

19/01/2006
VC37**SCHEDULE 10 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO10**.

OCEAN BEACH ROAD, SORRENTO**1.0**19/01/2006
VC37**Design objectives**

- To ensure that new development has proper regard for the established streetscape and development pattern in terms of building height, scale, building materials and siting.
- To ensure that development proposals are based on an appropriate site analysis and design response process that demonstrates respect for the historic and built form character of the Sorrento town centre.
- To promote the creation of a high quality public space along Ocean Beach Road, including the maintenance of visual connection between existing historic buildings and the street.
- To ensure that any new development properly addresses the Ocean Beach Road frontage.
- To ensure that the existing limestone buildings continue to be a major feature of the streetscape by maintaining the existing building line along Ocean Beach Road.
- To ensure the provision of a pedestrian connection between Ocean Beach Road and the Morce Avenue car parking area.
- To ensure the proper, safe and efficient functioning of Morce Avenue as an access road to the adjacent public car park.
- To provide for a graduated change in building height from both the Ocean Beach Road and Morce Avenue frontages.

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VC37**Buildings and works**

General requirement

An application to construct a building or construct or carry out works must meet the following requirement:

- All new development must provide for pedestrian connection between Ocean Beach Road and Morce Avenue to the satisfaction of the responsible authority.

A permit may be granted to vary this requirement provided the responsible authority is satisfied that the provision of a pedestrian connection on a specific site is not required.

Note: The mandatory requirements of this schedule also apply.

Mandatory requirements

- An application must include a site analysis and design response explaining in detail how the design of the proposed development responds to the design objectives of this schedule and demonstrates respect for the existing character of the Sorrento town centre, particularly having regard to Local Policy 22.17 Sorrento Historic Precinct Policy - Ocean Beach Road Area sub policy.
- All new development must be connected to:
 - A reticulated sewerage system or an alternative approved by the responsible authority.
 - A reticulated drainage system or alternative approved by the responsible authority.
- No building may exceed a building height of more than 8 metres or contain more than two storeys above natural ground level at either the Morce Avenue or Ocean Beach Road frontage.
- No building may exceed a maximum building height of 12 metres above natural ground level.

- No building may be erected closer to Ocean Beach Road than any existing limestone building on the lot.
- The prevailing building line along the Ocean Beach Road frontage must be maintained.
- No development may provide for a retail frontage to Morce Avenue.

These requirements cannot be varied with a permit.

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19/01/2006
VC37

Decision guidelines

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

- The design objectives of this schedule.
- Any relevant development plan, heritage study, code or policy relating to the protection and development of land in the area.
- Whether the siting and height of any proposed building is consistent with the existing streetscape character, including whether provision for an increased building setback for higher sections of a proposed building is appropriate.