

16/01/2014
C78**SCHEDULE 6 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO6**.

FRANKSTON - SEAFORD COASTAL STRIP**1.0 Design objectives**16/01/2014
C78

To protect and enhance the visual amenity of the coastal strip extending from Olivers Hill to Seaford.

To ensure that building height and bulk are compatible with and enhance the appearance and preferred character of the locality.

To ensure that development respects and is compatible with the predominant characteristics of the preferred character of the area, including the generally low rise building heights.

To encourage new buildings, alterations and extensions that are well designed and reflect the coastal setting, through the use of appropriate materials and design detail.

To encourage buildings that respect the environmental qualities of the coastal area, the environs of Kananook Creek and nearby nature reserves, particularly through appropriate siting, site coverage, fencing and landscaping.

2.0 Buildings and works16/01/2014
C78

A permit is not required to construct or carry out buildings or works for:

- Navigational aids.
- A radio mast.
- A television antenna.
- A television mast associated with a building.
- The development of public land by or on behalf of a public land manager.
- A single dwelling or ancillary outbuildings, provided the following is met:
- Any building that does not exceed 7 metres in height.

Buildings and works must not exceed 9 metres in height if located south of the Mile Bridge and west of Kananook Creek, Frankston or south of the Frankston Principal Activity Centre unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the height must not exceed 10 metres. This cannot be varied with a permit.

Where a site adjoins the beach, the second storey component of any building must be set back from the first storey beach elevation a distance of at least the first storey building height.

Buildings and works must not exceed 12 metres in height if located north of the Mile Bridge, Frankston or between the Mile Bridge and the Frankston Principle Activity Centre and east of Kananook Creek. This cannot be varied with a permit.

Where a site adjoins Kananook Creek, the second and third storey component of any building must be set back from the creek elevation a distance of at least the height of the storey below.

A permit may be granted to replace a building or works existing on the approval date of the Frankston Planning Scheme, but which exceeds the maximum height specified above. The

replacement building may be higher only if the Responsible Authority is satisfied an increased height improves the amenity or enhances the preferred neighbourhood character.

3.0 Decision guidelines

29/01/2009
C24

Before deciding on an application the responsible authority must consider:

- The extent to which the proposed development meets the objectives and design responses contained in the relevant Neighbourhood Character Study Character Statement precinct brochure for the area.
- The appropriateness of the development having regard to the Preferred Neighbourhood Character statement for the area.
- The extent to which the development provides sufficient unpaved area and landscaping appropriate to the coastal setting.

Before deciding on an application for development that exceeds 7 metres in height, the responsible authority must consider whether the additional height is justified having regard to:

- The need for a particular roof form or architectural feature that assists in achieving the preferred neighbourhood character of the area, or the objectives and design responses contained in the relevant Neighbourhood Character Study Character Statement in the precinct brochure for the area; or
- Whether the height assists in achieving the preferred neighbourhood character of the area, or the objectives and design responses contained in the relevant Neighbourhood Character Study Character Statement in the precinct brochure for the area; or
- In the area north of the Mile Bridge, the extent to which the development assists in achieving the Council's housing objectives contained in the Municipal Strategic Statement.