

19/01/2006  
VC37

## **SCHEDULE 4 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO4**.

### **FORESHORE HEIGHT LIMITATION**

#### **1.0**

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#### **Design objectives**

To protect and enhance the environment of the Hobsons Bay foreshore as an environmental, conservation and recreational asset of State, metropolitan and local significance.

To ensure that the height, scale, bulk, setback and appearance of new development is compatible with the prevailing character of the area.

To achieve development that is a high quality architectural and urban design standard.

To preserve solar access to the foreshore, including associated roadways, bicycle and pedestrian paths.

To protect and enhance key views and vistas.

To protect the foreshore reserve and significant public open spaces from inappropriate development.

#### **2.0**

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#### **Buildings and works**

##### **Building Height**

A permit may not be granted to construct a building or to construct or carry out works exceeding a height of two storeys.

The height of a building or works is the height of its highest point above the permanent footpath at the centre of the site frontage. If there is no footpath, the natural surface level at the centre of the site frontage is the base level.

#### **3.0**

19/01/2006  
VC37

#### **Decision guidelines**

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

- Whether any increase in size and scale above that of surrounding buildings is to an increment that can be absorbed by the character of the neighbourhood.
- Whether the development is positioned on the site to characteristics that predominate in the neighbourhood.
- How the development replicates or interprets the broad forms (such as span, shape, arrangement of ridges, use of gables or hips), pitch and eaves details of roofs that predominate in the neighbourhood.
- Whether the development integrates into the design treatment of the walls and elevations – particularly the height of the eaves – the typical floor-to-ceiling heights found in the neighbourhood.
- Whether the development uses materials that harmonise with materials commonly found in the neighbourhood.
- How the development relates the front garden and fence treatments to its surroundings.
- Whether the development builds in the dominant waterfront style with a contemporary interpretation.
- Whether the application incorporates existing building forms that contribute to a seaside character.
- Whether the development incorporates building elements and details that contribute to lightness of structure including balconies, verandahs, ballustrades and gable ends.

## HOBSONS BAY PLANNING SCHEME

- Whether any increase in height from an adjoining property provides a transition from the lower.
- Whether the height of any new development preserves and enhances pedestrian amenity by maintaining a human scale, allowing sunlight penetration to public spaces, and avoiding impacts due to visual bulk and wind tunneling.
- Whether views of garages and carports from the front are minimised.
- Whether the use of semi basement car parks which are visible from any of the foreshore roads or foreshore areas are avoided.
- That the height of new development is not to result in amenity impacts upon adjoining residential properties due to overshadowing, overlooking and visual bulk.
- Whether the overshadowing of public spaces is minimised.