



Design Response Report

Proposed Multi Unit Development
34 Rosala Avenue Altona North

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Narelle Cassar
6/6 Leake Street Essendon Victoria 3040
info@townplannersmelbourne.com.au

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Design Response: The Proposal

A Brief Introduction

This application seeks to demolish the existing dwelling at 34 Rosala Avenue Altona North, to construct three dwellings. Each dwelling to include the following spaces:

	Living	Bedrooms	Bathrooms	Additional Rooms	Private Open Space (m ²)	Parking
Dwelling 1	Kitchen, Meals & Family	3	2	Retreat	41.77	Double Garage
Dwelling 2	Kitchen, Meals & Family	2	2		40.01	Single Garage
Dwelling 3	Kitchen, Meals & Family	2	1		62.26	Single Garage

Planning Policies

State and Local Planning Policy Frameworks

1.0 State Planning Policy Framework

The relevant State planning policy provisions to be taken into consideration in the assessment of the proposal include:

11 Settlement

This policy recognises that residential development in existing residential areas should encourage a higher density whilst being respectful of neighborhood character. Consequently neighborhood character is a key consideration in the assessment of planning applications in existing residential areas and should be given equal priority with urban consolidation objectives.

15 Built Environment and Heritage

This policy highlights the importance of new land use and developments appropriately responds to its landscapes, valued built form and cultural context. Also plans to protect places and sites within significant heritage areas, architectural, aesthetic, scientific and cultural value.

16 Housing

The policy encourages the development of well designed medium density housing to improve housing choice, make better use of existing infrastructure and improve energy efficiency. Medium density housing must respect neighborhood character of the area in which it is located.

19 Infrastructure

The policy aims to provide planning for development of social and physical infrastructure enabling it to be provided in a way that is efficient, equitable, accessible and timely.

2.0 Local Planning Policies

The City of Hobson's Bay Municipal Strategic Statement

The relevant provisions of the MSS include:

21.02 Hobson's Bay Key Issues and Strategic Vision

21.02-1 Snapshot of Hobson's Bay

Sometimes described as a hidden gem of Melbourne's west, home to diverse and vibrant communities; each having their own unique character ranging from the historic seaport of Williamstown to newer residential areas of Altona Meadows and Seabrook.

Population is expected to increase to 89800 in 2015 and reach 91500 by 2020. Most of this growth is expected to be in South Kingsville Neighbourhoods due to suburb regeneration and the transition of strategic redevelopment areas to residential use.

Hobson's Bay anticipates economic development due to its proximity to the city and accessibility to ports and airports.

21.02-2 Key Influences

The key influences are, as follows:

- Accommodating residential growth for future generations to facilitate urban consolidation;
- Increasing residential development pressure on heritage areas and coastal areas;
- Protection of environmentally significant areas for future generations;
- Operation of the municipality's national and state significant industries; Expansion of the port of Melbourne
- Increasing freight and traffic movement associated with the expansion of the port of Melbourne and residential growth to the west of Melbourne;
- Protecting the local economy to ensure long term economic development and employment opportunities;
- The impacts of climate change, particularly the threat of sea level rise;
- Supporting healthy and sustainable activity centres;
- Managing the impacts associated with increasing tourism.

21.02-3 Key Issues

Hobson's Bay is focused around the following themes:

- Settlement and housing
- Environment
- Economic development
- Infrastructure

21.02-4 Strategic Vision

Hobson's Bay plans *'working together to achieve a vibrant, diverse and sustainable community that simultaneously pursues economic success, environmental quality and social equity to provide opportunities for all'*.

Hobson's Bay has committed to achieving positive environmental, cultural, social, economic and urban planning outcomes that promote and equitable and inclusive community, that:

- Allows for increased housing growth and provides for diverse housing needs in a way that complements the valued urban characteristics of its neighbourhoods;
- Encourage sustainable development and design excellence;
- Encourages built form that achieves harmony between the old and new fabric;
- Values and protects its natural, historic and cultural landforms and buildings as local, regional and state tourist attractions;
- Values its retail strip shopping centres and maintains their village character and atmosphere;
- Recognises the contribution of its national and state significant and major industrial enterprises and protects and supports their continued operations;
- Balances and manages the expansion of industries with residential growth to protect amenity;
- Provides employment opportunities through a diversity of industrial uses;
- Encourages 'green' industry which respects the community and the environment;
- Manages and appropriately addresses the interface between industry and other sensitive areas;
- Provides for an integrated network of convenient, functional, accessible and sustainable modes of transport;
- Protect and enhances the coast, waterways, flora and fauna, parks and open spaces with their distinct natural features;
- Encourages residents and visitors to value the environment and use it to enhance their health and wellbeing;

- Supports a diverse range of tourism, leisure and cultural attraction and experiences to enhance the quality of life of residents and visitors without detracting from the municipality's village character and atmosphere.

21.07 Housing

Hobson's Bay recognises the role residential areas play in providing a distinctive neighbourhood focus and coherent sense of community and association. Their separation by natural conservation reinforces this.

Hobson's Bay anticipates its residential areas to comprise housing choice to meet the needs of diverse households; contributing to housing affordability and sustainability and energy efficiency through urban consolidation, building design and public transport use.

Objectives:

- To encourage and facilitate the provision of a range of dwelling types to suit the varying needs of the community in a high quality living environment.

22.08 – Hobsons Bay North Neighbourhood Character Policy

The Hobsons Bay North Neighbourhood Character Policy comprises 13 precincts characterised by consistent dwelling forms and established gardens. Single storey brick and tiled dwelling from the 1950s and 60s are the dominant feature of Altona North and South Kingsville. Much of Altona North have a formal street layout with transecting diagonal roads while many street of Newport consist of an architectural mix of housing; the local community value the Pre-War and Inter-War stock. Spotswood contains pockets of older housing with a sense of history being strengthened by established avenues of street trees. The policy intends to ensure development is responsive to the key characteristics that make up the preferred future character of each precinct. This policy implements the findings of the Hobsons Bay Neighbourhood Character Study December 2002.

Objectives:

- To ensure that development responds to the preferred neighbourhood character of the precinct in which it is located;
- To retain and enhance the identified elements that contribute to the character of the precincts in Hobsons Bay North.

No 34 Rosala Avenue Altona North lies within Precinct 2. The City of Hobsons Bay characterises this precinct as one being predominantly single storey, brick developed in the 1960s. There is, however some double storey and weatherboard dwellings scattered throughout this area. Despite this mix, the unifying element within this precinct is the

established gardens and consistent street tree plantings. As a result, the streetscapes have a sense of 'green enclosure', strengthened by the presence of generous nature strips.

Objectives:

- To maintain and strengthen the garden settings of the dwellings;
- To maintain the consistency, where present, of front boundary setbacks
- To reflect the rhythm of the existing spacing between dwellings
- To minimise the loss of front garden space and the dominance of car parking structures;
- To ensure that buildings and extensions do not dominate the streetscape;
- To maintain the sense of openness in backyards and the tree canopy backdrop to the streetscapes;
- To reflect the building materials in locations where there is a particular consistency
- To maintain the openness of the streetscape and views to front gardens.

The proposal is consistent with the MSS as it:

- This proposal introduces vegetation compatible with the existing landscape character of the area
- The front setback proposed is locally responsive maintaining the existing pattern of dwellings along Rosala Avenue
- The siting of this proposal thoughtfully responds to the existing pattern of spacing between dwellings along Rosala Avenue; being setback from both side boundaries towards the front enhances this aspect.
- Proposed garages behind the front building line to minimise car parking visibility from the streetscape.
- Proposed rear setback and planting maintains a sense of openness present within this precinct
- The scale, siting and proposed building materials are locally responsive respecting the existing streetscape of Rosala Avenue.
- This application retains the existing street tree and does not introduce any front fencing maintaining a sense of openness along Rosala Avenue streetscape and promotes views into the front gardens

Zoning and Overlays

Zoning, Minimum Garden Area and Overlays

30.0 Zoning

32.08 General Residential Zone

Hobsons Bay's Planning Scheme has five main purposes with respect to General Residential Zone.

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies*
- *To encourage development that respects the neighborhood character of the area*
- *To implement neighbourhood character policy and adopted neighbourhood character guidelines*
- *To provide a diversity of housing types and moderate housing growth in locations offering good access to services and transport*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

The proposed development has considered and responded to the purpose of the zone. The subject land is located in close proximity to a variety of facilities and services.

In summary the policy context encourages greater choice in the type of housing to meet the varied accommodation needs of the community and supports the need for additional housing to meet moderate growth in population. Medium residential densities are to be encouraged in locations with easy access to public transport, shopping and community facilities. New developments are encouraged to respect character and residential amenity, including natural assets and consideration of views.

The site is located in close proximity to local shopping, community facilities, education facilities, and public open space reserves. The character of the neighbourhood and surrounds have been fully considered in the design response for this development and is considered to be consistent and in keeping.

Schedule 1 to the General Residential Zone

Standard	Ref	Description	
Minimum Street Setback	A3, B6	None specified	√
Site Coverage	A5, B8	None specified	√
Permeability	A6, 89	None specified	√
Landscaping	B13	None specified	√
Side and Rear Setbacks	A10, B17	None specified	√
Walls on Boundaries	A11, B18	None specified	√
Private Open Space	A17 non specified, B28	None specified	√
Front Fence Height	A20 non specified, B32	None specified	√

32.09-4 Minimum Garden Area

An application to construct or extend a dwelling or residential building on a lot must provide a minimum garden area as set out below:

Allotment size (in square metres)	Minimum % of allotment set aside as garden area	Applicable
400-500	25	
500-650	30	
650 and over	35	Yes

This does not apply to:

- If specified within the zoning schedule
- If the lots is:
- Designated as MDH site in an approved precinct structure plan or equivalent
- Designated as MDH site in an incorporated plan or approved development plan
- proposed alterations or extension to a building that did not comply on the approval date of amendment VC110

The proposal is consistent with this requirement as:

The site occupies an area of 672.82m² and the proposed dwelling presents an overall site coverage of 43%, resulting in having sufficient remaining land to provide for 35% garden area.

This application includes **35% garden area**.

4.0 Overlays

None

Particular Provisions

Car Parking & ResCode Assessment

50 Particular Provisions

52.06 Car Parking

- *To ensure that car parking is provided in accordance with the State Planning Policy Framework and Local 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 vehicle;*
- *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 proposal is consistent with this particular provision as:

- This proposal relocated the existing crossover along Rosala Avenue which connects to a common driveway providing access to all three dwellings that is safe and convenient to use.
- Car parking to be attached to their associative dwelling, allowing for safe and efficient movement within the site.
- This proposal includes two secure car spaces for dwelling 1;
- One secure car space each for dwellings 2 and 3, limiting the need for on street car parking along Rosala Avenue.
- Local public transport infrastructure provide transport alternative.
- Car parking capacity is responsive to the likely demand generated

55 Two or more dwellings on a lot and Residential Buildings

Standard	Standard
√ B1 'Neighbourhood Character Objective'	√ B18 ' Walls on Boundaries Objective'
√ B2 'Residential Policy Objective'	√ B19 ' Daylight to existing Windows Objective'
√ B3 'Dwelling Diversity Objective'	√ B20 'North Facing Windows'
√ B4 ' Infrastructure Objective'	√ B21 'Overshadowing Objective'
√ B5 'Integration with Street Objective'	√ B22 'Overlooking Objective'
√ B6 ' Street Setback Objective'	√ B23 'Internal Views'
√ B7 ' Building Height objective'	√ B24 'Noise Impacts Objective'
√ B8 'Site Coverage Objective'	√ B25 'Accessibility Objective'
√ B9 'Permeability Objective'	√ B26 'Dwelling Entry'
√ B10 ' Energy Efficiency Protection Objective'	√ B27 'Daylight to new Windows'
√ B11 'Open Space Objective'	√ B28 ' Private Open Space'
√ B12 'Safety Objective'	√ B29 'Solar Access to Open Space'
√ B13 ' Significant Trees Objective'	√ B30 'Storage Objective'
√ B14 'Access Objective'	√ B31 'Design Detail'
√ B15 'Parking Location Objective'	√ B32 'Front Fence'
√ B17 ' Side and Rear Setbacks Objective'	√ B33 'Common Property Objective'
√	√ B34 'Site Services Objective'

55.02 Neighbourhood Character and Infrastructure

B1 'Neighbourhood Character Objective'

The area surrounding the site is primarily residential, majority being single and double storey brick and rendered with hipped roofing styles. It should be noted, some multi-dwelling sites are within close proximity to the site. This proposal is responsive to Area 2 of Hobsons Bay's MSS and is in accordance with most of the standards discussed later

B2 'Residential Policy Objective'

The proposed dwellings are a sensitive response to the environmental, economic and social aspects of Hobsons Bay City Council local planning policy framework. The proposal is situated close to commercial and transport nodes of the area, maximising efficient use of existing infrastructure. It is compact, energy efficient and close to public transport minimising environmental impacts. The design responds positively to the existing residential character of the area promoting affordable housing and encourages off street car parking.

B3 'Dwelling Diversity Objective'

The proposal presents three dwellings (well under ten). Facilities are at ground level serving the needs of the aged and disabled. Dwelling 3 has bedrooms and a bathroom at ground level.

B4 'Infrastructure Objective'

The proposed development is provided with appropriate services and infrastructure meeting the needs of the future residents and does not overload the capacity of the existing infrastructure.

B5 'Integration with Street Objective'

Dwelling 1 is orientated to front Rosala Avenue and the remaining dwellings are situated to the rear. This application relocates the existing crossover and does not introduce any new crossovers protecting street trees along Rosala Avenue. No front fencing proposed encourages greater observation of adjoining streets.

There is an existing constructed concrete footpath to the street frontage providing adequate vehicle and pedestrian links promoting local accessibility.

55.03 Site Layout and Building Massing

B6 'Street Setback Objective'

The site is stands between two sites, 32 Rosala Avenue and 36 Rosala Avenue having front setbacks of 6.55m and 6.02m, respectively. This proposal introduces a front setback of 6.30m, being consistent with neighbouring properties and is locally responsive.

B7 'Building Height objective'

The height to the uppermost point of the proposal is 7.6m, well under the maximum height specified, reducing the appearance of visual bulk, impacts of overshadowing on adjoining properties and overall protects neighbourhood character. Dwelling 3 to the rear of the site is single storey further enhances this aspect.

B8 'Site Coverage Objective'

The site occupies an area of 672.82m² and this proposal presents an overall site coverage 43%, respectively promoting planting of trees and the provision of open space and permeable surfaces.

B9 'Permeability Objective'

Due to a site coverage of 43% there is sufficient remaining land to provide for more than 20% of the surface to be permeable promoting increased absorption of stormwater on the site. This application includes 33% site permeability.

B10 'Energy Efficiency Protection Objective'

This proposal has been designed to make the best use of natural light by providing open plan living and the introduction of north facing habitable room windows allowing access to passive solar radiation, hence minimising the need for artificial daylight during the day.

B11 'Open Space Objective'

This proposal presents open space that is useable, accessible, safe and addresses all of the proposed dwellings.

B12 'Safety Objective'

This proposal has been designed to ensure the dwelling entrances, access ways and private spaces are visible, safe and used appropriately. The entries are not obscured and not isolated from internal access ways and the street. Proposed planting of trees is not positioned to promote unsafe places along Rosala Avenue and within the development site.

B13 'Significant Trees Objective'

This application does not result in the removal of significant vegetation and seeks to introduce vegetation compatible with the existing landscape character of the neighbourhood.

B14 'Access Objective'

This relocates the existing crossover along Rosala Avenue which meets a common driveway providing access for all three dwellings; that is safe and convenient to use. Kerb and channel of existing crossover is to be reinstated.

The design and layout of the driveway ensure cars are able to enter and exit the site in a forwards direction.

B15 'Parking Location Objective'

This proposal includes one garage per dwelling, each attached to their associative dwelling providing direct access and is secure and convenient designed to allow for safe and efficient movement within the development.

55.04 Amenity Impacts

B17 ‘ Side and Rear Setbacks Objective’

Dwelling 3 is setback 3.7m and 0.2m from the eastern and northern boundaries, respectively; its garage partially occupies the south boundary. The garage for dwelling 2 is setback 1.0m from the northern boundary while dwelling 1 is setback 3.06m and 4.0m from the northern and southern boundaries, respectively.

The upper levels are further setback from boundaries with a separation between each; reducing adverse amenity impacts on neighbouring dwellings together with reducing impact of visual bulk on neighbourhood character.

B18 ‘ Walls on Boundaries Objective’

The garage of dwelling 3 occupying the eastern boundary has a length of 6.34m and a maximum average height of 3.2m. Bedroom 1 being setback 0.2m from the northern boundary has a length of 3.88m and a maximum average height of 3.2m.

B19 ‘ Daylight to existing Windows Objective’

According to the attached shadow diagrams this proposal will not reduce the amount of daylight entering habitable room windows within neighbouring properties.

B20 ‘North Facing Windows’

As above

B21 ‘Overshadowing Objective’

There is private open space within nine metres of the site and is situated to the rear of 32 Rosala Avenue, 36 Rosala Avenue and directly behind; according to attached shadow diagrams these areas will not be overshadowed by the proposal.

B22 ‘Overlooking Objective’

Existing habitable room windows and private open space are within 9m of the proposal; however potential for overlooking is reduced as the proposal sets the upper level further away from site boundaries for dwellings 1 and 2 while dwelling 3 is single storey. Additionally, introduces obscured glazing 1700mm above floor level for all full sized upper storey habitable room windows along the northern and southern elevations; providing reasonable protection of the visual privacy of neighbouring sites.

B23 'Internal Views'

This proposal presents three dwellings with windows positioned such that they do not promote direct observation into neighbouring private open spaces or windows of adjoining dwellings within the site.

B24 'Noise Impacts Objective'

The only major identifiable noise source within the surrounding area is traffic along Rosala Avenue; bedrooms and private open space areas are well setback.

55.05 On-Site Amenity and Facilities

B25 'Accessibility Objective'

This proposal presents three double storey dwellings having the potential to be easily made accessible to people with limited mobility. Dwelling 3 includes a bedroom and bathroom at ground level.

B26 'Dwelling Entry'

The proposed dwelling entries are visible and easily identifiable from Rosala Avenue with a sense of personal address. The proposed porch and open driveway enhances this aspect.

B27 'Daylight to new Windows'

Habitable room windows of the proposed dwellings face open space and are open to the sky promoting penetration of natural daylight into these windows for amenity while limiting the need for artificial light during the day.

B28 'Private Open Space'

This application reserves approx. 150m² of land for private open space, that are subject to sunlight, safe and functionable while contributing to the character of the neighbourhood.

	Private Open Space(m ²)
Dwelling 1	41.77
Dwelling 2	40.01
Dwelling 3	62.26

B29 'Solar Access to Open Space'

According to the attached shadow diagrams private open space areas will not be unreasonably overshadowed by the proposal. Private open space to the rears of dwellings 1 and 2 have northern aspect while private open space to the rear of dwelling 3 will be subject to some overshadowing. This will only take place during the late afternoon.

All private open space areas will receive more than five hours of solar access throughout the day, unobstructed by the proposal.

B30 'Storage Objective'

This proposal presents more than 6 cubic metres of storage space per dwelling within proposed sheds.

55.06 Detailed Design

B31 'Design Detail'

The area surrounding the proposed site is primarily residential. The majority of houses are single and double storey brick and rendered with hipped roofing styles. The proposed three dwellings include face brickwork, render finish, weatherboards and matrix board to external walls with colorbond roofing; in keeping with the local neighbourhood character.

B32 'Front Fence'

None

B33 'Common Property Objective'

The communal spaces within the proposed development are safe, practical attractive and easily maintained. This reduces future management difficulty.

B34 'Site Services Objective'

Proposal includes mail boxes at front and bins to be stored at rear and taken out on garbage collection days.

Conclusion

This proposal presents three dwellings at 34 Rosala Avenue Altona North, which strikes a balance addressing populations growth improving living standards and maintaining the original character of our neighbourhoods. It reflects a high standard of design, and has been reached through careful consideration of adjoining properties and the nature of the proposed site.



Narelle Cassar
BA App Sc (Surv) RMIT
BPD(Arch) Melb Uni