SCHEDULE 21 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO21.

PORTARLINGTON TOWN CENTRE

1.0

Design objectives

To protect the existing views and vistas from the Town Centre and reinforce the Town Centre’s proximity to the bay.

To enhance the established coastal character of the Town Centre.

To provide an attractive, safe and accessible environment within the Town Centre.

To encourage development within the Town Centre to provide an appropriate interface to protect the amenity of surrounding residential areas.

To encourage the creation of active frontages adjacent to existing roads and laneways.

To encourage the redevelopment of land within the Town Centre to maximise development potential where high quality urban design can be demonstrated.

2.0

Buildings and works

Buildings and works should comply with the design objectives and responses specified in Table 1 to this Schedule.

3.0

Subdivision

Subdivisions should maintain the opportunity for development to reflect the traditional built form pattern of narrow frontages.

Subdivision of land within the Town Centre should maximise opportunities to create active street frontages and a laneway system to the rear of property fronting Newcombe and Fenwick Streets.

Exemption from notice and review

An application to subdivide land is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

4.0

Signs

None specified.

5.0

Application requirements

None specified.

6.0

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The design objectives and responses of this schedule.
- The requirements of Clause 54 for the construction of one dwelling on a lot.
- The requirements of Clause 55 for the construction of two or more dwellings on a lot.
<table>
<thead>
<tr>
<th>Streetscape Element</th>
<th>Design objectives</th>
<th>Design Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bay Setting</td>
<td>Protect views of the bay and avoid signage and structures that inhibit views to the bay.</td>
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</tr>
<tr>
<td>Building Siting</td>
<td>Ensure appropriate building frontage rhythm that reflects a traditional strip shopping area.</td>
<td>Retain the traditional narrow frontage treatments</td>
</tr>
<tr>
<td>Building Form</td>
<td>Ensure that new commercial buildings address the street.</td>
<td>Ensure new buildings match the setbacks of the front facades of adjoining shopfronts. Where the adjoining shopfronts have varied setbacks, design buildings to respond this character. Orientate commercial buildings to address the street and laneway.</td>
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</tbody>
</table>

**Bay Setting**
- Reinforce the centre's proximity to the bay.
- Protect existing views and vistas from the centre.

**Building Siting**
- Ensure that new commercial buildings address the street.

**Building Form**
- Ensure that new buildings are designed to respond to the characteristics of the site and locality, and demonstrate a high standard of contemporary expression.

**Design Response**
- Design buildings for energy efficiency, considering solar access and utilising sustainable energy and construction techniques wherever possible.
- Articulate the form of buildings and elevations.
- Generally restrict buildings to a maximum height of two storeys. Higher elements must demonstrate that development:
  - Is sympathetic to buildings of heritage significance and any residential interface;
  - Is visually unobtrusive when viewed from the public foreshore;
  - Is visually unobtrusive when viewed from the public foreshore;
  - Is of high quality design.
- Provide articulated roof forms on new developments to provide visual interest to the street.

<table>
<thead>
<tr>
<th>Design building forms that express the fine grain (narrow frontage) pattern of the town centre.</th>
<th>On larger sites articulate facades to emulate the fine grain (narrow frontage) pattern of the town centre.</th>
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</thead>
<tbody>
<tr>
<td>Ensure that new buildings encourage social interaction and interest at street level.</td>
<td>Orientate commercial buildings towards the street and laneway and provide an entrance to the building directly from street and laneway frontages. Provide a well articulated façade, with shop front windows at street level. On corner allotments, ensure buildings address both street frontages with shopfront windows at street level.</td>
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<td>Streetscape Element</td>
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<tr>
<td>Building Details and Finishes</td>
<td>Encourage buildings that have regard to the palette of materials and colours in the town, and demonstrate a high level of contemporary finish.</td>
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<td>Encourage details which are integrated with the architecture of the building and contribute to the character and amenity of the centre.</td>
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<td>Ensure that signage does not dominate the building or streetscape and contributes to the pedestrian environment.</td>
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<td>Walkability</td>
<td>Provide safe, convenient pedestrian movement.</td>
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<td>Vehicle Access and Car Parking</td>
<td>Provide a safe environment for pedestrians, and to minimise the visual impact of car parking areas.</td>
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