

**BASSET  
LOBAZA  
ARCHITECTS.**

# PLANNING SUBMISSION

## HOBSONS BAY PLANNING SCHEME

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**Proposed Alteration & Addition  
84 Railway Place, Williamstown.**

Design & Assessment by  
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## 1. INTRODUCTION

Planning approval is sought for alterations and additions to an existing dwelling located at 84 Railway Place, Williamstown.

The site is located within a General Residential Zone – Schedule 2 (**GRZ2**) and affected by the Heritage Overlay – Schedule 8 (**HO8**).

A planning permit is required for the proposed works pursuant to clause 43.01-1 of the Hobsons Bay Planning Scheme (**the scheme**) – i.e. buildings and works and demolition under the HO8.

This report provides an assessment of the proposal against the relevant policies and provisions of the scheme.

## 2. SITE INFORMATION

The site is 84 Railway Place, Williamstown, which is also referred to as Lot 1 on Title Plan 745231.

The site is located on the north-eastern side of Railway Place. It is regular in shape, having an approximate width of 16.5 metres, depth of approximately 41 metres and an approximate area 670 square metres.

It is currently developed with a single storey weatherboard dwelling with tiled roof (circa 1960s), carport and shed. Existing site coverage 179 square metres (27%). The house is set back approximately 6 metres from the street. It is serviced by a single crossover extending to a driveway along the north-western boundary.

The land is located within a residential area of Williamstown with identified heritage values (Government Survey Heritage Precinct). The site itself is not contributory to the heritage significance of the precinct. The surrounding properties are generally developed with single storey dwellings.

The existing conditions of the site and its surrounds are further described in accompanying drawings TP01, TP02 and TP05.

## 3. THE PROPOSAL

It is proposed to undertake alterations and addition to the existing dwelling. Key features of the proposal include:

- New front porch and additional hipped roof
- Replace front windows
- Internal reconfiguration

- New alfresco, carport and shed to rear
- New 1.2 metre high front fence with sliding gate to driveway
- Proposed private open space of 254 square metres, including 153 square metres secluded private open space.
- Total garden area of 293 square metres (44%)

#### **4. STATUTORY PROVISIONS AND POLICIES**

The policies and provisions of the scheme relevant to the consideration of the application are:

##### **Planning Policy Framework (PPF)**

- Clause 15.01: Built Environment
- Clause 15.03: Heritage

##### **Local Planning Policy Framework (LPPF), including Municipal Strategic Statement (MSS)**

- Clause 21.06-1 Built Environment
- Clause 21.06-2: Heritage
- Clause 22.01-1: General Heritage Policy
- Clause 22.01-2: Government Survey Heritage Precinct Policy
- Clause 22.10: Hobsons Bay East Neighbourhood Character Policy (site is in precinct 5)

##### **Zoning**

- Clause 32.09: Neighbourhood Residential Zone – Schedule 2

##### **Overlays**

- Clause 43.01: Heritage Overlay – Schedule 8

##### **Particular and General Provisions**

- Clause 54: One Dwelling on a Lot
- Clause 65: Decision Guidelines

##### **Reference/Background Documents**

- Hobsons Bay Heritage Study Amended 2017
- Hobsons Bay Neighbourhood Character Study December 2002

- Guidelines for Alterations and Additions to Dwellings in Heritage Areas in Hobsons Bay 2006

## 5. PERMIT TRIGGER

In this application, the permit triggers are:

- Demolition of structures under the HO8
- Buildings and works under the HO8

## 6. HERITAGE CONSIDERATIONS

The principal consideration is whether the proposed design responds appropriately to its heritage context.

### *Heritage context:*

The land is under schedule 8 of the Heritage Overlay, which relates to the Government Survey Heritage Precinct (**the precinct**) under the Hobsons Bay Heritage Study Amended 2017 (**the study**).

The study identifies the precinct to be of local historic and aesthetic significance to the City of Hobsons Bay as follows

*"Historically, the Government Survey precinct demonstrates the most important and prosperous phase in the development of Williamstown from the mid nineteenth to early twentieth centuries, which was directly associated with the development of the port and later influenced by the development of railways and associated industries. The early settlement of Williamstown and its importance as a port and defence facility also contributes to a broader understanding of the history of Victoria.*

*Socially, the Government Survey is important for its ability to assist in understanding and interpreting the life style of this isolated and close-knit community during the nineteenth century.*

*Aesthetically, while there are examples of unrelated postwar development within the precinct, as a whole, it retains remarkably intact and cohesive groups of nineteenth and early twentieth century buildings that are an integral part of the special character of early Williamstown..."*

The subject land does not appear to be identified as contributory to the significance of the precinct. Nonetheless, the proposed alterations and additions result in minimal change to the streetscape and respect the heritage setting.

### *Design response to heritage context:*

The proposed alterations and additions are consistent with the relevant heritage objectives, policies and guidelines of the Hobsons Bay Planning Scheme as addressed below:

The proposed alterations and additions are consistent with the following objectives of the Guidelines for Alterations and Additions to Dwellings in Heritage Areas in Hobsons Bay 2006:

- To ensure new development does not distort historic evidence of heritage places by copying or reproducing historic styles or detailing.
- To ensure that the new development does not visually dominate a heritage place or precinct.
- To ensure new development responds positively to special features such as views, vista, significant vegetation and landmarks.

The relation to the guidelines and policies under clauses 22.01-1 and 22.01-2, the following comments are made:

In relation to the design considerations, the following comments are made:

- The proposed alterations and additions are modest in scale and suitable for the 1960s dwelling which is not contributory to the heritage precinct.
- The garden setting is retained.
- The works will have minimal impact on the streetscape.
- The works do not seek to mimic or replicate heritage elements.
- The new carport and shed are well set back from the street.
- The proposal has limited impact on the streetscape and heritage setting.

## **7. NEIGHBOURHOOD CHARACTER AND IMPACT ON ADJOINING PROPERTIES**

The proposed alterations and additions have been designed to respond positively to the site's neighbourhood character context and respects the amenity of adjoining dwellings.

The following comments are made having regard to the neighbourhood character and amenity impacts policies and provisions of the scheme:

- The additions are modest in scale, located to the rear of the property and have been designed to have minimum visibility from the public realm.

- The design response complies with clause 32.08-9 by containing less than 3 storeys and observing a maximum building height of well below 11 metres.
- The design response is consistent with the preferred character objectives under clause 22.10-3 (Precinct 5 – Williamstown), as demonstrated in the assessment below.
- The proposal exceeds minimum compliance with the objectives of clause 54, as demonstrated by the assessment below.

Assessment against preferred character objectives under clause 22.10-3 (Precinct 5– Williamstown):

OBJECTIVE	DESIGN RESPONSES	COMPLIANCE INDICATED
To maintain and strengthen the garden settings of the dwellings.	Retain large, established trees and provide for the planting of new trees wherever possible.	Complies. Proposal retains existing dwelling, including front garden and reasonable rear yard with good opportunities for landscaping.
To minimise the loss of front garden space and the dominance of car parking structures and access.	<p>Locate garages and carports behind the line of the dwelling.</p> <p>Minimise paving in front garden areas including driveway and crossovers.</p> <p>Provide vehicular access from a rear laneway if available.</p>	<p>Complies.</p> <p>No change to the front setback.</p> <p>Existing crossover retained. New carport is well set back from the street and is recessive element.</p>
To ensure that buildings and extensions do not dominate the streetscape.	Recess two storey elements from the front façade.	Complies. Proposed works are modest/single storey and designed to have minimal impact on street.
To encourage innovative and contemporary architectural responses to surrounding dominant building styles and heritage	New development, including additions to existing buildings, should be distinguishable from original dwelling stock through the use of innovative and	Complies. New works are respectful to surrounding building styles and heritage buildings and streetscapes.

buildings and streetscapes.	contemporary design.	
To use a mix of materials that complement the predominance of weatherboard dwellings where this is particularly consistent.	Use a mix of materials, including timber and other non-masonry materials, in building design where appropriate.  Use simple building details.	Complies. Suitable materials employed in new addition.
	Front fence style should be appropriate to the building era.	Complies. New front fence is suitable to building era.

Assessment against the objectives and standards of clause 54:

CLAUSE	CLAUSE CONTENT	COMPLIANCE INDICATED
<b>54.01</b>	NEIGHBOURHOOD AND SITE DESCRIPTION AND	DESIGN RESPONSE
<b>54.01-1, 54.01-2</b>	<b>Neighbourhood and site description</b>  <b>Design response</b>	Complies Refer to drawings TP02-03.
<b>54.02</b>	NEIGHBOURHOOD CHARACTER	
<b>54.02-1</b>	<b>Neighbourhood Character objectives</b> To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character. To ensure that development responds to the features of the site and the surrounding area. Standard A1	Complies The proposal is site responsive and contributes positively to the preferred character for Precinct 5 – Williamstown. Refer to drawing TP03.
<b>54.02-2</b>	<b>Integration with the street objective</b> To integrate the layout of development with the street.  Standard A2	Complies Proposal retains existing front section of dwelling, which will continue to integrate positively with street.

<b>54.03</b>	<b>SITE LAYOUT AND BUILDING MASSING</b>	
<b>54.03-1</b>	<p><b>Street setback objective</b></p> <p>To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.</p> <p>Standard A3</p>	Complies – no change to street setback.
<b>54.03-2</b>	<p><b>Building height objective</b></p> <p>To that the height of buildings respects the existing or preferred neighbourhood character.</p> <p>Standard A4</p>	Complies New works are single storey in scale and are consistent with prevailing building heights in the area.
<b>54.03-3</b>	<p><b>Site coverage objective</b></p> <p>To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.</p> <p>Standard A5</p>	Complies Proposed site coverage 315 square metres (47%), which is responsive to site context.
<b>54.03-4</b>	<p><b>Permeability objectives</b></p> <p>To reduce the impact of increased stormwater run-off on the drainage system. To facilitate on-site storm water infiltration.</p> <p>Standard A6</p>	Complies Permeable surfaces proposed to 41% of total site area.
<b>54.03-5</b>	<p><b>Energy efficiency protection objectives</b></p> <p>To achieve and protect energy efficient dwellings. To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.</p> <p>Standard A7</p>	Complies Design response maximises northern light to living areas and secluded private open space and minimises impact on energy efficiency on adjoining dwellings. Minimal overshading to adjacent properties demonstrated in accompanying drawings TP12-15.

54.03-6	<p><b>Significant trees objectives</b></p> <p>To encourage development that respects the landscape character of the neighbourhood.</p> <p>To encourage the retention of significant trees on the site.</p> <p>Standard A8</p>	<p>Complies</p> <p>Proposal does not result in the removal of a significant tree onsite.</p>
54.04	AMENITY IMPACTS	
54.04-1	<p><b>Side and rear setbacks objective</b></p> <p>To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</p> <p>Standard A10</p>	<p>Complies</p> <p>Design response observes side and rear setbacks consistent with character and will not affect neighbour's amenity.</p>
54.04-2	<p><b>Walls on boundaries objective</b></p> <p>To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</p> <p>Standard A11</p>	<p>Complies</p> <p>The proposed wall on north western boundary exceeds the metric in Standard A11, however is appropriate as it does not impact on amenity of neighbouring property.</p>
54.04-3	<p><b>Daylight to existing windows objective</b></p> <p>To allow adequate daylight into existing habitable room windows.</p> <p>Standard A12</p>	<p>Complies</p> <p>New development is sufficiently set back from windows on adjacent properties.</p>
54.04-4	<p><b>North facing windows objective</b></p> <p>To allow adequate solar access to existing north facing habitable room windows.</p> <p>Standard A13</p>	<p>Complies</p> <p>New development minimises impact on north-facing windows on adjacent properties.</p>
54.04-5	<p><b>Overshadowing open space objective</b></p> <p>To ensure buildings do not unreasonably</p>	<p>Complies</p> <p>New development does not result in</p>

	overshadow existing secluded private open space.  Standard A14	new unreasonable overshadowing. Refer TP12-15 for shadow diagrams
<b>54.04-6</b>	<b>Overlooking objective</b> To limit views into existing secluded private open space and habitable room windows.  Standard A15	Complies New works are single storey and will not have overlooking implications.
<b>54.05</b>	<b>ON-SITE AMENITY AND FACILITIES</b>	
<b>54.05-1</b>	<b>Daylight to new windows objective</b> To allow adequate daylight into new habitable room windows.  Standard A16	Complies
<b>54.05-2</b>	<b>Private open space objective</b> To provide adequate private open space for the reasonable recreation and service needs of the residents.  Standard A17	Complies Reasonable private open space, including secluded private open space, is retained.
<b>54.05-3</b>	<b>Solar access to opens space objective</b> To allow solar access into the secluded private open space of a new dwelling.  Standard A18	Complies Rear secluded private open space with good solar access is retained.
<b>54.06</b>	<b>DETAILED DESIGN</b>	
<b>54.06-1</b>	<b>Design detail objective</b> To encourage design detail that respects the existing or preferred neighbourhood character.  Standard A19	Complies New development employs design and materials respectful of the existing dwelling and prevailing heritage character.
<b>54.06-2</b>	<b>Front fences objective</b> To encourage front fence design that respects the existing or preferred neighbourhood character.	Complies New front fence is 1.2 metres high.

	Standard A20	
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## 8. CONCLUSION

As demonstrated in this report, the proposed alterations and additions to an existing dwelling is consistent with the relevant objectives and requirements of the Hobsons Bay Planning Scheme.

The proposal responds positively to the site's heritage context and respects the character and amenity of the area.

It is submitted that the proposal is worthy of Council's support.