

24/09/2020
C126bays

SCHEDULE 14 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO14**.

SMALL NEIGHBOURHOOD ACTIVITY CENTRES AND SMALL COMMERCIAL ACTIVITY CENTRES

1.0

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Design objectives

To ensure that new development respects the preferred urban form and building types within the activity centre.

To ensure that new development is designed to provide an appropriate transition to existing low scale residential areas.

To ensure that new development contributes to an enhanced pedestrian environment by providing for active street frontages.

To ensure that environmentally sustainable design is incorporated into new development.

2.0

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Buildings and works

Buildings and works for which no permit is required

A permit is not required for:

- The installation of an automatic teller machine.
- An alteration to an existing building façade provided:
 - The alteration does not include the installation of an external roller shutter.
 - At least 80 per cent of the building façade at ground floor level is maintained as an entry or window with clear glazing.
- An awning that projects over a road if authorised by the relevant public land manager.

Buildings and works requirements

Buildings and works should be generally in accordance with the built form plans of this schedule.

The following design and development requirements apply to an application to construct a building or construct or carry out works.

Building height

A building should not exceed 11 metres above natural ground level and should contain no more than 3 storeys. Building height may extend to 12 metres where the slope of the natural ground level at any cross section of the site of the building wider than 8.0 metres is 2.5 degrees or more.

For the purposes of this schedule, building height within the Special Building Overlay is to be measured from the applicable flood level (to Australian Height Datum) for the site as advised by the floodplain management authority.

Building setback

Primary street frontage

A building should achieve a 3 storey street wall height with zero setback to the primary street frontage where a three storey building is proposed, except for:

- A building within the Bay Road and Jack Road Centre, and Brighton Beach Centre should achieve a 2 storey street wall height with a 5 metre setback at the third storey; and
- A building within the Beach Road and Georgiana Street Centre should be set back an appropriate distance from Beach Road to facilitate an improved interface with the streetscape.

Setbacks from a side or rear boundary

Where a building is adjacent to land in a residential zone, side and rear setbacks to residential zoned land should be provided in accordance with the Standard B17 at Clause 55.04-1 except where a street wall height for a secondary street is specified in the built form plan.

Where a side or rear boundary is separated from a boundary of a property in a Residential Zone by a laneway, the laneway width can form part of the setback distance at ground floor level.

Design detail

Buildings should be designed to:

- Provide active street frontages at ground level by:
 - Orienting the front façade of a building and the main entrance to the face of the primary street frontage.
 - Applying clear glazing to windows and entrances, particularly along the primary street frontage.
 - Providing passive surveillance from upper floors to the public realm, including laneways, footpaths and open space.
- Distinguish key street corners and key street view lines through the following techniques:
 - Variations in parapet detail;
 - Suitable mix of complementary colours and materials;
 - Maintaining activation of ground floor;
 - Maintaining human scale proportions;
 - Incorporating focal points at building entrances;
 - Screening ancillary structures from public view;
 - Wrapping design treatments around building corners.
- Retain and reinforce the pattern and rhythm of narrow building frontages within the streetscape and maintain human scale proportions.
- Acknowledge the parapets and roof forms of existing buildings on adjacent lots.
- Maximise views and connections to nearby public open space.
- Maximise access to natural light, including orienting offices, habitable room windows and balconies to the northerly aspect where possible.
- Provide natural ventilation, including cross ventilation where possible.
- Include external shading of windows where possible.
- Locate vehicle access to avoid or minimise disruption of pedestrian movement along a street by locating vehicle access to a property from a laneway or secondary street frontage.
- Car parking should be located within a basement level at the rear of the building, or otherwise screened from view.
- Create continuous laneway connections where land abuts a no-through access laneway.
- Ensure developments sympathetic in their design to the emerging and preferred character of the centre and respond suitably to surrounding residential buildings.
- Architectural detailing and building form should provide for a balance of horizontal and vertical elements.
- Utilise laneways as a physical break from new development that is adjacent to residential areas.

3.0

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Subdivision

None specified.

4.0

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Signs

None specified.

5.0

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Application requirements

The following application requirements apply to an application for a permit under Clause 43.02 in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A design response which demonstrates how the development meets the requirements of this schedule.

6.0

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Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the layout, siting and design of new development is consistent with the built form plan for the activity centre.
- Whether the development meets the design objectives and detailed design requirements of this schedule.
- Whether the amenity impact on any existing dwelling in a residential zone on an adjacent lot is acceptable.
- Whether the development provides an appropriate interface with the streetscape.
- Whether the development creates the new pedestrian thoroughfares outlined in the built form plans.
- Whether the development is able to retain, extend or enhance laneways serving the activity centre.

The following decision guidelines apply to an application for a permit that exceeds the building height requirements of this schedule:

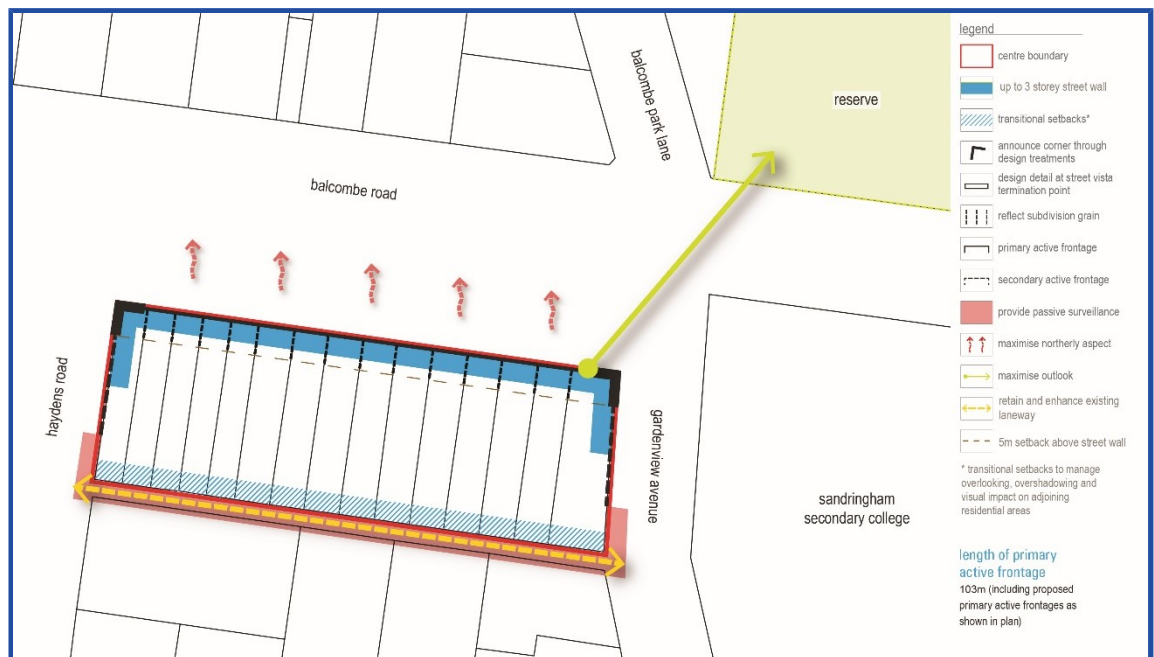
- Whether the development provides a high standard of architectural design and an exemplary design response to the site context and design objectives.
- Whether the development demonstrates innovative environmental design.
- Whether the impact of overshadowing to adjoining streets, public spaces and residential properties is acceptable.
- Whether the development provides appropriate transitions in scale to lower building forms.

BAYSIDE PLANNING SCHEME

Built form plans

Small Neighbourhood Activity Centres:

Map 1: Balcombe Park Centre



Map 2: Balcombe Road and Charman Road Centre



BAYSIDE PLANNING SCHEME

Map 3- Bay Road and Avoca Street Centre



Map 4- Bay Road and Jack Road Centre



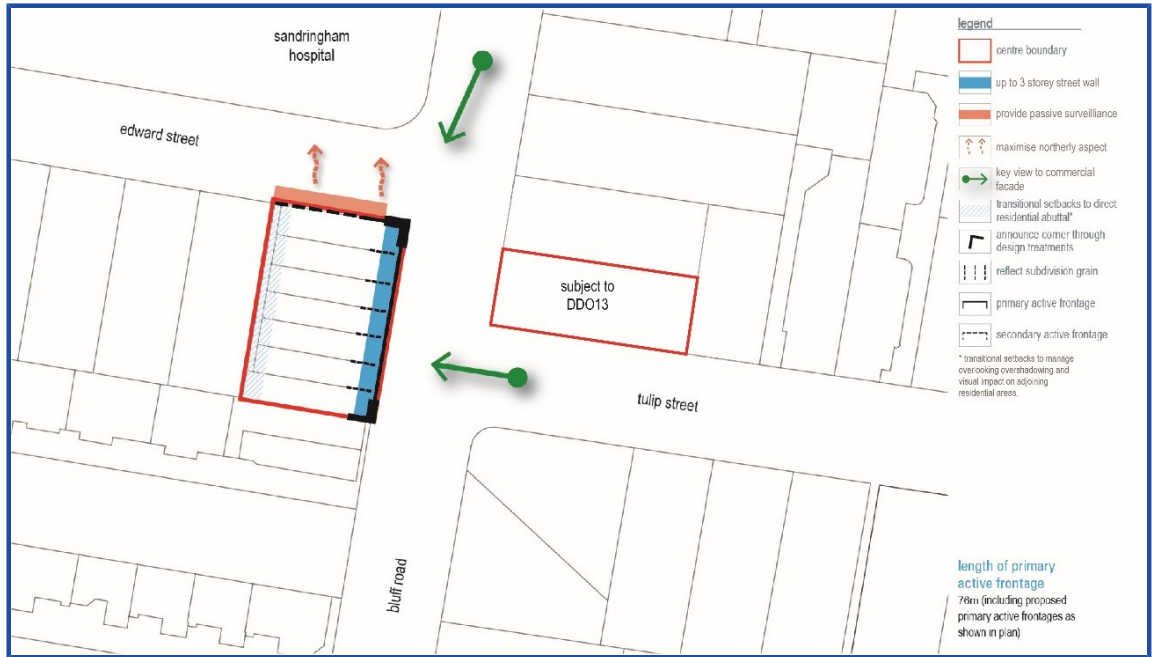
Map 53: Bluff Road and Arranmore Avenue Centre



Map 64: Bluff Road and Bay Road Centre



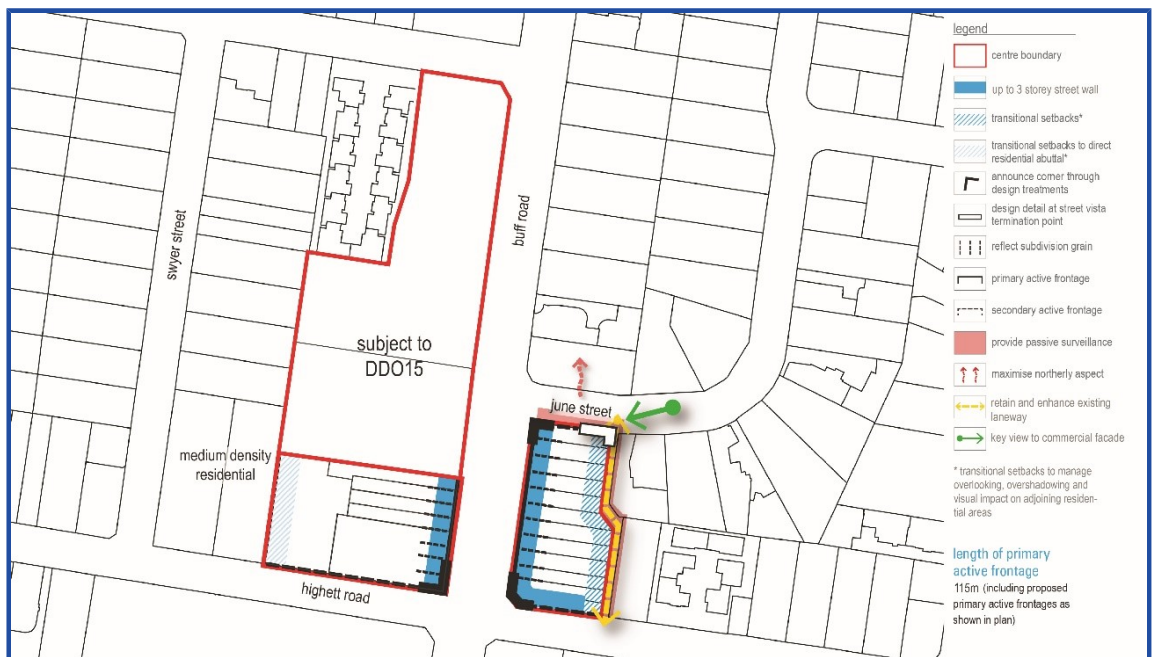
Map 75: Bluff Road and Edward Street Centre



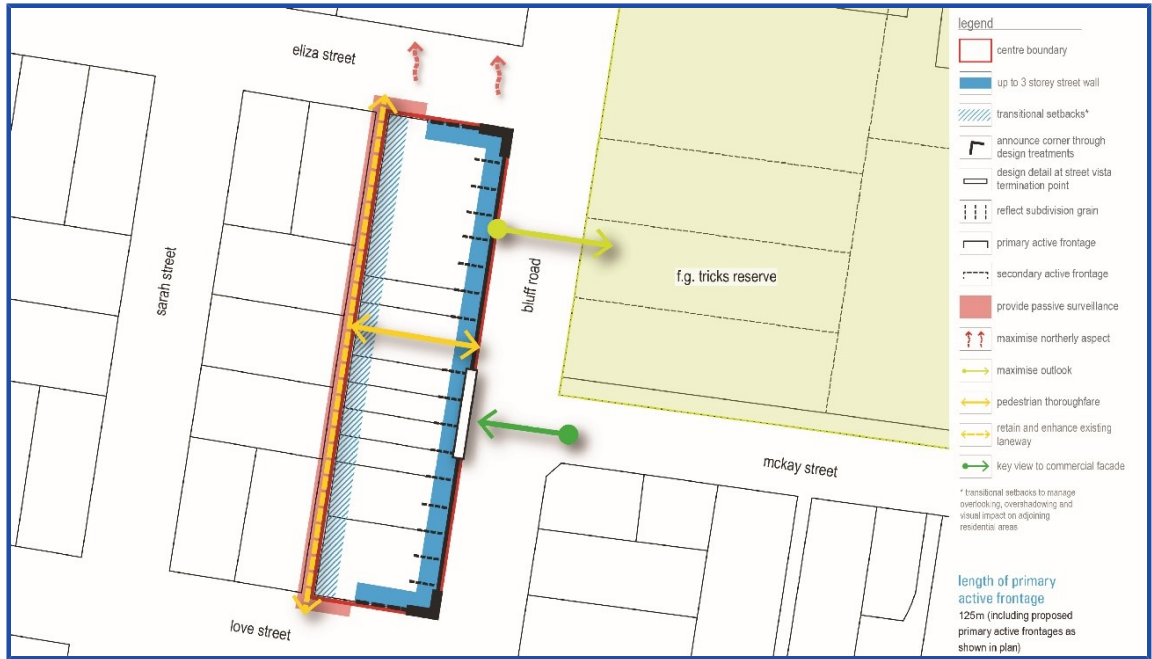
Map 86: Bluff Road and Highett Road Centre



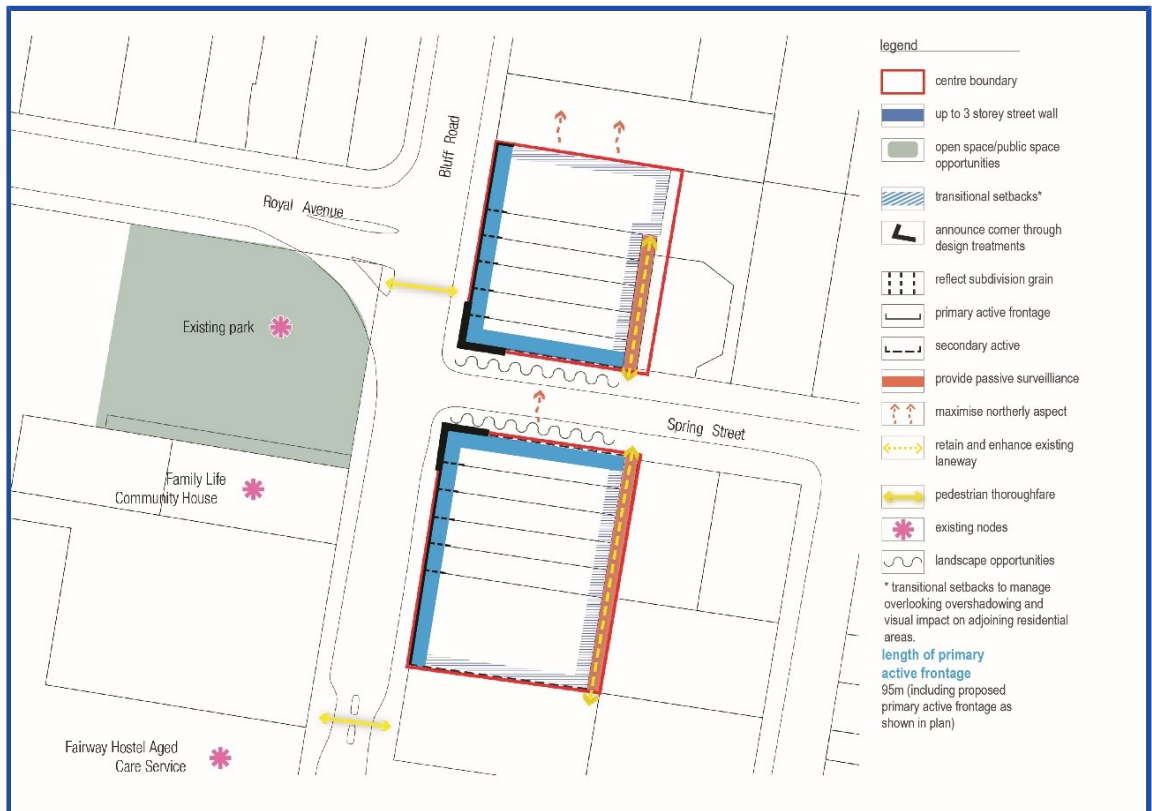
Does not apply to land at 361-371 Bluff Road, Hampton.



Map 97: Bluff Road and Love Street Centre



Map 408: Bluff Road and Spring Street Centre



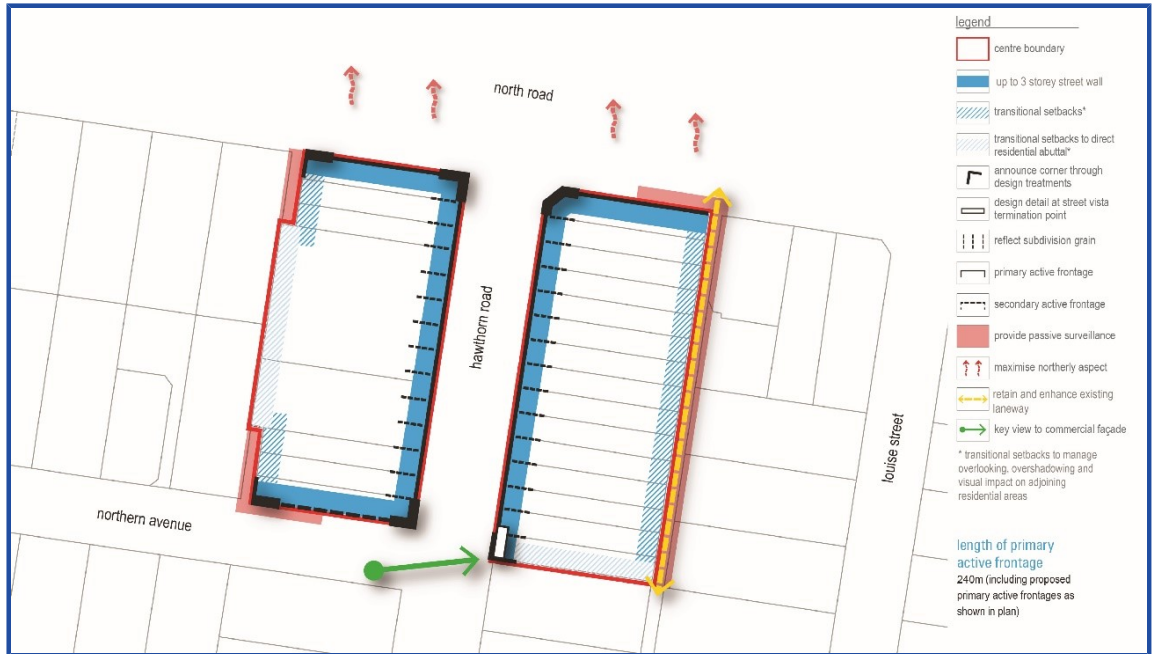
Map 449: Brighton Beach (Were Street) Centre



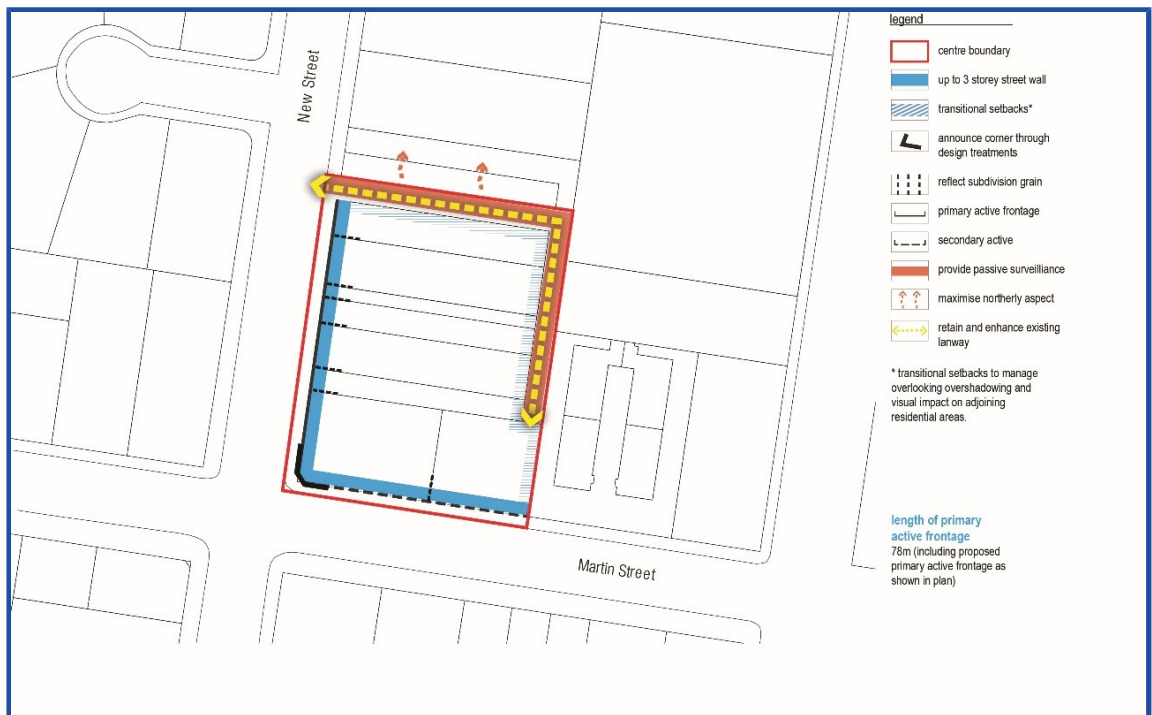
Map 4210: Dendy Village



Map 4311: Hawthorn Road Centre



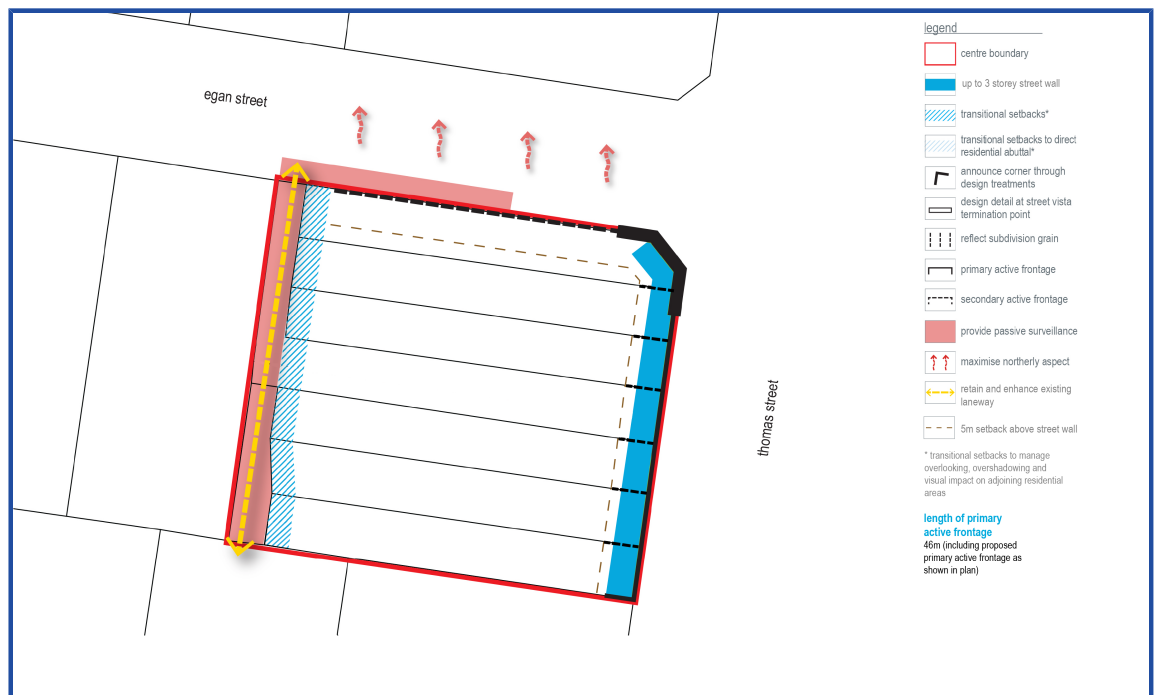
Map 4412: New Street and Martin Street Centre



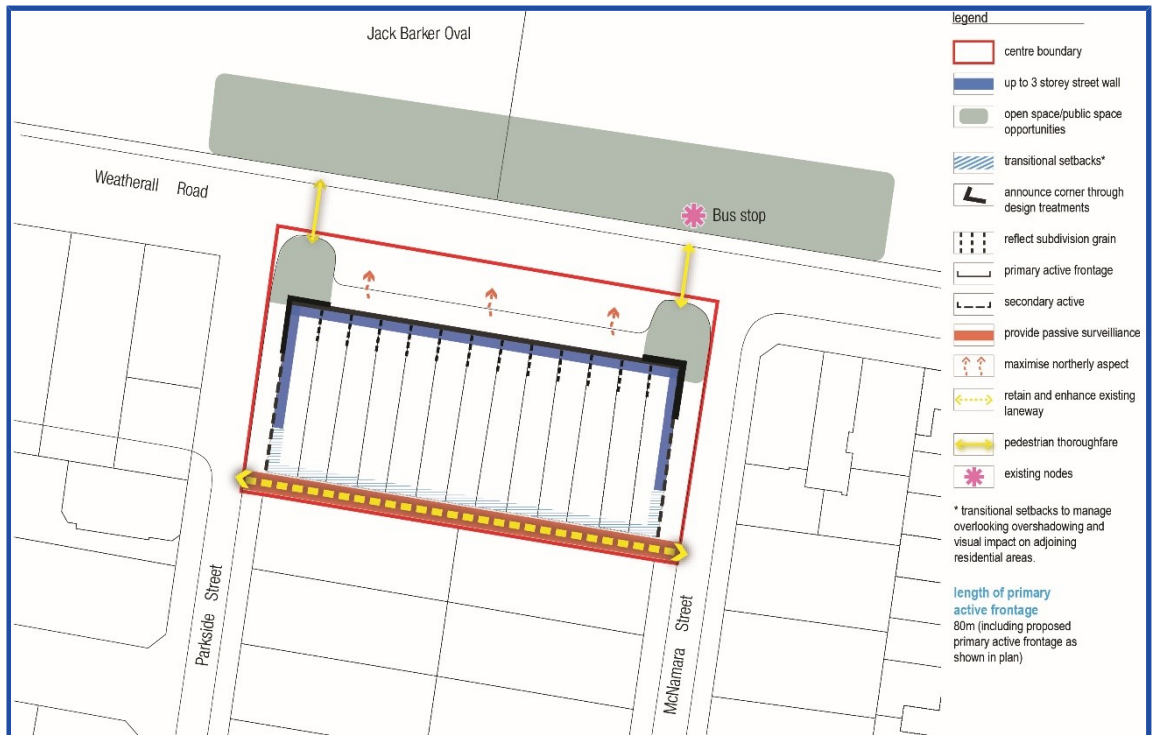
Map 4513: Seaview Shopping Centre



Map 4614: Thomas Street and Egan Street Centre



Map 4715: Weatherall Road Shopping Centre



Small Commercial Activity Centre - Mixed Use

Map 4816: Beach Road and Georgina Street Centre

