



6 GRATTON STREET,
PORT FAIRY VICTORIA 3284

M [REDACTED]
E [REDACTED]

Registration DP AD 1821
ABN 89 392 514 944

MSC PLANNING

Address: 2/48 Albert Street, Port Fairy PS712615R
Application: NEW Permit Application
Proposal: Building & works to construct Extension to Residence
Client: [REDACTED]

NEIGHBOURHOOD and SITE DESCRIPTION

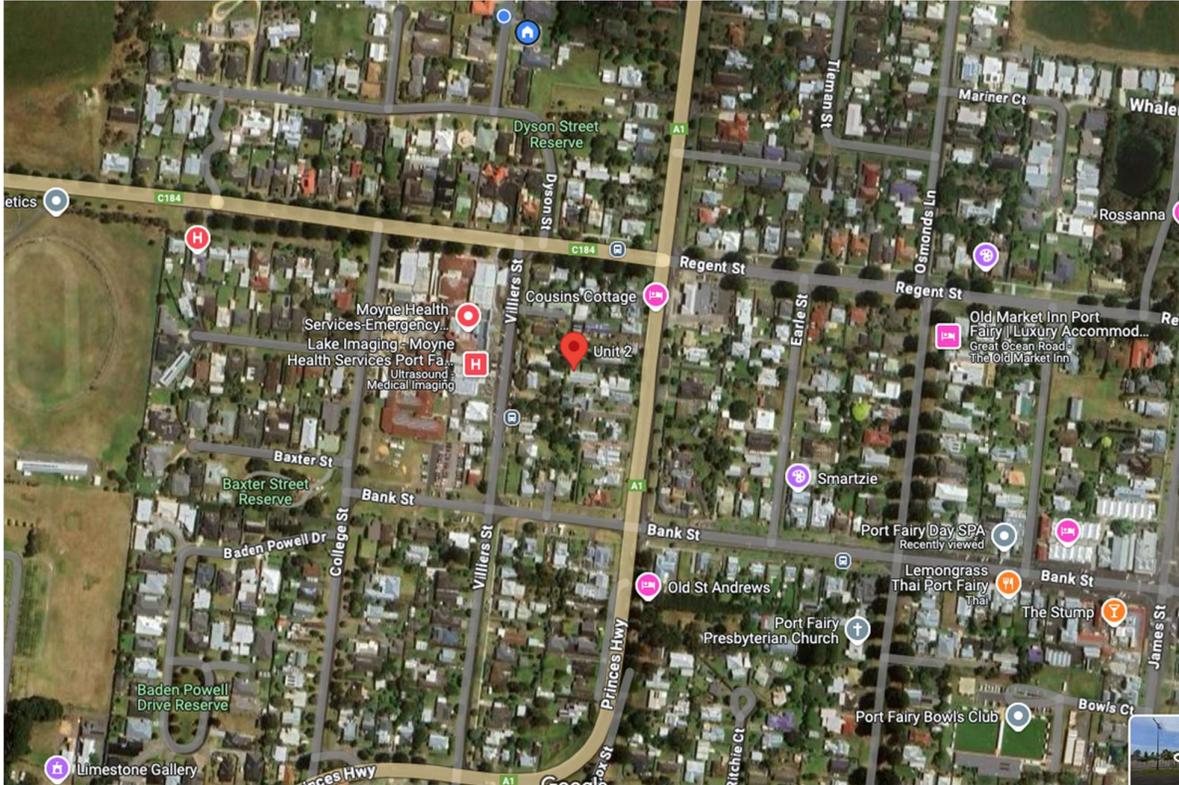
In relation to the neighbourhood:

- Albert Street or Princes highway is the main thoroughfare thru Port Fairy being the main link east to west & this neighbourhood is centrally situated.
- This direct neighbourhood comprises a group of houses are served by a common driveway off Albert Street (Princes highway) – there are 3 residences using this access, one facing Albert Street & two behind facing the driveway.
- Residences surrounding are permanent living with homes of varied styles & sizes, single & 2-storey.
- The main shopping area of Port Fairy – the CBD - is an approx. 10 min. walk & this area is centrally located with easy access to all other services, schools & places of interest.
- This neighbourhood Planning Information:
 - Neighbourhood Residential Zone – Schedule 1 (NRZ1)
 - Schedule 2 to Clause 43.02 Design & Development Overlay (DDO2) “Port Fairy Town Centre Residential Precinct”
 - Heritage Overlay – HO49 (Note: for the neighbourhood but not 2/48 Albert Street specifically)

In relation to the site:

- This site of 2/48 Albert Street Port Fairy is an irregular shaped site, divided into two parts – called Part 3 on Title. A residence is on the southern Part 3 & a freestanding shed is on the northern Part 3. The northern part also includes a 3.96m wide section of land that runs thru to Villiers Street. The two parts are divided by common property, the driveway/access to Albert Street.
- The residence is gabled roof brick veneer with 2-bedrooms, living-kitchen-dining & bath & l’dry & verandah at the front. A single width attached carport is positioned on the west side.
- The direct neighbours –
 - North side – driveway/access way.
 - South side – 44 Albert Street is a quite narrow site running thru from Albert Street to Villiers Street & has a residence visible from the south yard of 2/48 Albert Street.
 - East side (1) – 46 Albert Street residence is at the east end of the site; the rear of the block abuts the property & an established garden obscures any view of the residences.
 - East side (2) – 1/48 Albert Street joined to the subject residence via a fire-rated party wall. The residence is a mirror image to the subject residence.
 - West side – 29 Villiers Street has a residence & a garage/building with a water tank closer to the subject residence.

- Good Solar access is available to this site with north facing living room windows & the neighbour's solar access will be considered.
- No contaminated or fill areas exist as far as I am aware & a soil test will confirm this. This site falls slightly toward the north.
- No significant views exist.
- The site is very private & quiet in a really good central position, living is comfortable but a bit cramped thus the investigation of an extension to the residence is being undertaken.



PROPOSAL:

The brief for this development included more space for the kitchen thus an extension is proposed toward the south for a new kitchen, encompassing some reshuffling of walls within the residence to accommodate a larger bathroom space, small office nook & a more private entry at the front door.

A change in the entry to the bedrooms & robe positions is also proposed.

Removal/demolition of the carport will allow a garage to be built along the western boundary wall with new L'dry & 2nd WC utility area between garage & kitchen.

Rear access to the south kitchen garden is via the back of the garage & east facing glass sliding doors off the kitchen area.

Consideration of light entering the residence has led to north facing high windows (clerestory style) being proposed as part of the new roof shape – providing additional natural light to the interior.

My clients aim to be as self-sufficient as possible, so solar panels are proposed on the roof over the section above Bed 1.

These changes will enhance the liveability of this home for my clients.

Schedule 1 to Clause 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE (NRZ1)

This proposal respects & protects the unique low scale coastal village character of Port Fairy.

SCHEDULE to Clause 43.02 DESIGN & DEVELOPMENT OVERLAY DDO2

“Port Fairy Town Centre Residential Precinct.”

1. Design Objectives:

To deliver a high quality & contemporary design response that supports the integration of new development with Port Fairy's historic character.

To retain the landscape qualities of the precinct & minimise the detrimental visual impact of car parking & outbuildings.

2. Buildings & Works:

- **Site Coverage & Permeability** – Site area is approx. 300m/s & building area is approx. 135.4m/s or approx. 45% site coverage.
This respects the pattern of building & open space characteristic of the area.
- **Building Massing** – Building is articulated with variations in heights & roof shapes as well as verandah interest thus the overall bulk & mass will not compromise the characteristic scale & streetscape rhythm of the precinct.
- **Building Height** – Total building height is proposed to be 4.3m with the newer clerestory style window section increasing the roof height. This height is within the accepted suggestion of maximum 7m high. Height at Boundary for the garage is considered & noted that the west neighbours ground level is higher by approx. 500mm thus the finished height at neighbour site is approx. 3.8m at the highest point.
- **Building Setbacks** – there is an established pattern of setbacks reflected in this residence & the east neighbour that are joined via the party wall with the division of the sites when a subdivision was achieved. The addition of the garage built along the west boundary extends the frontage & thus this building is built to both side boundaries.

Consider these facts: the uniqueness of this private access with my clients owning both part 3 on the south & north thus will be the only people accessing the site & the garage not being visible from a street; also, the vehicle accessway leads directly into the garage (that is currently a carport) so the

- logic is the vehicle storage is here. The Garage is single width wide also.
- **Frontage Presentation** – Frontage presentation is to be enhanced with the addition of the proposed garage by formalising the vehicle storage & security.
 - **Design Detail** – building materials, form, colours & roof pitch respect the character of the precinct. The external claddings for the extension will support the existing (unrendered) brick walls & shall be vertical cladding for all walls except the double masonry wall along the boundary which is proposed to fire-rate the boundary wall.
 - **Outbuildings & Carparking** – the garage is proposed to be single width & as mentioned in Building Setback note is positioned on the west boundary & is adjacent to the accessway. The garage is not visible from the street (Albert Street) – the situation is unique as mentioned.
 - **Landscaping & Fencing** – no front fence is proposed.
Landscaping is currently minimal in the front yard, lawn exists; a great working kitchen garden exists in the south rear yard
Any new plantings will be chosen from the *“Indigenous Plans for Moyne Shire Zone 5 – Herb-rich Woodlands”*
Landscaping & trees exist in the neighbouring properties especially on the west side which provides natural screening.

3. Decision Guidelines:

The proposal of this extension to residence with the attached & integrated garage as discussed above responds to buildings & works, housing diversity in Port Fairy, reinforces existing streetscape patterns, building footprint & building height to the existing patterns & character of the area, open space & landscaping.

SCHEDULE to Clause 43.01 HERITAGE OVERLAY HO49

“Port Fairy Residential Heritage Precincts Heritage Design Guidelines 2023”

Note: direct neighbours are within HO49 BUT this property sits just outside this overlay.