

**NOTE:**

**UPDATED 29 JULY 2025 TO INCLUDE RESCODE CLAUSE 54 INFORMATION AS REQUESTED**

**(See bottom of document)**

**Planning Permit: PL25/085**

Date: June 2025

**NEIGHBOURHOOD and SITE DESCRIPTION**

**Address: 3 Barclay Street Port Fairy (Property name “GinaBella”)**

**CLIENT:** 

**REQUEST: Extension to Residence & demolition of existing shed & verandah**

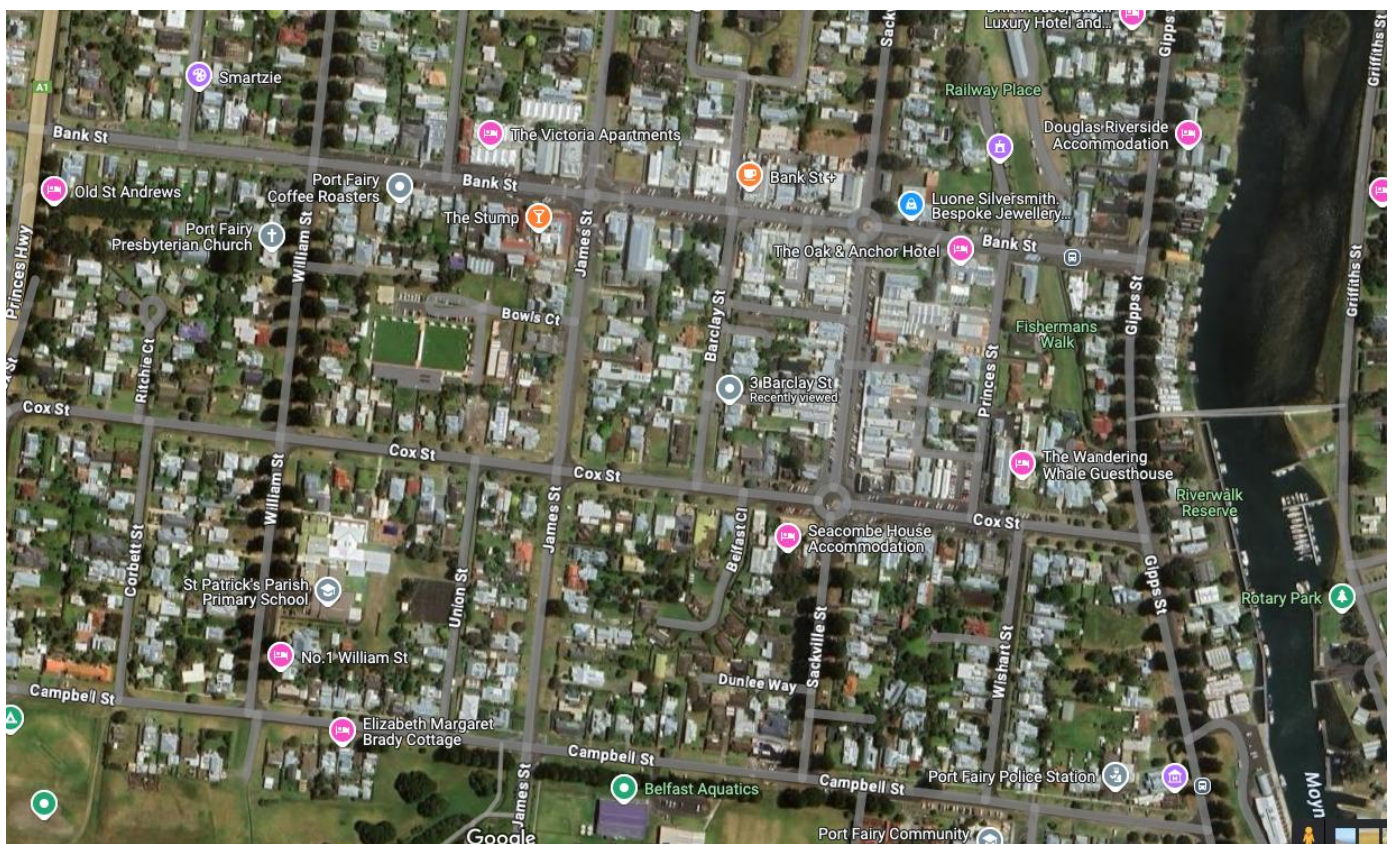
*In relation to the neighbourhood:*

- Barclay Street forms part of the main grid of Port Fairy central part of town being a narrower connecting street. Barclay Street runs in a north-south direction between Cox Street & Bank Street & the section toward Regent Street until the St Johns Anglican Church – after the church to Regent Street it becomes Church Street.
- This neighbourhood is centrally located very close to the CBD of Port Fairy.
- The residences surrounding are a mix of permanent living & holiday rental options. Near neighbours are varied styles of homes; most are single storey. Those in this section of Barclay Street are timber or timber-look claddings more traditional style. Some have been renovated & updated, others are in a more original form.
- This neighbourhood has overlays:
  - Neighbourhood Residential Zone – Schedule 1 (NRZ1)
  - Design & Development Overlay – Schedule 2 (DDO2)
  - Heritage Overlay – Schedule (HO52)

*In relation to the site:*

- This site 3 Barclay Street is a rectangular shaped block on the east side of Barclay Street.
- Total area of the site is 248.29 sq.m. The longest boundary length is 27.43m & the width at the rear boundary is 9.3m. Street frontage width is 8.92m with a step in the south boundary. There is a R.O.W. (A-1) 3.86m wide that runs around the side & rear of this site & allows access to the IGA Supermarket rear staff carpark & service area.
- Currently on this site is a residence that is a painted timber weatherboard hip roofed with a bullnose verandah on the street frontage. This residence is used by my clients for Port Fairy breaks & also offered for Holiday Rental. It is a 3-bedroom, one bathroom/Laundry with a smallish Kitchen/Dining/Living space opening to the rear east yard via a verandah. Also, on-site is a detached shed positioned in the north-east corner. There is no vehicle storage or access on-site. The residence is built close to the north & south boundaries & 2.56m from Barclay Street.

- The neighbouring sites are:
  - On the South side (number 1 Barclay Street) there is a single storey hip/gable roofed weatherboard clad home, positioned very close to its northern boundary thus quite close to the residence at 3 Barclay Street. A narrow (760mm wide) easement (called A-2) exists between the south neighbour & 3 Barclay Street.
  - On the east & north is the R.O.W called A-1. The north section of the R.O.W. is used extensively by the IGA staff & for deliveries, often large trucks reverse in to access the IGA.
  - The neighbour on the north (5 Barclay Street) is a single storey conite clad hip/gable roofed residence & substantial hedge exists adjacent to the R.O.W for its South boundary.
- This site is quite flat with surrounding properties similar.
- Lawn exists in the rear yard. The front yard is laid with brick pavers & has some freestanding pots.
- Fencing: exists as a low picket fence along the street frontage (west), fencing of the rear yard (north, south & east) exists as approx. 2m high – noting no fencing exists adjacent to the existing residence for the north & south elevations.







**3 Barclay Street Front Elevation**



**R.O.W. (North Elevation) of 3 Barclay Street**





**North Neighbour 5 Barclay Street (R.O.W. & screening hedge between)**



**1 Barclay Street South Neighbour**

## DESIGN RESPONSE

- Brief from this Client: To extend the residence adding another bedroom & ensuite as well as increasing the Living room size & updating the kitchen.
- Respect for the existing Residence is paramount in the consideration of this project.
- The design for the proposed addition is to be a modern addition with a visual break using the existing lower skillion roof.
- The site has constraints being close to side boundaries so a fire-rated walling system is proposed "Hardies Smart Wall" allowing an external timber cladding to the walls.
- The roof is proposed to be a skillion falling toward the rear including the verandah. Total extension height is proposed to be maximum 3.6m for the highest skillion section & being close to the boundary is required to be an average height of 3.2m high.
- No windows are proposed along the north & south facades due to the close proximity to these side boundaries to eliminate issues with fire-rating these walls.

### **Neighbourhood Residential Zone – Schedule 1 (NRZ1)**

The unique low scale coastal village character of Port Fairy is respected & embraced by this development in providing an interesting, modern, functional addition at this address while respecting & embracing the history of the dwelling on this site & of the neighbourhood.

### **Design & Development Overlay – Schedule 2 (DDO2)**

#### **Design Objectives.**

This proposal addresses the objectives directly by:

Delivering high quality & contemporary design responses that support the integration of new development with Port Fairy's historic character.

Encouraging small building footprints that respond to heritage & infrastructure constraints & provide for housing diversity.

By retaining the landscape qualities of the precinct & minimise the detrimental visual impact for carparking & outbuildings.

**Site Coverage & Permeability** -the combined site coverage of Buildings & impermeable surfaces respects the pattern of building & open space characteristics of the area.

SITE AREA: 248.29m/s

Proposed Site Coverage = All buildings/covered land:  
157.3 m/s or 63-64% of the site.

With breakdown:

- Proposed Extension 49.8 m/s
- Proposed Verandah 17.79 m/s
- Existing Residence 89.78 m/s
- Existing Verandah 15.13 m/s (to be demolished)
- Existing Shed 22.84 m/s (to be demolished)

Permeable area on site - consisting of the garden, lawn in rear yard (NOTE: the front yard is laid with brick pavers essentially non-porous) = approx. 45 m/s or 18-19% of the site.

**Building Massing.**

Buildings are articulated via varied roof shapes & heights ensuring the overall bulk particularly the length of this development does not compromise the characteristic scale & streetscape rhythm of the precinct.

**Building Height.**

The proposed building height of 3.6m is lower than the existing residence height of approx. 5.2m & well below the suggested maximum of 7m. Façade height is proposed to be equal & lower than the existing main section of the residence.

**Building Setbacks.**

Suggestions –

The setbacks of new building should retain the established development pattern & respect characteristic setbacks.

Any part of a new building or extension should be setback:

- At least 2m from any side boundary
- A distance of at least 6m between buildings on adjacent properties within 10m of the building frontage.

Upon consideration of the uniqueness of this site –

- The narrowness of the site - width 8.92m frontage & 9.3m rear.
- The uniqueness of the R.O.W. on the north side.
- The side & front setback pattern of the east side of this section of Barclay Street.
- The current side setback pattern of the existing residence being very close to the north & south boundaries.

Special consideration for side setbacks is necessary.

It is proposed to setback to the north & south sides the same as the existing residence which is approx. 225mm to both boundaries.

The articulation proposed via the different roof shapes from existing to proposed as well as the combined thoughts above about the uniqueness of this site & in particular the narrowness is the reason to consider the proposed lesser side setbacks.

**Frontage Presentation** to Barclay street is not altering.

We acknowledge the north elevation is very visible due to the R.O.W. & feel the proposed extension has sufficient articulation to ensure an attractive edge.

**Design Detail.** As mentioned, the respect for the existing residence is paramount while the proposed extension is proposed to be of a more modern roof shape in the skillion.

Claddings are proposed as external weatherboard & Corrugated iron roofing with aluminium window frames in a similar colour to the existing timber windows.

**Outbuilding & Carparking.**

No garage or vehicle access to this site is proposed which is the current situation.

**Landscaping & Fencing.**

The rear yard will be planted with grass.

The front yard is currently paved with old bricks & softened with freestanding pots.

The rear yard is proposed to be fenced with 2m high paling fence & a front fence of 1m high pickets exists along the Barclay Street frontage.

Service boxes & storage areas will not be visible from the street.

### **Heritage Overlay – Schedule (H052)**

#### **Port Fairy Residential Heritage Precincts Heritage Design Guidelines**

The existing residence faces Barclay Street & has all the characteristics of a typical Heritage style house – separate verandah, pitched roofs, higher ceilings & these features are being celebrated & embraced.

As noted in Schedule 2 of the Design & Development overlay (over this site) *“to deliver high quality contemporary design responses that support the integration of new development with Port Fairy’s historic character”*- the proposed design of this extension to be of a modern, contemporary design in shape reflecting the build in 2025/26.

Thus, the proposed extension is more modern/contemporary in design detail particularly with a proposed skillion roof shape.

Claddings proposed a more traditional with weatherboard proposed & limited windows are visible in the proposed extension.

Colours will be reflective of the existing residence essentially white painted external walls.

In conclusion:

Port Fairy Residential Heritage Precincts Heritage Design Guidelines June 2023 in my opinion reflects a conservative nature encouraging new builds to reflect heritage elements – the response to this is to maintain the existing residence facing Barclay Street & propose a more contemporary extension behind, showing consistency with the existing residence via colours & cladding.

### **Update 29 July 2025**

#### **ADDRESSING RESCODE**

#### **Objectives & Standards of CLAUSE 54**

#### **54.02 Neighbourhood & Site Description & Design Response (discussed - Please refer above)**

##### **54.02**

- **Standard A1 Neighbourhood Character – Complies.** The neighbourhood pattern of building & open space for this section of Barclay Street is generally of smaller sites with cottage style buildings built to & close to side boundaries & some with more recent rear extensions. The extension fits with this Standard.
- **Standard A2 Integration with the Street Objective – Complies.** The existing residence has excellent integration with the street & this is maintained with the proposal of the rear extension.

##### **54.03**

- **Standard A3 Street Setback Objective – Complies.** There is no alteration to existing street setback.
- **Standard A4 Building height Objective – Complies.** Proposed height of extension is lower than the existing roof – total height proposed is 3.6m high from ground to top of roof. Existing residence height is approx. 5.2m.
- **Standard A5 Site Coverage Objective – Non-Compliance.**  
Standard suggests Site area covered by buildings should not exceed 60%.  
Details:

SITE AREA: 248.29m/s

Proposed Site Coverage = All buildings/covered land:  
157.3 m/s or 63-64% of the site.

With breakdown:

Proposed Extension 49.8 m/s

Proposed Verandah 17.79 m/s

Existing Residence 89.78 m/s

Existing Verandah 15.13 m/s (to be demolished)

Existing Shed 22.84 m/s (to be demolished)

Please consider the coverage is approx. 3-4% over the suggested & justify that:

1. The neighbourhood pattern of building & open space for this section of Barclay Street is generally of smaller sites with cottage style buildings built to & close to side boundaries & some with more recent rear extensions.
2. Maybe this area of Port Fairy could be described as inner city/town living - close to the CBD, close walking distances to all other attractions & services & advantages of living & holidaying in Port Fairy.
3. The rear east/north facing yard is dedicated to POS & Outdoor living for this residence with the living room glass doors opening directly onto it. This is effective use of space on the site.
4. The Design & Development Overlay – Schedule 2 (DDO2) for this site & neighbourhood encourages small building footprints that respond to heritage & infrastructure constraints & provide for housing diversity.

○ **Standard A6 Permeability Objectives – Non-Compliance.**

The Standard suggests minimum 20% of the site be permeable.

Permeable area on site - consisting of the garden, lawn in rear yard (NOTE: the front yard is laid with brick pavers essentially non-porous) = approx. 45 m/s or 18-19% of the site.

Please consider the non-compliance by the small amount of 1-2% with the assurance the stormwater discharge system will be contained onsite in the rear yard & designed by an appropriate Engineering company.

- **Standard A7 Energy Efficiency Protection Objectives – Complies.** The extension is orientated to gain East facing solar access for the Living space & roof lites/skylights proposed for the ensuite & kitchen.
- **Standard A8 Significant Trees Objectives – Complies.** The east facing rear yard will encourage lawn & garden planting. No significant trees exist on site.
- **Standard A9 Building Setback – N/A** (Relevant to small second dwellings)
- **Standard A9.1 Safety & Accessibility - N/A** (Relevant to small second dwellings)

#### 54.04

- **Standard A10 Side & Rear Setback Objective – Complies.** The height of the proposed extension is an average of 3.2m with a maximum height of 3.6m due to the proximity to boundaries being approx. 225mm to north & south side boundaries.
- **Standard A11 Walls on Boundaries Objective – Complies.** Standard talks about a new wall constructed on or within 200mm of a side or rear boundary – note the proposed walls are to be same offset from side boundaries as existing which is 225mm.
- **Standard A12 Daylight to Existing Windows Objective – Complies.** No existing window is compromised by the proposed extension.
- **Standard A13 North-facing Windows Objective – Complies.** No north facing windows are



compromised by the proposed extension.

- **Standard A14 Overshadowing Open Space Objective – Complies.** The South neighbour POS is in their rear yard with some reduction due to the proposed extension but not less than the Standard suggests is minimum. No other neighbours are compromised.
- **Standard A15 Overlooking Objective – Complies.** There is no overlooking to neighbours POS or habitable windows with the proposed extension.

#### 54.05

- **Standard A16 Daylight to new Windows Objective – Complies.** New windows are positioned adjacent to & protected by the east facing verandah & all have adequate daylight.
- **Standard A17 Private Open Space Objective – Complies.** The Standard suggests should have either 80m/s or 20% of the site area (49.66m/s in this case) & not less than 40m/s with at least 25% having access from a Living room.  
Private Open Space (POS) is provided on the east side with an area of 41.48m/s plus the verandah (providing covered POS/Outdoor living) with an area of 17.79m/s. Total = 59.27m/s. The proposed extension has Living large door/windows opening directly onto the POS.
- **Standard A18 Solar Access to Open Space Objective – Complies.** The proposed POS faces East & north & will have with sufficient solar access.

#### 54.06

- **Standard A19 Design Detail Objective – Complies.** Small cottage design exists for the existing residence with the usual hipped & rear skillion roof, traditional vertical shaped double hung windows & claddings typical also being painted weatherboard & corrugated iron roofing. The extension is proposed to be a more modern style with a single skillion roof falling toward the rear, claddings like the existing, windows larger & only positioned along the eastern rear yard elevation. The existing lower skillion roof will act as a “connection” & definition between existing & proposed. There are other examples similar in the surrounding neighbourhood. Reasons the design detail of the proposed extension is favoured is the lessening of visual bulk & height being significantly lower than the existing roof height.
- **Standard A20 Front Fences Objective – N/A** no alteration to front picket fence.