

10/10/2013
C78**SCHEDULE 2 TO THE NEIGHBOURHOOD CHARACTER OVERLAY**

Shown on the planning scheme map as **NCO2**.

LORNE RESIDENTIAL AREAS**1.0**10/10/2013
C78**Statement of neighbourhood character**

The township of Lorne lies on the internationally recognised Great Ocean Road. The setting of the Otway Ranges rising from the coastline, and the nestling of Lorne within this landscape is highly valued by residents and visitors alike.

The preferred neighbourhood character for Lorne is derived from the positive elements of the existing character and is consistent across the township. It comprises a hillside amphitheatre with a strong native landscape setting and continuous tree canopy. Within this setting sit discrete, low scale buildings that are reflective of the town's origins as a popular seaside destination. Building forms range from classic older beach houses through to modern coastal designs utilising simple built forms, a diverse range of natural, visually lightweight materials, extensive use of glass and building colours that are subtle, neutral and unobtrusive. Driveways and car parking is recessive in the streetscape. While buildings are largely screened and blend with the vegetation, filtered views of the ocean, coast and hinterland are a special feature of this town. Heritage places and their landscape setting also contribute to the character.

2.010/10/2013
C78**Neighbourhood character objective**

- To conserve, enhance and reinstate the preferred character of a tall canopy treed setting with recessive buildings throughout Lorne, including areas that are substantially cleared of vegetation.
- To protect the quality of the vegetated amphitheatre vista of the Lorne township as viewed from the public realm.
- To encourage building design that complements the cultural, environmental and landscape values of Lorne, with emphasis on small footprints, large setbacks and avoidance of visual bulk or prominence.
- To respect the neighbourhood character value of heritage places and their landscape setting.
- To encourage development that reflects a lightweight coastal image, avoids design repetition and blends with the vegetation using subtle, neutral and unobtrusive colours.
- To ensure that buildings sit below ridgelines and the tree canopy when viewed from the Great Ocean Road or any other significant viewing points.
- To ensure that buildings are sited and designed to avoid and/or minimise removal of native vegetation.
- To retain space around buildings to provide sufficient room for the retention of vegetation and landscaping, particularly to the front and rear of a development.
- To maintain, to a reasonable level, the residential amenity derived from the availability of views of landscape features, privacy and access to sunlight.
- To achieve a reasonable sharing of views of significant landscape features, including views of the ocean and coastal shoreline, the Erskine River and natural bushland in the hinterland.
- To encourage accessways and other infrastructure that has an informal, vegetated appearance that sits naturally in the landscape.

- To ensure dwelling densities are consistent with the subdivision requirements of Schedule 12 to the Design and Development Overlay.

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Permit requirement

A permit is required to:

- Construct an outdoor swimming pool associated with a dwelling.
- Construct or extend an outbuilding normal to a dwelling.

Application requirement

An application for buildings and works, other than minor alterations to existing buildings, must include the following information, as appropriate:

- Details of the type and colour of all external building materials.
- A landscape plan that shows:
 - The location of existing vegetation that is to be retained and removed.
 - Planting in accordance with the requirements of this schedule, using species predominantly selected from the 'Indigenous Planting Guide (2003)', with emphasis on canopy vegetation.
 - A detailed planting schedule, which includes the botanical and common name, height and spread at maturity, quantity and size at planting.
 - The replacement of environmental weeds listed in the incorporated document '*Environmental Weeds – Invaders of our Surf Coast*' (2nd Edition, 2002).
- A report that details:
 - The structure, health and species of native vegetation on site
 - The expected impact of proposed works on native vegetation that is proposed to be retained in a development, and recommended measures to suitably protect retained trees from damage during the proposed works.
 - Recommended means of retaining mature trees as a preference to removal.
- Where a site has a slope exceeding 25%, a geo-technical report that addresses where relevant:
 - Potential for erosion, susceptibility to landslip or other land degradation.
 - The need to stabilise disturbed areas by engineering works or re-vegetation.

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Modification to Clause 54 and Clause 55 standards

Standard	Modified requirement		
A3/B6	Street setback		
	Walls of buildings should be set back from streets the distance specified in the Street Setback Table below.		
	Development context	Minimum setback from front street (metres)	Minimum setback from a side street (metres)
	If the street is Great Ocean Road, Ocean Road, Ocean Road South or Mountjoy	9 metres	9 metres

Standard	Modified requirement		
	Parade.		
	For other streets.	The street boundary setbacks of Standard A3 and B6 apply.	The street boundary setbacks of Standard A3 and B6 apply.
A4/B7	Building height The maximum building height should not exceed 7.5m.		
A5/B8	Site coverage The area of a lot covered by buildings should not exceed 35 per cent. The plot ratio of a building should not exceed 0.5.		
A8	Significant trees At least 50 per cent of a lot should be available for the planting of vegetation (excludes driveways and tennis courts of all surface types). An area of 100m ² , with a minimum dimension of 8 metres, should be provided for vegetative landscaping that includes canopy trees. Sites, in particular the front and rear building setback areas, should be landscaped in a manner that places buildings in a bushland setting, softens the appearance of buildings in the streetscape and from adjoining properties and compliments the character of the town. A group of canopy trees should be planted on each lot with at least two in the front building setback area.		
B13	Landscaping In addition to the requirements of clause 55.03-8: <ul style="list-style-type: none"> ▪ At least 50 per cent of a lot should be available for the planting of vegetation (excludes driveways and tennis courts of all surface types). ▪ An area of 100m² per dwelling with a minimum dimension of 8 metres, must be provided for vegetative landscaping that includes canopy trees. ▪ Sites, in particular the front and rear building setback areas, should be landscaped in a manner that places buildings in a bushland setting, softens the appearance of buildings in the streetscape and from adjoining properties and compliments the character of the town. ▪ A group of canopy trees should be planted on each lot with at least two in the front building setback area. 		
B15	Parking In addition to the requirements of clause 55.03-10: <ul style="list-style-type: none"> ▪ Any new undercover or enclosed car parking space should be sited behind the main building façade. ▪ Only one single-width vehicle crossover providing access to parking for a dwelling should be provided to each lot. 		
A11/B18	Walls on boundaries In addition to the requirements of clauses 54.04-2 and 55.04-2: <ul style="list-style-type: none"> ▪ A new wall should not be located on a side or rear boundary. 		

Standard	Modified requirement
A19 and B31	<p data-bbox="603 253 754 282">Design detail</p> <p data-bbox="603 297 1190 327">In addition to the attributes in clauses 54.06 and 55.06:</p> <ul style="list-style-type: none"> <li data-bbox="603 342 1356 398">▪ The design of buildings should reflect the preferred neighbourhood character attributes, including: <ul style="list-style-type: none"> <li data-bbox="639 414 874 443">· Landscape setting <li data-bbox="639 459 863 488">· Building massing <li data-bbox="639 504 751 533">· Height <li data-bbox="639 548 1010 577">· Colours, materials and finishes <li data-bbox="639 593 1086 622">· Space around buildings and setbacks. <li data-bbox="603 638 1356 694">▪ Buildings should reference the attributes of classic beach houses and display a coastal design style of architecture. <li data-bbox="603 710 1356 766">▪ Any new undercover or enclosed car parking space should be sited behind the main building façade.

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Decision guidelines

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

- Development will not be supported unless it is demonstrated that a treed setting character is reinforced or re-established.
- Applications for more than one dwelling will not be supported unless it can be shown that the development can be subdivided in accordance with the subdivision requirements of Schedule 12 to the Design and Development Overlay (clause 43.02).

Building setbacks

- Whether the setback of a building from a boundary should be varied to avoid and minimise the removal of native vegetation.
- Whether the setback of a building from a boundary should be varied because of topographical or other physical constraints of the land.
- The need to maintain a sense of space and separation between buildings, including within multi-dwelling developments.

Building height

- Whether buildings should be designed to step down the slope on steep sites to reduce overall building height and bulk.
- Whether a lesser building height is required so that the building does not:
 - Protrude above ridgelines to form a silhouette against the sky when viewed from the Great Ocean Road or any significant public viewing point.
 - Project above the existing or reinstated tree canopy so as to be prominent in the landscape.
- Whether a greater building height is reasonable due to the physical constraints of the site while ensuring that the greater height will not result in reduced residential amenity by loss of views, overlooking or overshadowing.

Site coverage

- Whether a lesser site coverage is required to avoid and minimise the removal of native vegetation.

- Whether a greater site coverage is reasonable so as to reduce the overall visual bulk, height or prominence of buildings.

Landscaping

- The extent to which the landscaping of the site will achieve the effect of:
 - Placing buildings in a bushland setting.
 - Softening the appearance of buildings in the streetscape and from adjoining properties
 - Complimenting the character of the town.
- The appropriateness of reducing the landscape area requirement in order to facilitate increased dwelling diversity in areas within close walking distance of the commercial centre, whilst still providing a high quality landscape outcome.
- The need to ensure that excavation, retaining walls, paths and other ancillary works do not reduce the ability to appropriately vegetate the site.

Parking and access

- The need to ensure that driveways and parking is visually recessive in the streetscape by:
 - Discouraging undercover or enclosed car parking forward of the main building façade, with a preference, if required, for open carport structures.
 - In multi-dwelling developments and battle-axe subdivisions, encouraging shared driveways.
 - Siting driveways and parking so that it can be screened from the street by vegetation.
- Where undercover parking is not proposed, the need to accommodate future demand for undercover parking in a manner that is consistent with the objectives and requirements of this schedule.

Overlooking

- The appropriateness of allowing a greater degree of overlooking in order to maintain the open bushland character of the town.

Design Detail

- The need to avoid boxy building forms, by encouraging buildings with projecting eaves and discouraging parapet walls unless the building form is highly articulated.
- The need to encourage a diversity of built form, particularly in multi-dwelling developments.
- The need to encourage the use of building materials and finishes that result in a lightweight appearance.
- The need to strongly discourage suburban looking buildings and historic replicas.
- The need to encourage the use of building colours that are subtle, neutral, muted, receding and unobtrusive and assist in visually blending the building with the surrounding natural landscape, especially the tree canopy.

View sharing

- Whether the development will achieve a reasonable sharing of views from private land, with particular emphasis on significant landscape features, including views of the ocean and coastal shoreline, the Erskine River and natural bushland in the hinterland.
- The appropriate balance between affording views from individual properties with the protection of the landscape character of the town and the visual appearance of the town from public viewing points.