

Mornington Peninsula Shire

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05/07/2026

PLANNING REPORT

Planning Permit Application

Proposed Double Storey Extension and Carport

13 Mackie Court, Blairgowrie VIC 3942

1. Introduction

This Planning Report has been prepared in support of an application for a Planning Permit under the provisions of the Mornington Peninsula Planning Scheme for land at **13 Mackie Court, Blairgowrie**.

The application seeks approval for the construction of a contemporary double-storey addition to the existing dwelling together with the construction of a new carport and associated balcony and external works.

The application requires planning approval due to:

- A variation to the maximum wall height standard under Clause 54 (ResCode); and

- A variation to the street setback requirement for the proposed carport.

The proposed development has been carefully considered in response to the opportunities and constraints of the site and has been designed to achieve a high-quality architectural outcome that complements the existing dwelling while respecting the established residential character of the surrounding neighbourhood.

The proposal has been developed having regard to the relevant objectives of the Mornington Peninsula Planning Scheme and is considered to represent an appropriate and orderly form of residential development.

2. Site Description

The subject land is located at **13 Mackie Court, Blairgowrie**, within an established residential neighbourhood characterised by detached dwellings situated on generously sized allotments with substantial landscaping and mature vegetation.

The property occupies a quiet court location and is presently developed with an existing single dwelling. Surrounding development consists of a mixture of both single and double-storey dwellings reflecting the gradual redevelopment of the area over time. Architectural styles are varied, contributing to an eclectic yet cohesive coastal residential character.

The surrounding streetscape is defined by generous setbacks, established canopy vegetation and informal coastal landscaping, all of which contribute positively to the neighbourhood character.

3. Proposal

The application proposes:

- Construction of a contemporary double-storey extension to the front of the existing dwelling.
- Internal alterations to improve the functionality and liveability of the dwelling.
- Construction of a new carport positioned forward of the existing building line.
- Associated building and landscaping works.

The architectural design adopts a contemporary coastal aesthetic through the use of articulated building forms, lightweight materials and carefully selected finishes that integrate seamlessly with the existing dwelling.

The proposal enhances the overall presentation of the property while maintaining an appropriate residential scale and appearance within the surrounding streetscape.

4. Planning Controls

The land is located within the **General Residential Zone** and is affected by the **Design and Development Overlay – Schedule 2 (DDO2)** under the Mornington Peninsula Planning Scheme.

The proposal requires planning approval for the following reasons:

Wall Height

The proposed double-storey extension exceeds the preferred maximum wall height of 5.5 metres prescribed under Clause 54 (Standard B7).

Although the proposal exceeds the numerical standard, it satisfies the underlying objectives through appropriate building articulation, setbacks and design responses that minimise visual bulk and protect residential amenity.

Street Setback – Carport

The proposed carport is located within the preferred front setback area and therefore requires a variation to the applicable street setback standard.

The reduced setback has been carefully considered and results in no unreasonable impact upon the streetscape or neighbouring properties. Special consideration must be given to the unusual shape of the title block due to the court location which greatly reduces the length of the southern boundary.

5. Assessment Against the Planning Scheme

Neighbourhood Character

The proposal responds positively to the established residential character of Mackie Court and the broader Blairgowrie locality.

While introducing a second storey to the existing dwelling, the proposal remains consistent with the evolving character of the area where contemporary renovations and replacement dwellings are increasingly evident.

The upper level has been designed with appropriate articulation, varied roof forms and lightweight materials that significantly reduce its perceived bulk. The extension presents as a well-proportioned addition that integrates successfully with both the existing dwelling and surrounding development.

The proposal will enhance the visual quality of the property while maintaining the spacious landscaped character that defines the locality.

Design and Development Overlay – Schedule 2

The subject land is affected by **Design and Development Overlay – Schedule 2 (DDO2)**, which seeks to preserve the low-scale coastal character of the Bayside and Village areas while protecting significant vegetation and maintaining spacious landscaped settings.

The proposal has been designed having regard to the objectives and decision guidelines of the overlay.

The development maintains the low-scale residential character of the locality through a carefully articulated building form that minimises visual bulk despite the introduction of a second storey. The architectural composition incorporates recessive materials, varied wall planes and contemporary coastal detailing that complement the surrounding built form.

Although the proposal seeks variations relating to wall height and the setback of the proposed carport, these departures are limited in extent and do not undermine the objectives of the overlay.

The proposal retains generous landscaped areas throughout the site, providing opportunities for substantial canopy planting within both the front and rear setbacks. The accompanying landscape plan demonstrates an appropriate planting response incorporating indigenous and coastal species consistent with the character of the area.

The proposed external materials and finishes comprise muted, non-reflective colours that integrate with the surrounding coastal landscape and satisfy the design intent of DDO2.

Overall, the proposal represents a respectful response to the objectives of the overlay by balancing contemporary residential design with the preservation of neighbourhood character and landscape values.

Wall Height

The proposed extension exceeds the preferred maximum wall height standard of 5.5 metres.

Whilst the proposal does not satisfy the numerical requirement, it clearly achieves the objective of the standard.

The exceedance is limited to a small portion of the dwelling and forms part of an integrated architectural composition rather than a dominant vertical element. Appropriate articulation, upper-level recesses and varied building forms significantly reduce the

perception of height and bulk. Also the proposed height of 6770mm above NGL is below the 7470mm existing ridge line which further reduces the impact of the proposal.

Importantly, the proposal maintains appropriate setbacks to adjoining boundaries and does not result in unreasonable overlooking, overshadowing or visual dominance.

Accordingly, the proposed variation is considered appropriate and consistent with the objectives of Clause 54.

Street Setback – Proposed Carport

The proposed carport is located forward of the existing building line and requires a variation to the preferred street setback standard. Due to the court the front setback of the carport is 3260mm on the southern side which is the issue. The northern side is over the 7.5m front setback standard. The site has been surveyed, please see survey information attached if you wish.

The carport has been designed as an open, lightweight structure that remains visually subordinate to the dwelling, we have done that by having a fine flat roof of only 300MM in thickness and 3030mm high above finished ground level. Therefore the carport will not stand out as much as it would if it was bigger with a pitched roof.

Its design maintains views towards the dwelling, preserves the openness of the streetscape and provides practical off-street parking without creating an overbearing built form.

Given its lightweight appearance and integration into the overall architectural design, the reduced setback is considered to have a negligible impact on the character of Mackie Court.

Residential Amenity

The proposal has been carefully designed to ensure that the amenity of adjoining properties is maintained.

The development:

- maintains appropriate separation from adjoining dwellings;
- avoids unreasonable overlooking through considered window placement;
- will not result in unacceptable overshadowing;
- retains adequate areas of private open space;
- preserves reasonable access to daylight and outlook for neighbouring properties.

The proposal therefore satisfies the residential amenity objectives of Clause 54.

Streetscape

The proposed development will make a positive contribution to the existing streetscape.

The contemporary architectural design, muted colour palette, quality materials and integrated landscaping create an attractive built form that complements the established character of the area.

The proposed carport remains visually recessive and subordinate to the dwelling and will not dominate the street frontage.

Overall, the proposal represents an appropriate and sympathetic addition to the evolving character of Mackie Court.

6. Clause 54 Assessment

The proposal has been assessed against the objectives and standards of Clause 54 of the Mornington Peninsula Planning Scheme.

The only variations sought relate to:

- Standard B6 – Street Setback (Carport)
- Standard B7 – Wall Height

Although the proposal departs from these preferred standards, it satisfies the objectives of each through a considered architectural response that maintains neighbourhood character, protects residential amenity and minimises visual impacts.

It is therefore considered that the proposal achieves the broader intent of Clause 54 despite the identified variations.

7. Conclusion

The proposed double-storey extension and carport represent a well-resolved architectural outcome that responds appropriately to the characteristics of the site and its surrounding residential context.

The proposal has been designed having regard to the objectives of the Mornington Peninsula Planning Scheme, including Clause 54 and the Design and Development Overlay – Schedule 2.

While variations are sought in relation to wall height and the front setback of the proposed carport, these departures are minor in planning terms and do not result in any unreasonable impact upon adjoining properties, neighbourhood character or the streetscape.

The proposal:

- delivers a high-quality contemporary architectural outcome;
- respects and complements the established coastal character of Mackie Court;
- maintains acceptable residential amenity;
- provides improved functionality for the existing dwelling;
- responds positively to the objectives of Clause 54 and DDO2.

Having regard to the relevant planning controls, the proposal represents orderly and appropriate planning and is considered worthy of support through the grant of a Planning Permit.

Kind regards