

13/03/2014
C79**SCHEDULE 3 TO THE NEIGHBOURHOOD CHARACTER OVERLAY**

Shown on the planning scheme map as **NCO3**.

ANGLESEA RESIDENTIAL AREAS**1.0 Statement of neighbourhood character**13/03/2014
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Anglesea is typified by a low density vegetated character, reflective of its history as a small coastal settlement in an environmentally sensitive setting. The dominance of vegetation over the built environment and the informal relationship between private and public realms contribute highly to this character, but the vegetation also creates a high fire risk if not well managed.

The preferred character for Anglesea is derived from the positive elements of the existing character. It comprises a strong native bush landscape setting dominated by an indigenous tree canopy within which sit visually recessive, unobtrusive buildings that are screened by vegetation. Buildings have a low profile building height, small footprints and large setbacks, which affords a sense of space between buildings. Buildings adopt a contemporary coastal style of architecture, with reference to classic older style beach houses, utilising simple built forms and roof styles; a diverse range of natural, visually lightweight materials (e.g. timber), glazing and decks; and subdued colour schemes that blend with the vegetation. Driveways and car parking areas are recessive in the streetscape and have an informal appearance. Many properties have no boundary fences and where fencing does exist it is generally limited to post and wire. The residential amenity is enhanced by views of natural features such as the ocean, coastline, river and hinterland from public and private spaces.

2.0 Neighbourhood character objective13/03/2014
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- To preserve and enhance the low density non-suburban coastal village character of Anglesea and retain the sense of houses in a bush setting.
- To retain and enhance the existing cover of indigenous vegetation with particular emphasis on Messmate Stringybark and Coastal Moonah Woodland species, where this does not increase bushfire risk.
- To encourage development and infrastructure that retains a non-suburban and informal appearance, reflective of the coastal character of the town and its bushland / heathland environment.
- To maintain a sense of space around buildings to support the preservation and re-establishment of vegetation that enhances screening of the development from adjoining properties and public areas, and to enable the creation and management of defensible space for bushfire protection.
- To maintain a low profile building height that minimises the visibility of buildings in the broader landscape, particularly where the vegetation canopy height is low or a site is prominently located.
- To ensure that buildings are sited and designed to avoid protruding over or above ridgelines or form a silhouette against the sky when viewed from the Great Ocean Road or any other significant viewing point.
- To protect residential amenity by achieving a reasonable sharing of views of significant landscape features, including views of the ocean and coastal shoreline, the Anglesea River and surrounds and natural bushland in the hinterland.
- To encourage development that is well designed with a lightweight coastal image and avoids a typical suburban or historic replica appearance.
- To encourage the use of natural colours as opposed to strong, bold or dark colour schemes to allow buildings to blend with the natural surroundings.

- To discourage the establishment of recreational structures such as tennis courts and swimming pools that prevent long term enhancement of the vegetation cover.
- To ensure that applications for more than one dwelling can be subdivided in accordance with the subdivision requirements of Schedule 19 to the Design and Development Overlay (Clause 43.02).

3.0 Permit requirement

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A permit is required to:

- Construct an outdoor swimming pool associated with a dwelling.
- Construct or extend an outbuilding normal to a dwelling.

Application Requirements

An application for buildings and works, other than minor alterations to existing buildings, must include the following information, as appropriate:

- Details of the type and colour of all external building materials.
- A landscape plan that shows:
 - The location of existing vegetation that is to be retained and removed;
 - The location of defendable space that is required for bushfire protection;
 - A detailed planting schedule, which includes the botanical and common name, height and spread at maturity, quantity and size at planting, using species predominantly selected from the *Indigenous Planting Guide (2003)*, with emphasis on the use of canopy trees and planted in accordance with the design guidelines of *Landscaping Your Surf Coast Garden for Bushfire (2012)*; and
 - Replacement of environmental weeds listed in *Environmental Weeds – Invaders of our Surf Coast (2nd Edition, 2002)*.
- A report that details:
 - The structure, health and species of native vegetation on the site;
 - The expected impact of proposed works on native vegetation that is proposed to be retained in a development, and recommended measures to suitably protect retained trees from damage during the proposed works; and
 - Recommended means of retaining mature trees as a preference to removal.
- Where a site has a slope exceeding 25%, a geo-technical report that addresses where relevant:
 - Potential for erosion, susceptibility to landslip or other land degradation; and
 - The need to stabilise disturbed areas by engineering works or re-vegetation.

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Modification to Clause 54 and Clause 55 standards

Standard	Modified Requirement		
A3/B6	STREET SETBACK		
	Walls of buildings should be set back from streets the distance specified in the Street Setback Table below.		
	Development context	Minimum setback from front street (metres)	Minimum setback from a side street (metres)
	The allotment fronts the Great Ocean Road.	9 metres	4 metres

Standard	Modified Requirement		
	<p>The allotment fronts a street other than the Great Ocean Road and there is an existing building on either of the abutting allotments facing the same street.</p> <p>The allotment is located at 69B Harvey Street (lot 1 – 11) as shown in map 1 to this schedule.</p>	<p>The street boundary setbacks of Standard A3 and B6 apply.</p> <p>6 metres</p>	4 metres
	<p>The allotment fronts a street other than the Great Ocean Road and there is no existing building on either of the abutting allotments facing the same street.</p> <p>The allotment is located at 69B Harvey Street (lot 1 – 11) as shown in map 1 to this schedule.</p>	<p>9 metres</p> <p>6 metres</p>	4 metres
A4/B7	<p>BUILDING HEIGHT</p> <p>The maximum building height should not exceed 7.5 metres.</p>		
A5/B8	<p>SITE COVERAGE</p> <p>The site area covered by buildings should not exceed 30 per cent, or 35 per cent where the percentage of building exceeding 30 per cent is unroofed deck only.</p> <p>The site area covered by any hard surfaces, including pervious surfaces such as gravel, paving, swimming pools and tennis courts, should not exceed 40 per cent.</p> <p>The gross floor area of all buildings should not exceed a plot ratio of 0.4 of the site area.</p> <p><i>'Site area' excludes land common to more than one dwelling or land providing vehicular access to a rear dwelling such as in a battle-axe lot. Site area is calculated for an individual dwelling and is not an average across multiple dwellings.</i></p>		
B15	<p>PARKING</p> <p>In addition to the requirements of Clause 55.03-10:</p> <p>Any new or undercover car parking space should be sited behind the front wall of the dwelling.</p>		
A10/B17	<p>SIDE AND REAR SETBACKS</p> <p>A new building should be set back at least 3 metres from side and rear boundaries.</p> <p>Where a lot has a boundary width of 14 metres or less, or where it can be demonstrated that a 3 metre setback from side and rear boundaries cannot be achieved due to site constraints, the requirements of Standards A10 and B17 apply.</p>		
A11/B18	<p>WALLS ON BOUNDARIES</p> <p>A new wall should not be located on a side or rear boundary.</p> <p>Where a lot has a boundary width of 14 metres or less, or where it can be demonstrated that walls on boundaries cannot be avoided due to site constraints, the requirements of Standards A11 and B18 apply.</p>		
A19/B31	<p>DESIGN DETAIL</p> <p>The design of buildings, including:</p>		

Standard	Modified Requirement
	<ul style="list-style-type: none"> ▪ Scale and form ▪ Roof form and pitch ▪ Height ▪ Materials, finishes and colours ▪ Façade articulation ▪ Building siting ▪ Setbacks and space around buildings, and ▪ Siting and design of driveways, garages or carports <p>should respect the preferred neighbourhood character of the area.</p> <p>Building colours should be natural, receding and unobtrusive and assist in visually blending the building with the surrounding natural landscape and vegetation. The use of uncoated Zinalume or galvanised iron as a roofing material is strongly discouraged.</p> <p>Any new or undercover car parking space should be sited behind the front wall of the dwelling.</p> <p>All other requirements of Standards A19 and B31 continue to apply.</p>

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Decision guidelines

Before deciding on an application, the responsible authority must consider; as appropriate:

- Applications for more than one dwelling will not be supported unless it can be shown that the development can be subdivided in accordance with the subdivision requirements of Schedule 19 to the Design and Development Overlay (Clause 43.02).

Building setbacks

- Whether the building setbacks are adequate to provide for the retention of vegetation and/or planting of new vegetation, whilst ensuring minimum standards for bushfire protection are met.
- Whether the front setback is consistent with the prevailing setback of other buildings in the street.
- [Whether the front setback for any lot located at 69B Harvey Street is consistent with the setbacks shown in map 1 to this schedule.](#)
- Whether the setback from a side street is sufficient to avoid the building being visually prominent within the streetscape of the side street.
- Whether the setback of a building from a boundary should be varied to avoid and minimise the removal of native vegetation, or because of topographical or other physical constraints of the land.
- Whether the setback of a garage or carport from a front or side street is sufficient to accommodate a tandem car space within the allotment boundary.
- The need to maintain a sense of space and separation between buildings, including within multi-dwelling developments.

Building height

- Whether buildings should be designed to step down the slope on steep sites to reduce overall building height and bulk.
- Whether a lesser building height is required so that the building does not:
 - Protrude above ridgelines to form a silhouette against the sky when viewed from the Great Ocean Road or any significant public viewing point;
 - Project above the existing or reinstated tree canopy so as to be prominent in the landscape.

- Whether a greater building height is reasonable due to the physical constraints of the site while ensuring that the greater height will not result in reduced residential amenity by loss of views, overlooking, overshadowing or visual bulk.

Site coverage

- Whether a lesser site coverage is required to avoid and minimise the removal of native vegetation.

Landscaping

- The extent to which the landscaping of the site will achieve the effect of:
 - Placing buildings in a bushland setting;
 - Softening the appearance of buildings in the streetscape and from adjoining properties;
 - Complementing the vegetation character of the town;
 - Reducing bushfire risk.
- The need to ensure that any requirement to create and/or manage defensible space and any excavation, retaining walls, paths and other ancillary works do not unreasonably reduce the ability to appropriately vegetate the site.

Parking and access

- The need to ensure that driveways and parking spaces are visually recessive in the streetscape by:
 - Discouraging undercover or enclosed car parking forward of the dwelling façade;
 - In multi-dwelling developments and battle-axe subdivisions, encouraging shared driveways;
 - Designing driveways and parking areas so that they can be softened from the street by vegetation.
- Where undercover parking is not proposed, the need to accommodate future demand for undercover parking in a manner that is consistent with the objectives and requirements of this schedule.

Design Detail

- The need to encourage a diversity of built form and architectural detailing, particularly in multi-dwelling developments.
- Whether new buildings have been designed to interpret the attributes of classic beach houses, display a coastal style of architecture and contribute to the preferred neighbourhood character of the area in an innovative and contemporary manner that complements, rather than replicates, existing building styles.
- The need to strongly discourage period dwelling styles and suburban looking buildings.
- Whether two-storey buildings have been designed to provide an articulated building form and reduce the overall visual bulk or prominence of buildings.
- Whether buildings have been designed and sited in accordance with environmentally sustainable design principles, including but not limited to passive solar design, energy efficiency, water efficiency and reuse, sustainable materials and finishes, and renewable energy.

[Map 1 to Schedule 3 to Clause 43.05 – 69B Harvey Street, Anglesea](#)

