

ANGLESEA DESIGN GUIDELINES

22-28 CAMP ROAD, ANGLESEA

PREPARED FOR: MACK DEVELOPMENT PTY LTD

PREPARED BY: NICHE PLANNING STUDIO

PLANNING AND ENVIRONMENT ACT 1987

SURF COAST SHIRE COUNCIL

This plan/~~proposal~~ complies with the requirements of Clause

43.04 of the Surf Coast Planning Scheme.

Approval No: **14/0490**

Date: **14/9/16**


Signature for the Responsible Authority

THIS IS NOT A BUILDING APPROVAL



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 characteristic 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 base 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 SITING (PRECINCT PLAN)

NEIGHBOURHOOD CHARACTER VARIATIONS

The allowable encroachments of standard A10 of Clause 54.04-1 of the Surf Coast Planning Scheme Apply

PRECINCT 1 - VISTA LIVING LOTS

Rescode: The requirements of the Rescode apply unless otherwise provided below. The following standards constitute variations to the Rescode and Neighbourhood Character objectives.

Maximum Site Coverage	40%
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Maximum Plot Ratio	0.45
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Note: A Basement, which is defined as - 'A storey below ground level, or that projects no more than 1.2 metres above finished ground level' can be considered outside of this maximum Plot Ratio requirement.

Building Height	Maximum of 7.5m
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Fencing	Max Height (m)	Minimum Per-meability	Finishes	Exclusion/ Conditions
Street boundary or within street setback	1.0	75%	Post-and-rail, vegetation	-
Side and rear boundaries behind front wall of building	1.8	0%	Timber paling or battens Metal Sheeting to be avoided	-

Other Acceptable Development requirements

Design Detail

- Front setback requires a minimum of 5m, with an articulated facade with at least one section of wall setback in excess of 5m
- Driveways to have a maximum width of 3.5m 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 uncoated Zincalume or galvanised iron as a roofing material is strongly discouraged.
- Encourage development that is well designed with a lightweight coastal image and avoids a typical suburban or historic replica appearance.
- Protect residential amenity and maintain privacy by encouraging greater setbacks on the northern side of the dwellings for the purposes of private open space. This will minimise overlooking and overshadowing while providing solar access.
- Lots 5 & 6 are required to be presented as two (2) storey as viewed from the street. Maximum building height of 7.5m above footpath level at the front of the site to accommodate garage and first, with the rest of the site building height measured from NGL.
- Any part of the structure higher than 7.5m above the front building line should not be visible above a sightline projected from 1.7m above the centre line of Camp Road at an angle of 22 degrees (See Figure 2)
- Design and site buildings in accordance with environmentally sustainable design principles, including but not limited to passive solar design, energy efficiency and reuse, sustainable materials and finishes, and renewable energy.

Landscape Character

- At least 50% of the site must be available for planting of trees, shrubs and groundcover
- Recreational structures such as tennis courts and swimming pools are discouraged to ensure the long term enhancement of vegetation cover.
- Any retaining feature constructed on sloping lots that require benching or retaining should feature natural elements and is to be constructed by the landowner.
- A landscape plan should be prepared and lodged with Council prior to development.
- A planning permit is required to remove, destroy or lop native vegetation under schedule 3 of the Significant Landscape Overlay. An application to remove, destroy or lop a significant tree should demonstrate that reasonable measures have been explored to retain a tree.

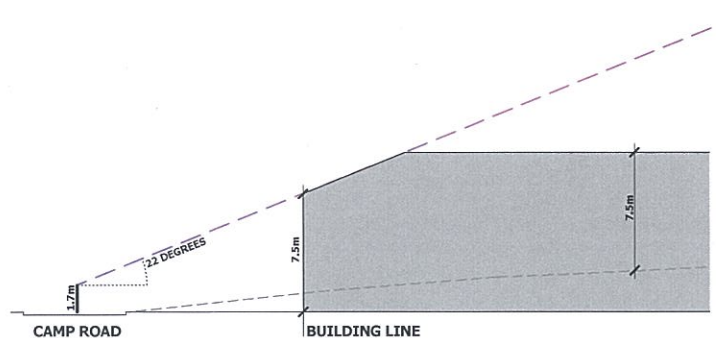


FIGURE 2 - INDICATIVE BUILT FORM HEIGHT DIAGRAM

PRECINCT 2 - STREET CHARACTER LOTS

Rescode: The requirements of the Rescode apply unless otherwise provided below. The following standards constitute variations to the Rescode and Neighbourhood Character objectives.

Maximum Site Coverage	40%
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Maximum Plot Ratio	0.45
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Note: A Basement, which is defined as - 'A storey below ground level, or that projects no more than 1.2 metres above finished ground level' can be considered outside of this maximum Plot Ratio requirement.

Building Height	Maximum of 7.5m
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Fencing	Max Height (m)	Minimum Per-meability	Finishes	Exclusion/ Conditions
Street boundary or within street setback	1.0	75%	Post-and-rail, vegetation	-
Side and rear boundaries behind front wall of building	1.8	0%	Timber paling or battens Metal Sheeting to be avoided	-

Other Acceptable Development requirements

Design Detail

- 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 uncoated Zincalume or galvanised iron as a roofing material is strongly discouraged.
- Driveways to have a maximum width of 3.5m measured at the street boundary
- Encourage development that is well designed with a lightweight coastal image and avoids a typical suburban or historic replica appearance.
- Protect residential amenity, maintain privacy and achieve a reasonable sharing of views by encouraging greater setbacks on the western side of the dwellings for the purposes of private open space. This will minimise overlooking and overshadowing while providing solar access.
- Design and site buildings in accordance with environmentally sustainable design principles, including but not limited to passive solar design, energy efficiency and reuse, sustainable materials and finishes, and renewable energy.

Landscape Character

- At least 50% of the site must be available for planting of trees, shrubs and groundcover
- Recreational structures such as tennis courts and swimming pools are discouraged to ensure the long term enhancement of vegetation cover.
- Any retaining feature constructed on sloping lots that require benching or retaining should feature natural elements and is to be constructed by the landowner.
- A landscape plan should be prepared and lodged with Council prior to development.
- A planning permit is required to remove, destroy or lop native vegetation under schedule 3 of the Significant Landscape Overlay. An application to remove, destroy or lop a significant tree should demonstrate that reasonable measures have been explored to retain a tree.



FIGURE 3 - INDICATIVE 3D BUILDING PERSPECTIVE PR.2

PRECINCT 3 - TOWN LIVING LOTS

Rescode: The requirements of the Rescode apply unless otherwise provided below. The following standards constitute variations to the Rescode and Neighbourhood Character objectives.

Maximum Site Coverage	50%
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Maximum Plot Ratio	0.55
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Building Height	Maximum of 7.5m
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Fencing	Max Height (m)	Minimum Per-meability	Finishes	Exclusion/ Conditions
Street boundary or within street setback	1.0	75%	Post-and-wire	-
Side and rear boundaries behind front wall of building	1.8	0%	Timber paling or battens Metal Sheeting to be avoided	-

Other Acceptable Development requirements

Design Detail

- 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 uncoated Zincalume or galvanised iron as a roofing material is strongly discouraged.
- Driveways to have a maximum width of 3.5m measured at the street boundary
- Encourage development that is well designed with a lightweight coastal image and avoids a typical suburban or historic replica appearance.
- Protect residential amenity, maintain privacy and achieve a reasonable sharing of views by encouraging greater setbacks on the eastern side of the dwellings for the purposes of private open space. This will minimise overlooking and overshadowing while providing solar access.
- Design and site buildings in accordance with environmentally sustainable design principles, including but not limited to passive solar design, energy efficiency and reuse, sustainable materials and finishes, and renewable energy.

Landscape Character

- At least 50% of the site must be available for planting of trees, shrubs and groundcover
- Recreational structures such as tennis courts and swimming pools are discouraged to ensure the long term enhancement of vegetation cover.
- Any retaining feature constructed on sloping lots that require benching or retaining should feature natural elements and is to be constructed by the landowner.
- A landscape plan should be prepared and lodged with Council prior to development.
- A planning permit is required to remove, destroy or lop native vegetation under schedule 3 of the Significant Landscape Overlay. An application to remove, destroy or lop a significant tree should demonstrate that reasonable measures have been explored to retain a tree.

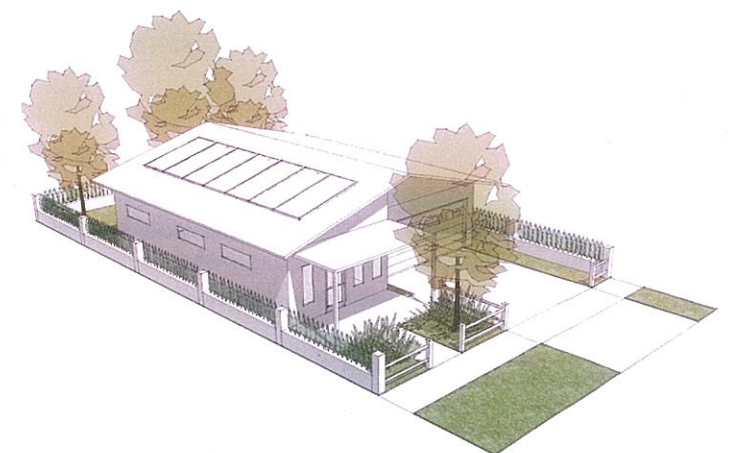


FIGURE 4 - INDICATIVE 3D BUILDING PERSPECTIVE PR.3

PRECINCT 4 - LANDSCAPE SETTING LOTS

Rescode: The requirements of the Rescode apply unless otherwise provided below. The following standards constitute variations to the Rescode and Neighbourhood Character objectives.

Maximum Site Coverage	35%
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Maximum Plot Ratio	0.4
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Building Height	Maximum of 7.5m
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Fencing	Max Height (m)	Minimum Per-meability	Finishes	Exclusion/ Conditions
Street boundary or within street setback	1.0	75%	Post-and-wire	-
Side and rear boundaries behind front wall of building	1.8	0%	Timber paling or battens Metal Sheeting to be avoided	-

Other Acceptable Development requirements

Design Detail

- 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 uncoated Zincalume or galvanised iron as a roofing material is strongly discouraged.
- Driveways to have a maximum width of 3.5m measured at the street boundary
- Encourage development that is well designed with a lightweight coastal image and avoids a typical suburban or historic replica appearance.
- Protect residential amenity, maintain privacy and achieve a reasonable sharing of views by encouraging greater setbacks for the purposes of private open space. This will minimise overlooking and overshadowing while providing solar access.
- Design and site buildings in accordance with environmentally sustainable design principles, including but not limited to passive solar design, energy efficiency and reuse, sustainable materials and finishes, and renewable energy.

Landscape Character

- At least 50% of the site must be available for planting of trees, shrubs and groundcover
- Recreational structures such as tennis courts and swimming pools are discouraged to ensure the long term enhancement of vegetation cover.
- Any retaining feature constructed on sloping lots that require benching or retaining should feature natural elements and is to be constructed by the landowner.
- A landscape plan should be prepared and lodged with Council prior to development.
- A planning permit is required to remove, destroy or lop native vegetation under schedule 3 of the Significant Landscape Overlay. An application to remove, destroy or lop a significant tree should demonstrate that reasonable measures have been explored to retain a tree.



FIGURE 5 - INDICATIVE 3D BUILDING PERSPECTIVE PR.4

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 (SLO3)
- 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.

