

22/06/2017
C51**SCHEDULE 9 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO9**.**PORT ALBERT AND PALMERSTON****1.0**12/07/2007
C29**Design objectives**

To ensure existing and future development located within the Precincts shown on the Precinct Boundary Map below does not detract from the natural and built character of Port Albert.

To provide an opportunity to consider the effect of the design of buildings on their surrounds.

To enable the township of Port Albert/Palmerston to evolve in a manner generally consistent with the precinct objectives contained within the *Port Albert/Palmerston Urban Design Guidelines, 2007*.

Precinct Boundary Map**2.0**22/06/2017
C51**Buildings and works**

A permit is not required to construct buildings and carry out works in any of the following circumstances:

- For a chimney or flue pipe.
- For an outbuilding ancillary to a dwelling that:
 - is less than 3 metres high
 - has a floor area less than 50 square metres
 - is located behind the front setback of the dwelling
 - is not within 2 metres of a side boundary.

- For an alteration or extension to an existing dwelling provided that:
 - the floor area of the alteration or extension is not more than 100 square metres
 - it is located behind the front setback of the dwelling
 - it is not within 2 metres of a side boundary.
- For Heritage Places in the Port Albert Heritage Precinct identified in the Schedule to Clause 43.01, any development for which no planning permit is required in accordance with Clause 5.0 of the *Port Albert Heritage Precinct Permit Exemptions Incorporated Plan*.

Applications for buildings and works within the Precinct Boundary Map should comply with the following criteria:

Precinct	Preferred Building Setback	Preferred Maximum Height
1. Heritage Tourism	Zero lot lines to Wharf Street 4 m setbacks to North Street	Buildings should not exceed a height of 9 m above ground level
2. Secondary Tourism	Setbacks are to be equivalent to adjoining developments 6 m setbacks to North Street	Buildings should not exceed a height of 9 m above ground level
3. (Tarraville Road) Historic	Commercial buildings and works should have zero lot lines to Tarraville Road Setbacks should have regard to the setback of adjacent and nearby buildings	Buildings should not exceed a height of 2 storeys
4. Residential	Setbacks should have regard to the setbacks of adjacent buildings Setbacks should be a minimum of 6 m if adjoining vacant land	Buildings should not exceed a height of 2 storeys
5. Central Arrival Spine	Setbacks should have regard to the setbacks of adjacent buildings Setbacks should be a minimum of 6 m if adjoining vacant land	Buildings should not exceed a height of 2 storeys

3.0

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Decision guidelines

Before deciding on an application the responsible authority must consider:

- The guidelines for each particular Precinct contained within the Port Albert/ Palmerston Urban Design Guidelines.

Reference document

Port Albert/Palmerston Urban Design Guidelines, 2007.