

Morning Session with Winchelsea traders December 2018

Estimated participants

20

Area 1 Princes Highway North		Green dots	Red dots	Comments from post it notes	Officer and consultant notes and observations
General comments				Need more council parking	Noted, we understand the issue and the importance of this issue for the community. Unfortunately this is outside the scope of the project but this comment will be included in the report to Council with a suggestion parking be considered in future projects
Building Height	1 storey to retain the areas character and ensure that the surrounding trees can be seen above the buildings and contribute to the green skyline. However the width of the road and other buildings in the area may allow for a taller façade of up to 6m and 2 nd storey where it is hidden in roof form and not generally visible from the highway	1	5	There can be double storey buildings on the frontage which present a 'heritage' feel. Balconys etc.	Agreed, this is the intent of the guidelines, however it is felt that the predominantly single story character of a the area requires the second storey is set back
				Would not like to see a mix of old and new architectural styles. So if a building can be two storey then it should be allowed to be at the front and in one character style.	Agreed, the guidelines seek to ensure the buildings have a cohesive character
				Single and double as long as in same character, applying to all precincts.	Somewhat agree, different precincts have a different character because of their present and historical use, lot size and shape and when they were built. Hence the guidelines have slightly different character in different areas.
External Building Material	Clad in weatherboard or steel to conform to the existing character	2			
Building Colour	Timber painted in cream, light ochre palette. Steel painted/anodised in pastel or muted shade to conform to the existing character.	6		Allow brickwork, timber, bluestone, render to complement character	Agreed, guidelines will be amended to reflect this
	Details such as door, verandas and window frames may be painted in a contrasting colour to reflect the existing character				
Signage and advertising	Signage and advertising to not extend above the skyline and should only be located on verandas, parapets or gable walls to ensure it doesn't dominate the village centre or detract from the architecture	4			
Roof form and colour	The roof can be any form but the street presentation must be a parapet or a gable.	3			
	Grey, neutral or red in colour				
Important architectural elements and detail	Façade to incorporate a veranda along the entire length of the building frontage	2			
	Most of the façade at ground level to be occupied by windows or doors to reflect the areas commercial character	2			
	Install planting bed for vine at veranda posts				
	Frontage articulation to reflect existing varied frontage width and break up the mass of larger footprint buildings	1			
Setbacks from boundaries	Buildings should front directly to the edge of the street with no setback and occupy the entire frontage of the property to retain and reinforce the small town rural character	14	1		

Area 2 Princes Highway South		Green dots	Red dots	Comments from post it notes	Officer and consultant notes and observations
Building Height	Predominantly 1 storey to retain the areas character and ensure that the surrounding trees can be seen above the buildings and contribute to the green skyline. However the width of the road and other buildings in the area may allow for a taller façade of up to 6m with a second storey setback behind the façade to minimise its impact on the streetscape	1		There can be a mixture of single <u>and</u> double storey buildings (to 6 metres) which retain a heritage feel to footpath frontages.	Agreed this is the intent of the guidelines, however the predominantly and largely consistent 1 storey presentation to the street suggests that a second storey should be designed so the second storey doesn't impact on the immediate streetscape
External Building Material	Clad in weatherboard, bluestone, brick or rendered to conform to the existing character				
Building Colour	Timber painted in cream, light ochre palette. Render also cream, light ochre. Brick and bluestone natural colour	2	1		
	Details such as door, verandas and window frames may be painted in a contrasting colour to reflect the existing character				
Signage and advertising	No signage and advertising to extend above the skyline and should only be located on verandas, parapets or gable walls to ensure it doesn't dominate the village centre or detract from the architecture	2	1		
Roof form and colour	The roof presentation the highway should be either parapet or hipped.	2	1		
	Grey, neutral or red in colour				
Important architectural elements and detail	Façade to incorporate a veranda along the entire length of the building frontage	2			
	Approximately half façade facing highway occupied by windows or doors. Windows other than large, shop display windows to be vertical in orientation to reflect the areas small town commercial character				
	Install planting bed for vine at veranda posts	1			
	Frontage articulation to reflect existing varied frontage width and break up the mass of larger footprint buildings				
Setbacks from boundaries	Buildings should front directly to the edge of the street (no setback) and occupy the entire frontage of the property to retain and reinforce the small town rural character	1	1		

Area 3 Main St South		Green dots	Red dots	Comments from post it notes	Officer and consultant notes and observations
Building Height	1 storey to retain the areas character and ensure that the surrounding trees can be seen above the buildings and contribute to the green skyline. However an additional level may be acceptable if setback to minimise impact when viewed from the Highway	4		A mix of single and double storey buildings with a heritage feel provide a great balance to the architecture to all precincts.	At the moment this area has a predominantly and largely consistent 1 storey presentation to the street. Many consider this aspect to be an important characteristic of the town. However it is recognised that the need to accommodate more floorspace and different uses (such as residential/accommodation) may be best met with a second storey. In order to reconcile these two valid planning objectives the guidelines envisage any second storey development can occur as long as it is setback to ensure it doesn't impact on the immediate streetscape and reflects the other design guidelines to minimise intrusion and reflect the areas character.
External Building Material	Clad in weatherboard, brick or rendered to conform to the existing character	4			
Building Colour	Any colours will contribute to the eclectic and cheerful mix of colours in the area	4			
	Details such as door, verandas and window frames may be painted in a contrasting colour to reflect the existing character				
Signage and advertising	No signage and advertising to extend above the skyline and should only be located on verandas, parapets walls to ensure it doesn't dominate the traditional village centre or detract from the architecture	4			
Roof form and colour	Parapet facing the highway.	1			
	Roof grey, neutral or red in colour				
Important architectural elements and detail	Façade to incorporate a veranda along the entire length of the building frontage	5			
	Most of the façade facing highway occupied by windows or doors to reflect the areas small town commercial character				
	Install planting bed for vines at veranda posts	1		Who will maintain? Town lacks maintenance as is.	We understand the concern about maintenance. The provision of planting beds are there to make it possible for vines to be planted. They can add a great deal to a towns character and will be much harder to put in if provision is not made for them at construction. These guidelines cannot specifically define who maintains them but as they will be attached to verandah posts on the footpath they are accessible for either the Council or the tenant to maintain them.
	Frontage articulation to reflect the characteristic narrow frontage width of existing lots and break up the mass of larger footprint buildings		4		We note the strength of feeling about this issue. The guidelines are intended to ensure the shops in this area are not redeveloped to appear as a large, homogenous 'big box' but instead retain the human scale that adds a great deal to the character of the town. The guidelines will seek to ensure the techniques used to ensure this human scale can be retained will not put any unnecessary constraints on development other than those absolutely essential to retain this character.
Setbacks from boundaries	Buildings should front directly to the edge of the street (no setback) and occupy the entire frontage of the property to retain and reinforce the feel of it being the hub of a small rural town	2			

Area 4 Riverside		Green dots	Red dots	Comments from post it notes	Officer and consultant notes and observations
General comments				This façade looks like a school.	Noted, will be amended
Building Height	1 storey adjacent to Highway				
	1 or 2 storey between the highway and the river. In either case an additional level may be acceptable if hidden in the roof form and not visible from the Highway				
External Building Material;	Timber, brick, steel or render	1			
	Verandas and balconies constructed predominantly of timber				
Building Colour	Grey, white, grey-green light ochre or neutral and muted tones to minimise intrusion on surrounding green skyline adjacent to riverside	4			
Signage and advertising	Signage and advertising to not extend above the skyline and should only be located on verandas, parapets walls to ensure it doesn't dominate the traditional village centre feel	7			
Roof form and colour	Pitched, hipped or gable acceptable	3			
Important architectural elements and detail	Buildings adjoining riverside to front to proposed riverside access way	3			
	Verandas and or balconies to present to most or all of the façade to street and river				
	Most windows (other than display type windows) with vertical orientation to reflect the areas traditional small town commercial character. Frontage articulation (change in height, setback or treatment) every 10m or less to break up the mass of larger footprint buildings				
Setbacks from boundaries	Setbacks to incorporate landscaping that will mature to provide a green canopy and understorey	3			

Area 5 Main Street North		Green dots	Red dots	Comments from post it notes	Officer and consultant notes and observations
General comments				There needs to be better linkage between each section/proposals to provide consistency	Meaning not clear
				Parking an issue	Noted, we understand the issue and the importance of this issue for the community. Unfortunately this is outside the scope of the project but this comment will be included in the report to Council with a suggestion parking and the future health precinct be considered in future projects
				Lack of scope for future health precinct	
Building Height	Any building on the corner of the Hesse Street and the highway will have a landmark location that would merit greater height to parapet level than other nearby buildings. However building height should not be greater than the bluestone Tea Rooms to retain its prominence and contribution to the streetscape. This will also ensure that the surrounding trees can be seen above the buildings and contribute to the green skyline. This will probably require single storey development although an additional level may be acceptable if largely hidden in the roof form	4		The focus on style, more in line with old bank (Sweet Thyme café) no shire tea rooms - feature Main St styles along Hesse St to reflect style of new post office. [To para phrase: Main Street north should reflect the look of the old bank (now run as Sweet Thyme café). The Shire building is a historic building and should not be replicated. There should be a 0 lot line setback to Hesse Street (similar to new post office and shops)].	Noted, agreed that the distinctiveness of the Shire building should be maintained. Guidelines will also be amended to facilitate zero setbacks in this area.
External Building Material	Clad in bluestone, muted toned render or other material determined by heritage study to complement existing Tea rooms and café building.	2			
Building Colour	Neutral tones to complement the Winchelsea Tea rooms and café building	3			
	Details such as door, verandas and window frames may be painted in a contrasting colour to reflect the existing character				
Signage and advertising	No signage and advertising to extend above the skyline and should only be located on verandas, parapets walls to ensure it doesn't dominate the traditional village centre feel or detract from the Winchelsea Tea rooms building	5			
Roof form and colour	Parapet facing highway and Hesse Street.		1	Needs a gabled roofing to be attune to 1900's-1950's era	Not sure a gable roof is characteristic of this area.
	Grey, neutral or blue grey in colour				
Important architectural elements and detail	Less than 50% the façade facing Hesse street occupied by windows or doors. Windows with vertical orientation to reflect the areas small town commercial character.	4	4	Windows sash style like Sweet Thyme	Noted, whilst this level of detail can contribute a great deal to the character of the area it is difficult to enforce.
	Install planting bed for vine at veranda posts			No consideration for the environmental foundation of building	Noted, theses guidelines do not address these matters but that is not to say they are not concerned with them. Ecological, sustainability orientated planning provisions still need to be considered and are not superseded by these guidelines which are concerned solely with matters of neighbourhood character.
Setbacks from boundaries	Buildings setback from Hesse Street to conform with existing buildings and allow for landscaped gardens fronting Hesse Street and the Highway	1	3		