

PLANNING APPLICATION REPORT

Additions and alterations to existing single storey dwelling.

2 Powling Street, Port Fairy 3284

1.1 SUMMARY

The application seeks a planning permit for works of alterations and additions to an existing single storey dwelling, for internal works, a second storey extension and a garage extension.

Generally, the proposed works are considered appropriately designed and articulated to fit harmoniously within the existing streetscape and the surrounding area. Further discussion regarding compliance with the relevant requirements of the Moyne Shire Planning Scheme are detailed below.

1.2 PLANNING CONTROLS

The site is located in the General Residential Zone, GRZ1.

The following overlays apply to the land;

- Design and Development Overlay Schedule 13 (DDO13)

1.3 EXISTING CONDITIONS

There is an existing single storey weatherboard dwelling with attached shed on the site. The general style is a contemporary weatherboard dwelling with a shallow 6 degree roof over. The ridge is parallel to the shorefront, with existing set backs which are not altered by the proposed works. The land is generally flat with a slight fall from east to west.

Photos of the site:





1.4 GARDEN AREA REQUIREMENTS

The site includes a garden area of 50.2% of the site area of 527.7sqm.

1.5 DESIGN & DEVELOPMENT OVERLAY - SCHEDULE 13

Assessment against requirements:

BUILDING HEIGHT

The proposed building is not greater than 7m above natural ground level at any point. The two-storey component is stepped back from the front façade, reducing its impact on the streetscape.

FAÇADE HEIGHT

The façade height along the beach front elevation is an existing façade, and is considered to be less than the 3.5m height noted.

BUILDING BULK AND MASS

The works and additions are looking to increase the scale of the dwelling by adding a second storey, however this second storey extension is in keeping with the neighbouring dwellings, providing varied setbacks, which are less intrusive than the two storey dwellings on Ocean Drive.

SETBACKS

The building setbacks from the south and east boundaries remain the same, with the west set back reducing with the addition of single storey garage. This setback is around 3.386m minimum, and does not impose the dwelling on the streetscape.

CARPARKING, GARAGES & OUTBUILDINGS

The access to the site remains the same, off Reardon Street, with the new garage located to the side of the dwelling. The style is in keeping with the rest of the dwelling and is of a smaller scale to the main dwelling. This minimises the impact of the garage, which is also helped by the street foliage which hides this western corner of the dwelling from the street.

BUILDING MATERIALS & COLOURS

The materials and colours respect the character of the coastal area, by using muted natural grey tones. The cladding will be timber effect aluminium cladding, which has been chosen for its hardness against the elements, whilst also being at high level, reducing the reliance on the owner to maintain the material. At lower level, the weatherboards will be maintained and painted as per the materials schedule.

LANDSCAPING AND FENCING

There is no fencing proposed in this planning application, with the fencing being maintained as existing. The current fence is a low open slatted style fence, with planting encroaching on the fence to the south west corner.

SITE COVERAGE

The site coverage respects the pattern of buildings and open spaces within the area, with the dwelling being modest in scale to the proportion of the site.

FRONTAGE

With the second storey addition, this provides a more articulated frontage to the dwelling, improving the streetscape, and also enabling further passive surveillance from the second storey extension.

ROOF PITCH

The existing roof pitch is 6 degrees, and the proposed garage and second storey extensions are proposed to be of the same pitch. This is in keeping with the existing character of the dwelling and is considered to be appropriately designed to fit with the streetscape.

1.6 PORT FAIRY DESIGN GUIDELINES AREA 6

Assessment against requirements:

HEIGHTS - Ensure buildings do not dominate the beachfront.

We feel that this complies with the performance standard, with the façade height being less than 3.5m above the natural ground level, which is as existing conditions, with the first floor extension not higher than 7m.

BUILDING BULK & MASS - Ensure buildings do not dominate the beachfront

The dwelling is in keeping with the neighbouring properties in the streetscape, which are a mixture of single and double storey dwellings. The second storey extension is 60.7sqm, which is 36% of the original ground floor area. The second storey is broken from the ground floor area, providing articulation. The ground floor façade as existing is 17.36m without break, so a pergola structure with screen has been introduced to break up this long façade. The total length of the façade with the garage extension is now

21.5m which is over the 20m noted in the performance standard. This is largely hidden by the plants and shrubs on the nature strip, which hide the garage extension towards the west.

SETBACKS - Ensure buildings do not dominate the beachfront or be perceived as wall of building along the beach.

The combined setback of the building frontage is 3.68m to the west boundary, and 7.68m to the dwelling at 34 Ocean Drive, (as measured in the first 10m of the street frontage).

The existing setback from the south/ front boundary is as existing, which is around 3.92m. The new second storey extension, is then flush with this construction, but looks set back with the roof eaves continuing along the front, and with the pergola and screen breaking up the front elevation. The design of the second storey has developed from dealing with the existing conditions, and is reflective of the many two storey dwellings along Ocean Drive that have flat frontage, with the second storey directly over the first with little articulation.

CAR PARKING, GARAGES AND OTHER OUTHUSES – Ensure carparking, garages and other outhouses are not detrimental to the character of the area.

The design of the garage is in keeping with the rest of the existing dwelling, and is set back from the street frontage to further hide the garage. It is attached, with access maintained as existing. The garage is now closer to the access, which requires less driveway, allowing for more garden area to the lot. The garage is setback 3.89 from the front of the house, and is 4.16m wide as seen from the front/ south elevation. This view is obscured by the plants and foliage along the front nature strip.

BUILDING MATERIALS AND COLOURS – Ensure development reflects the seaside character of the area and minimises its impact on the area's hydrology.

The materials and colours are muted and respect the character of the area and the performance standards. The use of silvered off effect timber cladding aims to reflect the coastal nature, as well as use a material that will withstand the local environment. The lower weatherboard will be painted in a muted grey colour to match the rest of the cladding.

LANDSCAPING AND FENCING – Ensure development reflects the seaside character of the area and that buildings can provide passive surveillance to Ocean Drive and the beach

The landscaping is largely existing, with existing plants and shrubs already established, including to the front/ south nature strip. These are all to be maintained. The fencing is as existing, and is not to be changed with this application. The proposed second storey extension allows for increased passive surveillance of the streetscape and the beach.

SITE COVERAGE – Ensure buildings do not overwhelm the natural qualities of the beach

The dwelling is 168.57sqm, which accounts for 32% of the 527sqm site. The garages, decks and other covered areas account for 64.1sqm, which in total with the dwelling is 232.7 sqm (44% of the site). There is an existing sealed driveway, which will be retained/ added to access the garage. This is 43.3sqm, which in total of all hard surfaces account for 52.3% of the site. This is all within the guidelines of the Performance Standards.

FRONTAGE - Ensure buildings provide an attractive and active edge to the beach and provide passive surveillance to Ocean Drive and the beach

A Majority of the living areas are directed towards the beach, with the second storey extension adding to this orientation of windows to the front.

ROOF PITCH & ALIGNMENT - Ensure development responds appropriately to the predominate roof character.

The Roof pitch is as existing, which is at 6 degrees. The extension to the garage and upper level are at the same pitch, to tie all the parts of the dwelling together and keep an homogenous design.

SUMMARY

Although the dwelling does not meet all the criteria of the Performance standards set out in the Design Guidelines for Character Area 6, the dwelling is existing, and so there are existing constraints in which to work to. This has meant that not all the objectives were achieved, however, the majority are complied with, and the proposed alterations and additions will improve the dwelling and add to the local streetscape.