



Kane Airey
12-14 The Parade Fyansford 5218

ABN: 154544220544
BPD No: DP-AD18099

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Job Number: 2330

The Town Planning dept,
Moyne Shire
Princess Street Port Fairy 3284

PROPOSED EXTENSION AT 23 MACS STREET PETERBOROUGH 3270

Neighbourhood and Site Description.

The proposed site is located on the south side of Macs Street on the corner of Blair Street Peterborough. The existing single storey cement sheet weatherboard residence is located significantly towards the rear of the site with decking to the front and a separate bungalow to the rear, the building location doesn't really address the street frontage and not being very inviting. The existing building is comprised of painted cement sheet cladding and gable roof forms with corrugated roofing. The site has average slope across the site falling west to east which is quite typical in the local area with large vegetation across the north, east and west boundary lines. There is substantial vegetation along both street frontages which will remain while providing views from the dwelling and to other dwellings.

It is proposed to construct new single-story extensions to the north side of the existing residence connecting the residence and bungalow with a new open deck replacing the existing deck to the north. A new entry and garage facing Macs Street while not disturbing any existing vegetation on site or neighbouring coastal or Curdies River views.

The proposed new building single storey extensions and deck provides the building with new interesting forms and heights with similar attributes to the existing and surrounding buildings respecting the existing landscape and street scape. These proposed designs provide welcoming spaces to adjoining sites and buildings



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Site Plan



Macs Street Existing



Blair Street Existing

Standard A1 Character Objective

The proposed changes and extensions to the existing building further improves its character with positive improvements above the existing typical cement sheet clad beach shack improving the requirements to addressing the street frontage and streetscape of Macs Street, and the neighbourhood character along both Macs Street and Blair Street.

Standard A2 Integration with the Street

The proposed residence is provided with a positive outlook and orientation towards the street front while addressing the street with safe access to the residence and garage.

Standard A3/B6 Street Setback

The street setback will be reduced to being similar to adjoining buildings and street front averages while being greater than the minimum of 10.0 metre setback to the road surface on Macs Street.

The side front setback facing Blair Street isn't reduced from the existing buildings. The side of the proposed front deck setback in approximately 2.34m.

Standard A4/B7 Building Height

The proposed extensions are below the 8.0m maximum height, sited at approx. 5.75m high along the roof eaves facing east providing morning shadow to the new living spaces in summer.

Standard A5/B8 Site Coverage

The Peterborough neighbourhood character zone 2 states the site coverage should not exceed 40 percent or 300m² of the lot site coverage.

The site coverage requirements of the existing and proposed building extensions are 37% of the site, the combined site coverage of the building and decks is 46%. The majority of the deck area is less than 800mm above ground and therefore shall not trigger a permit in accordance with clause 62.02-2

The proposed works are provided with an amount of open space surrounding the building a great deal significantly then the minimum required where the site coverage, visual appearance and building bulk from the street scape are not overly dominant. The north facing deck is specifically located and sized to accommodate



the owners dwelling uses providing comfortable indoor and outdoor living spaces and sheltered from the ever presence sea breezes and strong winds.

We have reviewed neighbouring buildings and sites in close proximity of this site, along Macs Street, Blair Street and Schomberg Road and have noted there are a number of existing sites and dwellings with similar building site coverages than those maximums stated.

The new works have been planned and designed to keep the dwelling on one level for liveability which has increase the ground floor areas slightly above the site coverage requirements.

Standard A6 Permeability

The site permeability is well above the minimum requirements of 20% of the site being 47% of permeable surfaces.

Standard A7 Energy Efficiency

The residence living and habitable rooms are all well orientated to take in maximum solar access from the morning through to the afternoon, with very good orientation for the living spaces and private opens paces toward the north, east and west.

Standard A8 Significant Trees

There are no significant trees to be removed from the site.

Standard A9 Carparking

There is a proposed large double garage with two car spaces and plenty of driveway space for at least two extra car park spaces for visitors.

Standard A10 Side and rear Setbacks

The proposed extensions are setbacks at quite generous to the west boundary garage being 1.31m to 1.42m. The rear setback will not change.

There are many examples of side boundary setbacks in the local Peterborough area being on or within close proximity of side and rear boundaries, a great deal less than the requested 3.0m.

Standard A11 Walls on Boundaries

There are no proposed new walls on boundaries. The existing bungalow building south wall is located on the south boundary opposite the neighbour's driveway. The existing windows will be removed form the this boundary wall.

Standard A12 Daylight to existing windows

The proposed dwelling alterations allow at least the required minimum of 1.0m clear with 3.0m² area to the existing neighbouring habitable windows.

Standard A13 North Facing Windows

There are no north facing adjoining windows effected by the proposed renovations.

Standard A14 Overshadowing

The proposed new works overshadowing doesn't reduce or inhibit the sunlight to the neighbouring residences open spaces or habitable room windows from 9am to 3pm.

Standard A15 Overlooking

The proposed extensions, balcony extensions and habitable room windows have been designed to avoid direct views into the neighbouring homes and secluded open spaces.

Standard A16 Daylight to habitable windows

All the windows to the habitable rooms have sufficient access to natural daylight

Standard A17 Private Open space

The provided open space to 23 Macs Street is well above the minimum requirements being 625m²

Standard A18 Solar Access to open space



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The proposed extensions and works provides sufficient area of solar access to the north, east and west side of the dwelling and site

Standard A19 and B31 Design Detail

The proposed extensions and renovations and decks have been designed to be very sympathetic and similar to the existing dwelling forms which is also very typical to other dwellings in the local Peterborough neighbourhood. The new works have similar roof slopes and forms matching the existing home. All external colours and finishes will be similar to the neighbouring residences to provide a modern and tidy finish.

The proposed extensions will cover a small footprint compared to the overall site size with minimal ground disturbance, with parts being of lightweight construction with similar attributes to the existing and surrounding buildings respecting the existing landscape and street scape with the deck and extensions and roof forms will match in very well.

Standard A20 Front Fence

There is no front fence

Colour Schedule

Cladding: selected timber cladding, weathered to 'grey'

Cladding: Colorbond 'Surfmist'

Deck structure: Selected timber decking, weathered to 'grey'

Roofing: Colorbond 'Surfmist'

Windows: Charcoal grey

Render Finish: 'Sandstone'

Yours Sincerely
Kane Airey