



NEIGHBOURHOOD and SITE DESCRIPTION

AT: 14 Corbett Street Port Fairy

CLIENT: 

In relation to the neighbourhood:

- Corbett Street forms part of the main grid of Port Fairy & I would call it a minor linking street between Cox & Campbell Streets.
- It is a quiet residential street, sealed but no kerb & channel. Residences surrounding are all permanent living with varied styles of home, most are single storey & are corrugated iron roofed, clad or rendered wall homes excepting the tiled roof, brick veneer home on the corner of Corbett & Cox Street.
- This area is quite close to the main shopping area of Port Fairy – an easy 5 min. walk to the CBD.
- This neighbourhood is in “Area 4a DDO10 – Heritage Residential” in the Design Guidelines for Port Fairy, therefore has a Design & Development & Heritage Overlay also.

In relation to the site:

- This site 14 Corbett Street is a rectangular shaped block on the west side of Corbett Street. There has been a recent subdivision of this site creating 2 sites with a common shared driveway. Area of this site is 511 sq.m. with boundaries of 16.82m x 30.4m. Corbett Street being a minor street in the grid is narrower in width & as mentioned no kerb & channel exists. So ideally off-street parking is favoured for this development which can be accommodated via the common driveway pulling into the rear of this site.
- Currently a timber weatherboard clad hip roofed home exists on site with a verandah around 3 sides of the front section as well as additions toward the rear of the residence.
- The neighbouring sites are:
 - On the north (16 Corbett Street) is a single storey hip roofed weatherboard home with a verandah along the street frontage.
 - On the south (12 Corbett Street) is a single storey hip & gable roofed rendered external finish home which was build approx. 10-15 years ago.
 - The west neighbour is Lot 2 of the subdivision which is currently vacant.
- This site is fairly flat probably falling toward the rear with surrounding properties similar.
- Existing garden/lawn: rear is mainly lawn; front & side is mainly flower beds & shrubs.
- NOTE: an Planning amendment has been lodged to alter the subdivision to enable a vehicle from Lot 1 to reverse & proceed toward Corbett Street in a forward manner.

DESIGN RESPONSE

Upon purchase of this property by my clients about 5 years ago & with the intention to eventually live in Port Fairy, a planned/staged project began.

Since then, the existing residence has been a permanent rental.

A subdivision of the site is being undertaken with a site at the rear of approx. 391 m/s.

The next stage of the project is for the existing residence to be updated & extended thus careful consideration of the validity of the rear part of the residence & the design of an addition after a demolition of part of the rear.

The existing front section to be retained is essentially the 4 front rooms with a hip roof over this.

Four bedrooms are proposed with a sitting room at the front & a larger Living, dining, kitchen, laundry wing along the western side.

On-site Vehicle parking will be accommodated on the west side with a designated area & reversing of this vehicle to exit the site in a forward manner.

The design of the extension is a skillion style roof for the most rear section to allow high windows that are east facing & the connector section between the existing & new will be a lower 5-degree skillion roof. Solar Panels are proposed to be on the connector section of roof – not visible from the street, north facing for the best result.

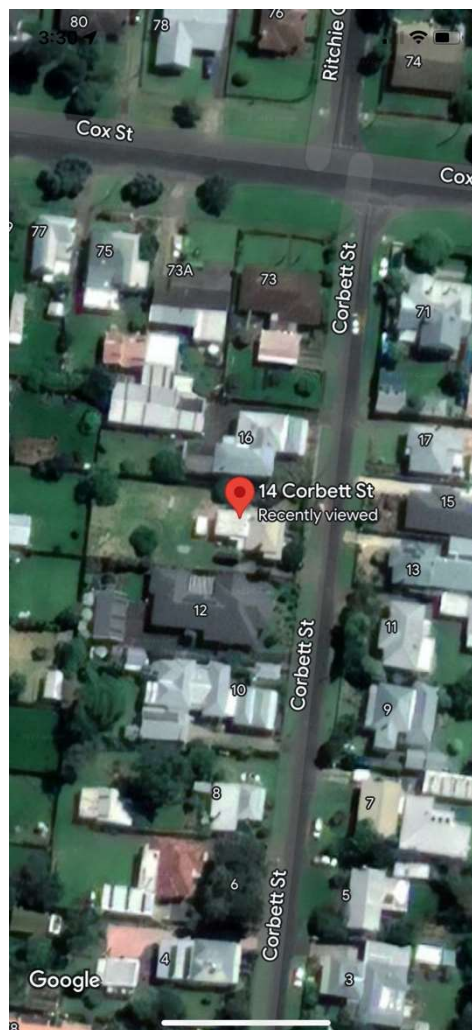
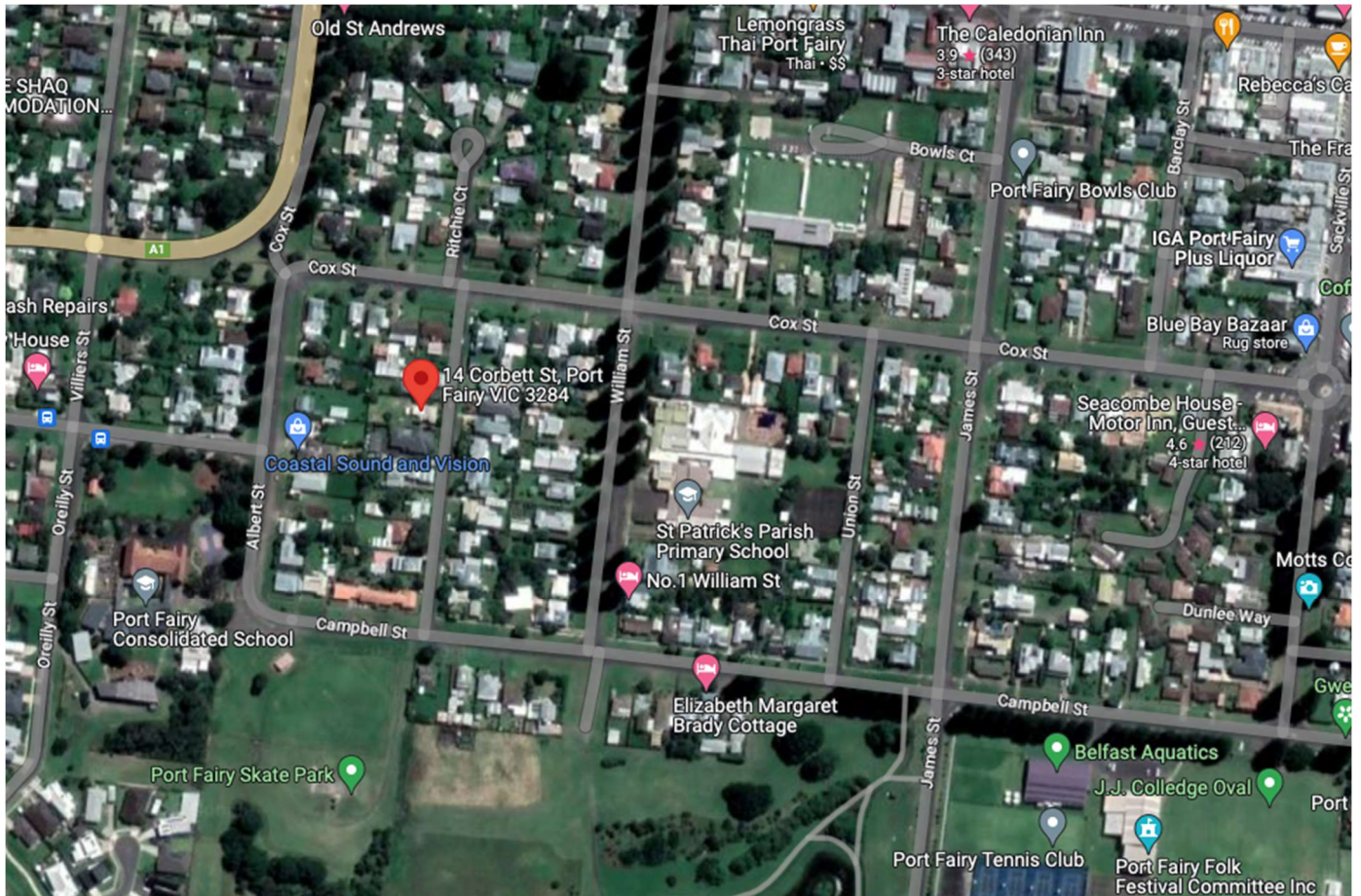
A modern feel is preferred for the extension so please consider a skillion style roof – with minimal impact on the streetscape or neighbours.

External materials are proposed to be sympathetic & within the guidelines of weatherboards & corrugated profile roof.

As mentioned, a comfortable, practical home is proposed for my clients to retire & enjoy all Port Fairy has to offer.



14 Corbett Street Port Fairy (middle), 16 Cox Street to left & 12 Cox Street to right.



PORT FAIRY Urban DESIGN GUIDELINES

DDO10 - Character Area 4a Heritage Residential.

Heights. Total height of the proposed extension/addition is 4.7m which is below the max. 7m height suggested. Existing ridge height of the residence is approx. 5m.
Façade height varies due to a 15-degree skillion roof so the highest point is approx. 4.8m & generally is approx. 3-3.2m - maximum suggested 5.25m.

Building Bulk & Mass.

Total proposed width is 13.25m for the rear wing (facing west).
Total proposed length (new & existing included) is 18.8m (plus the verandah).
Suggested maximum length or width is 20m.

Suggested Façade Articulation every 10m

- Length has numerous articulation points i.e new to existing & lower roof to skillion roof.
- Width articulation exists generally excepting for the west façade which is 13.25m without articulation. Please consider this wing is a practical addition & isn't viewed from the street.

Setbacks

Frontage is existing to the residence & is 5.8m to the verandah.

Side setbacks – suggested side setback is 2m.

- **South** the proposed extension follows the same line as the existing residence & is 1.57m, please consider less than 2m for the reason to follow the existing line.
- **North** the skillion wing toward the rear of the extension is 2m off the side boundary with the open, lower verandah proposed at 1m.
- **West** is proposed to be 4.2m off this boundary.

Carparking, garages & other outhouses.

No garage is proposed.

On-site Vehicle parking is available along the west side & will be sufficient for 2 cars in tandem as the total available length is approximately 15m.

Building Materials & colours. Buildings materials & colours are proposed to be consistent between the existing residence & proposed extension: being sure to maintain the materials, integrity & character of the existing residence.

Existing windows are timber & will be maintained (the 2 front windows) rest will be timber framed colour white consistent with the existing painted white.

MATERIALS & COLOURS Schedule:

- EXTERNAL WALLS – weatherboards *colour painted "Light grey"*
- ROOFING – corrugated iron – *colourbond "Basalt"* – note existing roofing to be replaced also.
- New WINDOWS – timber *colour painted "white"*
- TRIMS/POSTS/BARGE boards etc – painted *colour "dark grey"*

Landscaping and Fencing.

Front fence is an existing trimmed hedge & will be maintained.

Landscaping & lawn exists at the front & new areas will be established in the POS space area on the

northeast.

The vehicle parking & utility area on the west side will be via “permeable-paving” allowing permeability.

Site Coverage.

TOTAL SITE AREA: 511m/s

Buildings: 35.5% site coverage (182.83m/s) - suggested max 30%.

All buildings/covered land: 50% site coverage (255.14m/s) - suggested max. 40%.

All permeable surfaces: approx. 48% of site – suggested 50% or less

This is achieved using permeable-paving for the vehicle parking (& common driveway) while maintaining existing brick path to the front door.

Frontage to Corbett Street will not alter.

Roof Pitch & alignment.

Estimation of existing roof pitch is 25 degrees.

Roof pitch proposed for skillion wing is proposed to be 15 degrees; this allows for hi-lite windows facing east into the living/kitchen/dining wing.

The lower roof over the connecting section (between existing residence & living/kitchen/dining wing) is proposed to be lower than the existing roof sitting under the eave thus is proposed to be a 5-degree skillion roof.

Please consider this more modern elevation for the proposed extension.

The details & integrity of the existing residence will be maintained & highlighted by the modern extension, including the connecting being lower.