

Multi Unit Development

Amendment C219morn will establish a better balance between built form and areas for landscaping that reflects the unique character of the Mornington Peninsula.

The subject site is in land which is currently zoned General Residential Schedule 1 (GRZ1) and not subject to any overlays.

The lot is 823.5sqm , 18.5m wide and 45 m deep.

Of the lots that abut the subject site only one has a traditional backyard character with significant yard at the rear.



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This is an example of a multi unit development which was approved at VCAT for three dwellings, a 4 bedroom, a 3 bedroom and a 2 bedroom.

The Application meets all the requirements of the GRZ1 Res Code

The site coverage is 40%

The permeable area is 32%

The front setback is 7.5m

The side set backs are 3m to the East and 4m to the West

The rear setback is 1.1m at the ground floor and 2m at the 1st floor

Secluded private open space (SPOS) with a minimum dimension of 3m:

- Unit 1 has 40sqm
- Unit 2 has 40sqm
- Unit 3 has 46 sqm

There is no front fence.

C219morn will re-zone this area to be Neighborhood Residential Zone Schedule 3 (NRZ3).

GARDEN RESIDENTIAL 2

Character Objective: "To maintain and strengthen the bushy garden setting of the precinct, characterised by dwellings with spaces for dense planting of canopy trees, bushes, shrubs and garden beds, and nature strips with informal native vegetation."

To achieve this some of the Res Code standards are increased.

The site coverage should not exceed 50%

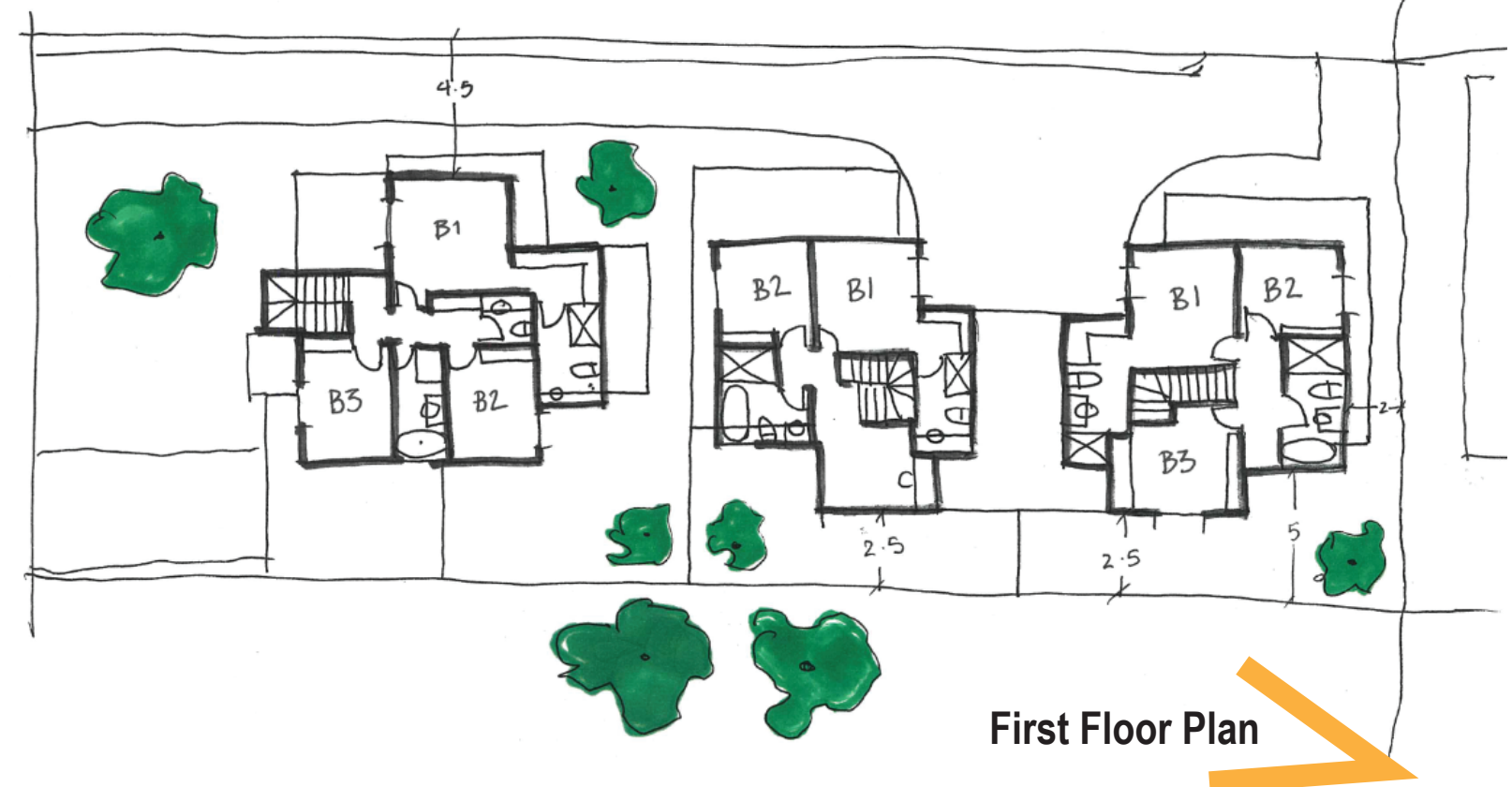
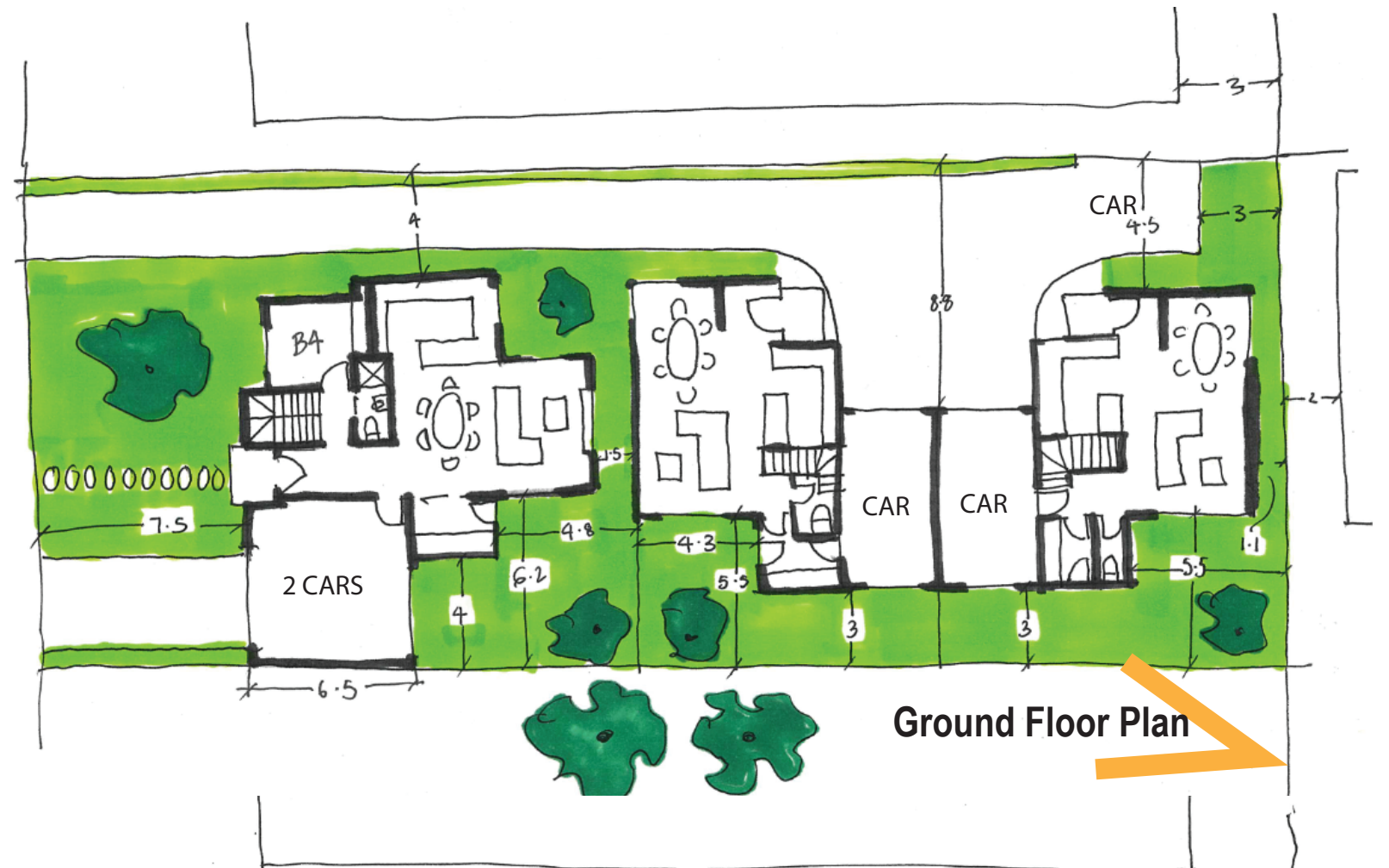
The permeable area should be at least 30%

The side setback should be 3m

The rear setback should be 5m

SPOS should have a minimum width of 5m , 40sqm is required for 2 bedrooms. An additional 20 sqm of ground level private open space (POS) with a minimum width of 3 metres should be provided for each additional bedroom. The maximum POS required per dwelling is 80sqm.

This application therefore no longer meets all the Res Code standards
A re design would therefore be required



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In order to meet the standards a redesign of the units is required.
An example of a possible outcome is shown here.

The proposal is now for a 4 bedroom and two 2 bedroom dwellings.
The application now meets all but one of the additional ResCode requirements of the NRZ3

The site coverage is 50%

The permeable area is 42%

The front setback is 7.5m

The side set backs are 4.5m to the East and 4m to the West
Secluded private open space (SPOS) with a minimum dimension of 5m:

- Unit 1 has 50sqm + 70sqm POS
- Unit 2 has 40.5sqm + 10sqm POS
- Unit 3 has 40 sqm + 50.5sqm POS

There is no front fence.

The requirement that is varied is the 5m rear setback
This reasonable as the proposed 3m setback on the ground floor reflects

the predominant backyard character of the area
as per the decision guideline.

At 3m it is not less than the lot to the North and still allows for the planting of shrubs

The important take away is that Multi-unit development is still possible on this lot post C219morn.

The number of bedrooms in Unit 3 needed to be reduced and the shape of dwellings tweaked slightly to accommodate a better balance between the buildings and the quality of the open space.

The outcome maintains and strengthens the bushy garden setting of the precinct.

