

15/12/2011
C222

SCHEDULE 21 TO THE DESIGN AND DEVELOPMENT OVERLAY

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

PORTARLINGTON TOWN CENTRE

1.0

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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

28/01/2010
C129(Part 1)

Buildings and works

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

3.0

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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

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Decision guidelines

Before deciding on an application, the responsible authority must consider, as appropriate:

- 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.
- The objectives and strategies of the Portarlington Urban Design Framework 2011.

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Table 1 to Schedule 21

Streetscape Element	Design objectives	Design Response
Bay Setting	<p>Reinforce the centre's proximity to the bay.</p> <p>Protect existing views and vistas from the centre.</p>	<p>Protect views of the bay and avoid signage and structures that inhibit views to the bay.</p>
Building Siting	<p>Ensure appropriate building frontage rhythm that reflects a traditional strip shopping area.</p>	<p>Retain the traditional narrow frontage treatments</p>
	<p>Ensure that new commercial buildings address the street.</p>	<p>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.</p> <p>Orientate commercial buildings to address the street and laneway.</p>
Building Form	<p>Ensure that new buildings are designed to respond to the characteristics of the site and locality, and demonstrate a high standard of contemporary expression.</p>	<p>Design buildings for energy efficiency, considering solar access and utilising sustainable energy and construction techniques wherever possible.</p> <p>Articulate the form of buildings and elevations.</p> <p>Generally restrict buildings to a maximum height of two storeys. Higher elements must demonstrate that development:</p> <ul style="list-style-type: none"> ▪ 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. <p>Provide articulated roof forms on new developments to provide visual interest to the street.</p>
	<p>Design building forms that express the fine grain (narrow frontage) pattern of the town centre.</p>	<p>On larger sites articulate facades to emulate the fine grain (narrow frontage) pattern of the town centre.</p>
	<p>Ensure that new buildings encourage social interaction and interest at street level.</p>	<p>Orientate commercial buildings towards the street and laneway and provide an entrance to the building directly from street and laneway frontages.</p> <p>Provide a well articulated façade, with shop front windows at street level.</p> <p>On corner allotments, ensure buildings address both street frontages with shopfront windows at street level.</p>

Table 1 to Schedule 21 (continued)

Streetscape Element	Design objectives	Design Response
Building Details and Finishes	Encourage buildings that have regard to the palette of materials and colours in the town, and demonstrate a high level of contemporary finish.	<p>Use simple building details.</p> <p>Use a mix of contemporary and traditional coastal materials, textures and finishes.</p> <p>Utilise colours and finishes that compliment those occurring naturally in the area.</p>
	Encourage details which are integrated with the architecture of the building and contribute to the character and amenity of the centre.	<p>Provide verandahs/awnings without posts on commercial buildings wherever possible. If posts are necessary, ensure they are narrow and contribute to the street setting.</p> <p>Relate the height of the verandah/awning to the building elevation.</p> <p>Provide subtle façade lighting and down lighting under verandahs/ awnings where possible.</p>
	Ensure that signage does not dominate the building or streetscape and contributes to the pedestrian environment.	<p>Direct signage at pedestrians (i.e. verandah/awning or street level).</p> <p>Provide signs only on the verandah/awning fascia or under the awning wherever possible.</p> <p>If a flat wall sign is proposed, relate the sign to the architecture of the buildings in style and placement (i.e. individual letters as opposed to large, flat rectangular signs).</p> <p>If a hanging wall sign is proposed, consider an artistic or individual approach and ensure it is constructed to a high level of finish.</p>
Walkability	Provide safe, convenient pedestrian movement.	<p>Maintain existing pedestrian connections to the town centre.</p> <p>Encourage the provision of additional pedestrian connections within the Town Centre particularly through to Newcombe Street and the Portarlington Foreshore.</p> <p>Avoid blank walls fronting onto footpaths or linkages.</p>
Vehicle Access and Car Parking	Provide a safe environment for pedestrians, and to minimise the visual impact of car parking areas.	<p>Where practical, locate car parking areas at the rear of sites to minimise visibility from Newcombe Street and adjacent residential areas. Minimise the width of vehicle access points to the car parking areas.</p> <p>Provide shade trees and other planting to ground level car parks.</p> <p>Design car parking areas to minimise large expanses of unrelieved hard surface.</p> <p>If car parking is provided below ground level, it should be accessed from the rear of the property with no part visible from the street frontage</p>