

19/02/2015  
C74**SCHEDULE 5 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO5****APOLLO BAY – TOWN CENTRE****1.0**19/02/2015  
C74**Design objectives**

To protect the existing low scale coastal character and identity of Apollo Bay.

To improve pedestrian safety and movements within and around the town centre.

To ensure that new development in Apollo Bay is consistent with and acts to consolidate the character of Apollo Bay as a coastal town.

To ensure that upper levels are well articulated to respect the character of the area.

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C74**Buildings and works**

A permit is not required for the following buildings and

- The installation of an automatic teller machine. works specified at Clause 34.01-4:
- 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 facade at ground floor level is maintained as an entry or window with clear glazing.
- An awning that projects over a road if it is authorised by the relevant public land manager.

Buildings must not exceed a height of 10.5metres.

Buildings greater than 8 metres in height must have a street setback at the upper level of 3 metres (other than for a transparent balcony structure).

The above requirements cannot be varied by a permit.

All buildings and works should comply with the following standards unless it can be demonstrated that an alternative approach achieves the design objectives of this control:

- Simple building details.
- Where appropriate;
  - consolidate and formalise car parking areas to the rear of the main shops;
  - improve pedestrian safety, amenity and connections between the surrounding areas and the car parks;
  - improve the appearance and function of the two existing mid-block laneway connections situated between 63-65 and 79-81 Great Ocean Road, linking rear car parking areas to the main shops.
- As land is developed, facilitate the provision of a new mid-block laneway connection in the block between Hardy Street and Moore Street, as shown on the concept plan in Map1 to this schedule.
- A mix of contemporary and traditional coastal materials, textures and finishes.
- Colours and finishes that complement those occurring naturally in the area.

- Articulated facades, incorporating setbacks to upper levels to reduce building bulk and overshadowing, and shop front windows at street level in commercial areas.
- Articulated roof forms on new developments to provide visual interest to the street.
- On larger sites, articulated facades to emulate the fine grain (narrow frontage) subdivision pattern in the centre.
- Commercial buildings orientated towards the street and provide the entrance to the building directly from the street frontage.
- On corner allotments, ensure buildings address both streets frontages with shopfront windows at street level.
- Buildings constructed to the property boundary at ground level in the commercial area, or stepped to match existing setbacks if these are varied.
- Water sensitive urban design features incorporated into the design, where practical.

### 3.0 Application requirements

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An application must include a report that demonstrates how the proposal meets the objectives and provisions of the schedule.

### 4.0 Decision guidelines

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Before deciding on an application the responsible authority must consider, in addition to the decision guidelines in Clauses 65 and 43.02-05, the appropriateness of any subdivision, building or works having regard to land capability, including land form, slope, drainage and the presence of remnant vegetation.

**Map 1 to the Schedule to clause 43.02 - Town centre concept plan**

