

12/02/2015
 C402 Proposed
 C110

SCHEDULE 10 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO10**.

THE SETTLEMENTS OF AIREYS INLET, FAIRHAVEN AND MOGGS CREEK

1.0 Design objectives

10/10/2013
 C78 Proposed
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To preserve and enhance the low density, low scale, vegetated character of the settlements.

To ensure lots are of a sufficient size and width to encourage vegetation retention and reinstatement, buildings that meet the preferred neighbourhood character and adequate space for bushfire protection.

To retain a sense of openness between properties by encouraging the use of open style fencing and vegetated buffers in preference to solid fences.

To preserve the night sky ambience of the settlements.

2.0 Buildings and works

10/10/2013
 C78

A permit is not required to construct a building or construct or carry out works.

A permit is required to construct a fence, other than a post and wire fence that is not more than 1.5 metres in height.

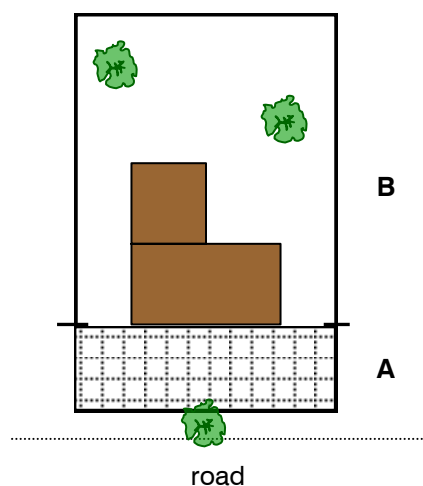
Requirements

For properties fronting the Great Ocean Road, a fence forward of the front wall of a dwelling (Section A on Diagram 1) should not exceed 1.5 metres in height and should not be less than 50% permeable over the whole length of the fence.

For any other property, a fence forward of the front wall of a dwelling (Section A on Diagram 1), other than post and wire, is strongly discouraged.

Fencing adjacent or to the rear of a dwelling (Section B on Diagram 1) should not exceed 1.8 metres in height and should be limited in length, and used only for the purpose of providing privacy to habitable room windows or designated areas of private open space.

Diagram 1



3.012/02/2015
C102 Proposed
C110**Subdivision****Requirements**

A lot must have an area of at least:

- 800m² in Precinct A as shown on Map 1 of this schedule.
- 550m² in Precinct B, except for corner sites where the minimum area must be 600m², as shown on Map 1 of this schedule.
- 1000m² in Precinct C as shown on Map 2 of this schedule.
- 1800m² in Precinct D as shown on Map 2 of this schedule.
- 4000m² in Precinct E as shown on Map 2 of this schedule.

Lots created by subdivision:

- that include a battle-axe driveway, must not include the area of the driveway in the lot area calculation.
- that are located within precinct D, must not include the area shown coloured on Map 3 of this Schedule.
- must be capable of containing an existing dwelling, or supporting a new dwelling, that will meet the requirements of Schedule 1 to Clause 43.05 Neighbourhood Character Overlay.

The above requirements cannot be varied with a permit.

Exemption from notice and review

An application to subdivide land into lots each containing an existing dwelling or car parking space 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.

4.005/10/2006
C18**Advertising signs**

Advertising sign requirements are at Clause 52.05, Category 4 – Sensitive areas

5.012/02/2015
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C110**Decision guidelines**

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

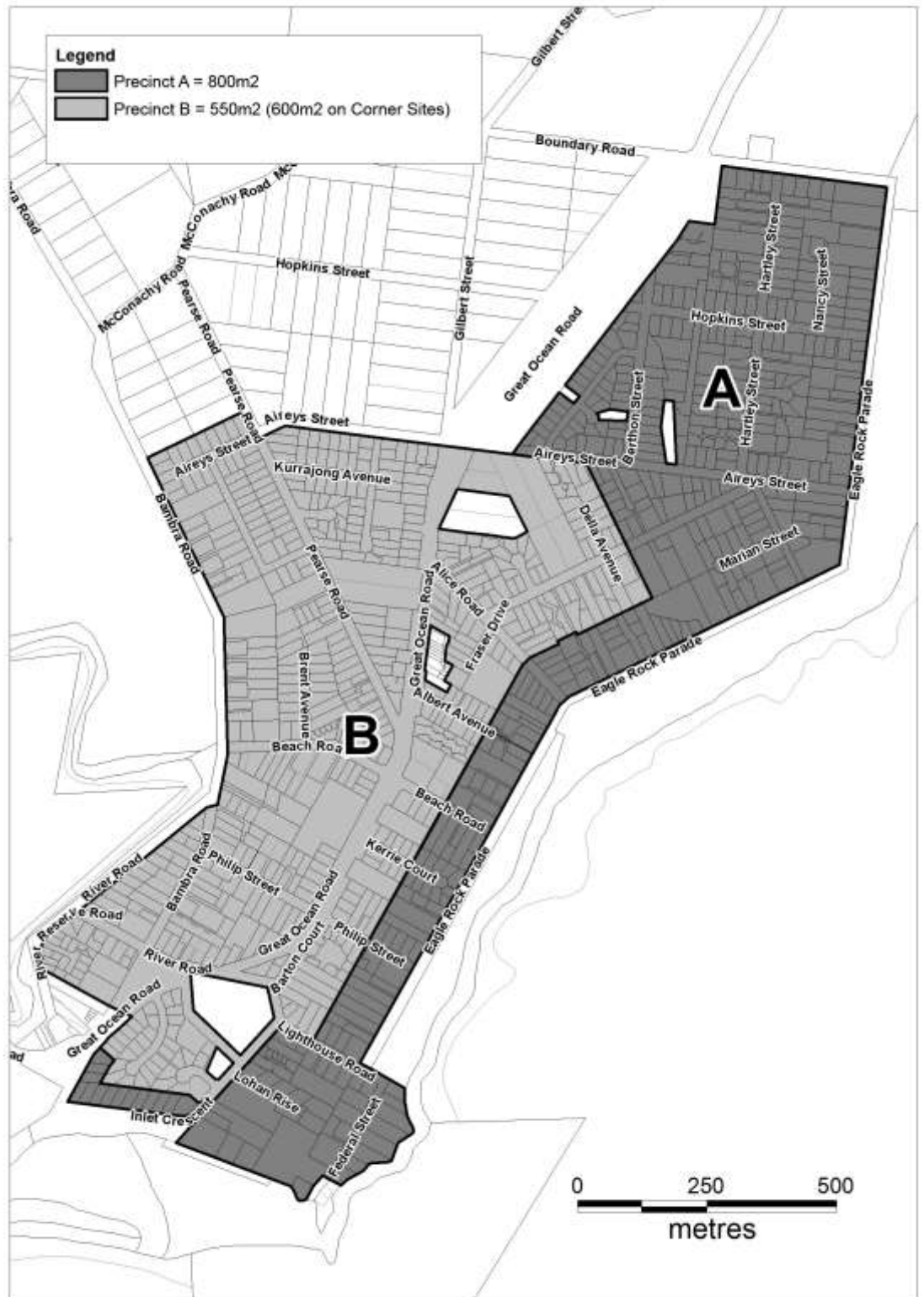
Fencing

- Whether fencing forward of a dwelling is appropriate having regard to the streetscape character and prevailing front fence style of the area.
- Whether vegetation can be used in preference to fencing to provide privacy between dwellings.
- Whether solid fencing has been used sparingly and only for achieving privacy for habitable room windows and designated areas of private open space.
- Whether the fencing material contributes to an open non-suburban character and has a lightweight appearance.
- The need to avoid brush fences and other similarly highly combustible fence materials in order to reduce bushfire risk.
- Whether fencing abutting a public open space reserve or walkway needs to be permeable to allow surveillance of the public realm.

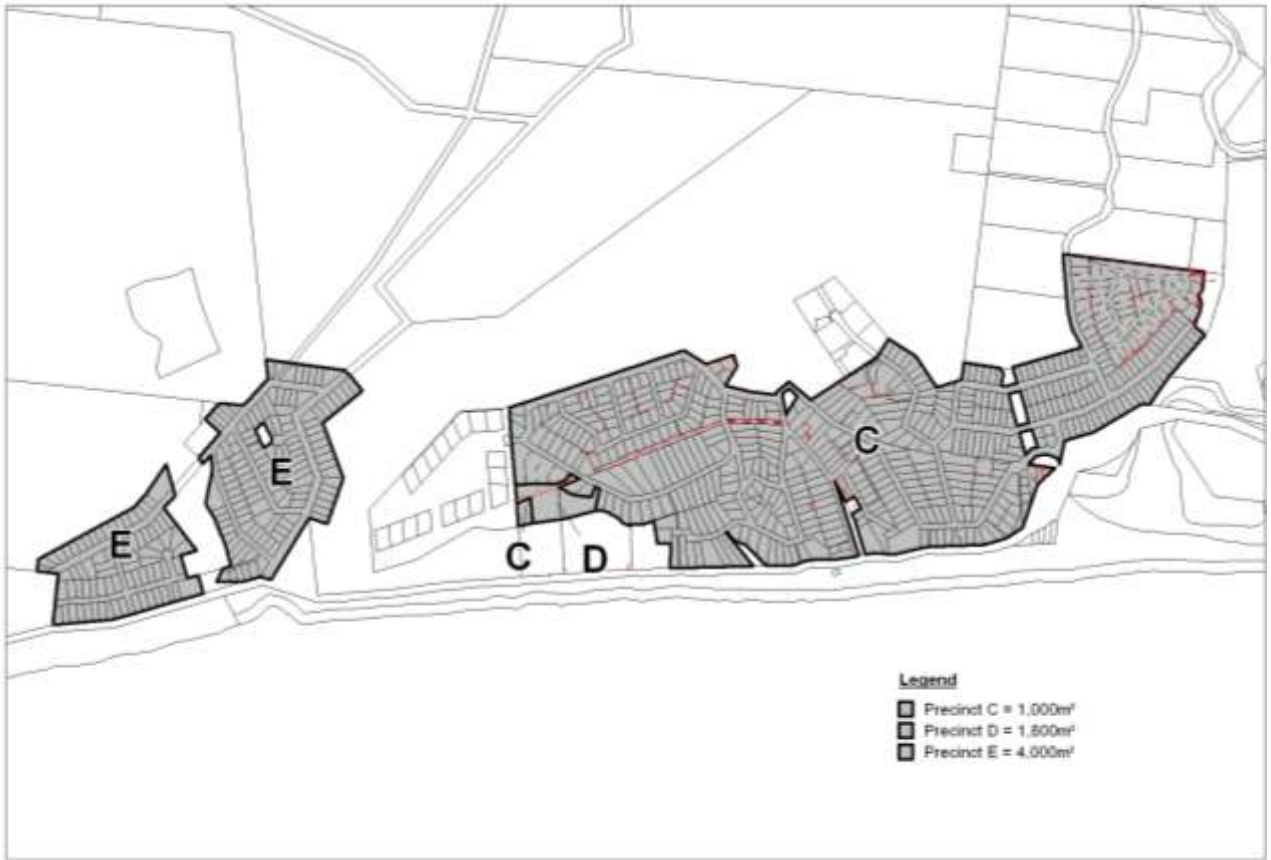
Subdivision

- Whether a larger lot area is required to provide sufficient area for a dwelling, the protection of native vegetation and any defensible space to manage bushfire risk, or to address any other site constraints.
- Whether the subdivision has been designed to minimise any adverse impact on the vegetated appearance of the street or the site.
- Whether all new lots have been designed and located such that any future dwelling will not be visually prominent when viewed from the Great Ocean Road or any other significant viewing point.
- Whether roads, accessways and footpaths within a new subdivision have been designed to have an informal vegetated appearance, and where constructed of an impervious material, propose a texture and colour that gives a similar appearance to gravel.
- Whether intended street lighting has been limited to single lighting at intersections only.

Map 1 to Schedule 10 to Clause 43.02



Map 2 to Schedule 10 to Clause 43.02



Map 3 to Schedule 10 to Clause 43.02

