

04/07/2019  
C151basc

## SCHEDULE 13 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO13**.

### FORMER WARLEY HOSPITAL SITE

#### 1.0

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#### Design objectives

To facilitate a development that features a high level of architectural and landscape design excellence.

To encourage development that contributes to the coastal village character through high quality materials and finishes.

To encourage development that retains significant trees on the site.

To ensure development provides a generous landscape buffer around the site to protect surrounding residential amenity.

#### 2.0

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#### Buildings and works

##### Permit requirements

The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

- Development should be in accordance with the built form requirements specified in Table 1.
- Development should provide articulation measures which create visual interest and break up the bulk of the building(s).
- Development must provide pedestrian scale street frontage(s), which have regard to street width and view lines from the opposite side of the street.
- Development must provide passive surveillance of Warley Avenue and internal pedestrian spaces within the site.
- Development must minimise adverse amenity impacts from visual bulk and overlooking on adjoining sensitive uses.
- Development should provide a landscape buffer at the northern, western, and southern boundaries of the site.
- Development should minimise direct access points onto Warley Avenue.
- Parking must be located away from Warley Avenue, and behind buildings where possible.

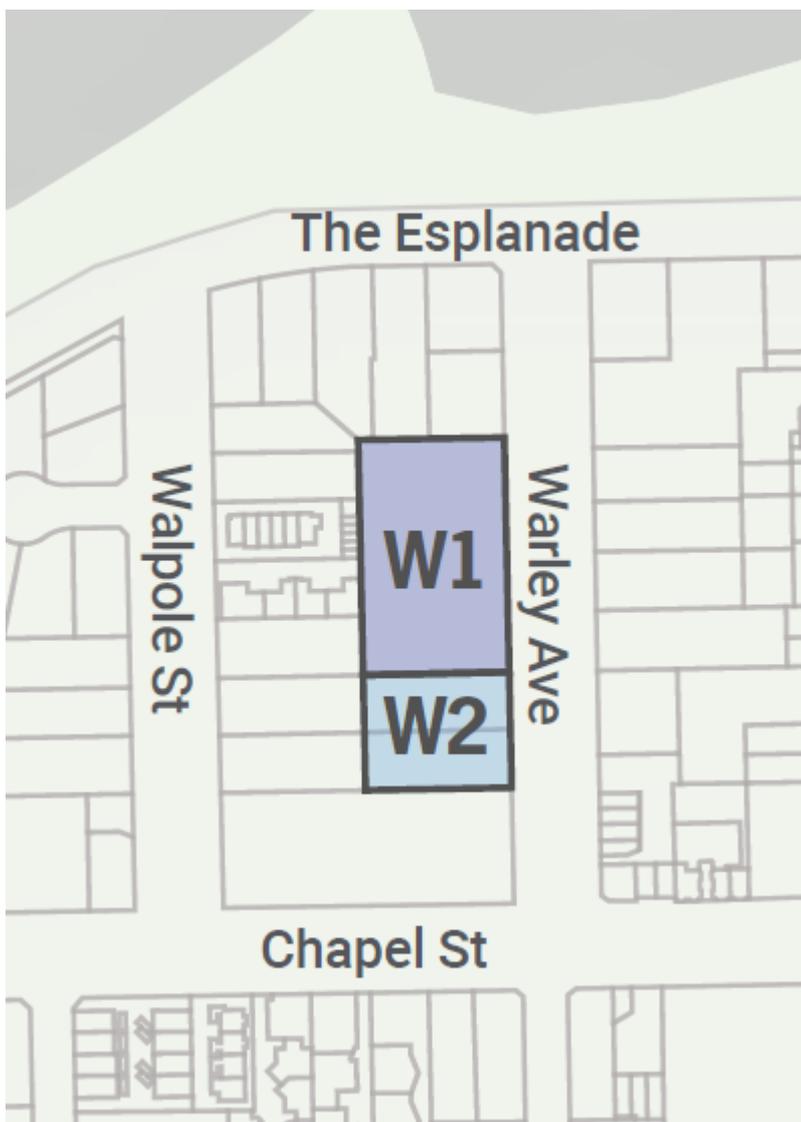
**Table 1 Building Heights and Setbacks**

Location	Preferred maximum height	Preferred street wall height	Maximum street setback
W1	17 metres (5 storeys)	11 metres (3 storeys)	4 metres
W2	11 metres (3 storeys)	11 metres (3 storeys)	4 metres

Preferred maximum height is the height in metres, measured from natural ground level.

Preferred maximum height excludes rooftop plant and lift overruns, provided these elements are well setback from the roof edge.

#### Map 1: Areas Subject to Preferred Built Form Controls



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**Subdivision**

None specified.

**4.0**

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**Advertising 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 planning permit application must be accompanied by:
  - A site analysis plan and a written urban context report which includes details of the topographic and urban design context.
  - A written statement addressing the built form requirements specified in this schedule.
  - A design response which includes the following details:
    - Site configuration;
    - Building plans, elevations, sections, and 3D modelling; and

- The location of access, parking, manoeuvring, and waste management areas.
- A landscaping plan/strategy which includes details of:
  - Street trees to be retained, including heritage and existing mature trees;
  - Additional street trees to be planted;
  - Internal landscaping measures and any mature trees proposed to be retained; and
  - Water Sensitive Urban Design measures.
- An application that does not meet the built form requirements specified in this schedule must document how the development will achieve the design objectives and outcomes 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 development provides an appropriate visual transition to adjoining sensitive uses, including the church and residential properties.
- Whether the development transitions in scale from taller forms in the northern part of the site to lower forms compatible with the church on the southern boundary and the residential character further south.
- Whether landscaping of the site complements the character of the area and contributes to softening the appearance of built form as viewed from the street frontage and adjoining properties.
- Whether car parking areas have been designed so that they are visually concealed when viewed from the street frontage.
- The extent to which access points have been minimised.