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SCHEDULE 9 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO 9**

GIPPS STREET & MOYNE RIVER AREA (EAST RIVER SIDE) – PORT FAIRY DESIGN GUIDELINES CHARACTER AREA 3

1.0

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Design objectives

To ensure that new development retains the areas heritage qualities, allows glimpses through to the river and is visually subservient to the river the surrounding vegetation.

To respect the historic built character of the area.

To acknowledge the river environment.

To protect the views of the river from adjoining properties.

To allow for views of the river from the street and an equitable sharing of views between properties.

To ensure that development does not visually overwhelm or compete with the river or the Norfolk Island Pines when viewed from the foreshore or the bridges.

To protect the contribution made by the grass verges to this area.

To minimise the detrimental impact of car parking.

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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 riverside setback of the building and it is 1.2 metres or less in height.
- The fence is forward of the Gipps Street setback of the building and it is 2.0 metres or less in height.

Requirements

Design guidelines height

Building height should not overwhelm the contribution to the character of the area made by the river and Pine trees.

A permit must not be granted to construct a building or construct or carry out works, which exceed a Design Guidelines Height of 7.0 metres except at 35 Gipps Street (Certificate of Title Volume 10757 Folio 128 being Lot 1 on Title Plan No. 831358G and Certificate of Title Volume 08260 Folio 201 being Lot 1 on Title Plan No. 258426L) where a permit must not be granted to construct a building or construct or carry out works, which exceed a Design Guidelines Height of 8.0 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 not overwhelm the contribution to the character of the area made by the river and Pine trees.

A permit should not be granted to construct a building or construct or carry out works, which exceed a street or riverside 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 view as a massive and unbroken wall from either the township or the riverside.

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 riverside, provide for an equitable sharing of views, and avoid buildings being viewed as a wall of buildings along the river.

The setback of new buildings should retain the established development pattern.

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

Materials and colours should reflect the seaside character or wooded setting of the area.

Landscaping and fencing

Front fencing and landscaping should reflect the riverside character of the area and enable passive surveillance of Gipps 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 built and natural qualities of the riverside.

Frontage

Buildings should provide an attractive and active edge to Gipps Street and the river and provide for passive surveillance to Gipps Street.

Roof pitch

The roof pitch 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.

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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.

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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