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## **SCHEDULE 15 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO15**

### **FORESHORE DESIGN CHARACTER AND VIEWSHARING: MERRI STREET EAST**

#### **1.0**

#### **Design objectives**

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The following design objectives apply to the precincts shown on Map 1 forming part of this schedule.

#### **Merri Street East: All Precincts**

- To ensure buildings are sited to integrate with existing streetscapes.
- To ensure buildings and structures respond positively to the coastal landscape setting.
- To encourage buildings that contribute positively to the streetscape through the use of innovative architectural responses and by presenting visually interesting facades to the street.
- To encourage buildings that visually complement the features of the surrounding environment.
- To maintain the open, informal appearance of the streetscapes.
- To provide for the reasonable sharing of views to the coast.
- To ensure buildings are sited and designed to take into account existing views to the coast from nearby properties.
- To encourage views between buildings to the surrounding landscape and coast.
- To ensure landscaping is integrated with the design of the development and complements the landscaping of the adjoining public realm.

#### **Merri Street East: Precincts 1 and 2**

- To maintain the spacious setting of the streetscapes.
- To ensure that new development respects the significance and siting of existing heritage buildings
- To ensure buildings and extensions respect the predominant height and form of buildings in the streetscape and provide for the sharing of ocean views from surrounding areas.

#### **Merri Street East: Precinct 3**

- To maintain the urban setting of development.
- To ensure buildings and extensions respect the predominant height and form of buildings in the streetscape.

#### **2.0**

#### **Buildings and works**

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A permit is not required to construct a building or construct or carry out works if:

- The building or works does not exceed a height of 5 metres above natural
- ground level, and
- The building achieves the front and side setback requirements contained in Table 1 of this schedule.

A permit is required to construct a front boundary fence if there is currently no front boundary fence on the property.

**3.0 Decision guidelines**

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Before deciding on an application, the responsible authority must consider:

- Whether the proposed development achieves the design requirements and the outcomes to be achieved in Table 1 of this schedule.

**4.0 Reference**

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*“Merri Street East & Raglan Parade Analysis and Issues Report May 2008, including Merri Street East Design Guidelines and Raglan Parade Design Guidelines”.*

**5.0 Table 1: Design requirements**

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<b>Merri Street East: All Precincts</b>	
<b>Design requirements</b>	<b>Outcome to be achieved</b>
<p><b>Building setback requirements (all precincts)</b></p> <p>The upper level(s) of development should be stepped in from the ground floor in order to maintain viewing corridors between buildings.</p> <p><i>Refer to Precincts 1, 2 and 3 sections of this table for additional setback requirements.</i></p>	<p>Buildings and vegetation that do not unreasonably block views to the coast.</p>
<p><b>Building height and form</b></p> <p>Minimise the visual impact of buildings and reduce the need for cut and fill by designing buildings to follow the contours and step down the site.</p> <p>The upper level(s) of developments should be recessed and articulated to reduce dominance of the upper level and impacts in terms of overlooking and visual bulk.</p> <p>Buildings should incorporate low single pitch roof forms, low hip or gable roof forms, or limited use of high pitch roof forms.</p>	<p>Buildings that respond to the natural contours of the landscape. Buildings that do not visually dominate the street or coastal environment.</p>
<p><b>Materials and design detail</b></p> <p>Use simple building details.</p> <p>Articulate the form and façades of buildings through</p>	<p>High architectural quality. Buildings that respond positively to the coastal context.</p>

<b>Merri Street East: All Precincts</b>	
<b>Design requirements</b>	<b>Outcome to be achieved</b>
<p>the use of different colours and materials, through the composition of openings and setbacks and through variations in wall surfaces.</p> <p>Use a mix of contemporary and traditional coastal materials, textures and finishes including timber, render, glazing, stone, brick, and iron roofing.</p> <p>Materials that weather over time with the landscape should also be considered.</p> <p>Utilise colours and finishes that complement the native vegetation of the local area, including dark, natural colours and matte finishes.</p> <p>Use glazing and roofing materials of low reflectivity.</p>	
<p><b>Streetscape</b></p> <p>Where a front setback is required, ensure the area between the building and the front property boundary is mostly permeable and able to support vegetation, including medium-sized coastal canopy trees.</p> <p>Provide no front fence, or planting instead of a front fence in areas where this is a predominant feature of the streetscape. In other areas, provide an open style front fence to a preferred maximum height of 1.2 metres or fencing appropriate to the architectural style of the building.</p> <p>Locate garages, carport and car parking areas behind the line of the dwelling.</p>	<p>Buildings and building elements that achieve the desired streetscape character.</p> <p>Buildings that are sited to reinforce the landscape character of the coastal environment.</p> <p>Front setbacks that support species-appropriate coastal gardens.</p> <p>Front boundary treatments that reinforce the sense of openness in the streetscape.</p>
<p><b>Views</b></p> <p>Buildings should be sited and designed so as not to intrude into major view lines from public viewing locations.</p> <p>Where ocean views are available along a road corridor, have regard for adjoining front setbacks so that new development does not intrude significantly into existing view lines.</p> <p>Vegetation should be sited and appropriate species selected in order to maintain ocean viewing corridors from adjoining properties.</p>	<p>Buildings and vegetation that do not unreasonably block views to the coast.</p>
<p><b>Landscaping</b></p> <p>Landscaping should provide visual links with the coastal reserve.</p> <p>Retain existing trees and provide for the planting of new vegetation, including medium-sized coastal</p>	<p>Landscaping that is integrated with new buildings and links to the landscaping of the coastal environment.</p>

<b>Merri Street East: All Precincts</b>	
<b>Design requirements</b>	<b>Outcome to be achieved</b>
<p>canopy trees, wherever possible.</p> <p>Require all applications for new dwellings to prepare a landscape plan that includes the planting of appropriate vegetation around the dwelling.</p>	

<b>Merri Street East: Precinct 1</b>	
<b>Design requirements</b>	<b>Outcome to be achieved</b>
<p><b>Setback requirements (Precinct 1)</b></p> <p>Development should be set back from both side boundaries a minimum of 2 metres.</p> <p>Development should be set back from the front boundary a minimum of 5 metres.</p> <p>Or:</p> <p>For development which adjoins an existing heritage property and is located on the same street frontage, ensure development is sited to complement the front, side and rear setbacks of the buildings on the heritage property.</p>	<p>Buildings that are sited to maintain a sense of spaciousness and support coastal vegetation. Development that respects established historic siting patterns.</p>
<p><b>Building height and form</b></p> <p>Development should be limited to a preferred maximum height of 7.5m above natural ground level (other than architectural details).</p>	<p>Buildings that are not visually dominant and are designed with consideration of the sharing of ocean views.</p>

<b>Merri Street: Precinct 2</b>	
<b>Design requirements</b>	<b>Outcome to be achieved</b>
<p><b>Setback requirements (Precinct 2)</b></p> <p>Development should be set back from both side boundaries a minimum of 2 metres, having regard to existing ocean views from properties within the Ocean and Wattle Groves Heritage Precinct..</p> <p>Development should be set back from the front boundary a minimum of 3.5 metres.</p> <p>Or:</p> <p>For development which adjoins an identified contributory heritage property and is located on the same street frontage, ensure development is sited to complement the front, side and rear setbacks of the buildings on the contributory property.</p>	<p>Buildings that are sited to maintain a sense of spaciousness and support coastal vegetation.</p> <p>Buildings that are sited with consideration for the sharing of ocean views.</p> <p>Development that respects established historic siting patterns.</p>
<p><b>Building height and form</b></p> <p>Development should be limited to a preferred</p>	<p>Buildings that are not visually</p>

<b>Merri Street: Precinct 2</b>	
<b>Design requirements</b>	<b>Outcome to be achieved</b>
maximum height of 7.5m above natural ground level (other than architectural details).	dominant and are designed with consideration of the sharing of ocean views.

<b>Merri Street: Precinct 3</b>	
<b>Design requirements</b>	<b>Outcome to be achieved</b>
<p><b>Setback Requirements (Precinct 3)</b></p> <p>Development should be set back a minimum of 2 metres from the front boundary and 0 metres from both side boundaries.</p>	Buildings that reinforce the existing urban form of development.
<p><b>Building height and form</b></p> <p>Development should be limited to a preferred maximum height of 10.5m above natural ground level (other than architectural details).</p>	Buildings that are not highly exposed when viewed from key viewing locations.

6.0

Map 1: Merri Street Precinct

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 Design Guidelines Precincts