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SCHEDULE 1 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO1**.

QUEENSCLIFF

1.0

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Design objectives

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

- the substantial and intact groupings of historic one and two storey Victorian and Edwardian buildings;
- the unique mix of historic building scales and types, varying from grand free-standing hotels and landmark buildings to intimate single storey cottages;
- the informality of streetscape materials and finishes, including front fences;
- the broad, straight streets with buildings abutting or close to the street frontage, and side boundaries, which creates a distinctive and relatively high density urban environment;
- the opportunities for long views towards Swan Bay or Port Phillip Bay and shorter views to intact historic buildings and streetscapes;
- the townscape views of Queenscliff along Bethune Street and its surrounds, which are created by the undulating topography and predominantly single storey built form;
- the heritage values of the foreshore and adjoining land, coastal areas and public parks, in recognition of their links with the historic development of the area;
- the established exotic street tree planting and private gardens that frame views to building facades and reinforce the formality and historic appearance of the township.

To ensure the height, form, mass, siting, style and materials of new development is responsive to the heritage qualities of the town of Queenscliff.

To protect the townscape skyline upon the main approach into the Queenscliff township.

To protect the heritage values of buildings, sites or objects listed in the Heritage Overlay.

To ensure that an appropriate setting and context for buildings, sites or objects listed in the Heritage Overlay.

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 Queenscliffe Urban Character Study*.

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Buildings and works

Permit requirements

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

A permit is required for all other 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 Queenscliffe Urban Character Study*.

Building height

No building can exceed a height of:

- two storeys; and
- 8.5 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 exceeds 2 storeys or 8.5 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, especially in streets that are predominantly single storey in character; and
- take into consideration the reasonable sharing of views.

Building setbacks

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 metres for a single storey building (up to a wall height of 3.6 metres) and a minimum of 1.92 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). Hardstand areas should consist of porous surfaces.

Front fence

Front fences should be no higher than 1.3 m and should complement the design, architecture, era, materials and finishes of the building on the land and other buildings and fences throughout the street.

Site coverage

Buildings should not occupy more than 40% of the area of a site.

Adjacent to a heritage overlay

Any subdivision, 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 subdivision, buildings or works are sympathetic to the character and amenity of the adjoining building.

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Application requirements

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.

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Decision guidelines

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

- The design objectives and requirements of this schedule.
- The urban character policies contained in Clause 22.03 of the Planning Scheme.
- *The Building Siting and Design Guidelines contained in the Borough of Queenscliffe Urban Character Study.*
- The impact of the proposed subdivision or development on the prevailing heritage character of adjoining and nearby buildings, and of the Queenscliff township.

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.