

20/07/2006  
C3

## **SCHEDULE 15 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO 15**

### **TOWN ENTRANCES – PORT FAIRY DESIGN GUIDELINES CHARACTER AREA 8**

#### **1.0**

20/07/2006  
C3

#### **Design objectives**

To ensure development retains the area's heritage qualities and contributes to providing an attractive entry to Port Fairy.

To respect the historic residential and commercial development of Port Fairy.

To provide an attractive entry into the township by supporting the existing attractive streetscaping.

#### **2.0**

20/07/2006  
C3

#### **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 street-side setback of the building, it is 1.2 metres or less in height and at least 50% permeable.
- 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 7 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 5.25 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.

### **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 be setback from front, rear and side boundaries should reflect the area's characteristic and valued pattern of buildings within landscapes lots.

### **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**

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

### **Landscaping and fencing**

Front fencing and landscaping should reflect the 'buildings in landscape character' of the area and enable 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.

## **Access**

Driveways should be designed to meander to incorporate new and retained planting to partially screen 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.

### **3.0**

20/07/2006  
C3

## **Subdivision**

### **Requirements**

The frontage width of lots abutting the street should be consistent with the typical widths of existing lot frontages in the street.

Subdivision should avoid the creation of new crossovers wherever possible.

Subdivision layout should retain the established pattern of development.

## **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.

### **4.0**

20/07/2006  
C3

## **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.

### **5.0**

20/07/2006  
C3

## **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*