

04/07/2019
C151basc

SCHEDULE 4 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO4.

BUSINESS & MIXED USE ZONES (SAN REMO)

1.0

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Design objectives

To ensure that development is compatible with traditional town scale and development patterns within San Remo.

- To encourage high quality development design.
- To ensure that development design enhances the coastal context, the fine grain appearance and the variety of styles that characterises San Remo.
- To protect views of the urban areas from the waters of Western Port.
- To encourage developments to be outwardly focussed so as to support safe and active streets and public places.

2.0

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Buildings and works

Permit not required

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

- Navigational aids.
- A radio mast.
- A television antenna.
- A television mast associated with a building.

Permit requirements

Building height on Marine Parade, west of Bergin Grove and between Bergin Grove and Back Beach Road should not exceed three storeys (or 10.5 metres to top of wall) measured from natural ground level, with the third storey set back from the street.

Building height on Phillip Island Road, east of Back Beach Road should not exceed two storeys (seven metres to the top of the wall and eight metres to the ridgeline), measured from natural ground level.

3.0

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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

None specified.

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:

- How the development responds to the design guidelines of the *Phillip Island and San Remo Design Framework*.