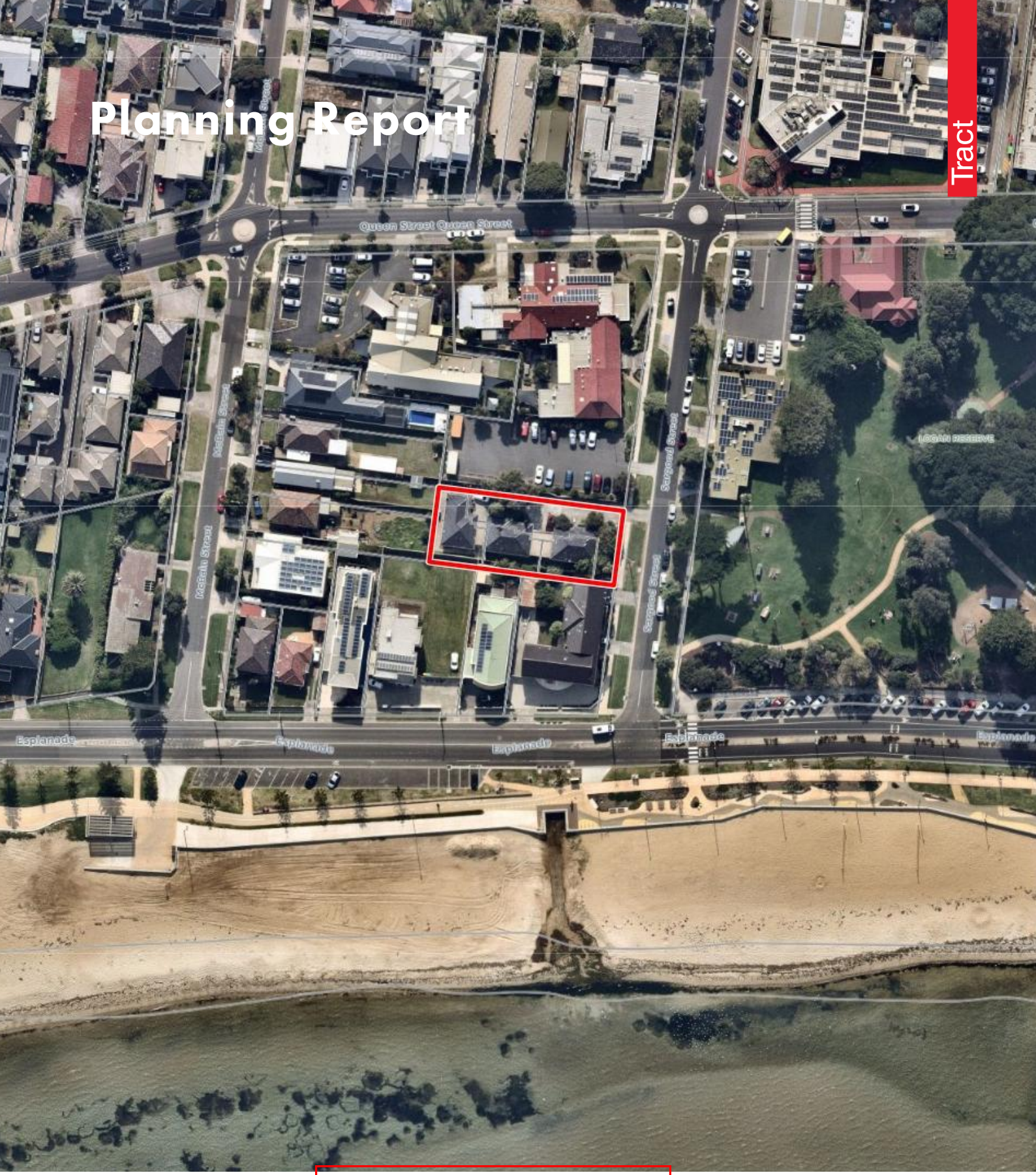
Planning Report



Planning Permit Application

Wurundjeri Country
1 Sargood Street, Altona North

Prepared for Launch Housing

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Acknowledgement of Country

We pay our respects to the Traditional Custodians of Country throughout Australia, their Elders and ancestors, recognising their rich heritage and enduring connection to Country and acknowledging the ongoing sovereignty of all Aboriginal and Torres Strait Islander Nations.

We recognise the profound connection to land, waters, sky and community of the First Nations peoples, with continuing cultures that are among the oldest in human history. We recognise that they are skilled land shapers and place makers, with a deep and rich knowledge of this land which they have cared for, protected and balanced for millennia.

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Our Country, 2022
88 x 119 cm Acrylic on canvas
Original artwork by
Alfred Carter
Gunaikurnai

Overview

Applicant / Owner	Launch Housing Pty Ltd
Address	1 Sargood Street, Altona
Lot Description	Plan of Strata Subdivision 022527G
Lot Size	1,012.28 m^2
Planning Scheme	Hobsons Bay Planning Scheme
Responsible Authority	Department of Transport and Planning

Permit Application Details

Description of Proposal	The construction of six (6) community care accommodation townhouses and the removal of a canopy tree.	
Permit Requirement(s)	Clause 43.02-2	A permit is required to construct a building or construct or carry out works.
	Clause 52.37-2	A permit is required to remove, destroy or lop a canopy tree.

Relevant Planning Provisions

Zone	Clause 32.09 – Neighbourhood Residential Zone, Schedule 8 (NRZ8)
Overlays	Clause 43.02 – Design and Development Overlay, Schedule 4 (DDO4)
Particular Provisions	Clause 52.06 – Car Parking Clause 52.22 – Community Care Accommodation Clause 52.37 – Canopy Trees Clause 53.03 – Residential Reticulated Gas Service Connection Clause 53.18 – Stormwater Management in Urban Development
Aboriginal Cultural Heritage	The Site is located within an area of cultural heritage sensitivity.
Bushfire Prone Area	Not applicable.

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Quality Assurance

Planning Report

Planning Permit Application
Wurundjeri Country
1 Sargood Street, Altona North

Project Number
325-0494-00-P-02

Revisions

No.	Date	Description	Prepared By	Reviewed By	Project Principal
00	14/08/2026	Planning Report	PM	PL	PL
01	14/10/2026	Planning Report	PM	PL	PL

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1 Introduction

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This report has been prepared by Tract Consultants Pty Ltd upon the instruction of Launch Housing Pty Ltd.

The purpose of this report is to accompany a planning permit application for the construction of community care accommodation at 1 Sargood Street, Altona (the Site).

A permit is required under the following provisions of the *Hobsons Bay Planning Scheme*:

- To construct a building or construct or carry out works under Clause 43.02-2 (Design and Development Overlay – Schedule 4).
- To remove, destroy or lop a canopy tree under Clause 52.37-2 (Canopy Trees).

The materiality and colour palette has been carefully selected to ensure a contextually responsive outcome to the surrounding coastal nature of the area. The proposal complies with all the relevant standard of Clause 55 (Two or more dwellings on a lot).

It is submitted that the proposal will be a positive outcome for the Site and local area and will provide vital new community care accommodation. As such the proposal will provide a clear net community and should be supported.

1.1 Pre-Application Meeting

The project team has undertaken pre-application engagement with relevant stakeholders as summarised below. The feedback received has informed revisions to the proposal and has been integrated within the application materials.

1.1.1 Department of Transport and Planning

A pre-application meeting with DTP was held on 19 June 2026 in relation to the application to introduce the project and confirm eligibility for the *Development Facilitation Pathway – Significant Residential Development with Affordable Housing*, Category 2 (REF PPA-2356).

Comments received by the Planning Officer as summarised below:

- Clause 52.22 (Community Care Accommodation Permit Exemption) – ensure that the proposal meets all the exemption criteria.
- Design and Development Overlay, Schedule 4 (DDO4) – provide appropriate justification for the proposed height of the front fence.
- Confirmation that the project is eligible for the Development Facilitation Pathway – Significant Residential Development with Affordable Housing, Category 2.

1.1.2 Hobsons Bay City Council

A pre-application meeting with Council was held on 19 June 2026 in relation to the application.

Comments received by the Planning Officer as summarised below:

- Recommended increasing the landscape setback to Sargood Street.
- Additional windows, glazing or balconies at first floor level facing Sargood Street would assist in achieving a lighter built form response consistent with the DDO4 design objectives.
- Noted the sea level rise and flood level constraints identified by Melbourne Water, including the implications for raised floor levels, access and site circulation. Raised concerns that the increased floor levels and elevated decks may increase views into and from the townhouses. The application should clearly demonstrate how privacy, overlooking and passive surveillance have been balanced.
- ESD – the development should meet Clause 15.01-2L-04 and should ideally include measures such as solar PV (ie. minimum 6.5kW) and EV charging infrastructure.

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1.2 Project Team

Architect – Breathe Architecture

Town Planner – Tract Consultants

Landscape Architect – Tract Consultants

Environmentally Sustainable Consultant – Breathe Architecture

Arborist – Stem Arboriculture

Waste Engineer – One Mile Grid

Traffic Engineer – One Mile Grid

Structure & Civil – Measure Engineering

1.3 Report Structure

This report provides a review of the Site and its context (Section 2), details the proposal (Section 3), identifies relevant planning policy and provisions (Section 4), and assesses the proposal against this framework (Section 5) before concluding (Section 6).

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2 Site Details

2.1 Land Titles

The Site spans across 4 land parcels which are formally identified as:

- 1 Sargood Street, Altona – Plan of Strata Subdivision 022527G

The Site is affected by an easement running along the south of the Site. Easement 'E-1' is for the purpose of sewage. Due to the location of the proposed development on the Site, it will not be impacted by the easement.

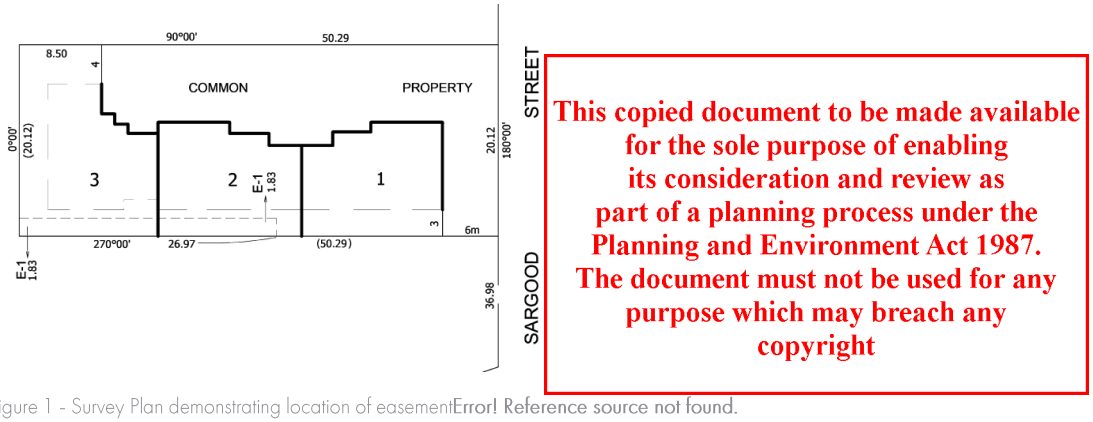

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Figure 1 - Survey Plan demonstrating location of easementError! Reference source not found.

2.2 Site Description

The Site comprises of four (4 parcels) which are identified as 3/1, 2/1, 1/1 and 1 Sargood Street, Altona. The Site has a frontage to Sargood Street of approximately 20.2m and a total site area of approximately 1,012 sqm.

The Site currently comprises of three (3) single storey dwellings and associated car parking. The primary pedestrian and vehicle access is provided via Sargood Street to the east.

The Site comprises a relatively flat topography with canopy trees and scattered vegetation present on the Site.

Refer to Figure 2 – Aerial Site Plan (Source: NearMap, 2026)

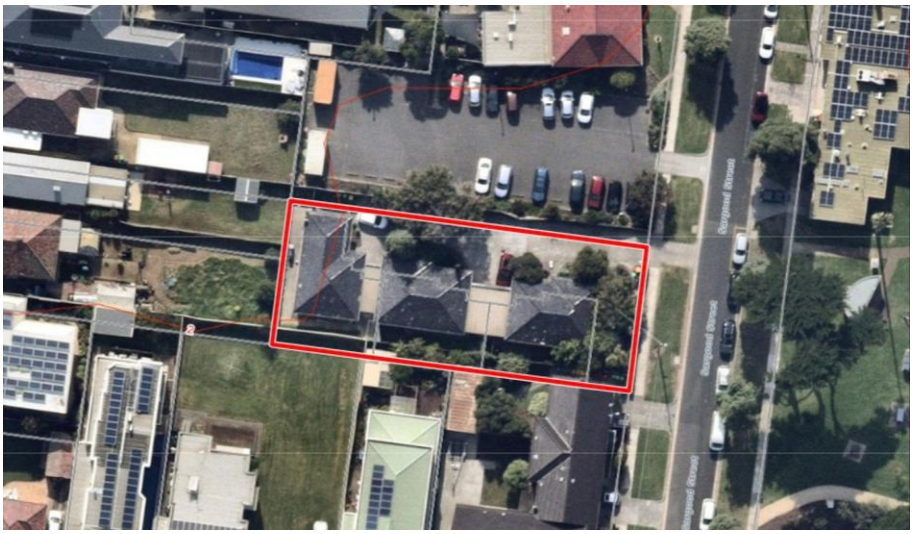

Figure 2 – Aerial Site Plan (Source: NearMap, 2026)

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2.3 Site Analysis

The Site is located approximately 13.65km south-west of the Melbourne CBD. The Site is well connected and is in proximity to a number of services and amenities including the Altona Library, a Coles Supermarket and Logan Reserve.

Interfaces

For the purpose of assessing built form response, amenity impacts and neighbourhood character considerations, the Site's interfaces are summarised below.

- North – The northern interface abuts a carpark that is associated with an Arts and Community Centre, a single storey brick building located just north of the carpark at 7Sargood Street.
- East – The east of the Site abuts Sargood Street. On the eastern side of the street is Logan Reserve, its facilities include a playground, open space and a public toilet.
- South – The southern interface abuts a series of double storey dwellings. These include dwellings at 179 and 183 Esplanade, Altona, both of which have private open space abutting the shared boundary, and the land at 175 Esplanade, which has common property abutting the shared boundary and a habitable room window on the ground floor facing the shared boundary.
- West – The western interface abuts 8 and 10 McBain Street, Altona, both of which comprise single storey dwellings with private open space abutting the shared boundary.

Figure 3 to Figure 5 below show the north, eastern and southern interfaces of the Site.



Figure 3 – Northern Interface (Source: Google Street Maps, 2026)



Figure 4 – Eastern Interface (Source: Google Street Maps, 2026)



Figure 5 – Southern Interface (Source: Google Street Maps, 2026)

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2.4 Surrounding Context

Public Transport Accessibility

The Site is well-serviced by Melbourne public transport system. The Site is located approximately 300m from Altona train station, providing access to the Melbourne CBD via the Werribee Line. The following bus routes are also located along Blyth Street:

- Bus Route 411 (Laverton Station to Footscray).

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- Bus Route 412 (Laverton Station to Footscray).
- Bus Route 944 (Melbourne City to Point Cook), operating exclusively on early weekend mornings.

Built Form Patterns

The surrounding precinct can be characterised as residential with the scale of the area being predominantly lower scale single detached dwellings (one or two storeys). The Site is in proximity to commercial operations along Blyth Street to the north.

Setback patterns are inconsistent. Front and side setbacks vary between properties, and the streetscape does not exhibit a repetitive built form rhythm, but instead a more varied character that has evolved incrementally over time.

Similarly, the subdivision pattern is not uniform, Lot sizes vary across the surrounding area, with some larger allotments appearing to be located adjacent to the coastline. Other lots have been consolidated and redeveloped for higher density housing outcomes. This is similar to the current development on the Site, which accommodates three dwellings.



Figure 6 – Site Context Map (OneMap)

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3 Proposal

3.1 Overview

It is proposed to develop 6 (six) community care accommodation townhouses on the Site. Pursuant to Clause 73.03, Community Care Accommodation, is defined as follows:

> *Land used to provide accommodation and care services. It includes permanent, temporary and emergency accommodation. It may include supervisory staff and support services for residents and visitors.*

The proposal involves the demolition of the existing three single storey dwellings (no permit required) and construction of six double storey community care accommodation townhouses and associated car parking.

The townhouses are comprised of:

- 4 x two-bedroom townhouses
- 1 x three-bedroom townhouse
- 1 x four-bedroom townhouse

In response to the existing and emerging character of the neighbourhood, the proposal seeks to introduce cohesively designed townhouses to the surrounding context.

The buildings have been designed to incorporate material and built form elements that reflect the coastal character of Altona, including the use of light brick, weatherboard and incorporating canopy cover and shading.

3.1.1 Planning Permit Triggers

A planning permit is required under the following provisions of the Planning Scheme:

- To construct a building or construct or carry out works (Design and Development Overlay)
- To remove, destroy or lop a canopy tree under Clause 52.37-2 (Canopy Trees).

3.2 Development

This section of the report should be read in conjunction with the plans prepared by Breathe Architecture dated 7 August 2026 (Rev 01).

Site Layout & Built Form

The proposal includes:

- Six x double storey townhouses, with a maximum building height of 10.86m to Australian Height Datum (AHD). this equates to 7.86 metres above the proposed Finished Floor Level (FFL) or 9.345m to Natural Ground Level (NGL).
    - The flood certificate provided by Melbourne Water indicates that the current estimated flood level for the Site is 1.6 metres to (AHD), estimated to increase to 2.4 metres to AHD by 2100. Melbourne Water identify a minimum freeboard height of 600mm for habitable spaces.
- A minimum setback of 16.34 metres to Sargood Street, providing opportunity for landscaping within the front setback of the townhouses.
- A single crossover from Sargood Street.
- A total of 6 car spaces located at the front of the development.
- Storage and services to support the building and its function.

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Fencing

The majority of the proposed front fence will be 1.8m in height, with a portion of the fence being 2.4m. This will exceed the maximum front fence height of 1.2m.

The southern portion of the fence will be to a height of 2.4m height and treated in masonry brick to conceal bins and servicing areas and provide visual privacy to the primary dwelling entrances and walkways. The fence will be articulated with soldier course detailing to the header and base to provide further visual interest.

The remainder of the fence will be 1.8m and comprise of timber pickets, breaking up the brick façade and creating a sense of visual connection while aligning with the prevailing fencing typologies found in the surrounding area.



Figure 7 - Fence Design (East Elevation from Sargood Street)



Figure 8 – Proposed Material Schedule (Fence)

Materials, Finishes and Colours

The proposed colour and material have been selected to ensure that the development adds a contextually responsive addition to the character of the surrounding predominantly residential precinct. The proposal is intended to respect the longstanding coastal character of the neighbourhood and contribute positively to its surrounding context through its architectural form and interface to Sargood Street.

The fence will be buffered through a 500m landscape setback in front of the wall and landscaping behind the wall to provide green aspect to the public realm and integrate within the streetscape.

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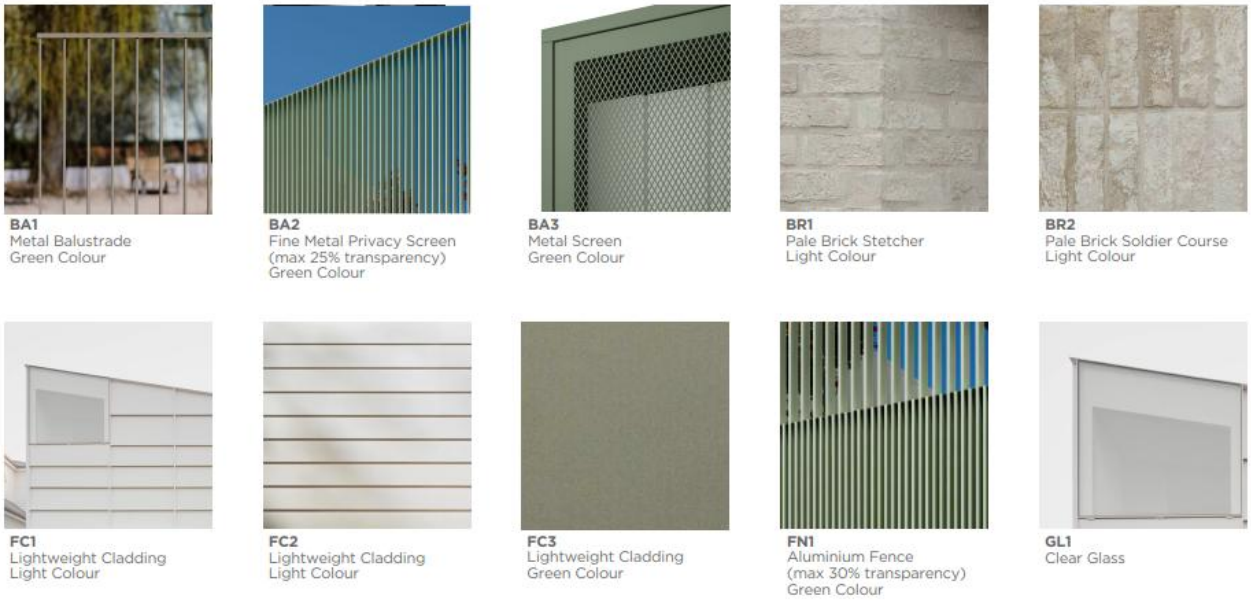

Figure 9 – Proposed Material Schedule

3.3 Landscape

The proposal achieves a high level of landscaping and has incorporated species which appropriately respond to the character of the area, including a focus on native species. The proposed landscape plan includes 24 new canopy trees and provides a tree canopy cover of 21% of the Site.

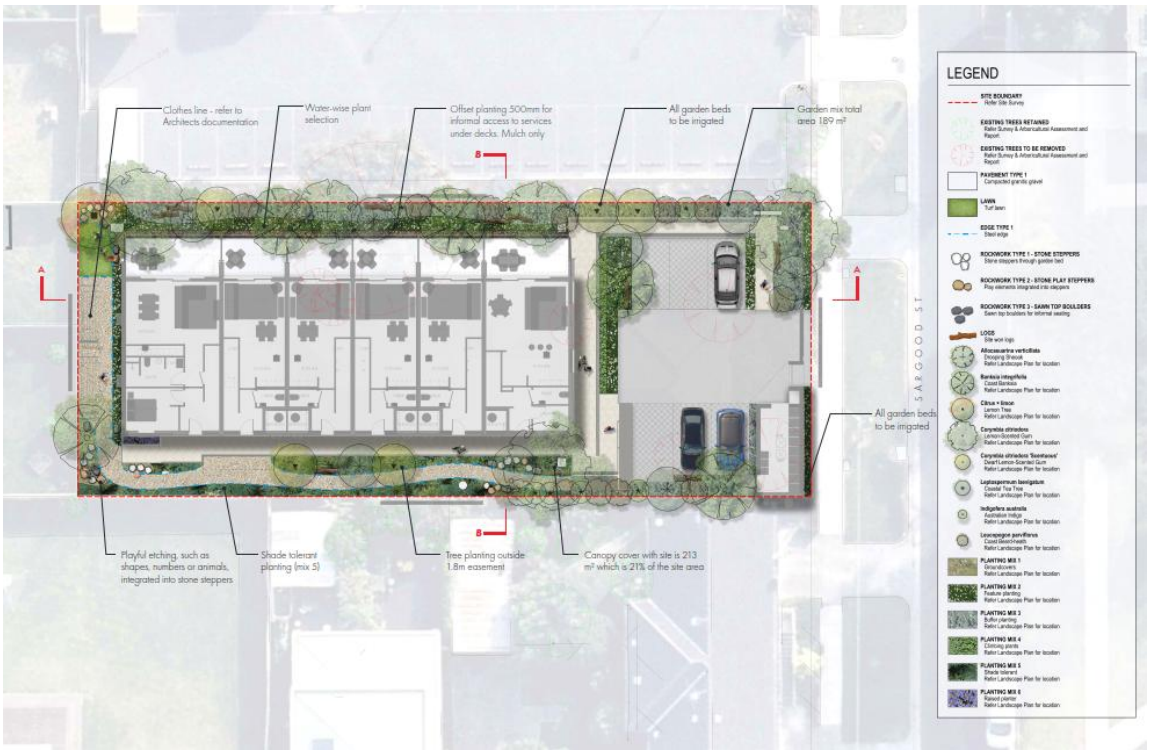

Figure 10 – Landscape Plan

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3.4 Vegetation Removal

The Arboricultural Assessment has determined that all trees on the Site have a low retention value and are proposed to be removed. The removal of trees on the Site will be offset with new canopy trees and other plantings.

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Trees 2 and 5 require a permit for their removal pursuant to Clause 52.37 (Canopy Trees) as they meet the definition of a canopy tree. Trees 2 and 5 are located to the east of the Site, refer Figure 11.

Tree 12 meets the dimensions of a Significant Tree and will require a permit to be removed pursuant to Council's local law relating to tree removal.

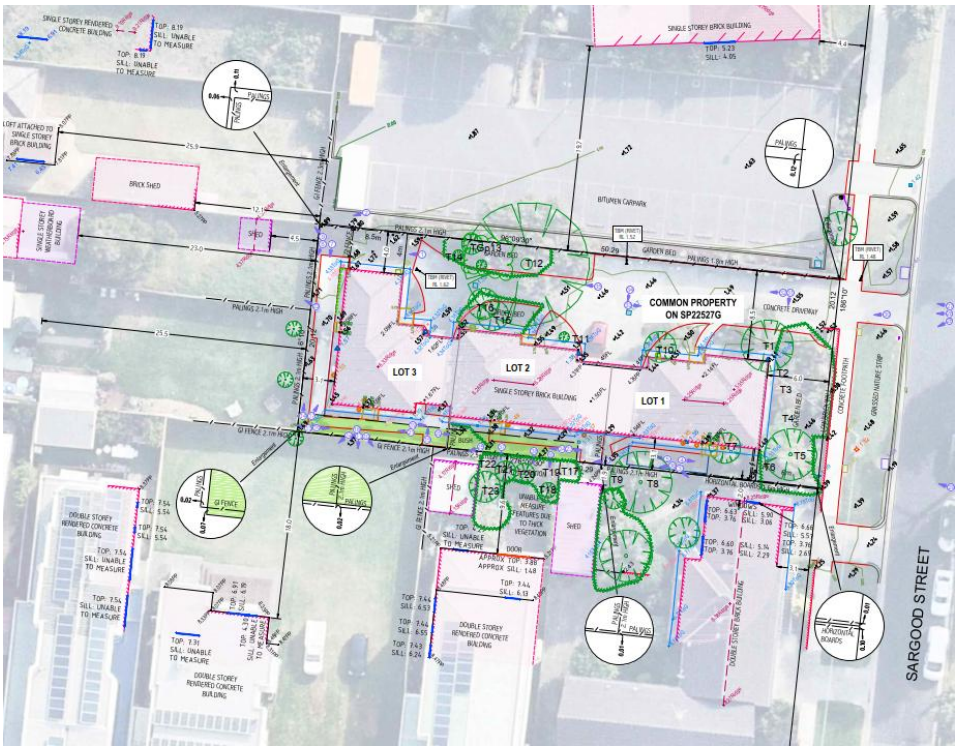

Figure 11 – Tree Plan

Tree ID	Species / Common Name	Native to Victoria (Y/N)	Arboricultural Rating	Height (m)	Width (m)	DBH (cm)	Permit Requirement
Tree 1	*Callistemon cirtinus / Scarlet Bottlebrush*	No	Medium	6m	6m	26cm	No
Tree 2	Agonius flexuosa / Willow Myrtle	No	Low	6m	5m	29cm	Yes – (Clause 52.37) Canopy Tree
Tree 3	Coprosma repens / Taupata	No	Low	4m	4m	10cm	No
Tree 4	*Paraserianthes lophantha / Cape Leeuwin Wattle*	No	Medium	5m	5m	17cm	No
Tree 5	*Cordyline australis /* Cabbage Tree	No	Medium	6m	4m	31cm	Yes – (Clause 52.37) Canopy Tree
Tree 6	*Nerium oleander /* Oleander	No	Low	3m	2m	10cm	No
Tree 7	*Eriobotrya japonica /* Loquat	No	Low	6m	4m	13cm	No

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Tree 10	*Melaleuca linariifolia* / Snow in Summer	No	Low	4m	4m	23cm	No
Tree 11	*Cupressus sempervirens* /Italian Cyprus	No	Medium	7m	1m	9cm	No
Tree 12	*Agonis Flexuosa* / Willow Myrtle	No	Medium	9m	13m	101cm	Yes – Local laws
Tree 13	*Coprosma repens* / Taupata	No	Low	3m	4m	13cm	No
Tree 14	*Waterhousea Floribunda* / Weeping Lilly Pilly	No	Medium	4m	2m	14cm	No
Tree15	*Pittosporum undulatum* / Sweet Pittosporum	No	Low	4m	4m	13cm	No
Tree 16	*Lagunaria patersonia* / Norfolk Island Hibiscus	No	Low	7m	3m	27cm	No
Tree 22	*Persea americana* / Avacada	No	Medium	5m	3m	13cm	No

3.5 Traffic and Waste Management Plan

The proposed development provides six car parking spaces, including four parking spaces and two accessible parking spaces.

The Site is accessed via a crossover within the Site's frontage to Sargood Street.

It is proposed to utilise Hobson Bay Council's municipal waste collection services to manage the collection and disposal of waste streams associated with the development.

The communal bins will be stored within a dedicated bin storage room located along the eastern frontage of the Site adjacent to the car park.

To allow for collection bins will be moved to the Sargood Street frontage and positioned kerbside for collection

Refer to the Traffic Impact Assessment and Waste Management Plan prepared by One Mile Grid.

3.6 Environmentally Sustainable Design

ESD features of the development include:

- Minimum 2,000L rainwater tank to each townhouse (total 12,000L on the Site). The water captured will be connected to the garden and WCs.
- A BESS rating of 67% Best Practice and a Blue Factor Score of 100%.
- Net Zero in Operation and a commitment to sign up to 100% Greenpower.
- Space allocation for solar panels for on-site generation, aiming for 100% of expected power demand.
- All townhouses with access to northern solar gain and will achieve an average of min 7.9 NatHERS stars heating and cooling envelope design.
- A commitment to construct the townhouses with reduced upfront embodied emissions by avoiding/ minimising structural steel, specifying low carbon concrete and recycled/ carbon offset masonry.

Please refer to the Sustainability Management Plan prepared by Breathe Architecture.

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4 Planning Provisions

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4.1 Zoning

4.1.1 Clause 32.09 – Neighbourhood Residential Zone – Schedule 8

The Site is located within the Neighbourhood Residential Zone – Schedule 8 (NRZ8). The NRZ8 relates to '*Waterfront Suburban Areas.*'

The purpose of the NRZ is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To recognise areas of predominantly single and double storey residential development.*
- *To manage and ensure that development is responsive to the identified neighbourhood character, heritage, environmental or landscape characteristics.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

The NRZ8 includes the following neighbourhood character objectives:

- *To maintain the majority of front setbacks as permeable garden landscape visible from the street.*
- *To support development and landscaping that responds to the characteristics of the coastal location.*
- *To support development that incorporates elements that contribute to a lightness of structure, such as balconies, verandas or light transparent balustrading.*
- *To use building materials and finishes that complement the natural coastal setting.*
- *To set car parking structures behind the front walls of dwellings and minimise basement car parking.*

Pursuant to Clause 32.09-2 a permit is not required to use the land for Community Care Accommodation if it meets the requirements of Clause 52.22-2.

Additionally, a permit will not be required for buildings and works if it meets the requirements of Clause 52.22-3.

The application meets the requirements of Clause 52.22-2 and Clause 52.22-3 and is exempt from requiring a permit for use and buildings and works within the NRZ4.

Garden Area

Clause 32.09-4 (Minimum garden area requirement) specifies that 35% of the Site must be provided as garden area.

The proposal achieves a Garden Area of 35.3% and is therefore compliant with this requirement.

Building Height

Clause 32.08-10 (Maximum building height requirement for a dwelling or residential building) specifies that a building must not be constructed for use as a dwelling that exceeds the following:

- *The building height must not exceed 11 metres; and*
- *The building must contain no more than 2 storeys at any point.*

If the land is in a Special Building Overlay, Land Subject to Inundation Overlay or is land liable to inundation the maximum building height specified in the zone or schedule to the zone is the vertical distance from the minimum floor level determined by the relevant drainage authority or floodplain management authority to the roof or parapet at any point.

The flood certificate provided by Melbourne Water indicates that the current estimated flood level for the Site is 1.6 metres to Australian Height Datum (AHD), estimated to increase to 2.4 metres to AHD by 2100.

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Fence Height

Schedule 8 to Clause 32.09 Neighbourhood Residential Zone specifies that a front fence within 3 metres of a street should not exceed 1.2 metres in other streets.

The majority of the proposed front fence will be 1.8 metres in height, with a portion of the fence being 2.4 metres. This will exceed the maximum front fence height of 1.2 metres.

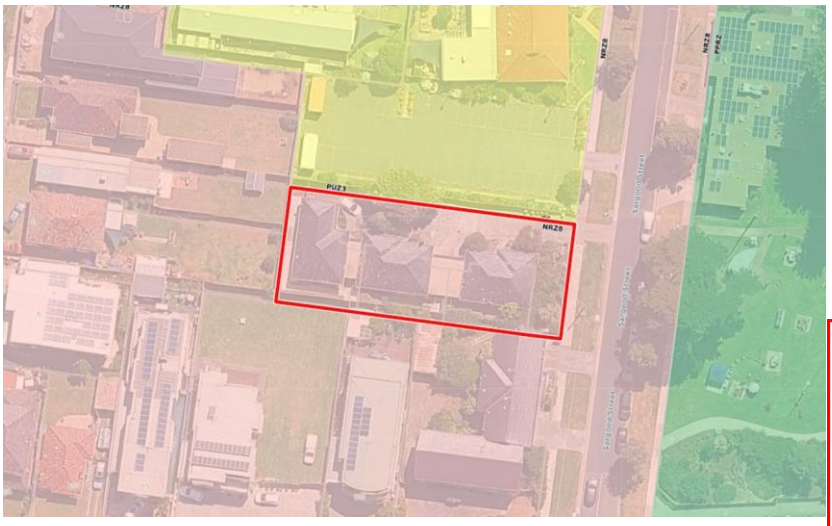

Figure 12 – Zone Plan

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4.2 Overlays

4.2.1 Clause 43.02 – Design and Development Overlay, Schedule 4 (DDO4)

The Site is affected by the Design and Development Overlay – Schedule 4 'Foreshore Height Limitation' (DD04).

The purpose of the DDO is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To identify areas which are affected by specific requirements relating to the design and built form of new development.*

The DDO4 includes the following design objectives:

- *To protect and enhance the environment of the Hobsons Bay foreshore as an environmental, conservation and recreational asset of State, metropolitan and local significance.*
- *To ensure that the height, scale, bulk, setback and appearance of new development is compatible with the prevailing character of the area.*
- *To achieve development that is a high quality architectural and urban design standard.*
- *To preserve solar access to the foreshore, including associated roadways, bicycle and pedestrian paths.*
- *To protect and enhance key views and vistas.*
- *To protect the foreshore reserve and significant public open spaces from inappropriate development.*

Pursuant to Clause 43.02-2 a permit is required to construct a building or carry out works.

Section 2 of the DDO4 specifies that a permit may not be granted to construct a building or to construct or carry out works exceeding a height of two storeys.

Section 6 of the DDO4 outlines a series of decision guidelines.

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Figure 13 – Overlay Plan

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4.3 Particular & General Provisions

4.3.1 Clause 52.06 – Car Parking

The purpose of Clause 52.06 is:

- *To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.*
- *To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.*
- *To support sustainable transport alternatives to the motor car.*
- *To promote the efficient use of car parking spaces through the consolidation of car parking facilities.*
- *To ensure that car parking does not adversely affect the amenity of the locality.*
- *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.*

The Site is located within Category 2, which sets out minimum car parking rates.

With respect to car parking, Community Care Accommodation is not a listed use in Table 1 to Clause 52.06. On this basis, car parking must be provided to the satisfaction of the Responsible Authority.

Clause 52.20-6.7 outlines the car parking provision requirements for social housing developments, as detailed below:

- *A minimum 0.6 car spaces should be provided to each dwelling. A minimum 1 car space should be provided to each 4 bedrooms of a residential building.*
- *Car parking for other land uses must be to the satisfaction of the Minister for Planning.*
- *Car spaces may be covered or uncovered.*
- *If in calculating the number of car parking spaces the result is not a whole number, the required number of car parking spaces is to be rounded down to the nearest whole number greater than 1.*

Considering the above, the following car parking is required for the proposed development:

Use	Number	Rate	Car parking measure	Total
Standard Dwelling	6	0.6	To each dwelling	4

The proposal proposed to provide 6 car parking spaces, which is one per townhouse.

4.3.2 Clause 52.22 – Community Care Accommodation

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The purpose of Clause 52.22 is:

- *To facilitate the establishment of community care accommodation*
- *To support the confidentiality of community care accommodation*

Clause 52.22 exempts community care accommodation from the use and building and work requirements in the Neighbourhood Residential Zone subject to certain requirements being met. The requirements are outlined below.

Clause 53.22-2 (Use exemption)

Any requirement in the (inter alia) Neighbourhood Residential Zone to obtain a permit to use land for community care accommodation does not apply if all the following requirements are met:

- *Any condition opposite the use 'community care accommodation' in the table of uses in the zone or schedule to the zone is met.*
- *The use is:*
    - *funded by, or carried out by or on behalf of, a government department or public authority, including a public authority established for a public purpose under a Commonwealth Act; or*
    - *funded by, or carried out by, a registered National Disability Insurance Scheme (NDIS) provider if the design of the building is certified to the NDIS Specialist Disability Accommodation Design Standard by an accredited third-party NDIS Specialist Disability Accommodation assessor.*
- *No more than 20 clients are accommodated. This does not include staff.*
- *No more than 5 persons at any one time who are not accommodated on the land may access support services provided on the land.*

Clause 53.22-3 (Buildings and works exemption)

Any requirement in the (inter alia) Neighbourhood Residential Zone to obtain a permit to construct a building or construct or carry out works for community care accommodation does not apply if all of the following requirements are met:

- *The development is:*
    - *funded by, or carried out by or on behalf of, a government department or public authority, including a public authority established for a public purpose under a Commonwealth Act; or*
    - *funded by, or carried out by, a registered NDIS provider if the design of the building is certified to the NDIS Specialist Disability Accommodation Design Standard by an accredited third party NDIS Specialist Disability Accommodation assessor.*
- *The development is in the General Residential Zone or Neighbourhood Residential Zone, a garden area must be provided in accordance with the minimum garden area requirement specified in the zone.*
- *The development is in the General Residential Zone, Housing Choice and Transport Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone, the standards B2-1, B2-3, B2-4, B4-1, B4-2, B4-3, B4-4 and B5-2 of clause 55 must be met.*

The Project meets all the requirements outlined in Clause 53.22-2 and Clause 52.22-3. As such, any permit requirement under the NRZ8 will not be required for the use of land for community care accommodation or associated buildings and works.

4.3.3 Clause 52.37 – Canopy Trees

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The purpose of Clause 52.37 is:

- *To protect and enhance canopy tree cover to support greener and cooler residential areas.*
- *To maximise the retention of existing canopy tree cover where no development is proposed.*
- *To ensure that development is designed to maximise the retention and long-term health of existing and new canopy trees and contributes to increasing canopy tree cover.*
- *To balance the retention of existing canopy trees during residential development to meet the housing needs of Victoria's growing population.*
- *To encourage canopy tree cover that is site and climate responsive and supports the local environment.*

A canopy tree is defined as having:

- *A height of more than 5m above ground level, and*

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- *A trunk circumference of more than 0.5m measured at 1.4m from ground level; and*
- *A canopy diameter of at least 4m*

Pursuant to Clause 52.37-2, a permit is required to remove, destroy or lop a canopy tree in (inter alia) the Neighbourhood Residential Zone.

As there are existing dwelling on the Site only canopy trees located within 6m of the front setback and 4.5m of the rear setback require a permit under Clause 52.37.

A planning permit is required for the removal of two (2) trees (Tree 2 and 5).

Pursuant to Clause 52.37-3, a site with an area of above 1001sqm should have a total canopy cover within the site that is equal to at least 20 per cent of the site area. The proposed landscape plan includes 24 new canopy trees and provides a tree canopy cover of 21% of the Site and therefore meets the minimum canopy tree requirement.

4.3.4 Clause 53.03 – Residential Reticulated Gas Service Connection

The purpose of Clause 53.03 is *'to prohibit residential reticulated has connections to new dwellings, new apartment developments and new residential subdivisions.'*

The proposed development will not be connected to reticulated gas service.

4.3.5 Clause 53.18 - Stormwater Management in Urban Development

The purpose of this provision is *'to ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.'*

Objectives of this clause that must be met include:

- *To encourage stormwater management that maximises the retention and reuse of stormwater.*
- *To encourage development that reduces the impact of stormwater on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.*
- *To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.*
- *To ensure that industrial and commercial chemical pollutants and other toxicants do not enter the stormwater system.*

4.3.6 Clause 53.23 – Significant Residential Development with Affordable Housing

The purpose of Clause 53.23 is:

- *To facilitate residential development that contributes to the provision of affordable housing to meet existing and future needs.*
- *To facilitate the redevelopment and renewal of public housing stock to meet existing and future needs.*
- *To facilitate residential development carried out by the State of Victoria or jointly or in partnership with the private sector, including via innovative funding, investment and partnership approaches.*
- *To facilitate residential development with high quality urban design, architecture and landscape architecture.*
- *To provide opportunities for non-residential use and development in association with residential development.*

For a development to be considered under Category 2 of this provision, it must meet certain eligibility requirements. This includes the proposed use or development of land being (author's emphasis):

- *carried out by or on behalf of, or jointly or in partnership with, the State of Victoria or a public authority; or*
- *funded, or partly funded, by the State of Victoria, the Commonwealth or a public authority; or*
- *carried out on Crown land.*

4.3.7 Clause 55 – Two or more Dwellings on a Lot and Residential Buildings

The purpose of Clause 55 is to:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To encourage residential development that provides reasonable standards of amenity for existing and new residents.*

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- *To encourage residential development that responds to the site and the surrounding area.*

Refer to Appendix A for a comprehensive assessment of the proposal against the relevant objectives and standards of Clause 55 required to achieve the planning permit exemption under Clause 52.22.

4.4 Planning Policy

The below provides an overview of the relevant clauses within the MPS and PPF.

4.4.1 Municipal Planning Strategy

Council has identified specific visions and strategic directions for the municipality in the Municipal Planning Strategy. The following strategic directions are of most relevance to the Site:

- **Clause 02.03-1 (Environmental risks and amenity**) contains the following relevant strategies:
  - *Minimise the impacts of climate change through urban and building design responses, particularly with regard to:*
    - *Sea level rise.*
    - *Extreme weather events.*
    - *Reduction in greenhouse gas emissions.*
  - *Design developments to mitigate heat island impacts, including through the provision of surface vegetation, canopy trees and lighter colour roof materials.*
  - *Ensure development close to flood prone land or in low-lying areas subject to inundation, mitigate flood risk and address overland flows from the urban drainage system.*
  - *Manage stormwater runoff and protect waterways, floodplains and other flood prone areas to minimise the impacts of flooding in urban and non-urban areas.*
  - *Plan for potential sea level rise.*
- **Clause 02.03-5 (Built Environment and Heritage)** contains the following relevant strategies:
  - *Achieve building and urban design outcomes that contribute positively to the local context and enhance the public realm, including in industrial areas.*
  - *Encourage development that respects preferred neighbourhood character.*
  - *Support change and growth while protecting and enhancing local senses of place and identity through built form and design.*
- **Clause 02.03-6 (Housing)** outlines four levels of housing change. The Site is located within an incremental change area. Within incremental areas housing growth will occur within the context of preferred neighbourhood character Clause 02.03-5 contains the following relevant strategies:
  - *Direct residential development to locations that have the capacity for change and offer accessibility to public transport, shops, community infrastructure and services.*
  - *Encourage medium and high density residential development within accessible areas, such as walkable catchments to train stations and key activity centres.*
  - *Facilitate affordable housing in the overall provision of housing across the municipality to ensure that a range of housing choices is available to the community.*

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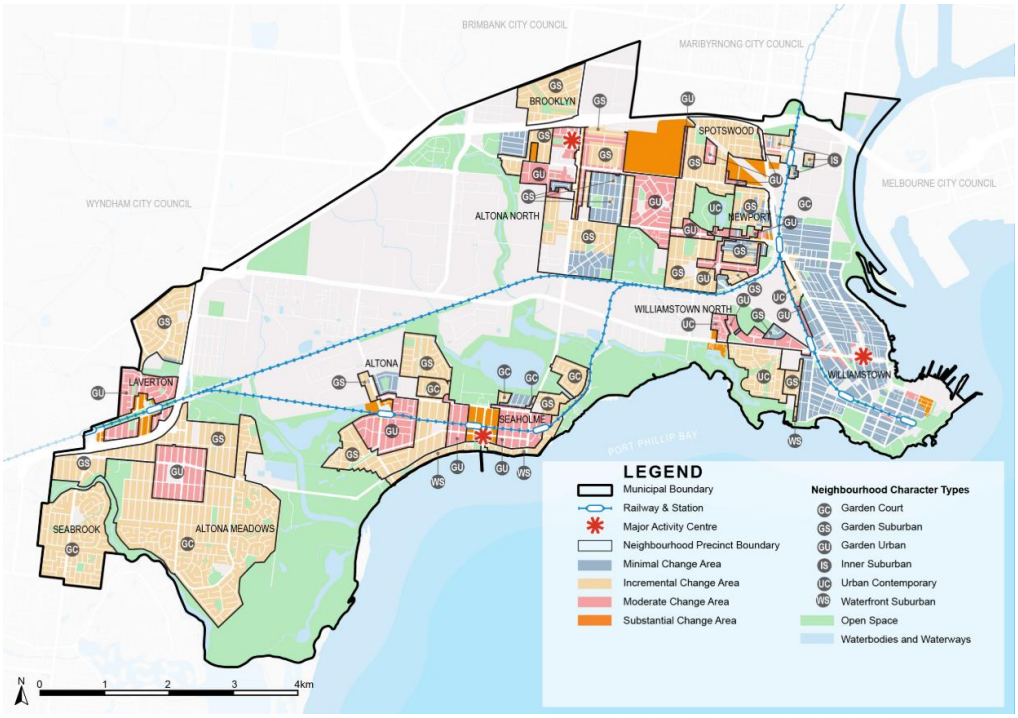

Figure 14 – Residential Development Framework Plan

4.4.2 Planning Policy Framework

The following planning policies will be most relevant to the Site and future development of the land:

- **Clause 15.01-1L-02 (Landscape design and canopy tree cover)** contains the following relevant strategies:
  - *Increase landscape canopy cover to mitigate climate change and enhance the visual appearance and amenity of front setbacks, carparks and other elements that interface with the public realm.*
  - *Provide landscaping that:*
    - *Enhances the appearance of key focal points, such as gateways, major boulevards, creeks, open spaces and nature conservation areas.*
    - *Introduces a wider range of species, particularly trees to promote climate, pest and disease resilience.*
    - *Uses indigenous vegetation in natural areas.*
    - *Minimises the need for watering and maintenance*
    - *Integrates with all existing planting.*
  - *Support locating all service infrastructure underground to maximise the opportunity to retain and plant canopy trees.*
- **Clause 15.01-2L-01 (Building Design)** contains the following relevant strategies:
  - *Design and site development to visually complement the surrounding coastal landscape.*
- **Clause 15.01-2L-02 (Residential development design)** contains the following relevant strategies:
  - *Encourage development to exceed minimum compliance with the requirements of Clauses 54, 55 and 58 to ensure the protection and enhancement of residential amenity.*
  - *Support innovation and creativity in the design and planning of medium and high density residential development.*
  - *Minimise the loss of front garden space by avoiding the creation of additional vehicular crossings and require vehicle access from adjacent laneways where available.*
  - *Minimise the effects of development on street trees and nature strips including the reinstatement of footpaths, kerbs and channels, and the use of underground power and telecommunication lines.*
- **Clause 15.01-2L-04 (Environmentally sustainable development)** seeks to achieve best practice in environmentally sustainable development and contains the following relevant strategies:

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- *Facilitate development that minimises environmental impacts.*
- *Encourage environmentally sustainable development that:*
  - *Is consistent with the type and scale of development.*
  - *Responds to site opportunities and constraints.*
  - *Adopts best practice through a combination of methods, processes and locally available technology that demonstrably minimises environmental impacts.*

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A Sustainable Design Assessment must be prepared for 2-9 dwellings.

- **Clause 15.01-5L (Hobsons Bay preferred neighbourhood character)** seeks to support development of two-storeys in incremental change areas and includes the following relevant strategies:
  - *Respect the garden settings and vegetation character.*
  - *Maintain the openness of streetscapes and the visual connection between buildings and the street through the use of low or transparent fences.*
  - *Design development to maintain the horizontality of buildings in the streetscape and the dominance of roof structures where present, by retaining larger exposed roof forms over front porches, matching ground level wall heights, and minimising composition and detailing that would give the appearance of narrow, vertical forms.*
  - *Maintain the rhythm and spacing of the streetscape by providing setbacks from side boundaries for new buildings.*
  - *Support buildings that provide an articulated and visually varied façade with habitable rooms at the front of buildings.*
  - *Minimise the dominance of car parking facilities, driveways and crossovers and ensure they occupy a minor proportion of the building frontage.*
  - *Provide vehicular access from a rear laneway or rear access driveway where available and minimise the number of vehicular crossovers.*
  - *Minimise paving and other hard surfaces in front garden areas, including driveways and crossovers.*
  - *Retain space in front and rear setbacks for substantial planting and design these areas to:*
    - *Include landscaping along side boundaries and driveways, where in the front setback.*
    - *Accommodate canopy trees.*
  - *Support subdivision and site layout that retains large, established trees and provides for the planting of new trees to minimise visual bulk.*
  - *Design developments to allow vegetation to reach maturity and to be maintained without threatening buildings, services, access and infrastructure in the longer term.*
  - *Use building materials and finishes that complement the dominant pattern within the streetscape.*
- **Clause 16.01-4S (Community care accommodation)** seeks to facilitate the establishment of community care accommodation and support their location being kept confidential by introducing the following strategies:
  - *Planning schemes should not require a planning permit for or prohibit the use of land in a residential area for community care accommodation provided no more than 20 clients are accommodated and the use is funded by, or carried out by or on behalf of, a government department or public authority, including a public authority established for a public purpose under a Commonwealth Act.*
  - *Facilitate the confidential establishment of community care accommodation through appropriate permit, notice and review exemptions.*

4.5 Strategic Policy

4.5.1 Plan for Victoria (Department of Transport and Planning, 2025)

Plan for Victoria is the Victorian Government's planning strategy that sets out the state-wide vision for how Victoria will grow over time.

Plan for Victoria seeks to provide housing in locations close to jobs and services.

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- *Manage the supply of new housing in the right locations to meet population growth and create a sustainable city.*
- *Deliver more housing closer to jobs and public transport.*
- *Increase the supply of social and affordable housing.*
- *Facilitate decision-making processes for housing in the right locations.*
- *Provide greater choice and diversity of housing.*

Housing Targets

Plan for Victoria seeks to provide the framework for delivering the housing target for 70% of new homes to be built in established areas, while allowing for 30% of new homes to be in new growth/ greenfield areas.

The statewide housing targets for each municipality seeks to guide where the 2.24 million new homes could be built by 2051 in recognition of the important role that Council play in developing local planning policies and granting permit approvals.

The City of Hobsons Bay has been identified to facilitate the delivery of 22,500 new homes by 2051. This is equivalent to approximately 1,100 homes per year.

4.5.2 Victoria's Housing Statement (Department of Premier and Cabinet, 2023)

In September 2023, the Victorian State Government announced its Housing Statement for the decade ahead between 2024-2034 which set a target to build 800,000 homes in Victoria over the next decade through a suite of initiatives including:

- Amendments to the planning scheme in favour of residential development and affordable housing provision.
- Expansion of the Development Facilitation Program to assist with fast-tracking decision making through State Government.
- Introduction of new planning controls to deliver an additional 600,000 new homes around 10 key activity centres across Melbourne.
- Integration of housing delivery together with improvements to the public transport network.
- Incentivising the delivery of additional social and affordable homes across metropolitan and regional Victoria.
- Preparation of a new plan for Victoria which will act as a long-term housing plan, with updates to Plan Melbourne – the Victorian Government's current metropolitan strategy spanning 2017 – 2050 – and expansion of the plan to cover the whole state.

4.5.3 Affordable Housing Policy (Hobson Bay City Council, 2023)

The Affordable Housing Policy identified the need for more affordable housing in Hobsons Bay. Research estimates a current shortfall of more than 1,400 affordable housing dwellings in Hobsons Bay, with highest need among very low income and single adult households.

The Policy contains the following statement of intent:

Hobsons Bay City Council acknowledges that safe, secure and affordable housing is a fundamental human right, and a key determinant of individual and community health and wellbeing. Council will continue to support and encourage increased supply of Affordable Housing in Hobsons Bay (particularly via the Hobsons Bay Affordable Housing Trust) to meet the current and future needs of our community.

Council's Affordable Housing Policy is building on six action areas:

1. Advocacy and Leadership – Council will advocate for ongoing policy and funding support from the Victorian and Commonwealth Governments to deliver new Affordable Housing dwellings and maintain existing stock in Hobsons Bay.
2. Land use planning – Council will seek affordable housing contributions through the planning system, including through timely negotiations with landowners and developers, and by building skills and capability within Council.
3. Hobsons Bay Affordable Housing Trust – Council will work in partnership with the Trustee to support the further establishment and growth of the Hobsons Bay Affordable Housing Trust.

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4. Use of government-owned assets – It will also work with other levels of government to identify suitable surplus land or existing Affordable Housing sites for transfer to the Hobsons Bay Affordable Housing Trust to establish a long-term pipeline to support future projects.
5. Community awareness and understanding – Currently there is a varying level of understanding and acceptance of Affordable Housing in Hobsons Bay. Council will build community awareness and improve understanding for how Affordable Housing contributes to more diverse, healthy, and safe communities.
6. Supporting at risk residents – Council will support at risk residents by building internal capability and processes and facilitate connection between service providers, housing agencies and other key stakeholders.

4.6 Other Planning Considerations

4.6.1 Area of Cultural Heritage Sensitivity

The Site is located within an area of cultural heritage sensitivity. A Cultural Heritage Management Plan (CHMP) is currently being prepared to accompany this application. Once approved, the CHMP will be submitted to accompany the permit application.



Figure 15 - Area of Cultural Heritage Sensitivity

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5 Planning Assessment

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5.1 Overview

A planning permit is required under the following provisions of the Planning Scheme:

- To construct a building or construct or carry out works **(Design and Development Overlay).**
- To remove, destroy or lop a canopy tree under Clause 52.37-2 **(Canopy Trees).**

When assessing the proposal against the *Hobsons Bay Planning Scheme*, the following matters must be considered:

- *Is the proposal consistent with the Planning Policy Framework and Municipal Planning Strategy?*
- *Is the proposal compliant with the relevant Standards and Objectives of Clause 55 – Two or more dwellings on a lot and residential buildings of three storeys or less?*
- *Is the proposal consistent with the Design and Development Overlay, Schedule 4 (DDO4)?*
- *Is the proposal consistent with the requirements of Clause 52.37 – Canopy Trees?*
- *Are the proposed access, car parking, waste and traffic arrangements appropriate?*
- *Is the proposal representative of environmentally sustainable development?*

Each of these matters are discussed further below.

5.2 Is the proposal consistent with the Planning Policy Framework and Municipal Planning Strategy?

The proposal is consistent with the PPF and MPS as follows:

- The application has had consideration to the impacts of climate change through considering the current estimated flood level for this property. The current flood level for this property is 1.60 metres to Australian Height Datum, confirming that the FFL height must be 3 metres above ground natural ground level aligning with the objectives at Clause 02.03-1.
- The built form has been setback from the side boundaries, and a landscape edge has been provided adjacent to the common boundaries. The proposed landscaping is anticipated to improve the aesthetic quality of the Site when compared to the existing condition. Canopy trees are provided to ensure shading and screening of buildings and private open space aligning with the objectives set out in Clause 15.01-1L-01.
- The buildings have been designed to incorporate material and built form elements that reflect the coastal character of Altona, including the use of light brick, weatherboard and incorporating canopy cover and shading (Clause 15.01-2L-01).
- The application aligns with the objectives of Clause 15.01-2L-02 through ensuring the development complies with the relevant standards of Clause 55.
- A Sustainable Design Assessment has been prepared by Breathe Architecture to ensure that the development complies with the relevant strategies outlined at Clause 15.01-2L-04.
- The building height is consistent with the low to medium density of the Altona region. The building massing, street setbacks and material palette respond directly to surrounding building in order to subtly integrate the townhouses into the existing coastal fabric. It is noted that although vehicle access is provided via the front of the Site, it is screened with carefully selected vegetation to ensure that car parking is not visually dominant from the street. Further, a minimum setback of 16.34 metres to Sargood Street will provide opportunity for landscaping within the front of the townhouses. In this regard, the proposal appropriately aligns with the neighbourhood character objectives outlined at Clause 15.01-5L.
- The proposal aims to facilitate the establishment of high quality accommodation in a suitable location (Clause 16.01-4S).

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5.3 Is the proposal compliant with the relevant Standards and Objectives of Clause 55 - Two or more dwellings on a lot and residential buildings of three storeys or less?

This section of the report should be read in conjunction with the Clause 55 assessments prepared by Tract which accompanies this report.

To demonstrate that proposal meets the Community Care Accommodation buildings and works exemption at Clause 52.22-3, the standards B2-1, B2-3, B2-4, B4-1, B4-2, B4-3, B4-4 and B5-2 must be met.

We provide the following commentary with respect to the relevant standards. :

- The proposal has a minimum setback of 16.34 metres to Sargood Street, complying with the relevant setback standard of 6 metres and aligning with the adjacent houses street setback of approximately 9 metres.
- The proposal has been appropriately setback from the side and rear boundaries. The proposal is wholly compliant with the numerical requirements of Standard B2-3.
- The shadow diagrams prepared by Breathe Architecture demonstrate that the application will comply with Standard B4-4. The new development will not overshadow either private open space by more than 50% or 25 sqm for more than 5 hours.
- The proposal complies with standard B4-3 by proposing fixed obscure glazing in habitable rooms below 1.7 metres that have a direct view into the private open space of 8 McBain Street. As well, as proposing a privacy screen to 1.7m above FFL to the deck that has a view into the private open space of 175 Esplanade Road. Compliance ensures habitable rooms windows and decks are located and designed to avoid direct views into the existing secluded private open space of surrounding properties.
- The proposal achieves a Garden Area of 35.3% and is therefore compliant with the garden area requirement.

The proposal complies with all the relevant standards of Clause 55.

Standard	Is the standard met?	Do third party review rights apply?
Neighbourhood Character		
Standard B2-1 Street setback (Clause 55.02-1)	✓	N
Standard B2-3 Side and rear setbacks (Clause 55.02-3)	✓	N
Standard B2-4 Walls on boundaries (Clause 55.02-4)	✓	N
External Amenity		
Standard B4-1 Daylight to existing windows (Clause 55.04-1)	✓	N
Standard B4-2 Existing north-facing windows (Clause 55.04-2)	✓	N
Standard B4-3 Overshadowing secluded open space (Clause 55.04-3)	✓	N
Standard B4-4 Overlooking (Clause 55.04-4)	✓	N
Sustainability		
Standard B5-2 Overshadowing domestic solar energy systems (Clause 55.05-2)	✓	N

5.4 Is the proposal consistent with the Design and Development Overlay, Schedule 4 (DDO4)?

The proposal aligns with the design objectives of the DDO4 as follows:

- The development has been designed by Breathe Architecture to deliver a high-quality architectural outcome and achieve an urban design response that contributes positively to the character and amenity of the surrounding area.
- The proposal is intended to respect the neighbourhood character of the neighbourhood and contribute positively to its surrounding context through its architectural form and interface to Sargood Street.

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- The building itself has been designed to incorporate durable material and built form elements that reflect the coastal character of Altona, including the use of light brick, weatherboard and incorporating canopy cover and shading.
- The proposed townhouses are two storeys with a maximum building height of 10.86m to AHD, this equate to 7.86 metres above FFL or 9.345m to NGL. This reflects the scale of the area being predominantly lower scale single detached dwellings (one or two storeys).
- A minimum setback of 16.34 metres to Sargood Street provides opportunity for landscaping within the front of the townhouses.
- The majority of the proposed front fence will be 1.8m in height, with a portion of the fence being 2.4m. This will exceed the maximum front fence height of 1.2m.
    - With respect to the proposed fencing treatments, the southern portion of the fence will be to a height of 2.4m height and treated in masonry brick to conceal bins and servicing areas and provide visual privacy to the primary dwelling entrances and walkways. The fence will be articulated with soldier course detailing to the header and base to provide further visual interest. The remainder of the fence will be 1.8m and comprise of timber pickets, breaking up the brick façade and creating a sense of visual connection while aligning with the prevailing fencing typologies found in the surrounding area.
    - The fence will be further buffered through a 500m landscape setback in front of the wall and landscaping behind the wall to provide green aspect to the public realm and integrate within the streetscape.
- The proposal will not impact on the foreshore reserve or any significant public open spaces, protecting the surrounding area from inappropriate development.

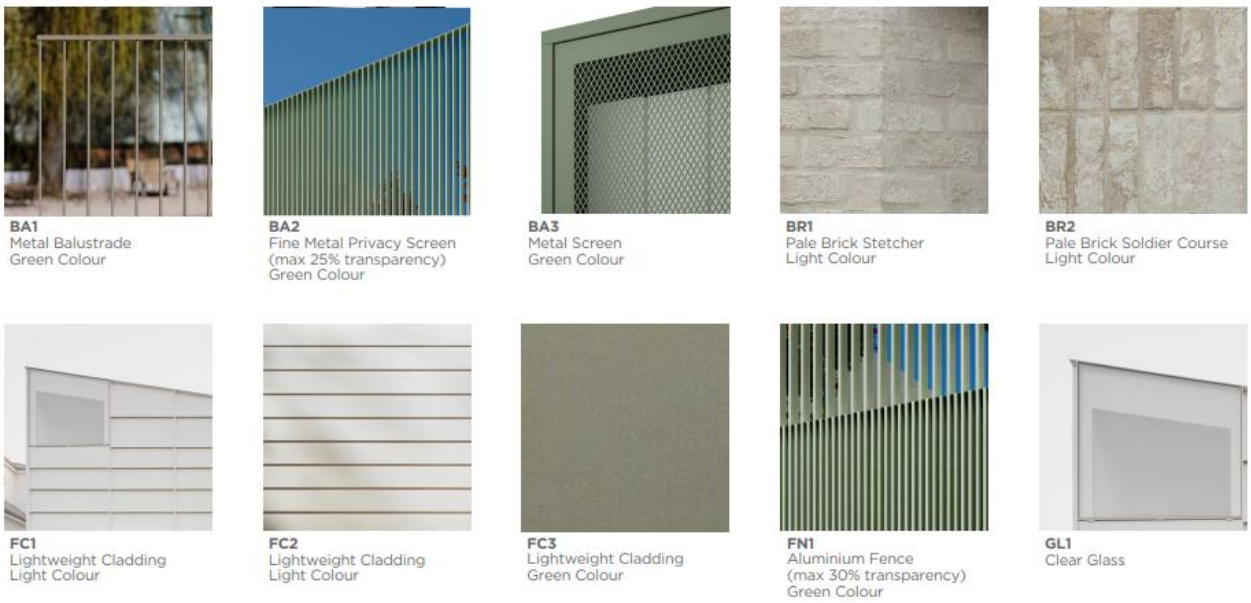

Figure 16 – Material Schedule

On the basis of the above, it is submitted that the application provides an appropriate balance between the specific needs of the future resident cohort and the design guidance of the DDO4.

Decision Guidelines	Response
The Municipal Planning Strategy and the Planning Policy Framework.	A response to the MPS and PPF is provided above.
The design objectives of the relevant schedule to this overlay.	A response to the design objectives is provided above.
The provisions of any relevant policies and urban design guidelines.	Not relevant – there are no relevant policies or urban design guidelines.

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Whether the bulk, location and appearance of any proposed buildings and works will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.	The development is located adjacent to a series of two storeys buildings along the Esplanade to the south as well as to larger-footprint commercial buildings to the north. The proposed scale is therefore consistent with the surrounding built form character.
Whether the design, form, layout, proportion and scale of any proposed buildings and works is compatible with the period, style, form, proportion, and scale of any identified heritage places surrounding the site.	Not relevant – no heritage buildings are located in proximity to the Site.
Whether any proposed landscaping or removal of vegetation will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.	The application proposes to remove low quality vegetation. This will be replaced by landscaping that reflects the coastal nature of the surrounding context and focuses on planting vegetation that is native to the surrounding area.
The layout and appearance of areas set aside for car parking, access and egress, loading and unloading and the location of any proposed off street car parking	Car parking will be located on the eastern interface of the Site, adjacent to Sargood Street.
Whether subdivision will result in development which is not in keeping with the character and appearance of adjacent buildings, the streetscape or the area.	Not relevant – no subdivision is proposed as part of this application.
Any other matters specified in a schedule to this overlay.	A response to the matter specified in the schedule is provided below.

Decision guideline	**Response**
Whether any increase in size and scale above that of surrounding buildings is to an increment that can be absorbed by the character of the neighbourhood.	The development is located adjacent to a series of two storeys buildings along the Esplanade as well as to larger-footprint commercial buildings to the north. The proposed scale is therefore consistent with the surrounding built form character.
Whether the development is positioned on the site to characteristics that predominate in the neighbourhood.	The building is positioned so that it is setback 16.34 metres from the Site. This setback responds to the existing neighbourhood character by aligning with the adjacent houses street setback of approximately 9 metres and makes efficient use of the site by locating car parking to the front of the building.
How the development replicates or interprets the broad forms (such as span, shape, arrangement of ridges, use of gables or hips), pitch and eaves details of roofs that predominate in the neighbourhood.	The proposal adopts simple gable forms to reference local contemporary design. Roof forms are designed to capture solar energy and provide simple drainage solutions.
Whether the development integrates into the design treatment of the walls and elevations – particularly the height of the eaves – the typical floor to ceiling heights found in the neighbourhood.	The proposed floor to ceiling heights is consistent with industry standard dimensions.

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Whether the development uses materials that harmonise with materials commonly found in the neighbourhood.	The proposal will adopt hardy and robust materials that will harmonise with those found in the surrounding neighbourhood.
How the development relates the front garden and fence treatments to its surroundings.	The proposal incorporates timber battens and hit & miss brickwork coupled with areas of solid brick to achieve the desired sense of security while maintaining an active street presence.
Whether the development builds in the dominant waterfront style with a contemporary interpretation.	The proposed architectural treatment will sit comfortably within the coastal environments.
Whether the application incorporates existing building forms that contribute to a seaside character.	The building massing, street setbacks and material palette respond directly to the surrounding building in order to subtly integrate the townhouses into the coastal area.
Whether the development incorporates building elements and details that contribute to lightness of structure including balconies, verandahs, ballustrades and gable ends.	The proposal incorporates deep window reveals and eaves to the street frontage as well as overhanding eaves to provide weather protection to decked verandahs and porches.
Whether any increase in height from an adjoining property provides a transition from the lower.	The development has no immediately proximate single storey buildings so will sit comfortably in the surrounding scale.
Whether the height of any new development preserves and enhances pedestrian amenity by maintaining a human scale, allowing sunlight penetration to public spaces, and avoiding impacts due to visual bulk and wind tunneling.	The proposed development will result in no unreasonable amenity impacts to the pedestrian realm and presents a distinctly human scale.
Whether views of garages and carports from the front are minimised.	No garages or carports are proposed.
Whether the use of semi basement car parks which are visible from any of the foreshore roads or foreshore areas are avoided.	No semi-basement parking is proposed.
That the height of new development is not to result in amenity impacts upon adjoining residential properties due to overshadowing, overlooking and visual bulk.	The development is consistent with Clause 55 requirements related to amenity impacts.
Whether the overshadowing of public spaces is minimised.	The development will not overshadow any public space.

5.5 Is the proposal consistent with the requirements of Clause 52.37 – Canopy Trees?

As set out in the table below, the proposal also responds to the relevant decision guidelines for tree removal applications under the provisions of Clause 52.37.

Two (2) trees (Tree 2 and 5) require removal subject to Clause 52.37. The proposed landscape plan includes 24 new canopy trees and provides a tree canopy cover of 21% of the Site.

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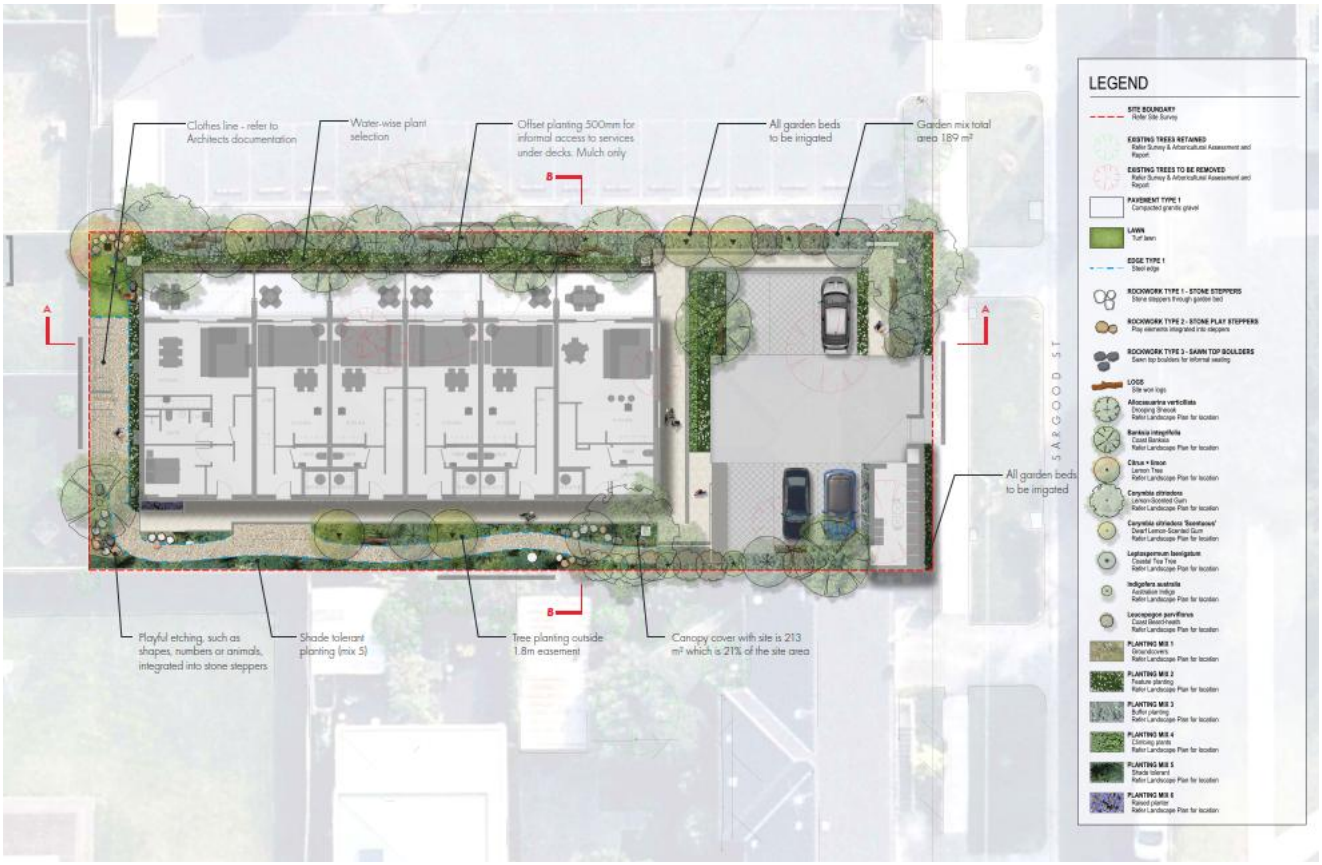

Figure 17 – Landscape Plan

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Decision Guidelines	Response
General	
The purpose of the clause 52.37.	The proposal is consistent with the purpose of this clause given it has been sited to ensure that the proposed trees are climate responsive and will provide a cooler and greener environment for residents. The Site will be provided with a high level of canopy tree cover.
The extent to which the existing and new canopy trees contribute to a greener environment and reduce urban heat.	The Site will achieve a high level of canopy cover, reducing the urban heat island effect.
The existing, proposed or likely future development of the site and adjacent land.	The proposed tree planting has been designed and located to ensure that it is unlikely to impact the future development of adjoining land.
The species, type and growth characteristics of existing and new canopy trees.	The species and their relevant characteristics of existing canopy trees are detailed in the submitted Arboricultural Impact Assessment. The details of the new canopy trees are provided in the Landscape Plan prepared by Tract Consultants.

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Whether existing or new canopy tree will adversely impact or be impacted by pedestrian and vehicle access to the site, easements, overhead power cables, buried infrastructure such as sewer pipes, building foundations and other structures.	The new trees have been appropriately located to ensure they will not be impacted by pedestrian or vehicle access points.
Any physical constraints, such as topography, soil and drainage conditions which may prevent the planting or growth of the required number of trees.	The new trees have been appropriately located to respect the Sites constraints and the building envelope.
The impact of existing or new canopy trees on solar access to windows on the site and any existing solar energy system.	The building has been designed to ensure that windows are provided with solar access. New canopy trees are unlikely to impact these windows.
If the site is in a designated bushfire prone area as determined under section 192A of the Building Act 1993, the need to create a defendable space to reduce the risk of bushfire to life and property.	The Site is not located in a bushfire prone area.
Removal of Canopy Trees	
The health and stability of the canopy tree proposed to be removed.	The trees are both in fair health and are categorised as fair with respect to structure. The trees on the site are of low to medium retention value.
Whether the canopy tree is causing, or at risk of causing, damage to an existing building, works or infrastructure.	Tree 2 is located adjacent to the currently development and is anticipated to grow too large for the Site.
The number, size and location of the canopy trees to be retained on the site.	No canopy trees are proposed to be retained on the site.
If the removal of the canopy tree is associated with the development of the site, whether the proposed development has been sited or designed to minimise the impact on canopy trees.	All trees proposed for removal are of low retention value and therefore, their removal is considered appropriate to facilitate the development.
The cumulative impact of reducing existing canopy trees, if canopy trees on the site have been removed, destroyed or lopped within the past 12 months.	Not relevant – no canopy trees on the Site have been removed, destroyed or lopped within the past 12 months.

5.6 Are the proposed access, car parking, waste and traffic arrangements appropriate?

This section of the report should be read in conjunction with the Traffic Impact Assessment and Waste Management Plan prepared by One Mile Grid.

Car Parking

As noted above, the use of the land as a Community Car Accommodation does not generate a statutory car parking requirement, and as such, pursuant to Clause 52.06-6, the appropriateness of car parking provision is a matter that is to be considered 'to the satisfaction of the responsible authority'.

We would respectfully submit that the proposed six car parking spaces, including four parking spaces and two accessible car parking spaces is entirely appropriate for the following reasons outlined in the Traffic Engineering Assessment prepared by One Mile Grid:

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- In the majority cases there will only be a single adult within each residence, with a resultant requirement for a maximum of 1 parking space per residence.
- The proposal is expected to accommodate the car parking demands and will not have an impact on the existing on-street and public parking provisions in proximity to the Site.,
- One step-free access parking apace in accordance with the Liveable Housing Design Standards (2022) will be provided).

Based on the above, the proposed provision of six car parking spaces is expected to fully accommodate the car parking demands generated by the proposed development and is considered entirely appropriate.

Access

Access to the site is provided via a crossover located centrally along the Sargood Street boundary to the east of the Site. The proposed development meets the requirements for accessways, car parking spaces and gradient with a minimum width of 2.6 metres, length of 4.9 metres and are accessed from 6.4 wide access aisle.

Waste

It is proposed to utilise Hobson Bay Council's municipal waste collection services to manage the collection and disposal of waste streams associated with the development. The communal bins will be stored within a dedicated bin storage room located along the eastern frontage of the Site adjacent to the car park. To allow for collection bins will be moved to the Sargood Street frontage and positioned kerbside for collection

Traffic

Surveys undertaken of residential dwellings have shown that daily traffic generation depends on the size, location and type of dwelling. The proximity to local facilities and public transport are also taken into consideration. It is noted that the development may generate up to 35 vehicle trips per day. This level of traffic is considered very low in traffic engineering terms and is expected to have little impact on the operation of the surrounding traffic road network.

Summary

It is noted that the car parking layout and accesses have been designed to generally accord with requirements of the Hobsons Planning Scheme and are considered appropriate. The proposed provision of car parking meets the statutory requirements. The anticipated traffic volumes generated are not expected to have an impact on the operation of Sargood Street. As such it is concluded that:

- The proposed provision of car parking is considered acceptable for the use; and
- The anticipated traffic generated by the development are expected to have a negligible impact on the operation of surrounding road network, when compared to the existing conditions; and
- The proposed development has no requirement for bicycle parking; and
- There are no traffic engineering reasons which would preclude a permit from being issued for this proposal.

5.7 Is the proposal representative of environmentally sustainable development?

This section of the report should be read in conjunction with the Sustainable Management Plan prepared by Breathe Architecture.

The proposal provides a total of 12,000L of rainwater tanks and a permeable paving car park. The water captured will be connected to the garden and WCs.

The development achieves a BESS rating of 67% Best Practice and a Blue Factor Score of 100%.

The proposal includes space allocation for solar panels for on-site generation, aiming for 120% of expected power demand.

All dwellings with access to northern solar gain and achieve an average of min 7.9 NatHERS stars heating and cooling envelope design.

All glazing shall be double glazed.

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6 Conclusion

Overall, it is submitted that the proposal presents an excellent design outcome that achieves relevant policies and design standards of the *Hobson Bay Planning Scheme*.

This proposal will provide 6 (six) quality community care accommodation townhouses that comply with all the relevant standards of Clause 55 and will have no unreasonable amenity impacts on the neighbouring properties. The proposal achieves environmentally sustainable design and appropriate parking, loading waste and traffic arrangements.

It is submitted that the works will make a positive contribution to the local area and should be supported. On this basis, it is respectfully requested that DTP resolves to issue a planning permit for the proposed works.

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Appendices

Appendix A Clause 55 Assessment

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Appendix A Clause 55 Assessment

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