SCHEDULE 1 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO1

TOWNSHIP DESIGN

1.0 Design objectives

- To ensure that new development has proper regard for the established streetscape and development pattern in terms of building height, scale and siting.
- To protect shared viewlines where reasonable and practical.
- To ensure that subdivision proposals will enable new buildings to be integrated with their site and the surrounding area in terms of the relationship to existing buildings, open space areas and the coastal landscape.
- To ensure that subdivision and development proposals have proper regard to heritage values, including those of adjoining foreshore areas.
- To ensure that buildings do not encroach visually on foreshore areas or main roads.
- To ensure that the traffic generated by medium density residential development does not detrimentally affect the safety, efficiency or amenity of existing residential streets or main roads.
- To indicate residential areas adjacent to the foreshore and commercial centres of Rosebud and Dromana that will provide for a range of medium density residential living in conjunction with a limited range of service and leisure based commercial uses.

2.0 Buildings and works

A permit is not required to construct a single dwelling on a lot existing on the approval date, except where land adjoins Point Nepean Road.

Buildings must be set back at least 10 metres from a foreshore reserve or the Nepean Highway and the first 5 metres must be landscaped to the satisfaction of the responsible authority.

No building may exceed a building height of 8 metres.

Where a development proposal involves a building height of more than 8 metres the application must be accompanied by a site analysis and design response, explaining how the design of the proposed development responds to the site analysis and the design objectives of this schedule.

3.0 Decision guidelines

Before deciding on an application the responsible authority must consider:

- The design objectives of this schedule.
- The ability of proposed lots to accommodate future dwellings.
- Whether the proposed siting, height and design of buildings and works will be in keeping with the character and appearance of the area.
- Whether any loss of amenity will result from a variation to the requirements of this schedule.
• Any relevant development plan, heritage study, code or policy relating to the protection and development of land in the area.
• The effect of any proposed subdivision or development, including demolition, on the heritage values of the site and of the local area.
• The effect of any proposed subdivision or development on the environmental and landscape values of site and of the local area, including the effect on streamlines, foreshores, areas of remnant vegetation, areas prone to erosion and on the amenity and accessibility of areas of public open space.
• The need to ensure that the design of development has adequate regard to fire risk and includes appropriate fire protection measures.
• The suitability of each lot to accommodate a dwelling.