

20/07/2006
C60

SCHEDULE 14 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO14**.

SOUTH BEACH WEST – PORT FAIRY DESIGN GUIDELINES CHARACTER AREA 7

1.0

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Design objectives

To protect the beach and ridgelines from intrusive development.

To encourage limited low scale development which is unobtrusive and will not have a detrimental impact, visually or physically, on the beach or dunes.

To encourage a high standard of coastal architecture.

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Buildings and works

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

- A permit for the development has been granted under the *Heritage Act 1995*.
- The development is exempt under section 66 of the *Heritage Act 1995*.

A permit is required for a fence unless:

- The fence is forward of the street-side setback of the building, it is 1.2 metres or less in height.
- The fence is backward of the street-side setback of the building and it is 2.0 metres or less in height.

Requirements

Design guidelines height

Building height should not dominate the beachfront or be detrimental to the integrity of the dunes.

A permit should not be granted to construct a building or construct or carry out works which exceed a height of 5 metres. A permit may be granted to exceed this height if the site is within the Land Subject to Inundation Overlay (Schedule 3) and requires additional height to meet the required minimum floor levels set down by the relevant authority, in which case a preferred height of 7 metres applies.

The Design Guidelines Height is the vertical distance between the apex of the building roof and a plane, representing natural ground level directly beneath the apex of the roof. The plane representing natural ground level above which, height is measured is defined by two horizontal lines in line with the average ground level beneath the front and rearmost façades. The only exception is where the ground level beneath the rearmost façade is lower than that of the front façade, in which case the plane is considered to be horizontal at the ground level beneath the front façade. Where the application is for the extension of an existing building, the calculation of height will include the footprint of the existing building and the proposed building.

Excavation of sand dunes should be avoided to achieve the Design Guidelines Height.

Façade height

Building height should not dominate the beachfront or be detrimental to the integrity of the dunes.

A permit should not be granted to construct a building or construct or carry out works, which exceed a Façade Height of 3.5 metres.

The Façade Height is the vertical distance between the natural ground level and the point where the façade joins the roof or upper storey decking. Where the application is for the extension of an existing building, the calculation of height will include the footprint of the existing building and the proposed building.

Excavation of sand dunes should be avoided to achieve the Façade Height.

Building bulk and mass

Buildings should be articulated so that the overall bulk and mass of the building does not dominate the beachfront.

New development should not protrude above the skyline when viewed from South Beach, South West Beach, Ocean Drive or the Princes Highway.

Setbacks

Building should be setback from front, rear and side boundaries to avoid dominating the beachfront.

Buildings should be setback front, rear and side boundaries to avoid being perceived as a wall of buildings along the beachfront.

Carparking, garages and outbuildings

Garages, outbuildings and areas allocated for the parking of vehicles should be sited to minimise visibility from the street and be designed to be consistent with the character of the area.

Driveways should be development with a permeable surface wherever possible.

Building materials and colours

Building materials and colours should respect the character of the area.

Landscaping and fencing

Fencing and landscaping should reflect the seaside character of the area.

Site coverage

The combined site coverage of buildings and impermeable surfaces should not overwhelm the natural qualities of the beach.

Primary dunes, ridges and other high points should remain free of development.

Frontage

Buildings should provide an attractive and discrete edge to the beach.

Roof pitch and alignment

The roof pitch and roof alignment of buildings should be consistent with the predominant roof character of the area.

Application requirements

An application must be accompanied by a report that demonstrates how the application satisfactorily responds to the objectives and requirements of this schedule and the acceptable solutions to meet performance standards contained in the Port Fairy Design Guidelines 2001.

An application should be accompanied by a landscape plan illustrating how buildings can be screened and planting responds to coastal conditions, where necessary.

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Subdivision

Requirements

Subdivision should provide opportunities for shared driveways, wherever possible.

Application requirements

An application for subdivision should be accompanied by a plan/s that demonstrates how subdivision and associated building envelopes satisfactorily respond to the requirements for subdivision.

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Advertising signs

Requirements

Advertising signs should not be illuminated.

The maximum dimension of an advertising sign should be less than 0.5 metres.

Pole signs should have a maximum height of not more than 2.0 metres and be located entirely within a property boundary.

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Decision guidelines

In addition to the matters listed at Clause 43.02-5, Council will give consideration to the *Port Fairy Design Guidelines (2001)* and the local policies relating to Port Fairy (Clause 22.01-3 and 22.01-4) before deciding on an application.

Reference Documents

Port Fairy Design Guidelines Report 2001

Port Fairy Design Guidelines 2001

Port Fairy West Structure Plan 2014