

65 Gipps Street Port Fairy

Town Planning Report



Building Description:

This proposal is for a new river facing façade only. Including new larger and energy efficient windows and doors, and new raised double pitch roof. All new glazing, roofing and weatherboard to match existing. No changes to the existing balcony. All proposed changes are within the existing neighbourhood character of the river-scape.

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

Refer to attached drawings for detail.

SCHEDULE 6 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 along the frontage so that the overall bulk and mass of the building does not compromise the characteristic scale and streetscape rhythm of the precinct.

Building height and massing should allow for equitable view sharing of the Moyne River estuary with nearby properties.

Increased Glazing and raised double roof pitch follows the characteristic scale and pattern of the precinct.



Building Height

Building height should not exceed 8 metres.

A building may exceed the maximum building height by up to 1 metre if the slope of the natural ground level, measured at any cross section of the site of the building wider than 8 metres, is greater than 2.5 degrees.

If the land is in a Floodway Overlay, Land Subject to Inundation Overlay or is liable to inundation, the maximum building height specified in this schedule 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.

No change to building height.

Building Setbacks

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

At least 2 metres from any side boundary.

At least 4.5 metres from the street boundary unless the rear boundary of the property is adjacent to the Moyne River Reserve.

If the rear boundary of the property is adjacent to the Moyne River Reserve, the building should be set back:

From the property frontage at least the average of the front setbacks of the buildings on the two immediately adjoining properties.

From the rear boundary 4.5 metres or the average of the rear setbacks of the buildings on adjoining properties, whichever is greater.

The first floor of a building should be set back by a minimum of 3 metres behind the ground floor facade to a street and/or the Moyne River to reduce visual bulk.

No change to building setbacks.

Frontage Presentation

Buildings should provide an active frontage and support passive surveillance to the Moyne River.

Ground floor and first floor habitable room windows should be orientated towards Griffiths Street or Gipps Street.

Proposed changes provide an active frontage and improved passive surveillance of the Moyne River. All habitable rooms orientations remain unchanged and towards the Gipps Street and Moyne River.

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.

Reflective materials should be avoided.

Non-reflective materials should be used for roofs.

All materials used to match existing. Including white weatherboard, galvanised roofing and glazing.

Outbuildings and Car Parking

Driveways should be constructed of a permeable material.

Garages structures should have an external maximum width of 6.5 metres.

Garages, outbuildings and areas allocated for parking vehicles should be:

Sited to minimise visibility from the street.

Set back at least 1 metre behind the front wall of a building (excluding porticos and projecting windows).

Designed to respect the character of the area.

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

No change to garage or carparking.

Landscaping and Fencing

A fence forward of the front façade of the building and/or within 5 metres of any Moyne River frontage should:

Not exceed 1.2 metres in height.

Be at least 50 percent permeable.

Landscaping should utilise indigenous species wherever possible.

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

No change to landscaping or fencing.