

11/05/2017
C27

SCHEDULE 6 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO6**.

Fisherman's Flat And Environs

1.0

11/05/2017
C27

Design objectives

To ensure that development is consistent with the uniform, low-rise streetscape character of the Fisherman's Flat precinct and nearby Symonds Street.

To ensure that development reflects the character of the precinct as a fishing village physically and visually set apart from the main town centre.

To protect coastal and heritage vistas from intrusive development.

To ensure new development maintains, protects and enhances the distinguishing elements of the urban character of the Queenscliff township.

To require all new development to have regard to the urban character policies contained in the Municipal Strategic Statement and to the *Building Siting and Design Guidelines* contained in the *Borough of Queenscliff Urban Character Study*.

2.0

11/05/2017
C27

Buildings and works

Permit requirements

A permit is not required to carry out routine or preventative maintenance to existing structures.

A permit is not required for buildings and works in the Queenscliff Harbour Special Use Zone that are in accordance with a development plan approved by the responsible authority.

A permit is required for all buildings and works, including a front fence.

Other requirements

In relation to the following requirements, a permit may be granted to vary the requirements, except where a specific statement is made that the requirements cannot be varied.

A permit will only be granted to vary the requirements if the Responsible Authority is satisfied that compliance is unreasonable or unnecessary, and that the variation satisfies the design objectives of this schedule and the *Building Siting and Design Guidelines* contained in the *Borough of Queenscliff Urban Character Study*.

Building height

No building can exceed a height of:

- one storey; and
- 6 metres above natural ground level.

These requirements cannot be varied with a permit, except where alterations and additions are sought to an existing building that presently exceeds 2 storeys or 6 metres in height, but which do not increase the maximum height of that building.

Despite the maximum building height stated above, a lesser building height may be necessary in order to:

- reflect a 'bottom up' rather than 'top down' approach to building design;
- satisfy the objectives contained in Clause 21.04 ;
- satisfy the *Building Siting and Design Guidelines* contained in the *Queenscliffe Urban Character Study*;
- reflect the prevailing building height in the immediate area
- take into consideration the reasonable sharing of views.

New buildings must also meet the following requirements:

- The front setback should either match that of adjacent buildings or if the setbacks of those buildings are different should be between the setbacks of those buildings, or should be equal to the average front setback of buildings in the street, whichever is the greater of the two.
- Side and rear setbacks are to be a minimum of 1.0 metre for a single storey building (up to a wall height of 3.6 metres) and a minimum of 1.9 metres for a two storey building (up to a height of 6.0 metres), or are to equal the side and rear setbacks of buildings on adjoining land.
- Buildings should not be built on side and rear boundaries unless this is a dominant feature of buildings in the street.

Landscaping

At least 50% of the required private open space on a site should be 'soft landscaping' (i.e. vegetation) and hardstand areas should consist of porous surfaces.

Front fence

Front fences should be no higher than 1.2 metres, and should complement the design, architecture, era, materials and finishes of the building on the land, and others buildings and fences throughout the street.

Site coverage

Buildings should not occupy more than 50% of the area of a site.

Adjacent to a heritage overlay

Any building or works adjoining a building, site or object listed in a Heritage Overlay will require plans and a report to be submitted showing how the buildings or works are sympathetic to the character and amenity of the adjoining building, etc.

Subdivision

Land must not be subdivided, except to realign the boundary between lots.

These requirements cannot be varied with a permit.

3.0 Application requirements

11/05/2017
C27

An application for a permit must be accompanied by a site context plan and a site context report that demonstrate how the proposed buildings or works satisfy the relevant policies, controls and guidelines applying to the site.

4.0 Decision guidelines

11/05/2017
C27

Before deciding on an application for a permit, the responsible authority should consider as appropriate:

- the design objectives of this schedule;
- whether the proposed development satisfies the local planning policy contained in Clause 22.03 of the Planning Scheme;
- the height, frontage setback, facade width, and design of the building in the context of the surrounding streetscape;
- Heritage Overlay Schedule 1;
- Heritage Local Policy, Clause 22.02-1 'Heritage Overlay 1 – Fisherman's Flat' and Clause 22.02-2 'Heritage Overlay 2 – Queenscliff Railway Station';
- the *Building Siting and Design Guidelines* contained in the *Borough of Queenscliffe Urban Character Study*, where relevant.

It should be noted that the *Building Siting and Design Guidelines* contained in the *Borough of Queenscliffe Urban Character Study* were primarily prepared for residential development on conventional sized lots. In relation to non-residential development some elements of the guidelines may not be relevant. Council will exercise its discretion in the application of the guidelines in those situations.