

**126 Albert Road, Port Melbourne (PDPL/00842/2022)****Residential amenity assessment including the ResCode Matrix (Clause 54)**

<b>Neighbourhood Character</b>		<b>Clause 54.02</b>	
<b>Title &amp; Objective &amp; Standard</b>		<b>Compliance</b>	
<p><b>A1: Neighbourhood Character</b> Design respects existing neighbourhood character or contributes to a preferred neighbourhood character. Design responds to features of the site and surrounding area.</p> <ol style="list-style-type: none"> <li>Appropriate design response to the neighbourhood and site.</li> <li>Design respects the existing or preferred neighbourhood character &amp; responds to site features.</li> </ol>		<p><input type="checkbox"/> N/A <input checked="" type="checkbox"/> <b>Complies</b> <input type="checkbox"/> <b>Does not comply</b></p> <p>Comments: While it is not ideal that the building was demolished, the accurate reconstruction of the original section of dwelling would result in no loss of visual character to the surrounding streetscape. The design of the rear first floor additions are consistent with the diversity of the streetscape and of similar additions to other properties. The addition is suitably recessive so as not to dominate the host dwelling or the streetscape.</p>	
<p><b>A2: Integration with Street</b> Integrate the layout of development with the street.</p> <ol style="list-style-type: none"> <li>Dwelling oriented to front of the street.</li> <li>High fences avoided where practicable.</li> <li>Dwellings designed to promote the observation of abutting streets / public open spaces.</li> </ol>		<p><input type="checkbox"/> N/A <input checked="" type="checkbox"/> <b>Complies</b> <input type="checkbox"/> <b>Does not comply</b> <input type="checkbox"/> <b>Complies in part</b> <input type="checkbox"/> <b>Does not comply in part</b></p> <p>Comments: The proposal, including the accurate reconstruction of the original section of the dwelling, would not result in any change to the dwelling's existing integration with the street.</p>	
<b>Site Layout and Building Massing</b>		<b>Clause 54.03</b>	
<b>Title &amp; Objective &amp; Standard</b>		<b>Compliance</b>	
<p><b>A3: Street Setback</b> Setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.</p> <ol style="list-style-type: none"> <li>Walls of buildings should be setback from streets at least the distance specified in the schedule to the zone or <ul style="list-style-type: none"> <li>If no distance is specified as outlined below.</li> <li>Existing building on both the abutting allotments facing the same street &amp; site is not on a corner.</li> </ul> </li> </ol> <p>Min front setback = average setback of existing buildings on abutting allotments facing the front street or 9m, whichever is the lesser.</p>		<p><input type="checkbox"/> N/A <input checked="" type="checkbox"/> <b>Complies</b> <input type="checkbox"/> <b>Does not comply</b> <input type="checkbox"/> <b>Complies in part</b> <input type="checkbox"/> <b>Does not comply in part</b></p> <p>Comments: The reconstructed dwelling's front setback would match the existing, resulting in no change to the street setback.</p>	

<p>2. Existing building + vacant site either side of the subject site facing the same street &amp; site is not on a corner. Min front setback = same setback of front wall of existing building or 9m, whichever is the lesser.</p> <p>3. There is no existing building on either of the abutting allotments facing the same street &amp; site is not on a corner Min front setback = 6m in RDZ1 &amp; 4m for other streets.</p> <p>4. The site is on a corner</p> <ul style="list-style-type: none"> <li>■ If there is a building on the abutting allotment facing the front street Min front setback = same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9m, which ever is the lesser.</li> <li>■ If there is no building on the abutting allotment facing the front street, 6m from street in RDZ1 and 4m for other streets</li> </ul> <p>Min setback from side street = same setback of existing building or 2m, whichever is the lesser.</p>										
<p><b>A4: Building Height</b> Building height respects the existing or preferred neighbourhood character.</p> <p>1. The maximum building height should not exceed that specified in the schedule to the zone. Where no maximum height is specified, the height should not exceed 9m, unless the slope of the natural ground level at any cross section wider than 8m of the site of the building is 2.5 degrees or more, in this case max height not to exceed 10m.</p> <p>2. Changes of building height should be graduated between new and existing buildings.</p>	<p><input type="checkbox"/> N/A <input checked="" type="checkbox"/> <b>Complies</b> <input type="checkbox"/> Does not comply <input type="checkbox"/> Complies in part <input type="checkbox"/> Does not comply in part</p> <p>Comments: The dwelling would have a maximum height of 6.36m, which is well below the maximum allowable under the zone, and is consistent with other nearby developments.</p>									
<p><b>A5: Site Coverage</b> Site coverage should respect the existing or preferred neighbourhood character and respond to the features of the site.</p> <p>1. Buildings should not exceed 60% of the site covered, unless otherwise specified in a schedule to the zone.</p>	<p><input type="checkbox"/> N/A <input checked="" type="checkbox"/> <b>Complies</b> <input type="checkbox"/> Does not comply</p> <table border="1" data-bbox="799 1529 1284 1615"> <tr> <td>Site area</td> <td colspan="2">206m<sup>2</sup></td> </tr> <tr> <td>Existing site coverage</td> <td>109m<sup>2</sup></td> <td>52%</td> </tr> <tr> <td>Proposed site coverage</td> <td>124m<sup>2</sup></td> <td>59%</td> </tr> </table> <p>Comments: Proposed site coverage does not exceed the preferred maximum of 60%.</p>	Site area	206m <sup>2</sup>		Existing site coverage	109m <sup>2</sup>	52%	Proposed site coverage	124m <sup>2</sup>	59%
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Proposed site coverage	124m <sup>2</sup>	59%								
<p><b>A6: Permeability</b></p>	<p><input type="checkbox"/> N/A <input checked="" type="checkbox"/> <b>Complies</b> <input type="checkbox"/> Does not comply</p>									

<p>Reduce the impact of stormwater run-off on the drainage system and facilitate on-site stormwater infiltration.</p> <p>1. Site should not be covered by any more than 20% of impervious surface.</p>	<p>Comments:</p> <p>Proposed permeability is 47m2, equating to 22% of the total site area.</p>
<p><b>A7: Energy Efficiency Protection</b> 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>1. Orientation of buildings should make appropriate use of solar energy.</p> <p>2. If practicable the living areas and private open space are to be located on the north side.</p> <p>3. Solar access for north-facing windows should be maximised.</p> <p>4. Siting and design of buildings should not reduce the energy efficiency of adjoining buildings.</p> <p>5. Sited and designed to ensure that the performance of existing rooftop solar energy facilities on dwellings on adjoining lots are not unreasonably reduced.</p>	<p><input type="checkbox"/> N/A <input checked="" type="checkbox"/> <b>Complies</b> <input type="checkbox"/> <b>Does not comply</b></p> <p>Comments:</p> <p>Due to the orientation of the site, it is not possible to locate all habitable room windows on the north of the site, however the rear secluded POS will have a north-easterly orientation. This is considered acceptable in respect to the Energy Efficiency Protection objective.</p>
<p><b>A8: Significant Trees</b> Development respects the landscape character of the neighbourhood and retains significant trees on site.</p> <p>1. Provide for the retention or planting of trees, where these are part of the neighbourhood character.</p> <p>2. Replace significant trees removed in 12 months prior to application.</p>	<p><input type="checkbox"/> N/A <input checked="" type="checkbox"/> <b>Complies</b> <input type="checkbox"/> <b>Does not comply</b></p> <p>Comments:</p> <p>Two small trees in the rear yard will be removed, but these are not considered to be significant.</p>

Amenity Impacts Title & Objective & Standard	Clause 54.04 Compliance												
<p><b>A10: Side and Rear Setbacks Objective</b> 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. A new building not on or within 200mm of a boundary should be set back from side or rear boundaries:</p> <p>1. At least the distance specified in a schedule to the zone, or</p> <p>2. If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 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.</p> <p>3. Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and</p>	<p><input type="checkbox"/> N/A <input type="checkbox"/> <b>Complies</b> <input type="checkbox"/> <b>Does not comply</b> <input checked="" type="checkbox"/> <b>Complies in part</b> <input type="checkbox"/> <b>Does not comply in part</b> <b>Variation considered acceptable</b></p> <table border="1" data-bbox="799 1599 1286 1749"> <thead> <tr> <th colspan="4">North elevation (adj. 130 Albert St)</th> </tr> <tr> <th></th> <th>Height of wall (m)</th> <th>Required setback (m)</th> <th>Proposed setback (m)</th> </tr> </thead> <tbody> <tr> <td>1<sup>st</sup> floor</td> <td>3.6 - 6.3</td> <td>1 – 1.81</td> <td>0.94</td> </tr> </tbody> </table> <p>Comments:</p> <p>Although the proposed setback falls well short of the stipulated setback, it is nonetheless considered acceptable as the addition in this</p>	North elevation (adj. 130 Albert St)					Height of wall (m)	Required setback (m)	Proposed setback (m)	1 <sup>st</sup> floor	3.6 - 6.3	1 – 1.81	0.94
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<p>heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.</p> <p>4. Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.</p>	<p>location will be fully opposite the roof of the adjoining dwelling and will have no impact on any habitable room windows or POS.</p> <table border="1" data-bbox="799 477 1284 622"> <thead> <tr> <th colspan="4">South elevation (adj. 122 Albert St)</th> </tr> <tr> <th></th> <th>Height of wall (m)</th> <th>Required setback (m)</th> <th>Proposed setback (m)</th> </tr> </thead> <tbody> <tr> <td colspan="4" style="text-align: center;"><i>Wall on boundary – refer Standard A11</i></td> </tr> </tbody> </table> <table border="1" data-bbox="799 701 1284 846"> <thead> <tr> <th colspan="4">Rear elevation</th> </tr> <tr> <th></th> <th>Height of wall (m)</th> <th>Required setback (m)</th> <th>Proposed setback (m)</th> </tr> </thead> <tbody> <tr> <td>1<sup>st</sup> floor</td> <td>6.3</td> <td>1.81</td> <td>6.8</td> </tr> </tbody> </table> <p>Comments: The rear setback well-exceeds the minimum requirement.</p>	South elevation (adj. 122 Albert St)					Height of wall (m)	Required setback (m)	Proposed setback (m)	<i>Wall on boundary – refer Standard A11</i>				Rear elevation					Height of wall (m)	Required setback (m)	Proposed setback (m)	1 <sup>st</sup> floor	6.3	1.81	6.8
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<p><b>A11: Walls on Boundaries</b></p> <p>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. 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:</p> <ul style="list-style-type: none"> <li>For a length of more than the distance specified in a schedule to the zone; or</li> <li>If no distance is specified in a schedule to the zone, for a length of more than:             <ol style="list-style-type: none"> <li>10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or</li> <li>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.</li> <li>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.</li> <li>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</li> </ol> </li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> N/A</li> <li><input type="checkbox"/> Complies</li> <li><input type="checkbox"/> Does not comply</li> <li><input checked="" type="checkbox"/> Complies in part</li> <li><input type="checkbox"/> Does not comply in part</li> </ul> <p><b>Variation considered acceptable</b></p> <table border="1" data-bbox="799 1238 1284 1462"> <thead> <tr> <th colspan="2">North boundary (adj. 130 Albert St)</th> </tr> </thead> <tbody> <tr> <td>Recommended maximum length of wall</td> <td>13m</td> </tr> <tr> <td>Proposed length of wall</td> <td>9.7m</td> </tr> <tr> <td>Proposed maximum height of wall</td> <td>3.6m</td> </tr> <tr> <td>Proposed average height of wall</td> <td>2.4m</td> </tr> </tbody> </table> <p>Comments: The new boundary wall on the north elevation is fully compliant with the provisions of this Standard.</p> <table border="1" data-bbox="799 1648 1284 1872"> <thead> <tr> <th colspan="2">South boundary (adj. 122 Albert St)</th> </tr> </thead> <tbody> <tr> <td>Recommended maximum length of wall</td> <td>13m</td> </tr> <tr> <td>Proposed length of wall</td> <td>13m</td> </tr> <tr> <td>Proposed maximum height of wall</td> <td>6.3m</td> </tr> <tr> <td>Proposed average height of wall</td> <td>4.05m</td> </tr> </tbody> </table>	North boundary (adj. 130 Albert St)		Recommended maximum length of wall	13m	Proposed length of wall	9.7m	Proposed maximum height of wall	3.6m	Proposed average height of wall	2.4m	South boundary (adj. 122 Albert St)		Recommended maximum length of wall	13m	Proposed length of wall	13m	Proposed maximum height of wall	6.3m	Proposed average height of wall	4.05m				
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<p>a higher existing or simultaneously constructed wall.  <b>Note:</b> <i>A building on a boundary includes a building set back up to 200mm from a boundary.</i></p>	<p>Comments:                  The new wall will exceed both the preferred average and maximum heights; however this is considered acceptable given that the wall will directly abut built form of the adjoining property and will therefore have no detrimental amenity impact.</p>
<p><b>A12: Daylight to Existing Windows</b>                  Allow adequate daylight into existing habitable room windows.                  1. 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).                  2. 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.                  Refer to 54.04-3 for further clarification (a diagram is included).</p>	<p><input type="checkbox"/> N/A  <input checked="" type="checkbox"/> <b>Complies</b>  <input type="checkbox"/> <b>Does not comply</b>  <input type="checkbox"/> <b>Complies in part</b>  <input type="checkbox"/> <b>Does not comply in part</b></p> <p>Comments:                  As the built form of the addition will not extend beyond that of adjoining dwellings, which are otherwise built on or close to the site boundary, there will be no impact to daylight access for habitable room windows of the adjoining dwellings.</p>
<p><b>A13: North-Facing Windows Objective</b>                  To allow adequate solar access to existing north-facing habitable room windows.                  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:  <ul style="list-style-type: none"> <li>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 metres from the edge of each side of the window.</li> </ul> <b>Note:</b> <i>A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.</i></p>	<p><input type="checkbox"/> N/A  <input checked="" type="checkbox"/> <b>Complies</b>  <input type="checkbox"/> <b>Does not comply</b>  <input type="checkbox"/> <b>Complies in part</b>  <input type="checkbox"/> <b>Does not comply in part</b></p> <p>Comments:                  There are no north-facing windows (as per the definition) on 122 Albert St that would be affected by the proposal.</p>
<p><b>A14: Overshadowing Open Space</b>                  Ensure buildings do not unreasonably overshadow existing secluded private open space.                  1. 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                  If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the</p>	<p><input type="checkbox"/> N/A  <input checked="" type="checkbox"/> <b>Complies</b>  <input type="checkbox"/> <b>Does not comply</b>  <input type="checkbox"/> <b>Complies in part</b>  <input type="checkbox"/> <b>Does not comply in part</b></p> <p><b>130 Albert St</b>                  Comments:                  Shadow diagrams indicate the proposal would cast just 0.2m<sup>2</sup> of additional shadow at 3pm, however this is compliant with the Standard as there will have been no shadow impact at any other time of the day.</p>

<p>amount of sunlight should not be further reduced.</p>	<p><b>122 Albert St</b></p> <p>Comments:</p> <p>The proposal would not cast any additional shadow to POS areas of this property at any time of the day.</p>
<p><b>A15: Overlooking</b> Limit views into existing secluded private open space and habitable room windows.</p> <p>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:</p> <ul style="list-style-type: none"> <li>■ A minimum offset of 1.5m from the edge of the window to the edge of the other.</li> <li>■ Sill heights of at least 1.7m above floor level.</li> <li>■ Obscure glazing in any part of the window below 1.7m above floor level.</li> <li>■ Permanently fixed external screens to at least 1.7m above floor level and be no more than 25% transparent.</li> </ul> <p>2. Obscure glazing to 1.7m above floor level may be openable if there are no direct views as specified in this standard.</p> <p>3. Screens to obscure view should be:</p> <ul style="list-style-type: none"> <li>■ Perforated panels or trellis with solid translucent panels or a maximum 25% openings.</li> <li>■ Permanent, fixed and durable.</li> <li>■ Blended into the development.</li> </ul> <p>Refer to 55.04-4 for further clarification (a diagram is included).</p>	<p><input type="checkbox"/> N/A</p> <p><input checked="" type="checkbox"/> <b>Complies</b></p> <p><input type="checkbox"/> <b>Does not comply</b></p> <p><input type="checkbox"/> <b>Complies in part</b></p> <p><input type="checkbox"/> <b>Does not comply in part</b></p> <p>Comments:</p> <p>First-floor bedroom windows at the rear of the addition identified as being fixed obscure glazing to 1.7m above floor level, demonstrating full compliance with the Standard.</p> <p>The eastern facing ensuite bathroom window, whilst not requiring screening, is also proposed to employ fixed obscure glazing up to 1.7m above floor level which is considered positive.</p>

<p><b>On-Site Amenity and Facilities</b></p> <p><b>Title &amp; Objective &amp; Standard</b></p>	<p><b>Clause 54.05</b></p> <p><b>Compliance</b></p>
<p><b>A16: Daylight to New Windows</b> Allow adequate daylight into new habitable room windows.</p> <p>1. A habitable room window should be located to face:</p> <ul style="list-style-type: none"> <li>■ 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.</li> <li>■ A verandah with at least one third of its perimeter open.</li> <li>■ A carport with two or more open sides and is open for at least one third of its perimeter.</li> </ul>	<p><input type="checkbox"/> N/A</p> <p><input checked="" type="checkbox"/> <b>Complies</b></p> <p><input type="checkbox"/> <b>Does not comply</b></p> <p><input type="checkbox"/> <b>Complies in part</b></p> <p><input type="checkbox"/> <b>Does not comply in part</b></p> <p>Comments:</p> <p>All new habitable room windows will be located so as to receive appropriate daylight in accordance with the provisions of this Standard.</p>
<p><b>A17: Private Open Space</b> Provide adequate private open space for the recreation and service needs of residents.</p>	<p><input type="checkbox"/> N/A</p> <p><input checked="" type="checkbox"/> <b>Complies</b></p> <p><input type="checkbox"/> <b>Does not comply</b></p>

<p>1. 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"> <li>▪ 80sqm or 20% of the area of the lot, whichever is the lesser, but not less than 40sqm.</li> <li>▪ At least one part of the private open space should have a min. area of 25sqm with a min. 3m at the side or rear of the dwelling with convenient access from a living room.</li> </ul>	<p><input type="checkbox"/> <b>Complies in part</b>  <input type="checkbox"/> <b>Does not comply in part</b></p> <p>Comments:  The development will provide in excess of 70m<sup>2</sup> of POS, of which 45m<sup>2</sup> (not including the swimming pool) will be secluded POS accessed directly from the living area.</p>
<p><b>A18: Solar Access to Open Space</b>  Allow solar access into secluded private open space of a new dwelling.</p> <p>1. The private open space should be located on the north side of the dwelling if practicable.</p> <p>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>	<p><input type="checkbox"/> <b>N/A</b>  <input checked="" type="checkbox"/> <b>Complies</b>  <input type="checkbox"/> <b>Does not comply</b>  <input type="checkbox"/> <b>Complies in part</b>  <input type="checkbox"/> <b>Does not comply in part</b></p> <p>Comments:  POS will have a north-easterly aspect. The southern boundary of the secluded POS is set back 9m from the wall/fence on the north of the space. At 2.4m in height, the required setback is 4.16, which is well exceeded.</p>

Detailed Design	Clause 54.06
Title & Objective & Standard	Compliance
<p><b>A19: Design Detail</b>  Encourage design detail that respects the existing or preferred neighbourhood character.</p> <p>1. Design of buildings should respect the existing or preferred neighbourhood character and address:</p> <ul style="list-style-type: none"> <li>▪ Façade articulation &amp; detailing.</li> <li>▪ Window and door proportions.</li> <li>▪ Roof form.</li> <li>▪ Verandahs, eaves and parapets.</li> </ul> <p>2. Garages and carports should be visually compatible with the development and neighbourhood character.</p>	<p><input type="checkbox"/> <b>N/A</b>  <input checked="" type="checkbox"/> <b>Complies</b>  <input type="checkbox"/> <b>Does not comply</b>  <input type="checkbox"/> <b>Complies in part</b>  <input type="checkbox"/> <b>Does not comply in part</b></p> <p>Comments:  The reconstruction of the original section of building is considered to match the existing conditions, with the design details resulting in a building that would continue to respect the neighbourhood character.</p> <p>The design details of the rear additions are appropriate to the host dwelling and the area generally.</p>
<p><b>A20: Front Fences</b>  Encourage front fence design that respects the existing or preferred neighbourhood character.</p> <p>1. The front fence should complement the design of the dwelling or any front fences on adjoining properties.</p> <p>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:</p> <ul style="list-style-type: none"> <li>• 2m if abutting a RDZ1</li> </ul>	<p><input type="checkbox"/> <b>N/A</b>  <input checked="" type="checkbox"/> <b>Complies</b>  <input type="checkbox"/> <b>Does not comply</b>  <input type="checkbox"/> <b>Complies in part</b>  <input type="checkbox"/> <b>Does not comply in part</b></p> <p>Comments:  The proposed 1.9m high timber picket front fence would reflect the preferred character of the neighbourhood.</p>

• 1.5m in any other streets.	
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