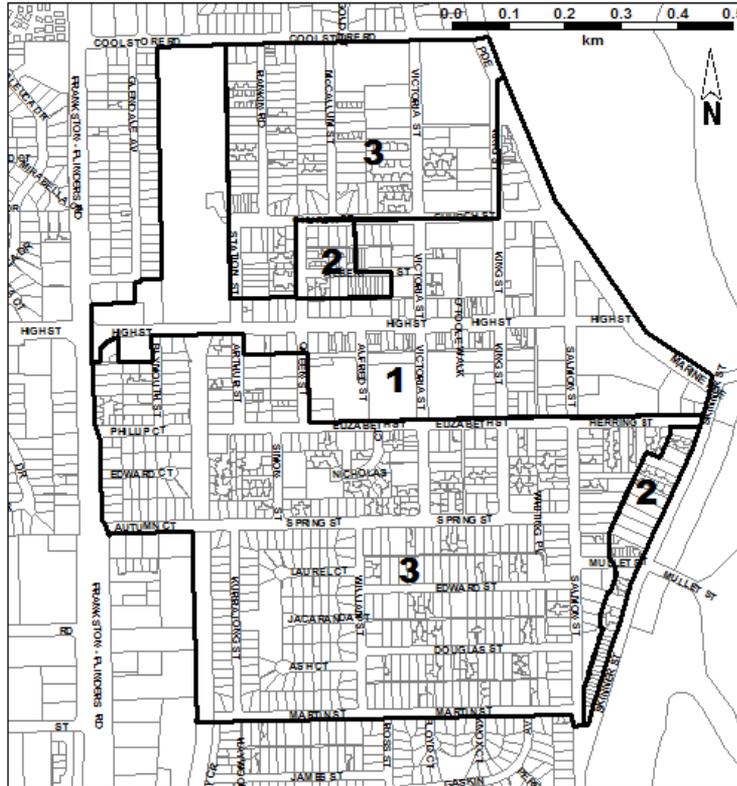


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SCHEDULE 27 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO27**.

HASTINGS ACTIVITY CENTRE



Map 1 - separates DDO27 in three areas, as per Column 1 of the Height and Setbacks Requirements Table below.

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Design objectives

- To ensure that development makes a positive contribution to the low scale, ‘country town on the coast’ character of the Hastings Activity Centre.
- To ensure that development enhances the unique character of High Street, including the scale, shape and rhythm of built form and the variety of building heights, roof forms, setbacks and building designs.
- To ensure that buildings along Queen, Church, Elizabeth and Herring Streets provide a sympathetic interface with residential development on the opposite side of those streets.
- To ensure development optimises principles of environmentally sustainable design.
- To encourage the rear or side elevation of buildings that open onto laneways or public spaces to have an ‘active frontage’ to these spaces.

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Buildings and works

Permit required

The following general and mandatory requirements apply to all buildings and works.

General requirements

- An application to construct a building that exceeds a building height of 7 metres should be accompanied by a site context and design response report that demonstrates how the proposal achieves the design objectives and the requirements of this schedule.
- Buildings should be of a high quality in terms of architecture and urban design, make a positive contribution to the ‘country town on the coast’ character of High Street and reinforce that character in all other streetscapes.
- Buildings should be designed to demonstrate respect for the existing scale and character of streetscapes when viewed from the pedestrian network.
- Buildings should be designed to face all adjoining street and open space reserves and buildings should facilitate continuous active frontages at ground level and weather protection along key pedestrian links.
- Buildings should be designed to minimise visual bulk to the street, with adequate detailing and articulation of facades, as well as an adequate use of materials and colours.
- Buildings should be designed in a way that respects the view lines from the public realm to Western Port and the foreshore.
- Buildings should be designed to minimise the visual exposure of car parking facilities to adjoining land, street reserves and other reserves.
- Buildings should be oriented towards the foreshore environment, where applicable, to maximise opportunities for views over the foreshore and water, both at the ground level and upper level balconies.
- A ‘roof deck’, being an area that is located above the upper storey of a building in the core retail areas (Area 1) and that is designed and used as open space for any use in the building, should:
 - be setback at least 2 metres from the roof edge on all sides.
 - not include any structures or elements that exceed a height of 1.7 metres, apart from an access structure.
 - be accessed by a structure that does not enclose any useable floor space (other than for the purpose of access) and does not exceed 2.4 metres in height (measured from floor level at the point of access onto the roof deck).
- Building frontages in the core retail areas and along main pedestrian links should have at least 75% ‘active’ frontages, to add to the activity and vitality of the streets. This can be achieved through design elements such as clear glazing, locating entrances off principal street spaces, providing balconies or terraces at the upper levels and others.
- Minimise the width of driveway entrances and the visual impact of garage doors on building frontages in the core retail areas (Area 1)
- Provide vehicle access from rear laneways wherever possible.

Mandatory requirements

A building must not exceed the maximum building height and minimum building setbacks as shown in the Height and Setbacks Requirements Table below. This requirement cannot be varied with a permit.

In this Height and Setbacks Requirements Table, references to storeys do not include any basement.

Column 1	Column 2	Column 3
Areas	Maximum building height	Minimum building setback
Area 1	11 metres (3 storeys) (the maximum height excludes architectural features with the aesthetic purpose only, to the satisfaction of the responsible authority)	For any first (ground floor) and second storey: <ul style="list-style-type: none"> • 3 metres from Queen, Church and Elizabeth Streets. • 6 metres from Herring Street. For any third storey: <ul style="list-style-type: none"> • 5 metres from High Street. • 9 metres from Queen, Church, Elizabeth, Salmon and Herring Streets. • 3 metres from any other road reserves. • 9 metres from land in the General Residential Zone.
Area 2	10 metres (3 storeys) 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 maximum building height is 11 metres. (the maximum height excludes architectural features but only if the length of the features on the front façade does not exceed 25% of the length of the building)	For any first and second storey: <ul style="list-style-type: none"> ▪ 3 metres from Church Street ▪ 6 metres from Herring Street For any third storey: <ul style="list-style-type: none"> ▪ 9 metres from Church Street, Salmon and Herring Streets ▪ 3 metres from any other street
Area 3	8 metres, comprising up to 2 storeys, 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 maximum building height is 9 metres.	6m from the section of Elizabeth Street between Queen Street and Salmon Street.

3.0 Subdivision

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A permit is not required to subdivide land.

4.0 Decision guidelines

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

- The extent to which proposed buildings respect the preferred scale and form of development, particularly when viewed from the pedestrian network.
- Whether proposed buildings are compatible with and respect the character of neighbouring buildings within the same streetscape.
- Whether the design of public spaces increases the planting of indigenous vegetation.

- Whether proposed buildings obscure view lines from the public realm to Western Port or the foreshore.
- Whether the new development applies *Safer Design Guidelines* (Department of Sustainability and Environment, 2005) and the *Crime Prevention through Environmental Design* standards.
- Whether the proposal applies Environmentally Sustainable Design and Water Sensitive Urban Design techniques.

Before making any determination of an appropriate building height the responsible authority must consider:

- The site context
- Impact on development potential and amenity of adjoining buildings.
- Impact on overall excellence in architectural design.
- Implementation of environmental sustainability principles.
- Achievement of heritage restoration and adaptive re-use, where applicable.
- Any impact on the amenity of public land, where applicable.

5.0

Reference

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- *Hastings Town Centre Structure Plan* - October 2017.