

13/11/2014  
C300

## **SCHEDULE 19 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO19**

### **RESIDENTIAL COASTAL FRONTAGES**

#### **1.0 Design objectives**

28/01/2010  
C129(Part 1)

To ensure that new development, including extensions to existing buildings, is compatible with the existing scale and bulk of buildings in the surrounding streetscape and coastal setting;

To ensure that new development reflects the rhythm of existing building spacing and provides for visual permeability when viewed from the coastline and from the street;

To encourage building forms and the use of materials that complement the coastal landscape setting;

To provide for the retention and opportunities for the re-establishment of vegetation to enhance the screening of development from adjoining properties and public areas and contribute to the landscaped setting of the area;

To provide for the reasonable sharing of views to Port Phillip Bay and the coastal shoreline.

#### **2.0 Buildings and works**

28/01/2010  
C129(Part 1)

A permit is not required to construct a building or construct or carry out works provided all of the following requirements are met:

- The height of any part of the building, excluding any television antenna, chimney or flue, is less than 7.5 metres in height above natural ground level;
- At least one side boundary is clear of buildings along its length to a width of at least 2.0 metres. This does not apply to an extension to an existing dwelling or building where the extension or building maintains the existing side setbacks.

#### **3.0 Application Requirements**

28/01/2010  
C129(Part 1)

An application for one dwelling on a lot must meet the requirements of Clause 54.

An application for two or more dwellings on a lot must meet the requirements of Clause 55.

If the schedule to a zone specifies a requirement of a standard different to a requirement set out in Clause 54 or 55 the requirement in the schedule to the zone applies.

If the land is included in a Neighbourhood Character Overlay and a schedule to the overlay specifies a requirement of a standard different to a requirement set out in this clause or a requirement in the schedule to a zone, the requirement in the schedule to the overlay prevails.

#### **4.0 Decision guidelines**

13/11/2014  
C300

Before deciding on an application the responsible authority must consider:

- The requirements of Clause 54 or Clause 55 as appropriate. If the schedule to a zone specifies a requirement of a standard different to a requirement set out in Clause 54 or 55 the requirement in the schedule to the zone applies.
- The need to ensure the design and siting of buildings exceeding 7.5 metres in height will not dominate the foreshore reserve, coastal edge and the streetscape, and will not impact on long distance views;
- The need to ensure the design and siting of buildings exceeding 7.5 metres in height will allow for the reasonable sharing of view(s) having regard to the extent of available view(s) and the significance of the view(s) from the affected properties;
- Whether the proposed development has appropriate regard to:
  - the impact on the streetscape and vegetation character;
  - the rhythm of existing building spacing; and
  - the visual permeability of the existing built form when viewed from the foreshore reserve, the coast and the street;
- Whether the siting, height, scale, materials and form of proposed buildings will complement the coastal landscape setting and achieves the design objectives.