

18/06/2009  
C55**SCHEDULE 6 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO6****APOLLO BAY – MEDIUM DENSITY RESIDENTIAL AREA****1.0 Design objectives**18/06/2009  
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To protect the existing low scale coastal character and identity of Apollo Bay.

To achieve a graduated density of residential development between the town centre and the lower density residential areas.

To ensure that development density is consistent with the coastal town character.

To ensure that permeable space is available between dwellings to sustain vegetation.

To ensure that new development maintains space between buildings so that views to the surrounding landscape are retained.

**2.0 Buildings and works**18/06/2009  
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A permit is not required to construct or extend a dwelling if:

- It is the only dwelling on the lot; and
- It is less than 8metres in height; and
- The lot is in excess of 300m<sup>2</sup>.

Buildings must not exceed a height of 9 metres.

The above requirement cannot be varied by a permit.

All buildings and works should comply with the following standards unless it can be demonstrated that an alternative approach achieves the design objectives of this control:

- Simple building details.
- A mix of contemporary and traditional coastal materials, textures and finishes.
- Colours and finishes that compliment those occurring naturally in the area.
- Articulated facades, incorporating setbacks to upper levels to reduce building bulk and overshadowing, and shop front windows at street level in commercial areas.
- Articulated roof forms on new developments to provide visual interest to the street.
- On larger sites, articulated facades to emulate the fine grain (narrow frontage) subdivision pattern in the centre.
- Commercial buildings orientated towards the street and provide the entrance to the building directly from the street frontage.
- On corner allotments, ensure buildings address both streets frontages with shopfront windows at street level.
- Buildings constructed to the property boundary at ground level in the commercial area, or are stepped to match existing setbacks if these are varied.
- Buildings greater than 8 metres in height have a front setback at the upper level of 3 metres.
- Water sensitive urban design features incorporated into the design, where practical.

**3.0**

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**Application requirements**

An application must include a report that demonstrates how the proposal meets the objectives and provisions of the schedule.

**4.0**

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**Decision guidelines**

Before deciding on an application the responsible authority must consider, in addition to the decision guidelines in Clauses 65 and 43.02-05, the following:

- The appropriateness of any subdivision, building or works having regard to land capability, including land form, slope, drainage and the presence of remnant vegetation.
- The extent to which the proposed subdivision or development meets the objectives and design responses for the precinct within which it is located as specified in the Apollo Bay and Marengo Neighbourhood Character Study 2003.