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SCHEDULE 2 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO2**.

Point Lonsdale Shopping Village

1.0

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Design objectives

To ensure new development within the shopping centre is sympathetic to the distinguishing elements of the urban character of the Point Lonsdale Natural Coastal Area and to the Foreshore Area which abut the centre.

To encourage urban design improvements so that the physical environment offers variety, interest, safety and convenience to people using the centre.

To ensure building height, bulk and setbacks are sympathetic with adjoining sites and distinguish the commercial area of Point Lonsdale from adjacent residential areas.

To consolidate and distinguish the commercial functions of the Point Lonsdale shopping centre from adjacent residential land.

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Buildings and works

Permit requirements

A permit is not required to carry out routine or preventative maintenance to existing structures.

A permit is required for all other buildings and works.

Other requirements

Building Height

No building can exceed a height of:

- three storeys; and
- 9.5 metres above natural ground level.

These requirements cannot be varied with a permit, except where alterations and additions are sought to an existing heritage building that presently exceeds 2 storeys or 9.5m in height but which do not increase the maximum height of that building.

Adjacent to a heritage overlay

Any subdivision, building or works adjoining a building, site or object listed in a heritage overlay will require plans and a report to be submitted showing how the subdivision, buildings or works are sympathetic to the character and amenity of the adjoining building.

Other matters

Service delivery and carparking facilities should be provided from the rear.

Building design should have regard to its appearance from the foreshore and nearby public spaces.

Consideration should be given to the use of balconies, verandahs and architectural features to achieve consistency with the existing built form.

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Application requirements

An application for a permit must be accompanied by a site context plan and a site context report that demonstrate how the proposed building or works satisfy the relevant sections of Clause 22.03 of the Planning Scheme and of the *Building Siting and Design Guidelines* contained in the *Borough of Queenscliffe Urban Character Study*, where relevant.

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Decision guidelines

Before deciding on an application for a permit the Responsible Authority must consider:

- the design objectives of this schedule;
- whether the proposed development satisfies the local planning policy contained in Clause 22.03 of the Planning Scheme;
- the effect of the development on the foreshore and surrounding public areas;
- the *Building Siting and Design Guidelines* contained in the *Borough of Queenscliffe Urban Character Study*, where relevant;
- compliance with any adopted streetscape policy or plan.

It should be noted that the *Building Siting and Design Guidelines* contained in the *Borough of Queenscliffe Urban Character Study* were primarily prepared for residential development on conventional sized lots. In relation to non-residential development some elements of the guidelines may not be relevant. Council will exercise its discretion in the application of the guidelines in those situations.