

RESPONSE TO CLAUSE 54 (RESCODE) AS PER MONASH PLANNING SCHEME

7 WESTHAM COURT, MULGRAVE



The proposal is for extension and alteration to existing double storey dwelling. The site is currently occupied by a double storey dwelling and is in the General Residential Zone.

NEIGHBOURHOOD AND SITE DESCRIPTION AND DESIGN RESPONSE 54.01

We ensure that new development respects the neighbourhood character of the area and considers the identified future character. The overall streetscape has been kept unaltered by retaining the original built form. The existing alfresco on north side has been converted to new butler's and new outdoor living area added to south rear corner besides existing living. The existing balcony to the first floor has been transformed to a sunroom which is within the building envelope under Planning Permit STA/2001/ 000714 for Waverley Park stated in NCO1 planning scheme.

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54.02 NEIGHBOURHOOD CHARACTER

Title & Objective	Complies / Does not comply / Comments
<p>Clause 54.02 -1</p> <p>A1 Neighbourhood Character</p> <p>Design respects existing neighbourhood character or contributes to a preferred neighbourhood character.</p> <p>Design responds to features of the site and surrounding area.</p>	<p>Complies</p> <p>The proposed alteration respects the existing and preferred Neighbourhood character of the area.</p> <p>The major extension and renovation are along the rear and side of the house with a proposed Alfresco and new butler's pantry besides kitchen.</p> <p>The property is located at the end of court with double storey and three storey developments on both sides.</p>
<p>Clause 54.02 -2</p> <p>A2 Integration with Street</p> <p>Integrate the layout of development with the street.</p>	<p>Complies</p> <p>There is no major alteration to front façade or existing landscape. The existing entry is unaltered with direct access to front street.</p> <p>The proposed sunroom has large bi fold windows won't substantially increase the visual bulk as there is already a solid rendered first floor balustrade to existing balcony and is within the 1.5m building envelope as per NCO1 and the Planning Permit STA/2001/ 000714, doesn't affect the existing neighbourhood character. (Please refer sheet 2,5,6 for details)</p> <p>The property is located at the end of court with double storey and three storey developments on both sides.</p>

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Title & Objective	Complies / Does Not Comply / Comments
<p>Clause 54.03 -1</p> <p>A3 Street Setback</p> <p>Setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.</p>	<p>Complies</p> <p>The existing street setback remains the same with a variation of balcony transformation to proposed sunroom.</p> <p>The sunroom is within the 1.5m building envelope/ front setback stated as per Planning Permit STA/2001/ 000714 for Waverley Park referred in NCO1, doesn't affect the existing neighbourhood character. (Please refer sheet 2,5,6 for details)</p>
<p>Clause 54.03 -2</p> <p>A4 Building Height</p> <p>Building height respects the existing or preferred neighbourhood character.</p>	<p>Complies</p> <p>The overall building height is not altered as there is no major extension to the first floor other than enclosing the existing balcony to a sunroom.</p>
<p>Clause 54.03 -3</p> <p>A5 Site Coverage Site coverage should respect the existing or preferred neighbourhood character and respond to the features of the site</p>	<p>Complies</p> <p>The site coverage is 51.61% which is within 60% as per Planning Permit STA/2001/ 000714 for Waverley Park. (Please refer sheet 2 for details)</p>
<p>Clause 54.03 -4</p> <p>A6 Permeability</p> <p>Reduce the impact of stormwater run-off on the drainage system and facilitate on-site stormwater infiltration.</p>	<p>Complies</p> <p>The new garden area of 44.26% complies with NCO1 stating pervious surface to be at least minimum 20% of site area. (Please refer sheet 2 for details)</p>

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Title & Objective	Complies / Does Not Comply / Comments
<p>Clause 54.03 -5</p> <p>A7 Energy Efficiency Protection</p> <p>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>Complies</p> <p>The house has been assessed for thermal performance, to ensure it meets the requirements of this standard.</p>
<p>Clause 54.03 -6</p> <p>A8 Significant trees</p> <p>Development should provide for the retention or planting of trees, where these are part of the neighbourhood character.</p>	<p>Complies</p> <p>All existing trees to remain onsite. There is significant change to landscape.</p>

AMENITY IMPACTS Clause 54.04

Title & Objective	Complies / Does Not Comply / Comments
<p>Clause 54.04 -1</p> <p>A10 Side and Rear Setbacks</p> <p>Ensure 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>The proposed extension to side of the property complies with setback profile stated as per NCO1. The building envelope which states 2m side & rear setback is expired as per MIRVAC email.</p> <p>The section 173 also notes that the building envelope shall cease to have effect after 10 years of registration of plan of subdivision. (Please find the attached section 173 for reference)</p>

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Title & Objective	Complies / Does Not Comply / Comments
<p>Clause 54.04 -2</p> <p>A11 Walls on Boundaries</p> <p>Ensure 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.</p>	<p>N/A</p> <p>There is no wall proposed on boundaries.</p>
<p>Clause 54.04 -3</p> <p>A12 Daylight to Existing Windows</p> <p>Allow adequate daylight into existing habitable room windows.</p>	<p>N/A</p> <p>The proposed alfresco is 1475m away from boundary along the rear corner.</p> <p>There is no extension or renovation affecting daylight window to adjacent property along south boundary.</p>
<p>Clause 54.04 -4</p> <p>A13 North Facing Windows</p> <p>Allow adequate solar access to existing north-facing habitable room windows.</p>	<p>N/A</p> <p>There is no extension or renovation to existing structure which alters any north facing windows.</p>
<p>Clause 54.04 -5</p> <p>A14 Overshadowing Open Space</p> <p>Ensure buildings do not unreasonably overshadow existing secluded private open space.</p>	<p>N/A</p> <p>The existing double storey facing east is unaltered with respect to existing shadow.</p> <p>The major renovation is along ground floor with a new butler's pantry to north and alfresco to south rear side of property. The first-floor balcony with solid rendered balustrade to south side is transformed to a new sunroom with large bi-fold windows. (Please refer sheet 2,5,6 for details)</p>

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Title & Objective	Complies / Does Not Comply / Comments
<p>Clause 54.04 -6</p> <p>A15 Overlooking</p> <p>Limit views into existing secluded private open space and habitable room windows.</p>	<p>The existing balcony has been transformed to proposed new sunroom with large bifold windows.</p> <p>The bifold window to south of proposed sunroom is obscured by large trees as per attached photos and streetscape.</p>

ON-SITE AMENITY AND FACILITIES Clause 54.05

Title & Objective	Complies / Does Not Comply / Comments
<p>Clause 54.05 -1</p> <p>A16 Daylight to New Windows</p> <p>Allow adequate daylight into new habitable room windows.</p>	<p>Complies</p> <p>All proposed windows meet the requirements.</p>
<p>Clause 54.05 -2</p> <p>A17 Private Open Space</p> <p>Provide adequate private open space for the recreation and service needs of residents.</p>	<p>Complies</p> <p>The existing private open space to rear of property is unaltered, providing considerable solar access.</p>
<p>Clause 54.05 -3</p> <p>A18 Solar Access to Open Space</p> <p>Allow solar access into secluded private open space of a new dwelling.</p>	<p>Complies</p> <p>The existing private open space to rear of property is unaltered, providing considerable solar access.</p>

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DETAILED DESIGN Clause 54.06

Title & Objective	Complies / Does Not Comply / Comments
<p>Clause 54.06 -1</p> <p>A19 Design Detail</p> <p>Encourage design detail that respects the existing or preferred neighbourhood character.</p>	<p>The proposed extension is consistent with the requirements of the GRZ3 & NCO1 (complies with Planning Permit STA/2001/000714). The façade is not altered except enclosing the existing balcony with existing rendered balustrade to have a new sunroom.</p> <p>The proposed sunroom won't substantially increase the visual bulk as there is already a solid rendered first floor balustrade, the new sunroom will have large windows along the perimeter which further softens the visual bulk and is within the 1.5m building envelope as per NCO1 and the Planning Permit STA/2001/000714. With the dwelling being at the end of the court the proposed works are well screened from main street frontage.</p>
<p>Clause 54.06 -2</p> <p>A20 Front Fences</p> <p>Encourage front fence design that respects the existing or preferred neighbourhood character.</p>	<p>N/A</p> <p>There is no front fence</p>

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