

Planning Report

Reconstruction and Extension of the Existing Dwelling and Minor Modification to the Accommodation Building under Approved PL22/082

Site Address: 1 Gipps Street, Port Fairy VIC 3284

Council: Moyne Shire Council

Date: 16 March 2026

Permit: New Planning Permit Application

1. Existing Site Conditions

Residential Character and Form

The subject site contains an existing single-story residential dwelling characterized by its mid-to-late 20th-century "blonde" cream brick veneer construction. The dwelling features a low-pitched, hipped roof clad in dark concrete tiles, consistent with the established residential fabric of Port Fairy.

The primary living area opens onto a circular concrete patio on the north-western side, which serves as the main outdoor private open space. The fenestration includes large sliding glass doors and aluminum-framed windows that take advantage of the northern solar aspect.

Outbuildings and Landscaping

To the rear (southern/south-eastern side) of the dwelling sits a Colorbond shed. This structure is utilitarian in design and serves as the primary storage and utility space for the property.

The site is bounded by a traditional timber picket fence along the street frontage and a mix of timber paling and horizontal slat fencing along the side boundaries. The landscaping is currently understated, consisting primarily of flat lawn areas and established coastal trees (including large Norfolk Island Pines in the immediate vicinity) which provide significant canopy cover and wind protection.

Access and Recent Subdivision

Following the recent subdivision of the original allotment, the primary vehicle and pedestrian access is now provided via a new driveway situated on the north-west side of the property. This replaces any previous

historical access points and ensures that the dwelling functions independently within its newly defined boundaries.

2. Executive Summary

This report accompanies a permit application seeking:

1. Reconstruction and extension of the existing dwelling.
The proposal replaces the existing dwelling with a contemporary residence designed to respond to the site's flood constraints while maintaining compatibility with the established township and heritage character of Port Fairy.
2. Approval for minor modifications to the accommodation building.
The proposal modifies the plan approved under Planning Permit PL22/082.

The design adopts a split-level floor strategy that balances flood resilience, accessibility, neighbourhood amenity and built form integration.

The majority of new development complies with the Nominal Flood Protection Level (NFPL), while a smaller portion of the dwelling is elevated significantly above the existing floor level to deliver a substantial improvement in flood resilience.

The proposal represents a considered and site-responsive redevelopment that improves the long-term safety and usability of the dwelling while maintaining the character of the surrounding residential area.

3. Planning Framework

3.1 Planning Controls

Responsible Authority:

Moyne Shire Council

Zone:

Neighbourhood Residential Zone – Schedule 1 (NRZ1)

Overlays

- Heritage Overlay – HO51
- Floodway Overlay – FO3
- Design and Development Overlay – Schedule 6 (DDO6)

The site is also identified as being within an area of Aboriginal Cultural Heritage Sensitivity due to its proximity to the Moyne River.

4. Relevant Planning Scheme Provisions

The proposal has been assessed against the following key clauses of the Moyne Planning Scheme.

Clause 13.01-1S – Floodplain Management

This clause seeks to ensure development minimises flood risk to life, property and community infrastructure while maintaining the function of floodplains.

The proposal responds to this policy through:

- Locating the majority of new development at the Nominal Flood Protection Level (3.60m AHD)
- Raising the remaining dwelling footprint significantly above the existing level
- Utilising open sub-floor construction to maintain floodwater conveyance
- Avoiding the placement of fill within the floodplain

The proposal therefore significantly reduces flood vulnerability compared to the existing dwelling while maintaining the floodplain's hydraulic capacity.

Clause 15.01-1S – Urban Design

This clause encourages development that responds positively to the existing urban context, streetscape and landscape setting.

The proposal achieves this through:

- A modulated built form that breaks the dwelling into smaller volumes
- Use of natural materials and muted tones consistent with coastal township character
- Setbacks and landscaping that reinforce the established residential pattern

The proposal therefore achieves a built form outcome that integrates comfortably with the surrounding environment.

Clause 15.01-5S – Neighbourhood Character

This clause seeks development that respects the existing character of residential areas.

The proposal maintains:

- Consistent building height and scale
- Traditional roof forms typical of coastal residential development
- An open streetscape presentation with permeable fencing and landscaping.

The dwelling therefore maintains the informal coastal character typical of Port Fairy.

5. Flood Risk Context

Flood risk for the site has been assessed by the Glenelg Hopkins Catchment Management Authority (GHCMA).

The site is affected by flooding associated with storm tide events and riverine flooding from the Moyne River.

Key flood data includes:

1% AEP Flood Level
3.30m AHD

Nominal Flood Protection Level (NFPL)
3.60m AHD

Flood modelling incorporating projected climate change and a 1.2m sea level rise by 2100 indicates flood depths across the site of:

- 1.30m – 1.51m within the dwelling area (Extreme hazard)
- Approximately 1.02m along Gipps Street access (High hazard)

Historical Flooding

The highest recorded flood event occurred in March 1946, reaching approximately 3.54m AHD.

Updated modelling suggests events of similar magnitude may occur more frequently in the future due to climate change and sea level rise.

6. CMA Development Requirements

The Glenelg Hopkins CMA has advised that development support is dependent upon:

- Floor levels and electrical services located above the NFPL where practicable
- Construction materials below NFPL being water resistant and suitable for salt-water exposure
- Buildings designed with open subfloor construction
- No filling of the floodplain
- Compliance with the Port Fairy Local Floodplain Development Plan (LFDP).

The proposal has been designed with these principles in mind.

7. The Proposal

The application includes two key components.

7.1 Reconstruction and Extension of Primary Dwelling

The proposal involves rebuilding the primary dwelling using a split-level design that responds to the flood environment.

The dwelling is divided into two functional zones.

Bedroom Wing

The bedroom wing is located at 3.60m AHD, meeting the Nominal Flood Protection Level required by the CMA.

This portion represents approximately 99m² of new development.

Living Wing

The living wing and associated deck are located at 3.03m AHD.

This portion occupies the existing dwelling footprint and is elevated 840mm above the existing floor level of 2.19m AHD.

While below the NFPL, this represents a significant improvement in flood resilience compared to the existing dwelling.

7.2 Minor Modifications to the Accommodation Building (PL22/082).

This proposal involves minor changes to the accommodation building originally approved under Planning Permit PL22/082.

Floor Level

The garage floor level is proposed at 1.75m AHD, which aligns with the floor level of the neighbouring recently constructed garage along the shared boundary.

This represents a minor increase of approximately 10mm compared with the currently approved plans.

Architectural Updates

Minor façade refinements include:

- Colorbond Enseam cladding in Surfmist
- Silvertop Ash shiplap timber detailing within the balcony enclosure
- Retention of blockwork construction at ground level to minimise potential flood damage.

These changes improve the architectural presentation while maintaining the approved scale and siting.



Garage / Studio Accommodation facing Gipps Street



View North of Gipp Street showing design sunken into site to appear almost single level.

8. Reconstruction, Extension and Modification Justification

The proposed changes are considered appropriate because:

- The approved building footprint remains unchanged
- The increase in floor level is negligible (10mm)

- Architectural changes are limited to material and façade improvements
- The proposal does not increase building bulk, height or intensity of development

The changes therefore represent minor refinements rather than a substantive redesign.



Proposed Dwelling Extension / Alteration



Current Dwelling

9. Flood Response Strategy

The proposal adopts a performance-based approach consistent with the Port Fairy Local Floodplain Development Plan.

While full NFPL compliance across the entire building would be ideal, this must be balanced with site-specific constraints including accessibility, streetscape impact and residential amenity.

Majority of Development at NFPL

Approximately 99m² of new development is located at 3.60m AHD, meeting the Nominal Flood Protection Level.

This ensures the primary living and sleeping areas remain protected during the 1% AEP flood event including future climate change projections.

Secondary Floor Level (3.03m AHD)

Approximately **73m² of development** remains at **3.03m AHD**.

Raising this portion to the NFPL is considered **unreasonable and impractical** for several reasons.

Accessibility and Ageing in Place

A floor level of 3.60m AHD would place the dwelling significantly above natural ground level.

This would require extensive ramping to achieve accessible entry and compromise the usability of the dwelling for ageing occupants.

Neighbourhood Amenity

Raising the entire building to NFPL would increase overlooking impacts into neighbouring properties.

Compliance with ResCode privacy standards would likely require extensive obscure glazing, negatively affecting internal amenity and views.

Built Form Integration

The split-level approach allows the dwelling to integrate more comfortably within the streetscape while still achieving a significant improvement in flood resilience.

10. Flood Mitigation Measures

To mitigate flood risk associated with the lower floor level, the proposal incorporates:

- Water-resistant construction materials below the NFPL
- Open post-and-bearer subfloor construction
- No filling of the floodplain
- Ground levels beneath the building graded to allow free drainage after flood events

These measures ensure the proposal does not adversely affect flood behaviour or storage capacity.

11. Neighbourhood Character (DDO6)

The dwelling has been designed to respond sensitively to the township character of Port Fairy.

Building Height

The dwelling has a maximum building height of approximately 6.30 metres, consistent with surrounding residential development.

Built Form

The building is articulated into two volumes:

- A traditional gable roof form
- A lower flat roof pavilion

This approach reduces perceived building bulk.

Materials

The proposal adopts a restrained palette including:

- Vertical timber and composite cladding
- Non-reflective corrugated roofing
- Natural timber detailing.

This ensures the building integrates visually with its coastal setting.

Streetscape

The development maintains setbacks consistent with the established pattern along Gipps Street.

A permeable timber picket fence reinforces the traditional residential character of the street.

Landscaping

Landscaping to be completed by landscape designer under permit condition but will include:

- retention of existing canopy vegetation where possible
- coastal planting and indigenous grasses

This assists the dwelling to integrate with its landscape setting.

12. Conclusion

The proposal represents a balanced and site-responsive redevelopment that improves flood resilience while respecting the character of Port Fairy.

Key outcomes include:

- Majority of new development located at the Nominal Flood Protection Level
- Significant improvement in flood safety compared to the existing dwelling
- Sensitive architectural response to the surrounding streetscape
- Development that maintains the hydraulic function of the floodplain

Overall, the proposal achieves an appropriate balance between floodplain management, urban design and residential amenity, and is considered to satisfy the objectives of the Moyne Planning Scheme.

13. Net Flood Outcome and Community Benefit

The proposal delivers a clear net improvement in flood resilience and occupant safety when compared with the existing development on the site.

The existing dwelling currently has a floor level of approximately 2.19m AHD, which sits well below both the 1% AEP flood level of 3.30m AHD and the Nominal Flood Protection Level of 3.60m AHD identified by the Glenelg Hopkins Catchment Management Authority.

The proposed redevelopment significantly improves this situation through the following measures:

- Approximately 99m² of new development is constructed at 3.60m AHD, fully complying with the Nominal Flood Protection Level.
- The remaining portion of the dwelling is raised from 2.19m AHD to 3.03m AHD, representing an increase of approximately 840mm above the existing floor level.
- The building will utilise open sub-floor construction, ensuring the floodplain continues to function without obstruction to floodwater storage or conveyance.
- No fill is proposed, ensuring flood behaviour across the site is not adversely affected.

This design approach ensures that the most critical areas of the dwelling, including bedrooms and key living spaces, are located at the highest and safest levels possible while maintaining a functional and accessible dwelling for occupants.

Importantly, the proposal does not increase flood risk to surrounding properties and maintains the hydraulic capacity of the floodplain in accordance with the objectives of the Floodway Overlay and the Port Fairy Local Floodplain Development Plan.

When considered against the existing development on the site, the proposal therefore delivers a substantial reduction in overall flood vulnerability and represents a practical and responsible adaptation to the evolving flood risks associated with climate change and sea level rise in coastal environments such as Port Fairy.

For these reasons, the proposal can be considered to provide a clear net benefit in terms of flood resilience, occupant safety, and long-term settlement sustainability.



Proposed Dwelling Extension / Alteration - View from East