

20/07/2006
C3

SCHEDULE 12 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO 12**

HERITAGE COMMERCIAL AREA – PORT FAIRY DESIGN GUIDELINES CHARACTER AREA 5

1.0

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Design objectives

To ensure that development retain the area's heritage qualities.

To retain a commercial centre that reflects the scale, design and finish of the traditional commercial development of Port Fairy.

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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 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 be detrimental to the character of the area.

A permit should not be granted to construct a building or construct or carry out works, which exceed a Design Guidelines Height of 8 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 be detrimental to the 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 8 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 8 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 compromise the characteristic scale and pattern of the area.

Setbacks

Building should reflect the area's characteristic pattern of buildings directly abutting the street.

Carparking, garages and outbuildings

Garages, outbuildings and areas allocated for the parking of vehicles should be consistent with the character of the area.

Building materials and colours

Building materials and colours should respect the character of the area.

Landscaping and fencing

Front fencing and landscaping should reflect the commercial character of the area and provide opportunities for passive surveillance to the street.

Site coverage

The combined site coverage of buildings and impermeable surfaces should respect the pattern of building and open space characteristic of the area.

Frontage

Buildings should provide an attractive and active edge to the street and enable passive surveillance of the 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

Subdivision should ensure that all subdivided lots have a street frontage to reinforce the characteristic close grain of development in Port Fairy's commercial area.

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

New development should avoid:

- Projecting advertising signs above verandah level.
- Internally illuminated advertising signs.
- Advertising that is not contained within the built form.

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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