

TOWN PLANNING APPLICATION – 73 Campbell Street, Port Fairy 3284

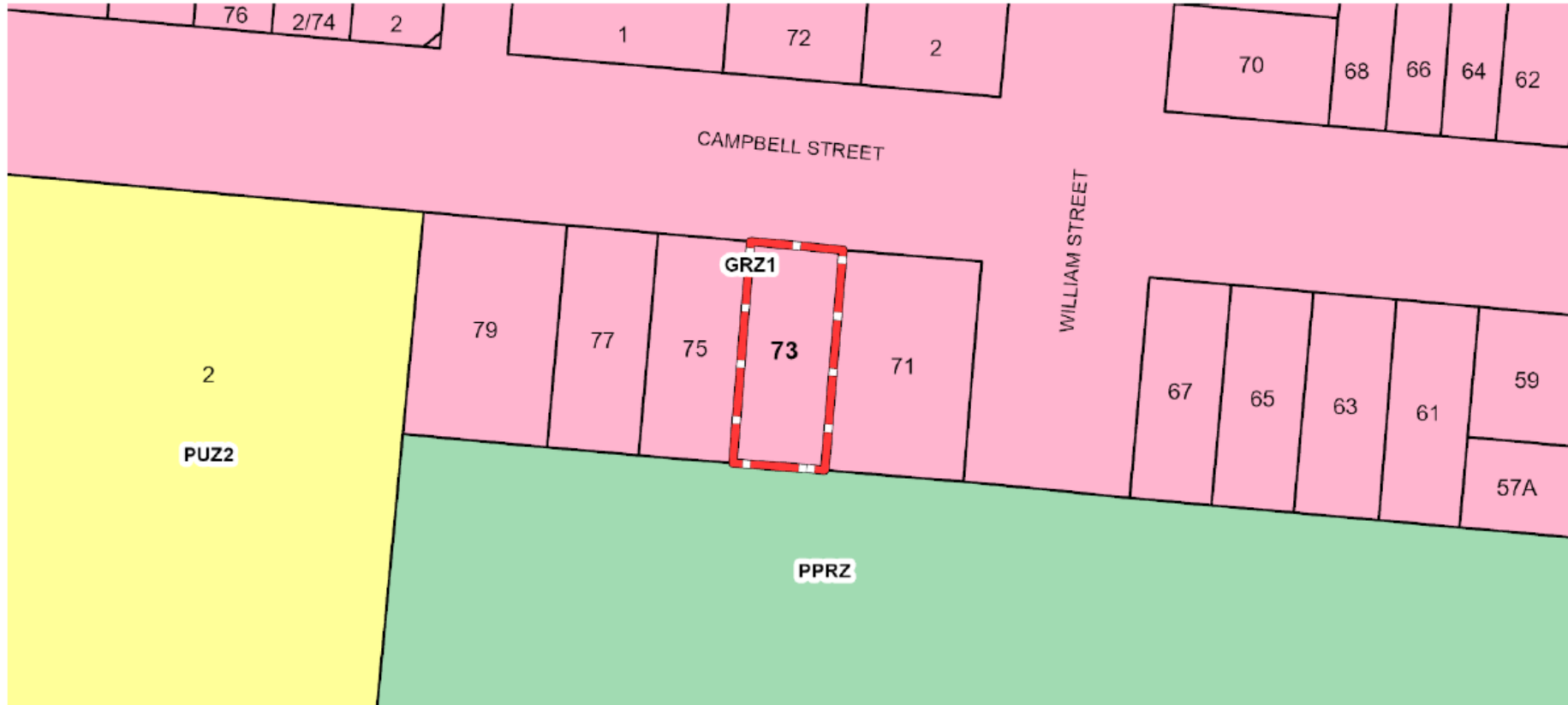


PROPERTY DETAILS

Address:	73 CAMPBELL STREET PORT FAIRY 3284
Lot and Plan Number:	Lot 1 TP335191 (Pt)
Standard Parcel Identifier (SPI):	1\TP335191
Local Government Area (Council):	MOYNE
Council Property Number:	505914
Planning Scheme:	Moyne
Directory Reference:	Vicroads 511 05

GENERAL RESIDENTIAL ZONE (GRZ)

GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)



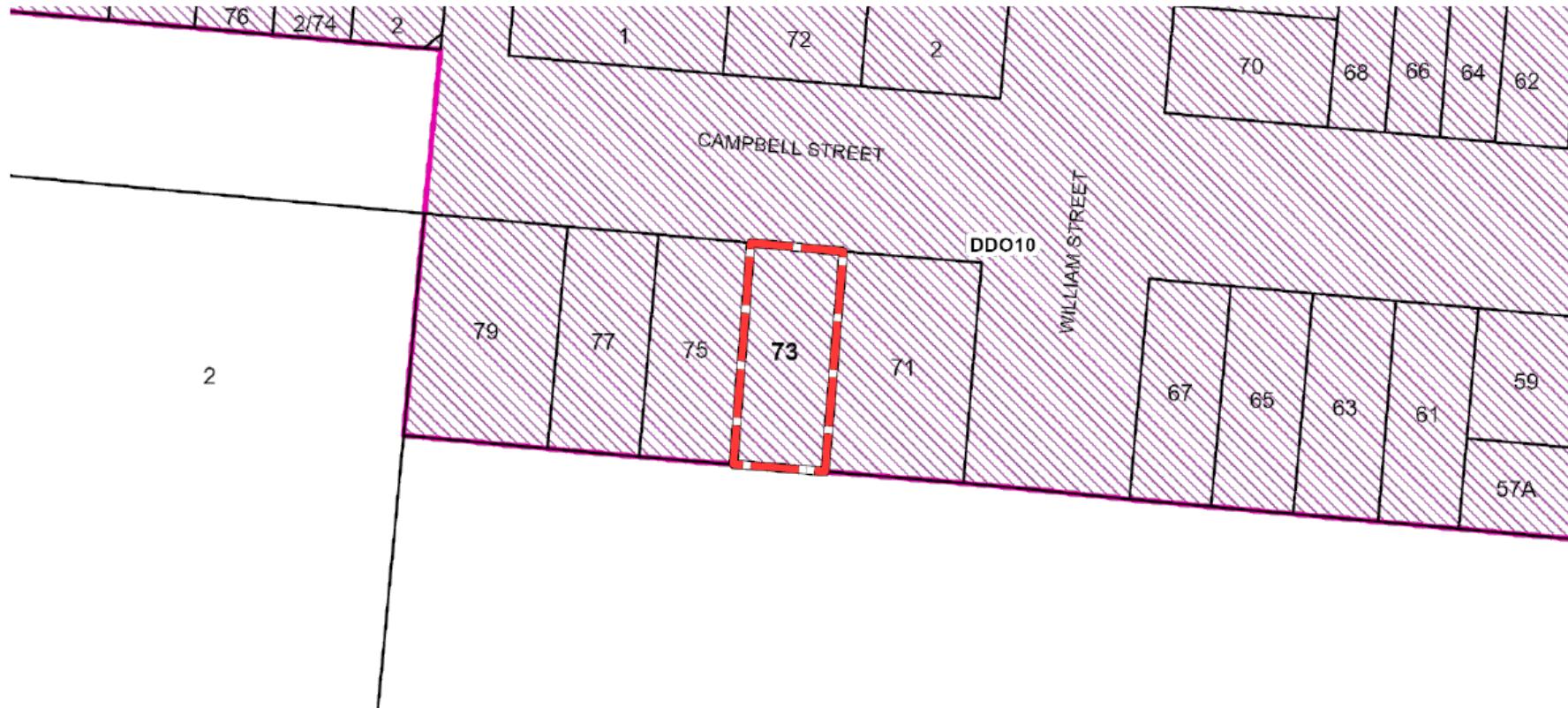
0 ————— 40 m

- GRZ - General Residential**
- PPRZ - Public Park and Recreation**
- PUZ2 - Public Use-Education**

Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 10 (DDO10)



0 ————— 40 m

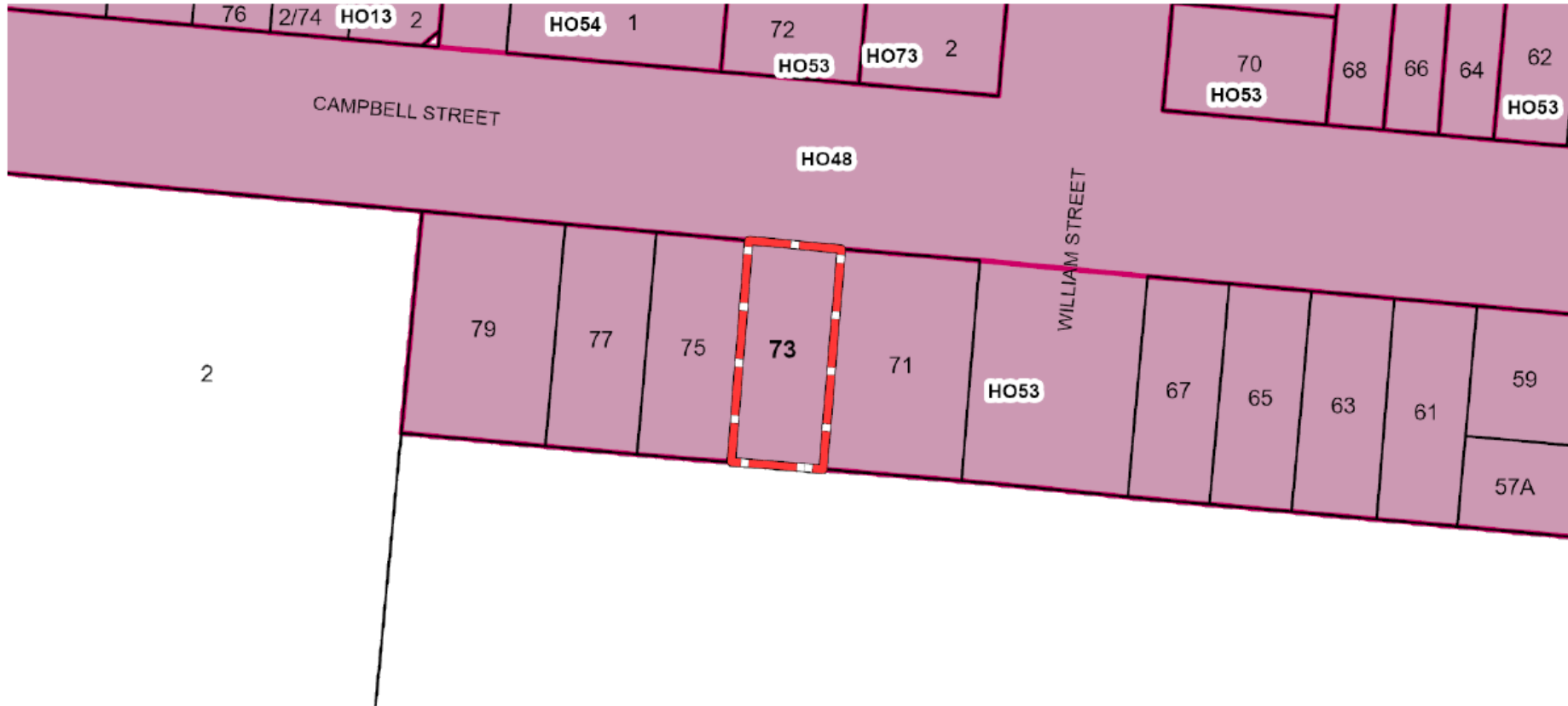



DDO - Design and Development Overlay

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

HERITAGE OVERLAY (HO)

HERITAGE OVERLAY - SCHEDULE (HO53)



 **HO - Heritage Overlay**

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

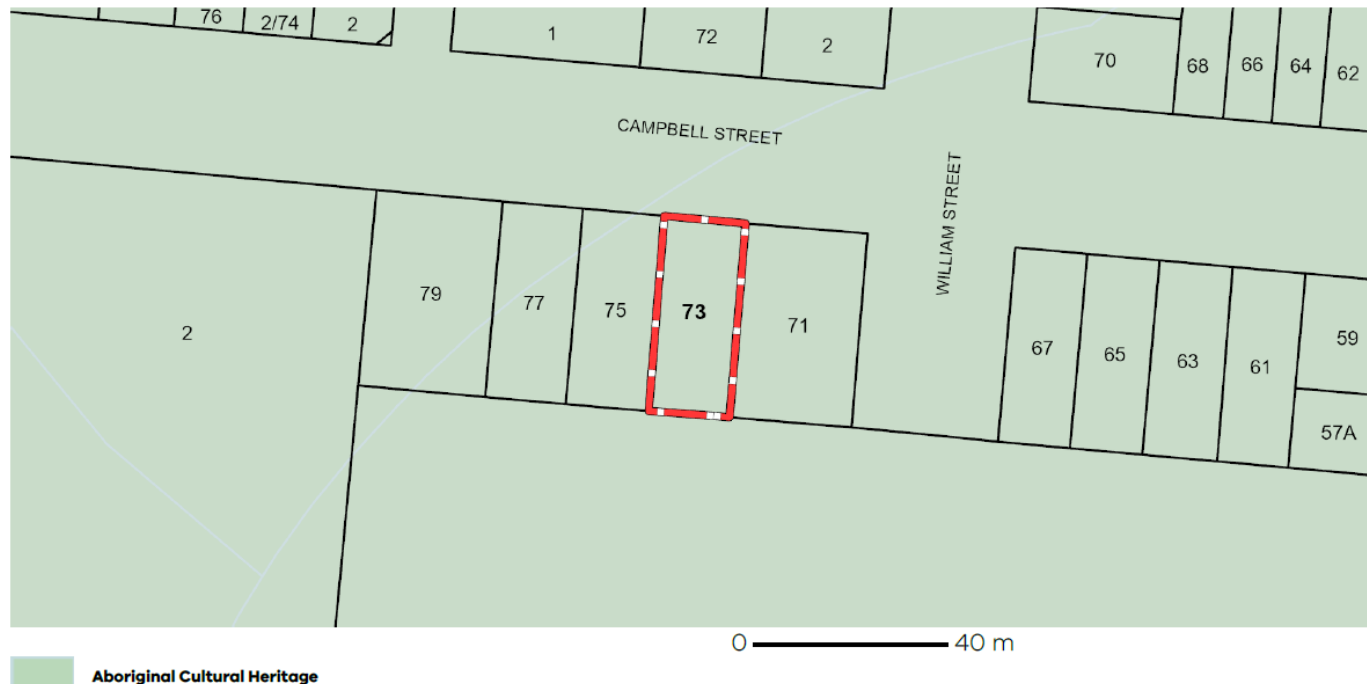
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.aav.nrms.net.au/aavQuestion1.aspx>

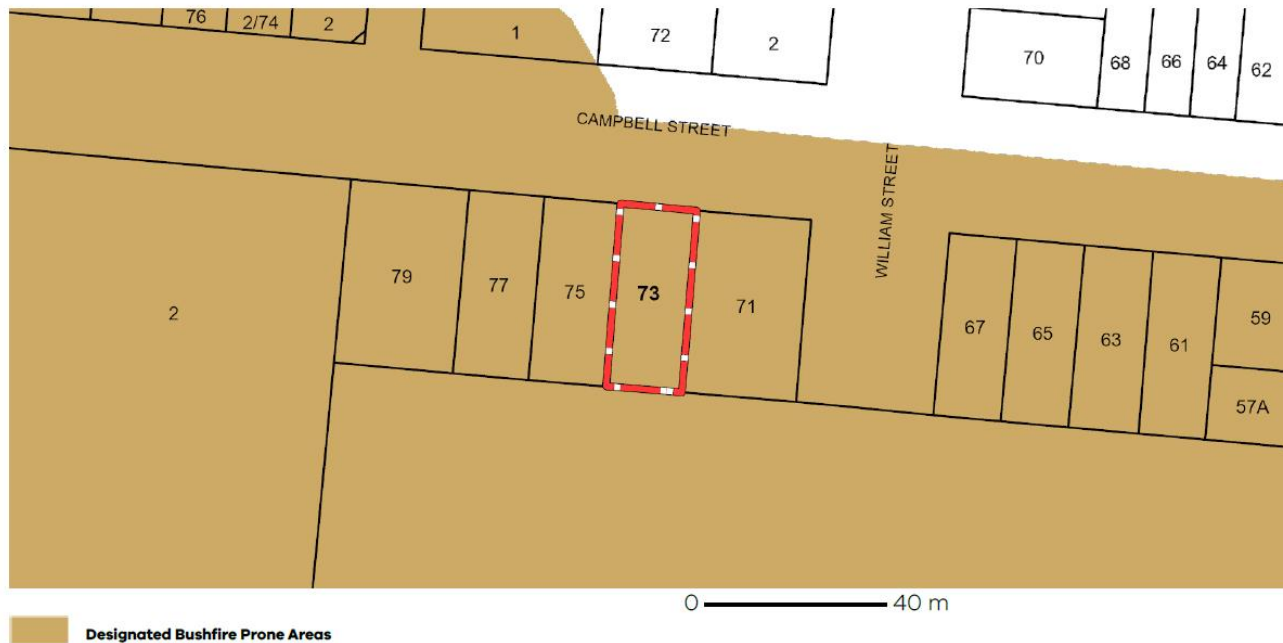
More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.aboriginalvictoria.vic.gov.au/aboriginal-heritage-legislation>



This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

SCHEDULE 10

SCHEDULE 10 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO10.

HERITAGE RESIDENTIAL AREA — PORT FAIRY DESIGN GUIDELINES CHARACTER AREA 4a

1.0

Design objectives

To respect the scale, design and finish of traditional residential development within Port Fairy.

To acknowledge the importance of variety to Port Fairy's character, in terms of size, design, setbacks and materials.

To ensure that new development respects the character established by heritage development and does not compromise or threaten that character.

To ensure that development retains the landscape qualities of the area.

2.0

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.

Building height should be appropriate to the character of the area and should not exceed a Design Guidelines Height of 7.0 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.

Façade height

Building height should not be detrimental to the character of the area.

Building height should be appropriate to the character of the area and should not 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.

The Façade Height should be 5.25 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.

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 to reflect the pattern of buildings within landscape lots that is characteristic of the area.

The setback of new buildings should retain the established development pattern and respect characteristic setbacks.

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.

Building materials and colours

Materials and colours should respect the character of the area and not overwhelm the natural and built setting.

Landscaping and fencing

Front fencing and landscaping should reflect the 'buildings in landscape character' of the area and enable passive surveillance to the 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 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

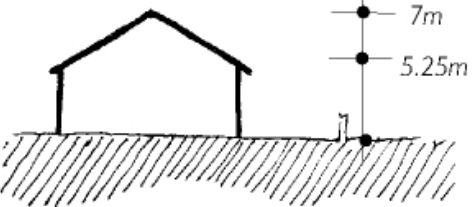
Driveways should be designed to meander and incorporate new and retained planting to partially screen development.

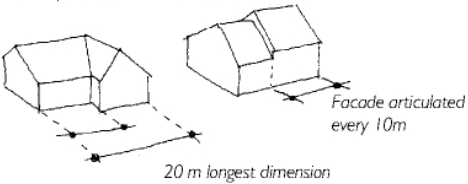

Driveways should be development with a permeable surface wherever possible.

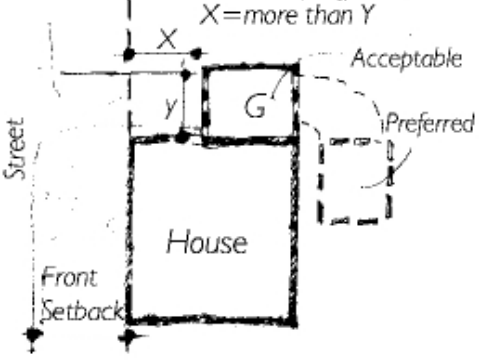
Application requirements

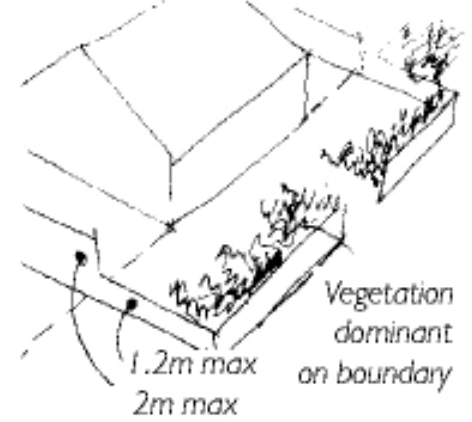
An application must be accompanied by a report that demonstrates how the application satisfactorily responds to the objectives and requirements of this schedule and the acceptable solutions to meet performance standards contained in the Port Fairy Design Guidelines 2001.

Town Planning Document – Character Area 4a

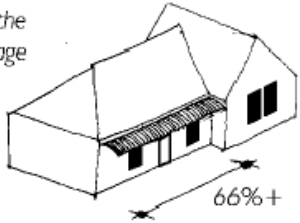
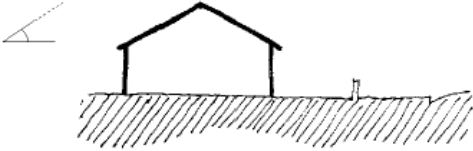
Performance Standard	Acceptable Solutions to meet Performance Standards	Design Notes for Acceptable Solutions	Does your proposal Conform with the acceptable Solutions Y/N?	How does your proposal respond to the Performance Standard ? If it does not conform, how else does it achieve the Performance Standard?
<p>Heights Ensure new development is not detrimental to the areas character</p>	 <p>Height of streetside façade 5.25m above natural ground level or less. Absolute height of building 7m above natural ground level or less.</p>	<p>Façade height should be 5.25m above the designated floor height rather than natural ground level, if the dwelling is affected by LSIO. Keep development to one storey in height; Or Set first floor back from the ground floor frontage; Or Contain the first floor within roof form.</p>	<p>YES</p>	<p>Façade height is 3.2m. Absolute height of building 5.22m.</p>

<p>Building Bulk and Mass Ensure new development does not compromise the characteristic scale and pattern of the area.</p>	<p><i>Examples of facade articulation</i></p>  <p>20 m longest dimension</p> <p>Facade articulated every 10m</p> <p>Maximum dimension on plan (length or width) 20m Façade articulation every 10m.</p>	<p>Incorporate verandahs at ground floor break up the mass of the building. Break down the building mass by changes in the height, eavesline or building footprint at least every 10m of building frontage.</p>	<p>YES</p>	<p>Façade total width on plan 15.3m. Total length of front mass on plan 13m. Maximum façade articulation 6.4m.</p>
<p>Setbacks Ensure development reflects the areas characteristic pattern of buildings within landscape lots.</p>	<p>$Y+X = \text{at least } 6m$</p>  <p>10m</p> <p>Front Setback from property boundary to street of at least 1m more than surrounding buildings.</p> <p>Combined side setback of at least 6m within 10m of the building frontage. Minimum side setback 2m. Front setback from property boundary to street of at least 1m more than surrounding buildings.</p>	<p>Setback the highest part of the building as far as possible from the street to minimise its intrusion. Dwellings facing over the rear boundary of a lot should have a setback of 4.5m.</p>	<p>NO</p>	<p>This application conforms with the performance standard, as it reflects the areas characteristic pattern, however it does not conform with the 'acceptable solution'.</p> <p>This application is in line with traditional buildings within Campbell Street and Port Fairy (Heritage cottage areas in particular).</p> <p>Following this 'acceptable solution' would create a very poor building outcome in terms of north orientation, sustainability, activation to the street and following heritage examples.</p>

<p>Car Parking, garages and other outhouses <i>Ensure car parking, garages and other outhouses are not detrimental to the character of the area</i></p>	 <p><i>If the garage has a greater setback than 10m from the front boundary, then the garage can have a nil setback to the side boundary, provided that all other performance standards are met and there is no other detriment is caused.</i></p> <p>Garage width 6.5m or less Garage or outhouse setback at least the same distance behind the house frontage setback as the width of the garage/outhouse. Visitor parking allowed on street where it allows for unobstructed flow of pedestrians and lie entirely outside the canopy of existing trees.</p>	<p>Character objectives are best achieved where the garage entry can not be seen from the street.</p>	<p>NO</p>	<p>This application conforms with the performance standard, as it is not detrimental to the character of the area, however it does not conform with the 'acceptable solution'.</p> <p>The garage has been setback from the front façade as is standard with the area. The materials used provide further subtlety to the garage and highlight the other areas of the façade.</p> <p>Following this 'acceptable solution' would create a very poor building outcome in terms of private open space and wasted space on a driveway.</p>
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<p>Building Materials and Colours Ensure development respects the character of the area and does not visually overwhelm its setting minimises the impact on the areas hydrology.</p>	<p>Timber, stone (bluestone or limestone only) or render are most appropriate materials for the walls. Unrendered brickwork or blockwork is generally unacceptable, as are 'fake' materials such as synthetic cladding and mock slate tiles etc. Wooden or cast iron beams and posts to be used for the verandah. Non reflective material such as corrugated iron or grey colourbond for the building and verandah roofs. Verandah roofs should not be made of a translucent or transparent material. Shiny, reflective materials, such as plastic are to be avoided. Aluminium windows or doors are to be avoided.</p>	<p>Combinations of appropriate colours can enhance the area's heritage character. For example, sparing use of darker or strong colours to pick our details such as window frames and verandah details. Form driveways in a permeable surface such as scorial or gravel for ecological character reasons.</p>	<p>YES</p>	<p>Our proposal conforms to the performance standard. The building is to be constructed with timber, cement sheet and brickwork cladding and aluminium roof.</p> <p>The existing house is built from entirely unrendered brick.</p>
<p>Landscaping and Fencing Ensure development reflects the 'buildings character' of the area and that buildings can provide passive surveillance to the Street.</p>	 <p>Cottage' landscaping to provide green 'soft'</p>	<p>Seek horticultural advice about appropriate species selection and how to ensure the long term vitality of the plants. Retain all significant vegetation on the site except environmental weeds as defined by the DSE. Ideally development should result in a net gain in tree canopy. Use flowering shrubs and trees to add</p>	<p>NO</p>	<p>The performance standard of the front landscaping and fencing has been created to provide passive surveillance to the street. Our proposal is to have no front fencing and create an open, minimal native garden. The open front landscaping allows views out to the street to create a safe environment. The eyeline of the feature tree breaks up the front lawn without compromising on the overall surveillance of the street. While this design doesn't conform with the Acceptable solution of vegetation dominant on the boundary, it does provide a soft foreground against the house when viewed from the street through the use of native plants with seasonal interest. Most of the selected plants are from the</p>

	<p>foreground to development and the dominant element of the property boundary when viewed from the street.</p> <p>Fences should be at least 50% visually permeable.</p> <p>Fences forward of the streetside facade should be no more than 1.2m high.</p> <p>Fences behind the front facade no more than 2m high.</p>	<p>seasonal interest.</p>		<p>Indigenous Plant and Environmental Weeds of Moyne Shire — Zone 5 — Herb-rich Woodlands.</p>
<p>Site Coverage Ensure new development respects the pattern of building and open space characteristic of the area.</p>	<p>Site coverage :</p> <p>Buildings 30% or less</p> <p>Buildings, garages, and decks 40% or less.</p> <p>All impermeable surfaces 50% or less</p> <p>No permeable surfaces or changes in level under the dripline of existing trees.</p>	<p>Ideally development should not result in a net gain in areas covered by impermeable surfaces.</p>	<p>NO</p>	<p>This application conforms with the performance standard, as it respects the pattern of building and open space characteristic of the area, however it does not conform with the 'acceptable solution'.</p> <p>Site area is 676.2m².</p> <p>Dwelling area is 249.1m² (36%)</p> <p>Buildings, garages and decks area is 336.1m² (49%)</p> <p>All impermeable surfaces area is 378.4m² (55%)</p> <p>All EXISTING impermeable surfaces area is 371.3m² (54%). Previously occupied by one person.</p> <p>Net gain in areas covered by impermeable surfaces is 1%.</p> <p>The proposed development is a modestly sized house for a large growing family of 5 people. The building area per person is small.</p>

<p>Frontage to Street Ensure buildings provide an attractive and active edge to the street that provides passive surveillance to the street.</p>	<p>Verandahs to cover at least 66% of the frontage</p>  <p>■ = Glazing to cover between 20-30% of frontage</p> <p>Windows visible from the street to have vertical orientation and cover between 20 and 30% of the street facade. Main door to dwelling to front onto street. Services boxes and storage areas not visible from street</p>	<p>Allow direct access from the dwelling's main habitable rooms to outdoor space at ground level, and where appropriate, first floor.</p>	<p>YES</p>	<p>Verandah covers 78% of façade. Glazing covers 26% of façade. Main door to dwelling fronts to street.</p>
<p>Roof Pitch and alignment Ensure development responds appropriately to the predominant roof character.</p>	<p>30 degree minimum.</p>  <p>Roof pitch at least 30 degrees. No requirement on alignment.</p>	<p>Pitch verandahs at a lesser degree than roofs.</p>	<p>YES</p>	<p>Roof pitch is 41.5 degrees.</p>