

11/11/2010
C49**SCHEDULE 4 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO4**

LORNE COMMERCIAL / TOURIST ACCOMMODATION PRECINCTS**Precinct 1 – Central Retail Core Precinct****Precinct 2 – Commercial and Tourist Mixed Use Precinct****Precinct 3 – Tourist Accommodation Precinct**

Refer to the Map to Schedule 4 for precinct boundaries.

1.016/10/2008
C34**Design objectives****All Precincts**

To improve and enhance the image and appearance of the Lorne commercial and tourist precincts so as to create a pleasant place to shop and recreate and to reinforce the unique urban/retail character that is recognisably Lorne.

To consolidate development within the commercial core of the township.

To encourage development that will accommodate a mixture of retail, office, entertainment and visitor accommodation facilities within the commercial core of the township.

To encourage a scale of development which is complementary to and compatible with the overall character of the centre and amenity of the surrounding development.

Central Retail Core Precinct

To promote the central retail core precinct as the preferred location for new retail development.

To consolidate retail activities at street level with office and non-retail activities encouraged to locate at either first floor level or at the periphery of the central retail core.

To maintain the low rise character of building facades along Mountjoy Parade.

To encourage the establishment of tourist accommodation and units above street level.

To implement urban design guidelines which improve the character and appearance of the precinct to create a pleasant place to shop and recreate.

Commercial and Tourist Mixed Use Precinct

To encourage a mix of commercial, entertainment, recreational, leisure uses and tourist development which would complement the foreshore location and the primary retail function of the Central Retail Core.

To limit further expansion of the commercial premises in the vicinity of the Erskine River unless it can be demonstrated there is an overwhelming need for an increase in floor space

to service the local and visitor population; and the use cannot reasonably be accommodated within the Central Retail Core.

To maintain the low rise character of building facades along Mountjoy Parade and the Erskine River environs.

To improve the character and appearance of the precinct so that the physical environment offers variety, interest and encourages pedestrian movement along Mountjoy Parade.

Tourist Accommodation Precinct

To encourage a diversity of dwelling types and a range of accommodation for residents and visitors to Lorne in proximity to the Central Retail Core and recreational resources of the township.

To ensure that the scale of the development is compatible with that of the surrounding land uses.

To ensure that new development maintains the low rise nature of the built environment in Lorne.

To encourage landscaping that positively contributes to the landscape character of the township, in particular the retention and planting of tall canopy trees.

To ensure that the opportunities for landscaping are maximised within and across development sites.

To protect the residential amenity derived from the availability of views of landscape features.

2.0

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Buildings and works

A permit is not required for alteration to a ground floor level building façade provided:

- The alteration does not include the installation of a roller shutter; and
- At least 80 per cent of the building façade at ground floor level is maintained as an entry or window with clear glazing.-

Requirements

Central Retail Core

Building Height

- The height of a building on land with a frontage to Mountjoy Parade should not exceed 7.5 metres above the footpath level at the street alignment.
- Any part of a building which exceeds a height of 7.5 metres should be set back at least 7.5 metres from the frontage to Mountjoy Parade.
- The maximum height of all buildings should not exceed 10 metres above the footpath level at the Mountjoy Parade street alignment.

Plot Ratio

- The maximum building plot ratio of a site should not exceed 2.0.

Commercial and Tourist Mixed Use Precinct

Building Height

- The height of all buildings on land with a frontage to Mountjoy Parade should not exceed 4.5 metres above the footpath level at the street alignment.
- Any part of a building which exceeds a height of 4.5 metres should be setback from the frontage and contained below an angle of 30 degrees as measured from the top of the building at the street alignment.
- Any two storey element should be setback at least 10 metres from the street frontage.
- The maximum height of all buildings should not exceed 8.0 metres above the footpath level at the Mountjoy Parade street alignment.

Plot Ratio

- The maximum plot ratio should not exceed 1.0.

Tourist Accommodation Precinct

Building Height

- The maximum height of all buildings should not exceed 8.0 metres above natural ground level.

Landscaping

- At least 30 percent of the site area should be set aside for landscaping including the 2 metre setback areas adjoining any front and side street boundary.

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Advertising signs

Advertising sign requirements are at Clause 52.05-8, Category 3.

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Decision Guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 43.02-5, the responsible authority must consider, as appropriate:

Central Retail Core

- Building height at street level should be scaled to maximise sunlight penetration and allow views over the buildings from the properties on the west side of Smith Street.
- Variations in facade and building height will be encouraged to achieve varied streetscape forms and to create view corridors between the frontage of buildings.
- A non-continuous building mass will be encouraged at street level with occasional setbacks along the streetscape to act as suntraps and activity areas.
- Ground floor awnings, post supported verandahs and decks will be encouraged, but continuity will be discouraged in the interests of achieving a diversity of facades and combination of sunlight and shade to the footpath areas using creative design ideas. Decks should be designed to add depth and texture to building facades but should not be solidly roofed to maximise sunlight penetration in the afternoon.
- Roof elements on the upper most portion of buildings visible from the adjacent street should be designed to slope toward the street at an angle of around 25 to 30 degrees.

- A sense of life, vitality, habitation and a continually changing visual panorama will be encouraged along Mount Joy Parade, and this should be taken into account in the design and articulation of facades and built form. Creative design ideas will be encouraged in achieving these objectives.
- Painted external surfaces should provide colour, variation and detail to the streetscape.
- Planting will be encouraged to add visual interest to the streetscape and accentuate the strong image of Lorne with its well vegetated hillsides.
- Lighting be used to softly accentuate building form, texture and variety of the streetscape.

Commercial and Tourist Mixed Use Precinct

- Building height should be limited to ensure maximum sunlight penetration to the footpath and to allow retention of views across the buildings from the first floor of buildings behind.
- Development should be stepped back in full storey height elements with sufficient setback to allow sunlight penetration and achieve a single storey visible building height to the street.
- Building heights should enhance the traditional character of the street and visually strengthen this area as a distinct component from the Central Retail Core.
- Variation in parapet height and roof height will be encouraged to add visual interest to the streetscape.
- A non-continuous building mass will be encouraged with setback areas provided regularly along the streetscape to highlight a detached lower scale character for the streetscape.
- The rambling guesthouse form will be used as an architectural prototype in this precinct, the most significant visual elements being:
 - The long horizontally emphasised facade portions.
 - The use of timber in wall surfaces and verandah detailing.
 - The dominant generous, expansive roof forms.
 - The wide verandahs, which are generally roofed.
- Roof elements should slope towards the street at an angle of around 25 to 30 degrees, and be large in area and volume in the form of traditional expansive guesthouses.
- Tree planting on private lots, or the provision of large plants in tubs will be encouraged to enhance the existing and potential high landscape quality of this precinct.

Tourist Accommodation Precinct

- Building height should be scaled to ensure it does not dominate existing or proposed landscaping and vegetation cover on the site.
- Building setbacks and siting should provide for the retention and re-establishment of significant landscaping.
- Residential development adjacent Mountjoy Parade should reflect the built character and overall objectives of this policy.
- The design and built form of buildings should reflect the character of traditional buildings in the precinct.

- Whether landscaping areas have been consolidated so as to maximise the opportunity to plant tall canopy trees.
- The need to emphasise planting within landscape areas.
- The appropriateness of allowing non-indigenous tree species having regard to the growing conditions and space available.

Advertising signs all precincts

- Advertising signs should be designed to integrate with the architectural style and character of a building and where possible should be included as an integral part of the design theme of a development.
- Advertising signs attached to buildings should not obscure architectural features and supporting structures should not be obtrusive when viewed from public areas
- The advertising area should be proportionate to the building or structure on which the sign is located and should not unreasonably obscure views to surrounding signs.
- Advertising schemes should incorporate graphics, symbols and colours that reflect themes of the beach, ocean and natural environment.
- Above-verandah signs are strongly discouraged.
- Illuminated signs should be located below verandah level.
- Pole signs are strongly discouraged.
- Promotion signs are strongly discouraged.

Map 1 – Lorne Commercial / Tourist Centre Precincts

