

16A Albert Street Port Fairy

Town Planning Report



Building Description:

The storage room has an existing first floor that will remain. This proposal is for a new window pop-out in the roof to create a better space internally and an improved streetscape with architectural feature.

This proposal has no change in floor areas, garden areas, site coverage or permeability.

Refer to attached drawings for detail.

SCHEDULE 4 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Site Coverage and Permeability

The site area covered by buildings should not exceed 40 per cent.

The site area covered by permeable surfaces should be at least 50 per cent.

No change to site coverage and permeability.

Building Massing

Buildings should be articulated to respect the character and rhythm of the surrounding area.

Roof pop out provides further articulation to an already well articulated street frontage.

Building Height and Siting

Buildings on ridgelines or dune areas should be sited so that the bulk and mass of the buildings do not dominate the skyline.

~~If the land is in a Floodway Overlay, Land Subject to Inundation Overlay or is liable to inundation, the maximum building height specified in the zone or a schedule to the zone is the vertical distance from the minimum floor level determined by the relevant drainage authority or floodplain management authority to the roof or parapet at any point.~~

Building Height is increased by only 255mm to allow for best drainage and uncomplicated guttering.

Building Setbacks

Any part of a new building or extension should be set back:

At least 6 metres from the front boundary.

From any side boundary, a distance of at least 3 metres between buildings on adjacent properties within 10 metres of the front boundary.

No change to building setbacks.

Frontage Presentation

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

Proposal allows for large increase in glazing to the street frontage enabling vast improvements for passive surveillance.

Outbuildings and Car Parking

Garages should have a maximum external width of 6.5 metres.

Garages should be sited at least 1 metre behind the front wall of a building (excluding porticos and projecting windows).

Driveways should be constructed with a permeable surface where practicable.

Where double garages are provided these should be accessed by a single width crossover.

No change to outbuilding and car parking.

Design Detailing

When constructing new buildings or extensions or carrying out works:

Natural materials such as timber or stone should be used.

Unrendered brickwork or blockwork should be avoided to a street facing facade.

Reflective materials should be avoided.

Non-reflective materials should be used for roofs.

New window pop out to be clad in galvanised metal to match existing roofing. Also to incorporate architectural timber feature framing and glazing.

Landscaping and Fencing

Front fencing and landscaping should create a garden setting.

Fences forward of the front façade should be at least 50 per cent visually permeable.

Service boxes and storage areas should be located where they are not visible from the street or are visually screened using quality materials or landscaping.

No change to landscaping or fencing.