

07/08/2008
C91**SCHEDULE 10 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO10****MORDIALLOC ACTIVITY CENTRE****1.0**21/06/2007
C52**Design objectives**

- To reinforce the low rise coastal village form, character, streetscape and heritage of the Mordialloc Activity Centre.
- To achieve responsive and sensitively designed development that is of a high quality architectural and urban design standard.
- To ensure development has proper regard for the established heritage values, streetscape and development pattern in terms of building design, height, scale, and siting.
- To preserve solar access to the foreshore, dwellings, public and private open space and pedestrian paths.
- To protect and enhance key views, vistas and landmarks.
- In addressing the Design objectives all development proposals must have regard to the *Mordialloc Pride of the Bay: A Structure Plan for the Future of Mordialloc, 2004*.

2.019/01/2006
VC37**Heights**

New development must not exceed the maximum building height specified in Column 2 of Table 1 to this Schedule.

A permit cannot be granted to vary the maximum building height specified in Column 2 of Table 1 to this Schedule.

3.019/01/2006
VC37**Design standards**

New development must comply with the design standard provisions specified in Column 3 of Table 1 to this Schedule.

A permit cannot be granted to vary the building setbacks specified in Column 3 of Table 1 to this Schedule, unless otherwise specified in the Table.

Terraces, balconies and roof decks may be located within the building setbacks specified in Column 3 of Table 1 to this Schedule, unless otherwise specified in the Table. A permit cannot be granted to construct a terrace, balcony or roof deck which is not in accordance with a requirement in the Table.

4.021/06/2007
C52**Performance Criteria**

In addition to responding to the height and design standards in Column 2 and 3 of Table 1 to this Schedule new development must demonstrate how specific performance criteria have been addressed.

A permit may be granted to vary components of the performance criteria.

5.021/06/2007
C52**Roof Decks**

A roof deck should:

- Be set back a minimum of 2 metres (unless a greater setback is prescribed in the specified design standard provisions in Column 3 of Table 1 of this Schedule) from the roof edge on all sides to minimise the visual impact on the street, coastal environs and adjoining properties.

- Not include any structures or elements that exceed a height of 1.7 metres, apart from an access structure with a maximum height of 2.1 metres.

A permit can be granted to construct a roof deck which is not in accordance with these requirements.

6.0

21/06/2007
C52

Information to be submitted with a planning application

All applications must be accompanied by a neighbourhood and site description and design response which demonstrates how the proposed building and works achieve the design objectives.

7.0

06/09/2007
C62

Decision guidelines

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

- The neighbourhood and site description.
- The design response.
- The effect of the building height on the scale and character of the area.
- Whether opportunities exist to avoid a building being visually obtrusive by the use of alternative building designs, including split level, and staggered building forms.
- Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.
- Any applicable heritage study.
- The views of Council's Heritage Advisor.
- Whether third and fourth storey articulation has been achieved.
- Whether third and fourth storeys are visually intrusive when viewed from the street and surrounding area.
- Whether the proposed siting, height, design and building setbacks will be in keeping with the character of the area.
- Whether the Roof Decks/Balcony is:
 - Designed to minimise views into secluded private open space and habitable room windows of adjacent dwellings.
 - Designed and located to have minimal impact on the street and surrounding area.
- Use of materials, finishes and colour.
- Mordialloc Pride of the Bay: A Structure Plan for the Future of Mordialloc, 2004
- The Siting and Design Guidelines for Structures on the Victorian Coast, 1998.

Table 1 to Schedule 10

Maximum Building Height in the Mordialloc Activity Centre

PRECINCT	MAXIMUM BUILDING HEIGHT	DESIGN STANDARD	PERFORMANCE CRITERIA
DDO10-A1 Southern Edge of the Railway Station Forecourt (507 Main Street, Mordialloc)	1 storey (4.5 metres)		Existing views from Centreway to the roofline gable of the former Masonic Lodge on Albert Street and the memorial clock tower from the station must be retained.
503 Main Street, Mordialloc	2 storeys (7.5 metres)	Any 2 nd storey must be set back a minimum of 12 metres from the Main Street frontage. Terraces, balconies and roof decks must not be located within the setback on all levels. Any 2 nd storey to the rear of the site should be recessed from the forecourt frontage to reduce the visual impact when viewed from the south and west of the building.	Building additions must be sympathetic to the significance and character of heritage places, and designed in a manner that does not impact upon the existing single storey heritage building's significant elements including the verandah, roof form, parapet, height and general layout.
DDO10-A2 Centreway Gateway (9-11 and 13 Centreway, Mordialloc)	3 storeys (11 metres)	Buildings on the north side of Centreway must not cast a shadow exceeding 1 metre in height above the pavement on the south side of Centreway at any point after 10AM on 21 June.	
DDO10-A3 Timber Yard Redevelopment	4 storeys (14 metres)		Any 4 th storey must be recessed and not be clearly visible from Park Street.
Eastern Intersection of Bear and Albert Streets (9 Bear Street and 89 Albert Street, Mordialloc)	2 storeys (7.5 metres)		New development must present a gateway to the commercial core and a continuous edge to the intersection.

PRECINCT	MAXIMUM BUILDING HEIGHT	DESIGN STANDARD	PERFORMANCE CRITERIA
DDO10-A4 Pier, Creek & Foreshore			
DDO10-A5 Pompei's Landing Pompei's Existing Boat Shed Site (557-661 Main Street, Mordialloc) Buildings in the Vicinity of the Creek New Boating Facility	4 storeys (14 metres) 2 storeys (7.5 metres) 10.5 metres		Any 4 th storey must be recessed from the buildings frontage.
DDO10-A6 Main Street	3 storeys (11 metres)		
Buildings that contribute to streetscape values and early character (refer to Table 2)	3 storeys (11 metres)	Any 3 rd storey must be set back a minimum of 8 metres from the Main Street frontage. Terraces, balconies and roof decks, must not be located within the setback on all levels.	Building additions must be sympathetic to the significance and character of heritage places.
Buildings that contribute to streetscape values only (refer to Table 2)	3 storeys (11 metres)	Any 3 rd storey must be set back a minimum of 4 metres from the Main Street frontage. Terraces, balconies and roof decks must not be located within the setback on all levels.	Buildings additions must be sympathetic to the significance and character of heritage places.
541 –555 Main Street	4 storeys (14 metres)		Any 4 th storey must be recessed from the buildings frontage.
Supermarket Carpark fronting Centreway	3 storeys (11 metres)	Any 3 rd storey must be set back a minimum of 4 metres from the Centreway Street frontage.	
Supermarket facing Main Street (11/598 – 618 Main Street, Mordialloc)	3 storeys (11 metres)		

PRECINCT	MAXIMUM BUILDING HEIGHT	DESIGN STANDARD	PERFORMANCE CRITERIA
DDO10-A7 Central Mordialloc	3 storeys (11 metres)	Any 3 rd storey must be set back a minimum of 4 metres from the street frontage.	
622-626 Main Street	3 storeys (11 metres)	Any 3 rd storey must be set back a minimum of 8 metres from the Main Street frontage. Terraces, balconies and roof decks must not be located within the setback on all levels.	Buildings additions must be sympathetic to the significance and character of heritage places.
DDO10-A8 Eastern Fringe Mordialloc Scouts (429 Main Street, Mordialloc) Area bounded by McDonald Street, Albert Street, Bear Street and Barkly Street, Mordialloc	1 storey (4.5 metres) 2 storeys (7.5 metres)		
Main Street North	3 storeys (11 metres)		Any 3 rd storey must be recessed from the buildings frontage.
19, 21, 23, 25 and 27 Albert Street, Mordialloc	3 storeys (11 metres)		Where a 3 rd storey is contemplated the consolidation of two or more allotments is encouraged. Any 3 rd storey must be recessed from the buildings frontage.

Table 2 to Schedule 10

Mordialloc Main Street Building Contribution to Heritage Significance**Main Street East Side**

Address	Description	Buildings that contribute to streetscape values and early character	Buildings that contribute to streetscape values only
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McDonald Street

469	Single storey postwar shop		✓
471	Two storey postwar shop		✓
473	Two storey nineteenth century shop	✓	
475	Two storey nineteenth century shop	✓	
477	Two storey nineteenth century shop	✓	
479	Single storey interwar shop	✓	
481	Two storey nineteenth century bank Former ES&A Bank	✓	
483A/483B	Single storey postwar pair of shops		✓
485	Single storey postwar shop		✓
491	Two storey postwar shop		✓
495	Single storey postwar shop		✓
497	Two storey interwar shop	✓	
499	Two storey postwar shop		✓
501	Two storey early twentieth century shop	✓	
503	Single storey nineteenth century shop	✓	

Station Forecourt

507	Single storey postwar shop		✓
511	Two storey postwar shop		✓
515	Two storey nineteenth century shop Former Butchers shop	✓	
517	Two storey interwar shop	✓	
519	Two storey interwar shop	✓	
521-523	Single storey postwar shop		✓

Address	Description	Buildings that contribute to streetscape values and early character	Buildings that contribute to streetscape values only
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Bear Street

525	Two storey postwar shop		✓
529	Single storey postwar shop		✓
533-535	Two storey postwar shop		✓
537	Two storey interwar shop	✓	
539	Two storey early twentieth century shop	✓	
541	Development site	Not assessed as part of this schedule	
555	Modern apartments	Not assessed as part of this schedule	

Main Street West Side**Epsom Road**

530	Single storey interwar garage		✓
540	Single storey postwar shop		✓
554/554A	Single storey postwar shop		✓
558/558A	Single storey postwar shop		✓
562	Two storey postwar shop		✓
564	Single storey postwar shop		✓
566	Two storey postwar shop		✓
570	Two storey interwar shop (altered)		✓

Owen Street

572	Single storey postwar shop		✓
574/574A	Two storey postwar shop		✓
576	Single storey interwar shop (altered)		✓
578	Two storey interwar shop	✓	
580	Single storey early twentieth century shop	✓	
582	Single storey interwar shop	✓	
584	Single storey interwar shop	✓	

Centreway

588-590	Two storey interwar shop	✓	
592	Single storey interwar shop	✓	
594/596A	Single storey interwar shop (altered)		✓
598	Multi storey postwar shop Safeway site	Not assessed as part of this schedule	

Address	Description	Buildings that contribute to streetscape values and early character	Buildings that contribute to streetscape values only
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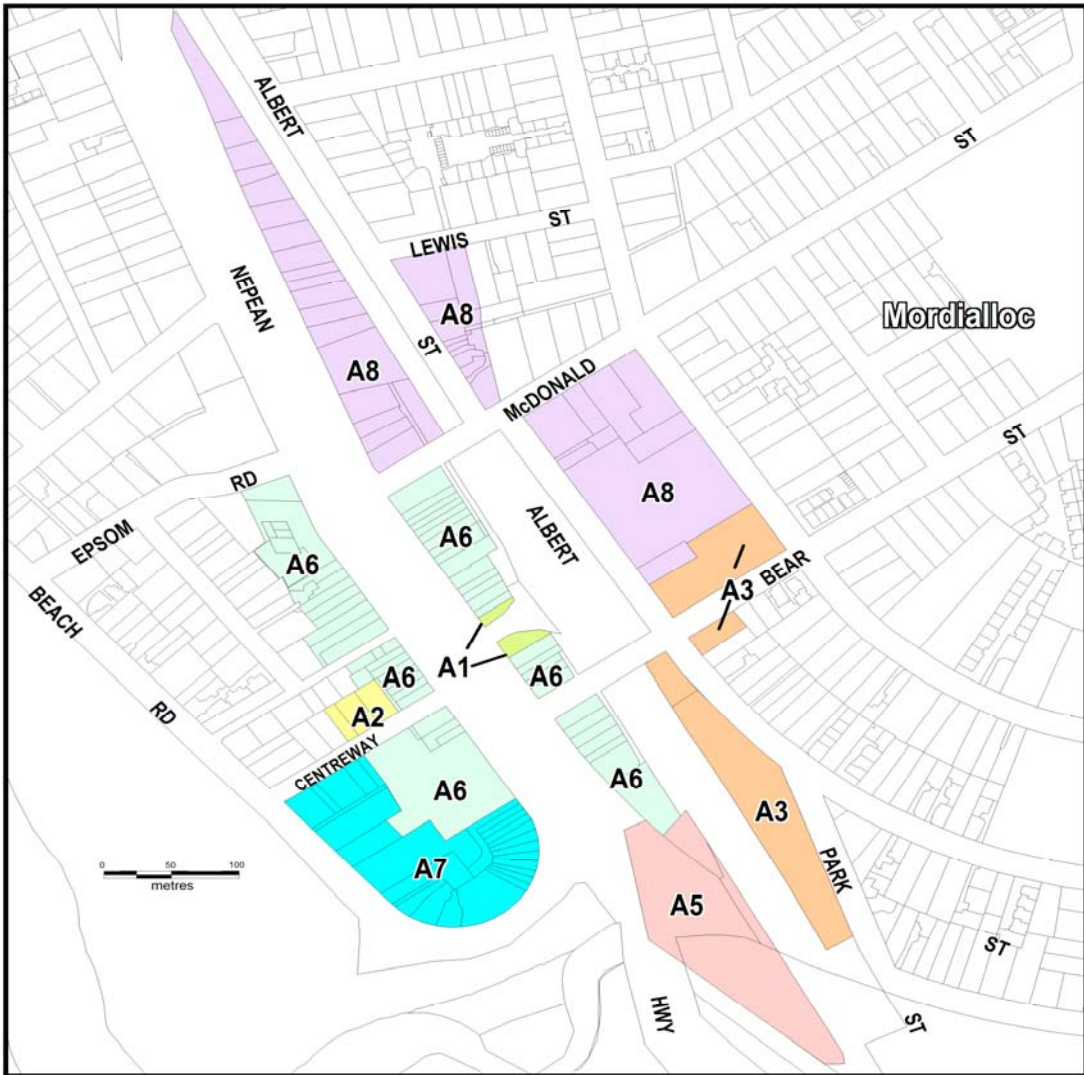
Laneway

622	Two storey interwar shop	✓	
624	Two storey interwar shop	✓	
626	Two storey interwar shop	✓	

Main Street continues as Beach Road

225A	Single storey postwar shop		✓
226	Single storey postwar shop		✓
227	Single storey postwar shop		✓
228	Single storey interwar shop (altered)		✓
229	Single storey interwar shop (altered)		✓
230	Single storey interwar shop (altered)		✓
231	Single storey interwar shop (altered)		✓
232	Single storey interwar shop (altered)		✓

KINGSTON PLANNING SCHEME-SCHEDULE TO DDO10



LEGEND

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