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## **SCHEDULE 6 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO 6**

### **GRIFFITH STREET NORTH– PORT FAIRY DESIGN GUIDELINES CHARACTER AREA 2a**

#### **1.0**

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#### **Design objectives**

To promote an attractive entry into town that allows views of the surrounding environmental qualities.

To ensure the siting and design of new development respects the existing built character and scale of the area.

To ensure that new development provides for shared views of the Moyne River estuary and does not dominate the dune backdrop.

To protect existing coastal vegetation and to encourage additional appropriate planting.

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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 street-side setback of the building, it is 1.2 metres or less in height.
- 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**

Buildings should not dominate the dunes, riverside or open 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 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.

Excavation of sand dunes should be avoided to achieve the Design Guidelines Height.

### **Façade height**

Buildings should not dominate the dunes, riverside or open 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.

Excavation of sand dunes should be avoided to achieve the Façade Height.

### **Building bulk and mass**

Buildings should be articulated so that the overall bulk and mass of the building does not dominate the dune 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 appearing as a wall of buildings along the dunes and riverside.

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 protect the character of the area.

Driveways should be developed with a permeable surface wherever possible.

### **Building materials and colours**

Materials and colours should minimise visual impact of buildings, reflect the coastal character of the area and not visually overwhelm the wooded setting of the area.

### **Landscaping and fencing**

Front fencing and landscaping should reflect the seaside 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 beach environment.

### **Frontage**

Buildings should provide an attractive and active edge to the beach and enable passive surveillance of Griffith 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 should retain the established pattern of development of the area.

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.

## **4.0**

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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*