

9 Sackville Street Port Fairy – proposed subdivision and new houses

New work may be sympathetic if its siting, bulk, form, scale, character, colour, texture and material are similar to the existing fabric, but imitation should be avoided.

22.2 New work should be readily identifiable as such.

In keeping with article 22 of the Burra Charter, the proposed houses are clearly contemporary and therefore readily identifiable as new. Although they are two storeys in a streetscape of predominantly single storey residences, their distance from the street and the effect of perspective will ensure that they do not overwhelm the existing house or appear out of scale with the general size and massing of the houses along Sackville St. The footprint of the proposed houses is slightly smaller than the existing house. At highest point they are 2.2m higher than the existing house but massing is well articulated and the vertical surfaces are broken up visually by the use of contrasting materials and screens.

The walls are clad in vertical natural timber battens with zinc cladding above with only a small portion of zinc cladding visible from the street (the northwest corner of the house has $\frac{3}{4}$ timber and $\frac{1}{4}$ cladding). Timber and zinc are both natural materials which develop a mottled patina with age, that sits naturally in the landscape and tends to blend in rather than attract attention. Timber is a traditional cladding material. Zinc is a traditional material used in a contemporary context. Its weathers to a soft uneven gray, much like dull galvanized iron. It is folded and not perfectly flat, which tends to give it an aged, appearance.

DDO 10

Design Objectives

Building and Works

Building height	The maximum roof height is 6.78m
Façade height	The façade height along the south wall is 5.29m. The north, and west walls are broken up vertically by privacy screens.
Building bulk and mass	The proposed houses are two storey while the existing house is single storey. The footprint of the new house is smaller in both directions. The bulk of the second storey is broken down by materials, massing and articulation.
setbacks	Front and side setbacks do not change for the existing house Lot 1 Front setback – 46m North setback – 3.6m South set back – 2m Lot 2 Front setback – 66m North setback – 3.6m South set back – 2m
Carparking garages and outbuildings	Lot 1 will have 2 carparking spaces Lots 2 and 3 will have 1 carparking space A carport is proposed on lot1. No outbuildings are proposed.

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Building materials and colours	The proposed houses are timber framed with vertical timber board and batten cladding with a contrasting zinc cladding at the upper level. Privacy screens are timber louvre / battens Roof sheeting to have corrugated profile and a galvanized finish which will dull off to a soft grey
Landscaping and fences	No new fencing is proposed at the front or side boundaries.
Site coverage	The current site coverage is approximately 12% and 13.8% with the approved addition. The site coverage of the proposed subdivision will be Lot 1- 124sqm footprint, 382sqm area – 32.4% coverage Lot 2- 100sqm footprint, 197sqm area – 50.7% coverage Lot 3- 100sqm footprint, 237sqm area – 42.2% coverage
Frontage	No change
Roof pitch	The front of the existing house has a number of different roofs. There is a traditional hipped roof at approximately 35degrees facing the street. The proposed roof is a skillion roof at 12 degree pitch.
access	No change



View from Sackville Street

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View of central courtyard and rear of garage – looking west



Back of house