SCHEDULE 26 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO26.

ROSEBUD ACTIVITY CENTRE

Map 1 - DDO26 area.

1.0 Design objectives

• To ensure that development makes a positive contribution to the low scale, coastal character of the Rosebud Activity Centre.

• To ensure that development enhances the unique character of Point Nepean Road, including the scale, shape and rhythm of built form and the variety of building heights, roof forms, setbacks and building designs.

• To ensure development incorporates of environmentally sustainable design.

2.0 Buildings and works

Permit required

The following general requirements apply to an application to construct a building or construct or carry out works:

Height requirements

• A building should not exceed the maximum building height and the number of storeys specified in Column 2 of Table 1 to this schedule.

Setback requirements

• A building should be setback at least the distances specified in Column 3 of Table 1.

• A building with a frontage to Point Nepean Road should have a setback from that road that is at least the distance specified in Column 3 of Table 1.
• Elevated balconies should be set within the principal façades.

• A “roof deck”, being an area that is located above the upper storey of a building and that is designed and used as open space associated with any use in the building, should:
  - be setback at least 2 metres from the roof edge on all sides.
  - not include any structures or elements that exceed a height of 1.7 metres, apart from an access structure.
  - be accessed by a structure that does not enclose any useable floor space (other than for the purpose of access) and does not exceed 2.4 metres in height (measured from floor level at the point of access onto the roof deck).
  - not be located above any fourth storey of a building.

Table 1 Height and Setback Requirements

Note: References to storeys do not include any basement.

<table>
<thead>
<tr>
<th>Areas</th>
<th>Maximum building height</th>
<th>Minimum building setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area 1</td>
<td>14 metres (4 storeys)</td>
<td>Minimum side setback for development fronting Point Nepean Road is zero. Any third storey: 5 metres from any road reserve, except Wannaeue Place. 9 metres from land in a residential zone. Any fourth storey: 9 metres from Wannaeue Place and McComb Street (between Boneo Road and Rosebrook Street) and Rose Avenue. 20 metres from any other road or from land in a residential zone.</td>
</tr>
<tr>
<td>Area 2</td>
<td>11 metres (3 storeys)</td>
<td>Any third storey: 5 metres from any road reserve. 9 metres from land in a residential zone.</td>
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</tbody>
</table>

3.0
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Subdivision
A permit is not required to subdivide land.

4.0
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Signs
None specified.

5.0
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Application requirements
None specified.
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:

- Whether proposed buildings are compatible with and respect the character of neighbouring buildings within the same streetscape.
- Whether proposed buildings obscure view lines from the public realm to Port Phillip or the foreshore.
- Whether proposed buildings front adjoining streets and open space reserves, provide for continuous active frontages at ground level and for weather protection along key pedestrian links.
- The extent to which the proposal exceeds the number of vehicle access points to Point Nepean Road prescribed by traffic requirements.
- The extent to which the design of buildings incorporates environmentally sustainable design.

If an application includes a proposal for a building height above the preferred specified in Table 1, the responsible authority must also consider:

- Site context and amenity of adjoining buildings.
- Contribution of the proposal to the character of Rosebud.
- Achieving excellence in architectural design.
- Achieving heritage restoration and adaptive re-use, if applicable.
- Enhancing the amenity of public land and open spaces.
- Protection of views to the upper half of Arthurs Seat when viewed from the northern side of Point Nepean Road.
- Impact on views from public land to Arthurs Seat and Port Phillip.
- Protection of adequate solar access to public spaces including Wannaeue Place.