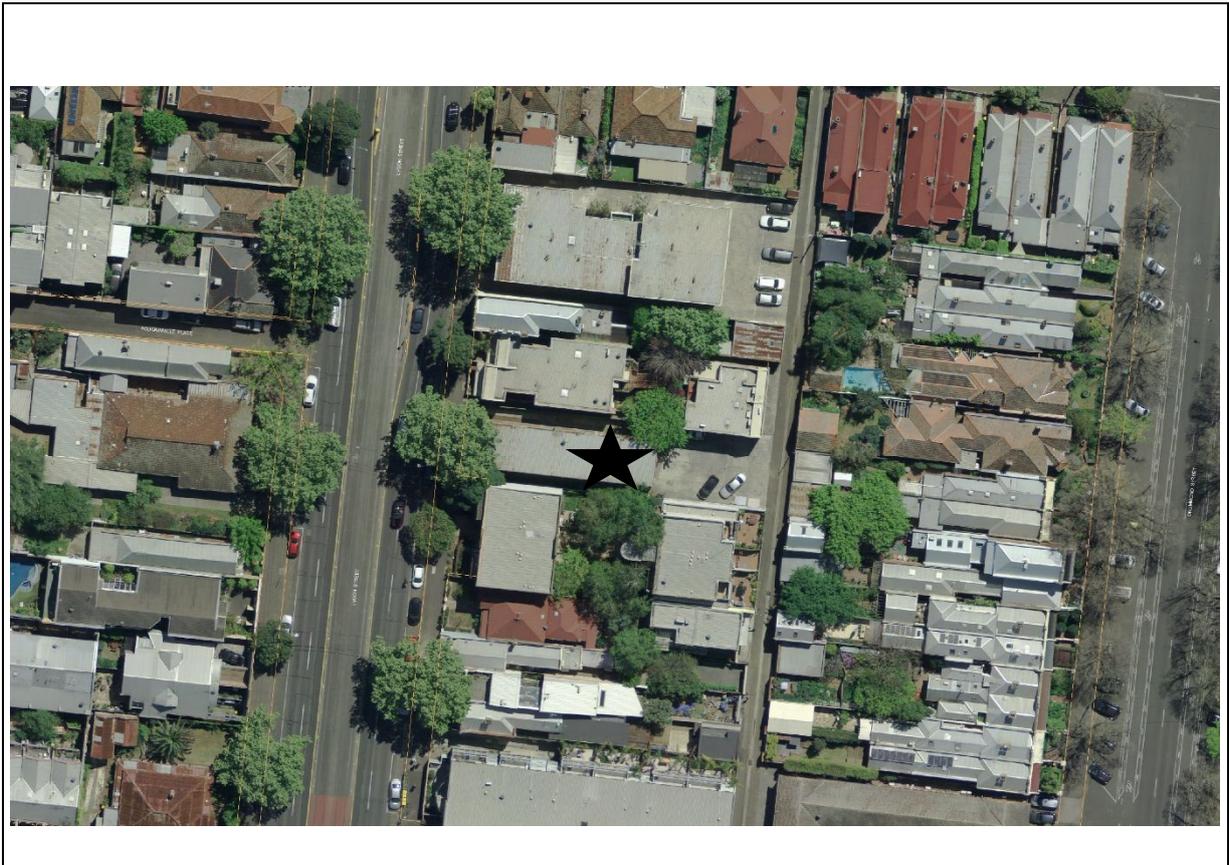
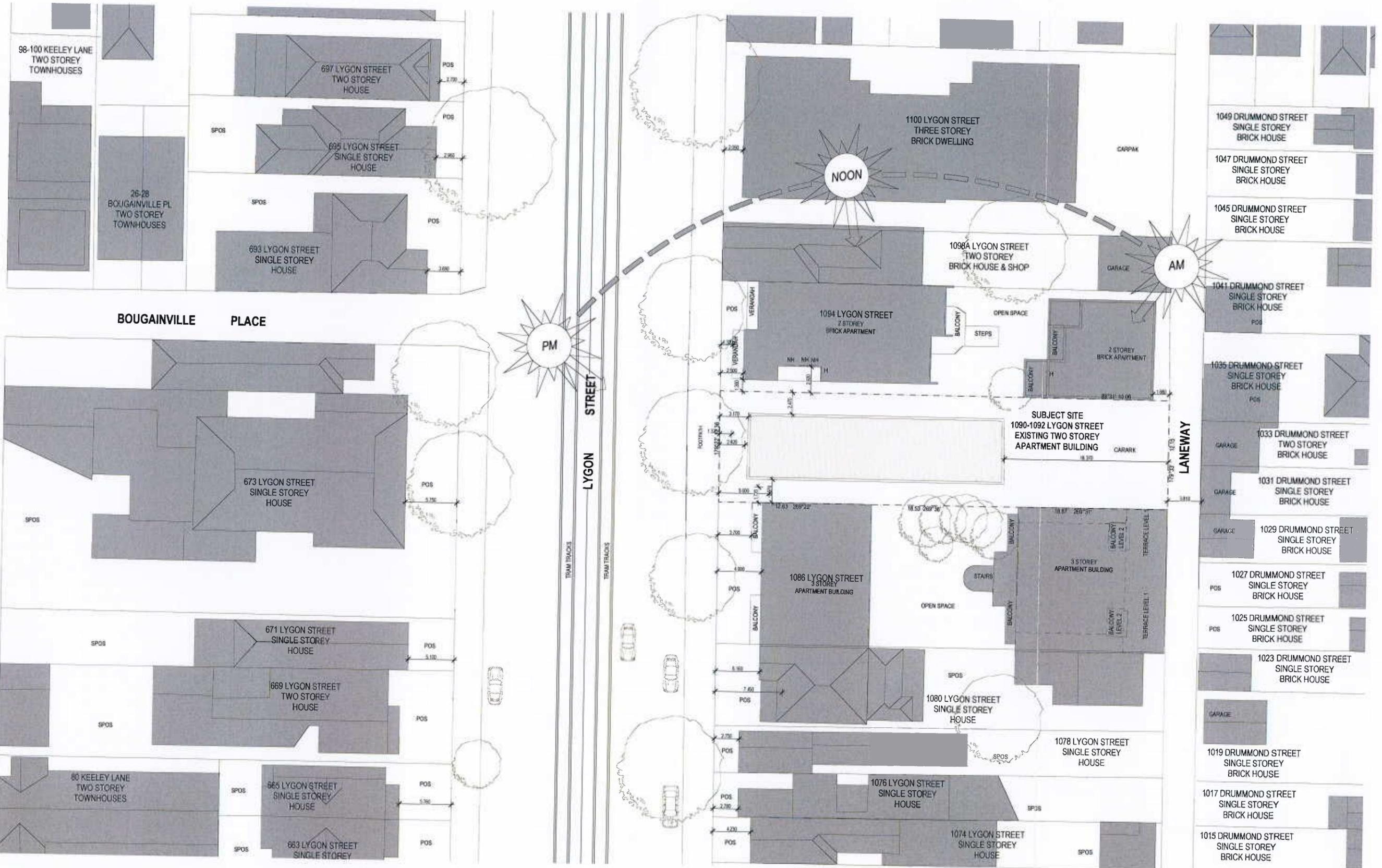


SUBJECT LAND: 1090 – 1092 Lygon Street, North Carlton



↑ North

★ Subject Site



PROJECT
PROPOSED TOWNHOUSES
 1090-1092 LYGON STREET
 CARLTON NORTH VIC 3054

CLIENT
 #Client Name

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REV NO	DATE	REVISIONS / ISSUE	DRAWN

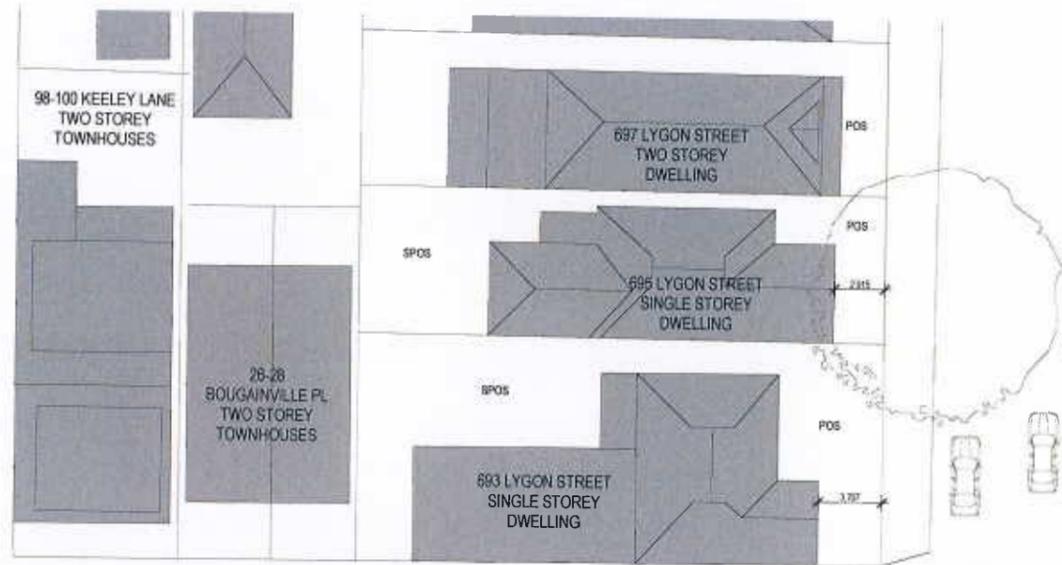
PROJECT: TOWN PLANNING SUBMISSION

DRAWING: SITE ANALYSIS

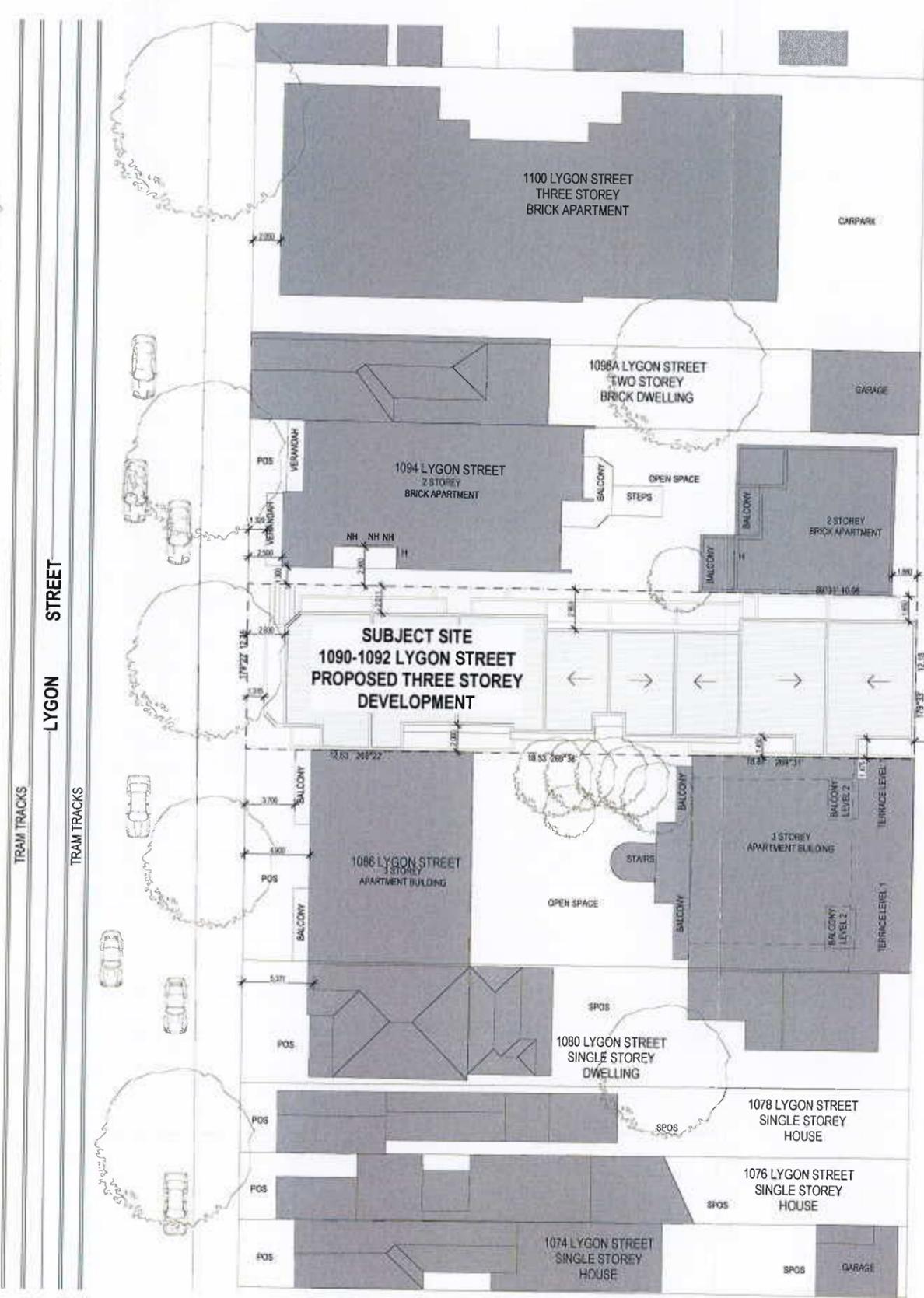
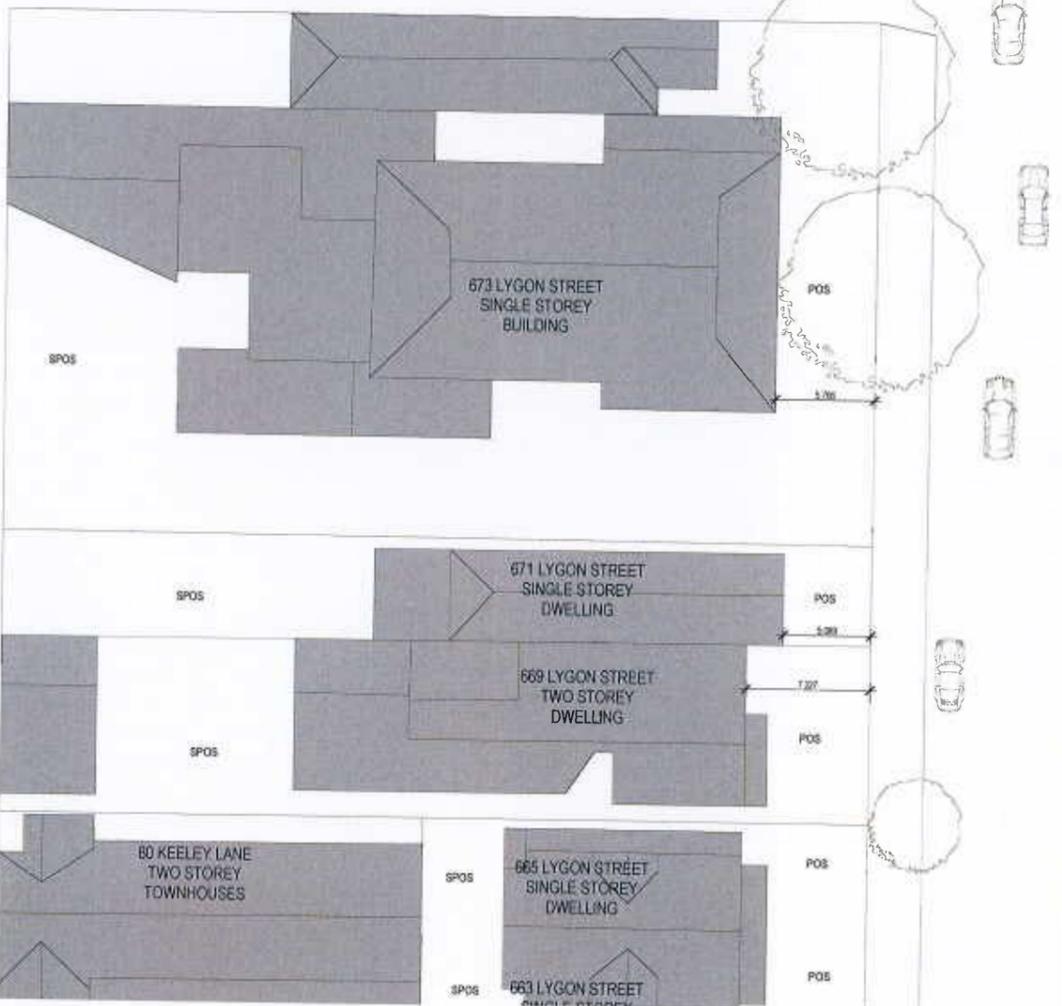
SCALE	DATE
1:200 @ A1; 1:400 @ A3	JUNE 2017
DRAWN	CHECKED
JL	TL
JOB NO	
17005	
PROJECT STATUS	DRAWING NO
REV NO	

TOWN PLANNING REPORT 02 A

25 JUL 2017



BOUGAINVILLE PLACE



KEELEY LANE

LYGON STREET

LANEWAY



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PROJECT
 PROPOSED TOWNHOUSES
 1090-1092 LYGON STREET
 CARLTON NORTH VIC 3054

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REV NO	DATE	AMENDMENTS / ISSUE	DRAWN

DRAWING
 DESIGN RESPONSE - SITE PLAN

SCALE
 1:200 @ A1; 1:400 @ A3

DATE
 JUNE 2017

DRAWN
 JL

CHECKED
 TL

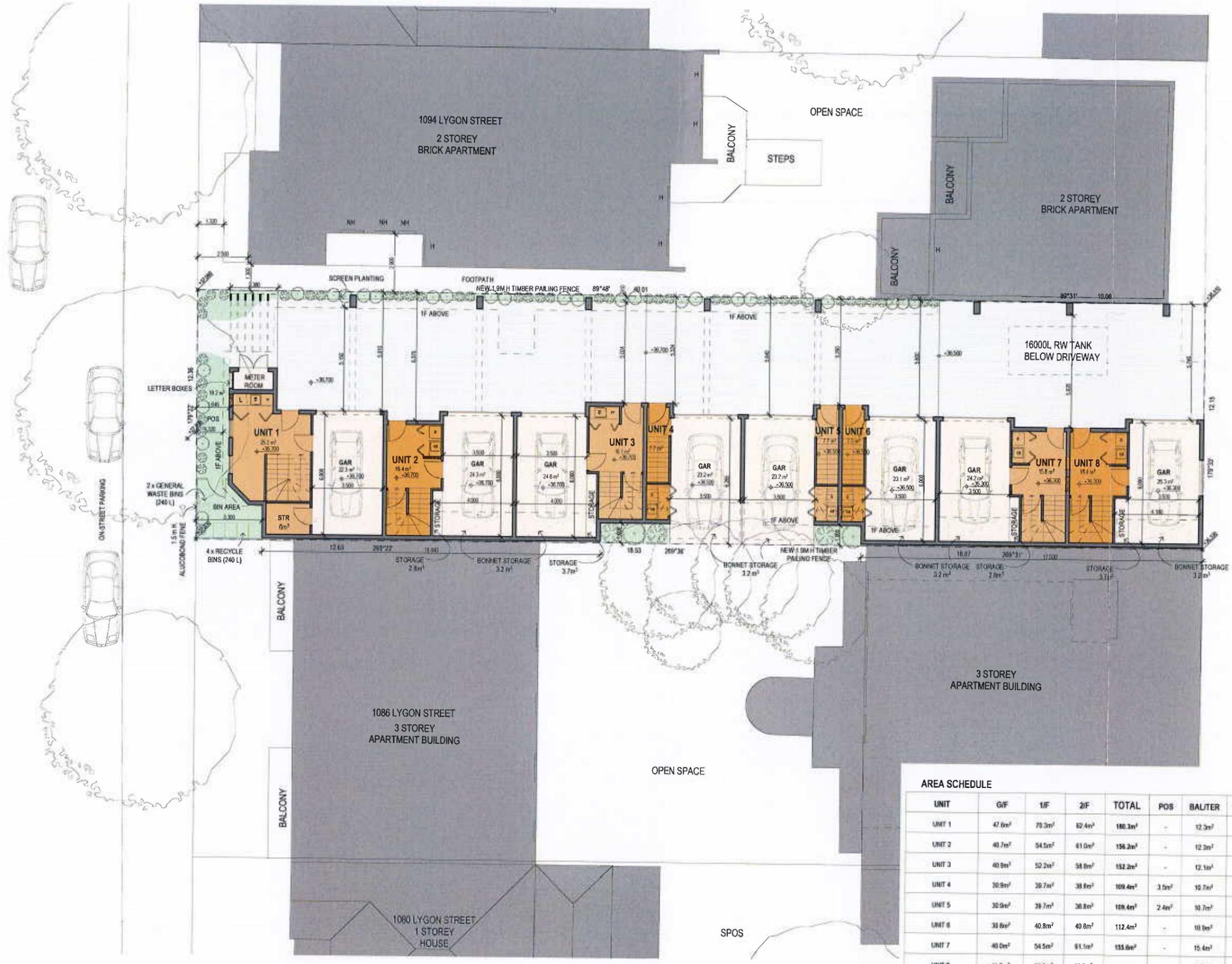
PROJECT STATUS
 TOWN PLANNING

DRAWING NO.
 17005

REV NO
 TP-03

25 JUL 2017

LYGON STREET



AREA SCHEDULE

UNIT	G/F	1/F	2/F	TOTAL	POS	BALITER	TOTAL
UNIT 1	47.6m ²	79.3m ²	62.4m ²	189.3m ²	-	12.3m ³	12.3m ³
UNIT 2	40.7m ²	64.5m ²	61.0m ²	166.2m ²	-	12.3m ³	12.3m ³
UNIT 3	40.9m ²	52.2m ²	58.8m ²	151.9m ²	-	12.1m ³	12.1m ³
UNIT 4	30.9m ²	38.7m ²	38.8m ²	108.4m ²	3.5m ³	19.7m ³	14.2m ³
UNIT 5	30.9m ²	38.7m ²	38.8m ²	108.4m ²	2.4m ³	10.7m ³	13.1m ³
UNIT 6	30.9m ²	40.8m ²	40.8m ²	112.4m ²	-	10.8m ³	10.8m ³
UNIT 7	40.0m ²	64.5m ²	61.1m ²	165.6m ²	-	15.4m ³	15.4m ³
UNIT 8	41.7m ²	56.7m ²	63.5m ²	161.9m ²	-	15.8m ³	15.9m ³

SITE AREA	618.1 m ²
SITE COVERAGE	548.9 m ² (88.8 %)
PERMEABLE AREA	38.8 m ² (6.27 %)
IMPERMEABLE AREA	579.3 m ² (93.73 %)

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 1090-1092 LYGON STREET
 CARLTON NORTH VIC 3054

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REV	NO	DATE	AMENDMENTS/ISSUE	DRAWN
	0001		TOWN PLANNING SUBMISSION	A

SCALE
 1:100 @ A1; 1:200 @ A3

DATE
 JUNE 2017

JOB NO
 17005

PROJECT STATUS
 TOWN PLANNING

DRAWING NO
TP-05

REV NO
A

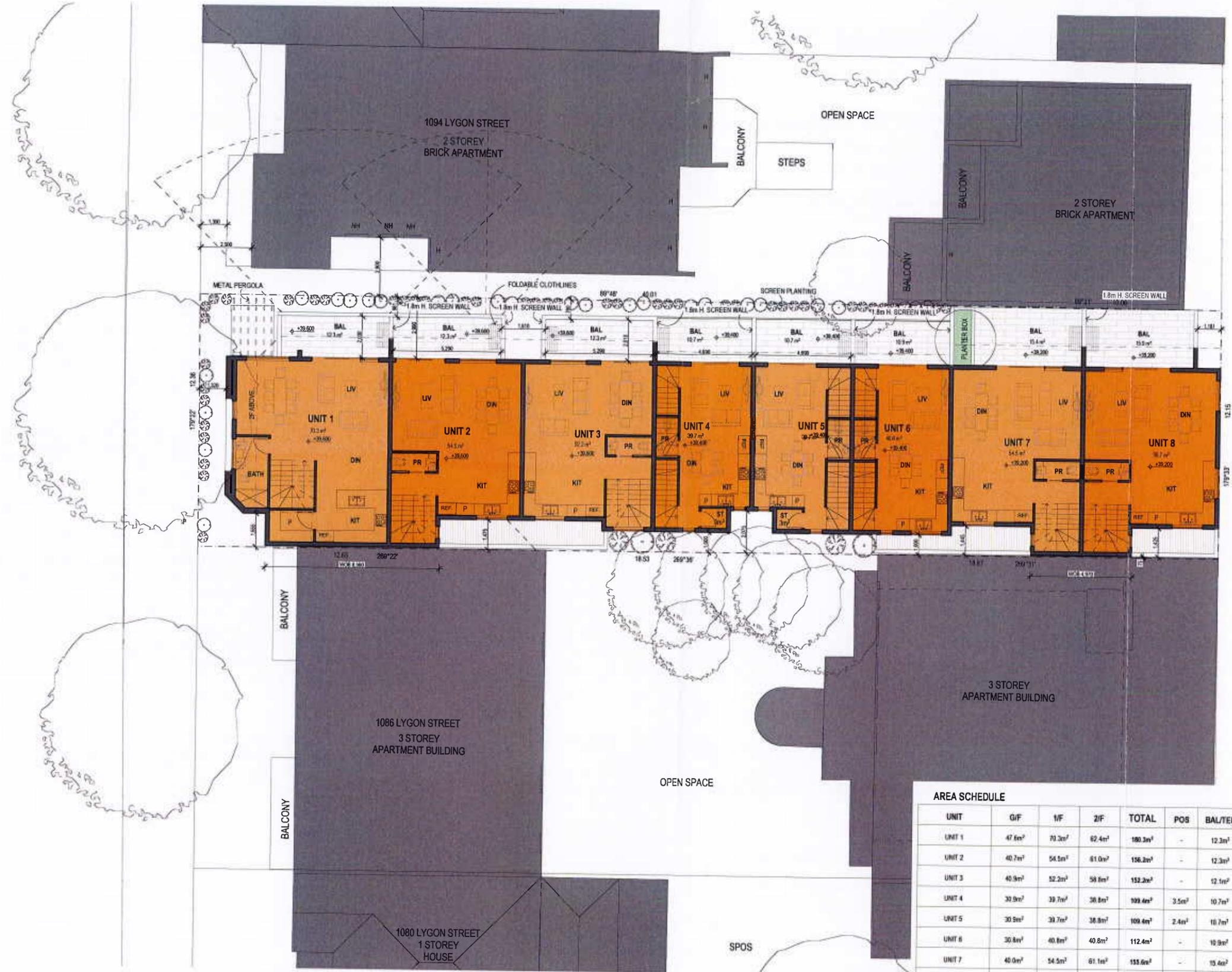
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LYGON STREET



LANEWAY

AREA SCHEDULE							
UNIT	G/F	1/F	2/F	TOTAL	POS	BAL/TER	TOTAL
UNIT 1	47.6m ²	70.2m ²	62.4m ²	180.3m ²	-	12.3m ²	12.3m ²
UNIT 2	40.7m ²	54.5m ²	61.0m ²	156.2m ²	-	12.3m ²	12.3m ²
UNIT 3	40.9m ²	52.2m ²	58.8m ²	152.2m ²	-	12.1m ²	12.1m ²
UNIT 4	33.9m ²	39.7m ²	38.8m ²	112.4m ²	3.5m ²	10.7m ²	14.2m ²
UNIT 5	30.5m ²	33.7m ²	36.8m ²	101.0m ²	2.4m ²	16.7m ²	13.1m ²
UNIT 6	30.8m ²	40.8m ²	40.8m ²	112.4m ²	-	10.9m ²	10.9m ²
UNIT 7	40.9m ²	54.5m ²	61.1m ²	156.5m ²	-	13.4m ²	13.4m ²
UNIT 8	41.7m ²	56.7m ²	63.5m ²	161.9m ²	-	15.9m ²	15.9m ²

SITE AREA	618.1 m ²
SITE COVERAGE	548.9 m ² (88.8 %)
PERMEABLE AREA	38.8 m ² (6.27 %)
IMPERMEABLE AREA	579.3 m ² (93.73 %)

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PROJECT
PROPOSED TOWNHOUSES
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 CARLTON NORTH VIC 3054

CLIENT
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REV NO	DATE	AMENDMENTS / ISSUE	DRAWN

TOWN PLANNING SUBMISSION

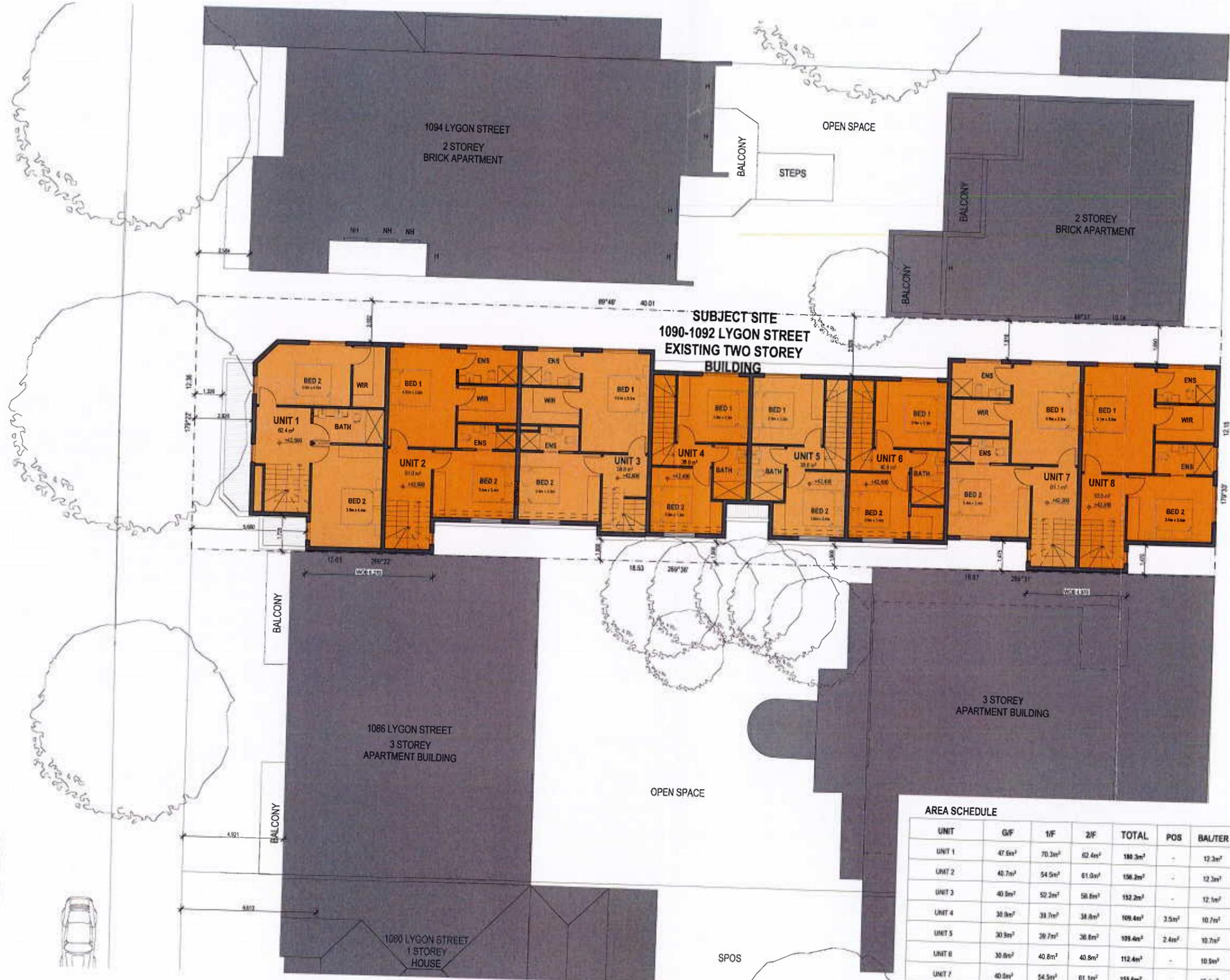
DRAWING
FIRST FLOOR PLAN

SCALE 1:100 @ A1; 1:200 @ A3	DATE JUNE 2017
DRAWN JL	CHECKED TL
PROJECT STATUS TOWN PLANNING	DRAWING NO. TP-06
	REV NO. A

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LYGON STREET

LANEWAY



AREA SCHEDULE

UNIT	G/F	1/F	2/F	TOTAL	POS	BAL/TER	TOTAL
UNIT 1	47.5m ²	70.3m ²	62.4m ²	180.3m ²	-	12.3m ²	12.3m ²
UNIT 2	48.7m ²	54.5m ²	61.0m ²	164.2m ²	-	12.3m ²	12.3m ²
UNIT 3	40.9m ²	52.2m ²	58.8m ²	151.9m ²	-	12.1m ²	12.1m ²
UNIT 4	38.9m ²	39.7m ²	38.8m ²	117.4m ²	3.5m ²	10.7m ²	14.2m ²
UNIT 5	30.9m ²	38.7m ²	38.8m ²	108.4m ²	2.4m ²	10.7m ²	13.1m ²
UNIT 6	30.9m ²	40.8m ²	40.8m ²	112.4m ²	-	10.5m ²	10.5m ²
UNIT 7	40.9m ²	54.5m ²	61.1m ²	156.5m ²	-	15.4m ²	15.4m ²
UNIT 8	41.7m ²	56.7m ²	63.5m ²	161.9m ²	-	15.9m ²	15.9m ²

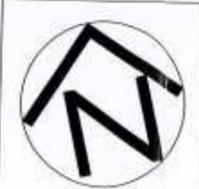
SITE AREA	618.1 m ²
SITE COVERAGE	548.9 m ² (88.8 %)
PERMEABLE AREA	38.8 m ² (6.27 %)
IMPERMEABLE AREA	579.3 m ² (93.73 %)



PROJECT
PROPOSED TOWNHOUSES
 1090-1092 LYGON STREET
 CARLTON NORTH VIC 3054

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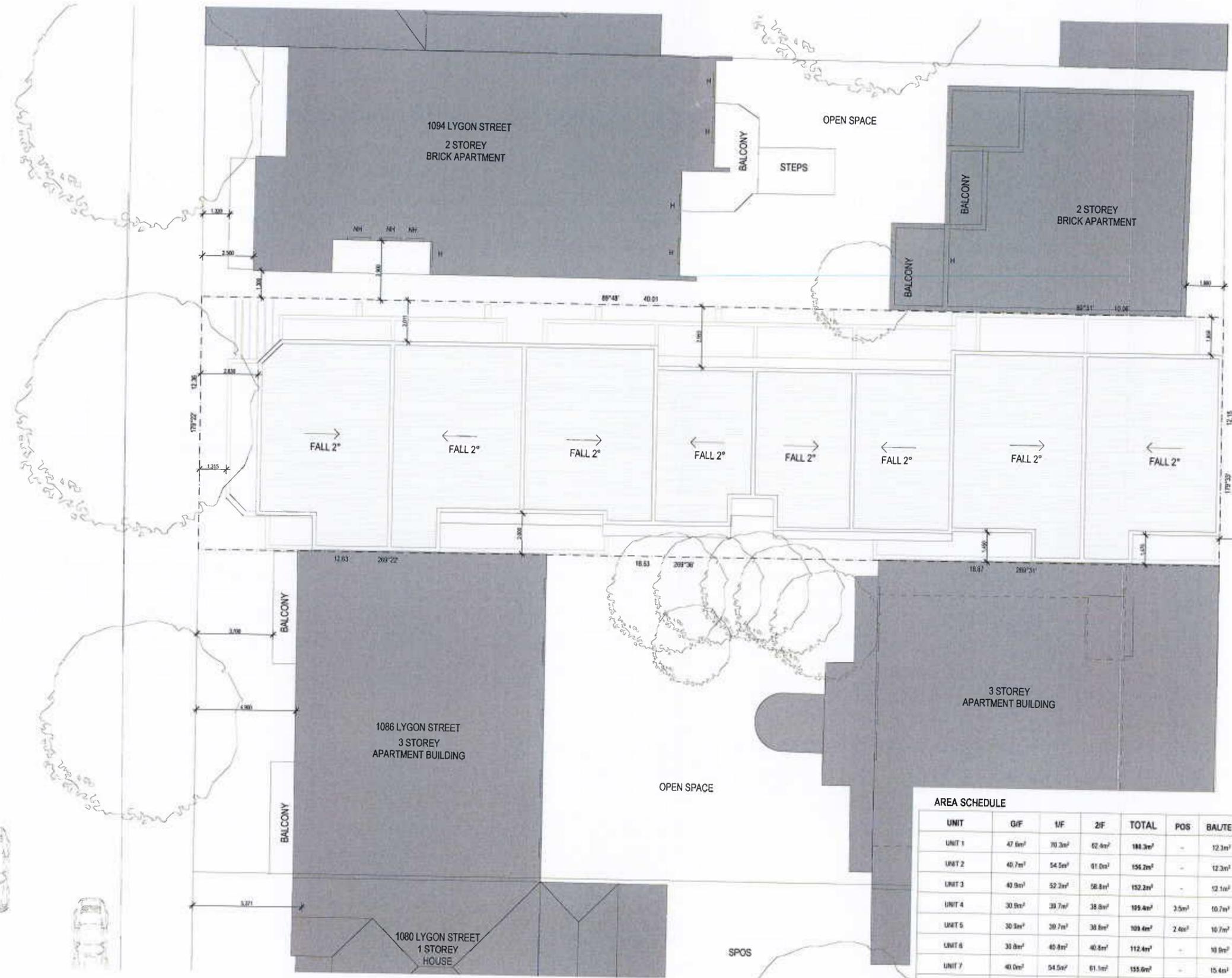
TOWN PLANNING SUBMISSION

DRAWING:
SECOND FLOOR PLAN

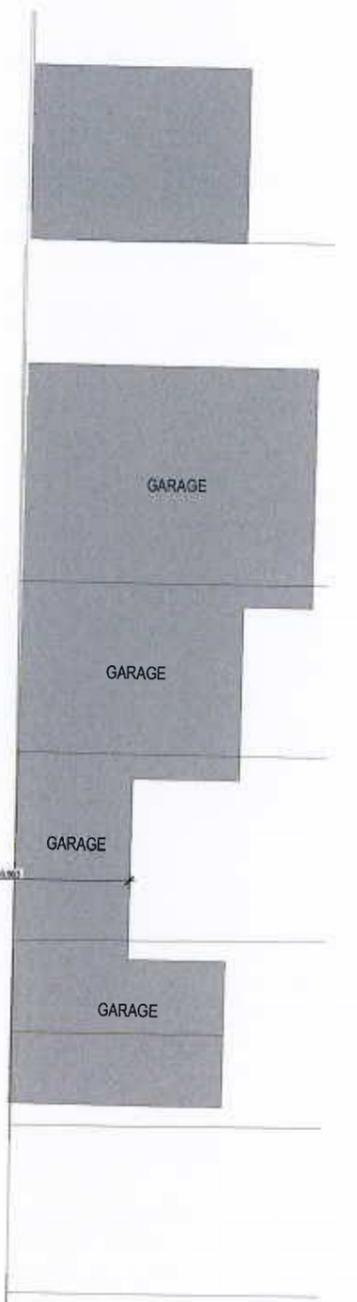
SCALE: 1:100 @ A1; 1:200 @ A3	DATE: JUNE 2017
DRAWN: JL	CHECKED: TL
PROJECT STATUS: TOWN PLANNING	DRAWING NO: 17005
	REV NO: A

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LYGON STREET



LANEWAY



AREA SCHEDULE							
UNIT	G/F	1/F	2/F	TOTAL	POS	BALTER	TOTAL
UNIT 1	47.6m ²	70.2m ²	62.4m ²	180.2m ²	-	12.3m ²	12.3m ²
UNIT 2	40.7m ²	54.5m ²	61.0m ²	156.2m ²	-	12.3m ²	12.3m ²
UNIT 3	40.9m ²	52.2m ²	56.8m ²	150.2m ²	-	12.1m ²	12.1m ²
UNIT 4	30.5m ²	33.7m ²	38.9m ²	103.4m ²	3.5m ²	10.7m ²	14.2m ²
UNIT 5	30.5m ²	20.7m ²	33.6m ²	84.8m ²	2.4m ²	10.7m ²	13.1m ²
UNIT 6	33.8m ²	40.8m ²	40.8m ²	115.4m ²	-	10.9m ²	10.9m ²
UNIT 7	40.0m ²	54.5m ²	61.1m ²	155.6m ²	-	15.4m ²	15.4m ²
UNIT 8	41.7m ²	56.7m ²	63.5m ²	161.9m ²	-	15.9m ²	15.9m ²

SITE AREA	618.1 m ²
SITE COVERAGE	548.9 m ² (88.8 %)
PERMEABLE AREA	38.8 m ² (6.27 %)
IMPERMEABLE AREA	579.3 m ² (93.73 %)

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PROJECT
PROPOSED TOWNHOUSES
 1090-1092 LYGON STREET
 CARLTON NORTH VIC 3054

CLIENT
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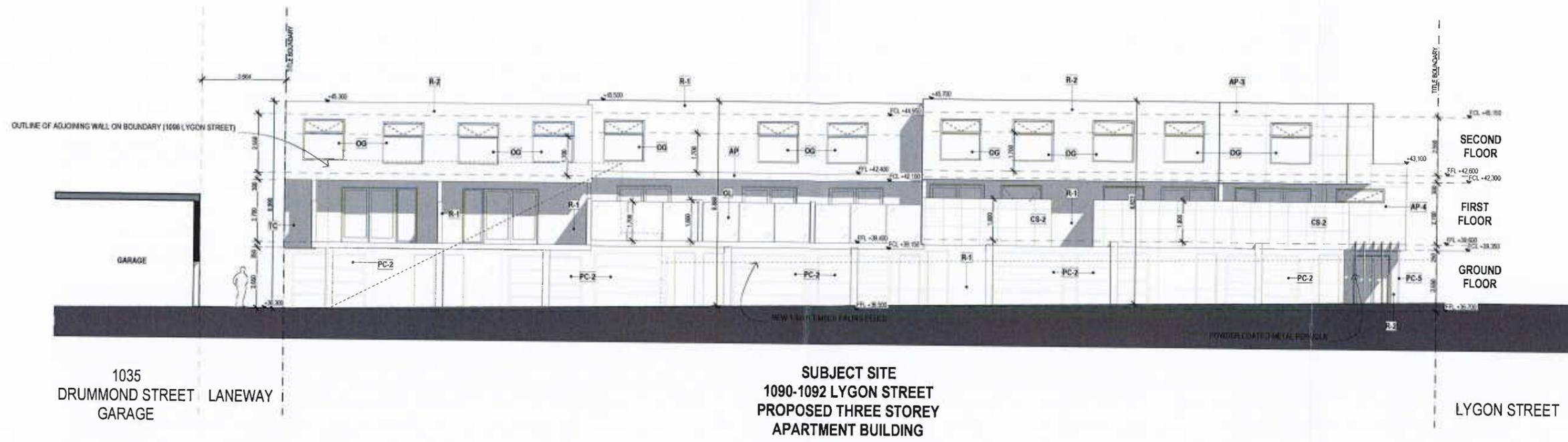


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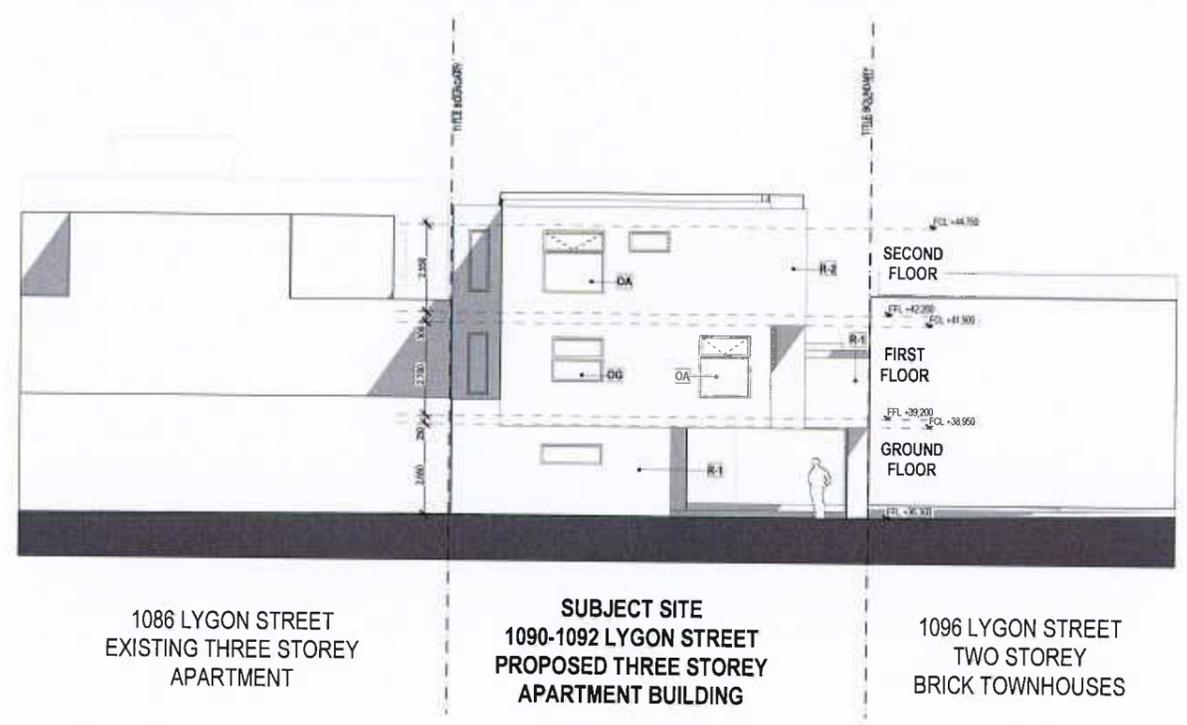
TOWN PLANNING & DESIGN
 TOWN PLANNING & DESIGN
 TOWN PLANNING & DESIGN

SCALE 1:100 @ A1; 1:200 @ A3	DATE JUNE 2017
DRAWN JL	CHECKED TL
PROJECT STATUS	JOB NO 17005
DRAWING NO	REV NO
TOWN PLANNING	TP-08
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NORTH ELEVATION



EAST ELEVATION

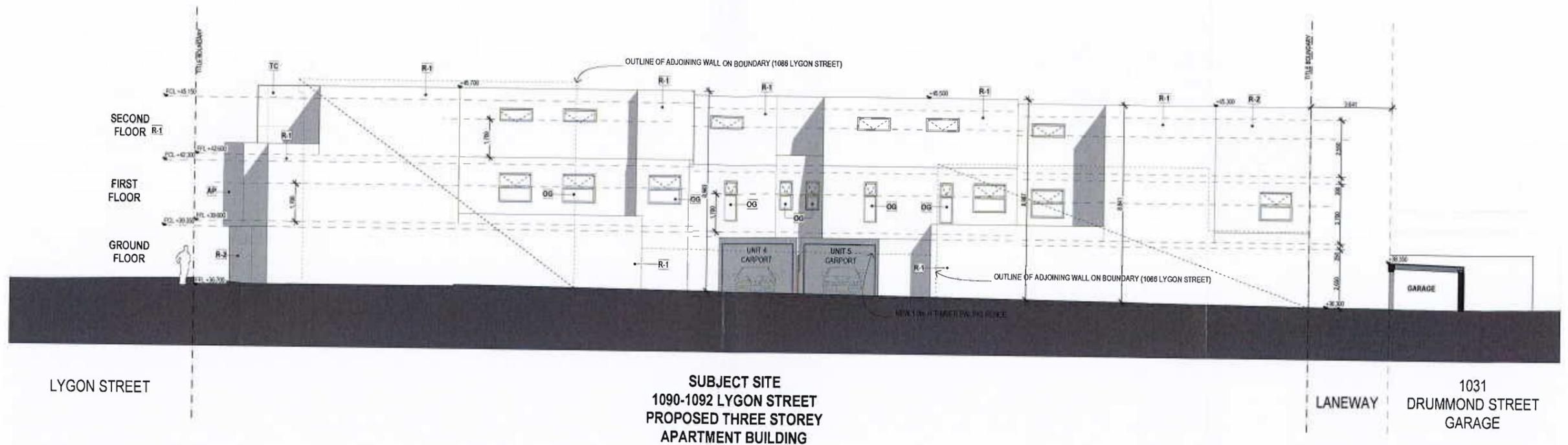
FINISHES LEGEND

	BUILDING SUBSTRATE & FINISH
	COLOUR (WHERE APPLICABLE)
	TIMBER CLADDING OR ARTIFICIAL TIMBER EQUIVALENT
	ALUMINIUM PANELS
	GLASS
	POWDERCOAT FINISH
	OPAQUE GLASS
	OPAQUE AWNING WINDOW WITH RESTRICTED OPENING OF NO MORE THAN 125mm
	RENDER FINISH
	SCYON MATRIX CEMENT SHEET CLADDING, PAINT FINISH
1.	COLOUR 1 - OFF WHITE
2.	COLOUR 2 - CHARCOAL
3.	COLOUR 3 - GUN METAL
4.	COLOUR 4 - SILVER
5.	COLOUR 5 - BLACK

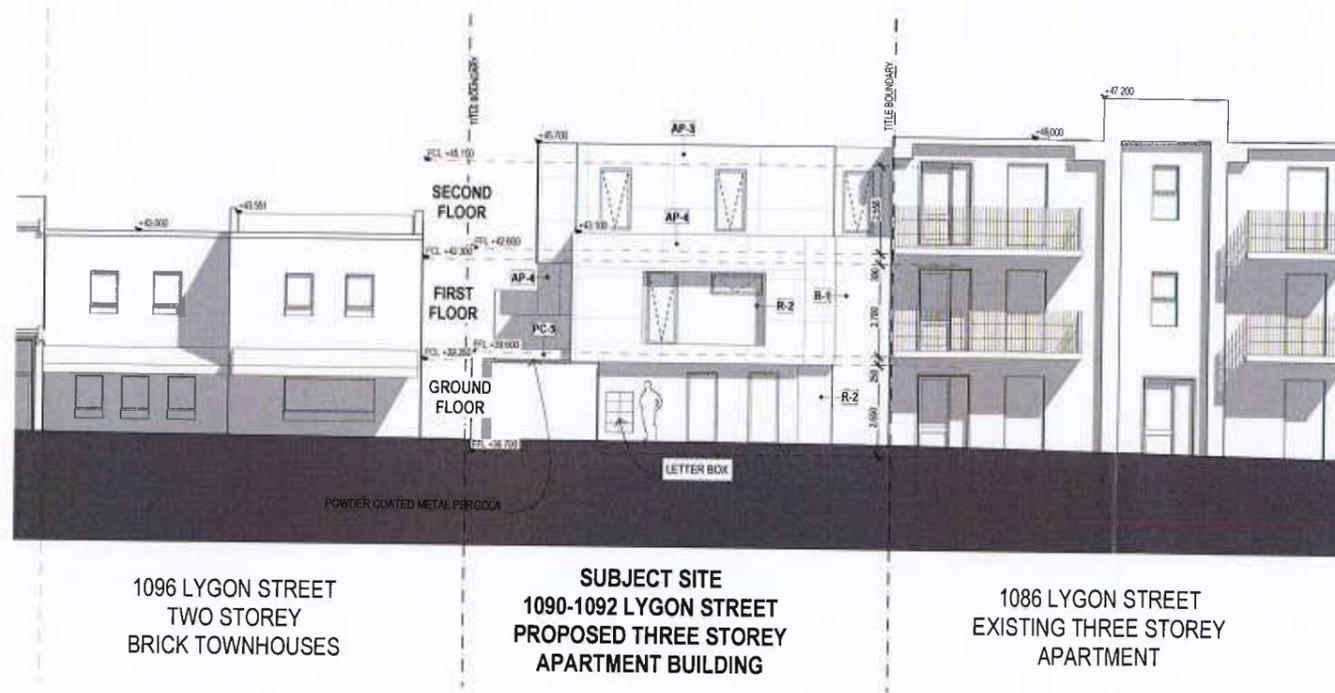
 YBL REMMUS ARCHITECTS A: 250/74-138 Lygon Street (Brimbank East) 3087 T: +613 8538 2888 F: +613 8538 2880 E: remmus.architects@yblremmus.com.au	PROJECT PROPOSED TOWNHOUSES 1090-1092 LYGON STREET CARLTON NORTH VIC 3054		DRAWING NORTH & EAST ELEVATIONS	SCALE 1:100 @ A1; 1:200 @ A3	DATE JUNE 2017
	CLIENT #Client Name		DRAWN JL	CHECKED TL	JOB NO. 17005
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SOUTH ELEVATION



WEST ELEVATION

FINISHES LEGEND	
	BUILDING SUBSTRATE & FINISH
	COLOUR (WHERE APPLICABLE)
	TIMBER CLADDING OR ARTIFICIAL TIMBER EQUIVALENT
	ALUMINUM PANELS
	GLASS
	POWDERCOAT FINISH
	OPAQUE GLASS
	OPAQUE AWNING WINDOW WITH RESTRICTED OPENING OF NO MORE THAN 125mm
	RENDER FINISH
	SCYON MATRIX CEMENT SHEET CLADDING PAINT FINISH
1	COLOUR 1 - OFF WHITE
2	COLOUR 2 - CHARCOAL
3	COLOUR 3 - GUN METAL
4	COLOUR 4 - SILVER



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PROJECT
PROPOSED TOWNHOUSES
1090-1092 LYGON STREET
CARLTON NORTH VIC 3054

CLIENT
#Client Name

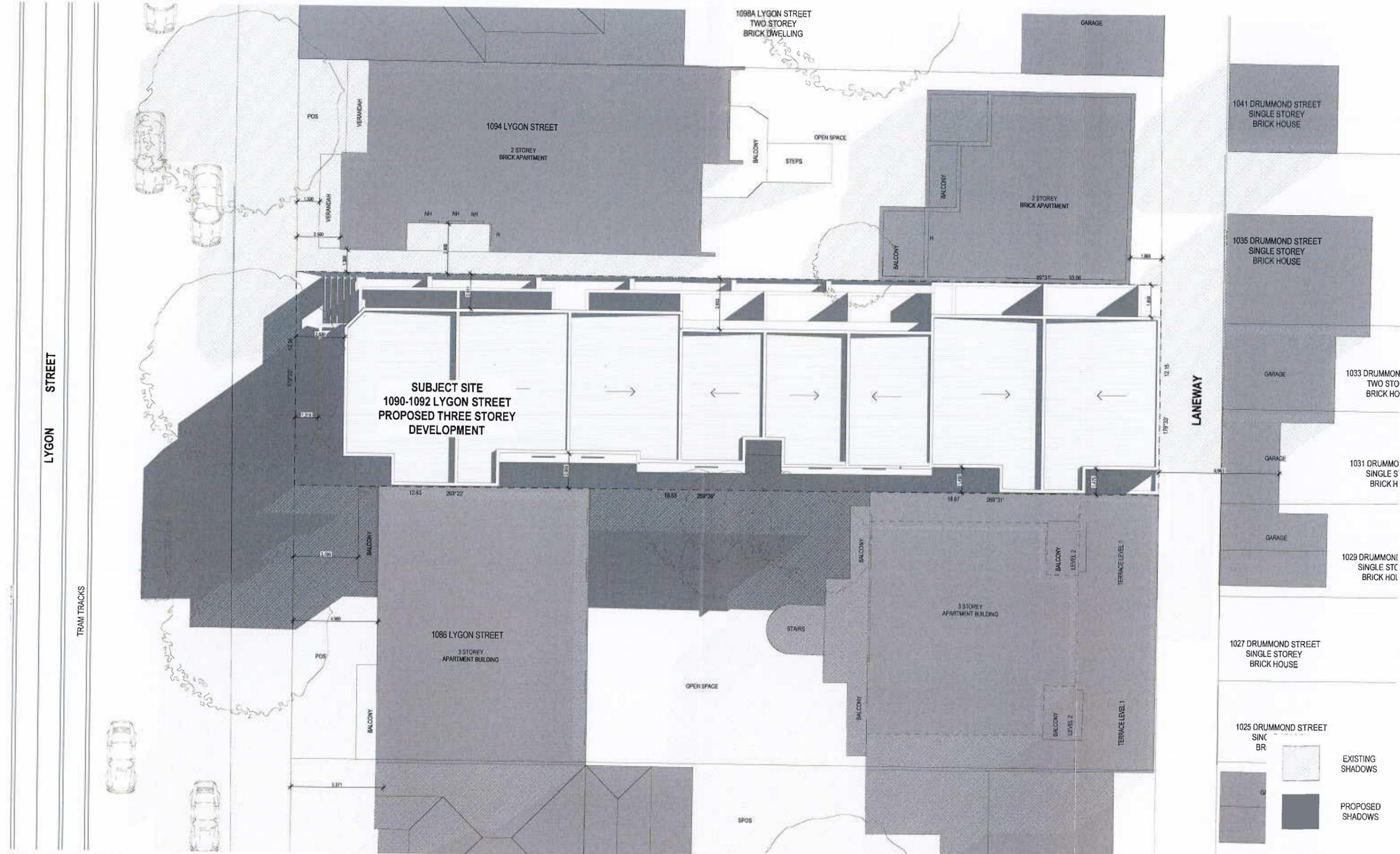


REV NO	DATE	REVISIONS / ISSUE	DRAWN

DRAWING
SOUTH & WEST ELEVATIONS

SCALE	DATE	
1:100 @ A1; 1:200 @ A3	JUNE 2017	
DRAWN	CHECKED	JOB NO
JL	TL	17005
PROJECT STATUS	DRAWING NO	REV. NO
TOWN PLANNING	TP-10	A

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LYGON STREET

TRAM TRACKS

LANEWAY

SUBJECT SITE
1090-1092 LYGON STREET
PROPOSED THREE STOREY
DEVELOPMENT

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PROJECT
PROPOSED TOWNHOUSES
1090-1092 LYGON STREET
CARLTON NORTH VIC 3054

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REV NO	DATE	AMENDMENTS / ISSUE	DRAWN

(DRAWN)
 SHADOW DIAGRAM 22 SEPT 9AM

SCALE	DATE
1:100 @ A1; 1:200 @ A3	JUNE 2017
DRAWN: JL	CHECKED: TL
PROJECT STATUS	JOB NO: 17005
	DRAWING NO: TP-11
	REV: A

1025 DRUMMOND STREET
 SINC BR

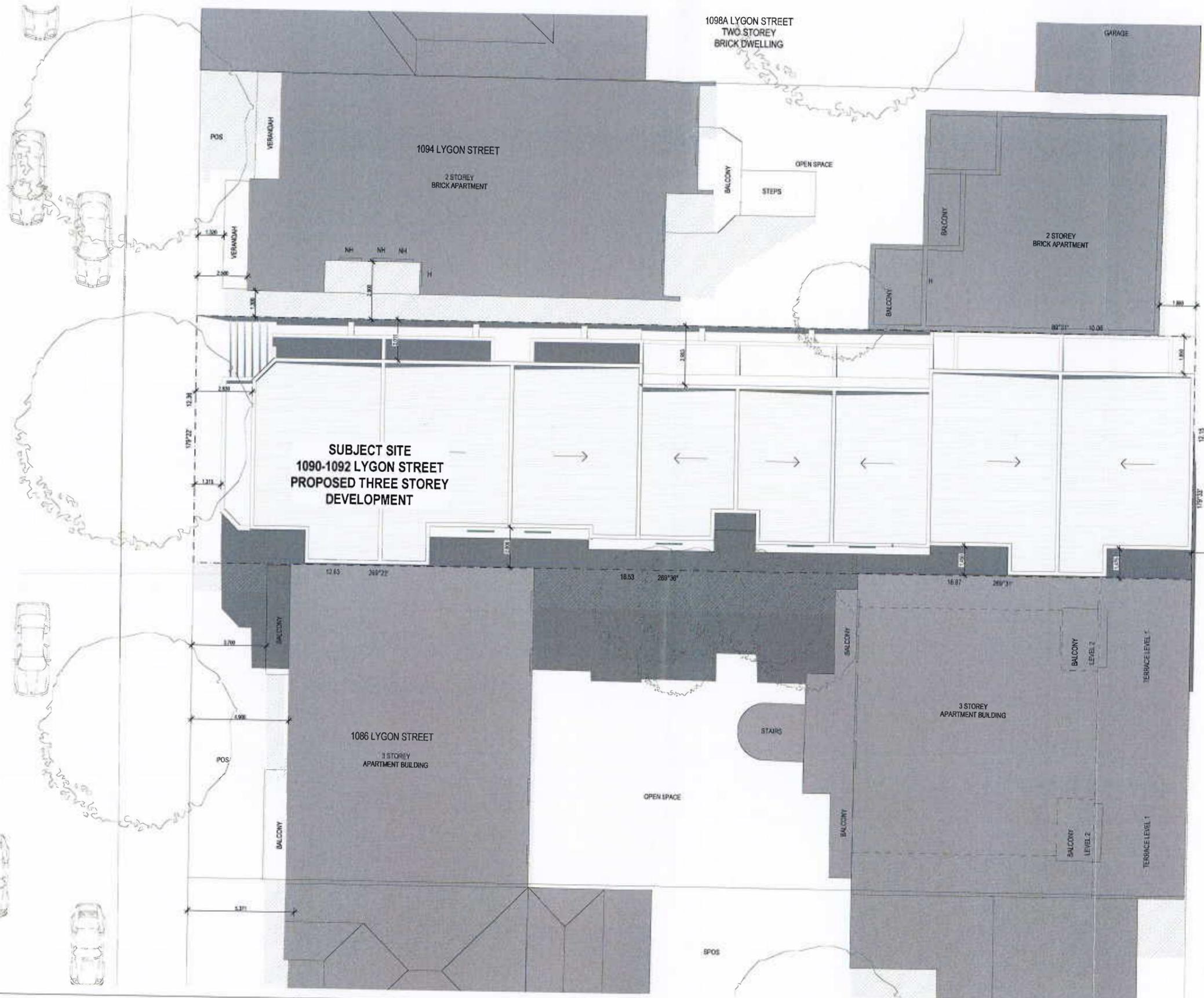
EXISTING SHADOWS

PROPOSED SHADOWS

TOWN PLANNING
RECEIVED
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LYGON STREET

TRAM TRACKS



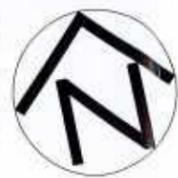
LANEWAY



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PROJECT
PROPOSED TOWNHOUSES
 1090-1092 LYGON STREET
 CARLTON NORTH VIC 3054

CLIENT
 #Client Name

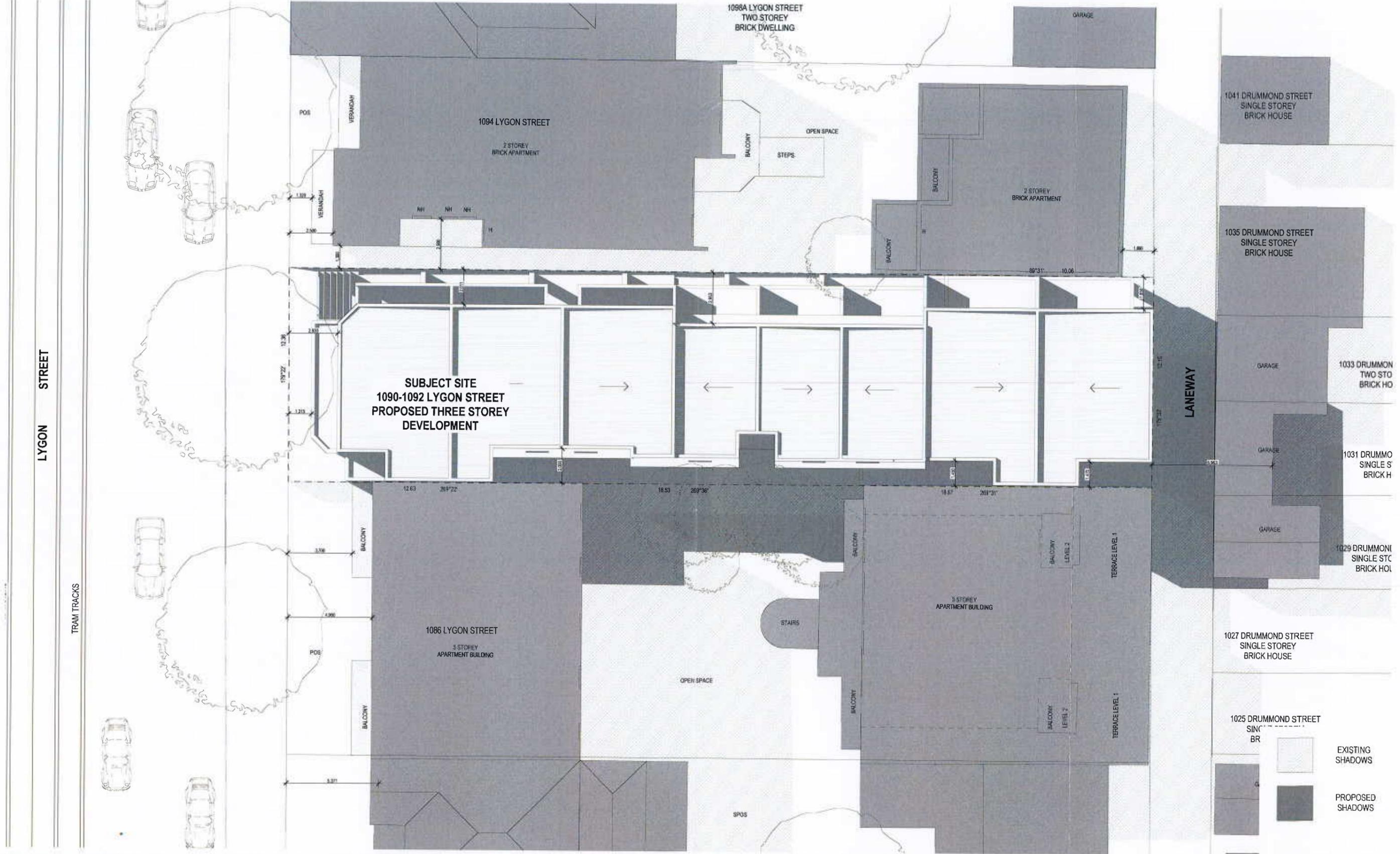


REV. NO.	DATE	AMENDMENTS / ISSUE	DRAWN

DRAWING
SHADOW DIAGRAM 22 SEPT 12AM

SCALE	DATE
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DRAWN JL	CHECKED TL
PROJECT STATUS	JOB NO. 17005
TOWN PLANNING	DRAWING NO. TP-12
	REV. NO. A

20 JUL 2017

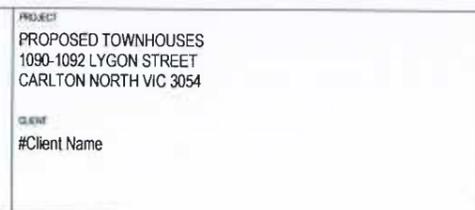


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(DRAWING)
SHADOW DIAGRAM 22 SEPT 3PM

SCALE	DATE
1:100 @ A1; 1:200 @ A3	JUNE 2017
DRAWN: JL	CHECKED: TL
PROJECT STATUS: TOWN PLANNING	JOB NO: 17005
DRAWING NO: TP-13	REV. NO: A

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VIEW FROM LYGON STREET



VIEW FROM LYGON STREET



VIEW FROM REAR LANEWAY OF DEVELOPMENT

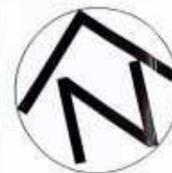


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PROJECT
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 CARLTON NORTH VIC 3054

CLIENT
 #Client Name



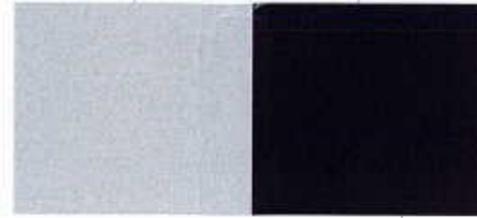
REV. NO.	DATE	AMENDMENTS/ISSUE	DRAWN

DRAWING
 PERSPECTIVES

SCALE N.A.	DATE JUNE 2017
DRAWN JL	CHECKED TL
PROJECT STATUS TOWN PLANNING	JOB NO 17005
	DRAWING NO REV. NO.
	TP-14 A

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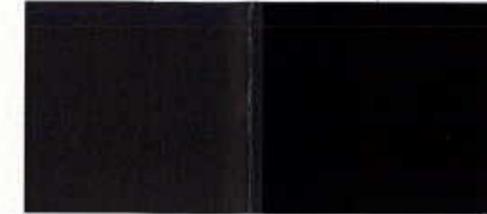
23 JUL 2017



ALUCOBOND PANEL
COLOUR: SILVER

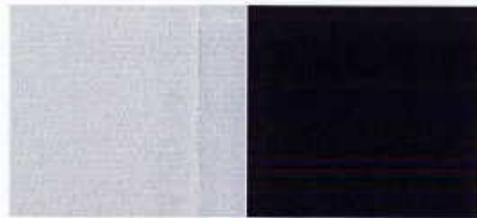
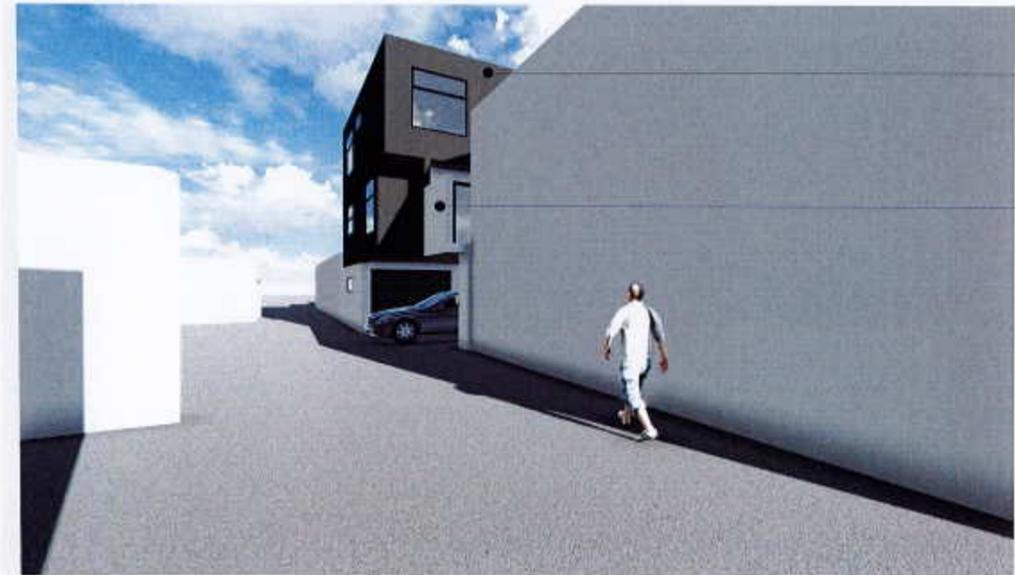
ALUCOBOND PANEL
COLOUR: GUN METAL

DULUX PAINT
COLOUR: OFF WHITE



DULUX PAINT
COLOUR: DOMINO

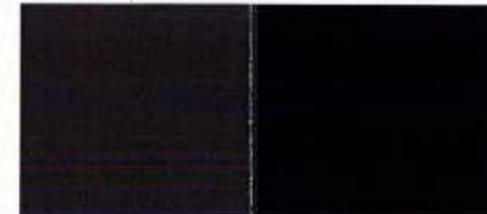
COLORBOND PAINT
COLOUR: BLACK



ALUCOBOND PANEL
COLOUR: SILVER

ALUCOBOND PANEL
COLOUR: GUN METAL

DULUX PAINT
COLOUR: OFF WHITE



DULUX PAINT
COLOUR: DOMINO

COLORBOND PAINT
COLOUR: BLACK



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E: remmus.arch@yblgroup.com.au

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PROJECT
PROPOSED TOWNHOUSES
1090-1092 LYGON STREET
CARLTON NORTH VIC 3054

CLIENT
#Client Name



A: 17005 TOWN PLANNING SUBMISSION A:

REV NO DATE AMENDMENTS / ISSUE DRAWN

DRAWING
MATERIALS PALETTE

SCALE N.A.	DATE JUNE 2017
DRAWN JL	CHECKED TL
PROJECT STATUS	JOB NO 17005
TOWN PLANNING RECEIVED	DRAWING NO TP-15
	REV NO A

23 JUL 2017

19 September 2017

Danielle Connell
Yarra City Council
PO Box 168
Richmond VIC 3121

Dear Danielle,

Proposal: Planning permit for development - Construction of eight (8) dwellings and garages
Site location: 1/1090-1092 LYGON STREET CARLTON NORTH 3054

Melbourne Water reference: MWA-1029705
Council reference: PLN17/0251
Date received: 30/08/2017

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. Amended plans must be submitted to Melbourne Water addressing Melbourne Water's conditions. Plans must be submitted with ground and finished floor levels to Australian Height Datum (AHD).
2. The dwellings must be constructed with finished floor levels a minimum of 400 mm above natural ground surface level.
3. The garages must be constructed with finished floor levels a minimum of 250 mm above natural ground surface level.
4. Open style fencing (e.g. paling fences) will allow the free passage of flood flows through the fence, and thereby preventing floodwaters backing up behind solid structures which can increase flood levels on neighbouring properties. More resilient brick and steel fences may increase upstream flood levels, if not provided with a means to allow the passage of floodwaters.

Any new front boundary fences or gates must be of an open style of construction (minimum 50% open) to allow for the passage of overland flows.

5. No fill is permitted outside of the proposed dwelling envelope with the exception of achieving minimal ramping into proposed garages.

Advice

Preliminary land and flood level information available at Melbourne Water indicates that the above property is subject to overland flooding from the Lygon Street Main Drain. For a storm

event with a 1% chance of occurrence in any one year, the applicable flood level for the property is 37.14 metres to Australian Height Datum (AHD).

For the purpose of the Building Code of Australia - Building in Flood Hazard Areas, Melbourne Water has determined that during a flood event that has a probability of occurrence of 1% in any one year, the maximum flow rate of flood water (velocity) will be below 1.5 metres per second.

To access more information regarding other services or online applications that Melbourne Water offers please visit our [website](#).

For further enquiries contact our Customer Service Centre on 131 722.

Yours sincerely,

Ezreena Aladin
Customer and Planning Services

Cc: Lygon Corporation Pty Ltd,
Email: urbanplanningmediation@hotmail.com

TO: John Theodosakis
FROM: **Andrew Shaw**
DATE: **16 October 2017**
SUBJECT: Urban Design Referral
APPLICATION NO: **PLN17/0251**
DESCRIPTION: Demolition of the existing dwelling to allow for the construction of eight dwellings and a reduction in the car parking requirement.

COMMENTS SUMMARY

- The use of a 'mews' typology on this site leads to poor amenity outcomes for both neighbouring sites, and dwellings in the proposed development.
- The long undercroft space is a poor urban design outcome. An access control solution should be considered which might offer some visual screening of the undercroft space.
- Setbacks to the Lygon Street site boundary are acceptable.
- A set back to the upper storey at the rear R.O.W. should be incorporated into the design.
- The proposed material palette with high-contrast commercial finishes is not sympathetic to the existing streetscape. The use of very dark cladding to the upper floor mass is not recessive and will be visually dominant. The proposed material selection should be revised to reflect a more sympathetic palette

Site and context

General: The site is situated in Carlton North on the eastern side of Lygon Street near the boundary with the city of Moreland. This stretch of Lygon Street between Pigdon Street and Park Street, has a mix of single and multi-residential buildings and some commercial uses. The building stock is a mix of higher value heritage and some residential infill of poor architectural quality.

The existing building on the subject site, and the adjoining buildings to the north and south, are non-contributory. There are contributory buildings on both sides of Lygon Street consisting of single and double storey terrace houses on the east side and detached and semi-detached Edwardian houses on the west side. Contributory buildings are located at corner sites on the west side of Lygon Street at the intersection of Lygon and Park Streets, and Lygon and Holtom Street East. The material palette of the existing buildings on this section of Lygon Street consists of Edwardian red brick and terracotta or slate tiled roofs, with painted timber trim and verandah detailing, rendered and painted masonry is also commonly used. More recent post-war infill has used brown brick or painted and rendered concrete panels. Commercial glazing suites have been used in some of the newer

residential developments. A commercial building near the corner of Pigdon and Lygon Streets is constructed in precast concrete panels with perforated metal screens.



Figure 1. West side of Lygon Street (Corner of Park Street).

Views of the site on Lygon Street are obscured by street trees, with a large plane tree immediately in front of the site, and evergreen native trees in front of the neighbouring sites.



Figure 2. East side of Lygon Street including the subject site.

The properties to the northern and southern boundaries are residential buildings. Both sites have similar massing, with buildings fronting both Lygon Street and the rear ROW, separated by a shared open space, with good solar access to the north.

Built Form

The proposed development adopts a 'mews' configuration with an internal street running along the northern boundary providing access to garages and apartment entries. The apartments are arrayed along this internal street with balconies above the street projecting the full width of the driveway leaving a narrow strip of land along the northern boundary that

is not covered. The first floor extends all the way to the northern boundary where the building to the north of the development abuts the boundary. The development comprises 8 three storey units with ground floor entry and carparking, living spaces at first floor level with open space provided by north facing balconies, and two bedrooms at second floor level.

The use of this typology on this site leads to poor amenity outcomes. The six intermediate dwellings have screened windows or balconies up to 1.8m and offer no outlook, as they would overlook the properties to the north and south. The uniform three storey mass running the entire length of the lot overshadows the neighbouring open space. It is unclear, as no section is provided, but it appears the south boundary setback would not comply with Standard B17 and B20.

The potential for the internal site circulation to form an urban 'street' is not taken up. There appears to be a pedestrian entry to the site from Lygon Street, with vehicular access from the rear laneway. The resultant space has the look of an undercroft due to the building volume above at first floor level. It is unclear how access to the site is to be controlled. Based on the drawings provided, it would appear that this 'street' is open to public rights of way at both ends, and the Lygon Street site entry offers un-obstructed views to the undercroft space running the length of the site. An access control solution should be considered which might offer some visual screening of the undercroft space.



Figure 3. View of proposed development, Lygon Street.

Setbacks and Massing

Setbacks to the Lygon Street site boundary are acceptable, mediating between a three storey apartment building to the south and a two storey townhouse with verandah to the north. The setbacks and building heights along this section of Lygon Street are not uniform, with some buildings built to the street frontage and others set back. While there is an argument that the third storey mass should be set back to the level of the adjacent apartment building to the south, it would make little practical difference due to the lack of a

dominant built form pattern. Further, the two storey Victorian shop and residence at 1098 Lygon Street is of a similar overall height and has no setback.

The proposal includes a three storey sheer wall to the rear right of way. While the presence to three-storey residential buildings on the corner of this right of way and Mary Street to the south of the subject site offer precedent for a three storey mass along the right of way, the proposal will be visually dominating from the rear of dwellings on Drummond Street between Mary Street and Park Street. A set back to the upper storey should be incorporated into the design.

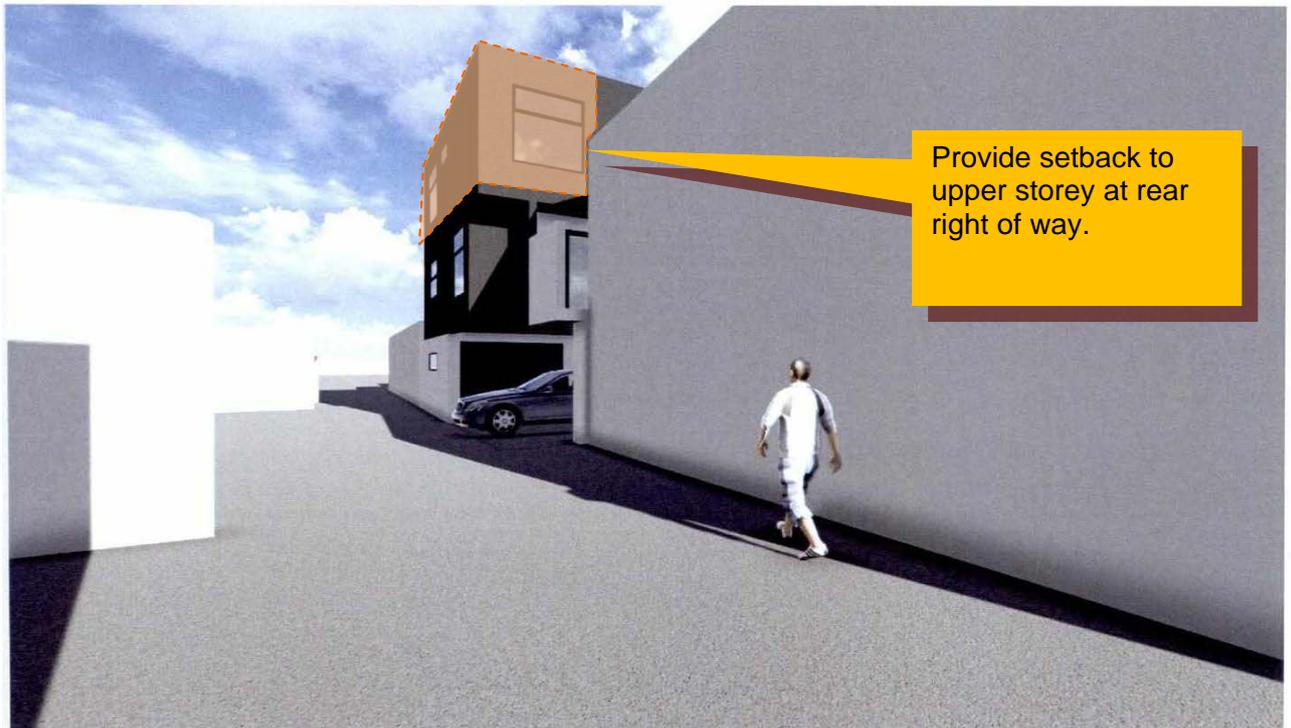


Figure 4. View of proposed development, rear right of way.

Materials

The proposed west elevation (Lygon Street) material palette comprises silver and gun-metal Alucobond panels, with blank two storey wall painted in 'off-white'. This palette with high-contrast commercial finishes is not sympathetic to the existing streetscape. The use of very dark cladding for the upper floor mass is not recessive and will be visually dominant. As mentioned above, the characteristic material palette along this section of Lygon Street, particularly the more contributory western side is brick, terracotta/slate, painted timber, painted render. The proposed material selection should be revised to reflect a more sympathetic palette.



Assessment Summary:

Responsible Planner:	John Theodosakis		
ESD Advisor:	Euan Williamson		
Date:	14.09.2017	Planning Application No:	PLN17/0251
Subject Site:	1090-1092 Lygon Street, Carlton North		
Site Area:	Approx. 618m ²	Site Coverage:	100%
Project Description:	Eight townhouses.		
Pre-application meeting(s):	No ESD involvement.		

This application does not meet Council's Environmental Sustainable Design (ESD) standards. Should a permit be issued, the following ESD commitments (1) and deficiencies (2) should be conditioned as part of a planning permit to ensure Council's ESD standards are fully met.

Furthermore, it is recommended that all ESD commitments (1), deficiencies (2) and the outstanding information (3) are addressed in an updated SMP report and are clearly shown on Condition 1 drawings. ESD improvement opportunities (4) have been summarised as a recommendation to the applicant.

(1) Applicant ESD Commitments:

- Exceeding minimum NCC standards for thermal energy efficiency with an average NatHERS rating of 6.3 Stars.
- Energy efficient 5 Star heating / cooling split system.
- Energy efficient LED and/or T5 lighting systems.
- Water efficient fixtures throughout.
- Water efficient landscaping and irrigation.
- Foldable clothes lines to all balconies.
- Energy meter and consumption display screen to each townhouse.

(2) Application ESD Deficiencies:

- No STORM report has been received and although the proposed measures are likely to demonstrate best practice in urban stormwater management, a proper STORM report is required. The plans note a 16,000 litre rainwater tank but the Planning Report states the tank will be 1,400 litre. Please confirm and update to be a consistent stormwater management proposal. Finalise design for permeable paving that is "considered" in the ESD Report. Tank is required to be connected to toilets for flushing in addition to providing irrigation.
- There are significant amounts of east, west and north facing glazing on the top level (bedrooms) that will be exposed to high levels of summer solar heat gain. Recommend additional adjustable shading to all exposed windows on top level with louvers, fins, awnings, shutters or similar.
- The thermal comfort of these townhouses will be poor. The glazing specified is a low performance standard. Recommend double glazing throughout with a maximum U Value of 4.

(3) Outstanding Information:

- Please note that operable windows are not considered "Mechanical Ventilation" as mentioned in the ESD Report – this is described as "Natural Ventilation", please update to avoid confusion.
- The Executive summary states the average NatHERS will be 6 Stars, but the sample ratings state it is 6.3. Please update to be consistent with the sample ratings and an average of at least 6.3 Stars.

(4) ESD Improvement Opportunities:

- Recommend gas boosted solar hot water, or high efficiency electric heat pumps and solar PV arrays to each townhouse.

Sustainable Management Plan (SMP)

Referral Response by Yarra City Council



- Consider a solar PV array for the rooftop of each dwelling to generate a contribution towards electricity consumption.

Further Recommendations:

The applicant is encouraged to consider the inclusion of ESD recommendations, detailed in this referral report. Further guidance on how to meet individual planning conditions has been provided in reference to the individual categories. The applicant is also encouraged to seek further advice or clarification from Council on the individual project recommendations.

To: John Theodosakis
From: Artemis Bacani
Date: 22 September 2017
Subject: Application No: PLN17/0251
 Description: Construction of Eight Dwellings
 Site Address: 1/1090-1092 Lygon Street, Carlton North

I refer to the above Planning Application received on 28 August 2017 in relation to the proposed development at 1/1090-1092 Lygon Street, Carlton North. Council's Engineering Services unit advises the following:

CAR PARKING PROVISION

Proposed Development

Under the provisions of Clause 52.06-5 of the Yarra Planning Scheme, the development's parking requirements are as follows:

Proposed Use	Quantity/ Size	Statutory Parking Rate	No. of Spaces Required	No. of Spaces Allocated
Two-bedroom dwelling	8	1 space to each dwelling	8	8
Residential Visitors	5 Dwellings	1 space per 5 dwellings	1	0
Total			9	8

A reduction of one car space (residential visitor space) is sought by the applicant.

To reduce the number of car parking spaces required under Clause 52.06-5 (including to reduce to zero spaces), the application for the car parking reduction must be accompanied by a Car Parking Demand Assessment.

Car Parking Demand Assessment

To reduce the number of parking spaces required for the proposed development, the Car Parking Demand Assessment must assess the following:

- *Parking Demand for Residential Visitors.*

For this development, the residential visitor parking demand would be one space. The applicant proposes to accommodate the residential visitor parking off-site. For mixed use and multi-unit residential developments that are located along or near activity centres, we would normally encourage applicants to provide some residential visitor parking on-site. In this instance, the proposed car parking arrangement cannot practically allow for residential visitor parking to be accommodated on the property. In the context of the surrounding area, the demand of one residential visitor parking space off-site should not be detrimental to existing on-street parking conditions in the area.

- *Availability of Public Transport in the Locality of the Land.*
The site is within walking distance of tram services along Lygon Street. Tram services on Nicholson Street and buses services on Holden Street/Brunswick Road and Reid Street could easily be accessed by foot.
- *Multi-Purpose Trips to the Area.*
Visitors to the site might combine their visit with other activities or business whilst in the area.
- *Convenience to Pedestrian and Cycling Access to the Site.*
The Nicholson Street activity centre would have a very high serviceability for pedestrians. The site has good connectivity to the on-road bicycle network. It is highly probable that some visitors to the site would either live or work locally. Pedestrians and cyclists should be able to access the site conveniently.

Appropriateness of Providing Fewer Spaces than the Likely Parking Demand

Clause 52.06 lists a number of considerations for deciding whether the required number of spaces should be reduced. For the subject site, the following considerations are as follows:

- *Availability of Car Parking in the Area.*
The surrounding area is blanketed in time restricted parking, which frequently turns over. Visitors to the development should be able to find an on-street parking space.
- *Access to or Provision of Alternative Transport Modes.*
The site has very good access to public transport and connectivity to the bicycle network. Car share pods are available within walking distance of the site and provide an alternative mode of transportation for residents and visitors. A Flexicar car share pod is available in Pigdon Street (near the corner of Lygon Street), approximately 190 metres south-west of the site.
- *Other Relevant Considerations.*
The occupants of the new dwellings will not be eligible to apply for on-street residential and visitor car parking permits.

Adequacy of Car Parking

From a traffic engineering perspective, the waiver of one residential visitor car space for this proposal is considered appropriate in the context of the development and the surrounding area.

Engineering Services has no objection to the reduction in the car parking requirement for this site.

DEVELOPMENT LAYOUT DESIGN
Layout Design Assessment

Item	Assessment
Access Arrangements	
Access via Right of Way	<p>The garages will be accessed via the Right of Way located along the eastern boundary of the site.</p> <p>A site inspection revealed that the Right of Way is approximately 3.92 metres wide. The Right of Way can be accessed from Park Street and Mary Street.</p>
Development Entrance	<p>The development has an entrance width of 5.746 metres to satisfy Design standard 1 - Accessways of Clause 52.06-8.</p>
Garage Doorway Width and Vehicle Turning Movements	<p>The width of the individual garage doorway is not dimensioned on the drawings.</p> <p>The submitted swept path diagrams using the B85 design vehicle satisfactorily demonstrate vehicle movements into and out of the garages.</p>
Headroom Clearance	<p>A minimum headroom clearance of 2.6 metres is provided at the entrance off the Right of Way to satisfy Design standard 1 - Accessways.</p>
Car Parking Modules	
Internal Dimension of Garages	<p>The 3.5 metre wide by 6 metre depth of each garage complies with Design standard 2 - Car parking spaces of Clause 52.06-9.</p>

Design Items to be Addressed

Item	Details
Garage Doorway Width	<p>The garage doorway width must be dimensioned on the drawings.</p>
Pedestrian Footway - Undercroft	<p>A painted pedestrian footway is to be provided in the undercroft to delineate pedestrian access.</p>
Internal Concrete Slab	<p>For any new internal concrete works, the finished floor levels along the edge of the slab must be set 40 mm above the edge of the Right of Way - Council Infrastructure Requirement.</p>

Capital Works Programme

A check of the Capital Works Programme for 2017/18 indicates that no infrastructure works have been approved or proposed within the area of the site at this time.

ENGINEERING CONDITIONS

Civil Works

- Upon the completion of all building works and connections for underground utility services, the footpath immediately outside the property's Lygon Street road frontage must be stripped and re-sheeted to Council's satisfaction and at the Permit Holder's cost.
- Any damage to the Right of Way during the construction works must be repaired to the satisfaction of Council and at the Permit Holder's cost.

Road Asset Protection

- Any roads, footpaths and other road related infrastructure adjacent to the development site that are damaged as a result of the construction works, including trenching and excavation for utility service connections, must be reconstructed to Council's satisfaction and at the Permit Holder's expense.

Construction Management Plan

- A Construction Management Plan must be prepared and submitted to Council. The Plan must be approved by Council prior to the commencement of works. A detailed dilapidation report should detail and document the existing and post construction conditions of surrounding road infrastructure and adjoining private properties.

Impact of Assets on Proposed Development

- Any services poles, structures or pits that interfere with the proposal must be adjusted, removed or relocated at the owner's expense after seeking approval from the relevant authority.
- Areas must be provided inside the property line and adjacent to the footpath to accommodate pits and meters. No private pits, valves or meters on Council property will be accepted.

NON-PLANNING ADVICE FOR THE APPLICANT

Legal Point of Discharge

- The applicant must apply for a Legal Point of Discharge under Regulation 610 – Stormwater Drainage of the *Building Regulations 2006* from Yarra Building Services unit. Any storm water drainage within the property must be provided and be connected to the nearest Council pit of adequate depth and capacity (legal point of discharge), or to Council's satisfaction under Section 200 of the *Local Government Act 1989* and Regulation 610.

Public Lighting

- The developer must ensure that light projected from any existing, new or modified lights does not spill into the windows of any new dwellings or any existing nearby residences. Any light shielding that may be required shall be funded by the Permit Holder.

Clearances from Electrical Assets

- Overhead power lines run along the east side of Lygon Street, close to the property boundary.

The developer needs to ensure that the building has adequate clearances from overhead power cables, transformers, substations or any other electrical assets where applicable. Energy Safe Victoria has published an information brochure, *Building design near powerlines*, which can be obtained from their website:

<http://www.esv.vic.gov.au/About-ESV/Reports-and-publications/Brochures-stickers-and-DVDs>

Tree Protection

The developer must consult Council's Open Space branch to obtain advice on the location of the existing street tree in Lygon Street and in the adjoining properties on the north and south side of the site. Advice must also be sought regarding the lateral distance of the existing street tree relative to the building.

Regards

Artemis Bacani
Roads Engineer
Engineering Services Unit

Theodosakis, John

From: Agostino, Joe <Joe.Agostino@yarracity.vic.gov.au>
Sent: Tuesday, 12 September 2017 8:57 AM
Subject: RE: Waste management referral - planning application no. PLN17/0251, 1090 - 1092 Lygon Street Carlton

Hi John

The waste Management Plan prepared by David Fairbairn Consulting Engineer dated 15th June 2017 for 1090 – 1092 Lygon Street Carlton is satisfactory from the City works Branch's perspective. If you have any queries please give me a call.

Kind Regards

Joseph Agostino
Project Officer
City Works
Yarra Operations Depot, Clifton Hill

City of Yarra PO Box 168 Richmond 3121
T(03) 9205 5540 F(03) 8417 6666
E Joe.Agostino@yarracity.vic.gov.au W www.yarracity.vic.gov.au

6 Please consider the environment before you print this email!

From: Valente, Enzo
Sent: Monday, 28 August 2017 12:26 PM
To: Agostino, Joe
Cc: Theodosakis, John
Subject: FW: Waste management referral - planning application no. PLN17/0251

Hi Joe

Please assess and advise John accordingly.

Regards

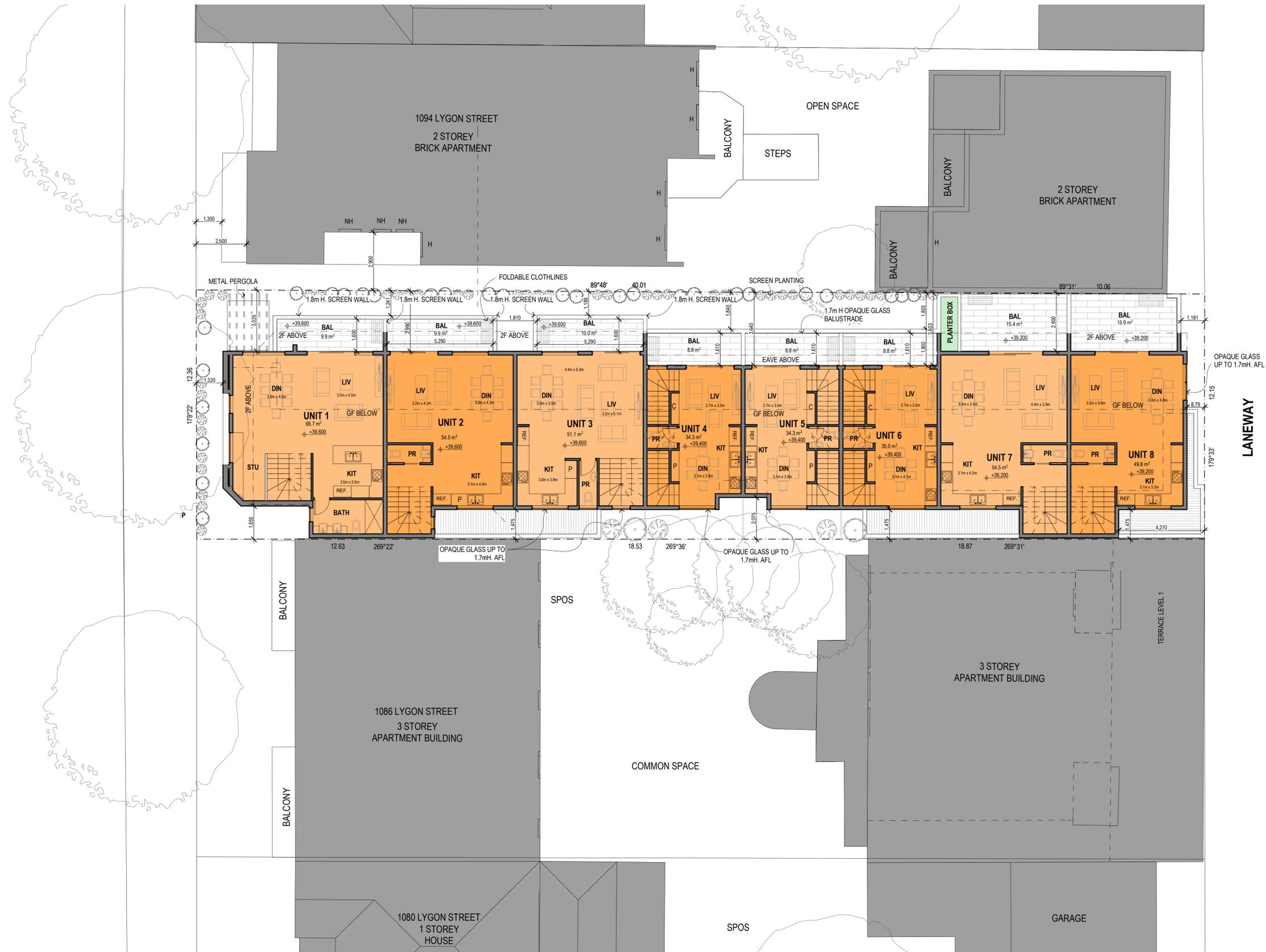
Enzo

Enzo Valente

Waste Management and Cleansing Services Coordinator
City of Yarra PO Box 168 Richmond 3121
T (03)9205 5475 F(03)8417 6666
E enzo.valente@yarracity.vic.gov.au
W www.yarracity.vic.gov.au

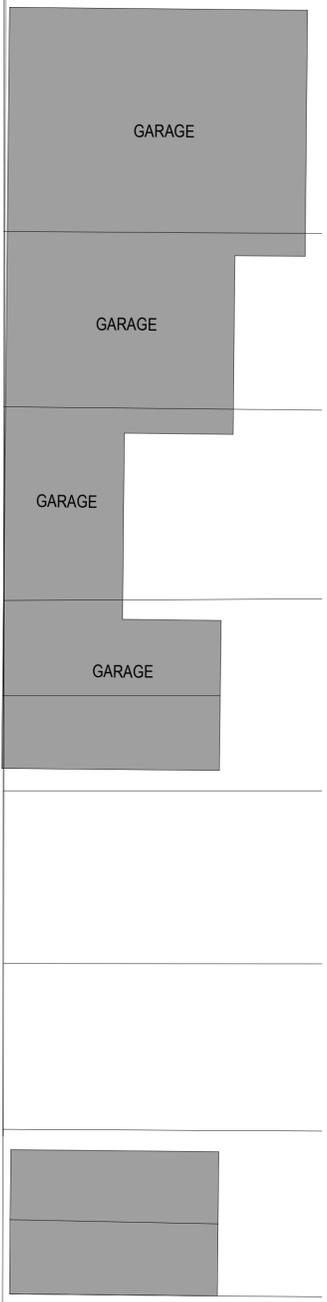
From: Theodosakis, John
Sent: Monday, 28 August 2017 10:58 AM
To: Valente, Enzo
Subject: Waste management referral - planning application no. PLN17/0251

LYGON STREET



LEGEND

H	HABITABLE WINDOW
NH	NON HABITABLE WINDOW
[Symbol]	LOW LEVEL FOLDABLE CLOTHLINES TO MINIMISE VISIBILITY TO SURROUNDING AREA

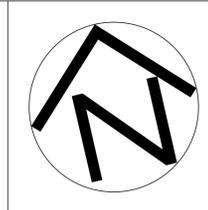


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PROJECT
PROPOSED TOWNHOUSES
 1090-1092 LYGON STREET
 CARLTON NORTH VIC 3054

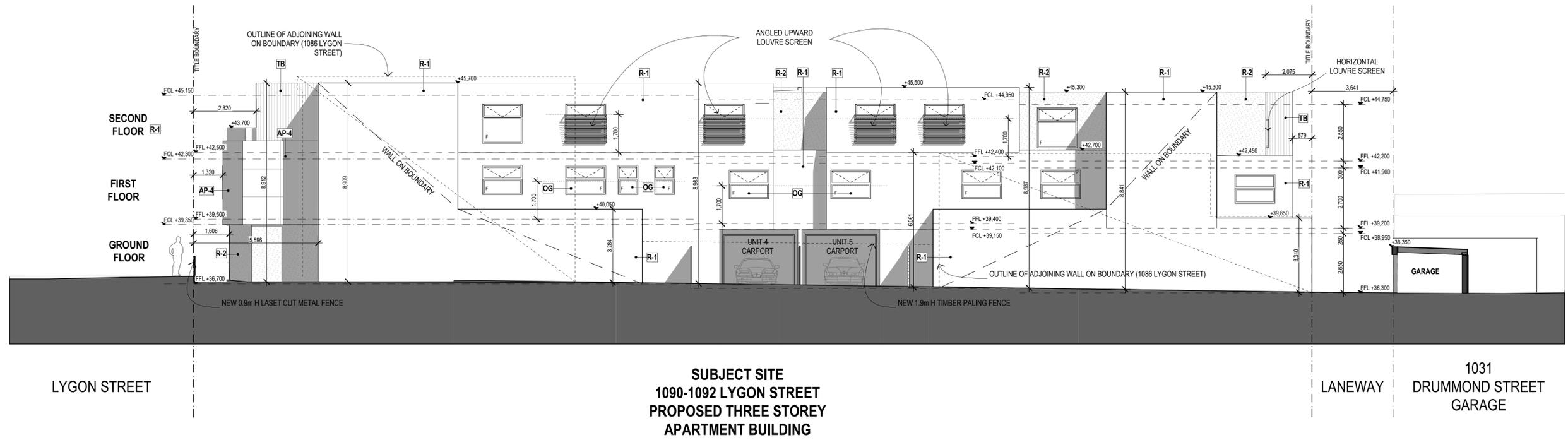
CLIENT
 #Client Name



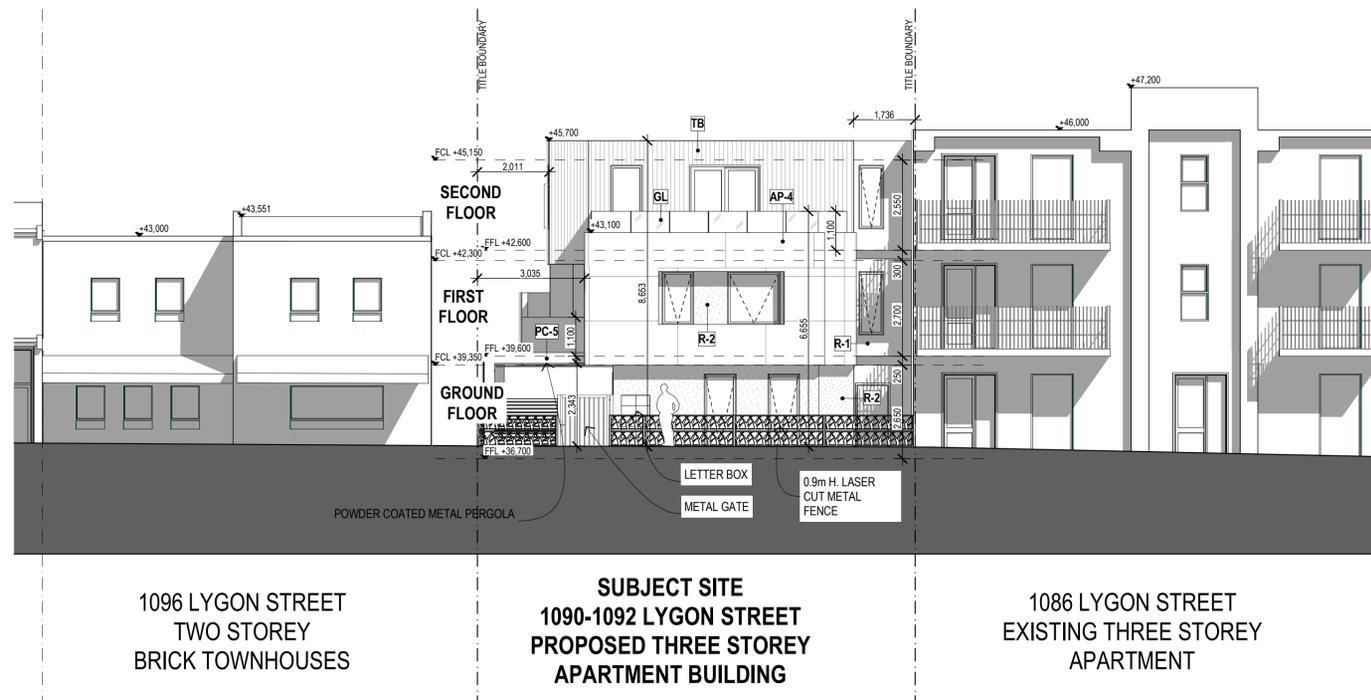
A	07-2017	TOWN PLANNING SUBMISSION	JL
C	10-2018	TOWN PLANNING SUBMISSION	EL
REV. NO.	DATE	AMENDMENTS / ISSUE	DRAWN

DRAWING
FIRST FLOOR PLAN

SCALE 1:100 @ A1; 1:200 @ A3	DATE MARCH 2018
DRAWN JL	CHECKED TL
PROJECT STATUS TOWN PLANNING	JOB NO. 17005
	DRAWING NO. TP-06
	REV. NO. C



SOUTH ELEVATION



WEST ELEVATION

FINISHES LEGEND	
—	BUILDING SUBSTRATE & FINISH
R-1	COLOUR (WHERE APPLICABLE)
TB	TIMBER CLADDING OR ARTIFICIAL TIMBER EQUIVALENT
AP	ALUMINIUM PANELS
GL	GLASS
PC	POWDERCOAT FINISH
OG	OPAQUE GLASS
OA	OPAQUE AWNING WINDOW WITH RESTRICTED OPENING OF NO MORE THAN 125mm
R	RENDER FINISH
CS	SCYON MATRIX CEMENT SHEET CLADDING. PAINT FINISH
1	COLOUR 1 - OFF WHITE
2	COLOUR 2 - CHARCOAL
3	COLOUR 3 - GUN METAL
4	COLOUR 4 - SILVER

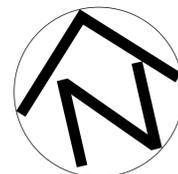


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CLIENT
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A	07-2017	TOWN PLANNING SUBMISSION	JL
C	10-2018	TOWN PLANNING SUBMISSION	EL
REV. NO.	DATE	AMENDMENTS / ISSUE	DRAWN

DRAWING
SOUTH & WEST ELEVATIONS

SCALE
1:100 @ A1; 1:200 @ A3

DRAWN JL CHECKED TL

PROJECT STATUS

TOWN PLANNING

DATE
MARCH 2018

JOB NO.
17005

DRAWING NO.

TP-10

REV. NO.
C