

Alterations & Additions to Existing Single Storey Dwelling

46 Kansas Avenue, Bell Post Hill
Vic 3215

Planning Zone Summary:

Zone:

Neighbourhood Residential Zone (NRZ)

Neighbourhood Residential Zone – Schedule 8 (NRZ8)

Overlays:

Design And Development Overlay (DDO)

Design And Development Overlay – Schedule 14(DDO14)

Introduction

This Rescode report has been prepared for the property located at 46 Kansas Avenue, Bell Post Hill. The report details the proposed development's ability to comply with the Rescode provisions. As part of the report, the following development summary has been provided.

1.0 Development Summary

Site Area:	539sqm approximately
Proposed Building Area:	308 sqm approximately
Proposed Building Coverage:	222%
Proposed Private Open Space:	129 sqm approximately

2.0 Subject Site

The subject site is located within an established residential area of Bell Post Hill and is currently developed with an existing single storey dwelling. The surrounding neighbourhood is characterised by a mixture of both single and double storey detached dwellings, generally constructed within a similar era and contributing to a consistent and established suburban streetscape character. There is minimal recent redevelopment within the immediate vicinity, with the area largely retaining its original residential form and character.

The existing dwelling is of conventional residential form and currently comprises three (3) bedrooms, one (1) bathroom, kitchen, meals and family living areas together with an open rear patio area. The dwelling is setback appropriately from surrounding boundaries and maintains existing areas of private open space to the rear of the allotment.

The surrounding residential development generally consists of modest suburban homes constructed from a mixture of brick and timber cladding materials with landscaped front setbacks and open rear yard areas. Established vegetation and spacing between dwellings contribute positively to the residential amenity and neighbourhood character of the area.

The wider streetscape and surrounding area are characterised by a noticeable natural fall in the landform from West to East. The subject site itself also experiences a natural slope from the South toward the North boundary. As a result of the topography throughout the area, dwellings located to the West of the subject site generally present at a higher natural ground level than dwellings positioned to the East. This pattern is a common characteristic throughout the neighbourhood and contributes to the established built form presentation and varying building heights visible within the streetscape.

The subject site is regular in shape and capable of accommodating the proposed alterations and additions whilst maintaining appropriate setbacks, private open space, landscaping opportunities and residential amenity outcomes for adjoining properties.

The proposal has been designed having regard to the existing neighbourhood character, the scale of surrounding development, the natural topography of the area and the amenity of adjoining properties. Particular consideration has been given to reducing visual bulk and minimising overlooking impacts associated with the proposed second storey addition through the use of highlight windows and a contemporary skillion roof form.

3.0 The Proposal

The proposal seeks approval for alterations and additions to the existing single storey dwelling, including the construction of a full second storey addition and associated external works.

The existing dwelling currently consists of three (3) bedrooms, one (1) bathroom, kitchen, meals and family areas, together with an open patio located to the rear of the residence.

As part of the proposed works, the existing roof structure will be removed and replaced with a contemporary skillion roof design. The skillion roof form has been selected to reduce the overall visual bulk of the development and minimise amenity impacts to neighbouring properties through improved articulation and reduced perceived building mass.

At ground floor level, the proposal includes the reconfiguration and renovation of the existing internal layout to better accommodate modern family living requirements. The two existing front bedrooms will be converted into a new primary bedroom suite incorporating a walk-in robe and ensuite. A new centrally located bathroom and separate compliant toilet will also be constructed servicing the remainder of the ground floor.

The existing kitchen, meals and family areas will be opened into a larger open-plan living arrangement designed to improve functionality, natural light and connectivity throughout the home. This space will directly connect to a new rear outdoor entertaining deck incorporating a proposed swimming pool and spa area.

The proposed first floor addition will provide four (4) additional bedrooms, a central compliant bathroom, separate toilet facilities, two (2) micro ensuites and a large secondary living area designed to accommodate the needs of a growing family.

The design of the first-floor addition has been carefully considered to minimise overlooking and unreasonable amenity impacts to adjoining properties. Highlight windows proposed to the East and West elevations will be positioned at heights specifically designed to prevent direct overlooking into neighbouring secluded private open space areas and adjoining rear yards whilst still allowing adequate natural light and ventilation to the internal spaces.

The overall design response seeks to provide a contemporary addition to the existing dwelling while remaining respectful of the surrounding neighbourhood character and adjoining residential interfaces.

4.0 Provisions of Rescode

As demonstrated in the Planning Permit Drawings attached, the development generally complies with Clause 54 of Rescode, with a breakdown of each Rescode Clause 54 Objective provided below.

54.02-1 Neighbourhood Character Objective

To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.

To ensure that the design responds to the features of the site and surrounding area.

The proposed alterations and additions have been designed having regard to the established residential character of the surrounding Bell Post Hill neighbourhood, which is characterised by a mixture of single and double storey detached dwellings constructed within a similar era and set within landscaped suburban allotments.

The proposal maintains the existing residential use of the site whilst introducing a contemporary yet respectful architectural response that integrates with the surrounding streetscape. The design responds to the scale and form of neighbouring development through the use of articulated building elements, varied material selections and a roof form that assists in reducing the perceived visual bulk of the proposed second storey addition.

The proposed replacement skillion roof has specifically been selected to minimise the visual impact of the development when viewed from adjoining properties and the street, whilst also assisting in reducing overshadowing and overall building mass compared to a more conventional pitched roof form. The first-floor addition has been designed to sit comfortably within the existing built form context of the area, acknowledging that surrounding development already consists of a mixture of both single and double storey dwellings.

External materials and finishes have been carefully selected to provide a modern but subdued appearance that complements the surrounding neighbourhood character. The proposed first floor will be clad in James Hardie Linea weatherboards finished in Dulux “Lexicon Quarter”, together with a Colorbond roof in “Woodland Grey”. Double glazed aluminium framed windows finished in “Monument” will provide consistency throughout the development, whilst the existing ground floor brickwork will be rendered in Dulux “Natural White” to modernise the presentation of the dwelling and create a cohesive overall appearance.

The proposed carport located to the front of the dwelling is intended to be finished in colours complementary to the dwelling, likely incorporating Woodland Grey elements to integrate with the overall architectural palette and minimise visual dominance within the streetscape.

The proposal has also been designed in response to the natural topography of the site and surrounding area, where land generally falls from West to East throughout the neighbourhood. The siting, scale and form of the proposed addition acknowledges the varying ground levels present within the streetscape and has incorporated highlight windows to the East and West elevations to minimise overlooking opportunities into adjoining secluded private open space areas whilst still allowing adequate natural light into internal living spaces.

Overall, the proposal presents a respectful and well-considered design response that responds positively to the existing neighbourhood character, surrounding built form and physical features of the site.

54.02-2 Integration with the street objective

To integrate the layout of development with the street.

The proposed alterations and additions have been designed to integrate appropriately with the existing streetscape and surrounding residential development. The proposal maintains the established building line of the street with no part of the dwelling encroaching further into the existing front setback than the current residence.

The overall layout of the development is considered to be consistent with the established residential pattern evident throughout the surrounding neighbourhood. The siting of the proposed second storey addition generally follows the footprint and positioning of the existing dwelling, ensuring the built form remains respectful to adjoining properties and the wider streetscape presentation.

The proposed development has been designed to avoid visual dominance or intrusive built form outcomes when viewed from the street. The articulation of the building, together with the use of subdued external colours and materials, assists in softening the visual presentation of the dwelling and maintaining compatibility with surrounding homes within the area.

The proposed front carport has also been designed as a lightweight structure complementary to the dwelling and will integrate with the overall architectural appearance of the home through the use of matching materials and colours.

Overall, the proposal maintains an appropriate relationship with the street and surrounding development and is considered to integrate positively within the established neighbourhood character of the area.

54.03-1 Street Setback Objective

To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.

The proposed development generally maintains the existing front setback presentation of the dwelling and does not introduce any significant encroachment toward the street frontage. The siting of the proposed second storey addition remains consistent with the established building alignment evident throughout the surrounding neighbourhood and respects the existing streetscape character.

The only element proposed forward of the existing dwelling line is the new carport structure, which extends approximately 4 metres forward of the existing front façade. The carport has been designed as a lightweight architectural element with a low-profile skillion roof form intended to minimise visual bulk and reduce potential amenity impacts to adjoining properties.

The proposed carport will not negatively impact the adjoining property to the West due to the separation distance between dwellings and the open nature of the structure. In relation to the adjoining property to the East, existing mature vegetation and shrubs located along the shared boundary and directly adjacent to the neighbouring bedroom window provide substantial visual screening between the properties.

Any overshadowing generated by the proposed carport structure is expected to be minimal due to the lightweight nature of the design and the reduced height and pitch associated with the proposed skillion roof form.

Overall, the proposed setbacks are considered appropriate within the context of the surrounding neighbourhood and continue to provide a respectful relationship to the street whilst allowing for functional improvements to the existing dwelling.

54.03-2 Building Height Objective

To ensure that the height of buildings respects the existing or preferred neighbourhood character.

The proposed building height has been carefully considered in response to the natural topography of the site and the surrounding neighbourhood character. The subject site experiences a natural fall across the allotment, resulting in varying building height presentations from different viewpoints around the site. This variation in presentation is consistent with the broader streetscape and surrounding area, where the natural slope of the land contributes to differing building heights between neighbouring properties.

The proposed second storey addition incorporates a contemporary skillion roof form specifically selected to minimise the overall perceived building height and reduce visual bulk when viewed from adjoining properties and the street. The lower edge of the skillion roof assists in softening the building presentation, particularly along neighbouring interfaces, whilst also reducing overshadowing impacts compared to a conventional pitched roof design.

Due to the sloping nature of the site, the proposed dwelling presents varying building heights across different sections of the development, including approximately:

- Front South/East corner – 7.25 metres
- South/West corner (low side of skillion roof) – 5.53 metres
- Middle of East elevation – 7.70 metres
- Middle of West elevation – 6.69 metres
- North/East corner – 8.00 metres
- North/West corner – 6.34 metres

The variation in building height is directly influenced by the existing site levels and natural fall of the land rather than excessive vertical building form. The proposed design responds appropriately to these site conditions and incorporates articulation and varied roof heights to reduce the overall scale and massing of the development.

Whilst portions of the dwelling exceed the standard preferred height in isolated areas due to the slope of the land, the overall presentation of the development remains respectful to the established neighbourhood character and surrounding built form. The proposal is not considered visually dominant or unreasonable within the context of the site and surrounding residential area.

54.03-3 Site Coverage Objective

To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.

The proposed development achieves a total site coverage of approximately 222sqm, representing approximately 41% of the overall site area. This is well below the maximum suggested site coverage allowance of 60% under the ResCode provisions.

The proposed site coverage is considered appropriate within the context of the surrounding neighbourhood and maintains substantial areas of open space and landscaping opportunities throughout the site. The design has been carefully considered to ensure that the scale and footprint of the development remain respectful to adjoining residential properties whilst still allowing for functional family living spaces.

The proposal retains generous rear private open space areas together with landscaping opportunities surrounding the dwelling, ensuring the development does not appear overdeveloped or inconsistent with the established suburban character of the area.

Overall, the proposed site coverage responds appropriately to the size and features of the site and remains comfortably within the acceptable ResCode standards.

54.03-4 Permeability Objectives

To reduce the impact of increased stormwater run-off on the drainage system. To facilitate on-site stormwater infiltration.

The proposed development has been designed to maintain adequate permeable areas throughout the site to assist with on-site stormwater infiltration and minimise runoff into the surrounding drainage network.

Based on the site calculations provided, approximately 359sqm of the site will be covered by buildings and impervious surfaces, representing approximately 67% site coverage. This leaves approximately 33% of the site remaining as permeable area, which exceeds the minimum ResCode permeability requirement of 20%.

The remaining permeable areas consist predominantly of landscaped open space surrounding the dwelling together with rear yard areas capable of absorbing and filtering stormwater naturally into the ground.

Overall, the proposal provides sufficient permeable surface area to satisfy the intent of Clause 54.03-4 and achieves an appropriate balance between built form, hardstand areas and landscaping opportunities.

54.03-5 Energy Efficiency Protection Objectives

To achieve and protect energy efficient dwellings. To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.

The proposed development has been designed to maximise energy efficiency and improve the overall thermal performance of the dwelling through considered building orientation, glazing placement and construction methods.

The primary living areas located toward the rear of the dwelling have been designed with a northern orientation incorporating large windows and glazed doors to maximise natural daylight and passive solar gain throughout the cooler months. This design approach assists in reducing reliance on artificial lighting and mechanical heating during daytime hours.

The proposed first floor addition incorporates highlight windows to the East and West elevations which provide additional natural light and cross ventilation opportunities whilst also minimising direct overlooking into adjoining properties. The positioning and height of these windows assists in balancing residential amenity considerations with energy efficiency outcomes.

All proposed windows and external glazed doors will be double glazed to improve thermal performance and assist in reducing heat loss during winter and heat gain during summer. The dwelling will also incorporate full insulation to walls and roof areas in accordance with current building regulations, further enhancing the energy efficiency performance of the home.

In addition, a proposed Velux roof window positioned above the stairwell will allow natural light to penetrate from the roof level through to the ground floor, significantly improving internal daylight access within the centre of the dwelling and reducing the need for artificial lighting throughout the day.

Overall, the proposal incorporates a range of environmentally responsive design measures that contribute positively toward achieving an energy efficient and sustainable residential outcome.

54.03-6 Significant Trees Objectives

To encourage development that respects the landscape character of the neighborhood. To encourage the retention of significant trees on the site.

The proposed development has been designed to respect the existing landscape character of the surrounding neighbourhood whilst minimising impacts on existing vegetation throughout the site.

No significant trees are proposed to be removed as part of the building works associated with the alterations and additions. Existing vegetation capable of being retained will remain, ensuring the site continues to contribute positively to the established residential landscape character of the area.

The proposal also retains sufficient open space and landscaping opportunities surrounding the dwelling to allow for additional future planting and soft landscaping if desired.

Overall, the proposal satisfies the intent of the objective by maintaining the existing landscape character of the site and avoiding the unnecessary removal of significant vegetation.

54.04-1 Side and Rear Setbacks Objective

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.

The proposed development has been designed to maintain appropriate side and rear setbacks consistent with the established residential character of the surrounding area whilst minimising amenity impacts to adjoining properties.

To the West side boundary, the proposed dwelling provides a setback of approximately 1440mm with an overall average wall height of approximately 6.8 metres. The proposed setback, together with the articulated design response and skillion roof form, assists in reducing the perception of visual bulk when viewed from the adjoining property. The natural fall of the land throughout the area also contributes to varying building presentations between neighbouring dwellings and assists in softening the overall appearance of the development.

To the East side boundary, the proposed dwelling provides a substantially increased setback of approximately 4328mm from the boundary, ensuring adequate separation between built form and adjoining residential development. This generous setback assists in maintaining openness between properties and minimising any potential amenity impacts associated with overshadowing or overlooking.

The proposal also includes a raised rear deck associated with the outdoor entertaining area and proposed swimming pool. The deck is setback approximately 2234mm from the rear boundary fence and has been positioned to provide functional outdoor living space whilst maintaining an appropriate relationship with adjoining rear properties.

Overall, the proposed side and rear setbacks are considered appropriate within the context of the site, surrounding neighbourhood character and natural topography of the area. The development is not considered to result in unreasonable visual bulk or amenity impacts to adjoining dwellings.

54.04-2 Walls On Boundaries Objective

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.

No part of the proposed dwelling is constructed directly on a boundary. The proposed alterations and additions maintain appropriate separation distances to adjoining properties consistent with the established residential character of the area.

The only structure located in close proximity to a boundary is the proposed front carport, which is positioned approximately 220mm from the East side boundary. The carport has an overall height of approximately 3200mm adjacent to the boundary and has been designed as a lightweight open structure with a low-profile skillion roof form to minimise visual bulk and amenity impacts to the adjoining property.

The proposed carport is considered to be compatible with the surrounding neighbourhood character and will not create unreasonable impacts in terms of overshadowing, visual dominance or enclosure due to its open design, modest height and limited overall scale.

Existing mature vegetation along the adjoining Eastern boundary also assists in softening the appearance of the structure and maintaining privacy between properties.

Overall, the proposal satisfies the intent of the objective by ensuring boundary interfaces remain respectful to adjoining residential properties and consistent with the established suburban character of the neighbourhood.

54.04-3 Daylight to Existing Windows Objective

To allow adequate daylight into existing habitable room windows.

The proposed development has been designed to ensure adequate daylight is maintained to existing habitable room windows on adjoining properties.

To the West elevation, the proposed dwelling maintains a setback of approximately 1440mm from the side boundary. The design and positioning of the proposed wall ensures that daylight access to the adjoining habitable room windows is not unreasonably impacted.

The office window located along the West elevation maintains clear access to the boundary at approximately 1440mm, allowing adequate daylight penetration in accordance with the intent of the objective.

Overall, the proposal is considered to maintain appropriate daylight access to existing habitable room windows and will not result in unreasonable amenity impacts to adjoining properties.

54.04-4 North Facing Windows Objective

To allow adequate solar access to existing north facing habitable room windows.

The proposed development has been designed to maintain appropriate solar access to north facing habitable room windows and adjoining private open space areas.

The rear of the dwelling is oriented toward the North, allowing the primary living areas to benefit from natural solar access throughout the day. The proposed first floor addition is positioned approximately 9.7 metres from the rear boundary, ensuring adequate separation to adjoining properties and minimising unreasonable overshadowing impacts.

The first floor level incorporates a cantilevered section extending approximately 1855mm beyond the ground floor below. Despite this design feature, the proposed larger North facing sliding door and window arrangement will continue to receive substantial natural light and solar access due to the orientation of the dwelling and generous setback from the rear boundary.

The proposal has been carefully designed to maximise passive solar opportunities within the dwelling whilst remaining respectful of adjoining residential amenity.

Overall, the development satisfies the intent of the objective by maintaining adequate solar access to north facing habitable room windows and creating energy efficient internal living spaces.

54.04-5 Overshadowing Open Space Objective

To ensure buildings do not unreasonably overshadow existing secluded private open space.

The proposed development has been designed having regard to the potential overshadowing impacts on adjoining residential properties. Shadow diagrams prepared as part of the application demonstrate that some overshadowing will occur to the adjoining property to the West during the morning period around 9am and to the adjoining property to the East during the afternoon period around 3pm.

The overshadowing identified is limited in duration and changes progressively throughout the day as the sun path shifts. The extent of overshadowing is not considered unreasonable within the context of the site and surrounding residential environment.

It should also be noted that both adjoining properties already experience existing overshadowing along the side boundary areas due to the presence of the existing approximately 2 metre high timber paling boundary fences. The additional overshadowing generated by the proposed development primarily affects areas adjacent to the side boundaries rather than the principal secluded private open space areas associated with the neighbouring dwellings.

The use of a contemporary skillion roof form has also assisted in reducing the overall building bulk and associated shadow impacts compared to a conventional pitched roof design.

Overall, the proposal is considered to appropriately respond to the overshadowing objective and will not result in unreasonable impacts to the secluded private open space areas of adjoining properties.

54.04-6 Overlooking Objective

To limit views into existing secluded private open space and habitable room windows.

The proposed development has been carefully designed to minimise opportunities for overlooking into adjoining secluded private open space areas and habitable room windows.

The first floor windows located along the East and West elevations have been specifically designed as highlight windows with the bottom window sill heights positioned approximately 1700mm above finished floor level. This design measure prevents direct overlooking into neighbouring rear yards and adjoining private open space areas whilst still allowing adequate natural light and ventilation into the internal living spaces.

The only potential overlooking identified as part of the proposal relates to the rear North-facing window associated with Bedroom 2 at the first floor level. This window provides a limited overlooking area of approximately 12sqm into a portion of the adjoining rear yard toward the North-West boundary interface.

Given the limited extent of overlooking, the separation distances involved and the location of the affected area within the neighbouring property, the impact is considered minimal and not unreasonable within the context of a residential environment.

Overall, the proposal has incorporated appropriate design responses to minimise overlooking opportunities and is considered to satisfy the intent of the objective whilst maintaining reasonable residential amenity outcomes for adjoining properties.

54.05-1 Daylight To New Windows Objectives

To allow adequate daylight into new habitable room windows.

All proposed new windows and glazed doors installed to both habitable and non-habitable rooms have been designed to provide adequate natural light and ventilation in accordance with the relevant building regulations and ResCode objectives.

The size, positioning and orientation of the proposed windows and doors ensure that the minimum required percentages of natural light and ventilation are achieved relative to the floor area of each room served.

The proposal also incorporates a combination of large North-facing glazing, highlight windows to the East and West elevations and a centrally positioned Velux roof window above the stairwell to maximise natural daylight penetration throughout both the ground and first floor levels of the dwelling.

Overall, the proposed development provides appropriate daylight access to all new habitable room windows and achieves a comfortable and functional internal living environment.

54.05-2 Private Open Space Objective

To provide adequate private open space for the reasonable recreation and service needs of residents.

The proposed development provides adequate private open space to meet the reasonable recreational and service needs of the future occupants of the dwelling.

The design and layout of the additions have been carefully considered to maximise the usability and functionality of the available outdoor space whilst maintaining an appropriate balance between built form and open space areas.

Approximately 129sqm of private open space and secluded private open space has been provided predominantly to the North side of the residence, incorporating the proposed rear entertaining deck, swimming pool and spa areas. The orientation and layout of these spaces allow for functional outdoor living opportunities with direct connection to the main internal family and living areas of the dwelling.

The proposed private open space areas are considered to provide adequate opportunities for recreation, outdoor entertaining, landscaping and general residential amenity consistent with the expectations of a contemporary family dwelling.

Overall, the proposal satisfies the intent of the objective by providing generous and functional private open space areas appropriate to the scale and use of the dwelling.

54.05-3 Solar Access To Open Space Objective

To allow solar access into the secluded private open space of a new dwelling

The proposed development has been designed to maximise solar access to the secluded private open space areas associated with the dwelling.

The primary private open space areas are located predominantly to the North side of the residence within the rear yard area, allowing for appropriate solar access throughout the day. The orientation of the site and layout of the dwelling ensures that the main outdoor living spaces, including the proposed rear deck, pool and spa areas, benefit from direct sunlight and functional usability.

The design response appropriately integrates the indoor and outdoor living areas whilst maintaining good access to natural light and solar exposure to the principal secluded private open space areas.

Overall, the proposal satisfies the intent of the objective by providing well-orientated secluded private open space areas capable of receiving adequate solar access.

54.06-1 Design Detail Objective

To encourage design detail that respects the existing or preferred neighborhood character.

The proposed development incorporates a contemporary design response whilst remaining respectful to the established character of the surrounding neighbourhood.

Although the proposed first floor addition adopts a modern architectural form through the use of a skillion roof profile, the external material selections have been carefully chosen to integrate with the surrounding residential environment. The use of James Hardie Linea weatherboards to the first floor addition provides a lightweight and articulated appearance consistent with elements already present within the surrounding streetscape, including similar cladding treatments visible on neighbouring properties and dwellings directly opposite the site.

The existing ground floor brickwork, whilst reflective of the original era of construction, will be rendered as part of the proposed works to create a more cohesive and contemporary overall presentation. The combination of rendered masonry, lightweight cladding, subdued colour selections and simple architectural detailing assists in softening the overall appearance of the dwelling and reducing visual bulk.

The design detailing throughout the proposal has intentionally been kept relatively simple and functional to ensure compatibility with adjoining residential properties and the established suburban character of the area. The proposed materials, colours and built form are considered complementary to the surrounding neighbourhood and will not negatively impact the existing streetscape presentation.

Overall, the proposal achieves an appropriate balance between contemporary residential design and respect for the preferred neighbourhood character of the area.

54.06-2 Front Fences Objective

To encourage front fence design that respects the existing or preferred neighbourhood character

The existing front fence currently consists of a brick and pier style fence incorporating aluminium picket inserts and will be retained as part of the proposed development.

The existing fence presentation is considered consistent with the established residential character of the surrounding neighbourhood and contributes positively to the streetscape appearance of the property.

As part of the proposed works, consideration may be given to widening the existing entrance opening between the brick piers to better accommodate modern wider-bodied vehicles accessing the site. Any such modification would retain the existing driveway location and maintain the overall style and character of the front fence presentation.

Overall, the proposal retains the established front fencing character of the site and continues to provide an appropriate interface with the surrounding streetscape.

Conclusion

Based on the above assessment, the proposed alterations and additions are considered to provide an appropriate planning outcome that responds positively to the existing neighbourhood character, site constraints and surrounding residential amenity. The proposal has been carefully designed having regard to the natural topography of the site, adjoining property interfaces and the established built form character of the surrounding Bell Post Hill area. The contemporary architectural response, including the use of a skillion roof form, articulated building elements and carefully selected materials and finishes, assists in minimizing visual bulk whilst integrating respectfully within the existing streetscape. The development achieves appropriate outcomes in relation to overlooking, overshadowing, setbacks, private open space, permeability and energy efficiency and is considered to generally satisfy the relevant objectives and standards of Clause 54 of the Greater Geelong Planning Scheme. Accordingly, the proposal is considered to represent a respectful and well-considered residential development outcome and support for the granting of a Planning Permit is respectfully requested.