



6 GRATTON STREET,  
PORT FAIRY VICTORIA 3284

Registration DP AD 1821  
ABN 89 392 514 944

## **MSC PLANNING**

**Address:** 12 Osmonds Lane, Port Fairy PS525412Y  
**Application:** NEW Permit Application  
**Proposal:** Building & works to construct Extension to Residence  
**Client:** [REDACTED]

## **NEIGHBOURHOOD and SITE DESCRIPTION**

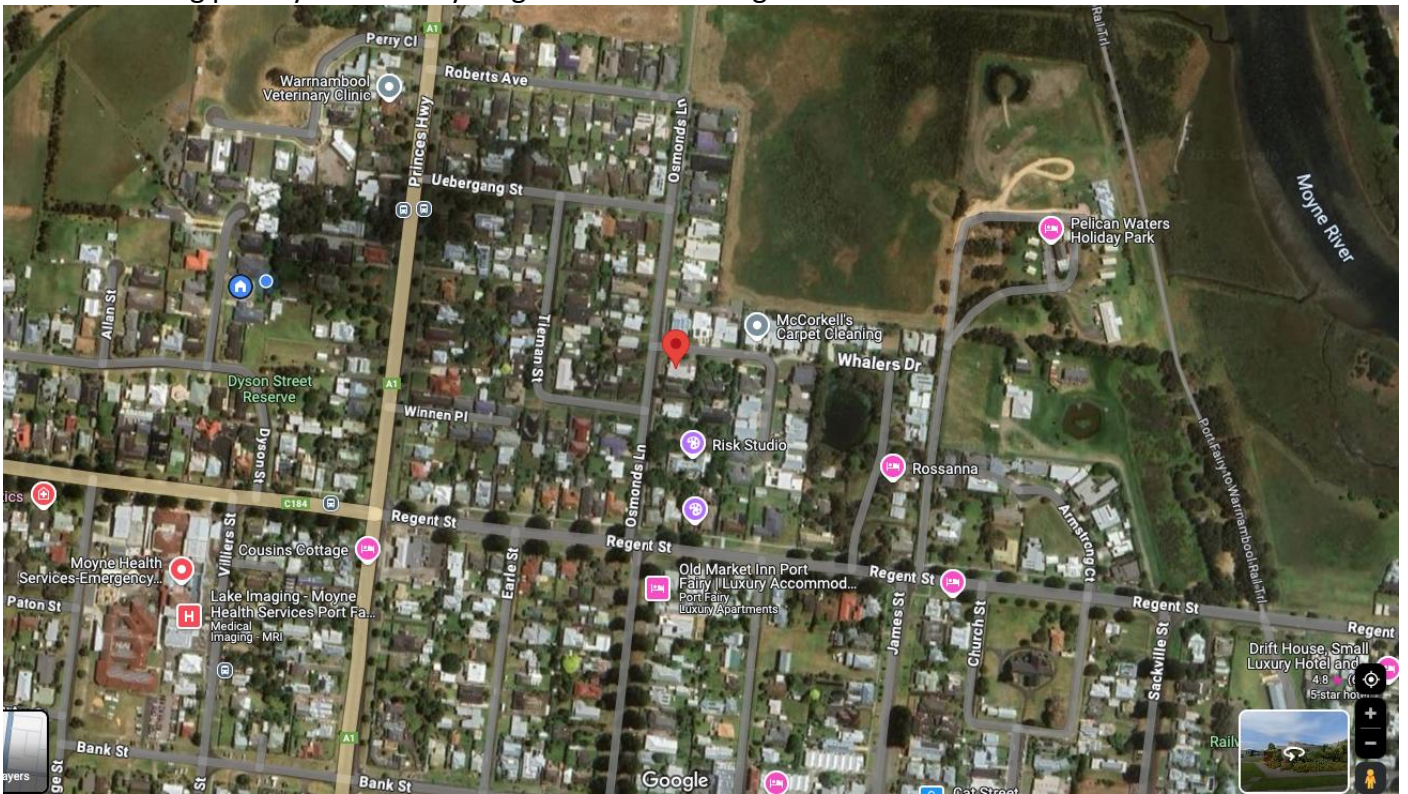
### *In relation to the neighbourhood:*

- This neighbourhood of Osmond Lane/Mariner Court is situated in a residential area of Port Fairy with single & 2-storey residences. Majority of houses are permanent living with varied styles of home and finishes. Varying floor heights exist due to the flood zoning of this area.
- This area is quite close to the main shopping area of Port Fairy – maybe a 5 min. walk – and also very close to the Port Fairy Hospital and Princes highway (main thoroughfare thru town).
- This neighbourhood Planning Information:
  - Neighbourhood Residential Zone – Schedule 1 (NRZ1)
  - Design & Development Overlay – Schedule 4 (DDO4)
  - Floodway Overlay – Schedule 3 (FO3)
  - Designated Bushfire Prone Areas for a section of the site on the northeast corner nearest to Mariner Court

### *In relation to the site:*

- This site of 12 Osmonds Lane Port Fairy is rectangular in shape & situated on the Southwest corner of Osmonds Lane & Mariner Court. Situated on a corner ensures the site has a cut-off corner at the junction of the Streets. Site area is 519m/s with a 3m wide easement along the eastern boundary. Length is 31.14m x 17.06m & called Lot 21.
- This site has an existing residence constructed in approximately 2011 consisting of 3-bedrooms & small Study, living-kitchen-dining along with 2-bathrooms, l'dry & separate WC. The residence front door/entry faces Osmonds Lane & vehicle entry to the site is from Mariner Court. An outdoor living covered deck area faces north/Mariner Court with a higher privacy fence along this North street boundary. Finished Floor level (FFL) for the residence is approx. 900mm above the ground & noted as 2.94m AHD (Australian Height Datum). A Garage - single width, quite long & attached to the residence - is positioned on the east side adjacent & clear of an easement along the East boundary. Garage FFL noted as 2.1m AHD.
- The direct neighbours –
  - South side – 10 Osmonds Lane has a single width garage positioned on the adjoining boundary & a separate single storey residence.
  - East side – 18 Mariner Court site is a large site with a 2-story residence positioned centrally & a shed/building along its rear boundary.
- Good Solar access is available to this site with north facing living room windows & outdoor living & the neighbour's solar access will be considered.

- No contaminated or fill areas exist & this site is flat. No significant views exist.
- As evidenced in the attached photos of current conditions this neighbourhood is attractive & leafy, creating privacy & a friendly neighbourhood feeling.



**12 Osmonds Lane, PORT FAIRY (West Elevation)**



**12 Osmonds Lane, PORT FAIRY (West Elevation)**



**10 Osmonds Lane, PORT FAIRY South Neighbour**



**12 Osmonds Lane PORT FAIRY – North Elevation (Mariner Court frontage)**



**12 Osmonds Lane PORT FAIRY – Partial North Elevation (Mariner Court frontage)**

## **PROPOSAL:**

My clients have purchased this property & made the move to Port Fairy from a larger property & wish to update & extend this residence for permanent family living.

A 2-storey extension (including 2 bedrooms & bathroom) is proposed on top of the Garage as a separate wing for teenagers or guests.

Access to this is to be via a stair located on the rear of the undercover outdoor living space.

Also, this Outdoor living space is to be extended to allow the stair to occupy some space.

A carport for vehicle undercover storage is proposed forward of the garage & allow for easy access into the residence.

This is proposed to be located right to the Mariner Street boundary (north).

Investigations with Wannan Water into the legalities of building a carport over the easement along the east boundary resulted in this alternative instead to locate carport in front of the garage.

Two verandah extensions are proposed on the north & west to provide additional protection to windows/doors/rooms from the northern & westerly sun.

A porch is proposed on the south built to the boundary adjacent to the laundry (new door proposed here) to create covered laundry access to outside.

A 1200mm high fence is proposed along the west & corner section of the Osmonds Lane frontage.

This is proposed to be timber pickets.

## **Schedule 1 to Clause 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE (NRZ1)**

This proposal respects & protects the unique low scale coastal village character of Port Fairy.

## **SCHEDULE 4 to Clause 43.02 DESIGN & DEVELOPMENT OVERLAY DDO4**

### **“Port Fairy Residential Areas.”**

#### **1. Design Objectives:**

This area of Port Fairy is on the north side of Regent Street which is a more recent development area & development is residential with very lovely garden settings.

This particular site being a corner has a higher privacy fence which minimises the visual impact of the carparking & outbuildings/garage.

#### **2. Buildings & Works:**

- **Fences** – a front fence is proposed for the west boundary Osmonds Lane of 1.2m high picket style.
- **Site Coverage & Permeability** – Site area is 519m/s & buildings cover an area of approx. 293m/s or approx. 56.5% site coverage (suggested maximum is 40%). Site has approx. 37% permeable area (suggested maximum 50%). Please consider the site coverage & permeability is outside the maximums suggested & please note the leafy & well landscaped site as well as the neighbours supporting the same with landscaping & tree cover.
- **Building Massing** – Building is articulated with variations in heights & roof shapes as well as verandah interest thus the overall bulk & mass will not compromise the character & rhythm of the surrounding area.
- **Building Height** – Total building height is proposed to be 6.2m to the new roof height above the garage. This height will not compromise the streetscape or skyline unduly, noting the near neighbour on the east side is a significant 2-storey high building.
- **Building Setbacks** – Setbacks from Osmonds Street are not altering with the verandah extension reflecting the existing setback. Setbacks from Mariner Court are currently varied with the closest 2m for the covered outdoor living area. This proposal includes the carport to have a nil setback for a width

of the 4m wide carport along the northern boundary which is Mariner Court street frontage - noting the carport is an open structure with a lowish skillion roof proposed.

- **Frontage Presentation** – Frontages (Osmonds Lane & Mariner Court) provide an active edge to the street & enable passive surveillance.
- **Outbuildings & Carparking** – the existing garage is single width – the proposed carport is a reflection of this. As discussed above the carport is proposed to have a nil setback to Mariner Court & is forward of the existing residence. The positives are the carport is single width, low profile, open structure & articulated from the existing residence. Also the existing privacy fencing along this section of the boundary provides substantial screening of the proposed structure. Please consider.
- **Design Detail** – building materials, form, colours & roof pitch respect the character of the precinct & the existing residence/garage. The external claddings for the extension will support the existing claddings which are a rendered external wall as well as vertical Hardies Cladding.
- **Landscaping & Fencing** – front fence is proposed along the Osmonds Lane boundary at a height of 1.2m & construction will be pickets. Privacy to the front bedroom & front door area is the main reason to include this fence.

Landscaping in the yard fronting Osmonds Lane has recently been decreased as it was overgrown & will be updated to be less vigorous in growing & maintenance.

Any new plantings will be chosen from the *“Indigenous Plans for Moyne Shire Zone 5 – Herb-rich Woodlands”*

Landscaping & pot growth exists for the Mariner Court frontage also.

Landscaping & trees exist in the neighbouring properties & provide lovely leafy natural screening

### **3. Decision Guidelines:**

The proposal of the extensions to this residence as discussed above responds in a positive way to buildings & works, design & siting reflects the established development pattern, supports adequate space between buildings & neighbours maintaining a landscaped garden setting, building is articulated to minimise the scale & bulk, building materials respect the character of surrounding dwellings.

Please consider the siting of the proposed carport:

Corner sites can be difficult to minimise the visibility of garages & parking areas, in this case the garage/proposed carport is in the least visible position for this site as you enter Mariner Court from Osmonds Lane (being on the northeast).

The existing privacy fencing along this section of the boundary provides substantial screening of the proposed structure.

The positives are the carport is single width, low profile, open structure & articulated from the existing residence.

### **FLOODWAY OVERLAY (FO)**

#### **FLOODWAY OVERLAY – Schedule 3 (FO3)**

Please read in conjunction with *“Port Fairy Local Floodplain Development Plan 2023 Incorporated Document.”*

Finished Floor Levels (FFL) for the existing residence & garage reflect the Floodway Overlay requirements for this site.

### **LAND SUBJECT to INUNDATION OVERLAY (LSIO)**

This site is not directly affected by this overlay.