

902/2020 – 81 Beacon Vista, Port Melbourne

ResCode Assessment Matrix (Clause 54) Including Residential Amenity

A Development:

- Must meet all of the objectives of this clause that apply to the application.
- Should meet all of the standards of this clause that apply to the application.

Standards A3, A4, A10 and A19 have been modified pursuant to Section 4 of Schedule 3 to the Neighbourhood Character Overlay.

An assessment alongside the Guidelines is summarised in tabular format as follows:

Neighbourhood Character		Clause 54.02
Title & Objective & Standard	Compliance	
<p>Neighbourhood Character objectives</p> <ul style="list-style-type: none"> • To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character. • To ensure that the design responds to the features of the site and the surrounding area. <p>Standard A1</p> <ul style="list-style-type: none"> • The design response must be appropriate to the neighbourhood and the site. • The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site 	<p>Objective & standard met</p>	
<p>Planning Officer Comments: The proposed additions to the dwelling would be consistent with the neighbourhood character objectives and guidelines as set out in NCO4, and would be consistent with the existing character of dwellings along Beacon Vista.</p>		
<p>Integration with the street objectives</p> <ul style="list-style-type: none"> • To integrate the layout of development with the street. <p>Standard A2</p> <ul style="list-style-type: none"> • Dwellings should be oriented to front existing and proposed streets. • High fencing in front of dwellings should be avoided if practicable. • Dwellings should be designed to promote the observation of abutting streets and any abutting public open spaces. 	<p>Objective & standard met</p>	

Planning Officer Comments:

- The dwelling would remain oriented to the street.
- No new front fence is proposed.
- There would be no opportunity for additional street observation.

Site Layout and Building Massing**Clause 54.03**

Title & Objective & Standard	Compliance
<p>Street Setback objectives Setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.</p> <p>Modified Standard A3 <i>See Table 1 in Schedule 3 to the NCO.</i></p>	<p>Objective & standard met</p>
<p>Planning Officer Comments: The table of Schedule 3 to the NCO outlines that the setback requirement for an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner, is:</p> <ul style="list-style-type: none"> • The average distance of the setback from the front boundary to the existing dwelling façade on the abutting lots facing the front street, or 2m, whichever is the greater For an upper level above a garage 1m from the setback of the ground level of the existing dwelling. <p>The only change to the front setback is to bring the garage façade to be level with the existing front façade, and would therefore, not result in a change in the existing front setback. The changes would be considered acceptable in this instance.</p>	
<p>Building Height objectives Building height respects the existing or preferred neighbourhood character.</p> <p>Modified Standard A4 <i>The maximum number of storeys must not exceed 3 and the overall height should not exceed 10m.</i></p> <p><i>Higher (by up to one storey) tower forms on street corners and entry points may be incorporate with those existing in the precinct.</i></p> <p><i>Only single storey additions are allowed facing streets or parks. Additional storeys should have limited visibility from streets and should not diminish from the visual effect of buildings that incorporate towers.</i></p>	<p>Objective met subject to conditions</p>
<p>Planning Officer Comments: The plans for assessment do not note the overall height of the roof of the dwelling – however, by measurement based on the scale of the drawings, the proposed height would be 9.7m to the pitch of the roof above NGL.</p> <p>Based on discussions at the Consult meeting, the height of this roof would need to be reduced. Discussion plans prepared showed a height of 8.016m, which would be considered appropriate in this instance as the overall height would be more complimentary to the scale of roof pitches within the surrounding streetscape. Refer to recommended condition 1 a).</p>	

<p>Site Coverage objectives Site coverage should respect the existing or preferred neighbourhood character and respond to the features of the site.</p> <p>Standard A5 Buildings should not exceed 60% of the site covered, unless otherwise specified in a schedule to the zone.</p>	<p>Objective met</p>
<p>Planning Officer Comments: Site area: 346sqm Existing site coverage: 199sqm (57%) Proposed site coverage: 223sqm (64.5%)</p> <p>The proposed site coverage would be greater than the standard; however, dwellings in the Beacon Cove Estate generally have large footprints that exceed the standard, including within the immediately surrounding neighbourhood. It is considered that the site coverage at the subject site would be no different, and that the site coverage objective to respect the existing and preferred character of the neighbourhood would be achieved.</p>	
<p>Permeability objectives Reduce the impact of stormwater run-off on the drainage system and facilitate on-site stormwater infiltration.</p> <p>Standard A6 Site should meet the minimum requirements of the schedule to the zone, or, if not specified should achieve at least 20% permeability.</p>	<p>Objective & standard met</p>
<p>Planning Officer Comments: Site area: 346sqm Proposed permeable surfaces: 86sqm (25%)</p> <p>The proposal would be compliant with the permeability requirements.</p>	

<p>Energy Efficiency Protection objectives Achieve and protect energy efficient dwellings. Ensure the development's orientation and layout reduce fossil fuel energy use and makes appropriate use of daylight and solar energy.</p> <p>Standard A7</p> <ol style="list-style-type: none"> 1. Orientation of buildings should make appropriate use of solar energy. 2. Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced. 3. Site and designed to ensure existing rooftop solar energy systems are not unreasonably reduced. 4. If practicable the living areas and private open space are to be located on the north side. 5. Solar access for north-facing windows should be maximised 	<p>Objective & standard met</p>
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Planning Officer Comments:
The revised internal layout would make appropriate use of the northern orientation of the site.

The proposed extension would not increase fossil fuel use in any neighboring buildings.

No solar energy facilities would be impacted by this development.

<p>Significant Trees objectives Development respects the landscape character of the neighbourhood and retains significant trees on site.</p> <p>Standard A8</p> <ol style="list-style-type: none"> 1. Provide for the retention or planting of trees, where these are part of the neighbourhood character. 2. Replace significant trees removed in 12 months prior to application. 	<p>N/A</p>
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Planning Officer Comments:
There are no significant trees on site.

Amenity Impacts

Clause 54.04

Title & Objective & Standard	Compliance
<p>Side And Rear Setbacks objectives To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</p> <p>Modified Standard A10</p>	<p>Objective & standard met</p>

A new building must be set back 0m from the side boundary to support continuous streetscape frontages and compact development patterns of the precinct.

Planning Officer Comments:

Characteristics of the Beacon Cove Estate, in particular Precinct C, is that side setbacks are minimal or non-existent. In the instance of the subject site, which does not have the same setbacks as typical within the remainder of the Precinct, the garage is built to the boundary at ground floor, while the first floor is setback from the boundary to the south and west.

The proposed additions would result in a reduction of the setback to a distance of 2.358m to the south boundary (abutting 79 Beacon Vista) and 1.789m to the west boundary (abutting 30 The Crescent). Both proposed setbacks would add to the character requirement to support continuous streetscape frontages by reducing the side setback as viewed from both the street and Garden City Reserve to the north, and would continue to respect the building's unique design as a landmark building in this section of Precinct C.

Furthermore, the additions to the south and west elevations would not affect the amenity of any nearby dwelling, and would not impose any unreasonable visual bulk, as the additions would be located at a sufficient distance from the boundary to each abutting dwelling.

Walls On Boundaries objectives

To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.

Standard A11

A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary:

- For a length of more than the distance specified in a schedule to the zone; or
- If no distance is specified in a schedule to the zone, for a length of more than:
 - 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or
 - Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater.
- A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.

Objective & standard met

<ul style="list-style-type: none"> The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall. <p>Note: A building on a boundary includes a building set back up to 200mm from a boundary.</p>	
<p>Planning Officer Comments:</p> <p>Wall along east boundary (pool equipment cupboard), adjoining 28 The Crescent: Proposed length: 2.95m Recommended maximum length: 11.87m Overall proposed height: 2.2m</p> <p>The proposed wall would be consistent with the standard.</p>	
<p>Daylight to Existing Windows objectives Allow adequate daylight into existing habitable room windows.</p> <p>Standard A12</p> <ol style="list-style-type: none"> Buildings opposite an existing habitable room window should provide a light court of at least 3sqm and a minimum of 1m clear to the sky. Calculation area may include abutting lot. Walls and carports of more than 3m should be setback from the window at least 50% of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. <p>Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.</p>	<p>Objective & standard met</p>
<p>Planning Officer Comments:</p> <p>Light courts to the south and west elevations between the new built form and any abutting built form containing a habitable room window would exceed 3sqm (approx. 80sqm to the south, and 60sqm to the west).</p>	
<p>North-Facing Windows Objectives To allow adequate solar access to existing north-facing habitable room windows.</p> <p>Standard A13 If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3</p>	<p>Objective & standard met</p>

<p>metres from the edge of each side of the window.</p> <p>A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.</p>	
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Planning Officer Comments:
 There are 3 sets of north facing windows to 79 Beacon Vista, two at round floor and one at first floor, and each of these three windows serve as secondary windows to the east or west facing windows of the dwelling.

The standard requires a setback of 2.32m, given the wall of the first floor would be 5.8m. The first floor wall would be set back by 2.358m from the boundary, with a further setback provided at 79 Beacon Vista measuring between 1.0m and 1.6m.

It is considered that the setback provided to the first floor would appropriately comply with the north-facing window objectives and would comfortably exceed the standard.

<p>Overshadowing Open Space objectives Ensure buildings do not unreasonably overshadow existing secluded private open space.</p> <p>Standard A14 Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75%, or 40sqm with min. dimension of 3m, whichever is the lesser area, the secluded private open space should receive a min. of 5 hours of sunlight between 9am and 3pm on 22 September</p> <p>If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.</p>	<p>Objective met</p>
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Planning Officer Comments:
 79 Beacon Vista – Rear POS 56m2
 New shadow cast over 79 Beacon Vista (between approximately 9am-3pm) would be as follows:

9am	Existing shadow in 42m2 and 75% of shadow cast Proposed shadow in 44.4m2 and 79% of shadow cast 2.4m2 additional shadow (4.3%)
10am	Existing shadow in 35m2 and 62.5% of shadow cast Proposed shadow in 36m2 and 64% of shadow cast 1m2 additional shadow (1.8%)
11am	Existing shadow in 27.5m2 and 49% of shadow cast Proposed shadow in 27.76m2 and 49.6% of shadow cast 0.26m2 additional shadow (0.5%)
12pm	Existing shadow in 24m2 and 42.9% of shadow cast Proposed shadow in 24m2 and 42.9% of shadow cast No additional overshadowing
1pm	Existing shadow in 26m2 and 46.4% of shadow cast Proposed shadow in 26m2 and 46.4% of shadow cast No additional overshadowing
2pm	Existing shadow in 28m2 and 50% of shadow cast Proposed shadow in 28m2 and 50% of shadow cast No additional overshadowing
3pm	Existing shadow in 31m2 and 55.4% of shadow cast Proposed shadow in 31m2 and 55.4% of shadow cast No additional overshadowing

The additional shadowing proposed at 9am (2.4sqm of additional shadow) is the only significant amount of additional shadow proposed. At 10am (1sqm) and 11am (0.24sqm) would be negligible. The standard seeks to achieve no further reduction in shadow where the existing shadow is already beyond the standard requirements – however, the test is whether or not the overshadowing objective has been met, which is to ensure that there is no unreasonable overshadowing. It is considered that the addition of 2.4sqm of shadow at 9am, being the only significant addition of shadow, would not be unreasonable. The shadow would largely only affect the side service yard, with the majority of shadow falling upon the side wall, and the area of primary POS located to the west of the dwelling would be uninterrupted from 10am onwards. The dwelling's sunlight access would therefore be considered reasonable and in this instance, it is considered that the objective has been achieved.

Overlooking objectives

Limit views into existing secluded private open space and habitable room windows.

Standard A15

1. A habitable room window, balcony, terrace, deck or patio with a direct view into an existing habitable window within a horizontal distance of 9m should have either:
 - A minimum offset of 1.5m from the edge of the window to the edge of the other.
 - Sill heights of at least 1.7m above floor level.
 - Obscure glazing in any part of the window below 1.7m above floor level.
 - Permanently fixed external screens to at least 1.7m above floor level and be no more than 25% transparent.
2. Obscure glazing to 1.7m above floor level may be openable if there are no direct views as specified in this standard.
3. Screens to obscure view should be:
 - Perforated panels or trellis with solid translucent panels or a maximum 25% openings.
 - Permanent, fixed and durable.
 - Blended into the development.

Objective & standard met

Planning Officer Comments:

Pursuant to the plans for assessment, all windows that would view towards the west and south (towards the rear and side of the adjacent dwellings) would be appropriately screened with either obscured glazing or with 1.7m high window sills. Screening is not required to the new windows to the north and east elevation as views would only be to Garden City Reserve and to the street.

On-Site Amenity and Facilities

Clause 54.05

Title & Objective & Standard

Compliance

<p>Daylight to New Windows objectives Allow adequate daylight into new habitable room windows.</p> <p>Standard A16 A habitable room window should be located to face:</p> <ul style="list-style-type: none"> ■ An outdoor space with a minimum area of 3sqm and minimum dimension of 1m clear to the sky, not including land on an abutting lot. ■ A verandah with at least one third of its perimeter open. ■ A carport with two or more open sides and is open for at least one third of its perimeter. 	<p>Objective & standard met</p>
<p>Planning Officer Comments: All new habitable room windows would have clear access to the sky.</p>	
<p>Private Open Space objectives Provide adequate private open space for the recreation and service needs of residents.</p> <p>Standard A17 Unless specified in the schedule to the zone, a dwelling should have private open space of at least:</p> <ul style="list-style-type: none"> ■ 80sqm or 20% of the area of the lot, whichever is the lesser, but not less than 40sqm. ■ At least one part of the private open space should be secluded with a min. area of 25sqm and a min. dimension 3m, at the side or rear of the dwelling with convenient access from a living room. 	<p>Objective & standard met</p>
<p>Planning Officer Comments: The site would achieve an area of POS that measures 97sqm (28% of the lot), and all 97sqm would be directly accessed via the open plan living area to the rear. It is considered that the site would provide adequate private open space to the dwelling.</p>	

<p>Solar Access to Open Space Allow solar access into secluded private open space of a new dwelling.</p> <p>Standard A18</p> <ol style="list-style-type: none"> 1. The private open space should be located on the north side of the dwelling if practicable. 2. Southern boundary of open space should be setback from any wall on the north side of space by a minimum of 2m + 0.9 x wall height. 	<p>N/A</p>
<p>Planning Officer Comments: This standard applies to new dwellings only.</p>	

Detailed Design

Clause 54.06

Title & Objective & Standard	Compliance
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Design Detail objectives

Encourage design detail that respects the existing or preferred neighbourhood character.

Standard A19

The design of buildings should respect the neighbourhood character. This includes:

- *Building style, materials, colours*
- *Roof design, roof decks*
- *Fences and external elements*

Design of buildings should also be environmentally sustainable as far as is possible in meeting neighbourhood character guidelines specified in this schedule.

The architectural style of an addition to a building should complement the existing dwelling so as not to appear as an addition.

Building features:

Alterations and additions to dwellings in this precinct should include strong architectural elements such as well-designed entry porches, front pergolas and balconies facing the street.

Dwellings should incorporate the following external elements:

- *Stainless steel rails above rendered masonry half-balustrades;*
- *External steel framework structures to balconies;*
- *Balcony balustrades in painted steel horizontal rails.*

Domestic services (including water tanks) should be discreetly located so as to not be visible from streets or parks.

Finishes and materials:

External walls should incorporate rendered masonry in white or beige tones to ground and upper levels which may be articulated with horizontal banding or roughcast texture in the same colour

Colours:

Paint colours for Precinct C must be selected from Appendix A - Paint Colour Specifications in the Beacon Cove Neighbourhood Character Guidelines 2010 and be consistent with the prevailing colours schemes in the precinct. The colour theme for this precinct is white and off white.

Rendered surfaces, external timber fixtures, metal balustrading, fascia boards and guttering should be painted in a colour to

Objective & standard met

match the existing colour scheme of surrounding houses in the precinct.

Roof Design and Materials

Residential buildings should have red terracotta or grey slate pitched tiled roof or a grey metal flat roof, as specified on Figure 12 of the Beacon Cove Neighbourhood Character Guidelines 2010.

If part of the roof of a building is to be removed or demolished to allow for a replacement structure, the replacement roof should be designed to match the style and colour of the existing or remaining roof.

Roof eaves should match those in surrounding dwellings.

Roofs may incorporate skylights. They should not be visible from streets or parks.

All gutters and downpipe profiles, treatments and materials should match existing.

Garages and Carports

Garages must be incorporated in building setbacks (not project forwards of the front façade) and garage doors should match existing and be finished in colours complementary to the existing neighbourhood character.

Carports should not be visible from streets or parks

Planning Officer Comments:

Building features:

There would be no change to the entry porch, and no pergola or balconies are proposed. The remaining detail features would match existing. All domestic services are proposed to be located to the rear, and would not be visible from the street or park.

Finishes and materials:

The proposed external finishes to match existing.

Colours:

The proposed render and paint colours to the additions would match existing.

Roof Design and Materials

A condition is recommended to **reduce** the height of the roof to 8.016m in order to be in keeping with the height of roofs of surrounding dwellings. The proposed roof materials would match existing. **Refer to recommended condition 1 a).**

Garages and Carports

The proposed extension to the garage would meet the existing front setback, and would not project beyond it, and would be finished appropriately.

Front Fences objectives

Encourage front fence design that respects the existing or preferred neighbourhood character.

Standard A20

1. The front fence should complement the design of the dwelling or any front fences on adjoining properties.
2. A front fence within 3m of the street should not exceed the maximum height specified in the schedule to the zone. If no schedule is specified, the front fence should not exceed:
 - 2m if abutting a RDZ1
 - 1.5m in any other streets.

N/A

Planning Officer Comments:

A front fence is not proposed.