

20/07/2006
C3

SCHEDULE 21 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO21**.

PERIPHERAL AREAS – PORT FAIRY DESIGN GUIDELINES CHARACTER AREA 14

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Design objectives

To ensure development respects the historic scale and pattern of residential and commercial areas of Port Fairy.

To respect the historic scale and pattern of residential and commercial development of Port Fairy.

To ensure new development around the character areas provides an appropriate setting for those areas.

To encourage development which does not have a detrimental effect on the high scenic and environmental values of the area.

To protect existing native coastal vegetation and to encourage additional appropriate planting.

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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 overwhelm the character of the area or dominate the commercial and civic heart of Port Fairy.

A permit should not be granted to construct a building or construct or carry out works, which exceed a Design Guidelines Height of 7 metres.

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 facades. 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 overwhelm the character of the area or dominate the commercial and civic heart of Port Fairy.

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.

The Façade Height should be 5.5 metres above the designated floor height rather than the natural ground level, if the dwelling site is affected by the Land Subject to Inundation Overlay.

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

Setbacks

Building should be setback from front, rear and side boundaries to retain the characteristic scale and pattern of development in the area.

Landscaping and fencing

Front fencing and landscaping should reflect the ‘buildings in gardens’ character of Port Fairy.

Frontage

Buildings should be aligned to the street and provide an attractive and active edge to the street.

Roof pitch

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

Access

Driveways should be designed to meander and incorporate new and retained planting to partially screen development.

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.

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Subdivision

Requirements

The frontage width of lots abutting the street should be consistent with the typical widths of existing lot frontages in the street.

Subdivision should avoid the creation of new crossovers.

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.

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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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