

Attachment 1 - PLN17/0398 - 66 Cecil Street Fitzroy North - Advertising S57B - Plans

STATEMENT OF CHANGES SECTION 57A SUBMISSION

Planning Permit Application No. PLN17/0398 – 66 Cecil Street, Fitzroy

Further to our recent discussions and meetings we have prepared amended drawings that respond to council and neighbour concerns.

The major general changes can be summarised as follows:

- The number of townhouses has been reduced from 4 to 3
- The number of levels have been reduced from 4 to 3

We have detailed the summary of changes for each drawing that was originally advertised as follows:

TP002 – DESIGN RESPONSE

1. Reduction in overall height by one level.
2. Reduction in number of townhouses from 4 to 3.
3. Reduction in number of crossovers from 4 to 3.
4. Extent of brickwork, metal cladding and window configuration has been amended to suit the modified design

TP004 – EXISTING & PROPOSED STREETSCAPE ELEVATIONS

5. Area schedule has changed to reflect the reduction in the number of townhouses from 4 to 3
6. Reduction in overall height by one level.
7. Extent of brickwork, metal cladding and window configuration has been amended to suit the modified design.

TP005 – EXISTING & PROPOSED STREETSCAPE ELEVATIONS

8. Reduction in overall height by one level.
9. Extent of brickwork, metal cladding and window configuration has been amended to suit the modified design.

TP100 – GROUND FLOOR PLANS

10. Reduction in the number of townhouses from 4 to 3
11. Reduction in number of crossovers from 4 to 3.
12. Laundry relocated to First Floor and bathroom introduced on Ground Floor.
13. Entrances incorporate a secure porch to manage privacy and improve the sense of address to the frontages on Fitzroy Street.

TP101 – LEVEL 1 FLOOR PLAN

14. Reduction in the number of townhouses from 4 to 3
15. An additional bedroom and bathroom to each townhouse on this level.
16. One central courtyard terrace to the central townhouse 2 only.
17. Laundries located on this level.

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TP102 – LEVEL 2 FLOOR PLAN

18. Reduction in the number of townhouses from 4 to 3.
19. Master Bedroom Level has been removed and main living zone has been introduced to Level 2.
20. Minor adjustments to kitchen layouts and window configuration to suit the modified design.

TP103 – ROOF FLOOR PLAN

21. Reduction in the number of townhouses from 4 to 3.
22. Stair enclosed to Roof Terrace and Lifts proposed to go to this level.

TP200– NORTH ELEVATION

23. Reduction in overall height by one level.
24. Extent of brickwork, metal cladding and window configuration has been amended to suit the modified design.

TP300– SECTION A

25. Reduction in the number of townhouses from 4 to 3
26. Reduction in overall height by one level.
27. Window configuration has been amended to suit the modified design.

TP301– SECTION B & C

28. Reduction in overall height by one level.
29. Window configuration has been amended to suit the modified design.

TP401 – SHADOW DIAGRAMS

30. Reduction in overall shadow cast at 9 AM based on the reduction in height by one level.

TP403 – SHADOW DIAGRAMS

31. Reduction in overall shadow cast at 12 PM based on the reduction in height by one level.

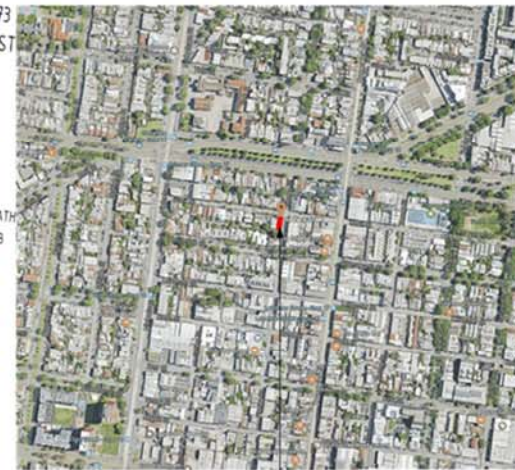
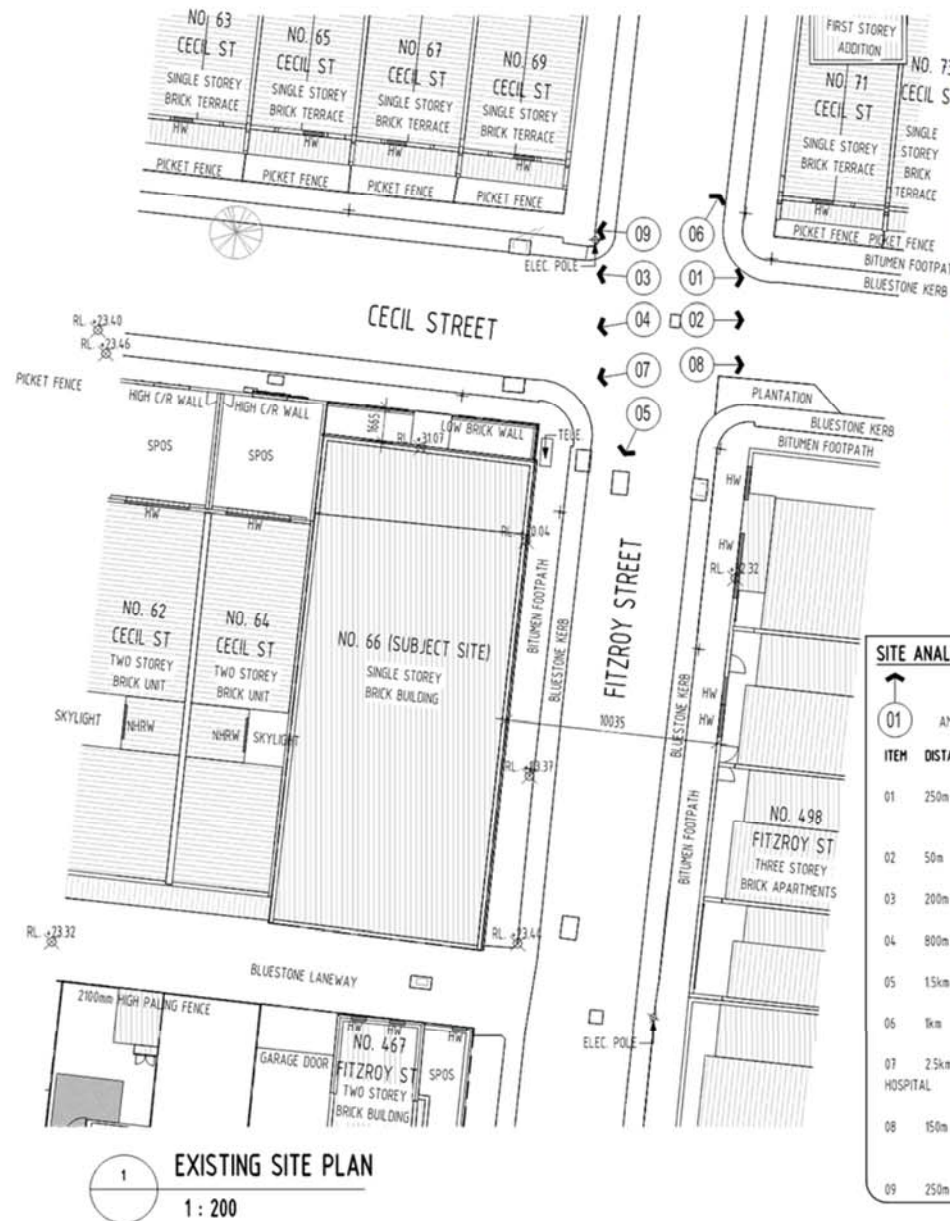
TP405 – SHADOW DIAGRAMS

32. Reduction in overall shadow cast at 3 PM based on the reduction in height by one level.

TP500 – MATERIALS SCHEDULE

33. Reduction in the number of townhouses from 4 to 3
34. Reduction in overall height by one level.
35. Extent of brickwork, metal cladding and window configuration has been amended to suit the modified design.

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SUBJECT SITE SHOWN SHADED
LOCALITY PLAN

FOR APPROVAL

DATE	REV	DETAILS	INT
22.01.18	-	SECTION 57A SUBMISSION - REFER TO STATEMENT OF CHANGES	

SITE ANALYSIS AND EXISTING CONDITIONS NOTES			
01	AMENITY NOTATION AND DIRECTION INDICATOR		DENOTES POSITION OF EXISTING TREES
ITEM	DISTANCE	AMENITY	
01	250m	FITZROY SWIMMING POOL & SMITH RESERVE	
02	50m	BRUNSWICK ST. SHOPPING STRIP	
03	200m	NICHOLSON ST. SHOPPING STRIP	
04	800m	CARLTON BATHS	
05	15km	MELBOURNE MUSEUM	
06	1km	EDINBURGH GARDENS	
07	2.5km	THE ROYAL MELBOURNE HOSPITAL	
08	150m	ALEXANDRA PARADE/ BRUNSWICK ST. TRAM No. 11	
09	250m	PRINCESS ST. TRAM No. 96	
			DENOTES POSITION OF EXISTING TREES
			DENOTES WINDOWS ON ADJOINING PROPERTIES (HABITABLE AND NON-HABITABLE)
		56.00 RL	DENOTES RIDGE HEIGHT
		56.00 RL	DENOTES ROOF HEIGHT GUTTER
		+56.00 RL	DENOTES SPOT SURVEY LEVEL TO AHD
		P.O.S.	DENOTES PRIVATE OPEN SPACE
			DENOTES EXISTING SETBACKS FROM PROPERTY BOUNDARIES

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PROJECT
3 TOWNHOUSES
66 Cecil St, Fitzroy VIC 3065

DRAWING
SITE ANALYSIS

SCALE As indicated DATE Issue Date

DRAWN (A3) CHECKED AG

JOB NUMBER 16-26

DWG NUMBER TP001 ISSUE -

PLOT DATE 22/01/2018 2:31:40 PM

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FOR APPROVAL

22.01.18	SECTION 57A SUBMISSION - REFER TO STATEMENT OF CHANGES		
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PROJECT
3 TOWNHOUSES
66 Cecil St, Fitzroy VIC 3065

DRAWING
DESIGN RESPONSE

SCALE As indicated **DATE** Issue Date

DRAWN (A3) **CHECKED** AG

JOB NUMBER 16-26

DWG NUMBER TP002 **ISSUE** -

PLOT DATE 22/01/2018 2:32:03 PM

Attachment 1 - PLN17/0398 - 66 Cecil Street Fitzroy North - Advertising S57B - Plans



DEMOLITION - GENERAL NOTES

DEMOLISH AND REMOVE ALL STRUCTURES, PAVING AND UNDERGROUND STRUCTURES AND SERVICES FROM SITE TO PRODUCE A CLEAN SITE.

THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL DEMOLISHED MATERIALS AND DEBRIS FROM SITE.

THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ALL UNDERGROUND STRUCTURES AND SERVICES AND THE LEVELLING OF THE SITE AFTER REMOVAL.

THE CONTRACTOR IS TO ALLOW TO REMOVE TREES AS NOTED & MAKE GOOD ALL SURROUNDING SURFACES.

THE CONTRACTOR IS TO ENSURE THAT DEMOLITION SEQUENCE IS IN ACCORDANCE WITH THE RELEVANT OCCUPATIONAL HEALTH & SAFETY REQUIREMENTS.

THE CONTRACTOR IS TO TERMINATE ALL ELECTRICAL, GAS & HYDRAULIC SERVICES AT MAINS PRIOR TO COMMENCEMENT ON SITE. CAP ALL SERVICE CONNECTIONS AS REQUIRED. CONFIRM LOCATION OF ALL SERVICES PRIOR TO DEMOLITION.

REMOVE ALL REDUNDANT SERVICES, ASSOCIATED PIPEWORK, WIRING & FIXTURES. ENSURE ALL EQUIPMENT IS REMOVED & MADE SAFE.

CONTRACTOR TO DETERMINE LOCATIONS OF ALL UNDERGROUND SERVICES PRIOR TO COMMENCEMENT ON SITE AND NOTIFY ARCHITECT IF ANY DISCREPANCIES OR SERVICE DISRUPTIONS TO ADJACENT PROPERTIES WILL OCCUR.

CONTRACTOR TO NOTIFY ARCHITECT IF THE DEMOLITION WORKS ARE LIKELY TO CAUSE DAMAGE OR DISRUPTION TO ADJACENT PROPERTIES.


THE RESPONSIBLE CONTRACTOR IS TO ENSURE THAT THERE WILL NOT BE ACCESS TO SITE FROM ADJACENT PROPERTIES OR ROADWAYS AT THE CONCLUSION OF DEMOLITION WORKS.

ISSUES

DATE	REV	DETAILS	INIT						
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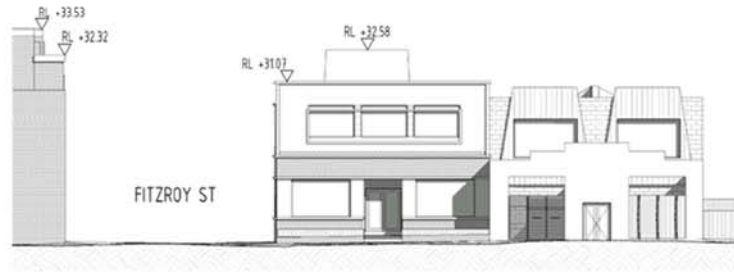
FOR APPROVAL

PROJECT	JOB NUMBER	16-26
3 TOWNHOUSES	DRAWN	CHECKED
66 Cecil St, Fitzroy VIC 3065	JM	AG
DRAWING	DWG NUMBER	ISSUE
DEMOLITION PLAN	TP003	-
SCALE As indicated	DATE	Issue Date
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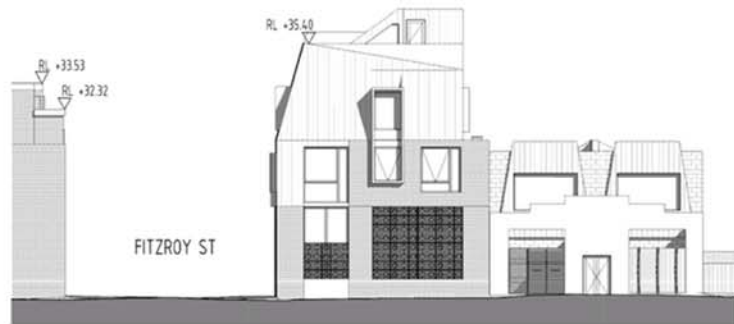

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1
A001
EXISTING CECIL STREET ELEVATION
1 : 200



2
PROPOSED CECIL STREET ELEVATION
1 : 200

AREA SCHEDULE		
TOWNHOUSE NO.	LEVEL	AREA
TOWNHOUSE 1	GROUND	84 m ²
TOWNHOUSE 1	LEVEL 1	84 m ²
TOWNHOUSE 1	LEVEL 2	70 m ²
TOWNHOUSE 1	LEVEL 3	52 m ²
		290 m ²
TOWNHOUSE 2	GROUND	84 m ²
TOWNHOUSE 2	LEVEL 1	3 m ²
TOWNHOUSE 2	LEVEL 1	82 m ²
TOWNHOUSE 2	LEVEL 2	74 m ²
TOWNHOUSE 2	LEVEL 3	62 m ²
		304 m ²
TOWNHOUSE 3	GROUND	85 m ²
TOWNHOUSE 3	LEVEL 1	85 m ²
TOWNHOUSE 3	LEVEL 2	71 m ²
TOWNHOUSE 3	LEVEL 3	53 m ²
		294 m ²

FOR APPROVAL

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PROJECT
3 TOWNHOUSES
66 Cecil St, Fitzroy VIC 3065

DRAWING
EXISTING & PROPOSED
STREETSCAPE ELEVATIONS

SCALE 1 : 200 (A3) **DATE** Issue Date

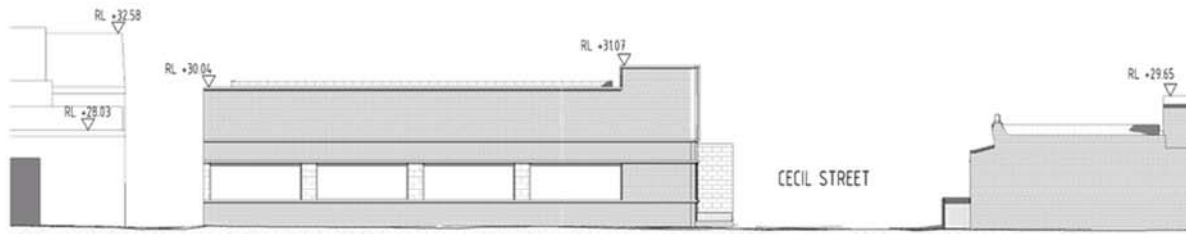
DRAWN GB **CHECKED** AG

JOB NUMBER 16-26

DWG NUMBER TP004 **ISSUE** -

PLOT DATE 22/01/2018 2:32:38 PM ©

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1
A001
EXISTING FITZROY STREET ELEVATION
1 : 200



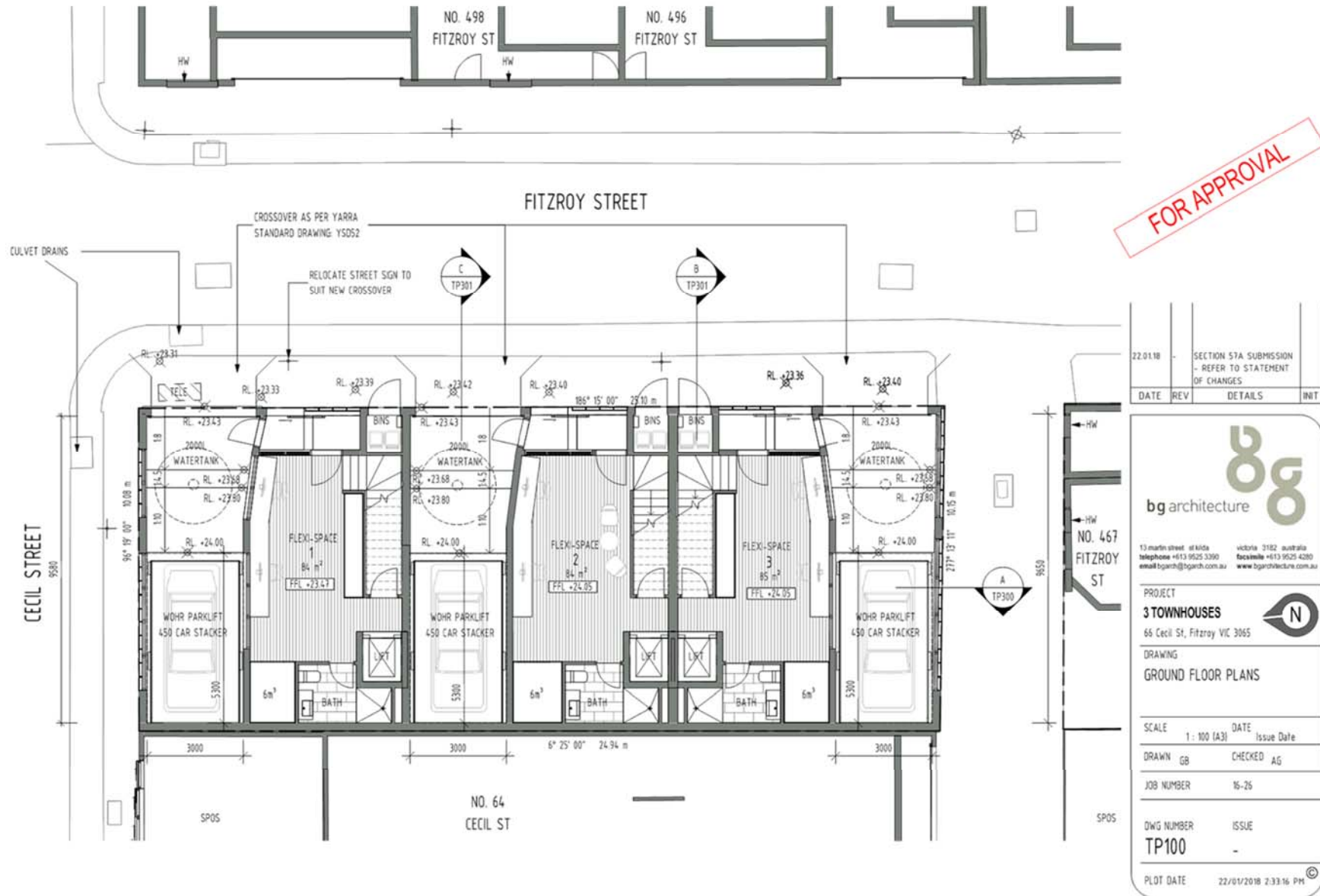
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PROPOSED FITZROY STREET ELEVATION
1 : 200

FOR APPROVAL

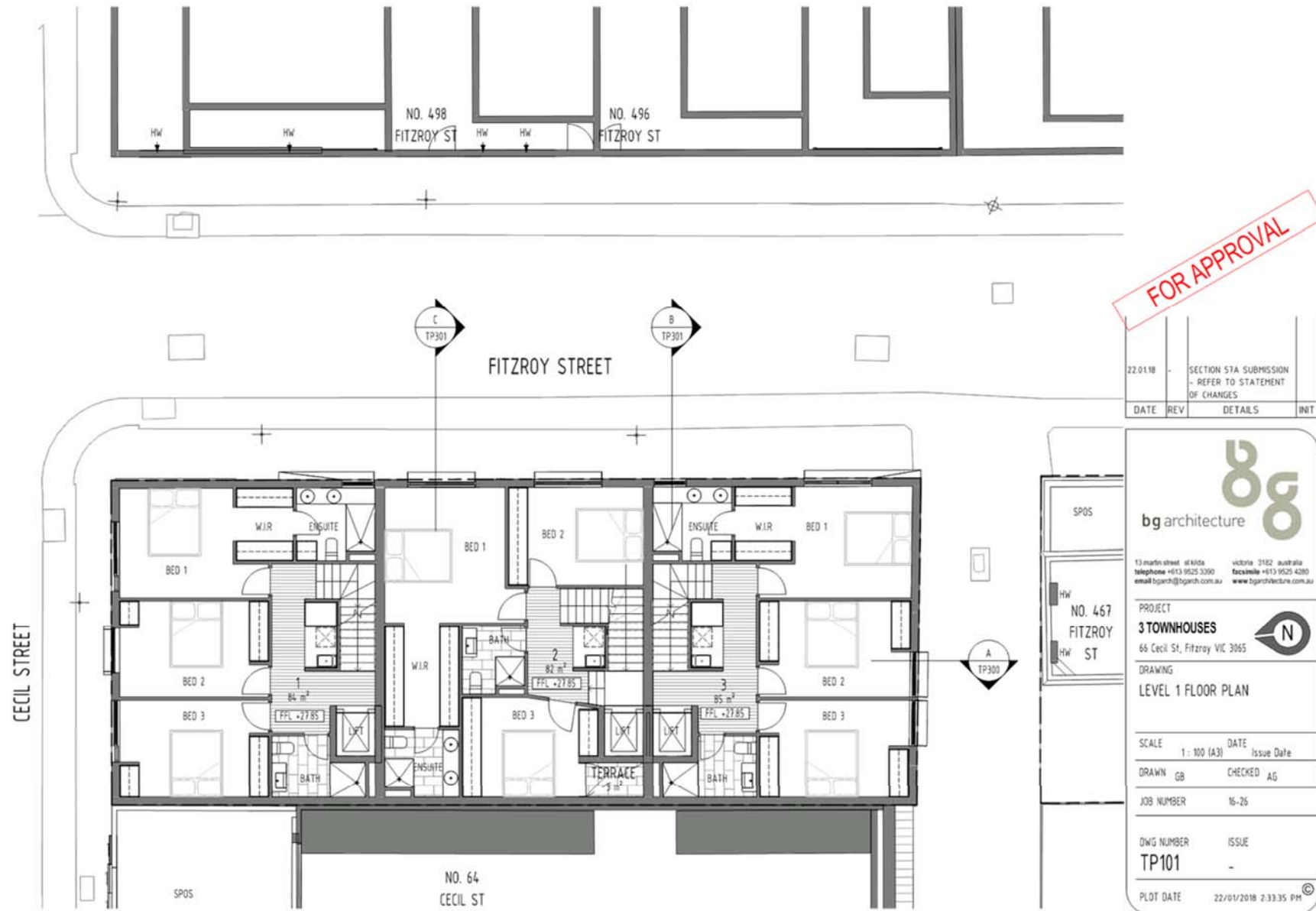
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DATE	REV	DETAILS	INT

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PROJECT 3 TOWNHOUSES 66 Cecil St, Fitzroy VIC 3065	
DRAWING EXISTING & PROPOSED STREETSCAPE ELEVATIONS	
SCALE	1 : 200 (A3) DATE Issue Date
DRAWN	GB CHECKED AG
JOB NUMBER	16-26
DWG NUMBER	TP005
PLOT DATE	22/01/2018 2:32:59 PM

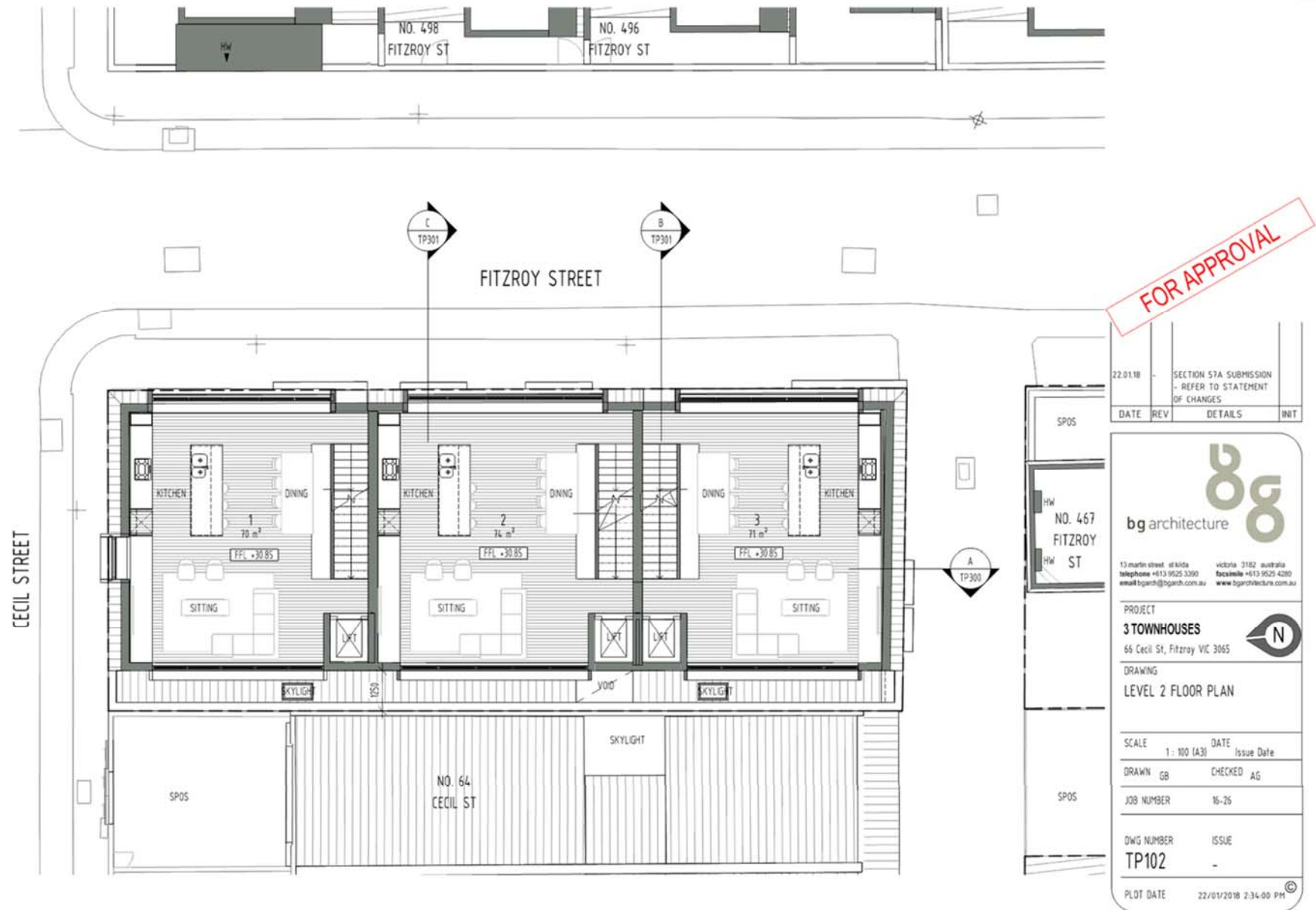
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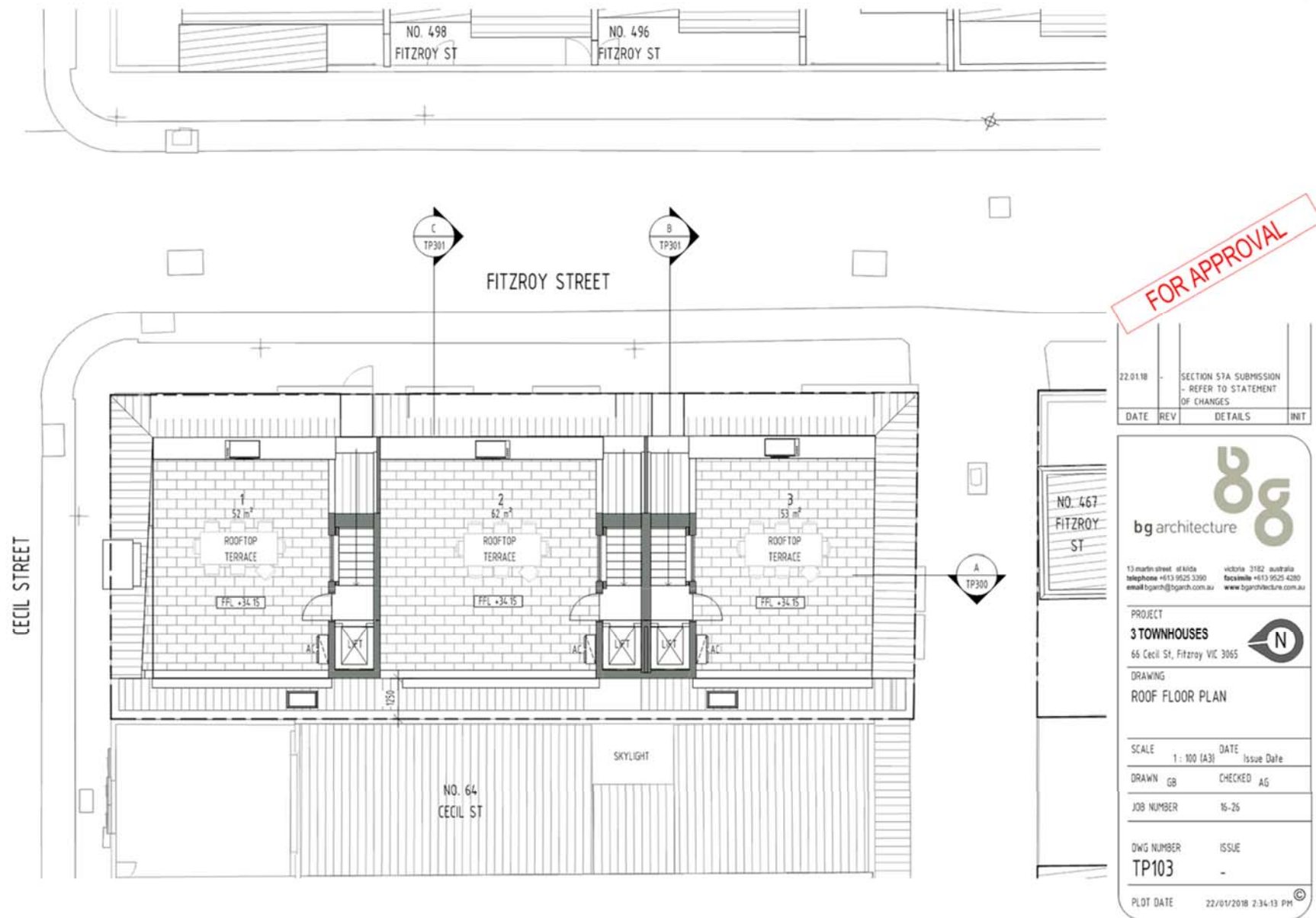
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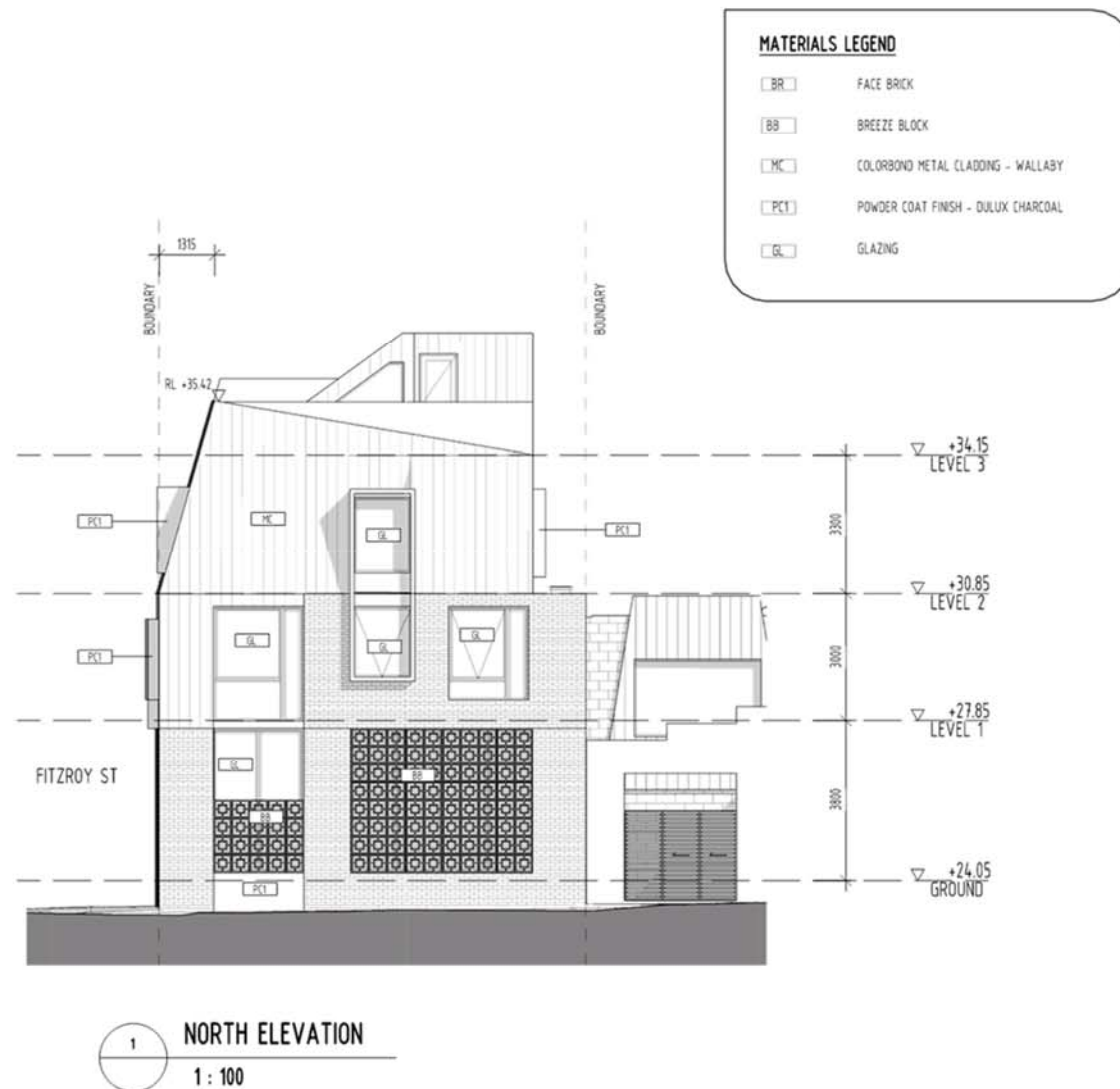
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PROJECT
3 TOWNHOUSES
66 Cecil St, Fitzroy VIC 3065

DRAWING
NORTH ELEVATION

SCALE 1 : 100 (A3) DATE Issue Date

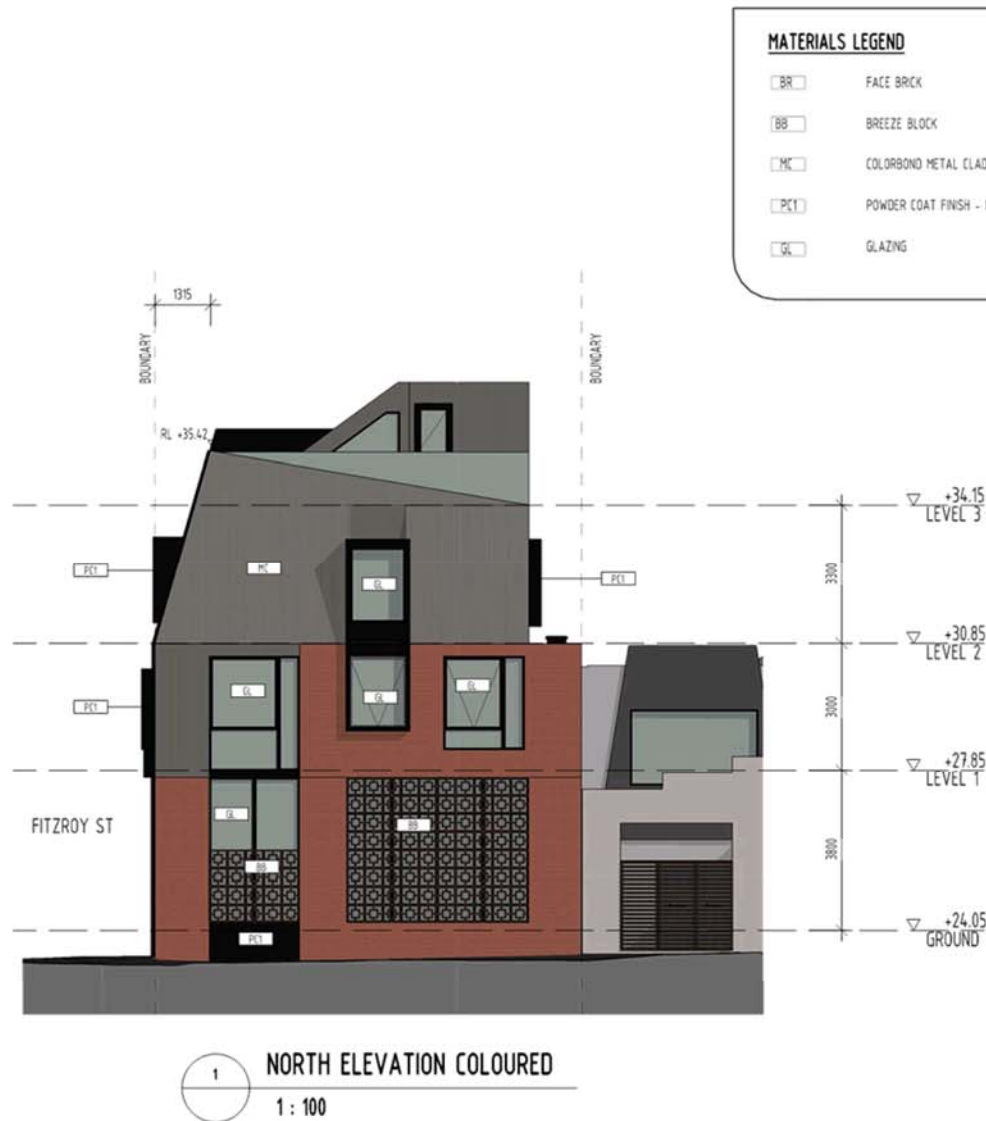
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JOB NUMBER 16-26

DWG NUMBER ISSUE
TP200 -

PLOT DATE 22/01/2018 2:34:30 PM ©

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DATE	REV	DETAILS	INT

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PROJECT
3 TOWNHOUSES
66 Cecil St, Fitzroy VIC 3065

DRAWING
NORTH ELEVATION - COLOURED

SCALE 1:100 (A3) **DATE** Issue Date

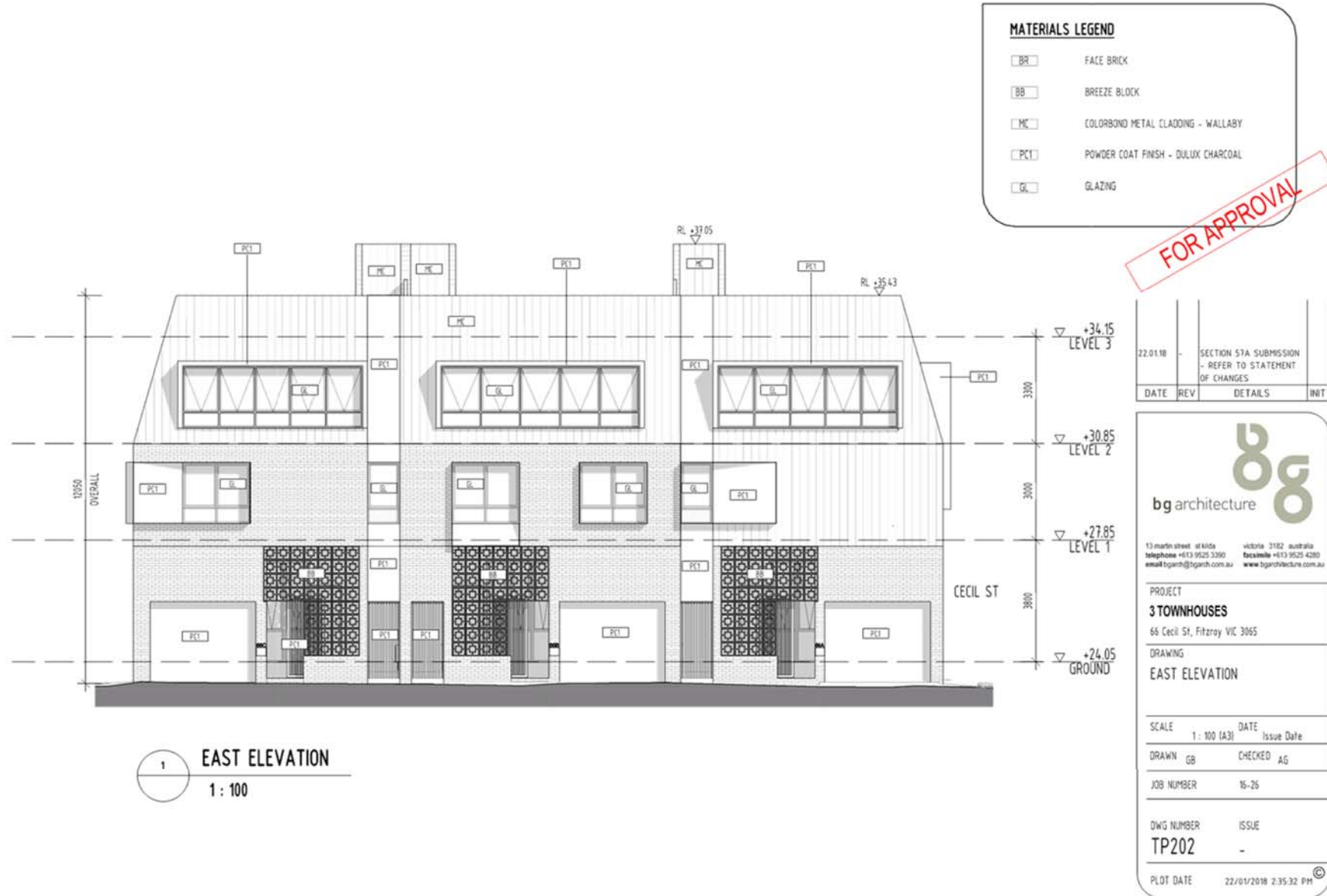
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JOB NUMBER 16-26

DWG NUMBER TP201 **ISSUE** -

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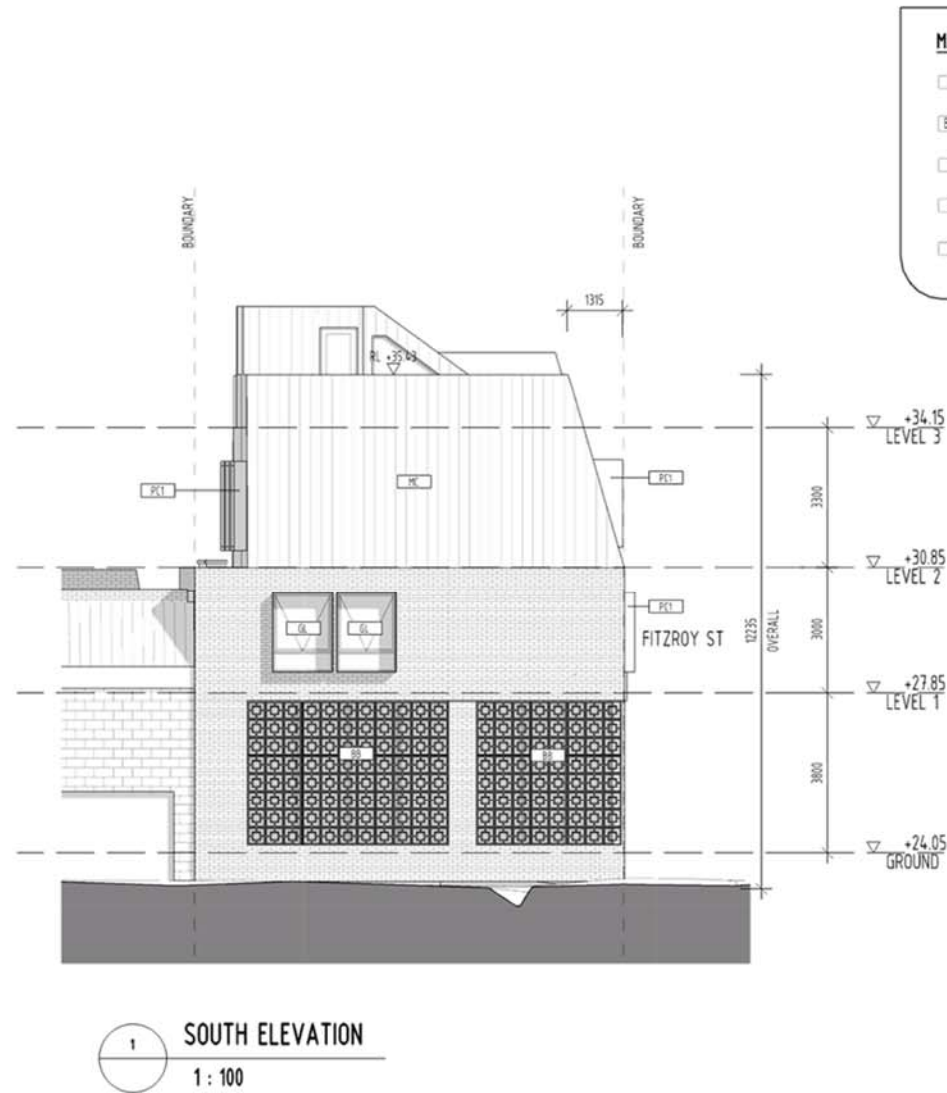
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MATERIALS LEGEND

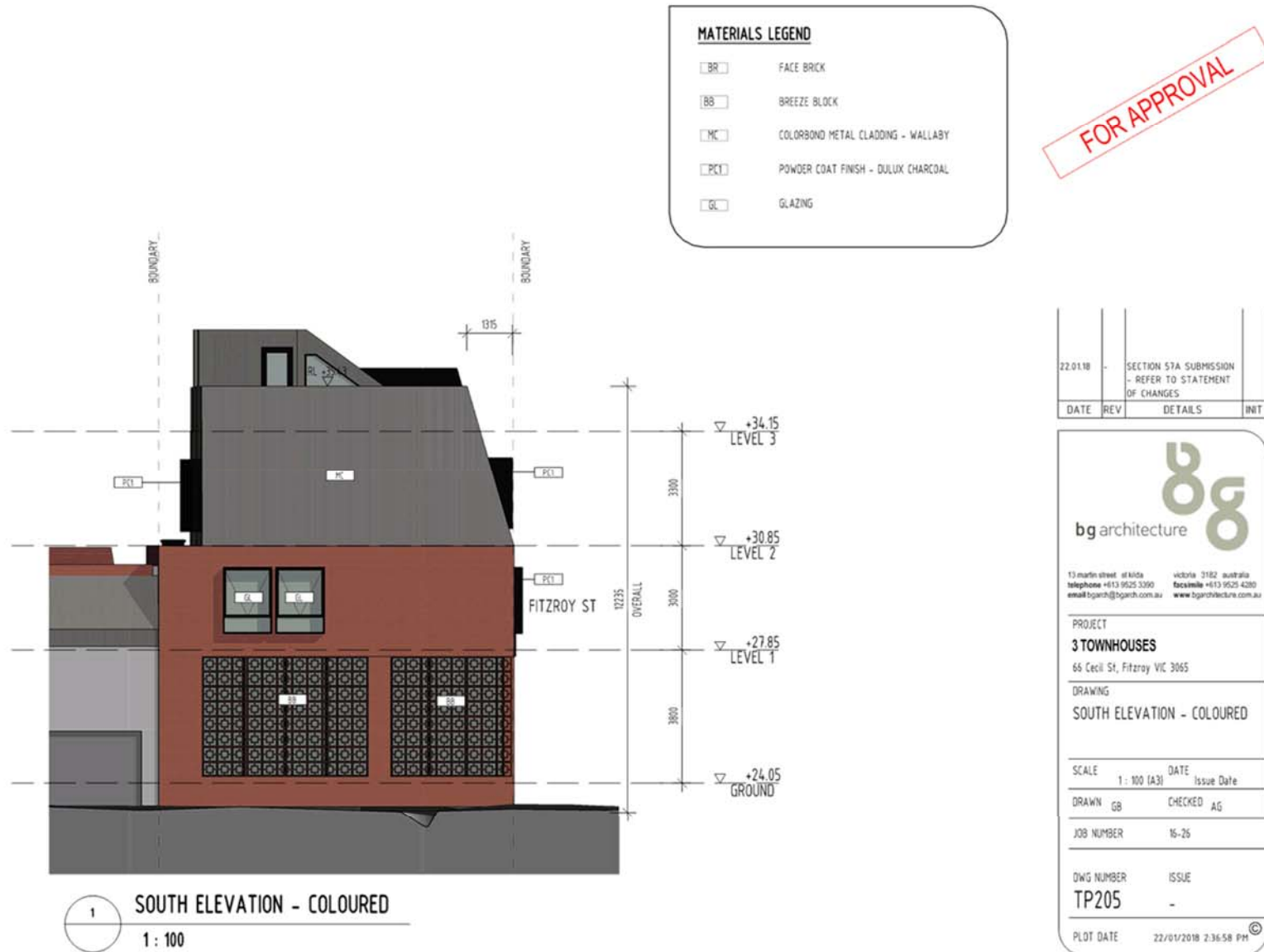
BR	FACE BRICK
BB	BREEZE BLOCK
MC	COLORBOND METAL CLADDING - WALLABY
PC1	POWDER COAT FINISH - DULUX CHARCOAL
GL	GLAZING

FOR APPROVAL

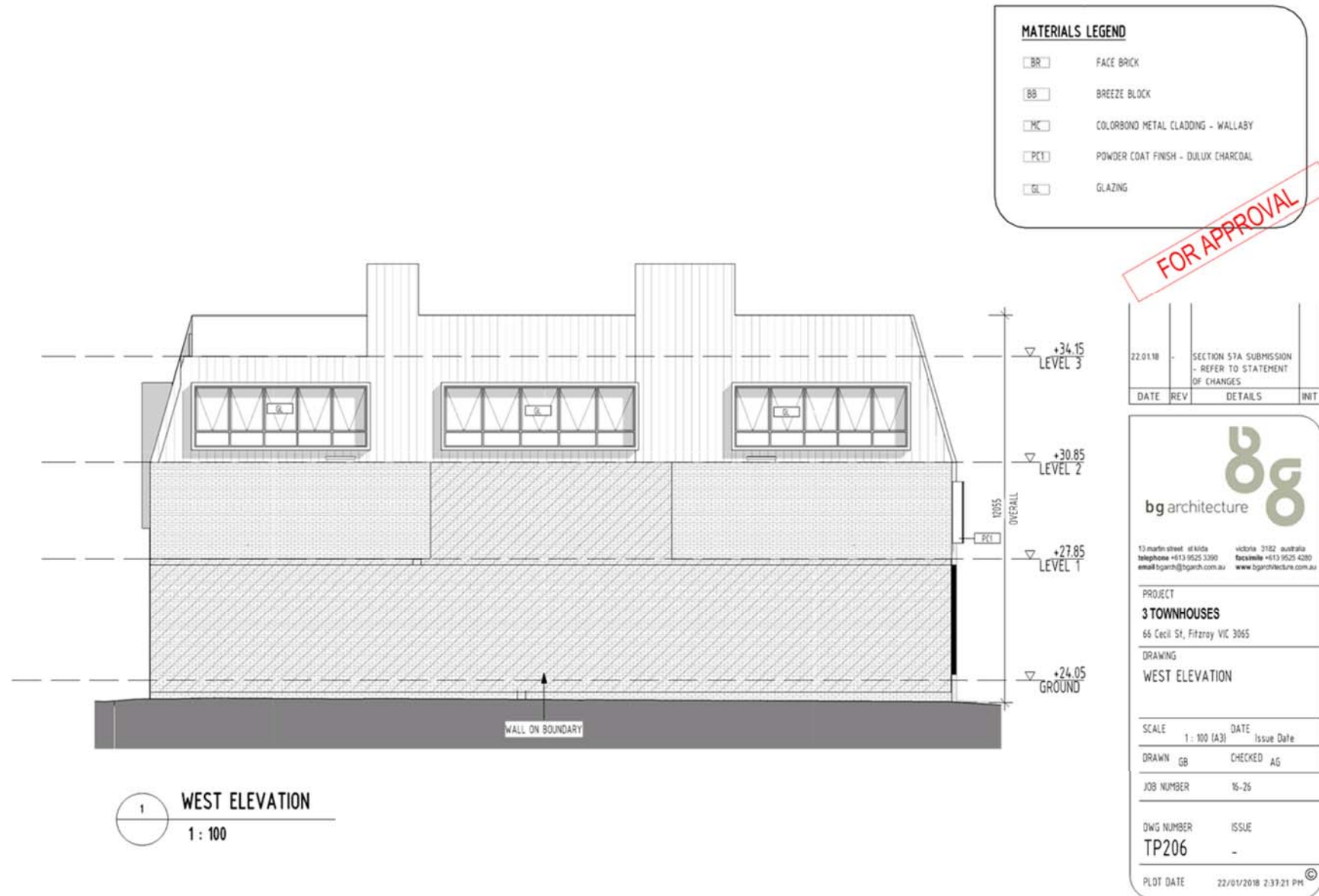
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DATE	REV	DETAILS	INT

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PROJECT 3 TOWNHOUSES 66 Cecil St, Fitzroy VIC 3065	
DRAWING SOUTH ELEVATION	
SCALE 1 : 100 (A3)	DATE Issue Date
DRAWN GB	CHECKED AG
JOB NUMBER	16-26
DWG NUMBER	ISSUE
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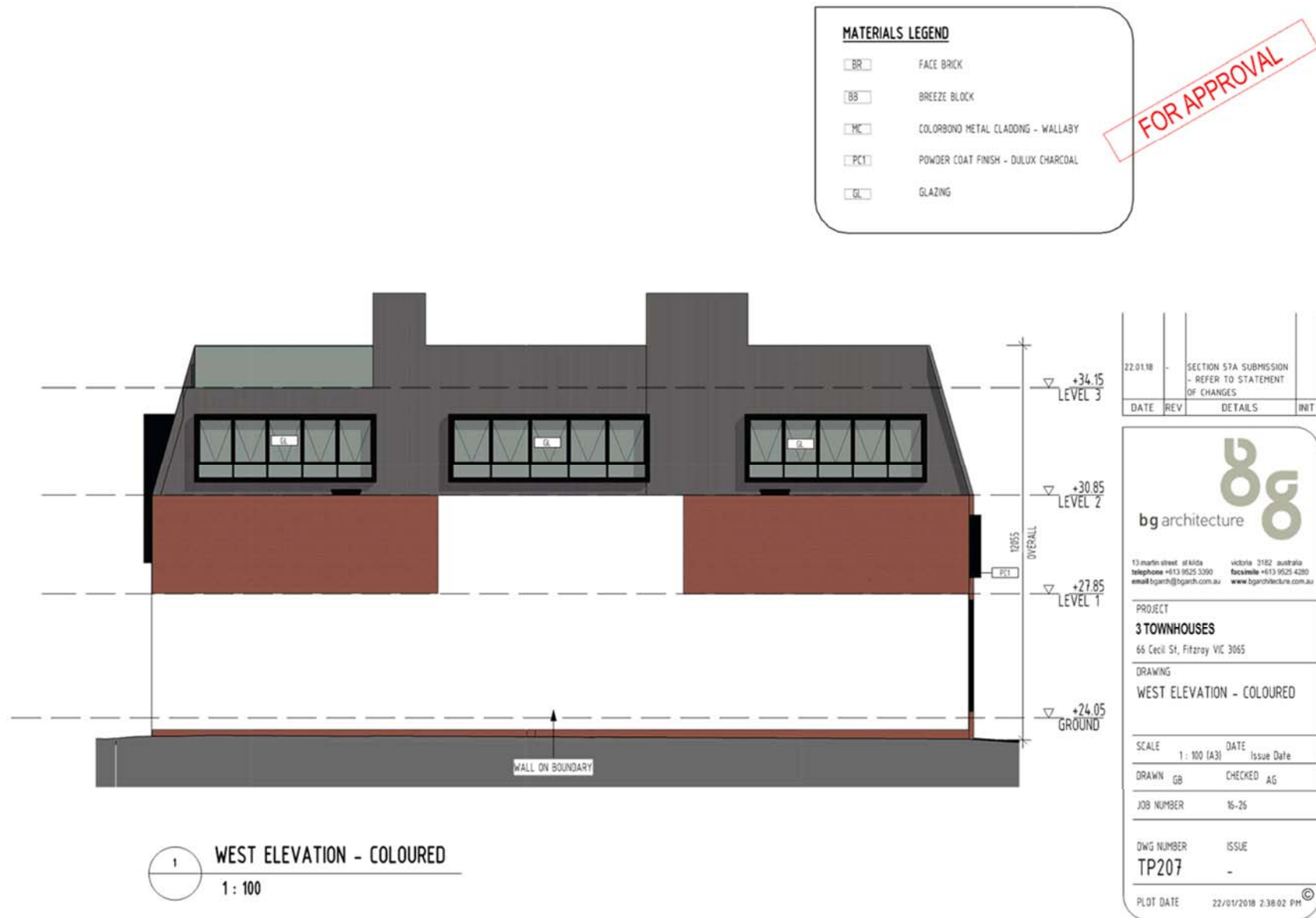
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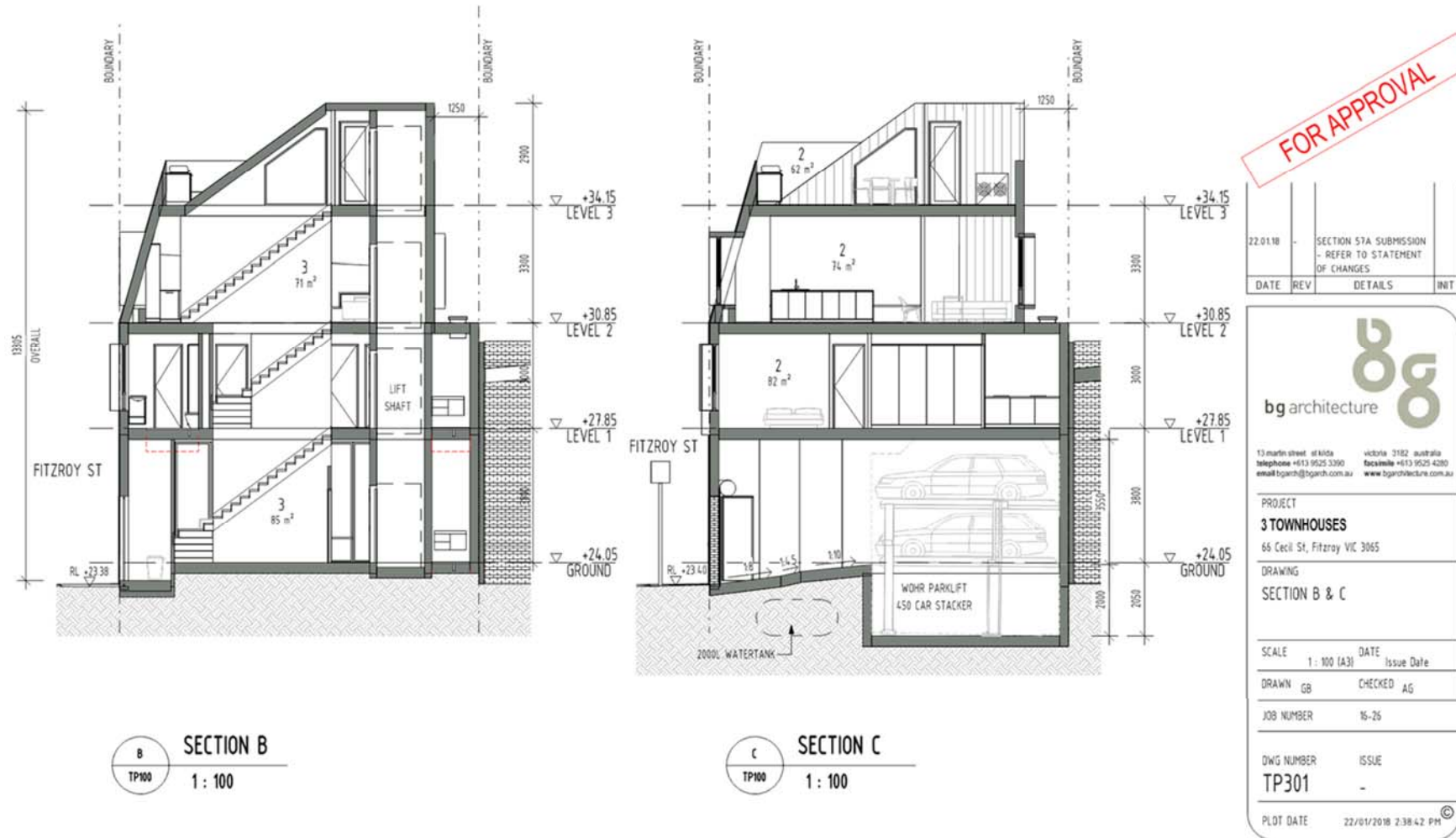
SECTION A
1:100

FOR APPROVAL

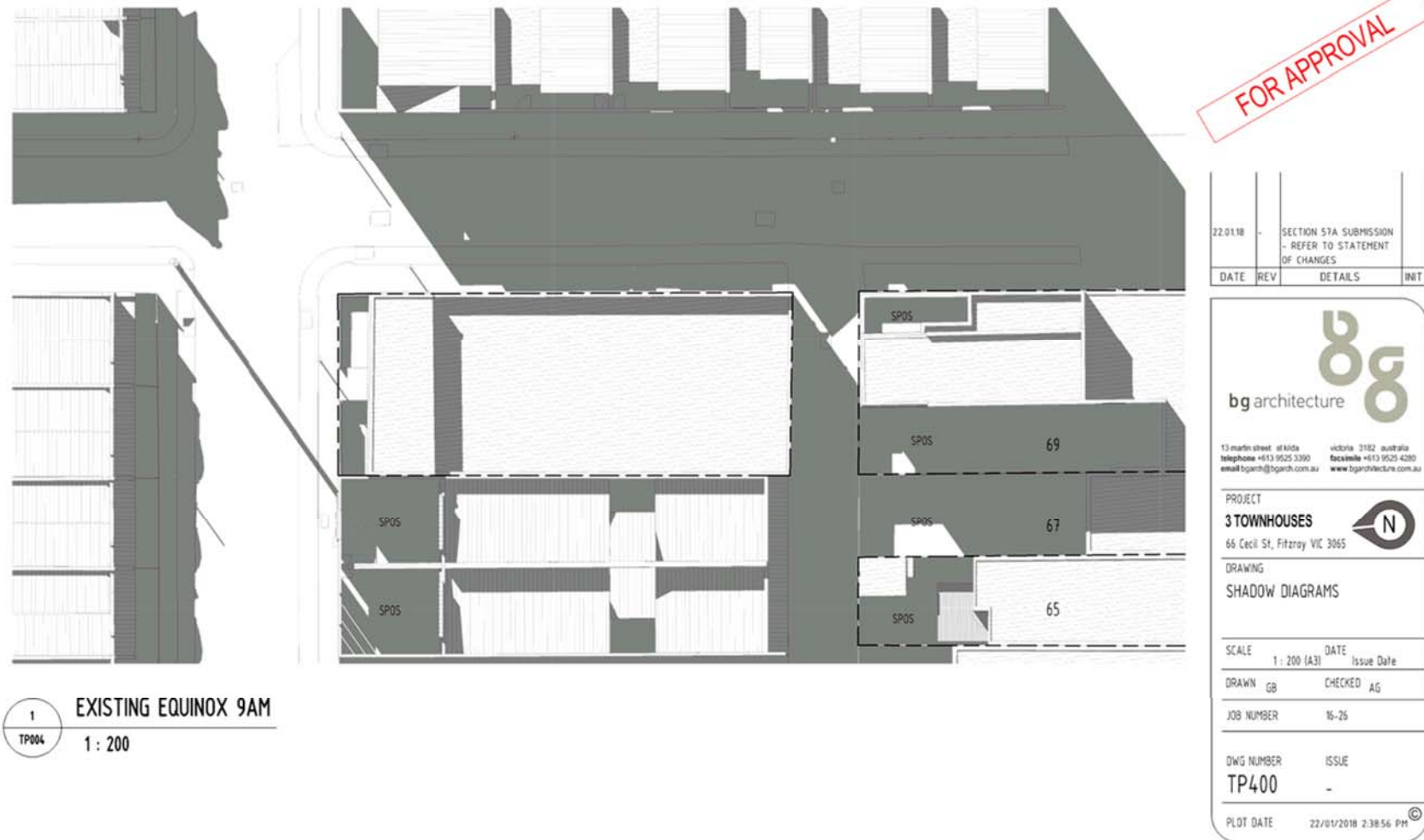
22.01.18	SECTION 57A SUBMISSION - REFER TO STATEMENT OF CHANGES		
DATE	REV	DETAILS	INT

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PROJECT	
3 TOWNHOUSES	
66 Cecil St, Fitzroy VIC 3065	
DRAWING	
SECTION A	
SCALE	DATE
1:100 (A3)	Issue Date
DRAWN	CHECKED
GB	AG
JOB NUMBER	16-26
DWG NUMBER	ISSUE
TP300	-
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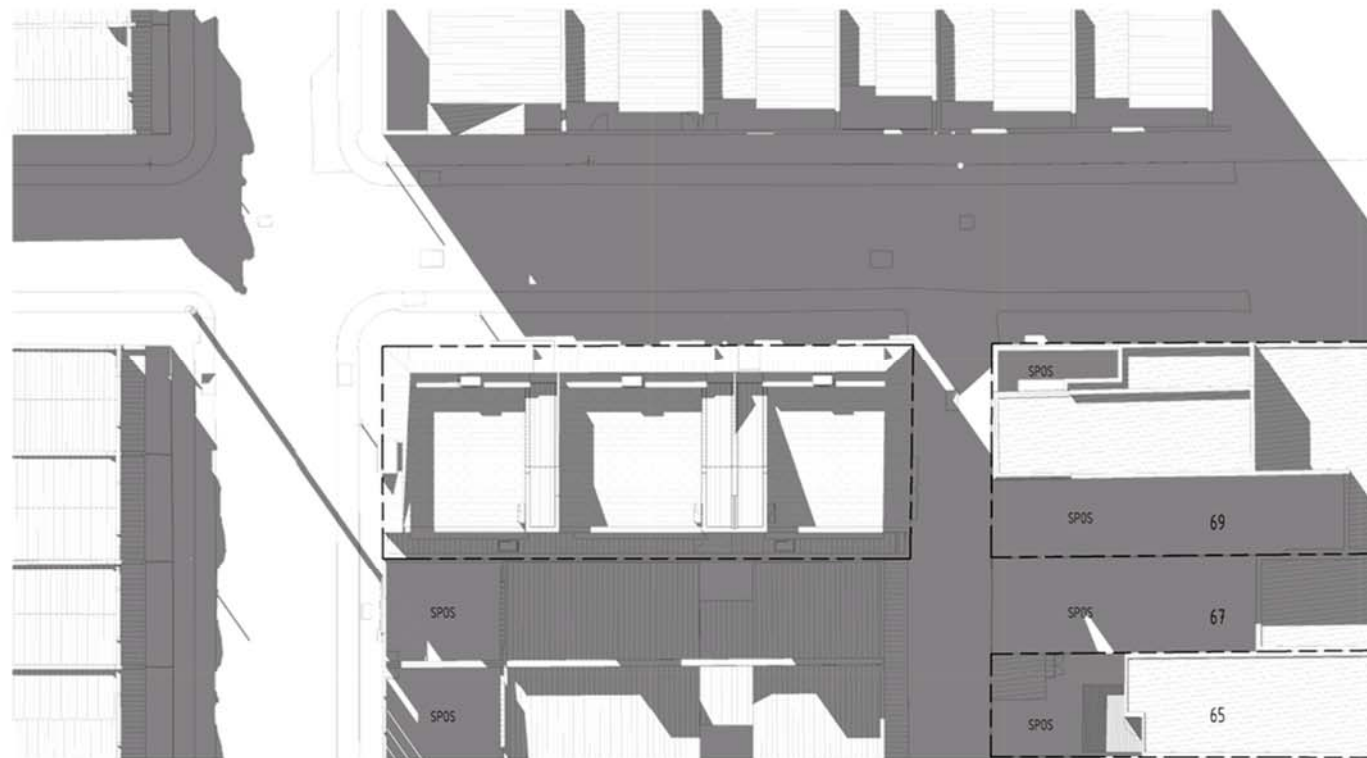
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1
TP004
PROPOSED EQUINOX 9AM
1 : 200

FOR APPROVAL

22.01.18	-	SECTION 57A SUBMISSION - REFER TO STATEMENT OF CHANGES	INIT
DATE	REV	DETAILS	INIT

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PROJECT
3 TOWNHOUSES
66 Cecil St, Fitzroy VIC 3065

DRAWING
SHADOW DIAGRAMS

SCALE 1 : 200 (A3)

DATE Issue Date

DRAWN GB

CHECKED AG

JOB NUMBER

16-26

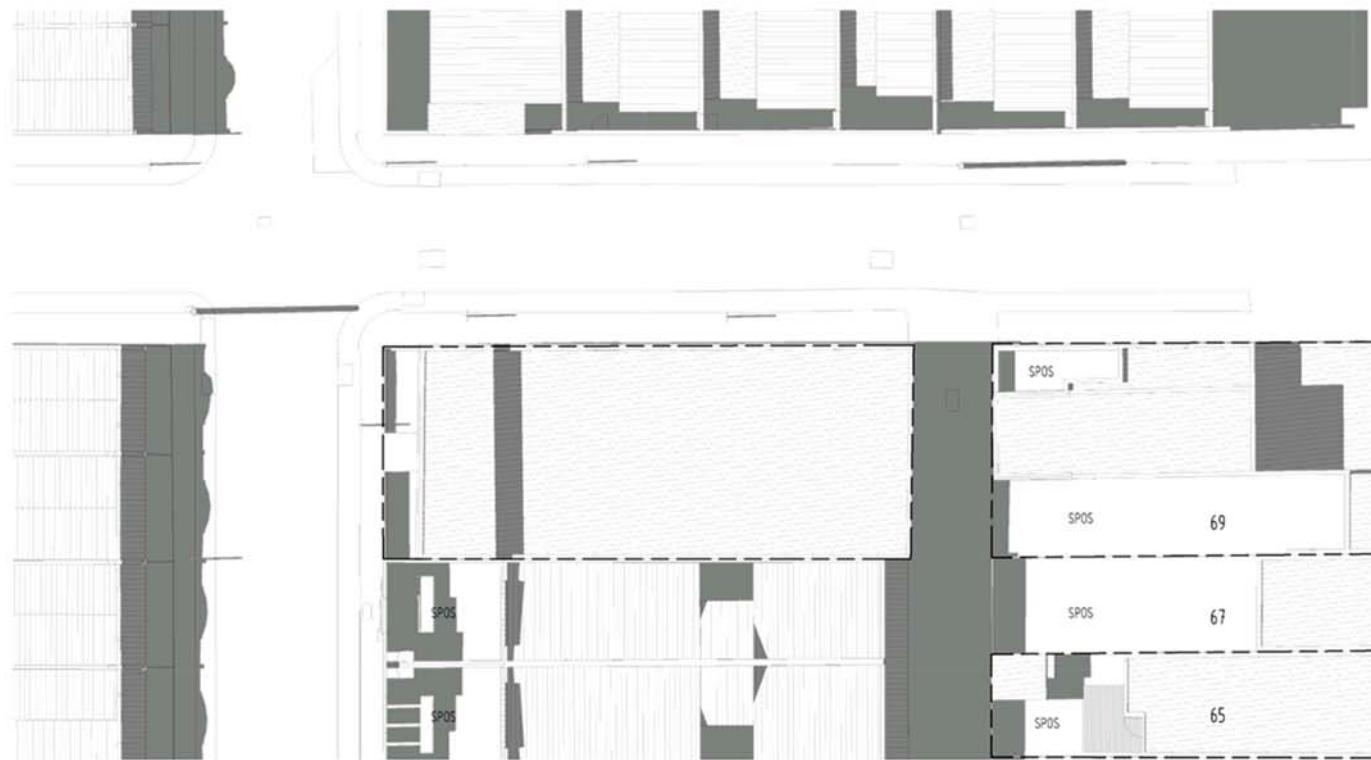
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TP401

ISSUE
-

PLOT DATE

22/01/2018 2:39:16 PM ©

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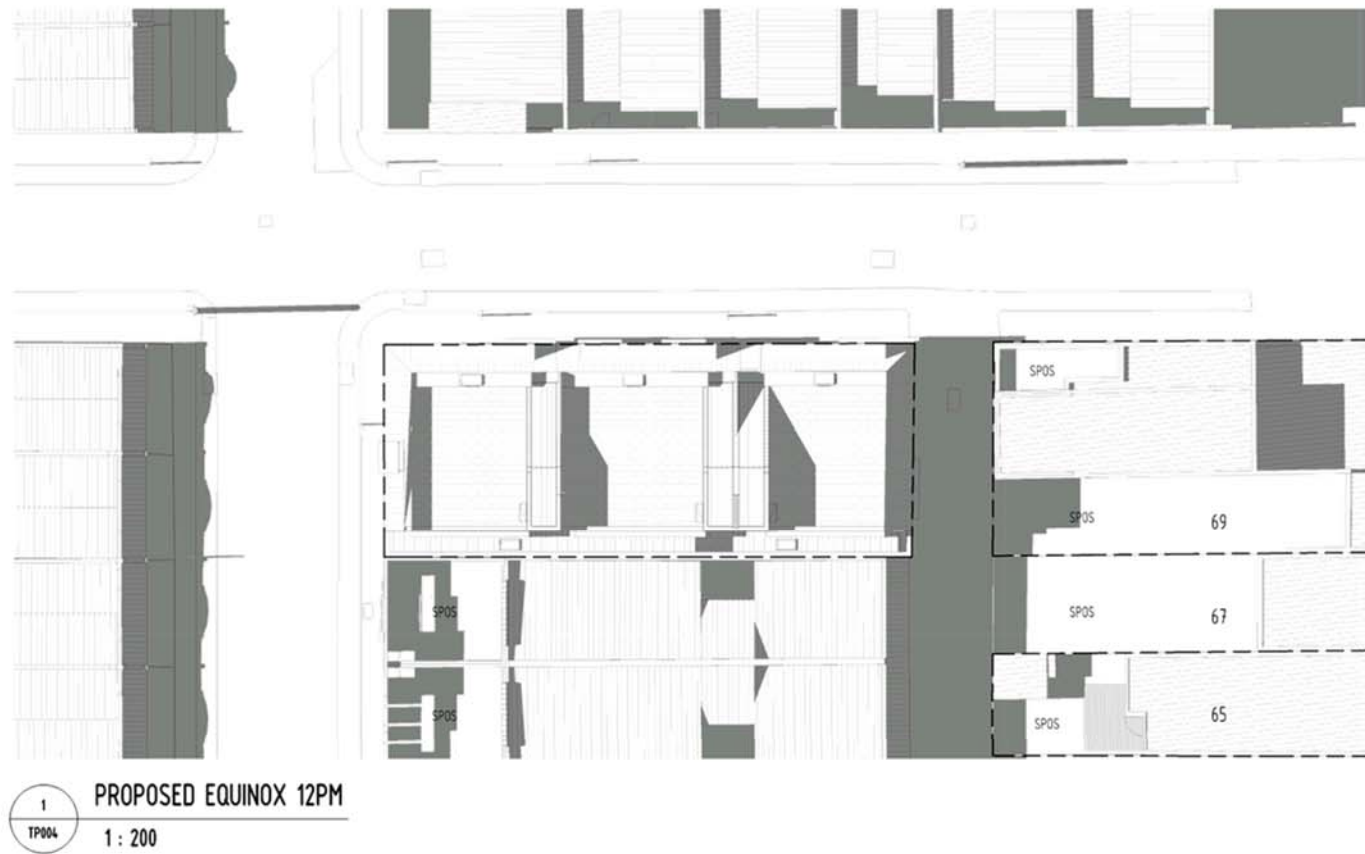
1
TP004
EXISTING EQUINOX 12PM
1 : 200

FOR APPROVAL

22.01.18	SECTION 57A SUBMISSION - REFER TO STATEMENT OF CHANGES		
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<p>PROJECT</p> <p>3 TOWNHOUSES</p> <p>66 Cecil St, Fitzroy VIC 3065</p>	
<p>DRAWING</p> <p>SHADOW DIAGRAMS</p>	
SCALE	1 : 200 (A3) DATE Issue Date
DRAWN	GB CHECKED AG
JOB NUMBER	16-26
DWG NUMBER	TP402
ISSUE	-
PLOT DATE	22/01/2018 2:39:29 PM

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22.01.18	SECTION 57A SUBMISSION - REFER TO STATEMENT OF CHANGES		
DATE	REV	DETAILS	INT

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PROJECT
3 TOWNHOUSES
66 Cecil St, Fitzroy VIC 3065

DRAWING
SHADOW DIAGRAMS

SCALE 1 : 200 (A3) DATE Issue Date

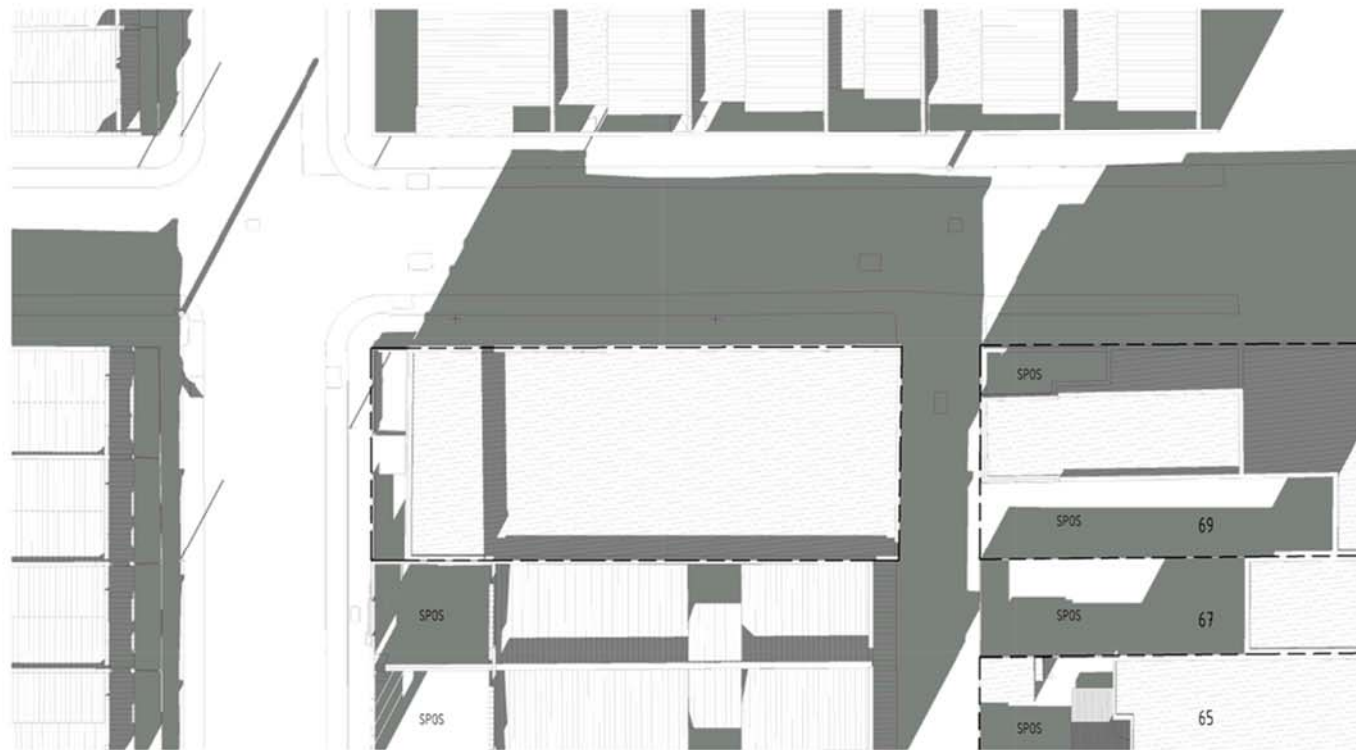
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JOB NUMBER 16-26

DWG NUMBER ISSUE
TP403 -

PLOT DATE 22/01/2018 2:39:44 PM

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EXISTING EQUINOX 3PM

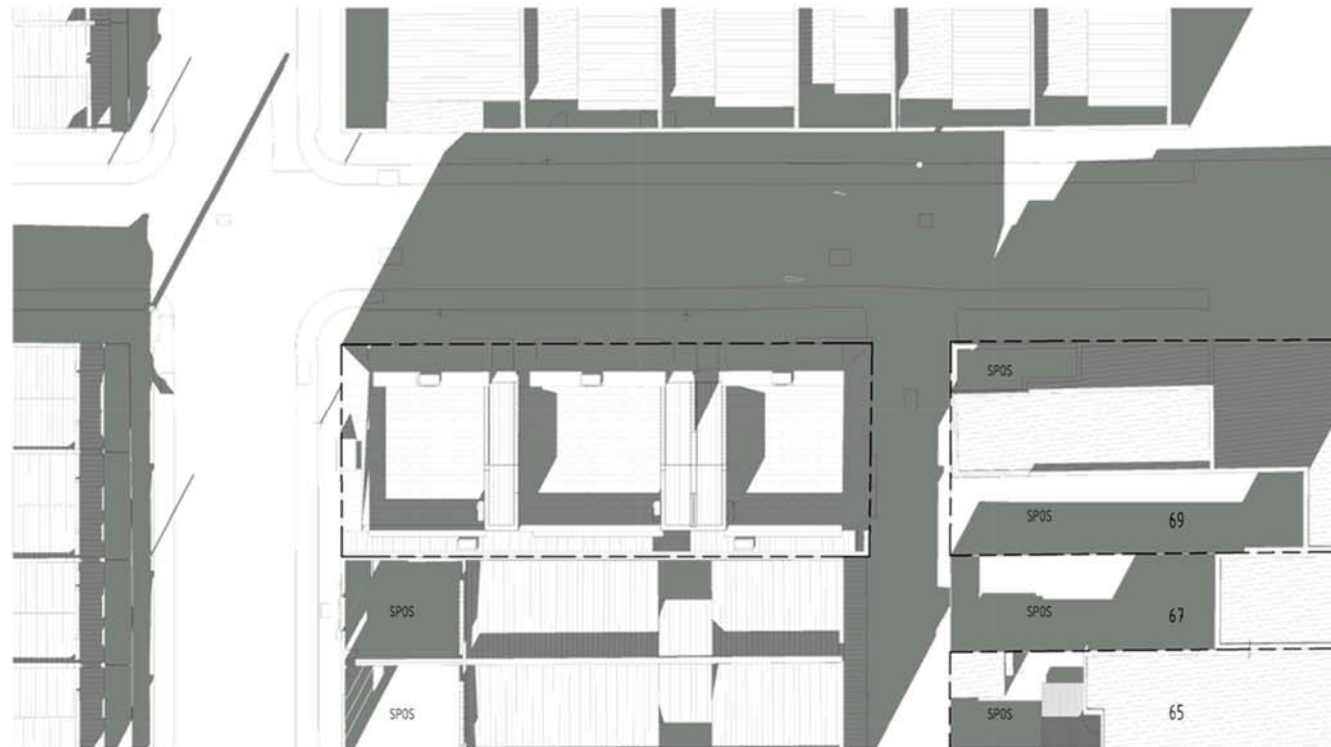
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22.01.18	-	SECTION 57A SUBMISSION - REFER TO STATEMENT OF CHANGES	
DATE	REV	DETAILS	INIT

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PROJECT 3 TOWNHOUSES 66 Cecil St, Fitzroy VIC 3065	
DRAWING SHADOW DIAGRAMS	
SCALE	1 : 200 (A3) DATE Issue Date
DRAWN	GB CHECKED AG
JOB NUMBER	16-26
DWG NUMBER	ISSUE
TP404	-
PLOT DATE	22/01/2018 2:40:01 PM ©

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1
TP004
PROPOSED EQUINOX 3PM
1 : 200

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DATE	REV	DETAILS	INT

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DRAWING SHADOW DIAGRAMS	
SCALE	1 : 200 (A3) DATE Issue Date
DRAWN	GB CHECKED AG
JOB NUMBER	16-26
DWG NUMBER	ISSUE
TP405	-
PLOT DATE	22/01/2018 2:40:16 PM ©

Attachment 1 - PLN17/0398 - 66 Cecil Street Fitzroy North - Advertising S57B - Plans



MC COLORBOND METAL CLADDING - WALLABY



BR FACE BRICK



BB BREEZE BLOCK

FOR APPROVAL



GL GLAZING



PC1 POWDER COAT FINISH - DULUX CHARCOAL

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PROJECT 3 TOWNHOUSES 66 Cecil St, Fitzroy VIC 3065	
DRAWING MATERIALS SCHEDULE	
SCALE	1 : 1 (A3)
DATE	Issue Date
DRAWN	GB
CHECKED	AG
JOB NUMBER	16-26
DWG NUMBER	TP500
ISSUE	-
PLOT DATE	22/01/2018 2:40:31 PM

Attachment 1 - PLN17/0398 - 66 Cecil Street Fitzroy North - Advertising S57B - Plans



FOR APPROVAL

22.01.18	-	SECTION 57A SUBMISSION - REFER TO STATEMENT OF CHANGES	
DATE	REV	DETAILS	INT

 bg architecture	
<small>13 martin street melb victoria 3182 australia telephone +613 9625 3390 facsimile +613 9625 4280 email bgarch@bgarch.com.au www.bgarchitecture.com.au</small>	
PROJECT 3 TOWNHOUSES 66 Cecil St, Fitzroy VIC 3065	
DRAWING 3D VIEWS - NORTH WEST CORNER	
SCALE	DATE
1 : 1 (A3)	Issue Date
DRAWN GB	CHECKED AG
JOB NUMBER	16-26
DWG NUMBER	ISSUE
TP600	-
PLOT DATE	22/01/2018 2:40:48 PM ©

Attachment 1 - PLN17/0398 - 66 Cecil Street Fitzroy North - Advertising S57B - Plans

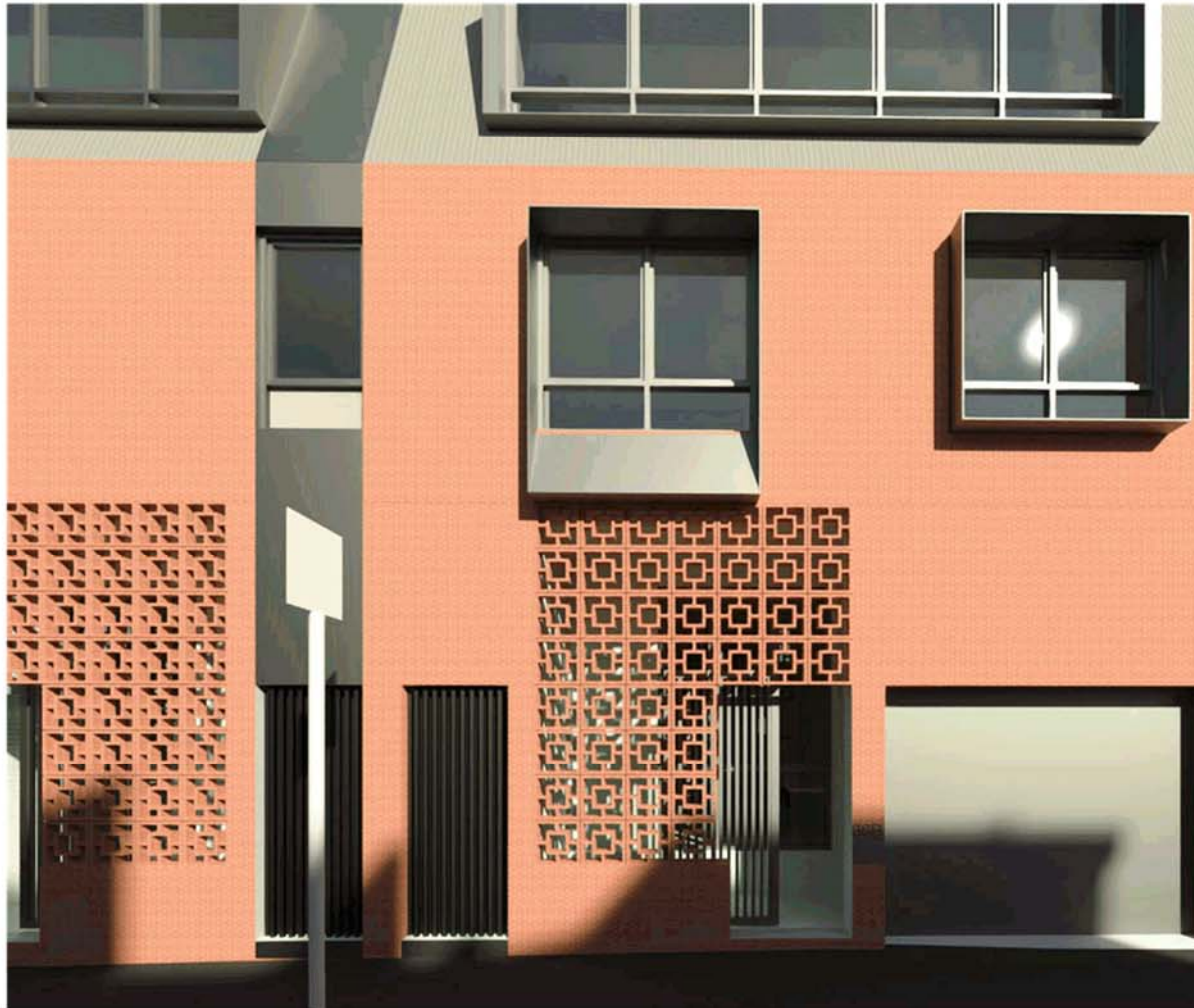


FOR APPROVAL

22.01.18	-	SECTION 57A SUBMISSION - REFER TO STATEMENT OF CHANGES	
DATE	REV	DETAILS	INT

 bg architecture	
<small>13 martin street melbourne victoria 3182 australia telephone +613 9525 3390 facsimile +613 9525 4280 email bgarch@bgarch.com.au www.bgarchitecture.com.au</small>	
PROJECT 3 TOWNHOUSES 66 Cecil St, Fitzroy VIC 3065	
DRAWING 3D VIEWS - SOUTH EAST CORNER	
SCALE	DATE
1 : 1 (A3)	Issue Date
DRAWN GB	CHECKED AG
JOB NUMBER	16-26
DWG NUMBER	ISSUE
TP601	-
PLOT DATE	22/01/2018 2:41:03 PM ©

Attachment 1 - PLN17/0398 - 66 Cecil Street Fitzroy North - Advertising S57B - Plans



FOR APPROVAL

22.01.18	-	SECTION 57A SUBMISSION - REFER TO STATEMENT OF CHANGES	
DATE	REV	DETAILS	INT

 bg architecture	
<small>13 martin street melb victoria 3182 australia telephone +613 9625 3390 facsimile +613 9625 4280 email bgarch@bgarch.com.au www.bgarchitecture.com.au</small>	
PROJECT 3 TOWNHOUSES 66 Cecil St, Fitzroy VIC 3065	
DRAWING 3D VIEWS - TYPICAL TOWNHOUSE ENTRY	
SCALE	DATE
1 : 1 (A3)	Issue Date
DRAWN GB	CHECKED AG
JOB NUMBER	16-26
DWG NUMBER	ISSUE
TP602	-
PLOT DATE	22/01/2018 2:41:20 PM ©

Attachment 1 - PLN17/0398 - 66 Cecil Street Fitzroy North - Advertising S57B - Plans



FOR APPROVAL

22.01.18	-	SECTION 57A SUBMISSION - REFER TO STATEMENT OF CHANGES	
DATE	REV	DETAILS	INT

 bg architecture	
<small>13 martin street melb victoria 3182 australia telephone +613 9625 3390 facsimile +613 9625 4280 email bgarch@bgarch.com.au www.bgarchitecture.com.au</small>	
PROJECT 3 TOWNHOUSES 66 Cecil St, Fitzroy VIC 3065	
DRAWING 3D VIEWS - FITZROY STREET	
SCALE	DATE
1 : 1 (A3)	Issue Date
DRAWN GB	CHECKED AG
JOB NUMBER	16-26
DWG NUMBER	ISSUE
TP603	-
PLOT DATE	22/01/2018 2:41:33 PM ©

Attachment 2 - PLN17/0398 - 66 Cecil Street Fitzroy - Heritage advice

City of Yarra Heritage Advice

Application No.:	PLN17/0398
Address of Property:	66 Cecil Street, Fitzroy
Planner:	Lara Fiscalini
Yarra Planning Scheme References:	<p>STATE POLICY:</p> <ul style="list-style-type: none"> • Clause 15.03 Heritage <p>LOCAL POLICY:</p> <ul style="list-style-type: none"> • Clause 21.05-1 Built Form (Heritage) • Clause 43.01 Heritage Overlay • Clause 22.02 Development Guidelines for sites subject to the Heritage Overlay
Heritage Overlay No. & Precinct:	HO334-South Fitzroy Precinct
Level of significance:	Non-contributory, constructed 1940-1950 (Appendix 8, City of Yarra Review of Heritage Overlay Areas 2007)
General description:	Full demolition of existing building for the construction of a four-storey multi-unit development with a roof terrace
Drawing Nos.:	Set of 16 x A3 drawings prepared by BG Architecture, received by Council and date stamped 25 July 2017

DESCRIPTION OF THE HO-334 AREA

The South Fitzroy Heritage Overlay Area is significant:

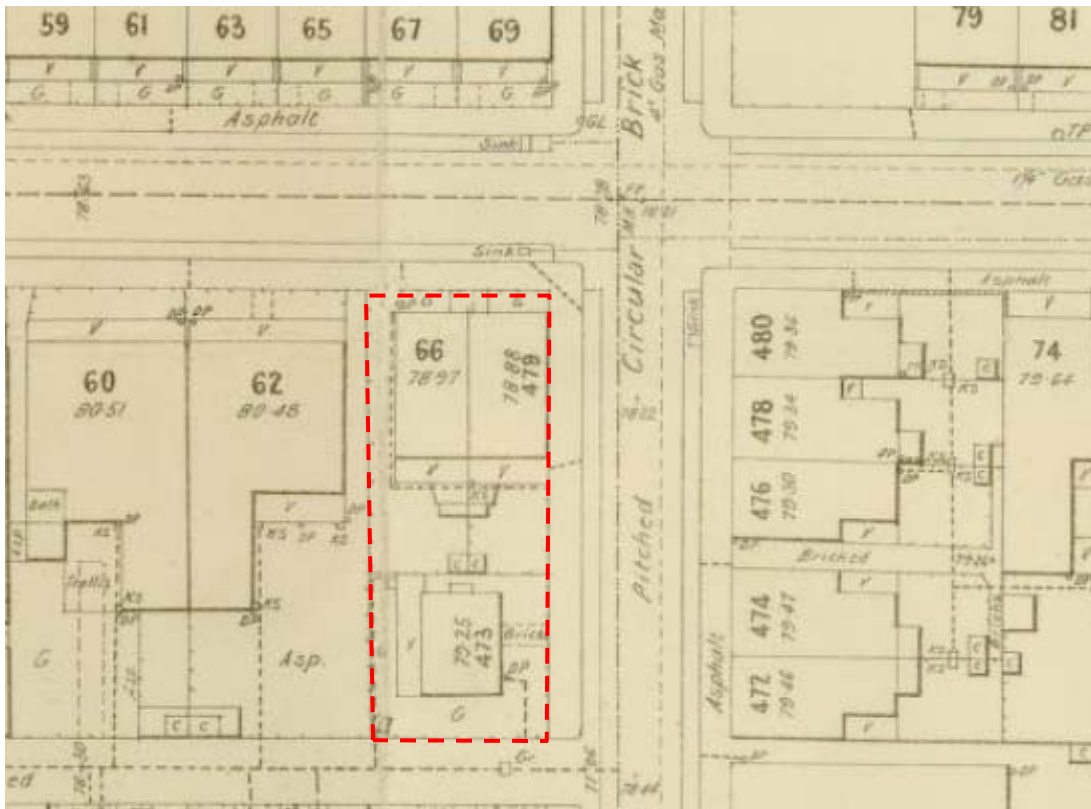
- As the earliest urban area outside the Melbourne City grid to be settled in the Melbourne municipality, with several buildings from the mid nineteenth century surviving as testimony to its early establishment;
- For the unusually high number of early Victorian-era and some Regency period buildings, being generally simply detailed and a clear reflection of the early date of Fitzroy's settlement.
- As evidence of early government planning controls or Acts of Parliament, from the 1850s, that aimed to solve street alignment problems in this privately planned suburb, arising from a hitherto lack of co-ordination between neighbouring allotment owners;
- As a good example of the successful application of the Act for Regulating Buildings and Party Walls, and for Preventing Mischiefs by Fire in the City of Melbourne (Melbourne Building Act 1849), which forced the use of fireproof construction and gave South Fitzroy a character distinct from other inner suburbs such as Richmond and Collingwood, that have a greater proportion of Victorian-era timber buildings.
- As a substantially intact collection of predominantly mid to late nineteenth and early twentieth century building stock, **interspersed with well preserved inter-war residential, commercial, retail and industrial buildings that contribute to the historical character of the area.**
- For the relatively large number of individually significant buildings, being predominantly solid masonry rather than clad with timber, largely as a result of the Melbourne Building Act, 1849
- For the ornate and exuberant detail of many late nineteenth and early twentieth century buildings in the suburb, reflecting the affluence of many of the inhabitants of this area, particularly in the late 19th century.
- For the early street, lane and allotment layouts, some original bluestone kerbs, paving and guttering, and some mature exotic street trees, providing an appropriate setting for this collection of residential, retail, commercial and industrial buildings.

Attachment 2 - PLN17/0398 - 66 Cecil Street Fitzroy - Heritage advice

- For the landmark qualities of some large factory and warehouse buildings from the late 19th and earlier 20th century, such as the MacRobertson confectionary complex which are significant features in the skyline of this predominantly low rise suburb; and
- For the major early institutions that developed on its fringes, in particular, St Vincent's Hospital and The Convent of Mercy, as closely linked with the area's history, education and welfare within the metropolitan area.
- The South Fitzroy Precinct (HO334) is within close proximity to the Royal Exhibition Building and is adjacent to the World Heritage Environs Area precinct. The nineteenth century development and character of the South Fitzroy Precinct contributes to the broader setting and context of the Royal Exhibition Building. Views and vistas of the Royal Exhibition Building from within the South Fitzroy Precinct, including views to the dome from Gertrude Street, are also an important feature of the precinct.

CONTEXT DESCRIPTION:

The subject site is a rectangular allotment with a principal frontage to Cecil Street, side frontage to Fitzroy Street and rear access via a bluestone laneway. It is located on the southern side of the street between Fitzroy Street to the east and Nicholson Street to the west.



Above: Extract from Melbourne and Metropolitan Board of Works detail plan, 1211, City of Fitzroy (dated 1900)

Historically the site consisted of three allotments, each containing a small dwelling. The three sites were sold in 1955 as a single allotment containing "old Bluestone, galvanised iron and timber Buildings thereon"¹. The sites were amalgamated in 1957, which is possibly when the existing building was constructed.

The subject site is a double storey, Post-war style building constructed of cream bricks. The façade has been painted white and the front awning has been removed, but a good portion of original detailing still exists. Original details include saw tooth roofs concealed by large parapets; metal framed windows; clinker brick sills; a part rendered and part tiled façade; projected brick detailing and Moderne-style arrangement of the eastern

¹ 1955 'Advertising', The Argus (Melbourne, Vic. : 1848 - 1957), 17 March, p. 5. , viewed 04 Oct 2017, <http://nla.gov.au/nla.news-article71639337>

Attachment 2 - PLN17/0398 - 66 Cecil Street Fitzroy - Heritage advice

façade, including horizontal concrete bands and oversized rainwater heads. There is a small front garden and recessed entry with double doors denoting the main entrance.



Above: Recent aerial of the subject site



Above: Subject site as seen from across the street

Attachment 2 - PLN17/0398 - 66 Cecil Street Fitzroy - Heritage advice



Above: rear of subject site as seen from Fitzroy Street.



Above: Properties to the west of the subject site

The portion of Cecil Street between Nicholson and Fitzroy Streets is mostly residential with a mix of former warehouses, some of which have been converted into apartments.

The adjoining properties to the west of the subject site are a pair of townhouses constructed c.2000 from a converted warehouse shell. Beyond these are a collection of single-storey houses of contributory significance.

Directly opposite the site is also a collection of single-storey masonry dwellings that are of contributory heritage significance.

Attachment 2 - PLN17/0398 - 66 Cecil Street Fitzroy - Heritage advice



Above: Properties across the street from subject site.

To the east of the subject site, across Fitzroy Street, is a large two and three-storey development (no. 494 Fitzroy Street) which was constructed c.2000 from a converted warehouse shell.



Above: Cecil Street looking east toward No. 494 Fitzroy Street. Subject site denoted by red dashed line.

Directly behind the subject site, separated by a laneway and fronting Fitzroy Street, is a three-storey development constructed c. 2003.

Attachment 2 - PLN17/0398 - 66 Cecil Street Fitzroy - Heritage advice



Above: Development directly behind the subject site fronting Fitzroy Street (No. 467 Fitzroy Street)

ASSESSMENT OF PROPOSED WORKS:

Comments regarding proposed demolition:

The extent of demolition proposed by this application includes the full demolition of the existing building.

The key consideration for assessing this aspect of the works is whether the proposed demolition will adversely affect the significance of the heritage building or the broader heritage precinct.

In accordance with Clause 22.02-5.1 of the Yarra Planning Scheme, full demolition of the subject building may be supported as the property has been identified as being not contributory.

Comments regarding new development, alterations and additions:

The extent of new works proposed by this application includes development of a four-storey multi-unit building with a roof terrace.

The key consideration for assessing this aspect of the works is whether the proposed new development will

- Be in keeping with the character or appearance of nearby heritage buildings of contributory significance; AND
- Not adversely affect the significance of the broader heritage precinct.

Setbacks:

Clause 22.02-5.7.1 of the Yarra Planning Scheme encourages:

setbacks from the principal street frontage to be similar to those of adjoining contributory buildings; where there are differing adjoining setbacks, the greater setback will apply.

The proposed front setback for the new development at ground level will be zero metres from both street frontages as well as from the laneway at the rear. The front setbacks of the adjacent non-contributory former warehouse properties are also zero metres although the contributory residential buildings beyond do have front setbacks. Given that the immediate context consists of former industrial buildings (now converted), rather than residential buildings, the proposed zero setbacks are considered appropriate.

There will be minor setbacks from all site boundaries at level 2 and slightly greater setbacks at level 3. The roof top level will be setback between about 1.7 to 2 metres from all site boundaries. These setbacks will be similar to the setbacks of the uppermost third floor levels of nos. 467 and 494 Fitzroy Street.

Scale/height:

Clause 22.02-5.7.1 of the Yarra Planning Scheme encourages:

Attachment 2 - PLN17/0398 - 66 Cecil Street Fitzroy - Heritage advice

similar façade heights to the adjoining contributory elements in the street. Where there are differing façade heights, the design should adopt the lesser height

The proposed street facade height for the new development will be about 6.1 metres (2 stories), rising to a height of 13 metres (4 stories) not including the 1.7 metre high walls/screens associated with the roof terraces.

The street facade height of no. 494 Fitzroy Street (non-contributory) is about 8.5 metres rising to a maximum building height of about 9.8 metres.

The street facade height of nos. 62 and 64 Cecil Street (non-contributory) is about 4.5 metres rising to a maximum building height of about 7 metres.

The street facade height of no. 467 Fitzroy Street (non-contributory) is about 5.3 metres rising to a maximum building height of about 9 metres.

The common street facade height of the adjacent non-contributory buildings in the street is therefore 6.1 metres which is consistent with the first two floor levels of the proposed development.

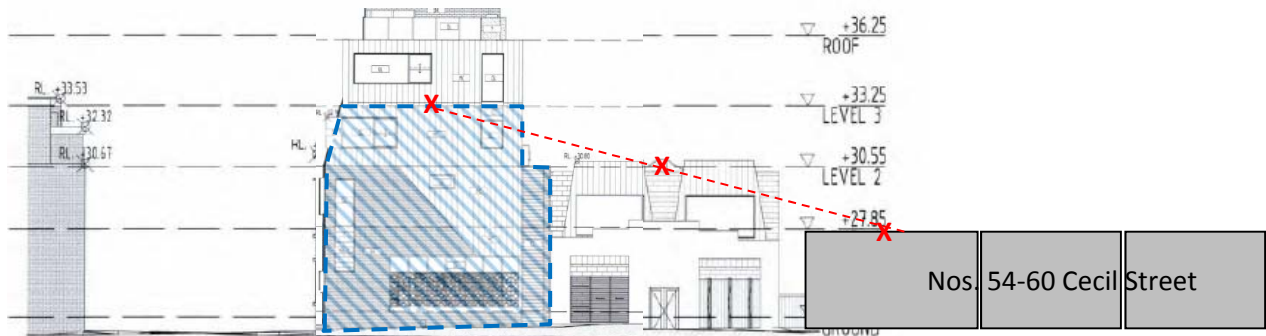


Above: Comparative scale of surrounding area.

Although the proposed Levels 2, 3 and the roof terraces of the new development are slightly set back, the building will still clearly read as an almost sheer perimeter wall of about 13 metres in height. Being a corner site means that these 13 metre walls will be fully exposed to two street frontages as well as being visible from all four approaches towards the intersection. Within the Cecil Street streetscape, the height of the proposed façade will be twice as tall as the immediately adjoining townhouses (nos. 62 and 64) and will be a dramatic contrast in scale to the nearby single-storey dwellings of contributory significance.

Using the finished height of nos. 62 and 64 for a mid-way transitional purposes, it is considered that the maximum height of the proposed development fronting Cecil Street should be no greater than three storeys (or about 10 metres), with the uppermost floor level clearly setback from the street façade. With a reduced finished RL level of about 33.5, the scale of the proposed building will be in keeping with the established height of no. 494 Fitzroy Street.

Attachment 2 - PLN17/0398 - 66 Cecil Street Fitzroy - Heritage advice



Above: Line of transitional height shown in red. Preferred maximum height of development shaded in blue.

Roof form:

The proposed roof form for the new development will be flat. This is considered consistent with the other originally non-residential roof forms of the adjacent properties in the area.

Appearance:

Clause 22.02-5.7.1 of the Yarra Planning Scheme encourages the design of new development to:

- Respect the pattern, rhythm, orientation to the street, spatial characteristics, fenestration, roof form, materials and heritage character of the surrounding historic streetscape.
- Be articulated and massed to correspond with the prevailing building form of the heritage place or contributory elements to the heritage place.
- Be visually recessive and not dominate the heritage place.
- Be distinguishable from the original historic fabric.
- Not remove, cover, damage or change original historic fabric.
- Not obscure views of principle façades.
- Consider the architectural integrity and context of the heritage place or contributory element

A contemporary design approach has been adopted for the proposed new building. This approach is not unacceptable provided that adequate respect is given to the heritage character of the surrounding area through details such as external materials, proportions and fenestration.

The immediately adjacent properties are generally composed of contemporary developments constructed behind partially remaining facades of earlier warehouse buildings.

Unlike the existing building, the proposed building will not however positively interact with the main street frontage, being Cecil Street. While the existing building has been identified as non-contributory, retaining at least the principal façade would have helped integrate the new development into the existing streetscape. Alternatively, the fenestration of the existing building should be used as a design reference for the treatment of the Cecil Street façade.

The external materials for the new development will be predominantly a mix of face brickwork and metal cladding. Both of these materials are potentially appropriate however the actual colours proposed do not appear to have been identified.

The colour and materials of the proposed decorative grille(?) fronting Cecil Street does not appear to have been given in the submitted documentation. While it is considered that some limited use of this material may be acceptable for highlight purposes, it is considered that the dominant use of this material for the front ground floor must be reduced.

RECOMMENDATIONS:

Attachment 2 - PLN17/0398 - 66 Cecil Street Fitzroy - Heritage advice

On heritage grounds the works proposed in this application may be approved subject to the following conditions:

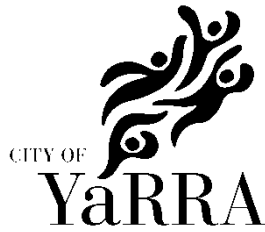
1. That the height of the proposed new building must be reduced to three-storeys or generally similar to the heights of the adjacent developments (maximum RL 33.5);
2. That the proposed Cecil Street façade of the new building must be modified to be more interactive with the street, using the fenestration of the existing building as a design reference;
3. That the extent of decorative grille proposed for the Cecil Street facade must be reduced in prominence;
4. That the colours of the proposed external materials must be reflective of the predominant colours in the vicinity and must be submitted and approved prior to the commencement of works;

SIGNED:

A handwritten signature in black ink, appearing to read 'D. McIntosh', written in a cursive style.

Diahnn McIntosh

DATED: 10 October 2017

Attachment 3 - PLN17/0398 - 66 Cecil Street Fitzroy - Engineering comments

MEMO

To: Lara Fiscalini
From: Artemis Bacani
Date: 31 August 2017
Subject: Application No: PLN17/0398
 Description: Construction of Four Dwellings
 Site Address: 66 Cecil Street, Fitzroy

I refer to the above Planning Application received on 2 August 2017 and the accompanying Traffic Impact Assessment Report prepared by Ratio Consultants in relation to the proposed development at 66 Cecil Street, Fitzroy. Council's Engineering Services unit provides the following information:

DEVELOPMENT LAYOUT DESIGN**Layout Design Assessment**

Item	Assessment
Access Arrangements	
Development Entrance	Access to the garages would be via Fitzroy Street. Four new vehicle crossings would be constructed to service each dwelling. A site inspection revealed that there is an existing grated side entry pit and telecommunications pit in the area of the proposed vehicle crossing for Townhouse 1.
Doorway Width	A minimum doorway width of 3.0 metres has been provided for the garages.
Headroom Clearance	A minimum headroom clearance of 2.2 metres has been provided at the doorway.
Vehicle Turning Movements	The submitted swept path diagrams using the B99 design vehicle satisfactorily demonstrate vehicle movements into and out of the garages.
Mechanical Car Parking	
Car Stacker Device	The car stacker device to be used for this development is the Wöhr Parklift 450-195. The device has a pit length of up to 5.4 metres and a usable platform width of 2.6 metres. The device can comfortably accommodate B85 design vehicles.
Vehicle Turning Movements	The swept path diagrams provided satisfactorily demonstrate vehicle turning movements into and out of the stacker platforms using the B99 design vehicle.

Attachment 3 - PLN17/0398 - 66 Cecil Street Fitzroy - Engineering comments**Layout Design Assessment**

Item	Assessment
Mechanical Car Parking	
Vehicle Clearance Height	The stacker device contains platforms with vehicle clearance heights of 1.8 metres and satisfies <i>Design standard 4: Mechanical parking</i> .
Gradients	
Ramp Grades and Changes of Grade	The ramp grades and the changes of grade for the ramped accessway and the internal ramps satisfy <i>Design standard 3</i> .

Design Items to be Addressed

Item	Details
Grated Side Entry Pit – Fitzroy Street	<p>The existing grated side entry pit in the area of the new vehicle crossing for Townhouse 1 will need to be modified to accommodate the new vehicle crossing. The existing grated side entry pit has a larger inlet capacity than a single grated pit; therefore, a separate grated side entry pit must be constructed to maintain inlet capacity. The grated side entry pit is to be converted to a grated junction pit and a separate grated side entry pit in accordance with YSD 206 and using a Fitzroy precast kerb lintel (YSD211) is to be constructed south of the new vehicle crossing for Townhouse 1. A box culvert with galvanised steel lid connecting the grated junction pit and the new gated side entry pit must be installed under the channel to Council's standard and requirements.</p> <p>Prior to the application of a vehicle crossing permit, a detailed design of the pits must be submitted to Council for assessment and approval.</p> <p>All works must be to Council's Standards - Council's Standard Drawings can be accessed on the following link:</p> <p>http://www.yarracity.vic.gov.au/services/Infrastructure/standard-drawings/2012-standard-drawings/</p>
Telecommunications Pit – Fitzroy Street	The construction of a vehicle crossing for Townhouse 1 would require the applicant to obtain advice and consent from the relevant service authority in relation to the position of the telecommunications pit. A copy of written advice/consent from the service authority must be submitted to Council as part of the planning application.

Attachment 3 - PLN17/0398 - 66 Cecil Street Fitzroy - Engineering comments

ENGINEERING CONDITIONS

Civil Works

- Upon the completion of all building works and connections for underground utility services, the footpath immediately outside the property's Fitzroy Street and Cecil Street road frontages must be stripped and re-sheeted to Council's satisfaction and at the Permit Holder's expense.
- The kerb and channel and pavement along the Fitzroy Street road frontage must be reconstructed to Council's satisfaction and at the Permit Holder's cost.
- The pavement along the Cecil Street road frontage must be reconstructed to Council's satisfaction and at the Permit Holder's cost.
- The footpath cross-fall must be no steeper than 1 in 40.
- The pram crossing on the south-west corner of the Cecil Street and Fitzroy Street intersection (in front of the property) must be reconstructed and made DDA compliant to Council's satisfaction and at the Permit Holder's cost.
- Any damage sustained in the Right of Way along the southern boundary of the site as a consequence of the development works and traffic shall be repaired/re-sheeted/reconstructed to Council's satisfaction and at the Permit Holder's expense.
- The existing grated side entry pit in the area of the new vehicle crossing for Townhouse 1 will need to be modified to accommodate the new vehicle crossing. The existing grated side entry pit has a larger inlet capacity than a single grated pit; therefore, a separate grated side entry pit must be constructed to maintain inlet capacity. The grated side entry pit is to be converted to a grated junction pit and a separate grated side entry pit in accordance with YSD 206 and using a Fitzroy precast kerb lintel (YSD211) is to be constructed south of the new vehicle crossing for Townhouse 1.

A box culvert with galvanised steel lid connecting the grated junction pit and the new gated side entry pit must be installed under the channel to Council's standard and requirements.

Prior to the application of a vehicle crossing permit, a detailed design of the pits must be submitted to Council for assessment and approval.

All works must be to Council's Standards - Council's Standard Drawings can be accessed on the following link:

<http://www.yarracity.vic.gov.au/services/Infrastructure/standard-drawings/2012-standard-drawings/>

Road Asset Protection

- Any damaged roads, footpaths and other road related infrastructure adjacent to the development site 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 developer's expense.

Attachment 3 - PLN17/0398 - 66 Cecil Street Fitzroy - Engineering comments

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.

Vehicle Crossings – Cross Sectional Drawing

The applicant must prepare and submit a 1 in 20 scale cross sectional drawing of the development's vehicular entrance, showing the actual reduced levels to three decimal places (not interpolated levels from the application drawings) of the Fitzroy Street road profile (from the centre line to the property line). The required levels include the building line level, top of kerb level, invert level, lip level and road pavement levels. The existing road profile of Fitzroy Street and the accessway inside the property must be accurately drawn. The applicant must demonstrate by way of a ground clearance check using the B85 design vehicle that vehicles can traverse the new vehicle crossing and ramp without scraping or bottoming out.

The 1 in 20 scale cross sectional drawing must be submitted to Council's Construction Management branch for assessment and approval.

Protection of Car Stacker Pit

The Permit Holder/developer is responsible for the management and protection of their building from groundwater.

Attachment 3 - PLN17/0398 - 66 Cecil Street Fitzroy - Engineering comments

The developer needs to ensure that the car stacker pits and any portions of the development at or below natural surface level have a level of protection to minimise the seepage of subterranean water (groundwater) or any rainfall run-off from penetrating the walls or floors of the site.

In the event that any contaminated groundwater seeps through the walls of the basement, this water must not be discharged into Council's stormwater drainage system under any circumstances. Any contaminated groundwater that is present within the site must be treated and disposed of in accordance with a Trade Waste Agreement and as per EPA guidelines and Melbourne Water/City West Water guidelines.

It is also the Permit Holder's onus and responsibility to ensure that rainfall run-off does not enter the property in the event of a heavy storm. Adequate measures should be in place to prevent backwash from entering the property.

No Entry Sign

The applicant must liaise with Council's Traffic Engineering unit to relocate the existing No Entry sign on the west side of Fitzroy Street.

Regards

Artemis Bacani

Roads Engineer

Engineering Services Unit

Attachment 4 - PLN17/0398 - 66 Cecil St Fitzroy - Urban Design referral comments final



MeMO

TO: **Lara Fiscalini**
FROM: **David Pryor**
DATE: **19 August 2017**
SUBJECT: **66 Cecil St Fitzroy**
APPLICATION NO: **PLN17/0398**
DESCRIPTION: Construction of 4 x four-storey dwellings plus roof terraces, including demolition

Urban design advice has been sought in relation to:

- the proposed design;
- integration of the development with the surrounding context; and
- any proposed capital works in the vicinity.

COMMENTS SUMMARY

This proposal would be supported from an urban design perspective, once the following amendments have been satisfactorily implemented:

- reduce the quantity or configuration of car parking, to create positive public realm interfaces at ground floor level;
- reduce the height and bulk of the two corner townhouses to improve built form relationships at the rear lane and the Cecil St interface; and
- review the design in line with the above, giving consideration to strengthening the sense of grain, reusing existing materials and avoiding projections at too low a height.

There are no known capital works proposed for this area.

Site and Context

Attachment 4 - PLN17/0398 - 66 Cecil St Fitzroy - Urban Design referral comments final

The site is zoned MUZ and sits within HO334. Streets or lanes adjoin the site on three sides.

A moderne style brick industrial building currently occupies the site.

Built Form and Massing

The proposal fills most of the site to a height of four storeys plus roof terraces, with modest setbacks (in the order of 1m) from all boundaries at the top two floor levels.

Viewed from the northwest, the proposal is significantly taller than the adjoining house at 64 Cecil St, which has an open space behind the retained single-storey wall which acts as its front fence. The top of the proposed 2-storey blank side wall will be visible, as will the two metal-clad levels above, which are set back 1.25m from the west boundary. This interface would be improved by deleting a level from Townhouse 1, and the resultant 3-storey height would be more consistent with other residential developments in the vicinity, including those to the immediate east and south. The proposal would also impact on the amenity of 64 Cecil St, but that does not form part of this assessment.

Street Interface

I support the provision of an individual entry to each unit, reinforcing the grain of subdivision.

The proposed carparking has an unduly dominating impact at ground floor level, occupying about 78% of the street frontages and more than half of the floor area at ground floor level. This results in a lack of visual interaction between inside and outside, a very disrupted footpath and an unengaging pedestrian experience in the public realm which surrounds the site. The substantial above-ground space allocated to car parking also contributes to pushing the height of the building up. It is recommended that car parking be reduced or reconfigured so that service areas do not occupy more than about a quarter of the ground floor area or frontage. The freed-up space would enable the development to contribute a greater diversity of uses and typologies to the neighbourhood in this mixed use zone.

Presentation to the Lane

Design Guidelines under Clause 22.10-3.3 include: *New development which abuts a laneway should be no higher than 2 storeys*. The proposal is effectively 4 storeys, given the minimal setback. It is recommended that this impact be reduced either by increasing the setback to at least 3m or by deleting a level from Townhouse 4. The latter option would have the additional benefit of strengthening differentiation and a sense of grain along the Fitzroy St frontage.

Building Design and Finishes

The metal window shrouds enhance the design, but some of them project over the boundary with a clearance of only about 1.6m above the footpath.

Attachment 4 - PLN17/0398 - 66 Cecil St Fitzroy - Urban Design referral comments final

I understand that the existing building has been identified as not contributory. Nevertheless, there is scope to achieve a design which is more interesting and responsive to the context through adaptive reuse of the existing building. This would also have environmental benefit, consistent with Clause 22.10-3.5: “Maximise the retention and re-use of existing materials”. As a minimum, it would be beneficial to reuse existing bricks for the brickwork components of the proposal.

The design and materials are otherwise broadly supported, but should be reviewed in conjunction with the changes to massing and car parking recommended above.

The above advice is limited to urban design issues, and does not address ESD, amenity or heritage, for example.

Attachment 5 - PLN17/0398 - 66 Cecil Street, Fitzroy - ESD Referral comments

Sustainable Management Plan (SMP)

Referral Response by Yarra City Council

**Assessment Summary:**

Responsible Planner:	Lara Fiscalini
ESD Advisor:	Euan Williamson
Date: 11.08.2017	Planning Application No: PLN17/0398
Subject Site:	66 Cecil Street, Fitzroy
Site Area: Approx. 253m ²	Site Coverage: 100%
Project Description:	4 x four storey townhouses.
Pre-application meeting(s):	No ESD involvement.

This application largely meets 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 6.6 Stars.
- A STORM report demonstrating best practice in urban stormwater management, incorporating a 2,000 litre rainwater tank in each townhouse (8,000 litres in total) connected to toilets for flushing.
- Good daylight access to all habitable rooms.
- Energy efficient heating / cooling and lighting systems.
- Water efficient fixtures throughout.
- Reasonable shading through box window shades to bedroom windows.
- Bicycle parking space in studio/workshops or garages.

(2) Application ESD Deficiencies:

There are no outstanding deficiencies identified at this time.

(3) Outstanding Information:

- It appears on the plans that some habitable rooms do not have an operable window. Ensure that all habitable rooms have an operable window and that the open plan living areas have a minimum of two operable windows on different aspects to facilitate cross ventilation.

(4) ESD Improvement Opportunities:

- The living rooms windows have considerable exposure to summer sun angles, although the overall cooling loads are reasonable. Consider operable blinds, shutters or louvers to exposed east, west and north facing windows.
- Consider a pergola mounted solar PV array on the rooftops to provide some shelter and contribute towards onsite electricity consumption.
- Consider providing the flyscreens to all operable windows and sliding doors.

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 recommendation.

Attachment 5 - PLN17/0398 - 66 Cecil Street, Fitzroy - ESD Referral comments

Attachment 6 - PLN17/0398 - 66 Cecil Street, Fitzroy - MW referral comments

The plans sent through recently generally meet our requirements. There is one very minor matter that needs to be adjusted on the plans. The finished floor level of town house 1 must be the same as for the other two town houses. There is no need to re refer the plans as long as you ensure this change has been made prior to endorsing the plans.

Regards

John Karageorge | Town Planner | Customer Planning and Services | **Melbourne Water** | T: (03) 9679 7153 | 990 La Trobe Street, Docklands, Melbourne | PO Box 4342 Melbourne VIC 3001 | melbournewater.com.au

Attachment 7 - PLN17/0398 - 66 Cecil Street, Fitzroy - WMP referral comments

Re: Waste Management plan Referral from Amy Hodgen - 66 Cecil Street Fitzroy

The Waste Management Plan prepared by ratio dated 17th July 2017 for 66 Cecil Street Fitzroy is satisfactory from the City Works Branch's perspective. If you have any questions please give me a call.

Kind Regards

Joseph Agostino

Project Officer

City Works

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