

Design and Development Overlay - Schedule 14 (DDO14)

WHAT IS THE DDO14?

The Design and Development Overlay – Schedule 14 applies to applications for dwellings that are greater than 7.5 metres in height above natural ground level (NGL). The overlay applies to land where it has been recognised that there are significant views such as the coast (ocean and foreshore), Corio Bay, Barwon River, Central Geelong, Barrabool Hills and the You Yangs.

The overlay recognises that dwellings greater than 7.5 metres in height have the potential to impact upon the availability of views from surrounding properties and seeks to achieve the reasonable sharing of views between properties.

The overlay does not wholly protect the available views and recognises that some views may be compromised.

WHAT IS REQUIRED TO BE SUBMITTED WITH AN APPLICATION?

The Schedule to the Overlay specifies an application **must** demonstrate if there is likely to be an impact by the proposed development on views to significant landscape features (please see attached example).

With an application, the following should be submitted:

1. A site context plan showing;
 - a) The development of the adjoining land (as appropriate);
 - b) The availability and directionality of views **from the surrounding properties** across the subject site (including vacant sites).

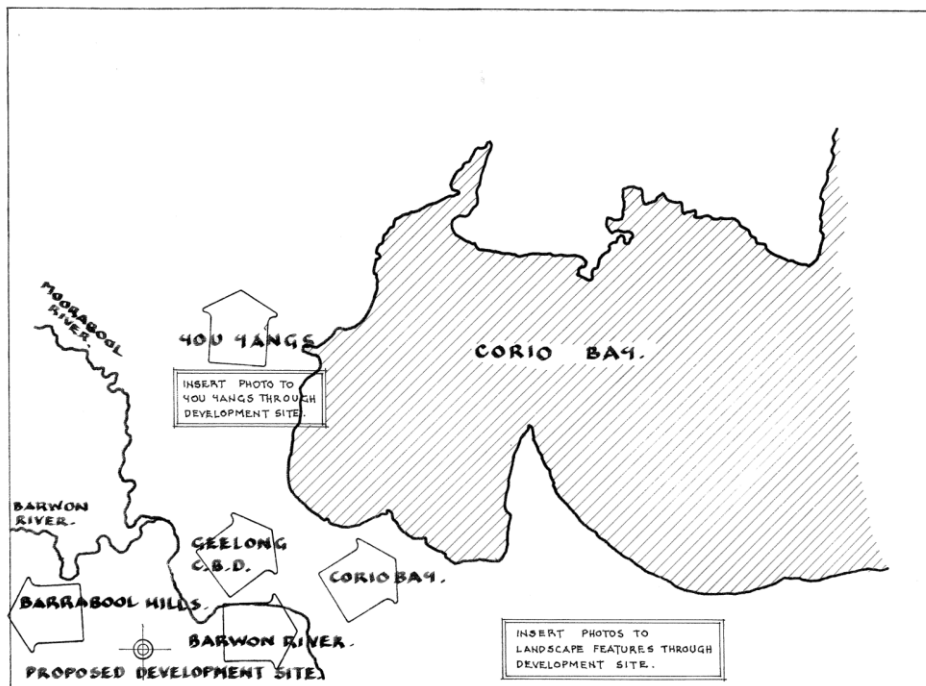
2. Longitudinal drawings (to scale) as appropriate (generally north/south, east/west) which show the proposed development in context with the surrounding properties, the relevant levels of the land and the potential impact upon the available views.
3. The portion of the dwelling exceeding 7.5 metres must be clearly indicated.
4. Any other information which demonstrates how a reasonable sharing of views has been achieved.

WHAT IF MY DESIGN IMPACTS VIEWS?

If plans indicate that the proposed development is likely to result in an impact upon the views available **from surrounding properties**, a full view impact analysis report must be submitted. The analysis must demonstrate how the design of the proposed dwelling achieves a reasonable sharing of views having regard to topography, siting, height and visual bulk and the extent of available views.

The report must also demonstrate how the proposal responds appropriately to the Decision Guidelines of the Schedule, as follows:

1. The design objectives of the schedule.
2. The impact of the proposed buildings and works on the view from another property as result of the design, siting, height, size and bulk (including the roof).
3. Whether opportunities exist to avoid a building being visually obtrusive by the use of alternative building designs, including split level and staggered building forms, that follow the natural slope of the land and reduce the need for site excavation or filling.
4. The opportunity for a reasonable sharing of views having regard to the extent of the available view(s) and the significance of the view(s) from the properties affected.

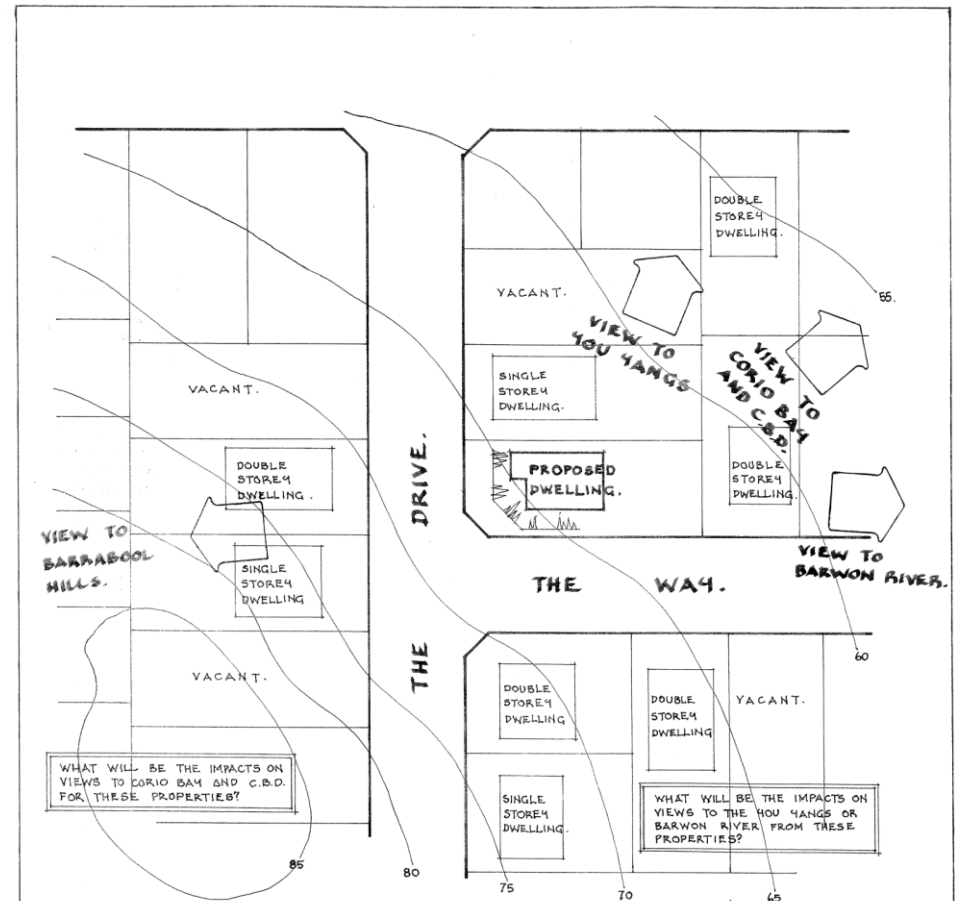


LOCALITY PLAN.

0 10 20 30 40 50
SCALE IN 1000 METRES.

EXAMPLE OF AN EXTENDED LOCALITY PLAN DEMONSTRATING THE DIRECTION OF IMPORTANT LANDSCAPE FEATURES THROUGH THE SITE.

INSERT PHOTOS OF THE VISTAS, AS AVAILABLE THROUGH THE PROPOSED DEVELOPMENT SITE TO DEMONSTRATE THE AVAILABILITY OF THE VIEW.

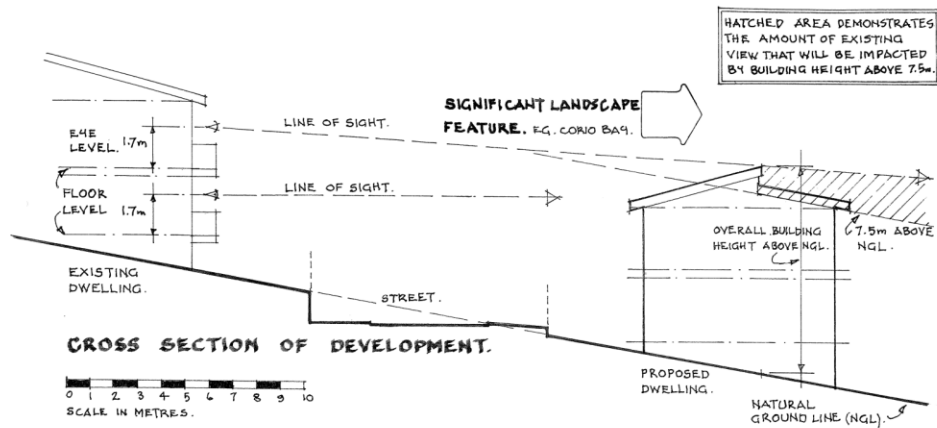


SITE CONTEXT PLAN.

0 5 10 20 30 40 50
SCALE IN METRES.

EXAMPLE PLAN OF THE INFORMATION REQUIRED TO BE SHOWN ON A SITE CONTEXT PLAN.

- NOTE THE FOLLOWING IMPORTANT FEATURES:
- DEVELOPMENT OF THE ADJOINING LAND (AND FURTHER AFIELD, IF REQUIRED)
 - THE AVAILABILITY AND DIRECTION OF VIEWS THROUGH THE DEVELOPMENT SITE
 - CONTOURS
 - NORTH POINT



HATCHED AREA DEMONSTRATES THE AMOUNT OF EXISTING VIEW THAT WILL BE IMPACTED BY BUILDING HEIGHT ABOVE 7.5m.

CROSS SECTION OF DEVELOPMENT.

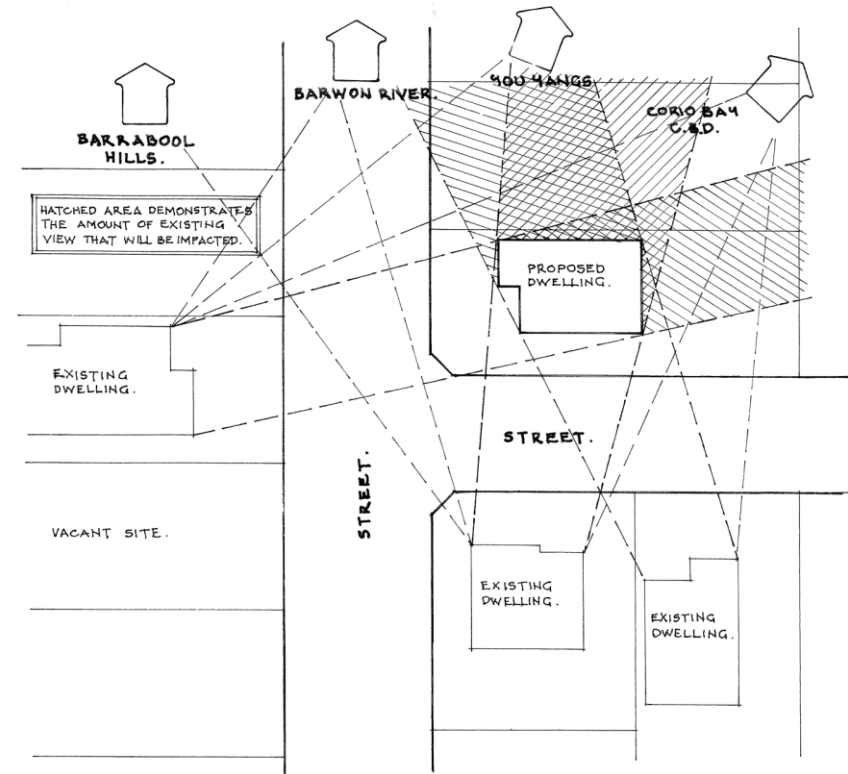
SCALE IN METRES.
0 1 2 3 4 5 6 7 8 9 10

EXAMPLE LONGITUDINAL PLAN WHICH SHOWS THE PROPOSED DEVELOPMENT IN CONTEXT WITH AN EXISTING DWELLING

IMPORTANT FEATURES TO NOTE:

- PLAN MUST BE TO SCALE
- PLAN MUST INDICATE NATURAL GROUND LEVEL
- PLAN MUST SHOW PORTION OF THE PROPOSED DWELLING WHICH EXCEEDS 7.5 METRES FROM NATURAL GROUND LEVEL
- DIRECTION OF SIGNIFICANT VIEW FEATURE

Please note that these examples are a guide to assist in demonstrating if a proposal will impact upon views, and the extent of the impact. Other tools may be used onsite to demonstrate the impact such as height poles and photographs.



HATCHED AREA DEMONSTRATES THE AMOUNT OF EXISTING VIEW THAT WILL BE IMPACTED.

EXTENT / IMPACT ON VIEW.

SCALE IN METRES.
0 5 10 15 20 25

EXAMPLE OF PLAN DEMONSTRATING EXTENT OF VIEW THAT WILL BE IMPACTED

WRITTEN RESPONSE SHOULD GIVE CONSIDERATION TO:

- HAS A SHARING OF VIEW BEEN ACHIEVED? IF SO, HOW?
- HAS THE PROPOSED DWELLING INTEGRATED DESIGN ELEMENTS TO ALLOW A SHARING OF VIEWS?
- WHAT IS THE SIGNIFICANCE OF THE VIEWS THAT WILL BE IMPACTED?
- ARE THERE OTHER LANDSCAPE FEATURES THAT BLOCK VIEWS?

Please note that these examples are a guide to assist in demonstrating if a proposal will impact upon views and the extent of the impact. Other tools may be used onsite to demonstrate the impact, such as height poles and photographs.