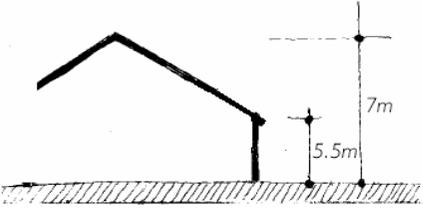
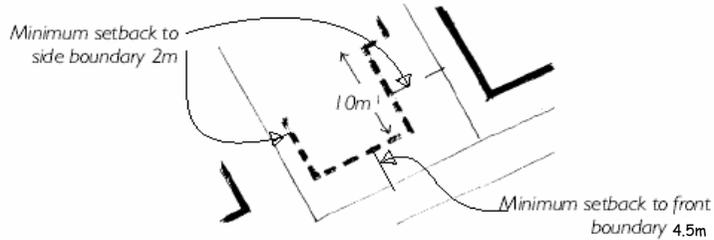


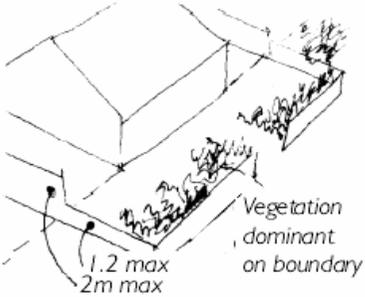
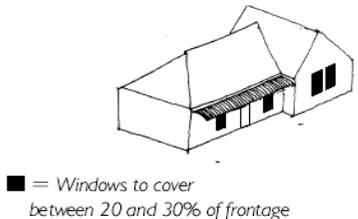
Character Area 14 (Page 1 of 3)

This form is intended to help applicants achieve a high standard of design and explain how their proposal responds to the area's character. It provides a checklist of design requirements that need to be satisfactorily addressed in order for Council to assess a development application. Please use additional pages if necessary and include any supporting drawings or photographs. These guidelines supplement those of the applicable state residential design code and they should be read in conjunction with the information accompanying this form which explains the ground rules for good design in this area. Please note these guidelines do not replace any of Council's other requirements. Please refer to the glossary for the definitions of some of the terms italicised these guidelines.

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 buildings in this area do not overwhelm those of the character areas or compete with the commercial and civic heart of Port Fairy for dominance.</p>	 <p>Height of façade 5.5m above natural ground level or less. Absolute height of building 7m or less. Excavation of the dunes is discouraged.</p>	<p>Appropriate heights help to ensure that the characteristic scale of building established by the towns heritage areas is respected and its contribution to character of the township is not overwhelmed by new development. Façade height should be 5.5m above the designated floor height rather than natural ground level, if the dwelling is affected by LSIO.</p>	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">Y/N</div>	
<p>Setbacks Ensure new development does not compromise the characteristic scale and pattern of development in the area.</p>	 <p>Minimum setback to side boundary 2m 1.0m Minimum setback to front boundary 4.5m</p>	<p>Appropriate setbacks contribute to Port Fairy's buildings set in landscape character. Dwellings facing over the rear boundary of a lot should have a setback of 4.5m.</p>	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">Y/N</div>	

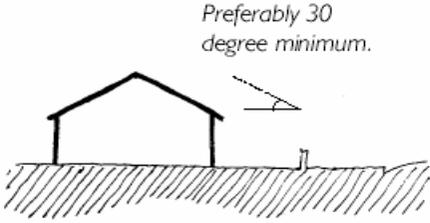
Character Area 14 (Page 2 of 3)

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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>Landscaping and Fencing Ensure development reflects the "buildings in gardens" character of Port Fairy.</p>		<p>Landscaping to provide a colourful foreground that matures to a height greater than the fence and provides the dominant element of the property boundary. In front of building façade fences should be no more than 1.2m high. Fences behind the front façade fences no more than 2m high.</p>	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">Y/N</div>	
<p>Frontage Ensure buildings are aligned to the street and provide it with an attractive and active edge.</p>		<p>Windows visible from the street to cover between 20 and 30% of the street façade. Service boxes and storage areas not visible from the street.</p>	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">Y/N</div>	

Character Area 14 (Page 3 of 3)

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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>Roofs Ensure development responds appropriately to the predominant roof character.</p>	 <p>Preferably 30 degree minimum.</p>	<p>Roofs should be pitched. No requirement on alignment.</p> <p><i>Pitched roofs are characteristic of Port Fairy. Verandahs should generally be pitched at a lesser angle than roofs.</i></p>	<div style="border: 1px solid black; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">Y/N</div>	