SCHEDULE 19 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO19.

SOUTH ROAD AND ESPLANADE SMALL COMMERCIAL ACTIVITY CENTRE – MIXED USE

1.0 Design objectives

To ensure that the scale and form of new development is compatible with the role and function of the centre.
To ensure that new development is designed to provide an appropriate transition to existing low scale residential areas.
To ensure that new development contributes to an enhanced pedestrian environment by providing for active street frontages.
To ensure that environmentally sustainable design is incorporated into new development.

2.0 Buildings and works

Buildings and works for which no permit is required

A permit is not required for:

- The installation of an automatic teller machine.
- An alteration to an existing building façade provided:
  - The alteration does not include the installation of an external roller shutter.
  - At least 80 per cent of the building façade at ground floor level is maintained as an entry or window with clear glazing.
- An awning that projects over a road if authorised by the relevant public land manager.

Buildings and works requirements

Buildings and works should be generally in accordance with the built form plan of this schedule.
The following design and development requirements apply to an application to construct a building or construct or carry out works.

Building height

A building must not exceed the mandatory maximum height specified in Table 1 of this schedule. A permit cannot be granted to vary this requirement.

Table 1: Building height

<table>
<thead>
<tr>
<th>Precinct on Map 1</th>
<th>Maximum mandatory building height</th>
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<tbody>
<tr>
<td>A</td>
<td>13.5 metres (4-storeys)</td>
</tr>
<tr>
<td>B</td>
<td>11 metres (3 storeys)</td>
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</tbody>
</table>

A building may exceed the maximum building height by up to 1 metre if the slope of the natural ground level, measured at any cross section of the site of the building wider than 8 metres, is greater than 2.5 degrees.

Non-structural elements and service equipment including plant rooms, lift overruns, structures associated with green roof areas and other such equipment may exceed the maximum building height where designed to the satisfaction of the responsible authority.

Building setback
A building should achieve a three storey street wall height with zero setback to the primary street frontage.

New buildings adjacent to the heritage building at 2-6 Esplanade should incorporate setbacks which are sympathetic to the significance and character of the building.

**Design detail**

Buildings should be designed to:

- Provide active street frontages at ground level by:
  - Orienting the front façade of a building and the main entrance to face the primary street frontage.
  - Applying clear glazing to windows and entrances, particularly along the primary street frontage.
  - Providing passive surveillance from upper floors to the public realm.

- Distinguish key street corners and key street view lines through the following techniques:
  - Variations in parapet detail;
  - Suitable mix of complementary colours and materials;
  - Maintaining activation of ground floor;
  - Passive surveillance opportunities from upper floors;
  - Maintaining human scale proportions;
  - Incorporating focal points at building entrances;
  - Screening ancillary structures from public view;
  - Wrapping design treatments around building corners.

- Retain and reinforce the pattern and rhythm of narrow building frontages within the streetscape and maintain human scale proportions.

- Acknowledge the parapets and roof forms of existing buildings on adjacent lots.

- Maximise views and connections to nearby public open space.

- Maximise access to natural light, including orienting offices, habitable room windows and balconies to the northerly aspect where possible.

- Provide natural ventilation, including cross ventilation where possible.

- Include external shading of windows where possible.

- Locate vehicle access to avoid or minimise disruption of pedestrian movement along a street by locating vehicle access to a property from a laneway or secondary street frontage.

- Car parking should be located within a basement level at the rear of the building, or otherwise screened from view.

- Architectural detailing and building form should provide for a balance of horizontal and vertical elements.

**Subdivision**

None specified.

**Signs**

None specified.
Application requirements

The following application requirements apply to an application for a permit under Clause 43.02 in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A design response which demonstrates how the development meets the requirements of this schedule.

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 the layout, siting and design of new development is consistent with the built form plan for the activity centre.
- The impact of the development on any existing dwelling in a residential zone on an adjacent lot, including parking, traffic or building form.
- The impact of the proposal on any adjoining heritage places.
- Whether the development provides appropriate setbacks to nearby sensitive uses.

Built form plan

Map 1: South Road and Esplanade Centre