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SCHEDULE 14 TO THE DESIGN AND DEVELOPMENT OVERLAY

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

PROTECTION OF OCEAN VIEWS FROM THE PUBLIC REALM: RAGLAN PARADE

1.0

Design objectives

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- To ensure buildings are sited so as to not intrude on views to the ocean from Raglan Parade.
- To ensure development is designed to allow views across and between buildings to the ocean.
- To ensure landscaping is designed and sited to maintain views to the ocean from Raglan Parade.

2.0

Buildings and works

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A permit is not required to construct a building or construct or carry out works if:

- The building or works does not exceed the preferred maximum building height as specified in Map 1 of this clause, and
- The building achieves the front and side setback requirements (ground and upper level) contained in Table 1 of this schedule.

3.0

Decision guidelines

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

- Whether the proposed development achieves the design requirements and the outcomes to be achieved in Table 1 of this schedule.

4.0

Reference

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“Merri Street East & Raglan Parade Analysis and Issues Report May 2008, including Merri Street East Design Guidelines and Raglan Parade Design Guidelines”.

5.0

Table 1: Design requirements

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Raglan Parade	Outcome to be achieved
Design requirements	
<p>Building setback requirements</p> <p>Provide a front building setback of at least 7 metres to Raglan Parade and the west side of Emma Avenue.</p> <p>Development should be set back a minimum of 2 metres from both side boundaries.</p> <p>For properties fronting Raglan Parade, the upper</p>	<p>Buildings that are sited to reflect the predominant pattern of front, side and rear setbacks in the street, having regard to the impact of views to the ocean from Raglan Parade.</p>

Raglan Parade Design requirements	Outcome to be achieved
<p>level of development should be recessed a minimum of 3m from the front façade of the building in order to minimise the impact of development on views to the water from Raglan Parade.</p> <p>The upper level(s) of development should be stepped in from the ground floor in order to maintain viewing corridors between buildings.</p>	
<p>Building siting</p> <p>Give consideration to siting buildings or higher elements of buildings in the lower sections of the site so that the overall height of the building is minimised when viewed from Raglan Parade.</p>	<p>Buildings and buildings elements that do not unreasonably block views to the ocean.</p>
<p>Building Height and form</p> <p>Development should be limited to preferred maximum buildings heights specified on Map 1 forming part of this schedule.</p> <p>Design buildings to follow the contours and step down the site in order to minimise the overall height of the building.</p>	<p>Buildings that are designed with consideration of the sharing of ocean views.</p> <p>Buildings that respond to the natural contours of the landscape.</p>
<p>Landscaping</p> <p>Vegetation should be sited and appropriate species selected in order to maintain existing ocean viewing corridors from adjoining properties.</p>	<p>Vegetation that is selected and sited to maintain views to the ocean.</p>

6.0

Map 1: Raglan Parade Preferred Maximum Building Height

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