

20/07/2006
C3

SCHEDULE 8 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO 8**

SMALL COTTAGES AREA– PORT FAIRY DESIGN GUIDELINES CHARACTER AREA 2c

1.0

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Design objectives

To retain the historic asset and maintain the gap between buildings in order to allow passers by to glimpse the surrounding environmental qualities.

To respect the existing historic buildings and subdivision pattern by encouraging appropriate new development in the form of cottage style structures.

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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:

- It is a front fence or side fence in front of the street setback of a building that is 1.2 metres or less in height and constructed of stone or pickets.
- It is a side fence behind the street setback of a building, or rear fence that is 1.7 metres or less in height.

Requirements

Design guidelines height

Building height should be consistent with the small cottage character of the area.

A permit must not be granted to construct a building or construct or carry out works, which exceed a Design Guidelines Height of 5.0 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.

Façade height

Building height should be consistent with the small cottage character of the area.

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 3.5 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.

Building bulk and mass

Buildings should be articulated so that the overall bulk and mass of the building does not overwhelm the delicate balance between landscape and cottages.

Buildings should not result in an unacceptable intensification of development on the skyline when viewed from Griffith Street.

Setbacks

Building should be setback from front, rear and side boundaries to avoid dominating the street or compromising the relatively open feel of the area.

The setback of new buildings should retain the established development pattern that provides a balance between buildings and landscape.

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.

Building materials and colours

Materials and colours should minimise visual impact of buildings and reflect the heritage character and open setting of the area.

Landscaping and fencing

Front fencing and landscaping should reflect the traditional landscape character of the area and enable passive surveillance to Griffith Street.

Landscaping should provide for the replacement of environmental weeds with indigenous planting.

Site coverage

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

Frontage

Buildings should provide an attractive and active edge to Griffith Street and also provide for passive surveillance to Griffiths Street.

Roof pitch and alignment

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

Access

Driveways should be development with a permeable surface wherever possible.

Driveways should be designed to meander and incorporated new and retained planting to partially screen new 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 width of existing lot frontages in the street.

Subdivision layout should retain the established pattern of development.

Subdivision should avoid the creation of new crossovers 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.

5.0 Decision guidelines

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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