**PRECINCT PLAN**

**PRECINCT 1 - VISTA LIVING LOTS**
Lots within the ‘Vista Living’ precinct are oriented to take advantage of proximity to the Anglesea River and the reserve. A two storey built form allows for opportunity for an outlook to the river and creates an attractive streetscape respectful of neighbourhood character objectives.

**PRECINCT 2 - STREET CHARACTER LOTS**
The ‘Street Character’ precinct has an objective to be visually attractive and integrate and contribute to the existing neighbourhood character. Lots within this precinct are to encourage continuation of key neighbourhood character attributes and effectively enhance the streetscape.

**PRECINCT 3 - TOWN LIVING LOTS**
Lots within the ‘Town Living’ precinct are characterised of standard smaller lot designs which allows for a more effective and economical use of space. These lots are ideal for those who prefer compact living while maintaining a high level of amenity.

**PRECINCT 4 - LANDSCAPE SETTING LOTS**
The ‘Landscape setting’ precinct takes advantage of existing natural landscape and vegetation, contributing to its attraction. A sloping landscape allows for opportunities to create appealing built forms, while maintaining neighbourhood character objectives through landscaped private open space.

The Nautilus Anglesea Estate Design Guidelines introduces a series of design standards drawn from the basic requirements of Council’s General Residential Zone (Schedule 1), Development Plan Overlay (Schedule 12), Design and Development Overlay (Schedule 19), Neighbourhood Character Overlay (Schedule 3) and Significant Landscape Overlay (Schedule 3).

The Design Guidelines assist in implementing the following Character Objectives:

**SITE COVERAGE AND PLOT RATIO**
To respect the low density village character of Anglesea and retain the sense of houses in a native landscape setting.

**STREET SETBACKS**
To respect existing streetscapes whilst facilitating infill development at higher densities

**SIDE AND REAR SETBACKS**
To maintain a sense of space around buildings to support the preservation and re-establishment of vegetation, to achieve a landscaped setting.

**WALLS ON BOUNDARIES**
To allow efficiencies in design while enabling a greater side setback on the alternative boundary.

**PARKING AND ACCESS**
To provide parking and access areas which avoid dominating the streetscape.

**BUILDING HEIGHT**
To allow for development to occur without dominating the landscape. Where possible a low profile building height that minimises the visibility of buildings in the broader landscape will be preferred.

**DESIGN DETAIL**
To promote design excellence for all proposed dwellings, providing an articulated building form and variation in finishes reflective of the local character.

**VEGETATION RETENTION**
To encourage development and infrastructure that retains existing vegetation.

**LANDSCAPE CHARACTER**
To soften the appearance of buildings in the streetscape, complementing the vegetation character of the town and managing bushfire risk.

**FENCING**
To establish the character of the development and achieve a native bushland setting which utilises permeable fencing reflective of the existing Anglesea character.

**FIGURE 1 - BUILDING ENVELOPE AND SITTING (PRECINCT PLAN)**
The allowable encroachments of standard A10 of Clause 54.04-1 of the Surf Coast Planning Scheme Apply

**PRECINCT 1 - VISTA LIVING LOTS**
- Rescission: The requirements of the Rescission apply unless otherwise provided below.
- The following standards constitute variations to the Rescission and Neighbourhood Character objectives.
  - **Maximum Site Coverage**: 40%
  - **Maximum Plot Ratio**: 0.45

Note: A basement, which is defined as: A story below ground level, or that projects no more than 0.5m below finished ground level can be considered outside of the maximum plot ratio requirements.

**Building Height**: Maximum of 7.5m
- **Fencing**: Maximum height (m) Minimum Permeability Finishes Exclusion/Conditions
  - Street boundary or within street setback: 1.0 75% Post-and-rail, vegetation
  - Sidewalk and rear boundaries behind front wall of building: 1.8 0% Timber paving or battens Metal sheeting to be avoided

**Other Acceptable Development requirements**
- Design: Design shall not be in excess of 5m high, with an articulaged facade with a 1m overhang at each side.
- Showers shall be a minimum of 2.5m measured at the street boundary.
- Encourage the use of natural colours as opposed to strong, bold or dark colour schemes to allow buildings to blend with the natural surroundings. The use of undecorated timbers or gavanised iron as a roofing material is strongly discouraged.
- Encourage development that is well-designed with a lightweight coastal image and avoids a traditional suburban or historic replica appearance.
- Protect residential amenity and maintain privacy by encouraging setbacks on the northern side of the building for the protection of private open space. The minimum setback on the rear of the lot shall be 5m. Encourage the use of shade structures to create a sense of enclosure.

**Design and site buildings should incorporate with environmentally sustainable design principles, including but not limited to passive solar design, energy efficiency and use, sustainable materials and finishes, and renewable energy**.

**LANDSCAPE CHARACTER**: A mix of hard and soft elements are available for planting of trees, shrubs and groundcover

**Optimised structural elements such as terraces courts and swimming pools are discouraged to ensure the long term enhancement of vegetation cover.**

Any retaining structures constructed on sloping lots that require battering or retaining should feature natural elements and be constructed by the landscaper.

A landscape plan should be prepared and lodged with Council prior to development.

A planning permit is required to remove, destroy or incur any vegetation under schedule 1 of the Significant Landscape Order. As an application to remove, destroy or top a significant tree should demonstrate that reasonable measures have been explored to retain a tree.

**PRECINCT 2 - STREET CHARACTER LOTS**
- Rescission: The requirements of the Rescission apply unless otherwise provided below.
- The following standards constitute variations to the Rescission and Neighbourhood Character objectives.
  - **Maximum Site Coverage**: 40%
  - **Maximum Plot Ratio**: 0.45

Note: A basement, which is defined as: A story below ground level, or that projects no more than 0.5m below finished ground level can be considered outside of the maximum plot ratio requirements.

**Building Height**: Maximum of 7.5m
- **Fencing**: Maximum height (m) Minimum Permeability Finishes Exclusion/Conditions
  - Street boundary or within street setback: 1.0 75% Post-and-rail, vegetation
  - Sidewalk and rear boundaries behind front wall of building: 1.8 0% Timber paving or battens Metal sheeting to be avoided

**Other Acceptable Development requirements**
- Design: Design shall not be in excess of 5m high, with an articulaged facade with a 1m overhang at each side.
- Showers shall be a minimum of 2.5m measured at the street boundary.
- Encourage development that is well-designed with a lightweight coastal image and avoids a traditional suburban or historic replica appearance.
- Protect residential amenity and maintain privacy by encouraging setbacks on the northern side of the building for the protection of private open space. The minimum setback on the rear of the lot shall be 5m. Encourage the use of shade structures to create a sense of enclosure.

**Design and site buildings should incorporate with environmentally sustainable design principles, including but not limited to passive solar design, energy efficiency and use, sustainable materials and finishes, and renewable energy**.

**LANDSCAPE CHARACTER**: At least 50% of the site shall be available for planting of trees, shrubs and groundcover

**Optimised structural elements such as terraces courts and swimming pools are discouraged to ensure the long term enhancement of vegetation cover.**

Any retaining structures constructed on sloping lots that require battering or retaining should feature natural elements and be constructed by the landscaper.

A landscape plan should be prepared and lodged with Council prior to development.

A planning permit is required to remove, destroy or incur any vegetation under schedule 1 of the Significant Landscape Order. As an application to remove, destroy or top a significant tree should demonstrate that reasonable measures have been explored to retain a tree.
These design guidelines are to be read in conjunction with the requirements of the Surf Coast Shire Council's Planning Scheme.

The design guidelines form part of the approved Development Plan under the Development Plan Overlay (DPO) and any development must be generally in accordance with the approved Development Plan.

Figure 6 describes the steps necessary to complete the approval process.

Details on the information required for an Approved Planning Permit including application forms, design checklist and schedules of required drawings are provided by Surf Coast Shire Council.

It is the responsibility of the owner to confirm which planning permit triggers relate to the proposed development and if so obtain the necessary consents.

The relevant planning permit triggers (at the time of approval of the Development Plan) include, but are not limited to:
- A planning permit is required for all buildings and works under the Neighbourhood Character Overlay (NCO3)
- A planning permit is required to remove native vegetation under the Significant Landscape Overlay (SL03)
- A planning permit is required for fencing under DDO19 (except post and wire no more than 1.5m high)

A building permit issued by a Registered Building Surveyor will also be required prior to construction (unless works are classed as exempt)

**FIGURE 6.**

1. **DESIGN DEVELOPMENT**
   - REVIEW DESIGN GUIDELINES AND BUILDING ENVELOPE PLANS
   - ANALYSE THE SITE AND DEVELOP INITIAL DESIGN WITH A REGISTERED ARCHITECT OR BUILDING DESIGNER

2. **PREPARE DESIGN APPROVAL APPLICATION**
   - PREPARE PLANS AND ELEVATIONS AS REQUIRED
   - COMPLETE COUNCIL CHECKLIST AND APPLICATION FORMS
   - PRE-APPLICATION MEETING WITH COUNCIL TO ASSESS DEVELOPMENT

3. **LODGE PLANNING APPLICATION**
   - LODGE PLANNING APPLICATION WITH COUNCIL (AS REQUIRED)

4. **ASSESSMENT OF PROPOSAL BY COUNCIL**
   - ASSESSMENT OF PROPOSAL BY COUNCIL
   - APPLICATIONS MAY RECEIVE COUNCIL REQUESTS FOR FURTHER INFORMATION IF THE APPLICATION IS INCOMPLETE AND/OR DESCRIBING THE CONCERNS OF THE COUNCIL

5. **ISSUE OF DECISION**
   - COUNCIL MAY ISSUE THE FOLLOWING PLANNING DECISION
     - APPROVAL
     - CONDITIONAL APPROVAL (conditions will need to be met to comply)
     - REFUSAL

6. **CONSTRUCT**
   - SUBMIT PLANS WITH PLANNING PERMIT TO REGISTERED BUILDING SURVEYOR FOR ASSESSMENT AND BUILDING PERMIT
   - IF FURTHER DESIGN MODIFICATIONS ARE MADE, PLANS MUST BE RESUBMITTED TO COUNCIL