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SCHEDULE 26 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO26**.

FORMER WATER BASIN SITE - GROSSMANS ROAD, TORQUAY

1.0

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Design objectives

To encourage building design that respects and contributes to Torquay's coastal character and complements the streetscape.

To provide for the development of the site in a manner which is compatible with the surrounding residential development.

To minimise the visual prominence of development when viewed from the streetscape and adjoining properties, having regard to building height and siting.

To ensure the height of buildings is compatible with the existing scale and character of dwellings within the streetscape and neighbourhood.

2.0

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Buildings and works

A permit is not required to construct a building or construct or carry out works other than to construct a building which:

- Is located within 9 metres of the estate's southern boundary and exceeds a height of 4 metres above the finished site level.
- Exceeds a height of 6.5 metres above the finished site level on lots at the estate's southern boundary.
- Exceeds a height of 7.5 metres on the balance of the estate.

(excluding any television antenna, chimney, flue or solar panels)

Requirements

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

Building height

- Buildings should not exceed a height of 4 metres above finished site levels within 9 metres of the southern lot boundary (Lots 314 to 325 of the Spiire Concept Plan of Subdivision Drawing No 1014/110).
- Buildings should not exceed a height of 6.5 metres above finished site levels on lots at the estates southern boundary (Lots 314 to 325 of the Spiire Concept Plan of Subdivision Drawing No 1014/110).

Buildings should not exceed a maximum height of 7.5 metres above finished site levels on the balance of the estates.

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.

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 impact of the proposed buildings and works on existing dwellings as a result of the design, siting, height, size and bulk.
- Whether opportunities exist to avoid a building being visually obtrusive by the use of alternative building designs, including split level and staggered building forms that follow the finished site levels of the land and reduce the need for site excavation or filling.