YieldChecker

SAMPLE REPORT

YIELD STUDY *Tested layouts, site calculations, red flags and planning pathway*

Sample B · Altona North, Hobsons Bay

REPORT REF	DATE	PREPARED FOR	PREPARED BY
YC-SAMPLE-002	9 October 2026	Sample client	Benni Trajcevski

OUR VIEW

Recommended yield: 3 townhouses, all with west balconies to the reserve. Four fit, but only as small 2-bedroom homes.

Both layouts meet every numerical standard we tested. Each home has upstairs living opening onto a balcony facing the creek reserve, and cars use the existing crossover and leave the main road in a forward direction. Three 7.7 m wide, 3-bedroom townhouses is the stronger product. Four fit the same footprint, but each home is only 5.74 m wide with about 68 m² of living area.

- ✓ Garden area 36% (30% needed), site coverage 39% (60% max.), one garage each.
- ✓ West balconies of 18 m² (3 homes) or 14 m² (4 homes) meet the private open space standard on their own.
- ! The creek landscape overlay (SLO3) needs a permit and a visual impact assessment from the reserve.
- ! Confirm both easements and the reserve trees' root zones before design.

LIKELY YIELD	SITE AREA	FRONTAGE × DEPTH	ZONE	OVERLAYS
3–4 double-storey townhouses	**534 m²** approx., per property report	**17.4 × 30.6** metres · near-rectangular	**NRZ5** Neighbourhood Residential	**SLO3** creek landscape

Your brief

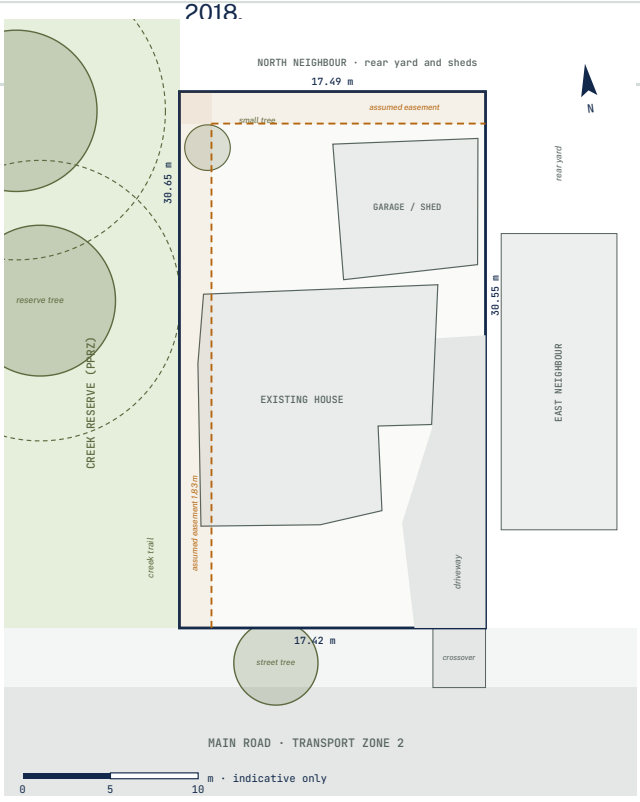
At least three townhouses, with balconies facing the reserve to the west. Test whether four are possible. The property is for sale with an asking range of $785,000–$815,000. Parking is Category 2 (Clause 52.06) and the title has two easements.

01 Site and planning controls

Title	One lot (title details withheld)
Council	Hobsons Bay City Council
Site area	534 m² (approx.)
Dimensions	17.42 m frontage to the main road, 30.65 m (west) and 30.55 m (east) deep, 17.49 m rear. Near-rectangular.

Zone	Neighbourhood Residential Zone, Schedule 5 (NRZ5), “Garden Suburban and Garden Court Areas”
Overlays	Significant Landscape Overlay, Schedule 3 (SLO3): the local creek corridor. Applied by Amendment VC278 in January 2026.
Flooding	Not mapped as flood affected
Bushfire / landslip	Not affected

Orientation	Frontage faces south-south-west. The west boundary adjoins the creek reserve, so west-facing rooms look over parkland. New shadow falls mostly on the road and, in the morning, the reserve.
Existing use	Single-storey brick house with a garage and shed at the rear, and a driveway along the east boundary.
Abutting road	The abutting main road appears to be in a Transport Zone 2 (principal road network). The property report lists TRZ2 as an adjoining zone, and the eastern neighbour needed a permit for a vehicle crossing in 2018.



reserve tree root zone (est.)

assumed easement

Existing conditions. Buildings are traced from aerial imagery. Easement widths and the reserve trees' root zones are our estimates. The plan is drawn square to the boundaries; true north is about 8° to the left.

Aboriginal cultural heritage	**Within, or near, an area of cultural heritage sensitivity** (most likely because of the creek)
Easements	Two, per your brief. The property report map shows easements along the west and rear (north) boundaries. We have assumed 1.83 m wide, which is typical for this era of subdivision. Confirm on title.
Permit history	No planning permits recorded for this property

02 Planning controls that shape the yield

CONTROL	REQUIREMENT	WHAT IT MEANS FOR THIS SITE
Building height	Max. 9 m and 2 storeys at any point (Clause 32.09-11). NRZ5 sets no other limit.	Two storeys only. A third-floor or loft solution is not available in this zone.
Minimum garden area	30% of a lot over 500 m² up to 650 m² (Clause 32.09-4)	At least **160 m²** of open garden. Driveways and roofed areas don't count.

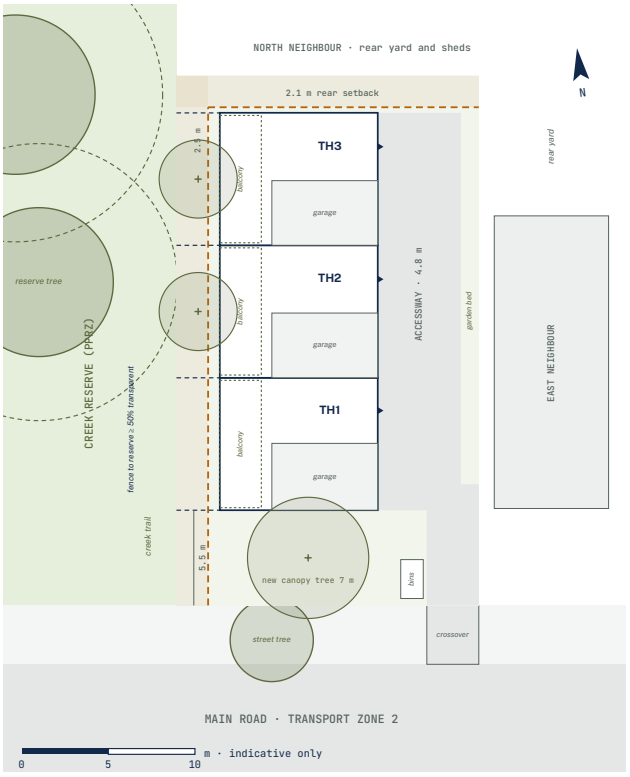
Site coverage	Max. 60% in the NRZ (Standard B2-5)	Up to 320 m^2 of building. Not the limiting factor.
Permeability	Min. 20% (Standard B5-1)	At least 107 m^2 of permeable surface.
Canopy trees	Canopy cover at maturity of 10% for sites up to 1,000 m^2, with at least one canopy tree in the front setback (Standard B2-7)	About **53 m^2 of canopy**, which one 7 m tree plus two small trees can provide. Each tree needs the deep soil in Table B2-7.2.
Street setback	The same as the abutting building facing the street, or 6 m if less (Table B2-1). The reserve to the west has no building.	Set by the eastern neighbour, about **5.5 m** from aerial imagery. Confirm on the survey.
Side and rear setbacks	1 m, plus 0.3 m for every metre of height over 3.6 m (Standard B2-3)	About 2.1 m for a 7 m two-storey wall.
Private open space	25 m^2 of ground-level SPOS (min. 3 m wide), **or** a balcony off the living area: 12 m^2 and 2.4 m deep (3 bed) or 8 m^2 and 2.0 m deep (2 bed) facing west (Standard B3-5)	West balconies off upstairs living areas meet the standard on their own, which suits the reserve outlook.
Overshadowing	Neighbours keep sun on 50% (or 25 m^2) of their secluded open space for 5 hours, 9 am–3 pm on 22 September (Standard B4-3)	Only the eastern neighbour is affected, and only in the afternoon.
Overlooking	No direct views into neighbours' windows or yards within 9 m, or screens and sills at 1.7 m (Standard B4-4)	Screen east-facing upper windows and the north end of the rear balcony.
Car parking	Category 2: min. 1 space per dwelling, no visitor parking (Clause 52.06)	One single garage per townhouse.
Access to the main road	No increase in access points to a Transport Zone 2 road, and accessways max. 40% of a frontage under 20 m (Standard B2-6). Cars must be able to leave in a forward direction (Clause 52.06-9).	Use the existing crossover. The accessway needs room in front of the garages for cars to turn.
Front fence	Max. 1.5 m within 3 m of a street in a Transport Zone 2 (NRZ5)	A 1.5 m front fence helps with road noise.
Significant Landscape Overlay	SLO3 (Clause 42.03): permit needed for buildings over 6 m high, for removing trees over 6 m high (or with a 0.4 m trunk or 4 m canopy), and for most fences near the corridor	Two-storey townhouses need an SLO3 permit, with a visual impact assessment from the reserve and muted, natural, low-reflective materials.

Standards are from the Townhouse and Low-Rise Code (Clause 55). NRZ5's earlier local variations (a 4 m rear setback, extra canopy trees and larger open space) were removed when the Code was aligned in 2025. Only its front fence height remains. Check the current clause wording before lodging an application.

03 Layout options tested

We tested three and four townhouses in a single row along the reserve side, all facing west. Each home has its living area upstairs, opening onto a west balcony over the creek reserve, with bedrooms and a single garage downstairs (reverse living). Cars use the existing crossover on the east side. A 4.8 m accessway in front of the garages lets cars turn and leave the main road in a forward direction. Both options use the same building footprint, so they perform the same against the site standards. The difference is the size of each home.

Option 1 · 3 townhouses, 3 bedrooms



townhouse · garage · west balcony (first floor) · accessway · garden · fence · assumed easement
reserve tree · root zone (est.) · new canopy tree · entry

Option 1. Three townhouses about 7.7 m wide. Ground floor 2.5 m from the reserve boundary. The first-floor living wall sits 4.9 m back, with the balcony above the ground floor.

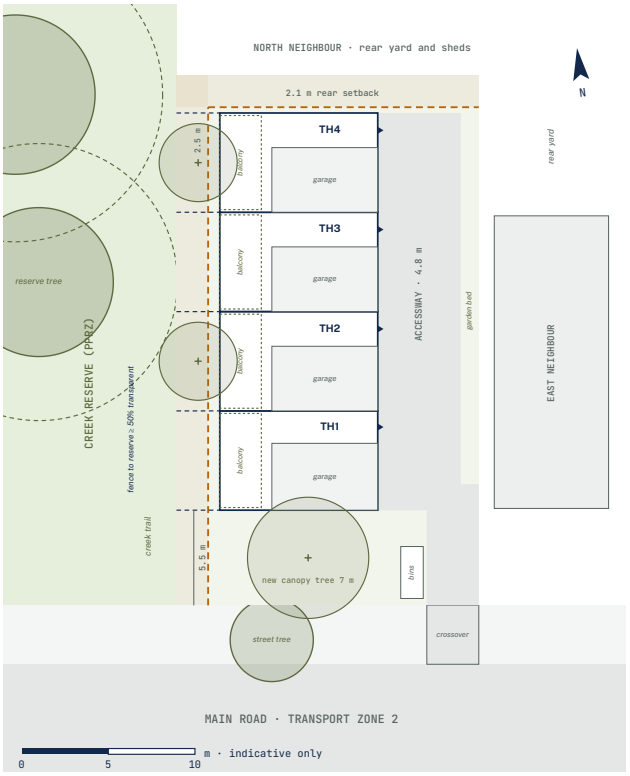
Option 1 at a glance

- 3 × 3-bedroom, 2-bathroom reverse-living townhouses, about 121 m² each including a single garage (70 m² ground, 51 m² first floor)
- West balcony of about 18 m², 2.4 m deep, off the upstairs living area (12 m² needed)
- 2.5 m courtyard on the reserve side for every home, with a new tree in two of them
- TH1 addresses the main road with a 5.5 m front garden, a new canopy tree and a 1.5 m fence
- Bedrooms 2 and 3 downstairs open to the courtyard

Why we recommend this option

At 7.7 m wide, each home fits a proper open-plan living area and the main bedroom upstairs, and two bedrooms downstairs. It is the product most buyers expect in Altona North, and it is what most nearby approvals look like (three dwellings on a lot).

Option 2 · 4 townhouses, 2 bedrooms



townhouse · garage · west balcony (first floor) · accessway · garden · fence · assumed easement

reserve tree · root zone (est.) · new canopy tree · entry

Option 2. Four townhouses about 5.74 m wide in the same footprint as Option 1.

Option 2 at a glance

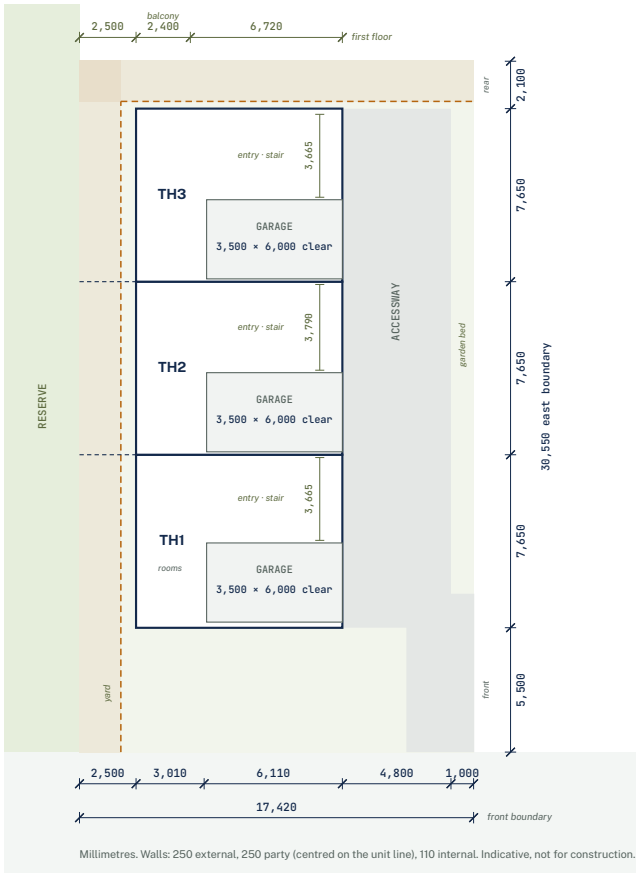
- 4 × 2-bedroom, 1.5-bathroom townhouses, about 91 m² each including the garage (52 m² ground, 38 m² first floor)
- West balcony of about 14 m², 2.4 m deep (8 m² needed)
- Upstairs: open living and kitchen with one bedroom. Downstairs: garage, entry, second bedroom and bathroom.
- Meets the same standards as Option 1

The catch with Option 2

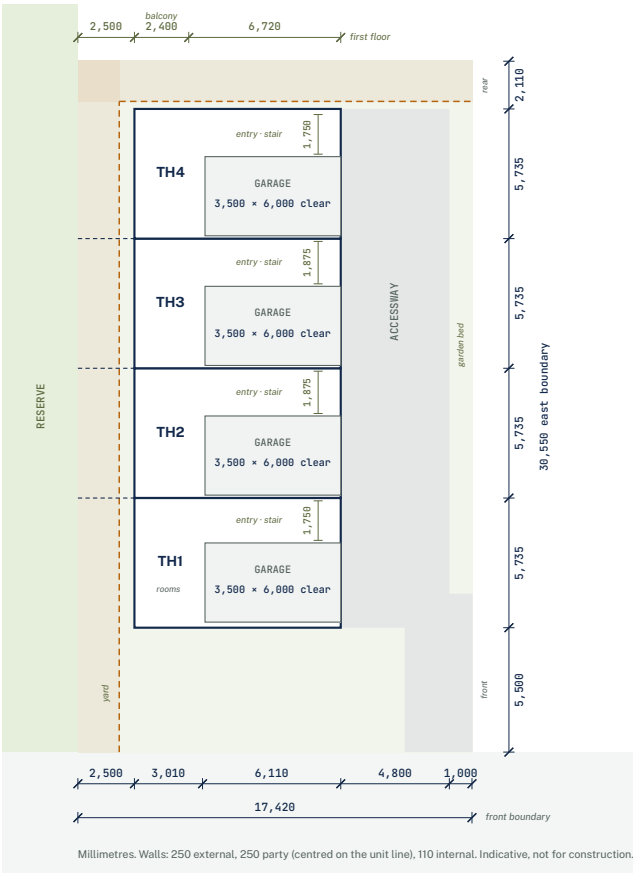
Four homes fit, but each is only 5.74 m wide. That leaves about 2 m beside each garage for the entry and stair, and about 68 m² of living area. That narrows the market to first-home buyers and investors. Extending the first floor 1 m over the accessway would add about 6 m² per home, but adds bulk facing the eastern neighbour.

Will it fit? Dimension check

Both options drawn to dimension, with every garage at **3,500 mm clear internal width** and 6,000 mm clear length (Clause 52.06). Depths are checked against the shorter east boundary (30,550) and widths against the narrower front boundary (17,420), so these are the worst case.



Option 1 · 3 townhouses



Option 2 · 4 townhouses

CHECK (MM)	OPTION 1 · 3	OPTION 2 · 4	
Depth along east boundary (30,550)	5,500 front + 3 × 7,650 + 2,100 rear	5,500 front + 4 × 5,735 + 2,110 rear	**Fits**
Rear setback (≥ 2,090 for a 7 m wall)	2,100 east · 2,200 west	2,110 east · 2,210 west	**Meets**
Width along front boundary (17,420)	2,500 yard + 3,010 rooms + 6,110 garage (6,000 + 110 wall) + 4,800 accessway + 1,000 garden bed		**Fits**
Garage zone per townhouse	TH1: 250 external wall + 3,500 clear + 110 = 3,860 · other townhouses: 125 (half party wall) + 3,500 + 110 = 3,735		**3,500 clear**
Clear width beside garage (entry, stair)	3,665–3,790	1,750–1,875	**Tight in Option 2**
Rooms west of the garages	3,010 gross, 2,760 clear inside the 250 external wall		**Compact**
First floor and balcony	2,500 yard + 2,400 balcony + 6,720 first floor (over the garage)		**Fits**

What's tight: Option 2 leaves only 1,750–1,875 mm beside each garage for the front door, hall and stair. That works with a straight 1,000 mm stair but leaves no room for anything else on that side. In both options the rooms west of the garages are about 2,760 mm deep inside, so they suit a bathroom, laundry or a compact bedroom rather than a main bedroom. Moving the ground floor 500 mm closer to the reserve (2,000 from the boundary, still clear of the assumed 1,830 easement) would make that 3,260, if the easement and the reserve trees allow.

04 Site calculations

STANDARD	REQUIREMENT	OPTION 1 · 3	OPTION 2 · 4	
Garden area	≥ 160 m² (30%)	190 m² (36%)	189 m² (35%)	**Meets**
Site coverage	≤ 320 m² (60%)	209 m² (39%)	209 m² (39%)	**Meets**
Permeability	≥ 107 m² (20%)	≈ 190 m² (36%)	≈ 189 m² (35%)	**Meets**
Canopy cover	≥ 53 m² (10%), one tree in front setback	≈ 70 m²	≈ 70 m²	**Meets**
Car parking	1 per dwelling	3 garages	4 garages	**Meets**
Private open space (balcony)	3 bed: 12 m², 2.4 m · 2 bed: 8 m², 2.0 m	18 m² · 2.4 m	14 m² · 2.4 m	**Meets**
Side and rear setbacks	≥ 2.1 m (7 m wall)	West 2.5 m ground, 4.9 m first floor · East 5.8 m · Rear 2.1 m		**Meets**
Street setback	As the eastern neighbour's front wall (≈ 5.5 m)	5.5 m	5.5 m	**Meets***
Height	≤ 9 m, 2 storeys	2 storeys, ≈ 7–7.5 m	2 storeys, ≈ 7–7.5 m	**Meets**
Access width and points	≤ 6.97 m (40%), no new crossover	3.0 m, existing crossover	3.0 m, existing crossover	**Meets**
Forward exit (Clause 52.06-9)	Cars leave in a forward direction	4.8 m turning aisle	4.8 m turning aisle	**Meets***
Overshadowing (the eastern neighbour)	Checked below	Sun 9 am–2 pm	Sun 9 am–2 pm	**Meets**
Solar access to SPOS (B3-6)	No wall to the north within 2 + 0.9h	West-facing, open to north	West-facing, open to north	**Meets**
Overlooking (B4-4)	Screens or 1.7 m sills within 9 m	East windows, north balcony end	East windows, north balcony end	**Meets with screens**

*Subject to the survey (the eastern neighbour's front wall) and the traffic engineer's swept paths. Garage doors in Option 2 would be about 2.4 m wide. Garden area excludes the buildings, the accessway and the bin pad. The 1 m garden bed along the east boundary counts. If the engineer needs a 5.2 m accessway, the bed is lost and garden area falls to about 30%, right at the minimum, so confirm the aisle width early. **Canopy:** one 7 m canopy tree in the front garden (36 m² of deep soil, min. 4 m wide) and two 4.5 m trees in the courtyards (12 m² each, min. 2.5 m wide). If the easement authority won't allow trees over the west easement, one 9 m tree in the front garden (64 m² of deep soil, min. 5 m wide) meets the 10% on its own.

Overshadowing check

At the equinox (22 September), 7.5 m walls cast morning shadow west onto the reserve, noon shadow south into the site's own front garden and the road, and afternoon shadow east. Shadow first reaches the eastern neighbour at about 2 pm and is about 4.4 m over the boundary by 3 pm. The eastern neighbour's rear yard keeps sun from 9 am to 2 pm, which is the 5 hours Standard B4-3 asks for. Formal shadow diagrams will be needed for the application. The Full Feasibility includes the hour-by-hour test.

05 Red flags

ISSUE	IMPACT	WHY IT MATTERS	WHAT TO DO
Creek landscape overlay (SLO3)	MEDIUM	New since January 2026. The exemptions only cover buildings under 6 m high and more than 50 m from the top of the creek bank, so two-storey townhouses need a permit. Council will look at how the buildings appear from the reserve, whether they step back from the open space, and at colours, materials and fencing. West balconies are the most visible part of the design.	Survey the distance to the top of bank. Use recessive, natural materials and a transparent fence to the reserve. Raise the design at a pre-application meeting.
Access to the main road	MEDIUM	A Transport Zone 2 road. No new crossover is allowed (Standard B2-6), and cars must leave in a forward direction. Changing the existing crossover needs a permit under Clause 52.29, with referral to the Department of Transport and Planning.	Keep the existing crossover on the east side. Traffic engineer to confirm swept paths for the 4.8 m accessway.
Two easements	MEDIUM	The property report shows easements along the west and rear boundaries. Our layouts keep buildings at least 2.1 m clear, assuming 1.83 m widths. A wider easement, or one along the east side, would change the layout. Trees over an easement may need the authority's consent.	Read the title plan in the contract of sale. Ask Greater Western Water for asset locations.
Reserve trees	MEDIUM	Large eucalypts stand 8–10 m inside the reserve. Their root zones (TPZ under AS 4970) may reach the west boundary. Council will expect them to be protected.	Arborist to assess the reserve trees' root zones before design. Keep the ground floor 2.5 m off the boundary on shallow footings if needed.
Road noise	LOW	The main road is a busy arterial road. TH1 faces it directly. Noise affects buyer appeal more than planning.	Acoustic glazing and a 1.5 m solid front fence. Living areas face the reserve, away from the road.
Aboriginal cultural heritage	LOW	The site is mapped as sensitive, most likely because of the creek. Three or more dwellings is normally a high impact activity, but the exemption in regulation 10 of the Aboriginal Heritage Regulations 2018 covers lots under 0.11 ha that are not coastal land. This 0.053 ha lot appears to qualify, so a CHMP should not be needed.	Heritage advisor desktop check to confirm the exemption.
Existing house	LOW	Brick house and outbuildings of an age that commonly contains asbestos.	Asbestos survey before demolition.
Title and covenants	LOW	No contract of sale was supplied. A restrictive covenant could limit the number of dwellings.	Review the title and any covenant before signing.

06 Planning pathway

PERMISSION	NOTES
Planning permit: two or more dwellings on a lot	Clause 32.09, assessed against Clause 55 (Townhouse and Low-Rise Code). Meeting each deemed-to-comply standard means the related objective is met.
Significant Landscape Overlay	Clause 42.03 (SLO3), same application. Survey to top of bank, visual impact assessment, landscape plan, materials schedule.
Access to a Transport Zone 2 road	Clause 52.29 permit if the crossover is altered, referred to the Head, Transport for Victoria (DTP). Expect DTP input either way.
Cultural heritage	CHMP not expected (regulation 10 exemption). Confirm with a heritage advisor.
Fees and levy	Permit fee and advertising. No Metropolitan Planning Levy (cost about $1.13m).
VicSmart fast track	New 10-day pathway for up to four homes (October 2026), with no advertising. Unlikely here, as the SLO3 and access permits are separate triggers.
Review rights	Assume objectors keep review rights, via the SLO3 and access permits.
Subdivision	With or after the development permit: 3 or 4 lots plus common property.

07 Recommendation

1. **Get the title from the contract of sale** and confirm both easements: width, purpose and position. This sets the building line on the reserve side.
2. **Arborist check on the reserve trees** along the west boundary.
3. **Pre-application meeting with council** on the SLO3 design expectations and DTP's view of the crossover.
4. **Full Feasibility before you bid.** The yield works, but at an asking range of $785,000–$815,000 the land price is the real question.

Engage Achieve Design Group within 6 months and the full fee for this report is credited against the design fee.

Assumptions and limitations

- **Title and easements:** no contract of sale was supplied for this sample. We have assumed two 1.83 m easements along the west and rear boundaries, as indicated on the property report map, and no covenant or section 173 agreement. In a live report we review the title and plan of subdivision in the contract of sale (Section 32) you send us. Have your conveyancer review the title before you sign.
- **Estimates from imagery:** reserve tree sizes and root zones, existing buildings and the eastern neighbour's 5.5 m front setback are estimated from aerial and street-level imagery. Arborist advice is not included.
- Dimensions and area are approximate, from the property report. Plans are drawn square to the boundaries (the lot is rotated about 8° from true north). A feature and level survey is needed before design. This is a desktop assessment; we have not inspected the site.
- Controls are current at the date of this report. Permit approval is a decision for council, referral authorities and VCAT.

Sources: Property report (October 2026); Hobsons Bay Planning Scheme: Clause 32.09 and Schedule 5, Schedule 3 to Clause 42.03 (Amendments VC278 and GC282), Clauses 52.06, 52.29 and 55; Townhouse and Low-Rise Code Guidelines (DTP, May 2025); Aboriginal Heritage Regulations 2018; aerial and street-level imagery.

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PREPARED BY
Benni Trajcevski
Building designer · 30 years, 4,000+ projects