

04/02/2021  
C1688bays

## **SCHEDULE 2 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

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

### **BUILDING HEIGHT CONTROL - INLAND AREAS**

#### **1.0**

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#### **Design objectives**

To achieve architectural and urban design outcomes that contribute positively to local urban character and enhance the public realm while minimising detrimental impact on neighbouring properties.

To preserve the existing character and amenity of the areas as low rise (up to two storeys) suburban areas with a strong garden character.

To maintain the prevailing streetscape rhythm, building scale and height of neighbourhoods.

To maintain a strong landscape character with buildings set within vegetated surrounds.

#### **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 any of the following:

- Navigational aids.
- A radio mast.
- A television antenna.
- A television mast associated with a building.
- A building with a building height of not more than 2 storeys and not more than:
  - 9 metres, or
  - 10 metres where the slope of the natural ground level at any cross section of the site of the building wider than 8 metres is 2.5 degrees or more.

Where building height is expressed in storeys, it excludes a basement as defined, but an attic, mezzanine and built over car parking area are each considered to be a storey.

#### **3.0**

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#### **Subdivision**

None specified.

#### **4.0**

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#### **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 neighbourhood and site description and design response which demonstrates how the proposed building achieves the design objectives.

**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:

- The design objectives of this Schedule.
- The neighbourhood and site description.
- The design response.
- The effect of the building height on the scale and character of the area.
- Whether the building height exceeds the preferred building height of up to 2 storeys.
- Whether the proposed siting, height, design, building setbacks and landscaping will be in keeping with the character of the area.

**Background documents**

Bayside Height Control Study (Hansen Partnership March, 2000)

Bayside Urban Character Report (Ratio Consultants, 1999)