

PLANNING RESPONSE

1 Mills Cres Port Fairy

Schedule 7 DDO7

The Design objectives are:

To encourage a high standard of coastal architecture that respects the natural environment and is responsive to the coastal setting.

To minimise the visual intrusion of buildings when viewed from the foreshore.

To protect dune systems from excavation and visually dominant development.

The building design is modern and contemporary and finished "Monument", it fits well into the coastal aesthetic. Being single storey and setback, it minimises visual intrusion. The design provides minimal effect on the site

Site Coverage and Permeability

Building coverage is only 30.6% with almost 70% site permeability. It is well within the guidelines

Building Massing

There is no issue with building massing being single storey and located towards the rear of the site

Building Height

The height of the single storey building is only 3.6m except where the site drops away at the edges. Maximum height at the worst fall away of site is 5.27m. It still complies

Building Setbacks

The residence does not comply with these guidelines for several reasons. The main Living Area has been orientated to follow passive design principles to gain the most from the Northern sun. Being a beach house the outdoor deck, gathering areas are also located to receive maximum sun. With the drop away at the rear of the site this creates a front setback of close to 3.7m. This does not create a visual intrusion as the house in front on the corner has a 2m setback from the same boundary. The side boundaries of the site are angled so the setbacks change from 3.1m to 1.3m on one side and 1.1m to 1.7

Outbuildings and Car Parking

Driveways and carparking are gravel to remain permeable. As a holiday residence there is no intrusive garage, with space for families to come and go.

Design Detailing

The building is constructed offsite and is a minimal wastage low carbon footprint build.

It does not have highly reflective building materials and will blend in with natural environment

Landscaping and Fencing

Like many of the beach houses there will be no front fence.

See the Landscaping Plan.

LSIO -Schedule 4

The proposed residence is sited on 1 Mills Cres. The site has been built up in the past before the current owners and it is only the back corners of the site that are included in the LSIO overlay. The house will be built off site and is supported on a Gal steel frame with 4 columns that only requires 4 pad footings for overall support. These footings will not be sited in the areas of the flood overlay. Each wing will be supported by steel footing that will not restrict the flow of water in any way. AHD levels have been taken on the site and the floor AHD levels are on the plans. Obtaining planning approval requires a written response to relevant matters in the Port Fairy Local Floodplain Development Plan 2023 Incorporated Document

The Local Floodplain Development Plan (the Plan) is an Incorporated Document at Clause 72.04 of the Moyne Planning Scheme. The Plan, combined with the Floodway Overlay (FO) and Land Subject to Inundation Overlay (LSIO), supports a performance-based approach to decision making that reflects best practice in minimising the risks associated with development of land in the floodplains of the Moyne River and the Southern Ocean.

The submitted plans show the levels of the site. The main area of the building is between 5.0 and 5.8 AHD which is outside the LSIO levels. The very back corners are 3.4 and 2.8 AHD. The overlay calls for innovative building or landscape measures to reduce flooding impact. The proposed building is categorically that, in that each wing is supported on steel posts that do not create any resistance to overland flow or re direct it to other sites.

There will only be one small site cut of 300mm to maintain a ground clearance of the underfloor steel frame as shown on the plans at the front of the site.

We believe the building structure is in keeping with the flood plain document even though it is not in the overlay and is an ideal solution for buildings in the local flood plain areas

See the plans and elevations that show the floor levels and site levels