

28/09/2006
C13

SCHEDULE THREE TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO3**

PORT CAMPBELL TOWNSHIP, EXCLUDING THE COMMERCIAL PRECINCT

1.0

Design objectives

28/09/2006
C13

To protect the existing low scale coastal character and identity of Port Campbell.

To ensure that new development in Port Campbell is site specific and site responsive.

To ensure that new development reinforces the diversity of building styles and landscape forms that define the character of Port Campbell.

To ensure that new development is designed to achieve viewsharing.

2.0

Buildings and works

28/09/2006
C13

A permit is required for a fence that is of solid construction (less than 50% transparent) or greater than one metre high. A permit is not required for a post and wire stock fence.

A permit is not required for new single dwellings on a separate lot of one storey in height nor ground floor alterations and additions to existing residential buildings.

A permit is not required for emergency works, minor works, repairs and routine maintenance to existing buildings and works.

A permit is required for any minor utility installation.

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

The Design Guidelines are the preferred method to satisfy the Design Objectives. Other methods of achieving the objectives may be demonstrated to the satisfaction of the responsible authority.

Site Analysis

Neighbourhood and site description and design response

Applicants must undertake an extensive Site Analysis which identifies both the immediate and broader landscape characteristics that combine to make Port Campbell unique, including:

- Identification of the landscape type of the site. ie. Sensitive landscape - hinterland, valley slopes, estuary or ridge, refer to diagram to Schedule 3;
- Identification of dominant landscape type adjacent to site;
- Contours at 0.5metre intervals;
- Identification of existing vegetation including significant trees and remnant/established areas of indigenous vegetation such as ground covers, grasses, etc.
- Views to and from the site;

- Orientation, microclimate, prevailing winds;
- Opportunities for passive solar access and on site energy generation;
- Cleared areas on the site;
- Location of proposed building envelope which minimises the need for cutting and/or excavation to the site.

The design proposal must respond to this Site Analysis.

Design Guidelines

Density and diversity

- Design a scale and density that can fulfil the objectives of the landscape integration principles of this Overlay and be appropriate for the site topography and landscape type;
- Design to consolidate the urban area of Port Campbell and support the efficient use of available infrastructure;
- Design to increase the yield, diversity and affordability of housing options to meet the future growth of Port Campbell;
- Design to provide housing appropriate for various accommodation needs such as permanent and tourist accommodation.

Neighbourhood character

- Respect and respond to the natural assets of Port Campbell;
- Be innovative and site responsive in design, which integrates with the landscape and which uses the site features and adjacent landscape as the starting point;
- Provide modest dwellings of minimal bulk that form a minimal intrusion on the landscape and are efficient in their use of space and resources;
- Be of a height that is appropriate relative to the height of the indigenous adjacent vegetation type and landform;
- Minimise harm to the indigenous landscape;
- Be landscaped to create a foreground to the buildings in visually prominent locations and on sensitive sites such as ridge lines, in the hinterland or estuary areas;
- Use construction types that minimise damage to the site;
- Be of a scale that is appropriate for the pedestrian experience and provide for a network of pedestrian routes throughout the town;
- Contribute to the provision of an effective network of pedestrian paths and public spaces through Port Campbell, when of a large scale;
- Provide car parking and accessways, where grade is appropriate, using permeable surfaces such as gravel to reduce run-off and associated erosion and minimise visual intrusion on the landscape;
- Minimise the impact of car parking and vehicle access on the site.

Site layout, building mass and landscape integration principles

- Integrate the layout with the natural assets of Port Campbell;
- Promote the use of ESD (ecologically sustainable development) principles in the layout and landscaping of developments;
- Minimise the impact of the building on the natural landscape particularly to the estuary, ridges, hilltops and the hinterland;
- Provide building envelopes that are appropriate for the height and form of the dominant vegetation and landscape type;
- Provide building envelopes that respect the modest and small scale building fabric that is characteristic of Port Campbell;
- Be designed to fit the site rather than rely on site works to manipulate the site to fit the building;
- Be sited to minimise damage and erosion associated with clearing and excavation for building works;
- Use innovative design to work with site features such as significant level changes and vegetation;
- Be designed to site the building within existing clearings to retain established vegetation;
- Respect view lines of neighbours and from public places;
- Be broken down (if large scale) into a series of smaller envelopes rather than one large one to integrate the proposal with the landscape and the scale of the existing built fabric;
- Provide opportunities for landscaped areas to the street and within the development to reduce the bulk;
- Minimise the building footprint to maintain on site infiltration;
- Achieve effective solar/wind control by appropriately orientating the building envelope;
- Achieve further development with minimal impact on the natural resources and assets of Port Campbell;
- Promote sustainable water / resource use;
- Collect rainwater and divert stormwater run-off for garden maintenance and other appropriate uses;
- Adopt materials, construction techniques and systems that minimise site damage, match the coastal character of Port Campbell and are environmentally sustainable;
- Minimise damage to the indigenous landscape;
- Maintain adequate landscape buffers between development and nature reserves;
- Maintain and restore indigenous vegetation to the site to enhance the natural assets of Port Campbell and to attract indigenous fauna;
- Promote the use of self-sustaining indigenous landscapes that do not require the use of off-site water.

On site amenity and detailed design

- Form an active interface with the street;
- Provide a direct connection between interior and exterior space;
- Be designed to place an emphasis on amenity rather than size of space;
- Minimise the building envelope through the innovative and efficient design of interior spaces (eg one space can accommodate different functions according to the needs of the current users. This is particularly appropriate for tourist accommodation);
- Provide quality outdoor areas such as a deck or verandah immediately adjacent to the living area which can form a central part of daily living;
- Be orientated to maximise available views and sunlight and minimise exposure to prevailing winds;
- Provide solar control and weather protection through the use of eaves, verandahs and screens, etc;
- Utilize vegetated privacy screening rather than built structures where possible;
- Use materials that weather naturally such as untreated timber on sites which require that the building is less prominent than the landscape (these materials can disguise themselves more effectively than paint finishes in the sensitive landscapes).

Decision Guidelines

Before deciding on an application the responsible authority must consider:

- How the proposal responds to the design objectives of this Clause;
- Whether an adequate Site Analysis has been undertaken;
- Whether the development is clearly influenced by findings of the comprehensive Site Analysis;
- How the new development forms a successful synthesis of the constraints and opportunities identified by the Site Analysis;
- How the proposal forms an integrated environmental design approach to the actual site with a complementary relationship between built form and landscape;
- Whether the development is of a scale and density appropriate for the site topography and landscape type;
- How efficient the proposal is in its use of space in minimising the building footprint and bulk;
- How the development meets the principles of ecologically sustainable development.

References

Port Campbell Urban Design Framework – Design Guidelines for Built Form

Port Campbell Urban Design Framework

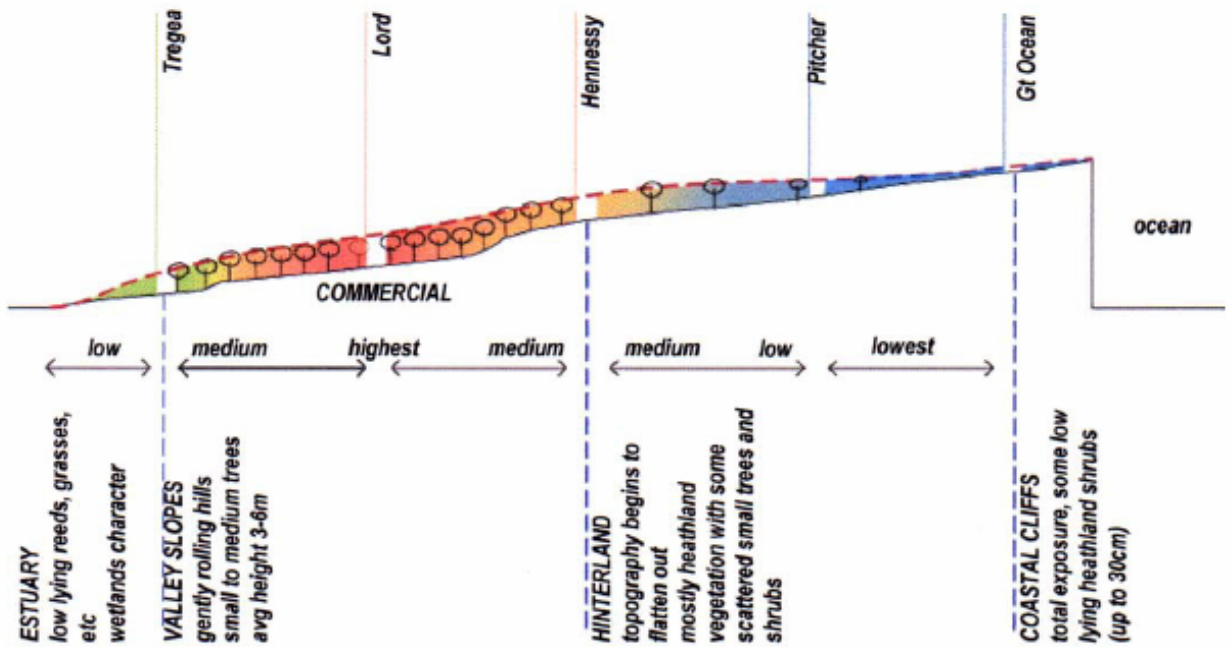
BUILDING ENVELOPES RELATIVE TO VEGETATION AND LANDSCAPE TYPE



Legend

- estuary
 - valley slopes
 - commercial
 - hinterland
 - coastal cliffs
- — — — — remainder
 - — — — —
 - . — . — .
 -

Building Envelope Overlay



Built Form Relative To Height Of Vegetation and Landform - Not To Scale

dotted line indicates envelope guideline