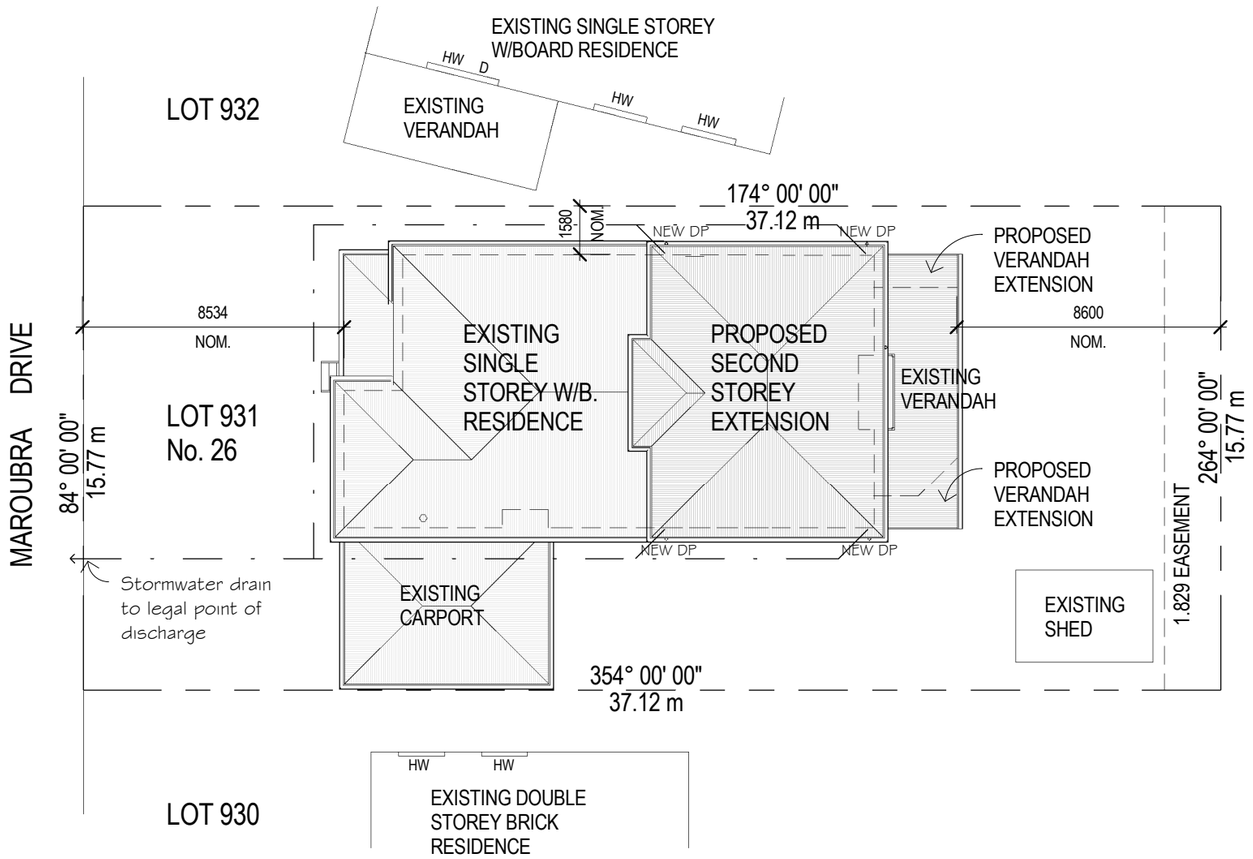


SITE ROOF PLAN

SCALE 1 : 200

NOTES:

CONNECT NEW DOWNPIPES TO EXISTING SWD SYSTEM.

ALL DRAINAGE SHALL BE CONNECTED TO THE LEGAL POINT OF DISCHARGE AND SHALL COMPLY WITH LOCAL AUTHORITY REQUIREMENTS AND BUILDING CODE OF AUSTRALIA.

- 100MM DIA UPVC STORMWATER DRAINS
- MINIMUM FALL 1 IN 80 WITH 300mm MIN COVER
- DOWNPIPES AT 12METRE CENTRES MAX

NEW DOWNPIPE LOCATIONS ARE APPROXIMATES ONLY AND SHOULD BE CONFIRMED ON SITE BY A QUALIFIED PLUMBER

FLOOR AREAS

EXISTING RESIDENCE	140.86 m²
PROPOSED FIRST FLOOR	61.14 m²
	202.00 m²
EXISTING CARPORT	34.74 m²
EXISTING DRIVEWAY	30.68 m²
EXISTING SHED	13.50 m²
EXISTING VERANDAH	28.39 m²
PROPOSED VERANDAH	9.15 m²
	116.46 m²

SITE AREA = 585.525m²

EXISTING COVERAGE = 217.49m² 42.38%

PROPOSED SITE COVERAGE = 257.32m² 43.94%

PROPERTY IS **NOT** WITHIN A DESIGNATED BUSHFIRE PRONE AREA

MINIMUM GARDEN AREA REQUIREMENT 35% X 585.525m² = 204.93m²

PROPOSED AVAILABLE GARDEN AREA = 328.21m²

N

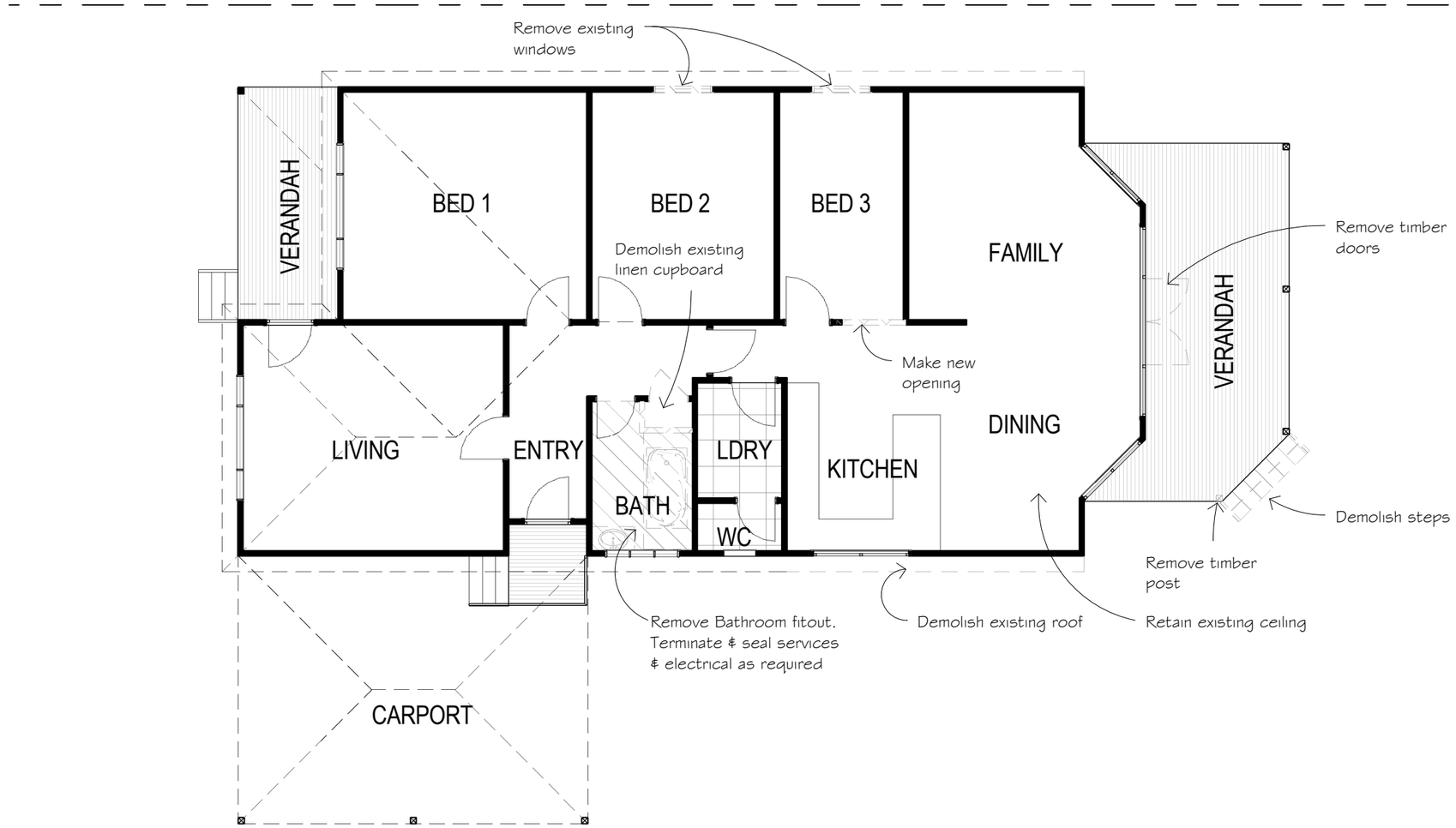
PP DRAFTING SERVICE
BUILDING PRACTITIONER:-
P. FILDES - Reg. No. DP-AD 1470
5 ELOUERA CLOSE, ELTHAM, 3095
Tel/Fax: (03) 9439 3848

DRAWING TITLE:
WORKING DRAWINGS
NEW EXTENSION TO EXISTING RESIDENCE

CLIENT:
MR. P. & MRS. E. FARRELL
26 MAROUBRA DRIVE, CAPE WOOLAMAI

SCALE: As indicated
DATE: JAN 2020
DRAWN: PAF/CH
JOB/SHEET NO: 1489 /WD1
REV: B

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH
RELEVANT ENGINEERS DESIGN AND DETAILS.



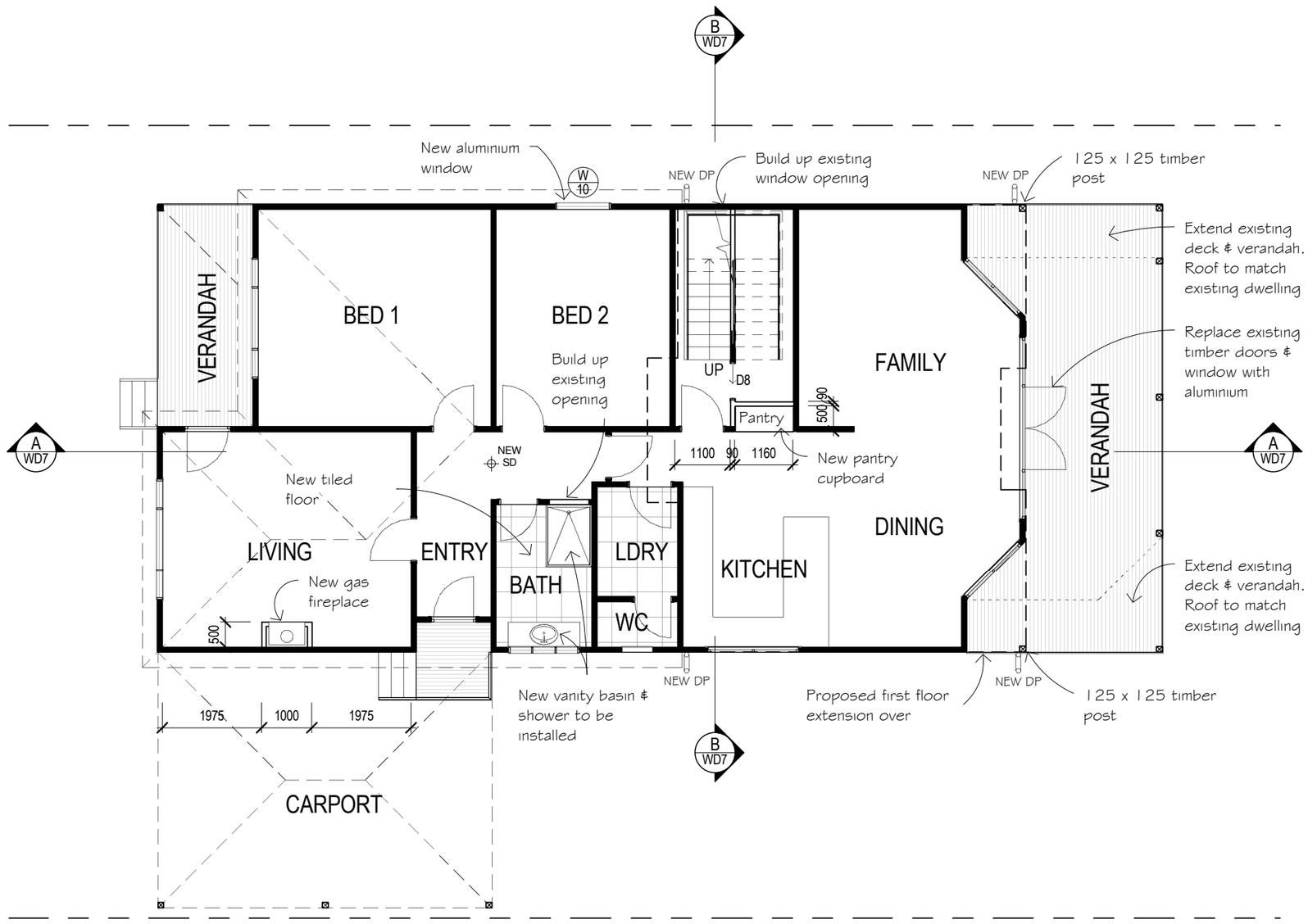
DEMOLITION GROUND FLOOR PLAN

SCALE 1 : 100

N

PP DRAFTING SERVICE BUILDING PRACTITIONER:- P. FILDES - Reg. No. DP-AD 1470 5 ELOUERA CLOSE, ELTHAM, 3095 Tel/Fax: (03) 9439 3848	DRAWING TITLE: WORKING DRAWINGS NEW EXTENSION TO EXISTING RESIDENCE CLIENT: MR. P. & MRS. E. FARRELL 26 MAROUBRA DRIVE, CAPE WOOLAMAI	SCALE: 1 : 100 DATE: JAN 2020 DRAWN: PAF/CH JOB/SHEET NO: 1489 /WD2 REV: B	

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH
RELEVANT ENGINEERS DESIGN AND DETAILS.



PROPOSED GROUND FLOOR PLAN

SCALE 1 : 100

N

PP DRAFTING SERVICE BUILDING PRACTITIONER:- P. FILDES - Reg. No. DP-AD 1470 5 ELOUERA CLOSE, ELTHAM, 3095 Tel/Fax: (03) 9439 3848	DRAWING TITLE: WORKING DRAWINGS NEW EXTENSION TO EXISTING RESIDENCE CLIENT: MR. P. & MRS. E. FARRELL 26 MAROUBRA DRIVE, CAPE WOOLAMAI
SCALE: 1 : 100 DATE: JAN 2020 DRAWN: PAF/CH JOB/SHEET NO: 1489 /WD3 REV: B	

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH
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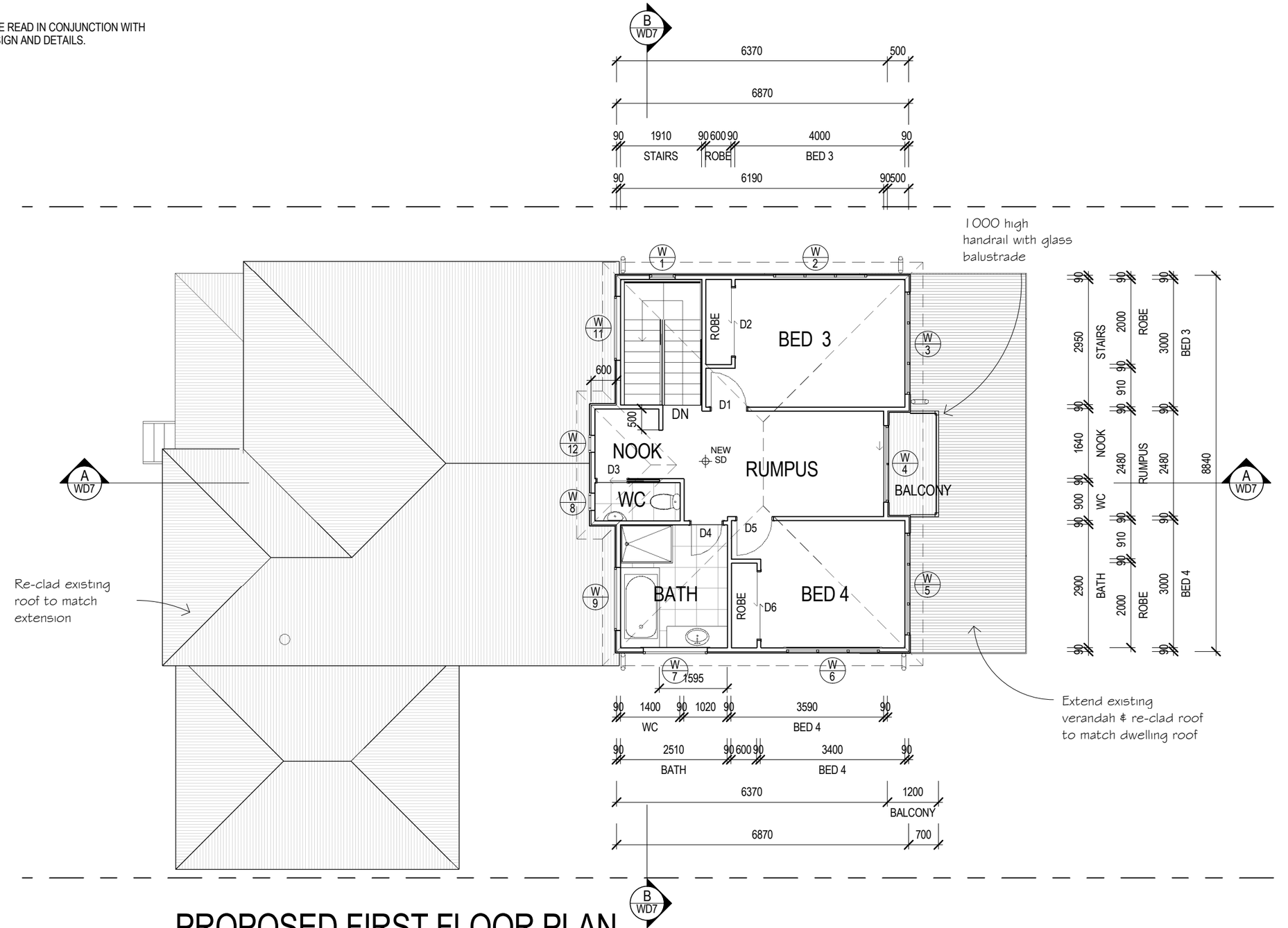


PROPOSED FIRST FLOOR PLAN

SCALE 1 : 100

N

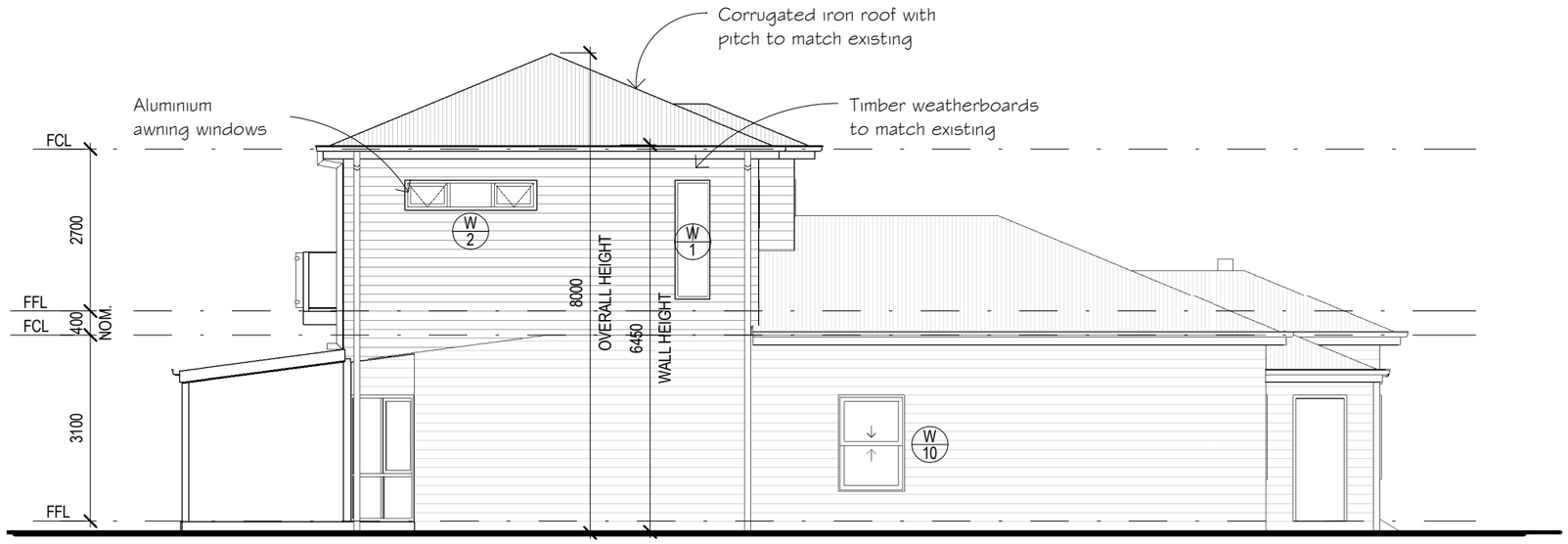
PP DRAFTING SERVICE
BUILDING PRACTITIONER:-
P. FILDES - Reg. No. DP-AD 1470
5 ELOUERA CLOSE, ELTHAM, 3095
Tel/Fax: (03) 9439 3848

DRAWING TITLE:
WORKING DRAWINGS
NEW EXTENSION TO EXISTING RESIDENCE

CLIENT:
MR. P. & MRS. E. FARRELL
26 MAROUBRA DRIVE, CAPE WOOLAMAI

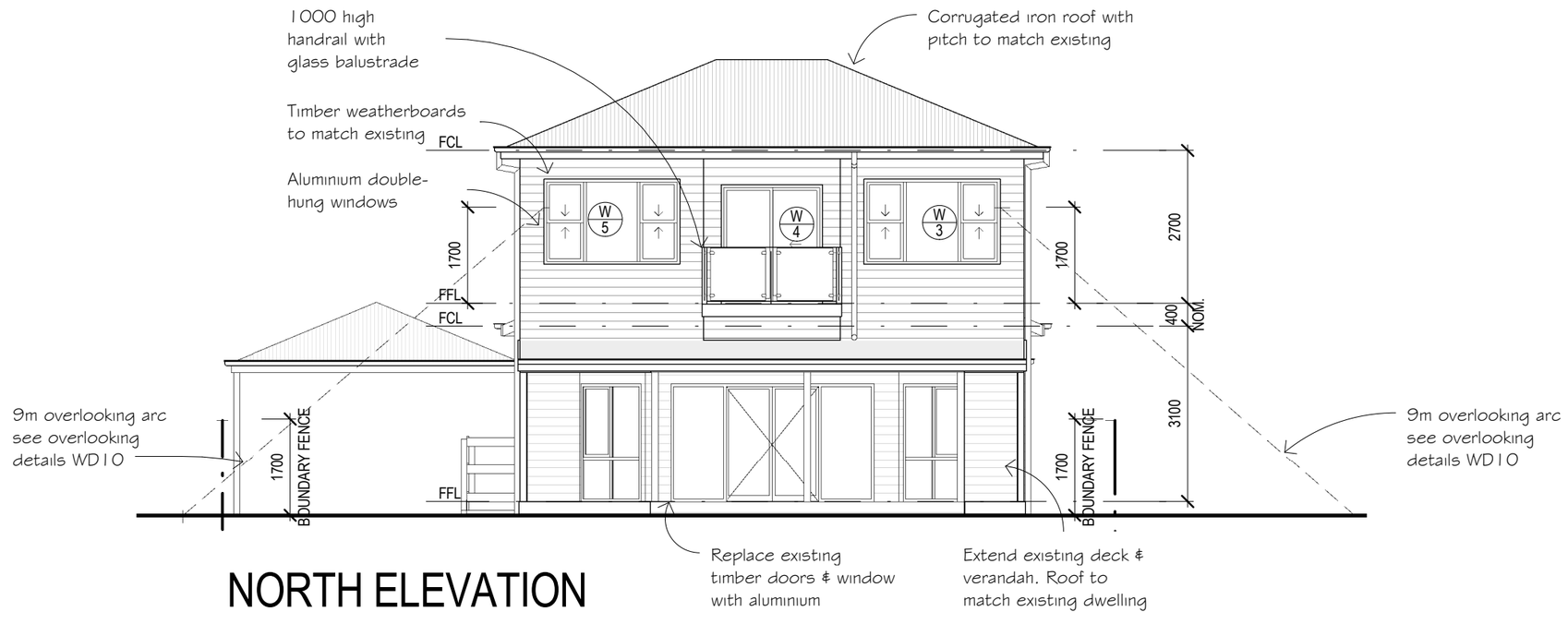
SCALE: 1 : 100
DATE: JAN 2020
DRAWN: PAF/CH
JOB/SHEET NO: 1489 /WD4
REV: B

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH
RELEVANT ENGINEERS DESIGN AND DETAILS.



WEST ELEVATION

SCALE 1 : 100



NORTH ELEVATION

SCALE 1 : 100

PP DRAFTING SERVICE

BUILDING PRACTITIONER:-
P. FILDES - Reg. No. DP-AD 1470

5 ELOUERA CLOSE, ELTHAM, 3095
Tel/Fax: (03) 9439 3848

DRAWING TITLE:
WORKING DRAWINGS
NEW EXTENSION TO EXISTING RESIDENCE

CLIENT:
MR. P. & MRS. E. FARRELL
26 MAROUBRA DRIVE, CAPE WOOLAMAI

SCALE: 1 : 100

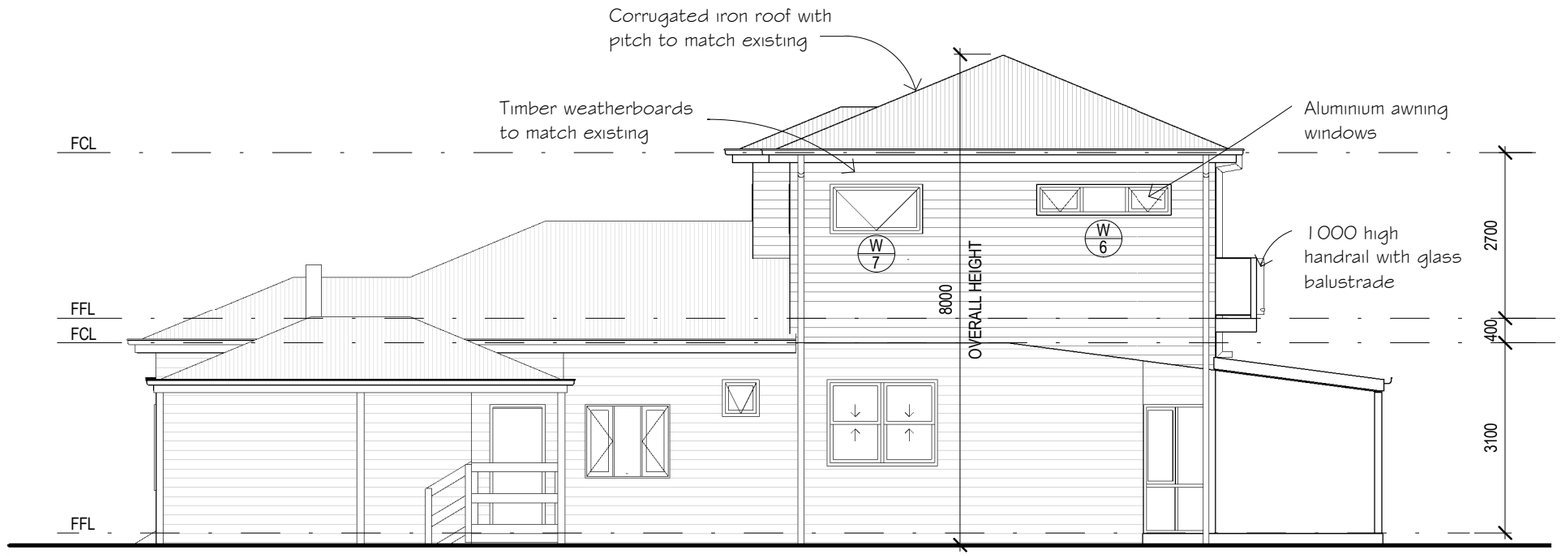
DATE: JAN 2020

DRAWN: PAF/CH

JOB/SHEET NO: 1489 /WD5

REV: B

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH
RELEVANT ENGINEERS DESIGN AND DETAILS.



EAST ELEVATION

SCALE 1 : 100



SOUTH ELEVATION

SCALE 1 : 100

PP DRAFTING SERVICE BUILDING PRACTITIONER:- P. FILDES - Reg. No. DP-AD 1470 5 ELOUERA CLOSE, ELTHAM, 3095 Tel/Fax: (03) 9439 3848	DRAWING TITLE: WORKING DRAWINGS NEW EXTENSION TO EXISTING RESIDENCE CLIENT: MR. P. & MRS. E. FARRELL 26 MAROUBRA DRIVE, CAPE WOOLAMAI	SCALE: 1 : 100 DATE: JAN 2020 DRAWN: PAF/CH JOB/SHEET NO: 1489 /WD6 REV: B

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH
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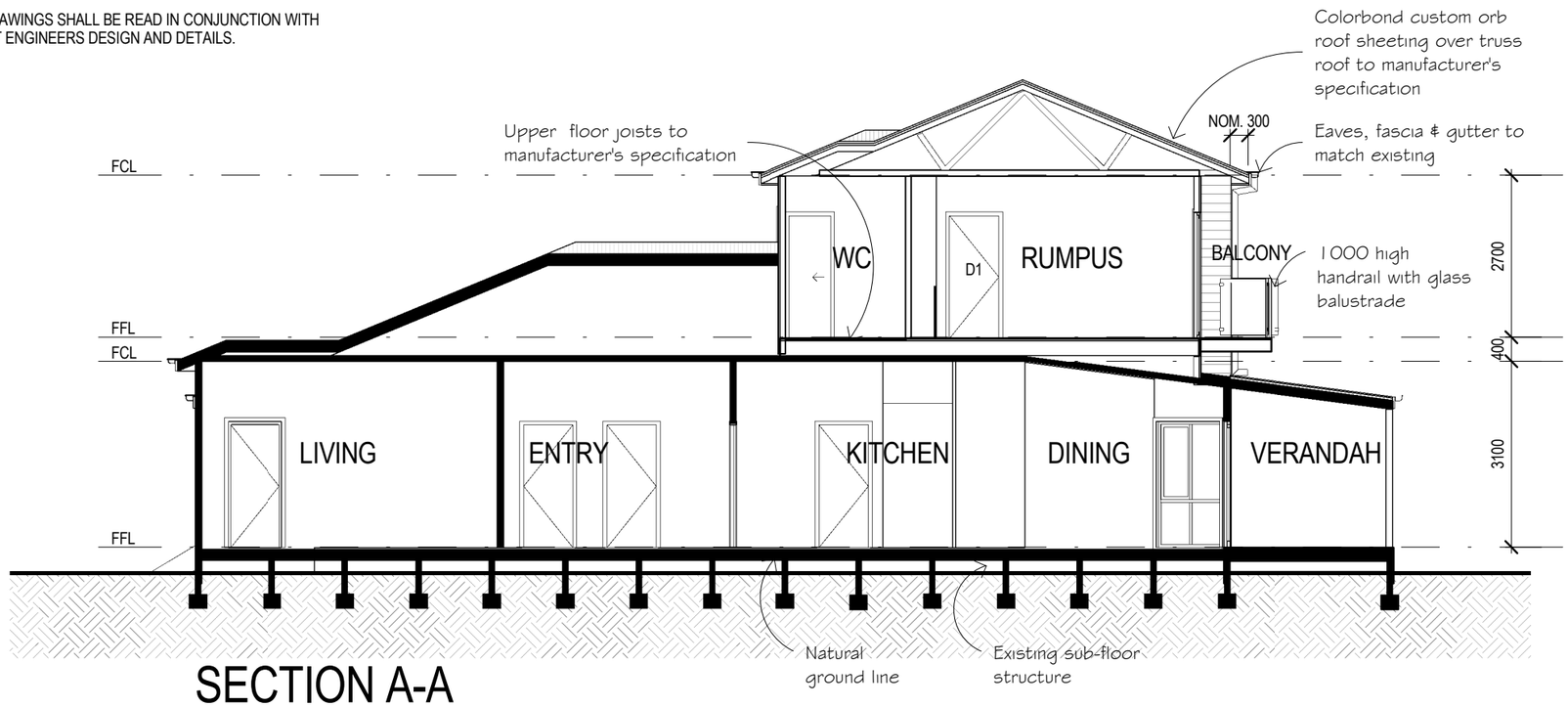
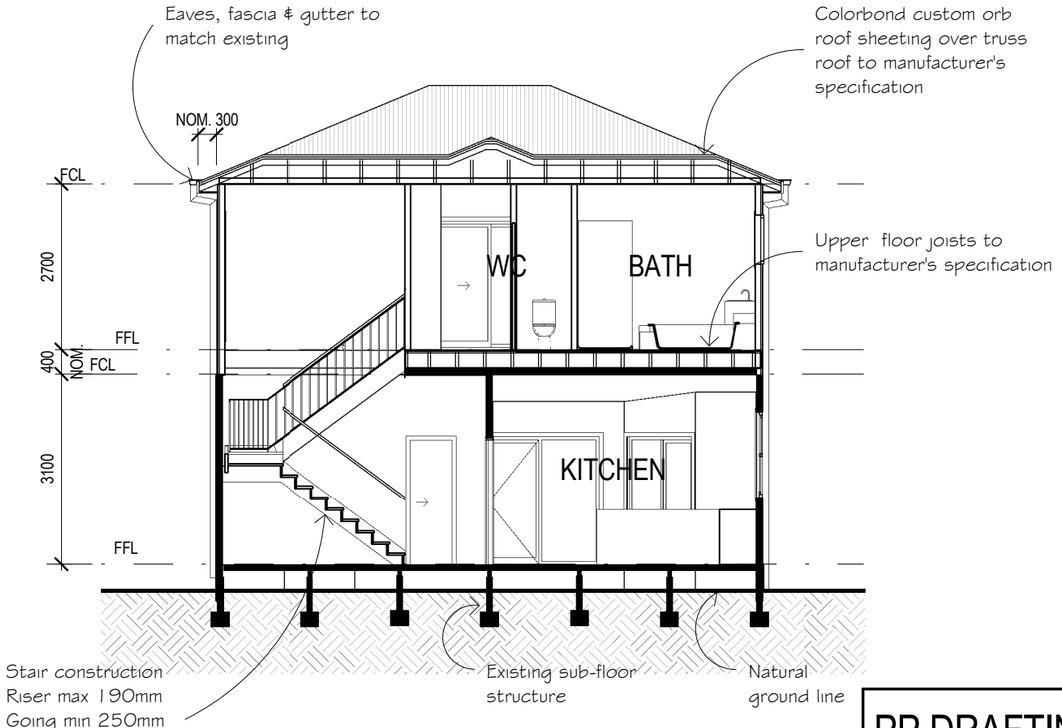


SECTION A-A

SCALE 1 : 100



SECTION B-B

SCALE 1 : 100

PP DRAFTING SERVICE
BUILDING PRACTITIONER:-
P. FILDES - Reg. No. DP-AD 1470
5 ELOUERA CLOSE, ELTHAM, 3095
Tel/Fax: (03) 9439 3848

DRAWING TITLE:
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CLIENT:
MR. P. & MRS. E. FARRELL
26 MAROUBRA DRIVE, CAPE WOOLAMAI

SCALE: 1 : 100
DATE: JAN 2020
DRAWN: PAF/CH
JOB/SHEET NO: 1489 /WD7
REV: B

NOTES:
CONNECT NEW DOWNPIPES TO EXISTING SWD SYSTEM.

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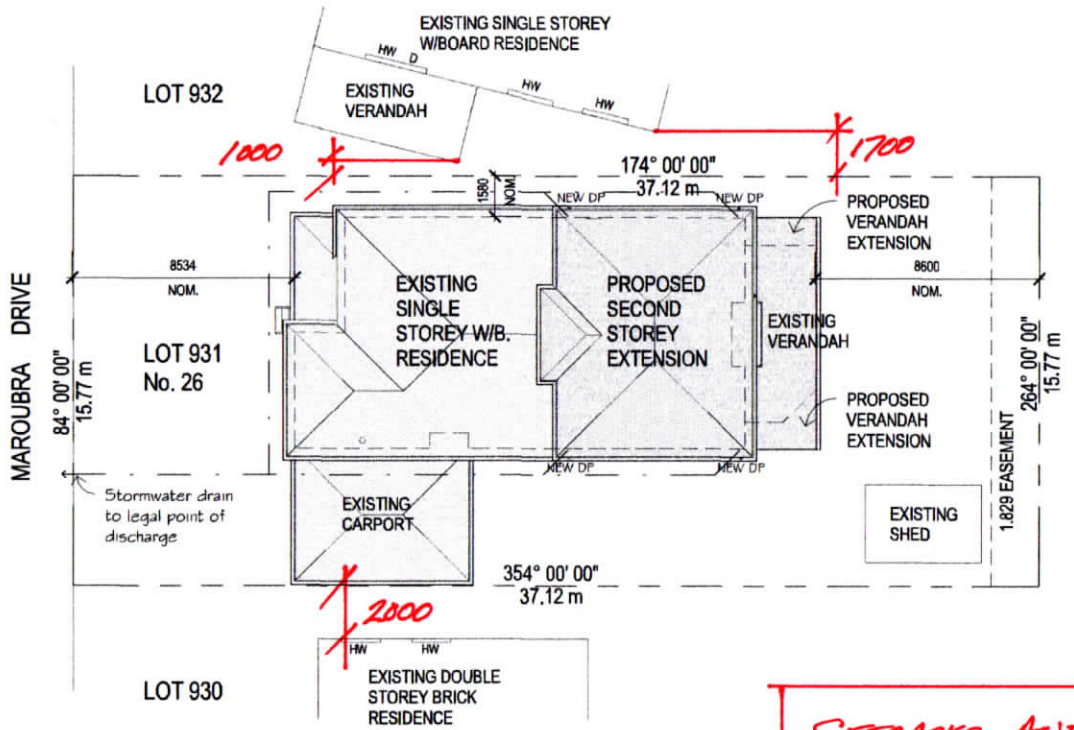

SITE ROOF PLAN

SCALE 1 : 200

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SETBACKS AND SEPARATION DISTANCES TO ADJOINING PROPERTIES

N

PP DRAFTING SERVICE
BUILDING PRACTITIONER:-
P. FILDES - Reg. No. DP-AD 1470
5 ELOUERA CLOSE, ELTHAM, 3095
Tel/Fax: (03) 9439 3848

DRAWING TITLE:
WORKING DRAWINGS
NEW EXTENSION TO EXISTING RESIDENCE

CLIENT:
MR. P. & MRS. E. FARRELL
26 MAROUBRA DRIVE, CAPE WOOLAMAI

SCALE: As indicated
DATE: JAN 2020
DRAWN: PAF/CH
JOB/SHEET NO: 1489 /WD1
REV: B

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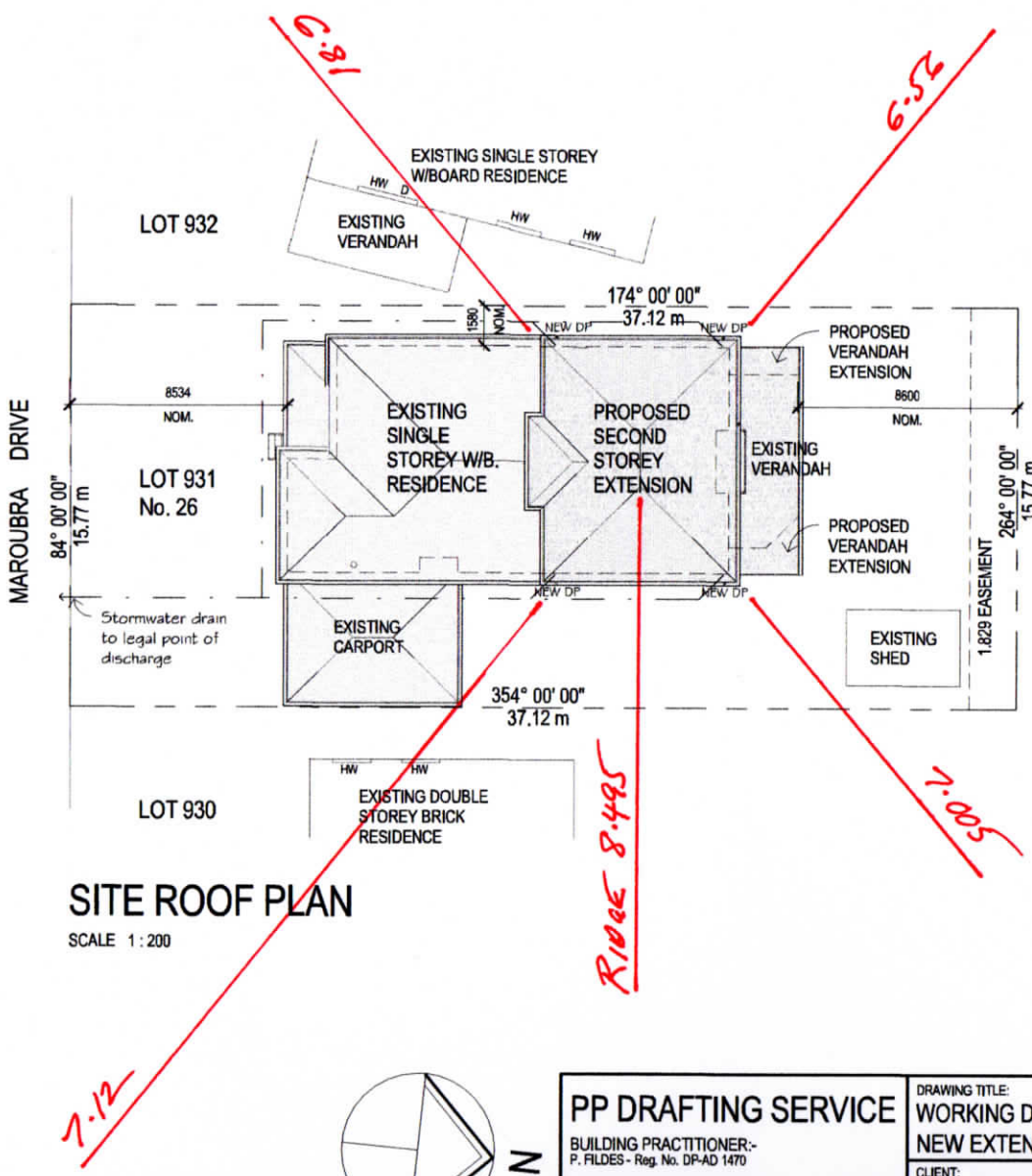

SITE ROOF PLAN

SCALE 1 : 200

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HEIGHT ABOVE NATURAL SURFACE

PP DRAFTING SERVICE
BUILDING PRACTITIONER:-
P. FILDES - Reg. No. DP-AD 1470
5 ELOUERA CLOSE, ELTHAM, 3095
Tel/Fax: (03) 9439 3848

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DATE: JAN 2020
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REV: B

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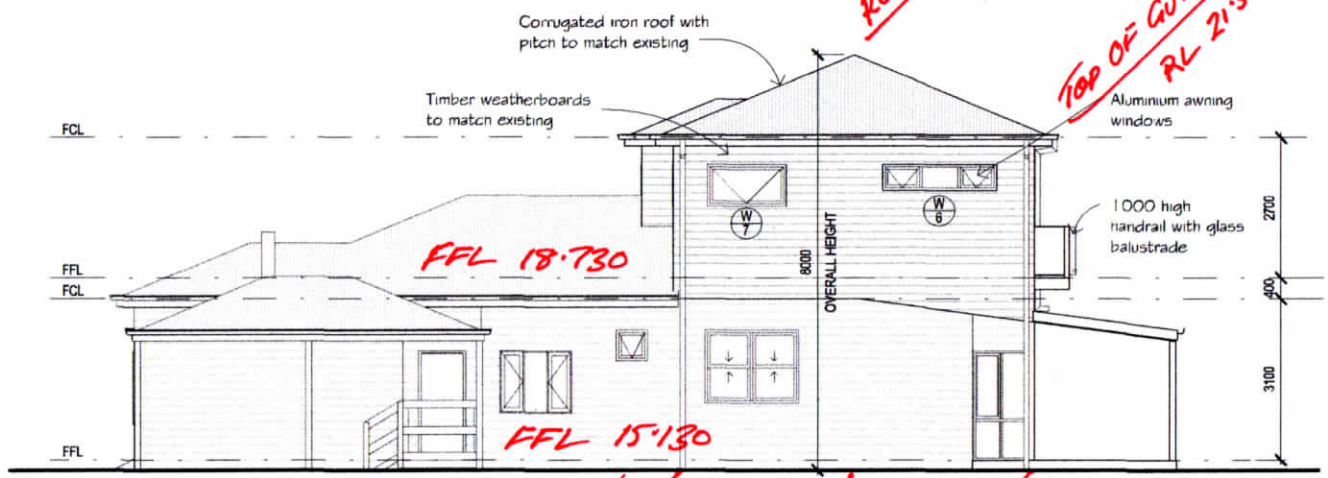

EAST ELEVATION

SCALE 1 : 100

NBL 14.425
NSL 14.460
NSL 14.540



SOUTH ELEVATION

SCALE 1 : 100

FINISHED FLOOR LEVELS

PP DRAFTING SERVICE BUILDING PRACTITIONER:- P. FILDES - Reg. No. DP-AD 1470 5 ELOUERA CLOSE, ELTHAM, 3095 Tel/Fax: (03) 9439 3848	DRAWING TITLE: WORKING DRAWINGS NEW EXTENSION TO EXISTING RESIDENCE CLIENT: MR. P. & MRS. E. FARRELL 26 MAROUBRA DRIVE, CAPE WOOLAMAI	SCALE: 1 : 100 DATE: JAN 2020 DRAWN: PAF/CH JOB/SHEET NO: 1489 /WD6 REV: B

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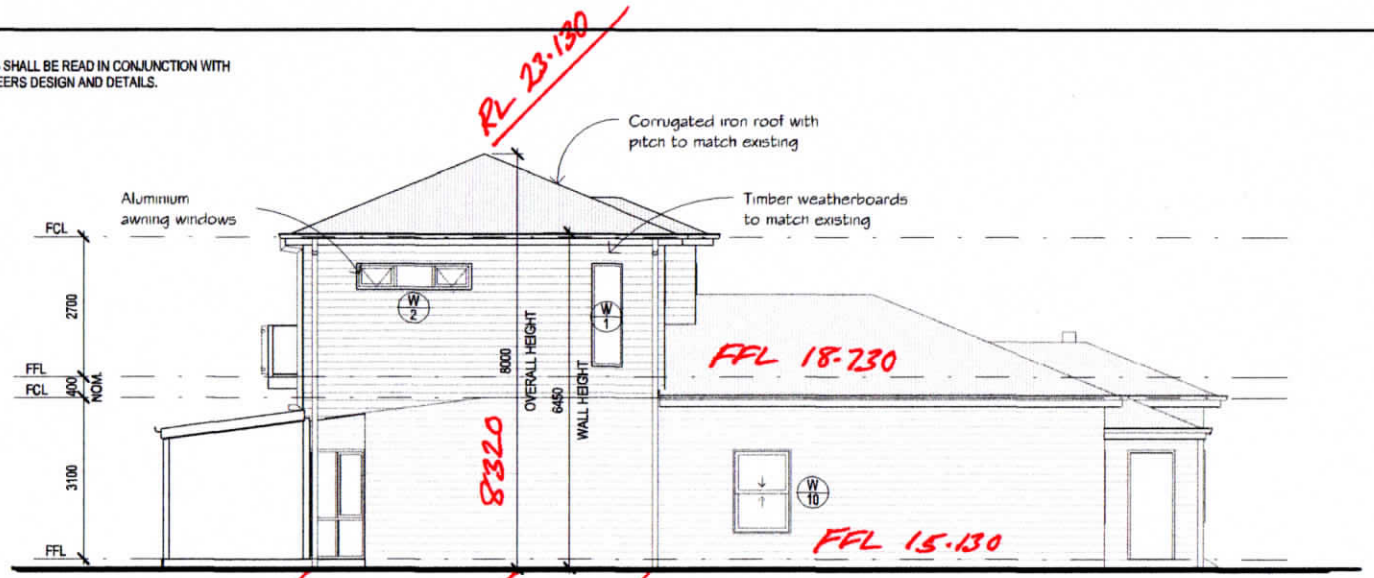
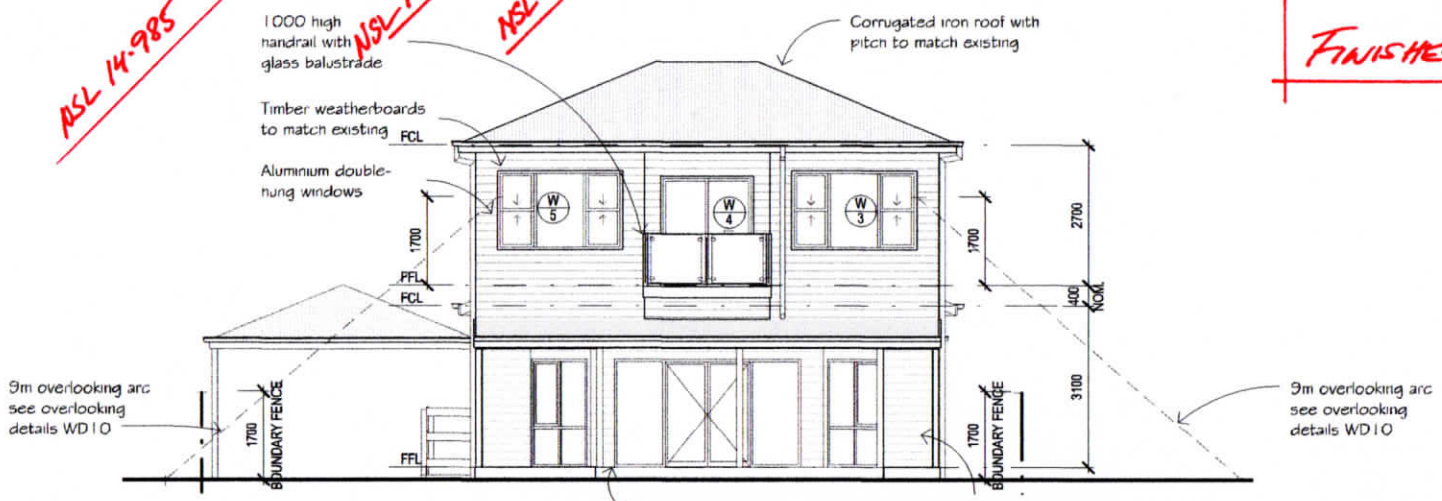
THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH RELEVANT ENGINEERS DESIGN AND DETAILS.



WEST ELEVATION

SCALE 1 : 100



NORTH ELEVATION

SCALE 1 : 100

FINISHED FLOOR LEVELS

PP DRAFTING SERVICE BUILDING PRACTITIONER:- P. FILDES - Reg. No. DP-AD 1470 5 ELOUERA CLOSE, ELTHAM, 3095 Tel/Fax: (03) 9439 3848	DRAWING TITLE: WORKING DRAWINGS NEW EXTENSION TO EXISTING RESIDENCE CLIENT: MR. P. & MRS. E. FARRELL 26 MAROUBRA DRIVE, CAPE WOOLAMAI	SCALE: 1 : 100 DATE: JAN 2020 DRAWN: PAF/CH JOB/SHEET NO: 1489 /WD5 REV: B

Planning Map

VICTORIA State Government | Environment, Land, Water and Planning



Property
- Properties
- Parcel

Planning Scheme Zones

Residential Zones
- All Zones
- GRZ - General Residential Zone

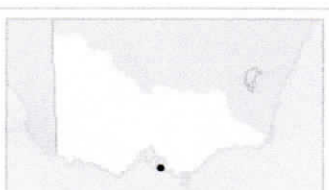
Public Land Zones
- PCRZ - Public Conservation and Resource Zone

NORTH

0 0.02 0.04

Kilometres

Map Projection: GDA 1994 VICGRID94
Print Date: 8/18/2021



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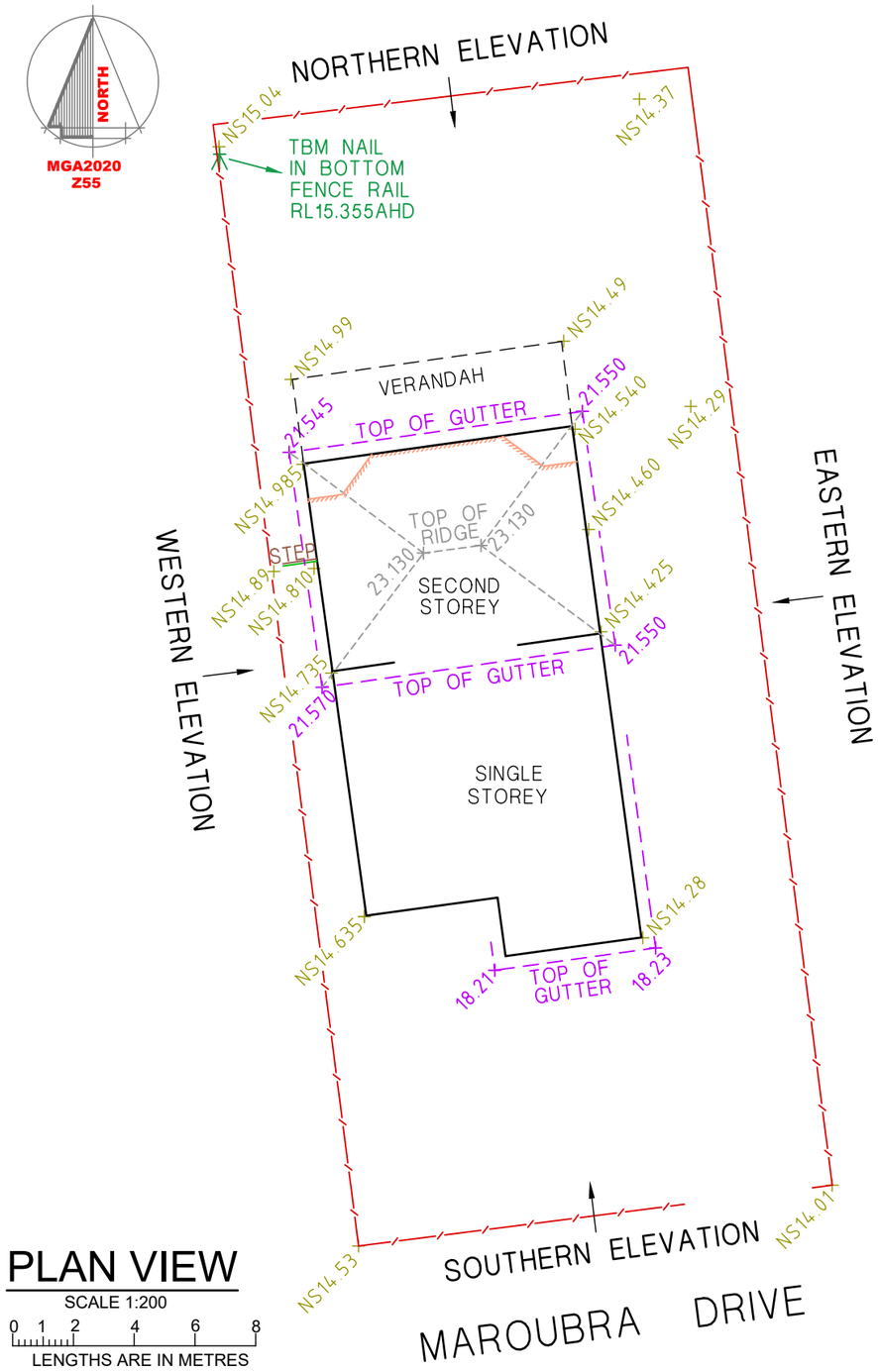


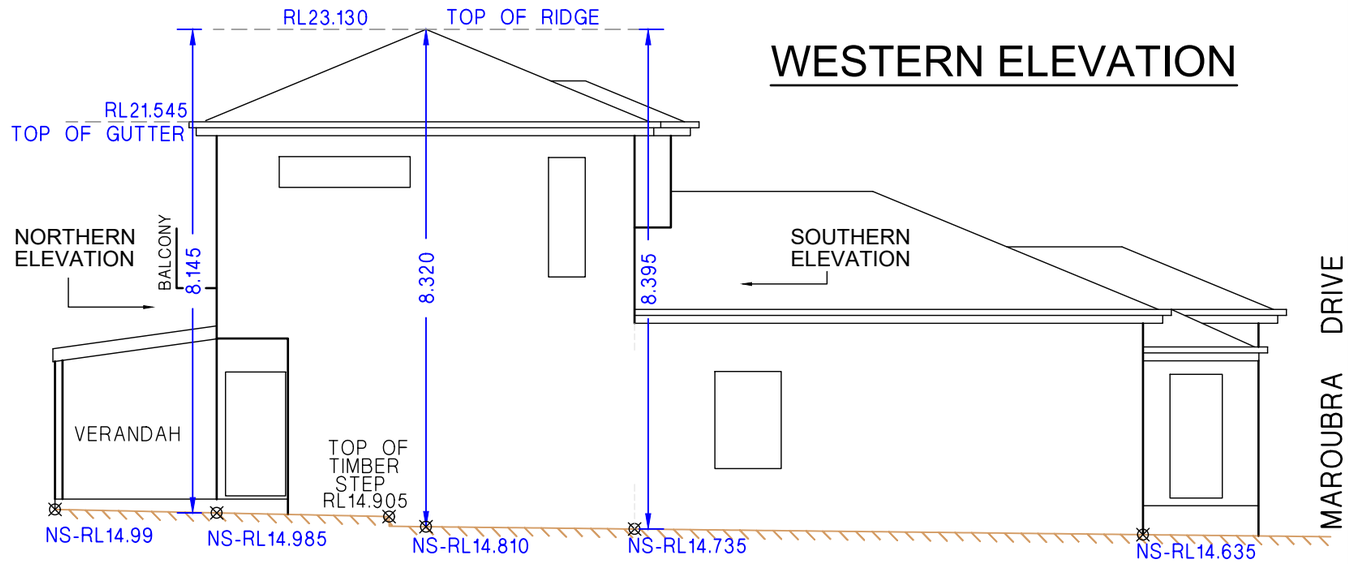
PLAN VIEW

SCALE 1:200

0 1 2 4 6 8

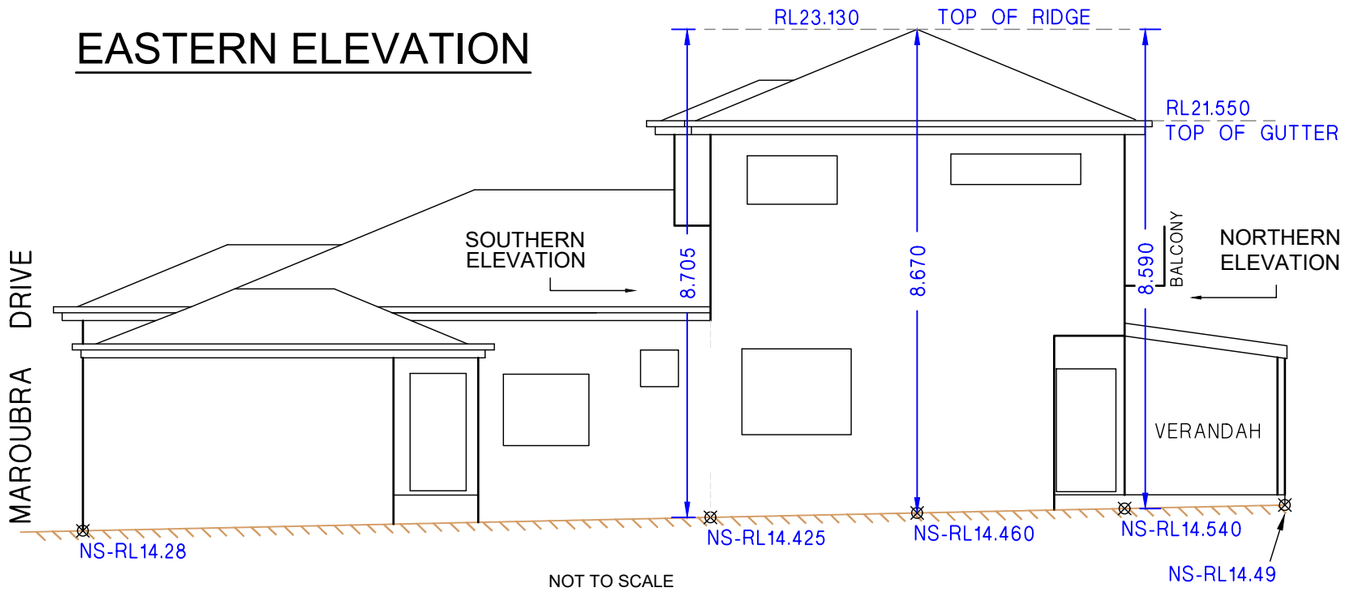
LENGTHS ARE IN METRES

WESTERN ELEVATION



NOT TO SCALE

EASTERN ELEVATION



NOT TO SCALE

PLAN OF EXISTING CONDITIONS - 26 MAROUBRA DRIVE, CAPE WOOLAMAI 3925

rcs raso consulting surveyors

71-73 McBride Avenue Wonthaggi Vic 3995
p: (03)5672 5117 e: dave@rasosurvey.com.au
52 Main Street Foster Vic 3960
p: (03)5682 2661 e: foster@rasosurvey.com.au

MUNICIPALITY: BASS COAST SHIRE COUNCIL

CLIENT: BASS COAST SHIRE COUNCIL

SCALE 1: ---

0

LENGTHS ARE IN METRES

SHEET SIZE: A3

SURVEYORS REF.: **W2011**

REV C: 26.07.2021

SURVEYOR	D.R/J.S
DRAWN	D.R
CHECKED	B.K

NOTES:-

1. This Survey has been prepared for Bass Coast Shire Council for the purposes of building height determination.
2. All heights are to the Australian Height Datum from PM 60 RL8.109AHD.
3. NS: denotes Natural Surface level.

CERTIFICATION BY SURVEYOR

I, DAVID FRANCIS RASO, of 71-73 McBride Avenue, Wonthaggi Victoria 3995, certify that this plan has been prepared from a survey undertaken by me and correctly represents the existing conditions on the 17.06.2021.

Date: 29/7/2015

LICENSED SURVEYOR
Registration No.1949

Quote Reference: **Q2940-01**
Job Ref: **W2011**
Date: 23/06/2021

To:
Bass Coast Shire Council
C/- Mary-Ann van Ballekom

Dear Mary-Ann

RE: BUILDING HEIGHT VERIFICATION
ADDRESS: 26 MAROUBRA DRIVE CAPE WOOLAMAI

We enclose a copy of your Plan of Existing Conditions survey following the completion of our field survey dated 17/06/2021 and now provide you with our survey report.

PURPOSE
The purpose of this survey was to undertake an Existing Conditions Survey for the purposes of building height determination.

SUBJECT LAND
26 Maroubra Drive Cape Woolamai.
See the attached Plan of Existing Conditions, Ref No. **W2011** for further details.

LAND DESCRIPTION
Permit No190284
Council Property No 17052
Lot 931 on LP54207

PLANNING
Municipality: Bass Coast Shire
Under the Bass Coast Planning Scheme, the subject land is within the General Residential Zone (GRZ)-Schedule 1, and is subject to a Design & Development Overlay-Schedule 1 (DDO1) and a Vegetation Protection Overlay-Schedule 2 (VPO2)

RESULTS OF SURVEY
Following the field survey undertaken by this office, I offer the following advice with respect to the height of the second-floor extension of the house.
The upper height was taken to the top of the ridge line that consists of steel capping over the corrugated iron sheets.
The Natural surface shots have been taken directly below where the second floor begins and ends as well as directly below the ridge line.
The height of the house has been determined by the subtraction of the height of the Ridge line to the corresponding Natural Surface level.

Along the western elevation of the house working from the front of the block to the rear of the block, we have determined: -

1. The height of the house where the second floor commences is 8.395m.
   Refer to the south elevation on the endorsed plans in Planning Permit 190824.

rcs raso consulting surveyors
ABN 48 413 180 646

Land & Engineering Surveyors
Town Planning Consultants

Wonthaggi
71-73 McBride Avenue
PO Box 903
Wonthaggi Vic 3995
P: 03 5672 5117
E: admin@rasosurvey.com.au

Foster
52 Main Street
Foster Vic 3960
P: 03 5682 2661
E: foster@rasosurvey.com.au

Consulting Surveyors Victoria
MEMBER FIRM

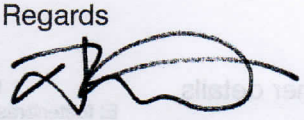
2. The height of the house has a determined height of 8.320m taken from the top steel capping of the ridge line to the Natural Surface directly below the ridge line at ground level.
3. The height of the house where the second floor ends towards the rear of the block is 8.145m.
   Refer to the north elevation on the endorsed plans in Planning Permit 190824.

Along the eastern elevation of the house working from the front of the block to the rear of the block, we have determined: -

1. The height of the house where the second floor commences is 8.705m.
2. The height of the of the house has a determined height of 8.670m taken from the top steel capping of the ridge line to the Natural Surface directly below the ridge line at ground level.
3. The height of the house where the second floor ends towards the rear of the block is 8.59m.
   Refer to the north elevation on the endorsed plans in Planning Permit 190824.

These corresponding heights are shown on the attached plan.

Regards



David F Raso L.S Reg No.1949
Managing Director

1·82 M WIDE EASEMENT

1·82 M WIDE EASEMENT

84°00'00" 15·77m

EX. SHED

8·6m

1·6m

EX. VERANDAH

1·7m

PROPOSED SECOND STOREY ADDITION

37·12 m

174°00'00"

EX. SINGLE STOREY W/BOARD DWELLING

EX. VERANDAH

EX. SINGLE STOREY W/BOARD DWELLING

EX. CARPORT

EX. DOUBLE STOREY BRICK DWELLING

37·12 m

354°00'00"

LOT 932

LOT 931

LOT 930

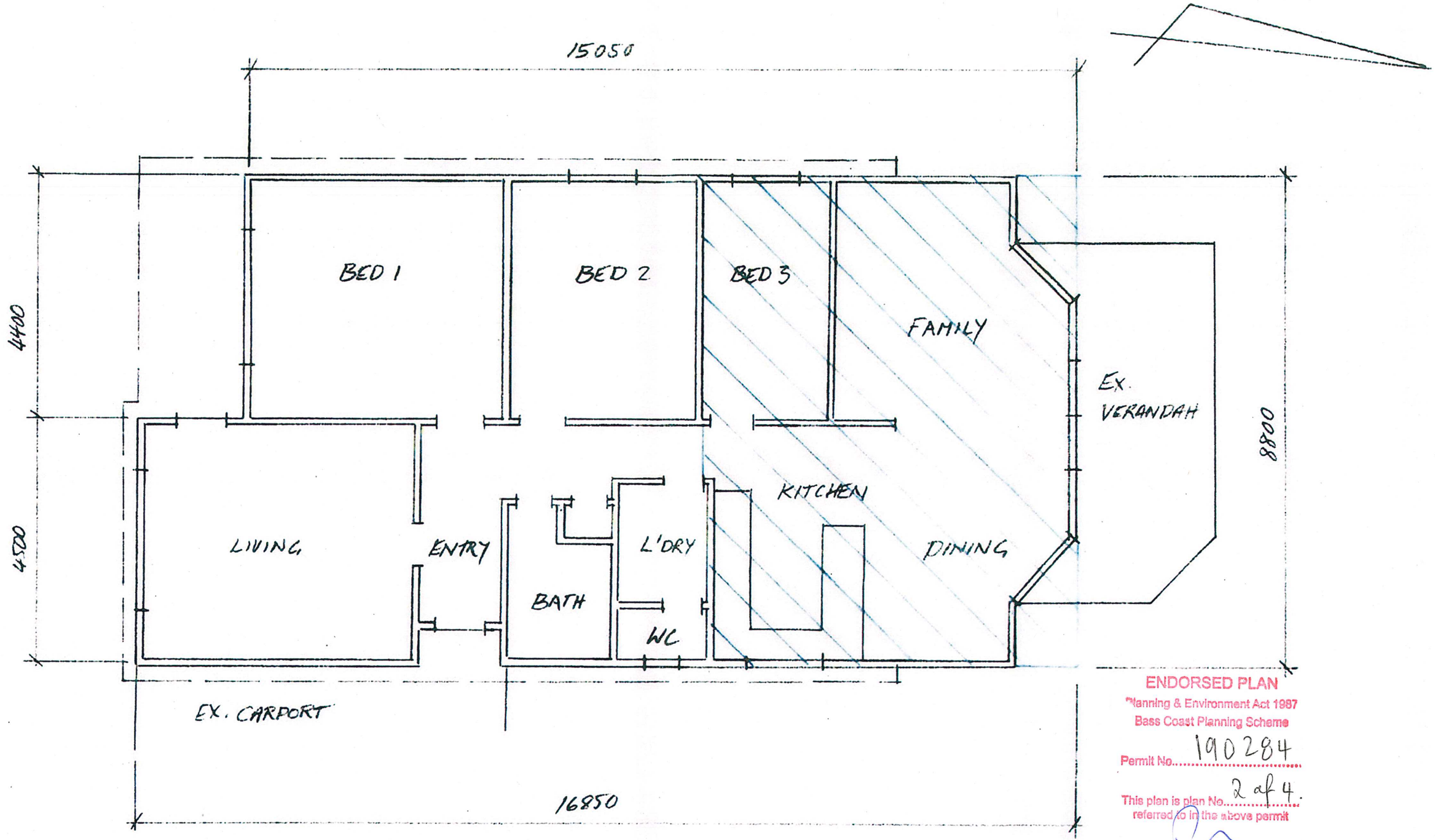
264°00'00" 15·77m

MAROUERA DRIVE

SCALE 1:200

ENDORSED PLAN
Planning & Environment Act 1987
Bass Coast Planning Scheme
Permit No. 190284
This plan is plan No. 1 of 4.
referred to in the above permit
For and on behalf of the
Responsible Authority
10/1/2020

PROPOSED EXTENSION FOR P+E. FARRELL AT 26 MAROUERA DRIVE, CAPE WOOLAMAI	
SITE PLAN	DATE: 10 SEPT 2019

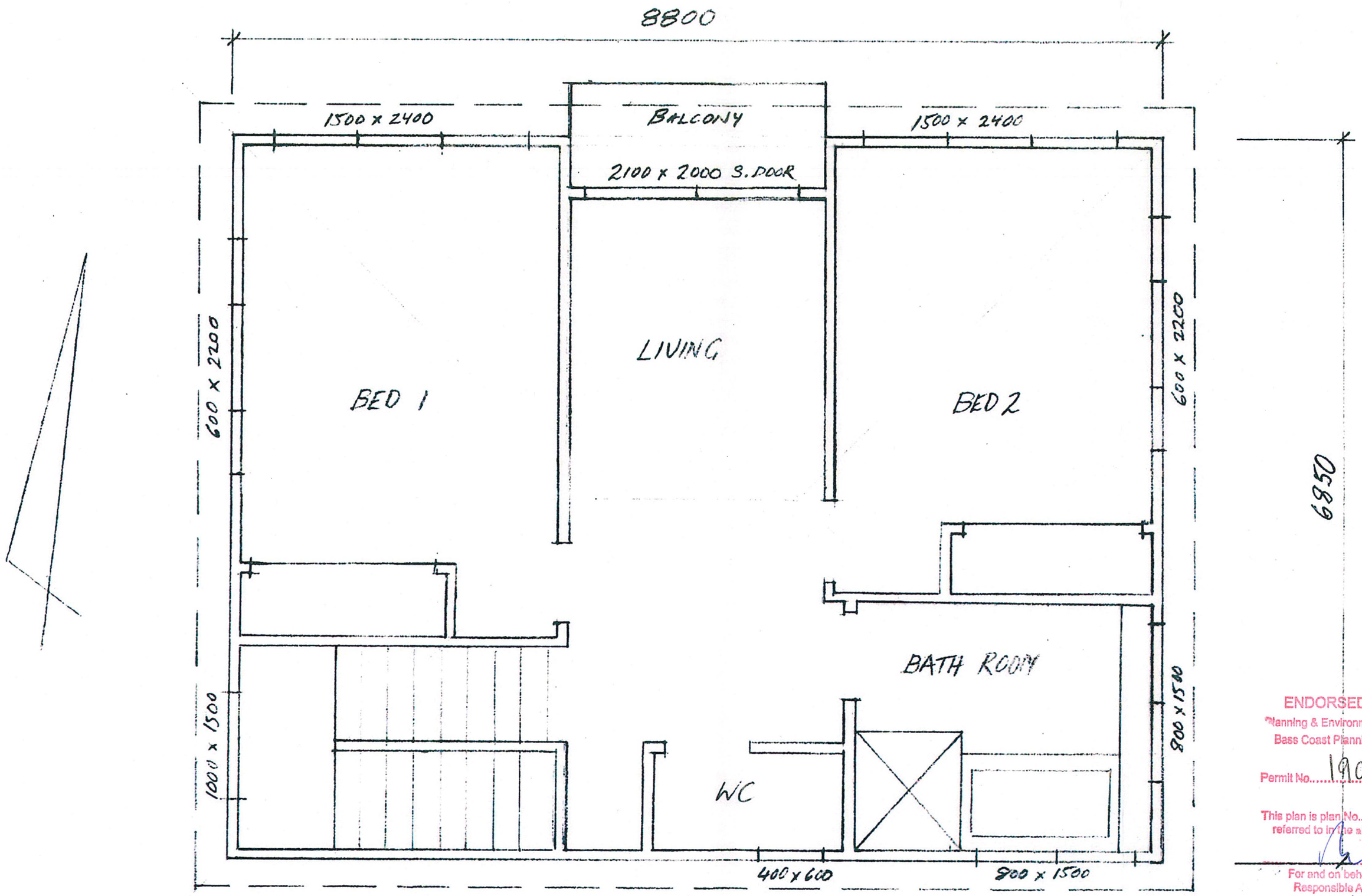


ENDORSED PLAN
Planning & Environment Act 1987
Bass Coast Planning Scheme
Permit No. 190284
This plan is plan No. 2 of 4.
referred to in the above permit
For and on behalf of the
Responsible Authority
10/1/2020

SCALE 1:100

PROPOSED EXTENSION FOR P+E. FARRELL AT 26 MAROUBRA DRIVE, CAPE WOOLAMAI	
EXISTING CONDITIONS/LAYOUT	DATE: 10 SEPT 2019

AREA OF PROPOSED SECOND STOREY EXTENSION

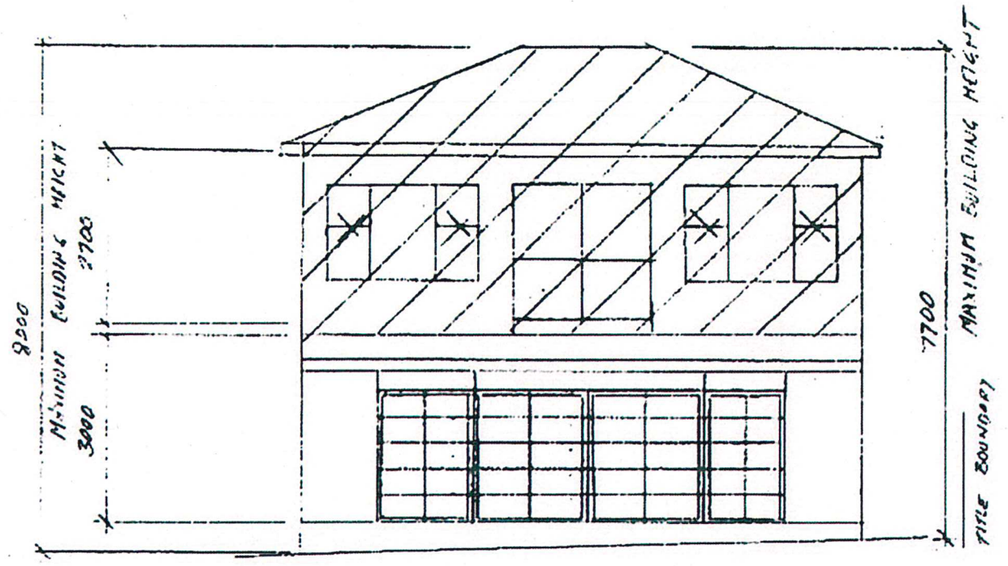


ENDORSED PLAN
Planning & Environment Act 1987
Bass Coast Planning Scheme
Permit No. 190284
This plan is plan No. 3 of 4.
referred to in the above permit
For and on behalf of the
Responsible Authority
10/1/2020

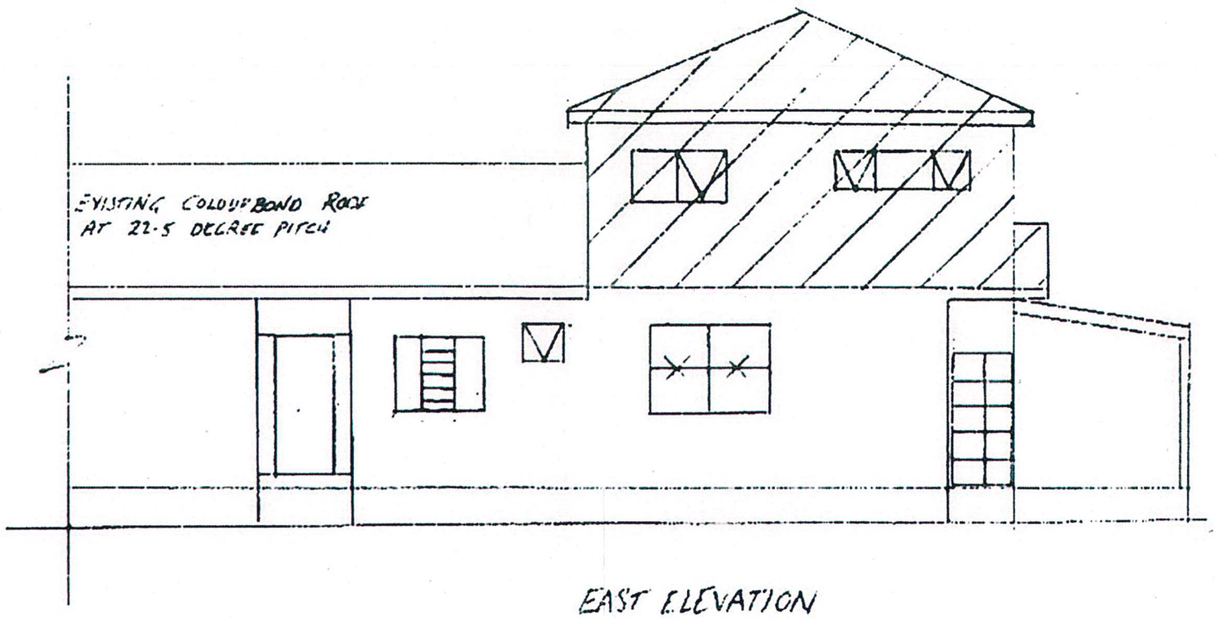
PROPOSED EXTENSION FOR P + E. FARRELL
AT 26 MAROUBRA DRIVE, CAPE WOOLAMAI

FIRST FLOOR PLAN | DATE: 11 SEPT 2019

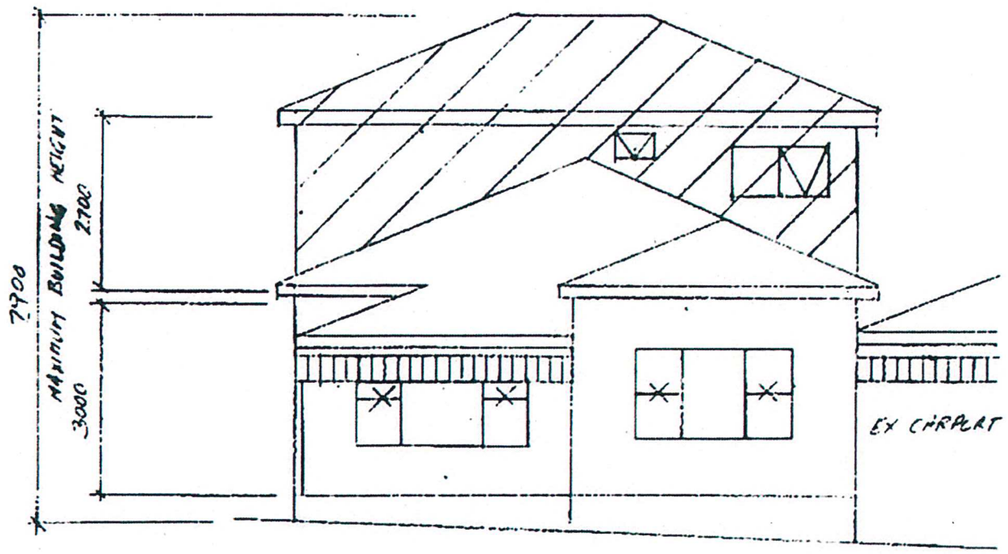
SCALE 1:50



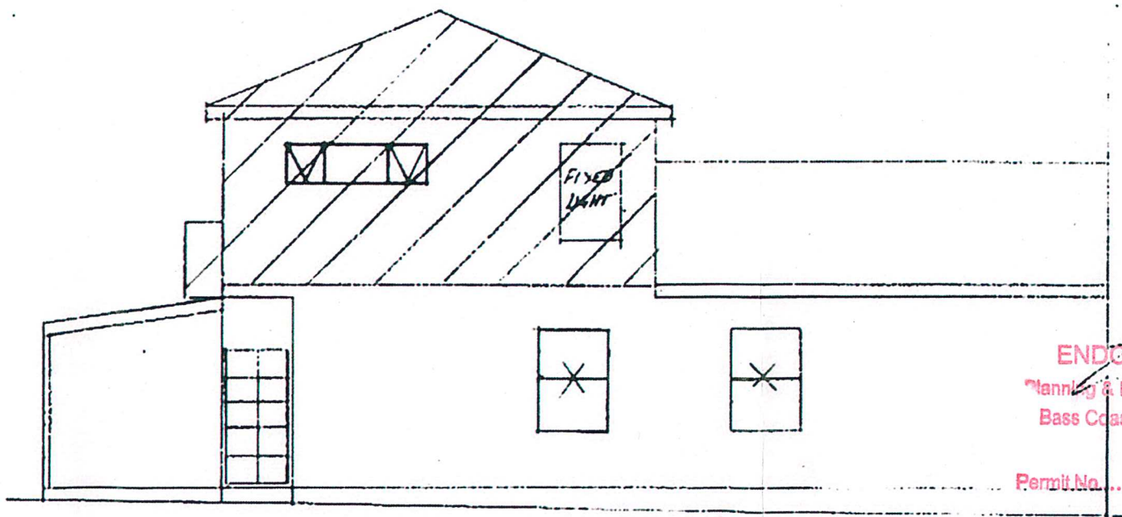
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

PROPOSED EXTENSION FOR P+E FARRELL
AT 26 MAROUBRA DRIVE, CAPE WOOLAMAI

ELEVATIONS | DATE: 10 SEPT 2019

PROPOSED SECOND STOREY EXTENSION

SCALE 1:100

ENDORSED PLAN
Planning & Environment Act 1987
Bass Coast Planning Scheme
Permit No. 190284
4 of 4
This plan is plan No. ..... referred to in the above permit
For and on behalf of the Responsible Authority
12/1/2020

43.02 DESIGN AND DEVELOPMENT OVERLAY

31/07/2018
VC148

Shown on the planning scheme map as **DDO** with a number.

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.

43.02-1 Design objectives

19/01/2006
VC37

A schedule to this overlay must contain a statement of the design objectives to be achieved for the area affected by the schedule.

43.02-2 Buildings and works

31/07/2018
VC148

Permit requirement

A permit is required to:

- Construct a building or construct or carry out works. This does not apply:
  - If a schedule to this overlay specifically states that a permit is not required.
  - To the construction of an outdoor swimming pool associated with a dwelling unless a specific requirement for this matter is specified in a schedule to this overlay.
- Construct a fence if specified in a schedule to this overlay.

Buildings and works must be constructed in accordance with any requirements in a schedule to this overlay. A schedule may include requirements relating to:

- Building setbacks.
- Building height.
- Plot ratio.
- Landscaping.
- Any other requirements relating to the design or built form of new development.

A permit may be granted to construct a building or construct or carry out works which are not in accordance with any requirement in a schedule to this overlay, unless the schedule specifies otherwise.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Information requirements and decision guidelines
Construct a fence.	Clause 59.05
Construct a building or construct or carry out works for: ▪ A carport, garage, pergola, verandah, deck, shed or similar structure. ▪ An outdoor swimming pool. The buildings and works must be associated with a dwelling.	Clause 59.05

Class of application	Information requirements and decision guidelines
Construct a building or construct or carry out works with an estimated cost of up to $1,000,000 where the land is in an industrial zone.	Clause 59.05
Construct a building or construct or carry out works with an estimated cost of up to $500,000 where the land is in a commercial zone or a Special Use, Comprehensive Development, Capital City, Docklands, Priority Development or Activity Centre Zone.	Clause 59.05

Exemption from notice and review

A schedule to this overlay may specify that an application 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.

43.02-3 Subdivision

31/07/2018
VC148

Permit requirement

A permit is required to subdivide land.

This does not apply if a schedule to this overlay specifically states that a permit is not required.

Subdivision must occur in accordance with any lot size or other requirement specified in a schedule to this overlay.

A permit may be granted to subdivide land which is not in accordance with any lot size or other requirement in a schedule to this overlay, unless the schedule specifies otherwise.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Information requirements and decision guidelines
Subdivide land to realign the common boundary between 2 lots where: ▪ The area of either lot is reduced by less than 15 percent. ▪ The general direction of the common boundary does not change.	Clause 59.01
Subdivide land into lots each containing an existing building or car parking space where: ▪ The buildings or car parking spaces have been constructed in accordance with the provisions of this scheme or a permit issued under this scheme. ▪ An occupancy permit or a certificate of final inspection has been issued under the Building Regulations in relation to the buildings within 5 years prior to the application for a permit for subdivision.	Clause 59.02
Subdivide land into 2 lots if: ▪ The construction of a building or the construction or carrying out of works on the land:	Clause 59.02

Class of application	Information requirements and decision guidelines
– Has been approved under this scheme or by a permit issued under this scheme and the permit has not expired. – Has started lawfully. ▪ The subdivision does not create a vacant lot.	

Exemption from notice and review

A schedule to this overlay may specify that an application 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.

43.02-4 Signs

31/07/2018
VC148

Sign requirements are at Clause 52.05 unless otherwise specified in a schedule to this overlay.

43.02-5 Application requirements

31/07/2018
VC148

An application must be accompanied by any information specified in a schedule to this overlay.

43.02-6 Decision guidelines

31/07/2018
VC148

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.

11/07/2019
C156basc

SCHEDULE 1 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO1.**

RESIDENTIAL AREAS NEAR THE COAST

1.0 Design objectives

11/07/2019
C156basc

To protect views from the coast to adjacent residential areas.

To protect views to the coast from adjacent residential areas.

To minimise the impact of development along the coastline.

To protect and enhance the visual amenity and landscape of the coastal area.

To respond to the potential coastal impacts of climate change.

2.0 Buildings and works

11/07/2019
C156basc

Permit not required:

Pioneer Bay, Grantville and Coronet Bay

A permit is not required:

- For a shed,carport or rainwater tank on land below 5 metres Australian Height Datum (AHD).
- On land above 5m AHD for buildings and works that have a height less than 7 metres above ground level.

All other areas

A permit is not required for buildings and works that have a height less than 7 metres above ground level.

Permit requirements

All buildings and works must be located and constructed so as to retain as much as possible existing native vegetation on the site. The proponent must justify the removal of any native vegetation.

An application on land below 5m AHD in Pioneer Bay, Grantville, and Coronet Bay must be accompanied by a Coastal Hazard Vulnerability Assessment

Notice of application must be given to the Department of Environment, Land, Water and Planning in accordance with Section 52(1)(c) of the *Planning and Environment Act 1987* where the land adjoins coastal Crown land as defined under the *Coastal Management Act 1995*.

3.0 Subdivision

11/07/2019
C156basc

None specified.

4.0 Signs

11/07/2019
C156basc

None specified.

5.0 Application requirements

11/07/2019
C156basc

None specified.

6.0 Decision guidelines

11/07/2019
C156basc

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:

- The siting and design of proposed development in response to background documents *Design and Siting Guidelines for Coastal Areas and Rural Hinterland 1999*, and *Siting and Design Guidelines for Structures on the Victorian Coast* (Victorian Coastal Council 1998).
- The risks and coastal impacts associated with climate change, including;
  - Tides;
  - Storm surges;
  - Coastal processes; and
  - Local topography and geology
- Any Coastal Hazard Vulnerability assessment undertaken for the Western Port, Bass Strait and Anderson Inlet coastal areas
- The maintenance and improvement of the visual quality of the coastal landscape.
- The preservation of views from the waters of Western Port, Bass Strait, and Anderson Inlet.
- The protection of views from coastal roads.
- The intensity of human activity that the coastal landscape and environment can sustain.
- The siting, colour and design of buildings.
- The protection of the area for its recreational value.
- The extent of any proposed removal of native vegetation.
- The need for landscaping or vegetation screening.
- The location, dimension and level of any excavation or alteration to the natural surface including works to stabilise buffers in areas of fill or excavation.
- The works to control drainage and stormwater run-off from any building, access road or driveway.
- The impact the provision of physical infrastructure (particularly electricity and telephone) will have on the landscape.
- The location of building envelopes and siting of services in any proposed subdivision.
- The views, if any, of the Department of Environment, Land, Water and Planning.

Background documents

Shire of Woorayl Coastal Landscape Study (Scenic Spectrums Pty. Ltd., Henshall Hansen Associates, School of Environmental Planning University of Melbourne, 1990).

Shire of Phillip Island Draft Landscape Strategy Plan (Shire of Phillip Island & Department of Conservation and Environment - Landscape Architectural Services, 1992).

Western Port Bay Strategy (Westernport Regional Planning and Coordination Committee, 1992).

Victorian Coastal Strategy (Victorian Coastal Council, 2008).