

902/2020 – 81 Beacon Vista, Port Melbourne

Beacon Cove Neighbourhood Character Guidelines (Precinct C) Assessment Matrix

The decision guidelines in the schedule to the NCO requires Council to consider, as appropriate, the guidelines and statement of neighbourhood character for the precinct contained in Beacon Cove Neighbourhood Guidelines 2010 (SJB Urban, 2010). The Guidelines are an incorporated document in the Planning Scheme.

The subject site is located in Precinct C, being the central portion of Beacon Cove, surrounding Beacon Vista and north to the Leading Light.

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

Guideline 1	Response
<p>Building Siting 1.1 Residential buildings should be oriented towards the main street frontage, with clearly visible entrance and large front windows. 1.2 Building frontages should be aligned in parallel with the street frontage. 1.3 Buildings should maintain continuous built frontages to streets.</p>	<p>No change to building siting. The dwelling will remain oriented to the street and would not disrupt the character of built form along Beacon Vista.</p>
<p>Front and side setbacks 1.4 Residential buildings should maintain front setbacks of 2-5m approximately from the street frontage or footpath, in accordance with the prevailing pattern of development. 1.5 New building works should not extend beyond existing front setbacks. 1.6 Side setbacks should be minimised, and are 0m (attached houses), to support continuous streetscape frontages and compact development patterns. 1.7 Buildings should incorporate varied setbacks to the street frontage, to contribute to a diverse, layered streetscape. 1.8 Upper levels may be set back above the garage to create a first level parapet balcony. Setback depth of upper level is approximately 1m-1.5m. 1.9 When facing streets or parks, only single storey additions are allowed. 1.10 Two storey additions should be confined to the rear of properties so as to have limited visibility from streets or parks.</p>	<p>The front setback is not proposed to change – and the proposed garage extension would draw level with the existing front setback (not projecting beyond it). Guideline 1.7 seeks to employ varied front setbacks – this would continue to occur with the garage extension as the front setback of the dwelling is not proposed to change, and the garage is not proposing to create a uniform line of built form along Beacon Vista – there would continue to be a variance of setbacks provided by the staggered layout of the other dwellings.</p> <p>The subject site does not have the same setbacks as typical within the remainder of the Precinct, the garage is built to the south boundary at ground floor, while the first floor is setback from the boundary to the south and west.</p> <p>The proposed additions would result in a reduction of the setback to the south elevation, but the change would improve the dwellings response to the character requirement, which is to support continuous streetscape frontages, and would continue to respect the building's</p>

	<p>unique design as a landmark building in this section of Precinct C.</p> <p>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.</p>
<p>Guideline 2 - Building form, height, roof design, roof decks (including roof tile site plan attachment)</p>	<p>Response</p>
<p>Building form 2.1 Buildings should be rectilinear in plan with vertical walls in solid materials with punched windows. 2.2 A range of wall details and treatments may be applied, including parapet entrance walls, varied setbacks, taller corner forms, and shallow roof overhangs, please refer to the physical characteristics of the Precinct.</p>	<p>Building form would match the existing.</p>
<p>Building height 2.3 Buildings are mainly two-storeys in height and the overall height of a building should not be increased. 2.4 Some buildings incorporate taller elements, such as corner tower forms, an increase in the height of that building or a building on an adjoining allotment should not impact on the visibility of the tower or its role as an element within that streetscape</p>	<p>The dwelling would retain the existing two storey form (with tower) .</p> <p>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>Roof design 2.5 Residential buildings should have pitched, hip roofs with roof tile cladding, or flat roof areas. 2.6 If part of the roof of a building is to be removed or demolished to allow for a replacement structure, then the replacement roof should be designed to match the style and colour of the existing or remaining roof. 2.7 The presence of roof eaves or overhangs is varied in Precinct C. Roof design should respond to existing characteristics.</p>	<p>As above, it is recommended to reduce the overall height of the roof pitch to be no greater than 8.016m. Otherwise, the proposed roof design, materials and pitch would largely match existing, using tiles and a hipped form.</p>

<p>2.8 Roof eaves are measured horizontally from the wall under the eaves to the fascia. Where roof eaves need to be cut back to zero such as along boundary walls, the transition point should be well detailed to avoid an unsightly or uncharacteristic design result.</p> <p>2.9 Roofs may incorporate skylights. They should not be visible from the streets or parks.</p> <p>2.10 All gutters and downpipe profiles or treatments should match existing.</p> <p>2.11 Roof materials may include roof tiles in grey slate colour, consistent with the characteristics of the Precinct.</p>	
<p>Roof decks</p> <p>2.12 Residential buildings in Precinct C have pitched roofs with some flat roofs, and roof decks are generally not present or not visible and should not be visible from streets or parks.</p>	N/A
<p>Guideline 3 Building style, materials, colours</p>	Response
<p>Building style</p> <p>3.1 The architectural style for Precinct C is defined as having English Regent influences, with recessed first floors forming a horizontal band as a link in the streetscape, and towers on corners and main view corridors.</p> <p>3.2 The architectural style of an addition should exactly match the existing dwelling so as not to appear as an add-on.</p> <p>Materials: external walls</p> <p>3.3 External walls should be rendered masonry, in white or beige tones.</p> <p>Ground and upper levels, may be articulated with horizontal banding or roughcast texture in the same colour.</p> <p>3.4 Residential buildings should incorporate a limited range of external materials and/or colours in a configuration that is in keeping with other Precinct C buildings.</p> <p>Finishing Colours</p> <p>3.5 Precinct C features monotone white colour theme and grey roof tiles to houses surrounding Central Park, and a two-tone white and beige theme to the Beacon Vista spine. These should be maintained. Please refer to the list of paint colours listed in Appendix A.</p> <p>3.6 Rendered surfaces and all external timber fixtures must be consistent with the colour schemes of the surrounding streetscape and not be painted or finished in a colour of colours other than in those within the group of colours as specified by Bristol or equivalent or similar colours to those listed in Appendix A.</p> <p>3.7 Most or all buildings in Precinct C are finished in a limited range of white and off-white tones.</p> <p>3.8 Metal balustrading, fascia boards and guttering must not be painted or otherwise finished in a colour or colours other than those within the group of colours as specified by Bristol or equivalent or similar colours to those listed in Appendix A.</p>	<p>No change to building style proposed.</p> <p>Plans identify the use of render to new upper walls to match that of the existing facade of the dwelling. As above, it is recommended to reduce the overall height of the roof pitch to be no greater than 8.016m.</p>
<p>Guideline 4:</p> <p>Fences and external elements</p> <p>Fencing</p> <p><i>Not listed since not applicable to proposal</i></p> <p>Ancillary Structures</p> <p><i>Not listed since not applicable to proposal</i></p>	N/A
<p>Guideline 5</p> <p>ESD, sunlight access</p>	N/A

<i>Not listed since not applicable to proposal</i>	
<p>Guideline 6: Car parking 6.1 A single garage space per dwelling must be provided.</p> <p>6.2 The existing number of concealed car spaces provided on an allotment should not be reduced.</p> <p>6.3 A vehicular crossover should not be altered or constructed. This includes situations where homes share a driveway and crossover with adjacent homes in a 'grouped' arrangement. In these situations the shared driveway or crossover cannot be relocated or removed.</p> <p>6.4 Where allowed, driveway widths should be limited to approximately 5.5m for double and 3.0m for single driveways.</p> <p>6.5 Street facing garage doors should match existing garage doors and be finished in colours complementary to the existing neighbourhood character.</p> <p>6.6 Where additional non-visitor vehicle accommodation is required such as for the storage of boats, caravans, or the like, this area must not be visible from the street or parks. In order to minimise driveway widths it is suggested tandem parking be utilised to provide additional accommodation without the need for extra garage doors.</p> <p>6.7 Carports and garages must not project forward of the main frontage of the house.</p>	<p>The subject site would continue to provide a two-car garage, with a small extension towards the street to allow for storage to be constructed to the rear of the garage. The crossover, number of spaces, accessway, driveway layout and width would not change. The garage doors finish and design would be complimentary to the existing neighbourhood character.</p> <p>The garage would match the existing main frontage of the dwelling, and would not project forward of the front setback.</p>
<p>Guideline 7: Public realm Layout <i>Not listed since not applicable to proposal</i> Materials, landscaping <i>Not listed since not applicable to proposal</i></p>	N/A