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17th December 2024

Moyne Shire Council
Statutory Planning
PO Box 51, Princes Street
Port Fairy VIC 3284

**PLANNING REPORT FOR PROPOSED BUILDINGS & WORKS
AT 46 ALBERT ROAD, PORT FAIRY VIC 3284**

MERRI DESIGNS JOB REF: 22-065

Planning Permit Application Overview	
Address	46 Albert Road, Port Fairy VIC 3284
Lot/PS	Lot 1 on Plan of Subdivision 836561V
Proposal	To carry out buildings and works to construct a new single storey dwelling and attached garages.
Planning Scheme	Moyne Planning Scheme
Zoning	Mixed Use Zone (MUZ)
Overlays	Development Plan Overlay (DPO4) Design and Development Overlay (DDO4)

Proposal: To carry out buildings and works to construct a new single storey dwelling and attached garages on the land known as 46 Albert Road, Port Fairy. The land is currently vacant.

The site is located on the North-Western side of Albert Road on the out-skirts of Port Fairy. The allotment is rectangular in shape with an approximate total area of 1129 square metres. The property has a total street frontage of 17.15 metres along Albert Road and shares a common property driveway for 64.86 metres along the Western boundary. The property is bound by two adjoining lots, one to the North (Lot 2 46 Albert Road) and one to the East (44 Albert Road). All of the neighbouring properties are within the Mixed Use Zone and share the same overlays. The immediate neighbourhood context is predominantly single storey dwellings and rural land.

A planning permit is required to construct a building or carry out works within the Design and Development Overlay (DDO4).

A planning permit is not required to construct a dwelling within the Mixed Use Zone (MUZ) or the Development Plan Overlay (DPO4).

The assessment undertaken in this report has generally demonstrated that the proposal complies with the Moyne Planning Scheme, in particular the provisions of the Design and Development Overlay, therefore approval is respectively sought. This report provides a response to all the planning controls that apply to the site.

The application site is pictured below.



■ MUZ - Mixed Use ■ RLZ - Rural Living
 Note: Labels for zones may appear outside the actual zone - please compare the labels with the legend.



Building Description:

The proposal is to carry out buildings and works to construct a new single storey dwelling and attached garages. Key details include the following;

- The proposed dwelling will have a total building footprint of 524.15 square metres including outdoor areas.
- The dwelling will comprise of an open plan kitchen, living and dining area, two bedrooms with ensuites and walk in robes, a home theatre and separate laundry.
- The property is also equipped with a 10 metre lap pool and two spacious garages.
- The proposed dwelling has a maximum height of 4.5 metres above natural ground level.
- The building will be clad with charred timber cladding, face and rendered brickwork, aluminium slat fencing and hardwood posts in conjunction with a Colorbond roof and aluminium doors and windows.
- The dwelling will achieve a 7 Star Energy Rating incorporating solar passive design principles and a 10kW roof-top solar panel system.
- The dwelling will be minimalist in style with dark moody tones to compliment the natural environment.

Clause 43.02 DESIGN AND DEVELOPMENT OVERLAY

The purpose of the Design and Development Overlay is;

- To implement the Municipal Planning Strategy and Planning Policy Framework.
- To identify areas which are affected by specific requirements relating to the design and built form of new development.

SCHEDULE 4 TO THE DESIGN AND DEVELOPMENT OVERLAY

Port Fairy Residential Areas

The design objectives are;

- To support development that respects the historic scale and pattern of Port Fairy's residential areas.
- To encourage residential development that responds to the traditional character of buildings within a garden setting with minimal or low, transparent front fencing.
- To minimise the visual impact of car parking and outbuildings.
- To minimise impacts of buildings on the prominence of dunes or ridgelines.

Site Coverage and Permeability

The proposed dwelling has a maximum site coverage of 36%, below the maximum 40% permitted by the design guidelines. The property will have a total of 46% permeable surfaces which is slightly less than the 50% required by the design guidelines, however it is substantially more than the 20% minimum typically required for single dwellings under the Building Regulations 2018.

Building Massing

The building mass has been influenced by the neighbouring dwelling at 48 Albert Street, Port Fairy which also features a contemporary elongated form. The facades are both minimalist with recessed entries and dark colour palettes. The proposed building design respects the eclectic rhythm and diversity of the existing neighbourhood character.

Building Height and Siting

The proposed dwelling has a maximum height of 4.5 metres above ground level. The low profile of the dwelling will ensure it does not dominate the skyline. The proposed building and works are not within a Floodway Overlay or Land Subject to Inundation Overlay.

Building Setbacks

The proposed dwelling has a minimum street setback of 3 metres which is less than the 6 metres specified in the design guidelines. Shallow street setbacks are common along Albert Road with neighbouring dwellings located as close 0 metres from the front title boundary. The reduced street setback of 3 metres is appropriate due to the constraints of the subject site including the location of the drainage easement and the proposed septic system which have dictated the siting of the building. The site is also constrained by the narrow width of the block which has led to side setbacks of less than 3 metres.

Frontage Presentation

The front façade is once again reminiscent of the neighbouring dwelling which features a blank wall and a single recessed entry door. The design uses curves to articulate the façade and create a welcoming entrance. The sculptural nature of the Western façade will also be visible from the street front through the common property and facilitate passive surveillance. The proposed building presents a consistent character and built form to the streetscape.

Outbuildings and Car Parking

The proposed front garage has a maximum width of 6.18 metres which is below the 6.5 metres specified in the design guidelines. Whilst it is not setback a metre from the front wall of the building it is to be clad to match the dwelling including the garage door which will reduce the overall impression of a garage visible from the street front. This garage will be accessed by a 4.8 metre driveway and vehicle crossover. The rear garages are accessed via the common property and will be obscured from view by the remainder of the dwelling.

Design Detailing

The proposed building will be constructed of charred timber cladding in keeping with the preferred material palette. Face and rendered brickwork will not be visible from the street and there is no reflective materials proposed.

Landscaping

The proposed front landscaping will feature locally native species and neatly manicured lawns. The low maintenance garden is suitable for the coastal and rural environment of Port Fairy. There is no front fencing proposed in keeping with the streetscape. An 1800mm high aluminium slat fence will surround the rear yard and pool area. All services and storages areas are located away from the street front.

Summary

The proposed dwelling will enrich the architectural quality of Albert Road and the surrounding neighbourhood. The dwelling design has been designed to respond to the site and the immediate surrounds. The proposed design is compatible with the relevant design guidelines and the wider policies of the Moyne Planning Scheme. It is respectfully requested that a permit be issued.