



6 GRATTON STREET,
PORT FAIRY VICTORIA 3284

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Registration DP AD 1821
ABN 89 392 514 944

MSC PLANNING

Address: 498 Hamilton-Port Fairy Road, Port Fairy
Application: NEW Permit Application
Proposal: Building & works to construct Extension to Residence
Client: [REDACTED]

NEIGHBOURHOOD and SITE DESCRIPTION

In relation to the neighbourhood:

- This neighbourhood is an entrance/exit to Port Fairy toward the west, so has a rural feel & outlook but with some other housing nearby. The Port Fairy Showgrounds are nearby also.
- Hamilton-Port Fairy Road (driving east toward Port Fairy) becomes Regent Street, a major linking street within the township.
- Planning information for this neighbourhood & site include:
 - Neighbourhood Residential Zone (NRZ1)
 - Design & Development Overlay – Schedule 4 (DDO4)
 - Development Plan Overlay – Schedule 4 (DPO4)

In relation to the site:

- This site of 498 Hamilton-Port Fairy Road, Port Fairy is an irregular shaped site that is made up of 2 lots (both called Lot 1). The residence sits on the smaller Lot of 883m/s with the 2nd lot much larger in area – approx. area 17,313m/s. My clients have some stock & horses on this lot & enjoy the space.
- The existing residence is a single storey weatherboard clad, hip roofed home. Also, as a detached building is a much older structure that has a significant fireplace & chimney that my clients wish to restore & incorporate into the residence (pics provided). There is family history with this property being in the family for a number of generations & a loving restoration & extension is being embarked upon.
- The nearest neighbour –
 - East side – number 500 Hamilton-Port Fairy Road possibly? (Or Lot 2) is a more recent build of a brick veneer single storey residence situated well behind the frontage & adjacent to the shared east boundary.
- Good Solar access is available to this site with north facing frontage of the residence & good-sized existing windows.
- No contaminated or fill areas exist as far as I am aware & a soil test will confirm this. The site is pretty flat.
- Lovely rural views exist toward the south & west.

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Chris Frost
Remedial Massage...

The Miles Creative

Princes Hwy

A1

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ant

498 Hamilton-Port
Fairy Rd

Home

Port Fairy

Port Fairy Day SPA
Recently viewed

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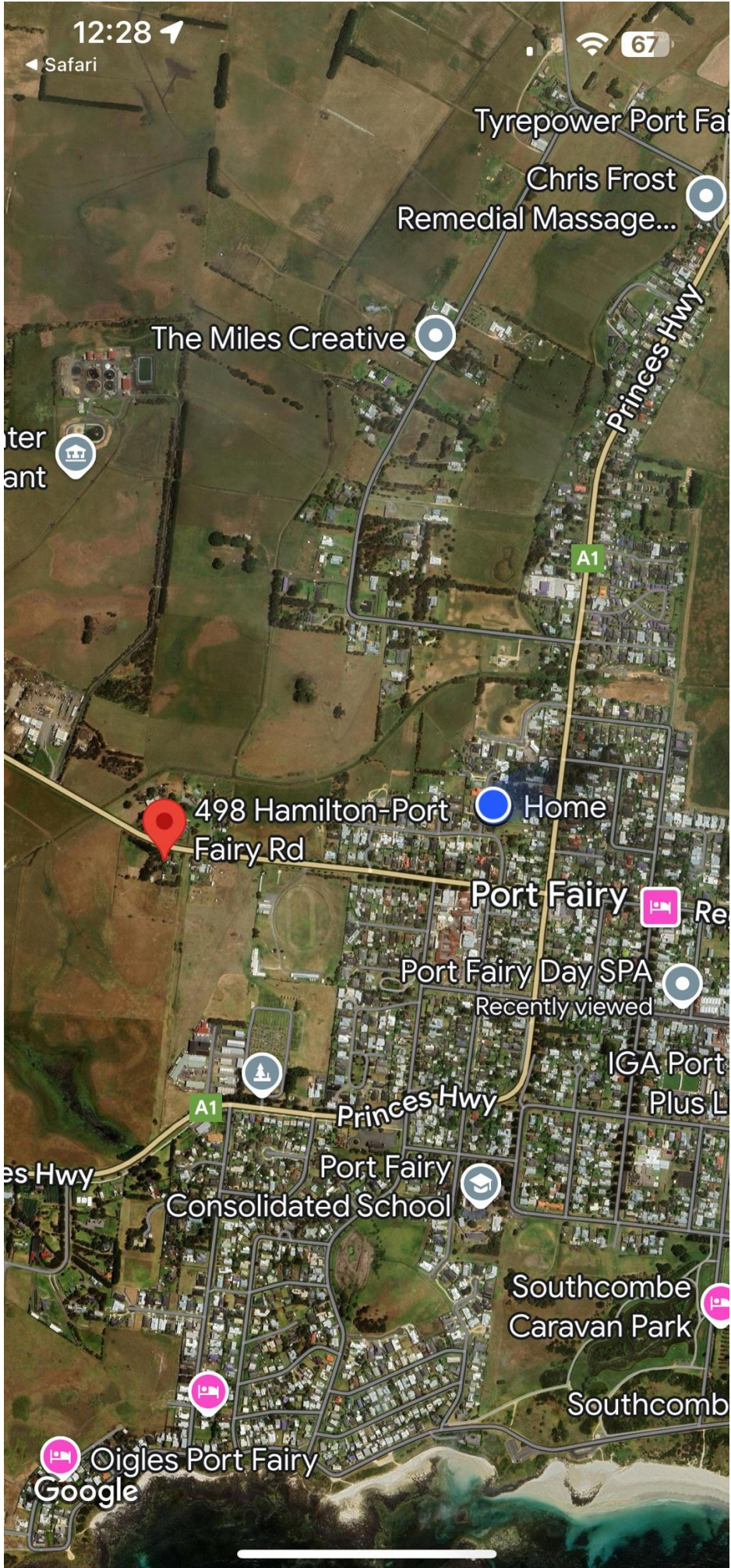
es Hwy

Port Fairy
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Hamilton-Port Fairy

498 Hamilton-Port
Fairy Rd

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798 Hamilton-Port Fairy Road PORT FAIRY (Frontage North view)





History to Retain - existing fireplace & Chimney



East Neighbour (500 Hamilton-Port Fairy Rd or Lot 2)

PROPOSAL:

This proposal includes an extension to the existing residence which will join the detached older section ensuring the fireplace & chimney be incorporated into the extension. Thus, a new kitchen dining wing will be established with the dining room featuring the fireplace & chimney.

A new wing is proposed for the Master Suite, ensuite & WIR along with the laundry on the west side.

And the 2 remaining bedrooms will also be enlarged/extended toward the south & west with the family bathroom also being enlarged.

These works will ensure the residence is updated & good for use for a family while preserving the personal & practical history held so dear to my clients.

Schedule 1 to Clause 32.09 Neighbourhood Residential Zone (NRZ1)

PORT FAIRY TOWNSHIP

This proposal respects & assists to protect the low scale coastal village character of Port Fairy.

SCHEDULE to Clause 43.02 DESIGN & DEVELOPMENT OVERLAY DDO4

“Port Fairy Residential Areas.”

1. Design Objectives:

This development respects the historic scale & pattern of Port Fairy’s residential areas.

This proposal responds to the traditional character of the existing buildings within the garden & rural setting.

Carparking & outbuildings as part of this development will have no visual impact.

2. Buildings & Works:

- **Site Coverage & Permeability** –The buildings cover approximately 31% of the smaller site (883m/s) thus respecting both site coverage suggestion (40%) & permeability (50%).
- **Building Massing** – the existing residence remains prominent to the frontage with this development therefore respecting the character & rhythm of the surrounding area & of this residence.
- **Building Height.** The extensions proposed are no higher than the existing residence.
- **Building Setbacks** – the frontage to the road setback is not altering & the side distance to boundary exceeds 10m to the front boundary therefore acceptable.
- **Frontage Presentation** – Frontage presentation is not altering with this proposal.
- **Design Detail** – the proposed extensions will be traditional fabrics - generally timber weatherboard & corrugated iron roofing. The bluestone detail in the existing fireplace & chimney will be restored & featured as mentioned.
- **Landscaping & Fencing** – a timber front fence exists & garden areas will be established & maintained.

3. Decision Guidelines:

- Design responds to the building & works requirements contained with this schedule as discussed above.
- Design & siting of buildings retains the established development pattern of the area as discussed above.
- Adequate space is proposed between buildings to avoid boundary to boundary development as discussed above, maintaining a landscaped garden setting.
- Building is articulated sufficiently to minimise the scale & bulk.
- Building materials & colours will respect the character of surrounding dwellings.

- Garages & outbuildings & parking areas are visually minimal from the street.
- No subdivision is proposed.

SCHEDULE 4 to Clause 43.04 DEVELOPMENT PLAN OVERLAY (DPO4)

“Port Fairy Growth Areas”

This property is identified to be in Growth Area A Precinct Plan.

No change to the size & shape in the form of development to this land is proposed – no subdivision or similar is being considered at this time.