

Mornington Peninsula Shire

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RESPONSE TO REQUEST FOR FURTHER INFORMATION

Property: 59 Roborough Avenue, Mount Eliza VIC 3930

Council: Mornington Peninsula Shire Council

The applicant has considered Council's Request for Further Information and has revised the proposal and supporting documentation accordingly. Please find below a response to each matter raised.

AMENDED ELEVATIONS

4. A response to Solar Protection to North-Facing Windows (Clause 54.05-4)

Response:

The design has been updated to incorporate fixed horizontal shading devices to the relevant north-facing windows. These shading devices have been designed in accordance with Clause 54.05-4, providing a minimum horizontal depth of 0.25 times the height of the associated window, thereby complying with the requirements of the standard. Refer to the updated Proposed Northwest Elevation.

DESIGN CONCERNS

A) *Council has expressed concern that the proposed Surfmist roof finish may be at odds with the existing rhythm and character of the streetscape due to the limited examples of dwellings within the broader neighbourhood incorporating a light-coloured roof.*

Response:

It is respectfully submitted that the proposed Surfmist roof colour is compatible with the existing and evolving character of the area. While light-coloured roofs may not be the predominant finish throughout the neighbourhood, there are examples within both the immediate and broader local context that demonstrate the use of a Surfmist or similarly light-coloured roof.

Within the immediate streetscape and surrounding locality, examples include:

7 Roborough Avenue, 50 Roborough Avenue, 133 Rutland Avenue, 64 Wimbledon Avenue, 114 Wimbledon Avenue, 110 Wimbledon Avenue, 62 Wimbledon Avenue, 14 Coonara Avenue, 16 Nepean Highway, 6 Rugby Court, etc.

These properties demonstrate that light-coloured roofing materials do exist within the local context and contribute to the diversity of architectural styles and material palettes found throughout Mount Eliza. The proposed Surfmist finish forms part of a cohesive contemporary

design and is intended to complement the overall architectural expression of the dwelling while responding appropriately to its coastal setting.

Accordingly, it is considered that the proposed roof colour will integrate comfortably within the neighbourhood character and will not result in an outcome that is inconsistent with the existing streetscape.

B) Council has identified that the proposed study varies the requirements of Standard A2-3 of Clause 54.02-3 (Side and Rear Setbacks).

Response:

In response to Council's comments, the design has been revised.

The setbacks to both the study and the guest room have been increased and now provide a setback of greater than 1.0 metre, thereby achieving compliance with the requirements of Standard A2-3 of Clause 54.02-3.

The revised plans submitted with this response reflect these amendments, and it is therefore considered that the proposal now fully satisfies the applicable setback requirements.

C) Council has expressed concern that the proposed study may increase overlooking beyond the existing site conditions.

Response:

In response to Council's concerns, a paling fence is proposed adjacent to the relevant boundary to prevent any potential overlooking into adjoining private open space.

The proposed fencing will provide effective screening and ensure that the development does not result in unreasonable overlooking of neighbouring properties, thereby protecting the privacy and amenity of adjoining residents.

Accordingly, the proposal satisfies the objective of Standard A4-4 of Clause 54.04-4 by preventing unreasonable overlooking impacts.

D) Council has advised that insufficient information has been provided to assess the proposed vegetation removal.

Response:

In response to Council's request, an updated Arborist Report has now been prepared and is submitted as part of this application.

The report identifies the existing vegetation, assesses the condition and significance of the trees on site, and provides recommendations regarding tree retention, removal and protection measures during construction. This information will assist Council in assessing the proposed vegetation removal and its acceptability.

It is respectfully submitted that the additional arboricultural documentation adequately addresses Council's concerns regarding vegetation removal.

The applicant respectfully requests that Council consider the enclosed revised plans and supporting documentation in its ongoing assessment of the application.

If additional clarification or information is required, please do not hesitate to reach out on *M: 604-261-1111* or *604-261-1112*.

Thank you,

Director