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SCHEDULE TWO TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO2**

PORT CAMPBELL COMMERCIAL PRECINCT

1.0 Design objectives

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To protect the existing low scale coastal character and identity of Port Campbell.

To ensure that new development in Port Campbell is consistent with and acts to consolidate the character of Port Campbell as a seaside village.

To ensure that new development in Port Campbell is site specific and site responsive.

To ensure that new development reinforces the diversity in built form and is also of a height, setback and design that is compatible with the existing architectural and streetscape character of Port Campbell.

To encourage a compact and vibrant commercial area with innovative urban design and efficient use of space and infrastructure.

To ensure that new development is designed to achieve viewsharing.

To ensure that new development is designed to maximise pedestrian safety.

To ensure that new development caters for on-site car parking that meets its need.

To ensure that earthworks are minimised and geotechnical issues are appropriately addressed.

2.0 Buildings and works

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A permit is not required for emergency works, minor works, repairs and routine maintenance to existing buildings and works.

A permit is required for any minor utility installation.

Development of one storey must meet the design objectives of this overlay particularly with regard to urban design and building setback.

Development should not exceed one storey except where the objectives of this overlay are met.

Development should not exceed three storeys above existing ground level.

Development should be designed to fit the existing topography of the site.

Development should create diverse streetscapes in terms of design, setback and height.

Development should minimise vehicular crossings over footpaths and maximise potential for on-site and shared parking and access facilities.

Development providing for tourist or short term accommodation is encouraged on the southern/eastern side of Treglea Street.

3.0 Advertising signs

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The Port Campbell commercial precinct will be considered as a Category 3 High Amenity Area for the purposes of clause 52.05.

4.0 Decision Guidelines

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Before deciding on an application the responsible authority must consider:

- How the proposal responds to the design objectives of this Clause.
- Whether the development is of a scale and density appropriate for the site topography.
- Whether a development of more than one storey is appropriate considering the objective to maintain the low scale coastal character of Port Campbell.