9 Sackville Street Port Fairy – proposed subdivision and new houses

Planning report for and addition to 9 Sackville Street Port Fairy

Relevant overlays HO 71 – Sackville Street Precinct

DDO 10

The house is listed as significant. This is contestable. Although the house appears to be original when viewed briefly from the street, it has been entirely rebuilt and should now be regarded as contributory only. The stone boundary wall is, however, significant. No change is proposed to the existing building or wall.

Description of the existing house and proposed addition.

An historic, high fieldstone wall runs along part of the south boundary. The house and the garage were built relatively recently (within the last 30 or 40 years).

The front section of the house resembles a traditional 19thC cottage. It may be an approximate reconstruction of an earlier cottage. The central and rear sections are clearly modern with a skillion/butterfly roof and contemporary window arrangements.

The proposed subdivision will make no change to the house or the significant wall. Demolition of a modern carport/garage is proposed to allow for a shared driveway.

Heritage Impact

The existing garage has no heritage value, and its demolition is unlikely to have a negative impact on the streetscape.

The existing house contributes to the streetscape of the heritage precinct because it is an appropriate scale and form and follows the general pattern of development and use of materials along the street. The building is not of any historic or architectural value. The front section may contain some elements of an earlier, similar house but it has been entirely rebuilt and the form of the original house is unknown. The stone wall is of historic significance and will not be changed or diminished by the proposed addition.

No change is proposed to the existing house or its immediate setting. The proposed subdivision and the new houses will have very little impact on the streetscape or the way in which the existing house is viewed. The development behind Motts cottage at 5 Sackville St demonstrates that the deeps block on the east side of Sackville Street can be subdivided without distorting the pattern of development along the street or diminishing the streetscape or the precinct.

The house on lot 1 is setback over 46m from the Sackville St boundary (greater than the width of Sackville St on this block). The house on Lot 2 is set back over 66m. A distance of 14m separates the back of the existing house (from east wall of approved extension) to the west wall of house on Lot 2.

The new houses will be mostly concealed by the existing house but they protrude approx. 1200mm beyond its north wall and will be visible down the drive.

Article 22 of the Australia ICOMOS Burra Charter addresses new work

Article 22. New work

22.1 New work such as additions to the place may be acceptable where it does not distort or obscure the cultural significance of the place, or detract from its interpretation and appreciation.

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 ¾ timber and ¼ 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	Lot 1 will have 2 carparking spaces
outbuildings	Lots 2 and 3 will have 1 carparking space
	A carport is proposed on lot1.
	No outbuildings are proposed.

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

9 Sackville Street Port Fairy – proposed subdivision and new houses





View of central courtyard and rear of garage – looking west

Back of house