

19/01/2006  
VC37

## **SCHEDULE 1 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as DDO1

### **URBAN COASTAL HEIGHT CONTROL AREA**

#### **1.0**

19/01/2006  
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#### **Design Objectives**

To protect and enhance the foreshore environment of Mentone, Parkdale, Mordialloc, Aspendale and Chelsea and adjacent areas including Port Phillip Bay.

To ensure that new buildings, works, renovations and extensions are compatible with surrounding buildings and natural features, and sympathetic to the surrounding natural landscape and environment.

To relate building heights, building bulk and setbacks to adjoining sites so that they are compatible with and enhance the appearance and character of the immediate locality.

#### **2.0**

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#### **Buildings and Works**

##### **Permit not required**

A permit is not required to construct or carry out:

- Navigational aids.
- Radio mast.
- Television antenna.
- Television antenna associated with a building.
- A building which has an internal storey height (measured from floor to ceiling) of 3.5 metres or less. This internal storey height requirement does not include stairwells and lightwells which comply with the overall height requirements.
- Works which do not exceed 6.0 metres in overall height.

##### **Permit requirement**

The following requirements must be met before a permit can be granted:

- A single storey building (which may include a basement carpark with a maximum height of 1.2 metres above natural ground level) must not exceed 6.0 metres in overall height.
- Works, which do not form part of a building, must not exceed 6.0 metres in overall height.
- A building must not be greater than 2 storeys in height (which may include a basement carpark with a maximum height of 1.2 metres above natural ground level).

A permit cannot be granted to construct a building or to construct or carry out works, which are not in accordance with the above requirements.

A permit may be granted to replace a building or works existing on the approval date but which does not meet the heights requirements of this clause. The replacement building may

be higher than the requirements of this clause only if the responsible authority is satisfied an increased height improves the amenity of the area.

*Note: The height of a building or works is the height of its highest point above the permanent footpath at the centre of the site frontage. If there is no footpath, the natural surface level at the centre of the site frontage is the base level.*