species to screen and blend development with coastal environs.

Discourage new access roads leading to or running parallel with the coastline.

Ensure that development minimises and clearly defines pedestrian and vehicular access through the coastal landscape to avoid potential visual and erosion impacts.

Discourage the development of buildings and structures on sand dunes on free hold properties.

Discourage soil removal and excavation close to the boundary of the coastal reserve.

Policy guidelines

Consider as relevant:

- *Ensuring built form does not exceed 8 metres above natural ground level.*
- *Ensuring built form uses non-reflective exterior colours and materials.*

Clause 12.02-1L-02 Coastal landscapes

Policy application

This policy applies to the development of land affected by the Significant Landscape Overlay Schedules 3, 4, 5 and 6.

Objective

To maintain locally significant views and vistas that contribute to the character of the coastal and coastal hinterland region.

Built form

Encourage development that is subordinate to the natural, visual and environmental landscape character and significance.

Vegetation

Encourage retention of indigenous trees and where their removal is unavoidable replace with indigenous trees that will grow to a similar size.

Use indigenous species or non-invasive native / exotic plantings that are already a feature of the area for landscaping around developments.



RESIDENTIAL & COMMERCIAL BUILDING DESIGN

Retain existing shelterbelts and exotic feature planting where it is a feature of the area and replace shelterbelts or exotic feature plantings that are lost, old, degraded or incomplete with the same species or an alternative non-invasive species.

Coastal edges of settlements

Support a hierarchy of built form within coastal settlements, with lower buildings adjacent to the foreshore and higher buildings away from the foreshore.

Prevent overshadowing of the public foreshore of settlements.

Retain natural landforms and indigenous vegetation as an essential component of the character of the coastal landscape.

Avoid any development on the coastal side of the Great Ocean Road.

Design development so that it is not visible above the coastal vegetation when viewed from the Great Ocean Road.

Locate signs away from entrances and exits to settlements wherever possible.

Locate all signs on the landward side of the Great Ocean Road.

Ensure development within the Significant Landscape Overlay Schedule 3, 4 and 5 Areas:

- *Mirrors traditional homestead clusters and reduces the impact of development on large areas of the landscape.*
- *Retains existing dry stone walls.*

ASSESSMENT

As discussed in the previous assessments to the overlays, the design response meets the design guidelines and performance standards therefore meets the requirements of the above clauses.

The built form does not dominate the streetscape or detract from coastal views or vistas. No significant vegetation is required to be removed.

15.01-2L

Building design - significant landscapes

Strategies

Encourage a reasonable sharing of views between new and existing built form, particularly where the view is of a significant landscape feature, including views of the ocean and coastal shoreline, coastal cliffs and sand dunes, rivers and estuaries and notable cultural and scenic landscape features.

Ensure that buildings and structures are designed and sited to avoid overshadowing of foreshore areas, waterways, wetlands or areas of public access such as boardwalks, walkways and pathways.

Design is not only how it looks and feels. Design is how it works.

Page | 27



RESIDENTIAL & COMMERCIAL BUILDING DESIGN

ASSESSMENT

There are no significant views or landscapes affected. The top of the roof will be only slightly visible from the Great Ocean Road and the public realm to the south.

15.01-5S

Neighbourhood character

Objective

To recognise, support and protect neighbourhood character, cultural identity, and sense of place.

Strategies

Support development that respects the existing neighbourhood character or contributes to a preferred neighbourhood character.

Ensure the preferred neighbourhood character is consistent with medium and higher density housing outcomes in areas identified for increased housing.

Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by respecting the:

- *Pattern of local urban structure and subdivision.*
- *Underlying natural landscape character and significant vegetation.*
- *Neighbourhood character values and built form that reflect community identity.*

ASSESSMENT

The dwelling is contemporary and consistent with the Peterborough Design Guidelines and that of the prevailing neighbourhood character.

Clause 65.01

APPROVAL OF AN APPLICATION OR PLAN

Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate:

- *The matters set out in section 60 of the Act.*
- *Any significant effects the environment, including the contamination of land, may have on the use or development.*
- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of the zone, overlay or other provision.*
- *Any matter required to be considered in the zone, overlay or other provision.*
- *The orderly planning of the area.*
- *The effect on the environment, human health and amenity of the area.*
- *The proximity of the land to any public land.*
- *Factors likely to cause or contribute to land degradation, salinity or reduce water quality.*



RESIDENTIAL & COMMERCIAL BUILDING DESIGN

- *Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.*
- *The extent and character of native vegetation and the likelihood of its destruction.*
- *Whether native vegetation is to be or can be protected, planted or allowed to regenerate.*
- *The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.*
- *The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.*
- *The impact the use or development will have on the current and future development and operation of the transport system.*

This clause does not apply to a VicSmart application.

ASSESSMENT

The proposal has been assessed against the prevailing zone and overlay provisions, MPS and PPF and is consistent with their requirements and objectives. There are no increased visual or environmental impacts or safety/amenity impacts. The proposal represents orderly planning.

8. CONCLUSION

The dwelling has been individually designed to suit the irregular shape of the site and its sensitive landscape surroundings. The design response is intended to minimise amenity impacts such as overlooking of abutting properties and is well setback from the front and all sides of the site, addresses the street, whilst taking advantage of the site attributes such the sea views to the south. The dwelling has a modest height, building footprint, is located entirely within the building envelope, achieves view sharing and does not dominate.

It is considered that the design is respectful of its surroundings and worthy of support by Council.

