

Written Report: Schedule 10 to the Design & Development Overlay 46 William Street Port Fairy

Reference to:

- Schedule 10 to the DDO of the Moyne Planning Scheme.

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.

Response

The front lot will retain all of the above objectives as it will be fully retained.

The rear lot dwelling will not be seen from the street and therefore will not have any impact on the street character of the area.

Complies.

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.

Response

The front lot will retain all of the above objectives as it will be fully retained.

The rear lot dwelling will not be seen from the street. The proposed maximum height will be 3 metres.

Complies.

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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.

Response

The front lot will retain all of the above objectives as it will be fully retained.

The rear lot dwelling will not be seen from the street. The proposed maximum height will be 3 metres.

Complies.

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.

Response

The front lot will retain all of the above objectives as it will be fully retained.

The rear lot dwelling will not be seen from the street. The proposed new dwelling will be small in size with a floor area of 62m² and will not compromise the characteristic scale and pattern of the area.

Complies.

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.

Response

The front lot will retain all of the above objectives as it will be fully retained.

The rear lot dwelling will not be seen from the street. The proposed rear and side setback will be 1 metre given the restraints of the lot size.

Complies.

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.

Response

The proposed new carport for lot 1 will not be seen from the street resulting in no visual impact on the street scape.

The garage for lot 2 is existing and set back 36 m from the front boundary.

Complies.

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Building materials and colours

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

Response

The front lot will retain all of the above objectives as it will be fully retained.

The proposed new dwelling on the rear lot will be clad in painted weatherboards to match the existing front dwelling.

Complies.

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.

Response

No front fencing works are proposed for this application.

Complies.

Site coverage

The combined site coverage of buildings and impermeable surfaces should respect the pattern of building and open space characteristic of the area.

Response

The combined site coverage will respect the pattern of building and open space characteristic of the area.

Complies.

Frontage

Buildings should provide an attractive and active edge to the street and enable passive surveillance of the street.

The front lot will retain all of the above objectives as it will be fully retained.

Complies.

Roof pitch

The roof pitch of buildings should be consistent with the predominant roof character of the area.

Response

The rear lot dwelling will not be seen from the street and therefore will not have any impact on the street character of the area.

The proposed roof pitch will be 2°.

Partially complies.

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.

Response

No proposed changes will be made to the existing driveway.

Complies.

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3.0 Subdivision Requirements

The frontage width of lots abutting the street should be consistent with the typical width of existing lot frontages in the street.

Subdivision layout should retain the established pattern of development.

Subdivision should avoid the creation of new crossovers wherever possible.

Response

The front lot will retain all of the above objectives as it will be fully retained.

The proposed subdivision will be in keeping with similar subdivisions in the area.

No new crossover is proposed.

Complies.