SCHEDULE 27 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO27.

HASTINGS ACTIVITY CENTRE RETAIL CORE

1.0

Design objectives

- To ensure that development makes a positive contribution to the low scale, ‘country town on the coast’ character of the Hastings Activity Centre.
- To ensure that development enhances the unique character of High Street, including the scale, shape and rhythm of built form and the variety of building heights, roof forms, setbacks and building designs.
- To ensure that buildings along Queen, Church, Elizabeth and Herring Streets provide a sympathetic interface with residential development on the opposite side of those streets.
- To ensure development incorporates environmentally sustainable design principles.
- To encourage the rear or side elevation of buildings that open onto laneways or public spaces to have an ‘active frontage’ to these spaces.

2.0

Buildings and works

Permit required

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

General requirements

- An application to construct a building that exceeds a building height of 7 metres should be accompanied by a site context and design response report that demonstrates how the proposal achieves the design objectives and the requirements of this schedule.
- Buildings should be:
of a high quality in terms of architecture and urban design, make a positive contribution to
the ‘country town on the coast’ character of High Street and reinforce that character in all
other streetscapes.

- designed to respond to the existing scale and character of streetscapes when viewed from
the pedestrian network.

- designed to address all adjoining streets and open space reserves.

- designed to provide continuous active frontages at ground level and weather protection
along key pedestrian links.

- designed to ensure that visual bulk to the street is minimised by the use of materials and
colours and detailing and articulation of facades.

- designed in a way that respects the view lines from the public realm to Western Port and
the foreshore.

- designed to minimise the visibility of car parking facilities from adjoining land, street
reserves and other reserves.

- oriented towards the foreshore environment, where applicable, to maximise opportunities
for views over the foreshore and water, both at the ground level and upper level balconies.

A ‘roof deck’, being an area that is located above the upper storey of a building that is designed
and used as open space for 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).

Building frontages in the core retail areas and along main pedestrian links should have at least
75% ‘active’ frontages, to add to the activity and vitality of the streets. This can be achieved
through design elements such as clear glazing, locating entrances off principal street spaces,
providing balconies or terraces at the upper levels and others.

Minimise the width of driveway entrances and the visual impact of garage doors on building
frontages.

- Provide vehicle access from rear laneways wherever possible.

**Height and setback requirements**

- Building heights should not exceed 11 metres (3 storeys).

- Any first (ground floor) and second storey should be setback 3 metres from Queen, Church
and Elizabeth Street.

- Any third storey should be setback:
  - 5 metres from High Street
  - 9 metres from Queen, Church and Elizabeth Street
  - 3 metres from any other road reserves
  - 9 metres from land in the General Residential Zone.

*Note: references to storeys do not include any basement.*
3.0 Subdivision
A permit is not required to subdivide land.

4.0 Signs
None specified.

5.0 Application requirements
None specified.

6.0 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 extent to which proposed buildings respect the preferred scale and form of development, particularly when viewed from the pedestrian network.
- Whether the design of public spaces increases the planting of indigenous vegetation.
- Whether proposed buildings obscure view lines from the public realm to Western Port or the foreshore.
- Whether the proposal applies Environmentally Sustainable Design and Water Sensitive Urban Design techniques.

Before making any determination of an appropriate building height the responsible authority must consider:

- The site context
- Impact on amenity of adjoining buildings.
- Impact on overall excellence in architectural design.
- Implementation of environmental sustainability principles.
- Achievement of heritage restoration and adaptive re-use, where applicable.
- Any impact on the amenity of public land, where applicable.