SUBJECT LAND: 152 -154 Keele Street, Collingwood

↑ North

★ Subject Site
Attachment 2 - S57(a) Amended Plans - Decision Plans - 152 - 154 Keele Street, Collingwood
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26 February 2019

Madeleine Moloney
Yarra City Council
PO Box 168
Richmond VIC 3121

Dear Madeleine,

**Proposal:** Planning permit for development comprising the construction of two dwellings

**Site location:** 152-154 KEELE STREET, COLLINGWOOD

**Melbourne Water reference:** MWA-1109430

**Council reference:** PLN18/0579

**Date referred:** 08/02/2019

**Our Decision**

Melbourne Water, pursuant to Section 56(1) of the Planning and Environment Act 1987, does not object to the proposal, subject to the following conditions:

**Conditions**

1. Prior to the endorsement of plans, amended plans must be submitted to Council and Melbourne Water addressing Melbourne Water’s conditions. Plans must be submitted with surface and floor levels to Australian Height Datum (AHD) and must be modified to show:

   a) The dwellings must be set with finished floor levels set no lower than 20.21 metres to Australian Height Datum, which is 300mm above the applicable flood level of 19.91 metres to Australian Height Datum.

2. The dwellings must be constructed with finished floor levels set no lower than 20.21 metres to Australian Height Datum, which is 300mm above the applicable flood level of 19.91 metres to Australian Height Datum.

3. Prior to the issue of an Occupancy Permit, a certified survey plan, showing finished floor levels (as constructed) reduced to the Australian Height Datum, must be submitted to Melbourne Water to demonstrate that the floor levels have been constructed in accordance with Melbourne Water’s requirements.

4. Imported fill must be kept to a minimum on the property and only be used for the sub floor areas of the dwellings.

5. Any new fence must be of an open style of construction (minimum 50% open) to allow for the passage of floodwaters/ overland flows.

6. Any doors, windows, vents and openings to the basement must be a minimum of 20.21 metres to
AHD which is 300mm above the applicable flood level of 19.91 metres to AHD.

Advice

For general development enquiries contact our Customer Service Centre on 131722.

Regards,

John Karageorge
Customer and Planning Services
Theodosakis, John

Subject: FW: Reduction in the car parking requirement - 152 - 154 Keele Street Collingwood

From: Pisani, Mark
Sent: Thursday, 31 October 2019 11:01 AM
To: Theodosakis, John <John.Theodosakis@yarracity.vic.gov.au>
Subject: RE: Reduction in the car parking requirement - 152 - 154 Keele Street Collingwood

Hi John

The Civil Engineering unit has no objection to the reduction in the car parking requirement for this site, based on the following:

- The site has excellent pedestrian access to public transport nodes and is in proximity to shops, businesses, essential facilities, potential places of employment and education;
- On-street car share facilities are within proximity to the site (closest car share pod is in Holham Street, just east of Gold Street);
- The site has good connectivity to the on-road bicycle network; and
- The proposal is in line with Clause 21.06 of the Yarra Planning Scheme in terms of sustainable transport use.

Hope this information is helpful.

Regards

Mark Pisani
Senior Development Engineer
Traffic and Civil Engineering

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Yarra City Council acknowledges the Wurundjeri as the Traditional Owners of this country, pays tribute to all Aboriginal and Torres Strait Islander people in Yarra, and gives respect to the Elders past and present.