

Planning Response Letter for 24 William Street, Port Fairy 07/02/2025

Response to Design and Development Overlay (DDO) – 24 William Street, Port Fairy Permit Requirement: Construction of a Building or Works

A planning permit is required as the proposed modifications involve structural changes to the existing dwelling. The revised design is sensitive to the heritage character of the area, ensuring the home's integration within the Port Fairy Town Centre Residential Precinct while enhancing its functionality and livability.

Response to Overlay Schedule Requirements

Exemptions Not Applicable

The project does not qualify for exemptions under the overlay, as the works extend beyond minor alterations. The modifications involve structural changes, requiring a planning permit to ensure compliance with heritage and urban design objectives.

Building Setbacks

- The deep 30.40m street setback ensures visual consistency with the surrounding heritage dwellings.
- The extension is positioned to maximise northern sunlight, improving thermal performance and energy efficiency while maintaining an appropriate relationship with adjacent properties.

Building Height & Visual Bulk

- The single-storey extension aligns with height restrictions and reduces visual bulk, ensuring the addition remains subservient to the original dwelling.
- The recessed form and material selection allow for seamless integration with the existing structure while preserving the heritage character of the streetscape.

Plot Ratio & Site Coverage

- The design ensures a balanced built form, respecting the precinct's characteristic site coverage ratio while providing ample open space and permeability.



Landscaping & Streetscape Contribution

- A landscape design can be supplied as a condition on the permit but at this stage landscaping is not a priority and the existing front garden meets the requirement.

Response to Schedule 2 of Clause 43.02 – Design and Development Overlay (Port Fairy Town Centre Residential Precinct)

Project Overview

The proposed modern extension to the existing Victorian weatherboard cottage at 24 William Street has been carefully designed to complement Port Fairy's historic character while delivering a contemporary and high-quality living environment. The extension is well set back from William Street, ensuring it integrates seamlessly into the existing streetscape. The combination of bluestone cladding, Woodland Grey custom orb cladding, and timber respects traditional materiality while incorporating modern design elements. A raised ceiling in the living area allows for enhanced natural light penetration, optimising northern sunlight to improve thermal performance and energy efficiency.

Response to Design and Development Overlay Requirements

Site Coverage and Permeability

The extension respects the established pattern of open space and site coverage, ensuring a balance between built form and permeability in keeping with the character of the precinct.

Building Massing

The articulation of the new extension reduces visual bulk, ensuring that the scale and rhythm of the streetscape remain intact. The recessed form and material transitions further enhance this integration.

Building Height

The proposed extension remains within the 7-metre height restriction, ensuring compliance with overlay controls and reinforcing the precinct's characteristic low-scale development.

Building Setbacks

- The extension is strategically set back to respect the existing development pattern.
- Roof elements have been minimised and set back where applicable to reduce visual intrusion and maintain a harmonious streetscape.

Frontage Presentation

The design enhances the street interface by maintaining a strong architectural relationship with the existing dwelling. The material selection and façade articulation provide an attractive, contemporary edge that remains sympathetic to the historic setting while improving passive surveillance.

Design Detailing

- The proposed extension integrates natural materials, including timber and bluestone, in keeping with the precinct's character.



- Reflective materials have been avoided, and a non-reflective Woodland Grey roof has been specified to ensure visual harmony.
- Silver aluminium windows and doors have been excluded, aligning with the heritage-sensitive material palette.

Outbuildings and Car Parking

- The extension ensures garaging and parking areas remain discreet, minimising their visual impact on the streetscape.
- The parking solution is set back from the primary façade, ensuring it does not dominate the streetscape and aligns with precinct guidelines.

Landscaping and Fencing

- The proposal includes landscaping with indigenous species, reinforcing the natural character of the precinct.
- Any fencing forward of the dwelling will be at least 50% visually permeable, maintaining an open and inviting streetscape presence.
- Service areas are discreetly positioned or screened, ensuring they do not detract from the visual appeal of the site.

Conclusion

The proposed extension at 24 William Street fully aligns with the Port Fairy Town Centre Residential Precinct Design and Development Overlay objectives. It delivers a thoughtful and high-quality contemporary response that enhances the historic character of the area while ensuring modern liveability. Given the careful consideration of scale, setbacks, materiality, and integration with the existing heritage fabric, we trust that this proposal will be supported and approved in a timely manner.

Kind regards



Director / Building Designer

