

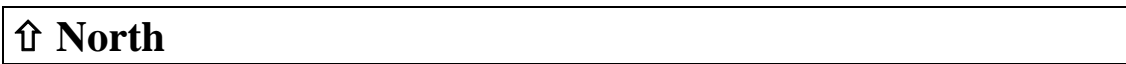
Attachment 1 - PLN17/0900 - 62 Buckingham Street Richmond - Subject Land Map

SUBJECT LAND:

Property Map



Zoning Map



16041 - 62 BUCKINGHAM STREET MULTI UNIT DEVELOPMENT

TOWN PLANNING DRAWING SCHEDULE		
No.	DRAWING	SCALE
TP00	COVER PAGE	N.T.S.
TP01	SITE SURVEY	1:200
TP02	SITE ANALYSIS	1:200
TP02.1	SITE SURROUNDING PHOTOS	N.T.S.
TP03	DEMOLITION PLAN	1:100
TP04	PROPOSED GROUND FLOOR PLAN	1:100
TP05	PROPOSED FIRST FLOOR PLAN	1:100
TP06	PROPOSED ROOF PLAN & DESIGN RESPONSE	1:100
TP07	PROPOSED SHADOW DIAGRAMS	1:200
TP08	PROPOSED ELEVATIONS	1:100
TP09	PROPOSED ELEVATIONS	1:100
TP10	STREET ELEVATIONS	1:100
TP11	PROPOSED SECTIONS	1:100



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Revision: _____ Date: _____

Project: MULTI UNIT DEVELOPMENT
Address: 62 BUCKINGHAM STREET
Client: BARBON AND BEATRICE FIEW

Drawing: COVER PAGE

Sheet No: TP00

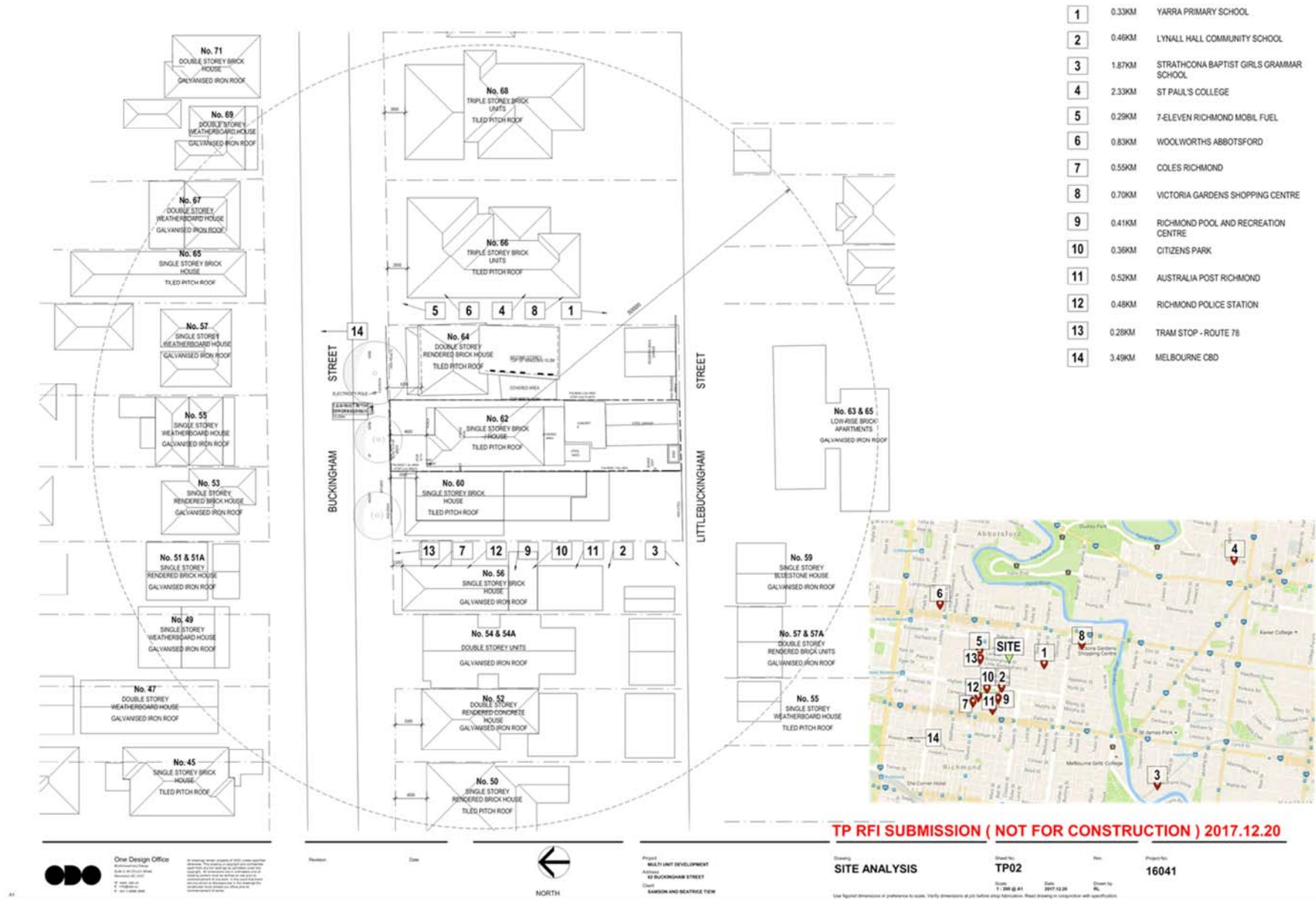
Date: _____

Project No: 16041

Scale: @ A1 Date: 2017.12.20 Drawn by: [Signature]

Use Appoint dimensions in preference to scale. Verify dimensions at plot before using reproduction. Read drawing in conjunction with specifications.

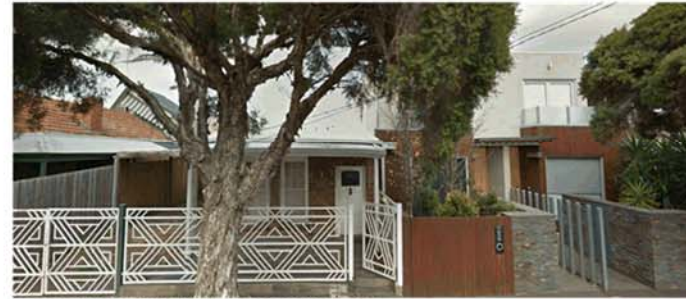
Attachment 2 - PLN17/0900 - 62 Buckingham Street Richmond - Development Plans



Attachment 2 - PLN17/0900 - 62 Buckingham Street Richmond - Development Plans



62 BUCKINGHAM



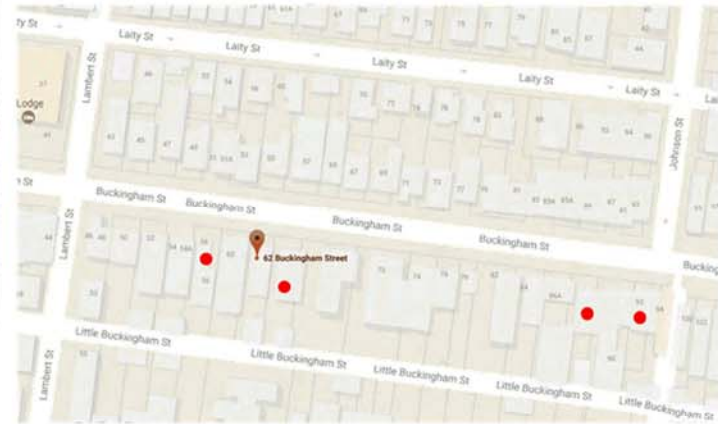
56 BUCKINGHAM (WALL ON BOUNDARY)



92 BUCKINGHAM



92 BUCKINGHAM (4 UNITS) + WALL ON BOUNDARY



82 BUCKINGHAM



66 BUCKINGHAM

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Project: **MULTI UNIT DEVELOPMENT**
 Address: **62 BUCKINGHAM STREET**
 Client: **SARAH AND BEATRICE FIEW**

Drawing: **SITE SURROUNDING PHOTOS**

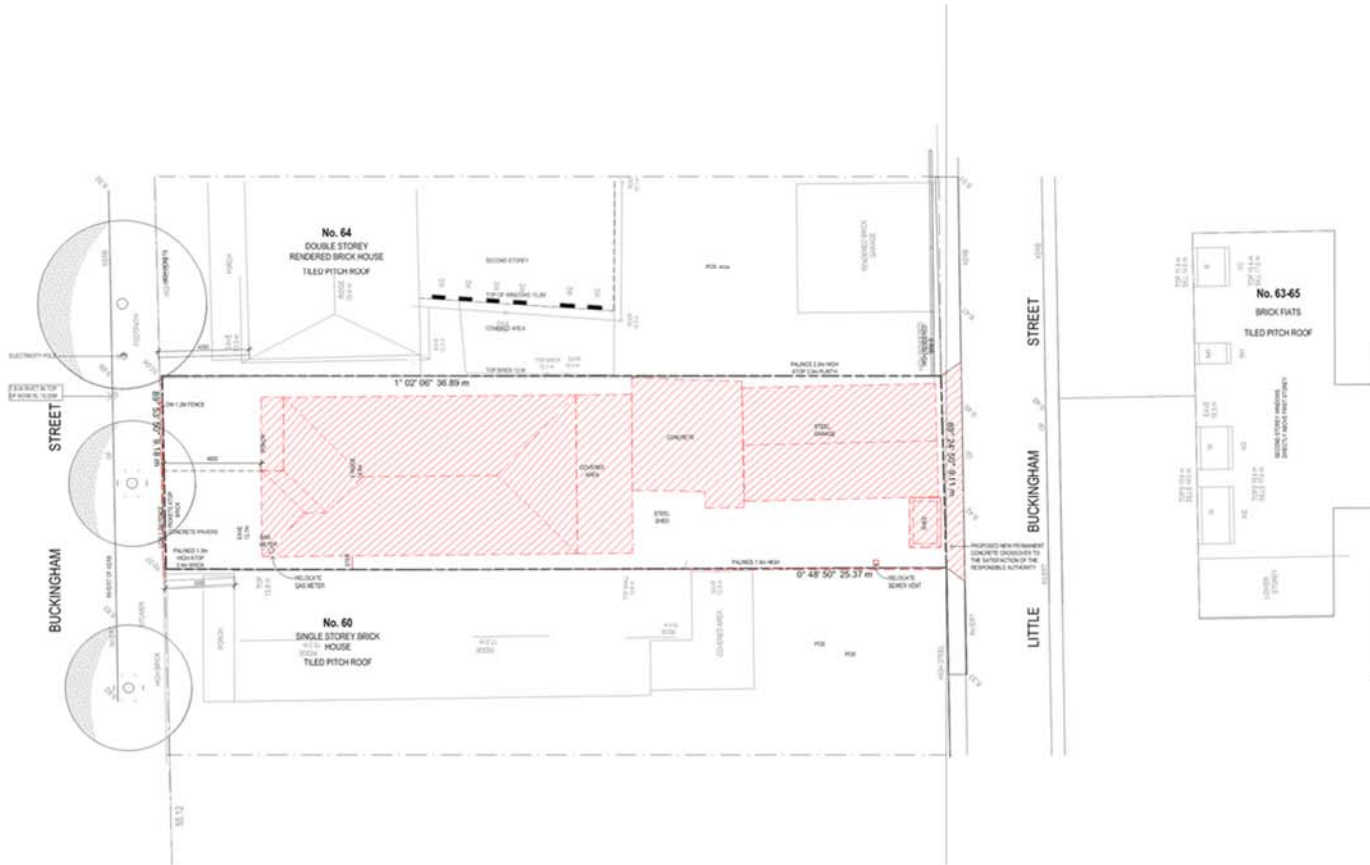
Sheet No: **TP02.1**

Project No: **16041**

Scale: 1:10 @ A1 Date: 2017.12.20 Drawn By: [Signature]

Use figures and dimensions in preference to scale. Verify dimensions at plot before using for construction. Read drawing in conjunction with specifications.

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Project: MULTI UNIT DEVELOPMENT
 Address: 62 BUCKINGHAM STREET
 Client: BARBARA AND BEATRICE FIEW

Drawing: DEMOLITION PLAN

Sheet No: TP03

Project No: 16041

Scale: 1:100 @ A4 Date: 2017.12.20 Drawn By: [Signature]

Use Imperial dimensions in preference to metric. Verify dimensions in situ before using Applications. Read drawing in conjunction with specifications.

Attachment 2 - PLN17/0900 - 62 Buckingham Street Richmond - Development Plans



1 TP GROUND FLOOR PLAN
1 : 100

A - SITE COVERAGE		
Name	Area	Percentage
UNCOVERED	94 m ²	28%
BUILDING FOOTPRINT	245 m ²	72%
	339 m ²	

A - PERMEABILITY		
Name	Area	Percentage
Non-Permeable	245 m ²	72%
Permeable	94 m ²	28%
	339 m ²	

A - GARDEN		
Name	Area	Percentage
NON-GARDEN	249 m ²	73%
GARDEN	90 m ²	27%
	339 m ²	

A - AREA	
Name	Area
Garage	
Ground Floor	260 m ²
Total Internal	80 m ²
Garage	80 m ²
Unit 1	
Ground Floor	160 m ²
First Floor	360 m ²
Total Internal	160 m ²
GROSS	260 m ²
SPOS	253 m ²
Total External	48 m ²
Unit 1	209 m ²
Unit 2	
Ground Floor	87 m ²
First Floor	158 m ²
Total Internal	213 m ²
GROSS	253 m ²
SPOS	253 m ²
Total External	209 m ²
Unit 2	548 m ²

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17/1800 44 44
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Project: MULTI UNIT DEVELOPMENT
Address: 62 BUCKINGHAM STREET
Client: BARBON AND BEATRICE FEW

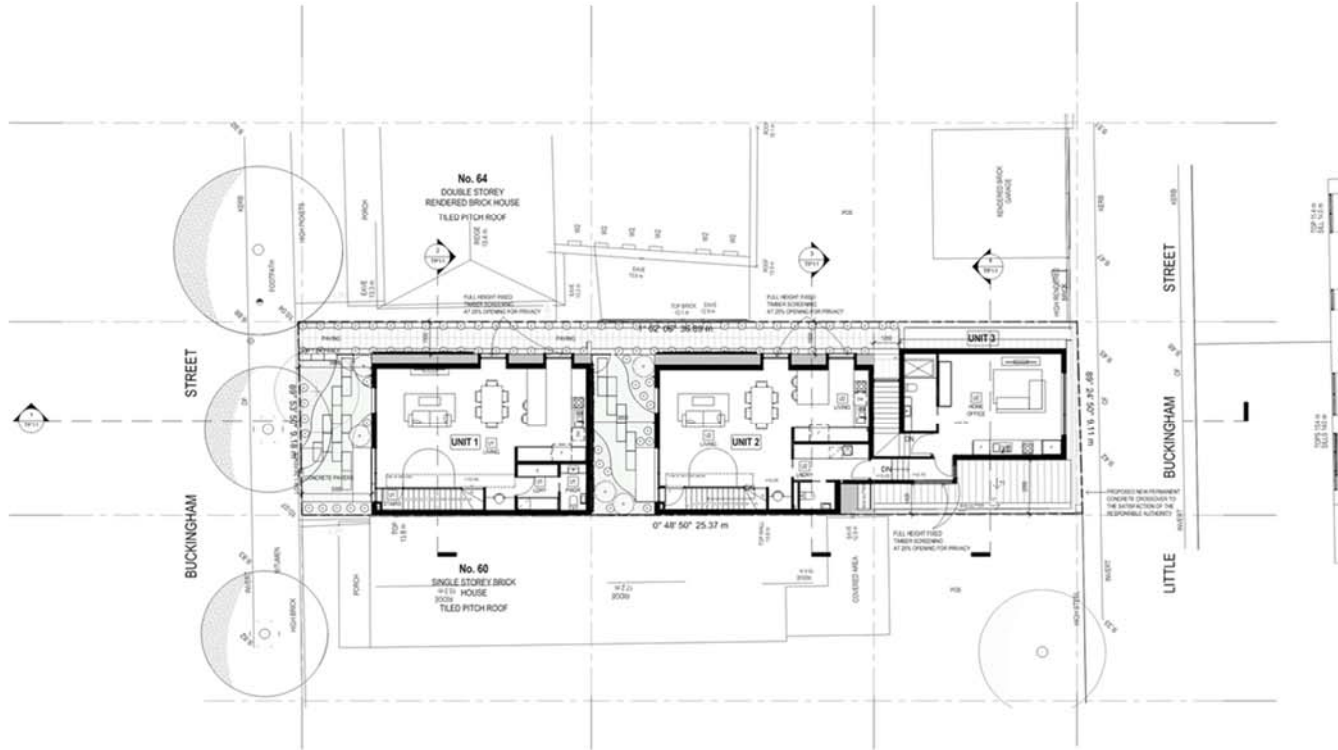
Drawing: PROPOSED GROUND FLOOR PLAN

Sheet No: TP04

Date: 2017.12.20

Project No: 16041

Attachment 2 - PLN17/0900 - 62 Buckingham Street Richmond - Development Plans



A - SITE COVERAGE		
Name	Area	Percentage
UNCOVERED	94 m ²	28%
BUILDING FOOTPRINT	245 m ²	72%
	339 m ²	

A - PERMEABILITY		
Name	Area	Percentage
Non-Permeable	245 m ²	72%
Permeable	94 m ²	28%
	339 m ²	

A - GARDEN		
Name	Area	Percentage
NON-GARDEN	249 m ²	73%
GARDEN	90 m ²	27%
	339 m ²	

A - AREA	
Name	Area
Garage	80 m ²
Ground Floor	260 m ²
Total Internal	340 m ²
Garage	80 m ²
Unit 1	160 m ²
Ground Floor	80 m ²
First Floor	80 m ²
Total Internal	160 m ²
Unit 2	200 m ²
Ground Floor	100 m ²
First Floor	100 m ²
Total Internal	200 m ²
Unit 3	200 m ²
Ground Floor	100 m ²
First Floor	100 m ²
Total Internal	200 m ²
Unit 4	200 m ²
Ground Floor	100 m ²
First Floor	100 m ²
Total Internal	200 m ²

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 17/1800 44 44
 17/1800 44 44

Revision: _____ Date: _____



NORTH

Project: MULTI UNIT DEVELOPMENT
 Address: 62 BUCKINGHAM STREET
 Client: BARBARA AND BEATRICE FIEW

Drawing: PROPOSED FIRST FLOOR PLAN

Sheet No: TP05

Scale: 1:100 @ A4

Date: 2017.12.20

Drawn By: [Signature]

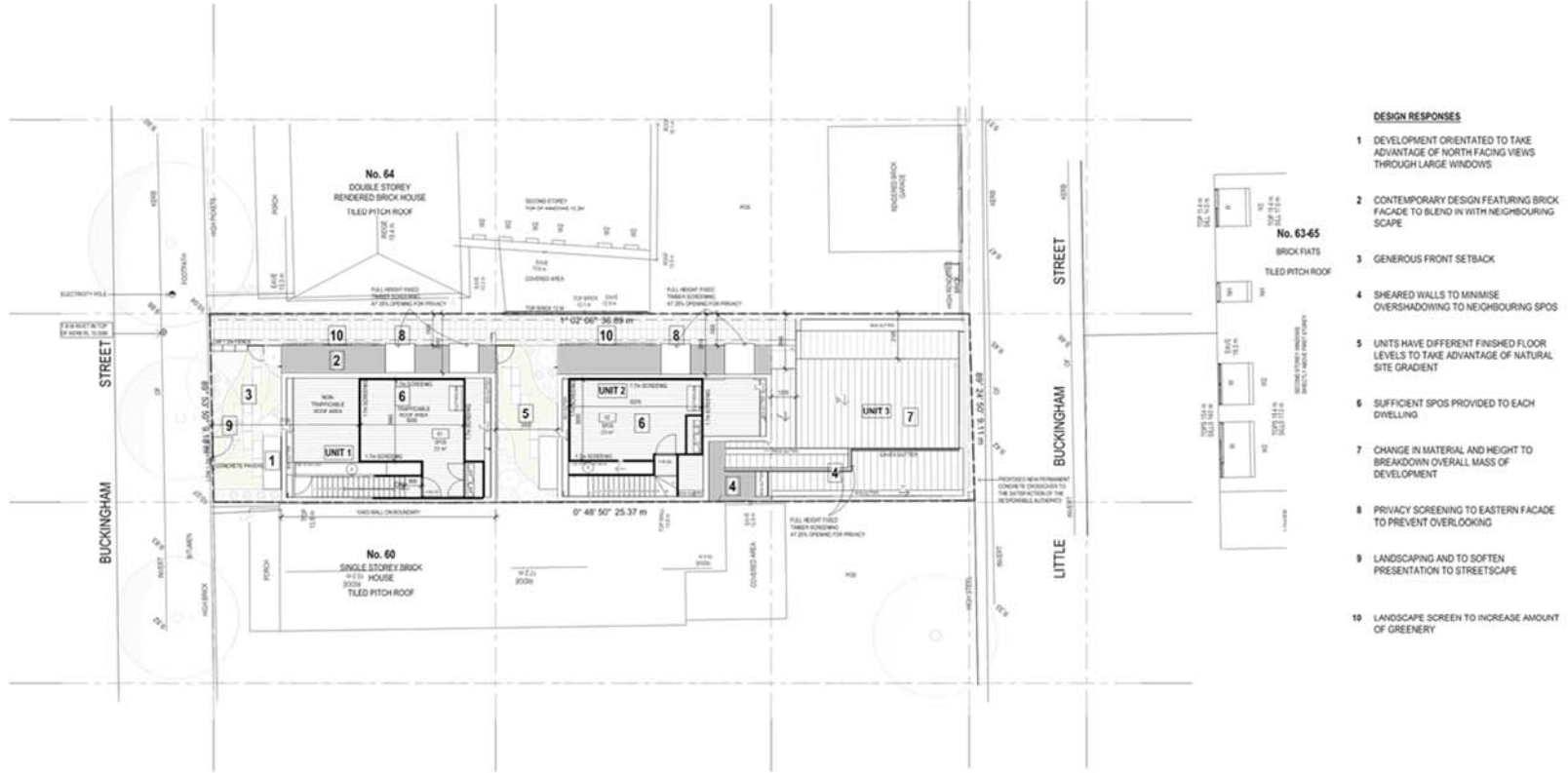
Rev: _____

Drawn By: [Signature]

Project No: 16041

Drawn By: [Signature]

Attachment 2 - PLN17/0900 - 62 Buckingham Street Richmond - Development Plans



- DESIGN RESPONSES**
- 1 DEVELOPMENT ORIENTATED TO TAKE ADVANTAGE OF NORTH FACING VIEWS THROUGH LARGE WINDOWS
 - 2 CONTEMPORARY DESIGN FEATURING BRICK FACADE TO BLEND IN WITH NEIGHBOURING SCAPE
 - 3 GENEROUS FRONT SETBACK
 - 4 SHEARED WALLS TO MINIMISE OVERSHADOWING TO NEIGHBOURING SPOTS
 - 5 UNITS HAVE DIFFERENT FINISHED FLOOR LEVELS TO TAKE ADVANTAGE OF NATURAL SITE GRADIENT
 - 6 SUFFICIENT SPOTS PROVIDED TO EACH DWELLING
 - 7 CHANGE IN MATERIAL AND HEIGHT TO BREAKDOWN OVERALL MASS OF DEVELOPMENT
 - 8 PRIVACY SCREENING TO EASTERN FACADE TO PREVENT OVERLOOKING
 - 9 LANDSCAPING AND TO SOFTEN PRESENTATION TO STREETSCAPE
 - 10 LANDSCAPE SCREEN TO INCREASE AMOUNT OF GREENERY

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 1/100-110/112
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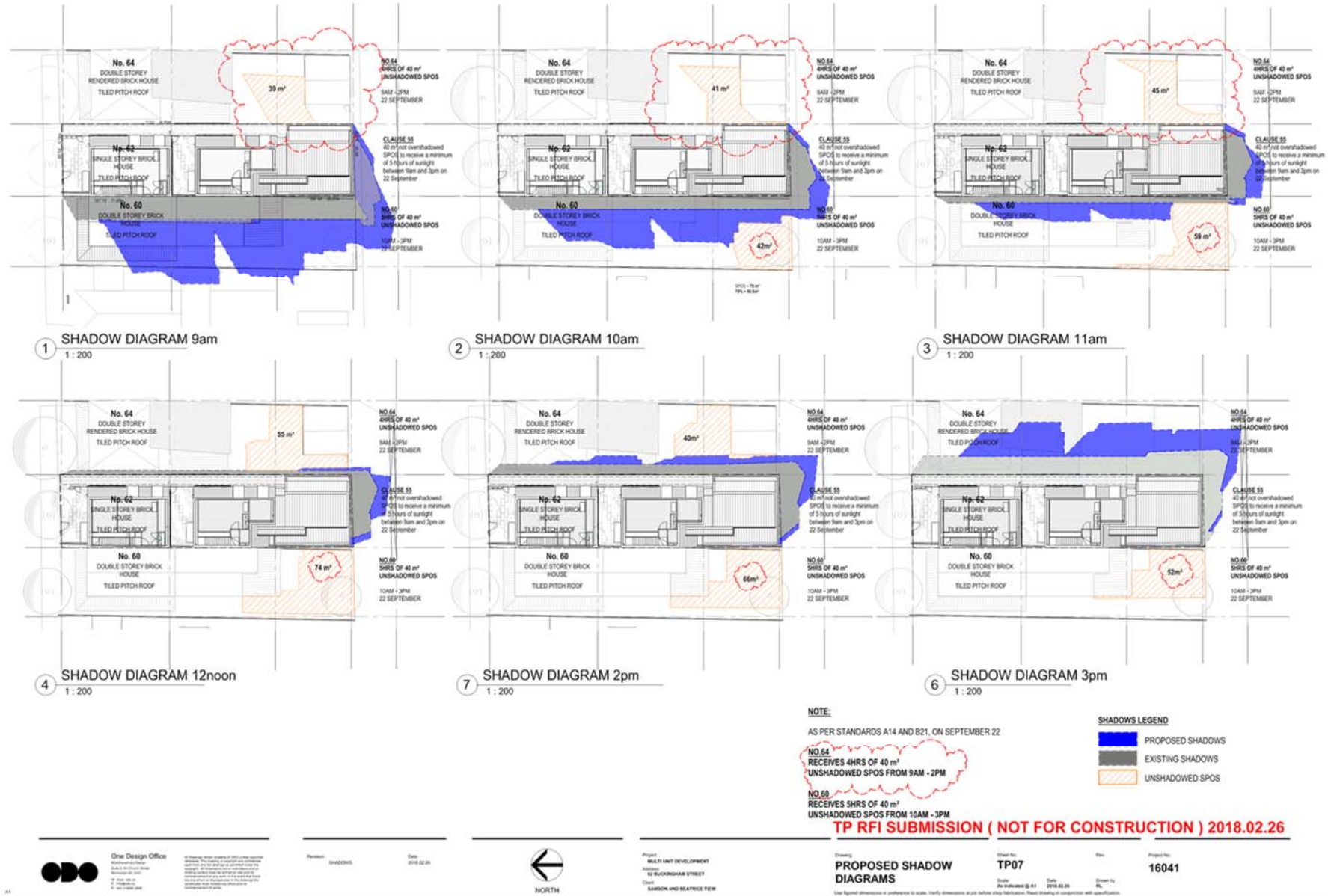


Project: MULTI UNIT DEVELOPMENT
 Address: 62 BUCKINGHAM STREET
 Client: SARAH AND BEATRICE FIEW

Drawing: PROPOSED ROOF PLAN & DESIGN RESPONSE
 Sheet No: TP06
 Scale: 1:100 @ A1
 Date: 2017.12.20
 Drawn By: [Name]
 Check By: [Name]

Project No: 16041

Attachment 2 - PLN17/0900 - 62 Buckingham Street Richmond - Development Plans



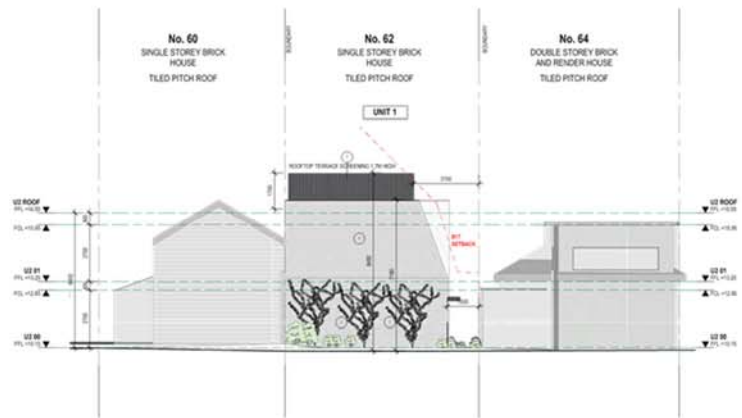
Attachment 2 - PLN17/0900 - 62 Buckingham Street Richmond - Development Plans



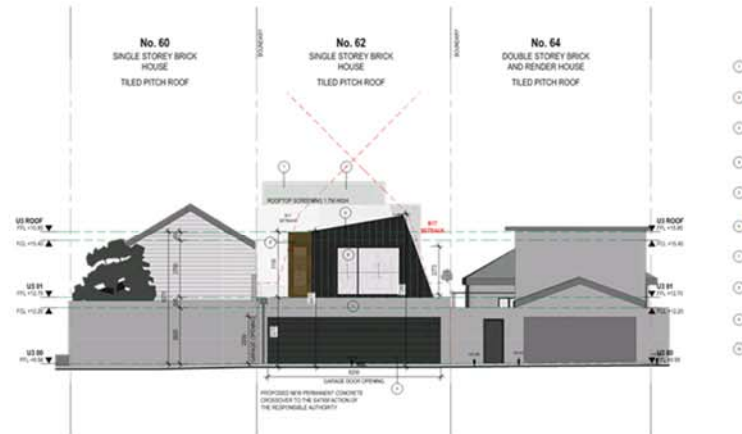
1 TP - NORTH ELEVATION (UNIT 1)
1 : 100



3 TP - NORTH ELEVATION (UNIT 2)
1 : 100



2 TP - SOUTH ELEVATION (UNIT 1)
1 : 100



4 TP - SOUTH ELEVATION
1 : 100

- MATERIAL LEGEND**
- SELECTED LIGHT BRICK FACE
 - SELECTED TIMBER LOOK FINISH
 - SELECTED DARK GRAY PAINT FINISH
 - SELECTED DARK GRAY BRICK FACE CLADDING
 - SELECTED DARK GRAY BRICK FACE CLADDING
 - SELECTED DARK GRAY BRICK FACE CLADDING
 - SELECTED HORIZONTAL TIMBER LOOK FINISH
 - SELECTED VERTICAL GARDEN CLADDING
 - SELECTED GLASS
 - SELECTED HORIZONTAL DARK GRAY FINISH
 - DARK METAL

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Project: MULTI UNIT DEVELOPMENT
Address: 62 BUCKINGHAM STREET
Client: SARSON AND BEATRICE FIEW

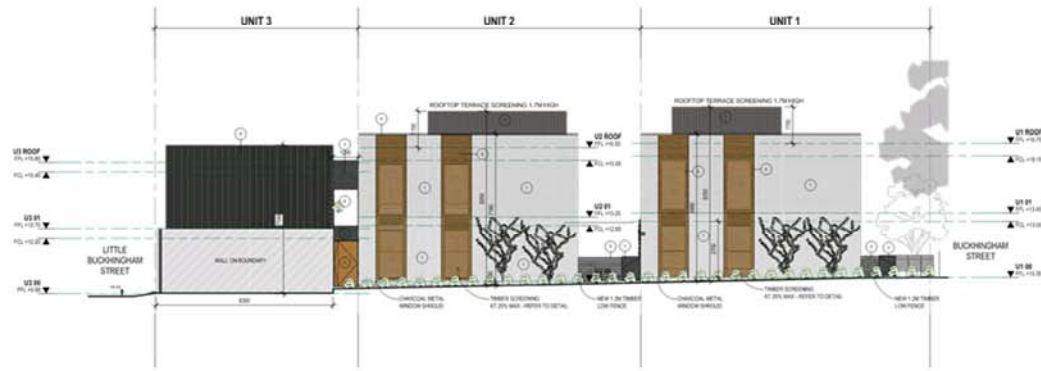
Drawing: **PROPOSED ELEVATIONS**

Sheet No: **TP08**

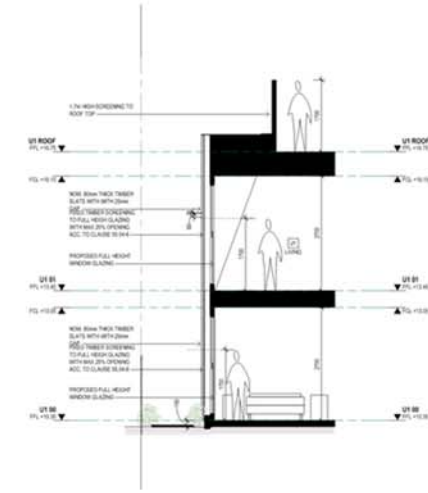
Date: 2017.12.20
Drawn By: RL

Project No: **16041**

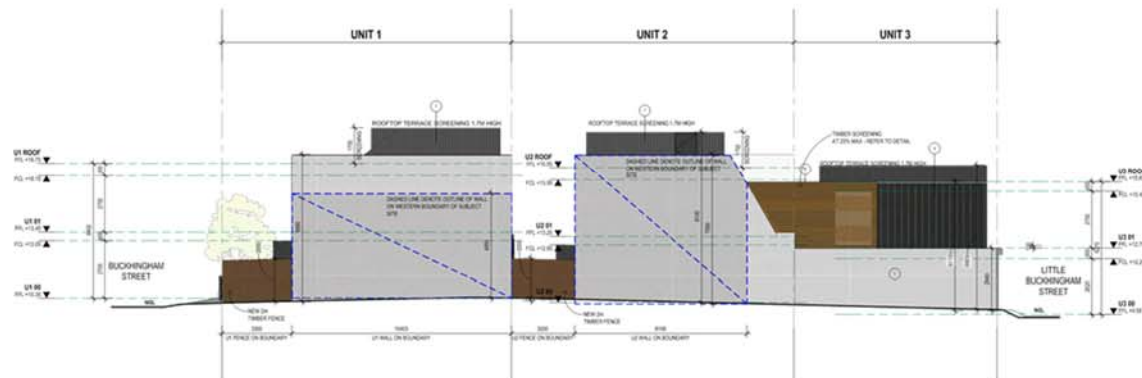
Attachment 2 - PLN17/0900 - 62 Buckingham Street Richmond - Development Plans



1 TP - EAST ELEVATION
1 : 100



3 TYPICAL SCREEN DETAIL SECTION
1 : 50



2 TP - WEST ELEVATION
1 : 100

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Revision Date



Project: MULTI UNIT DEVELOPMENT
Address: 62 BUCKINGHAM STREET
Client: SARSON AND BEATRICE FIEW

Drawing: PROPOSED ELEVATIONS

Project No: TP09

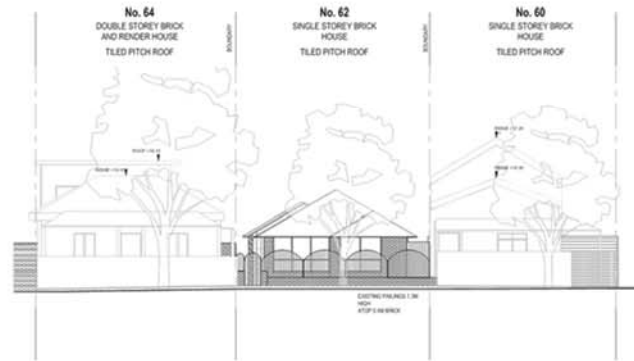
Date:

Project No: 16041

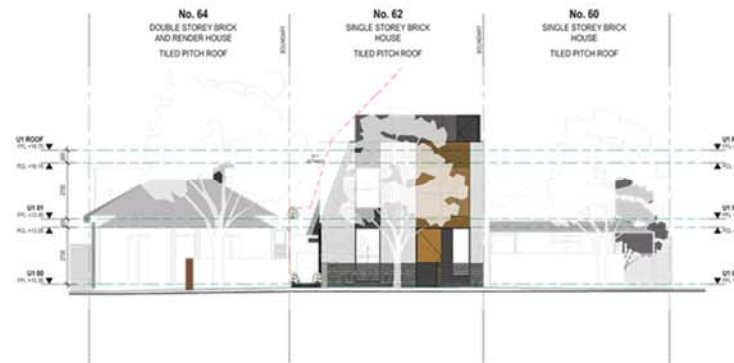
Scale: As Indicated @ A1 Date: 2017.12.20 Drawn By: RL

Use figured dimensions in preference to scale. Verify dimensions at p.c before shop fabrication. Read drawing in conjunction with specification.

Attachment 2 - PLN17/0900 - 62 Buckingham Street Richmond - Development Plans



1 EXISTING STREET ELEVATION
1 : 100



2 PROPOSED STREET ELEVATION
1 : 100

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Project: **MULTI UNIT DEVELOPMENT**
 Address: **62 BUCKINGHAM STREET**
 Client: **SARSON AND BEATRICE FIEW**

Drawing: **STREET ELEVATIONS**

Sheet No: **TP10**

Date: _____

Project No: **16041**

Scale: 1 : 100 @ A4
 Date: 2017.12.20
 Drawn By: _____
 Check: _____

Use Imperial dimensions in preference to metric. Verify dimensions at plot before using Application. Read drawing in conjunction with specifications.

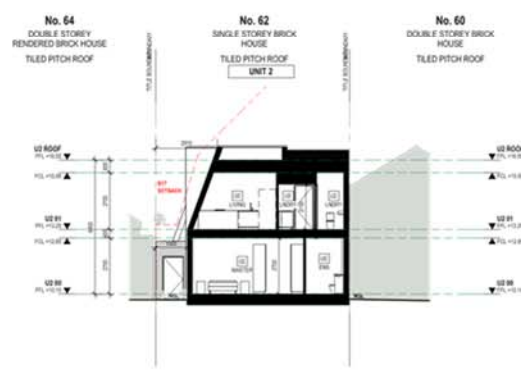
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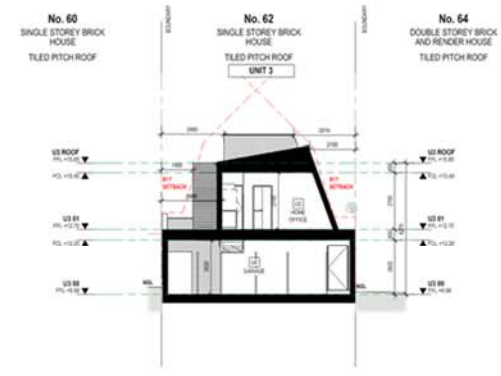
1 Section A
1:100



2 SECTION 1 - UNIT 1
1:100



3 SECTION 2 - UNIT 2
1:100



4 SECTION 3 - UNIT 3
1:100

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Revision: _____ Date: _____

Project: MULTI UNIT DEVELOPMENT
Address: 62 BUCKINGHAM STREET
Client: BARBARA AND BEATRICE FIEW

Drawing: PROPOSED SECTIONS

Sheet No: TP11

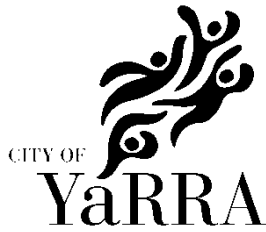
Date: _____

Project No: 16041

Scale: 1:100 @ A1
Date: 2017.12.20
Drawn By: RL
Check By: _____

Use Imperial dimensions in preference to metric. Verify dimensions at plot before using Applications. Read drawing in conjunction with specifications.

Attachment 3 - PLN17/0900 - 62 Buckingham Street Richmond - Engineering comments



MEMO

To: Nikolas Muhllechner
From: Artemis Bacani
Date: 1 February 2017
Subject: Application No: PLN17/0900
 Description: Construction of Two, Two-Storey Dwellings
 Site Address: 62 Buckingham Street, Richmond

I refer to the above Planning Application received on 2 December 2017 in relation to the proposed development at 81 Buckingham Street, Richmond. Council's Engineering Services unit provides the following information:

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
Three-bedroom dwelling	2	2 spaces per dwelling	4	3

A waiver of one car space in the car parking requirement 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

In reducing the number of parking spaces required for the proposed development, the Car Parking Demand Assessment would assess the following:

- *Parking Demand for the Dwellings.*
Car ownership rates for three-bedroom dwellings in Richmond have been sourced from the 2011 census conducted by the Australian Bureau of Statistics. For townhouse type dwellings of two or more storeys, the car ownership rate for three-bedroom townhouses in Richmond is 1.5 cars. The proportion of three-bedroom townhouses in Richmond owning one vehicle is 43% and the proportion of three-bedroom townhouses owning two cars is 41%. The statistics suggest that there is a market for three-bedroom townhouses in Richmond that own at least one car. We consider the car parking provision of one space for Unit 1 to be appropriate.
- *Availability of Public Transport in the Locality of the Land.*
The site is within walking distance of tram services operating along Church Street, Bridge Road, and Victoria Street.
- *Convenience of Pedestrian and Cyclist Access.*
The site has convenient pedestrian access to shops, businesses, supermarkets, essential services and amenities. The site also has good connectivity to the on-road bicycle network.

Attachment 3 - PLN17/0900 - 62 Buckingham Street Richmond - Engineering comments

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.*
The demand for on-street parking in the surrounding area is very high. It would be impractical for residents to own an additional car and attempt to park on-street.
- *Relevant Local Policy or Incorporated Document.*
The proposed development is considered to be in line with the objectives contained in Council’s *Strategic Transport Statement*. The site is ideally located with regard to sustainable transport alternatives and the reduced provision of on-site car parking would potentially discourage private motor vehicle ownership and use.
- *Other Relevant Considerations.*
All occupants of the new dwellings will be ineligible to apply for on-street resident and visitor parking permits.

Adequacy of Car Parking

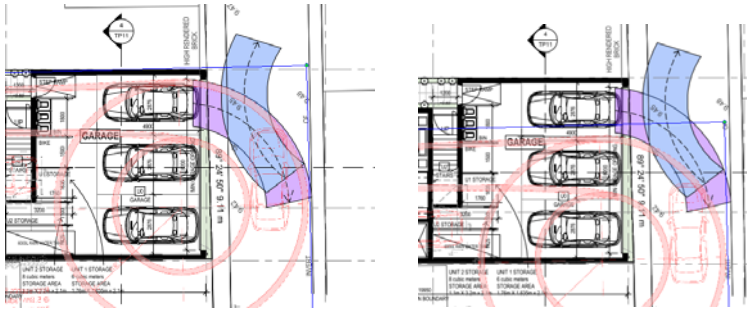
From a traffic engineering perspective, the waiver of one car space is considered appropriate in the context of the development and the surrounding area. The provision of one space for Unit 1 is reflective of the statistical trend where a proportion of three-bedroom dwellings in Richmond have one car or less.

Engineering Services has no objection to the waiver of car parking.

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.

**DEVELOPMENT LAYOUT DESIGN
Layout Design Assessment**

Item	Assessment
Access Arrangements	
Access via Little Buckingham Street	A site inspection of Little Buckingham Street revealed that the north footpath and carriageway have a combined width of approximately 4.8 metres.
Doorway Width of the Triple Garage	<p>The garage doorway is 8.2 metres wide.</p> <p>Using the Trapeze Management Tool, the access into and out of the garage for a B85 design vehicle was checked. Vehicle access off Little Buckingham Street is considered adequate.</p> 

Layout Design Assessment

Attachment 3 - PLN17/0900 - 62 Buckingham Street Richmond - Engineering comments

Item	Assessment
Access Arrangements	
Vehicle Crossing	Not shown on the <i>Proposed Ground Floor Plan</i> .
Headroom Clearance	A headroom clearance of 2.2 metres provided at the garage entrance to satisfy <i>Clause 52.06-9</i> of the Planning Scheme.
Car Parking Modules	
Triple Garage	The internal dimension of the garage of 8.628 metres by 6.0 metres satisfies <i>AS/NZS 2890.1:2004</i> .
Access via Little Buckingham Street	A site inspection of Little Buckingham Street revealed that the north footpath and carriageway have a combined width of approximately 4.8 metres.

Design Items to be Addressed

Item	Details
Vehicle Crossing	To be shown and dimensioned on the drawings. The vehicle crossing must span the width of the garage door.

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 vehicle crossing on the north side of Little Buckingham Street must be constructed in accordance with Council’s Standard Drawings and engineering requirements. The vehicle crossing must be able to accommodate the ground clearance for a B85 design vehicle.
- The footpath along the property’s Buckingham Street road frontage must be stripped and re-sheeted to Council’s satisfaction and at the Permit Holder’s cost. The footpath must have a cross-fall of 1 in 40 or unless otherwise specified by Council.

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.

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

Attachment 3 - PLN17/0900 - 62 Buckingham Street Richmond - Engineering comments

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.

Clearances from Electrical Assets

Overhead power lines run along the west side of the Right of Way, 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>

Regards

Artemis Bacani
Roads Engineer
Engineering Services Unit

Attachment 4 - PLN17/0900 - 62 Buckingham Street Richmond - Sketch Plans from One Design Office

16041 - 62 BUCKINGHAM STREET MULTI UNIT DEVELOPMENT

TOWN PLANNING DRAWING SCHEDULE		
No.	DRAWING	SCALE
TP00	COVER PAGE	N.T.S.
TP01	SITE SURVEY	1:200
TP02	SITE ANALYSIS	1:200
TP02.1	SITE SURROUNDING PHOTOS	N.T.S.
TP03	DEMOLITION PLAN	1:100
TP04	PROPOSED GROUND FLOOR PLAN	1:100
TP05	PROPOSED FIRST FLOOR PLAN	1:100
TP06	PROPOSED ROOF PLAN & DESIGN RESPONSE	1:100
TP07	PROPOSED SHADOW DIAGRAMS	1:200
TP08	PROPOSED ELEVATIONS	1:100
TP09	PROPOSED ELEVATIONS	1:100
TP10	STREET ELEVATIONS	1:100
TP11	PROPOSED SECTIONS	1:100



WITHOUT PREJUDICE 2018.04.09



One Design Office

100-102, 104-106, 108-110, 112-114, 116-118, 120-122, 124-126, 128-130, 132-134, 136-138, 140-142, 144-146, 148-150, 152-154, 156-158, 160-162, 164-166, 168-170, 172-174, 176-178, 180-182, 184-186, 188-190, 192-194, 196-198, 200-202, 204-206, 208-210, 212-214, 216-218, 220-222, 224-226, 228-230, 232-234, 236-238, 240-242, 244-246, 248-250, 252-254, 256-258, 260-262, 264-266, 268-270, 272-274, 276-278, 280-282, 284-286, 288-290, 292-294, 296-298, 300-302, 304-306, 308-310, 312-314, 316-318, 320-322, 324-326, 328-330, 332-334, 336-338, 340-342, 344-346, 348-350, 352-354, 356-358, 360-362, 364-366, 368-370, 372-374, 376-378, 380-382, 384-386, 388-390, 392-394, 396-398, 400-402, 404-406, 408-410, 412-414, 416-418, 420-422, 424-426, 428-430, 432-434, 436-438, 440-442, 444-446, 448-450, 452-454, 456-458, 460-462, 464-466, 468-470, 472-474, 476-478, 480-482, 484-486, 488-490, 492-494, 496-498, 500-502, 504-506, 508-510, 512-514, 516-518, 520-522, 524-526, 528-530, 532-534, 536-538, 540-542, 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Attachment 4 - PLN17/0900 - 62 Buckingham Street Richmond - Sketch Plans from One Design Office



- 1 0.33KM YARRA PRIMARY SCHOOL
- 2 0.46KM LYNALL HALL COMMUNITY SCHOOL
- 3 1.87KM STRATHCONA BAPTIST GIRLS GRAMMAR SCHOOL
- 4 2.33KM ST PAUL'S COLLEGE
- 5 0.29KM 7-ELEVEN RICHMOND MOBIL FUEL
- 6 0.83KM WOOLWORTHS ABBOTSFORD
- 7 0.55KM COLES RICHMOND
- 8 0.70KM VICTORIA GARDENS SHOPPING CENTRE
- 9 0.41KM RICHMOND POOL AND RECREATION CENTRE
- 10 0.36KM CITIZENS PARK
- 11 0.52KM AUSTRALIA POST RICHMOND
- 12 0.48KM RICHMOND POLICE STATION
- 13 0.28KM TRAM STOP - ROUTE 78
- 14 3.49KM MELBOURNE CBD



WITHOUT PREJUDICE 2018.04.09



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 Email: info@one-design.com.au

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Revision: _____ Date: _____



NORTH

Project: MULTI UNIT DEVELOPMENT
 Address: 62 BUCKINGHAM STREET
 Client: BARBON AND BEATRICE FIEW

Drawing: **SITE ANALYSIS**

Sheet No: **TP02**

Project No: **16041**

Scale: 1:200 @ A1

Date: 2018.04.09

Drawn By: [Signature]

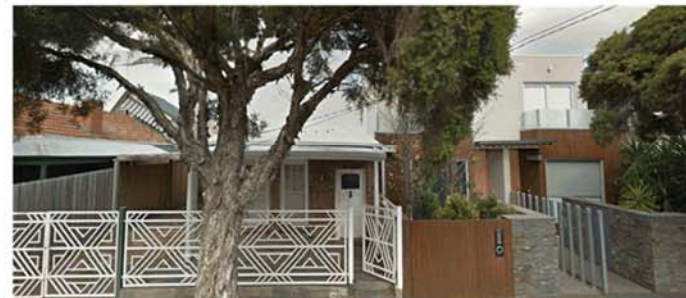
Checked By: [Signature]

Use figured dimensions in preference to scales. Verify dimensions in plan before using applications. Read drawings in conjunction with specifications.

Attachment 4 - PLN17/0900 - 62 Buckingham Street Richmond - Sketch Plans from One Design Office



62 BUCKINGHAM



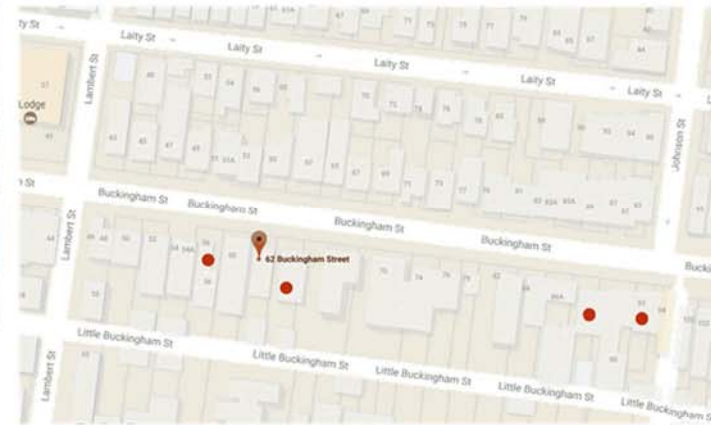
56 BUCKINGHAM (WALL ON BOUNDARY)



92 BUCKINGHAM



92 BUCKINGHAM (4 UNITS) + WALL ON BOUNDARY



82 BUCKINGHAM



66 BUCKINGHAM

WITHOUT PREJUDICE 2018.04.09



One Design Office
 1/100-110/112
 1/100-110/112
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1/100-110/112
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 1/100-110/112

Position: Date:

Project: MULTI UNIT DEVELOPMENT
 Address: 62 BUCKINGHAM STREET
 Client: SAMSON AND BEATRICE FIEW

Drawing: SITE SURROUNDING PHOTOS

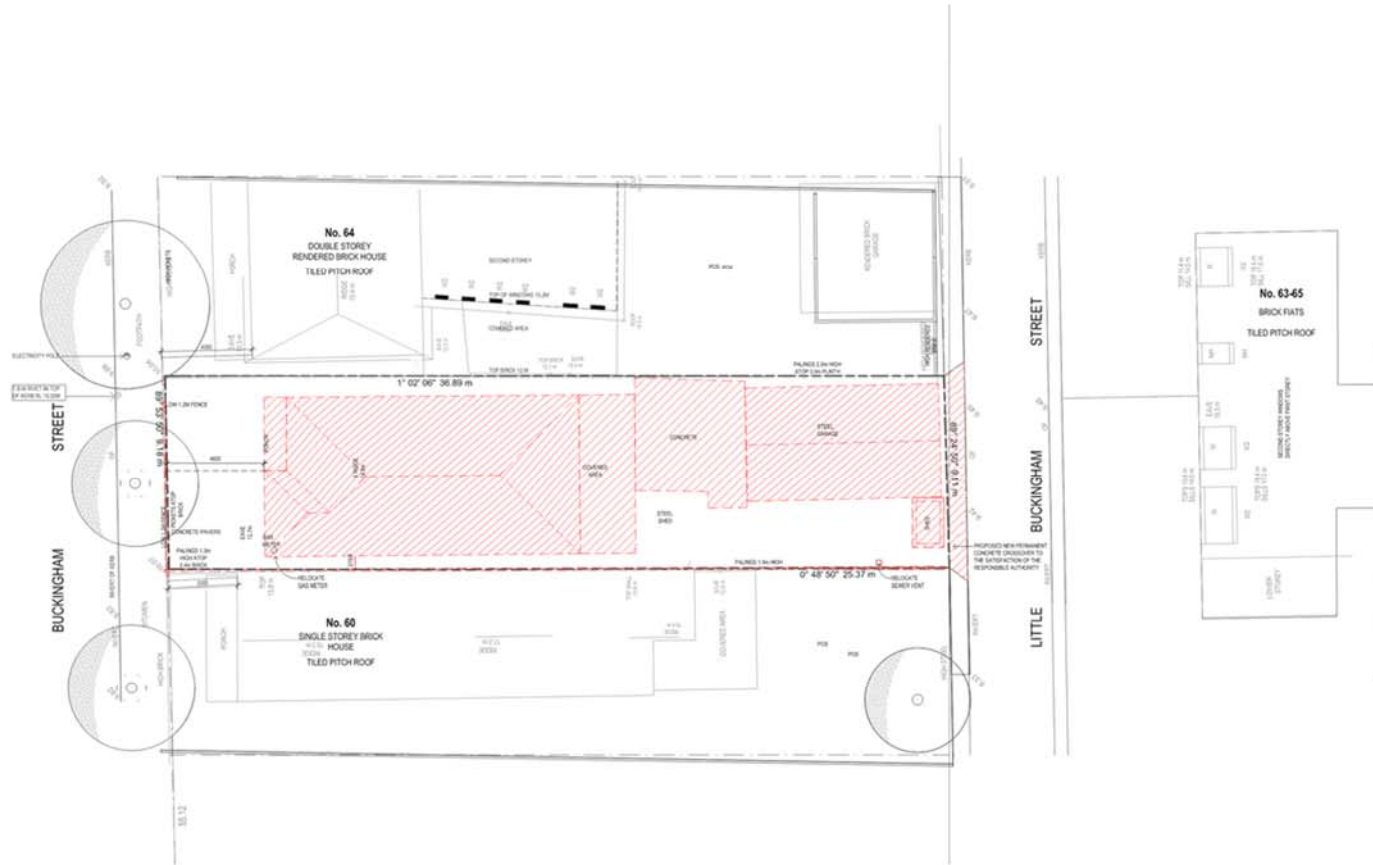
Sheet No: TP02.1

Date: 2018.04.09

Project No: 16041

Scale: 1:10 @ A1
 Date: 2018.04.09
 Drawn By: [Name]

Attachment 4 - PLN17/0900 - 62 Buckingham Street Richmond - Sketch Plans from One Design Office



WITHOUT PREJUDICE 2018.04.09

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Attachment 4 - PLN17/0900 - 62 Buckingham Street Richmond - Sketch Plans from One Design Office



1 TP GROUND FLOOR PLAN
1 : 100

A - SITE COVERAGE		
Name	Area	Percentage
UNCOVERED	94 m ²	28%
BUILDING FOOTPRINT	245 m ²	72%
	339 m ²	

A - PERMEABILITY		
Name	Area	Percentage
Non-Permeable	40 m ²	12%
Permeable	304 m ²	87%
	344 m ²	

A - GARDEN		
Name	Area	Percentage
NON-GARDEN	249 m ²	73%
GARDEN	90 m ²	27%
	339 m ²	

A - AREA	
Name	Area
Garage	92 m ²
Ground Floor	249 m ²
Total Internal	341 m ²
Garage	92 m ²
Unit 1	160 m ²
Ground Floor	80 m ²
First Floor	80 m ²
Total Internal	160 m ²
SPOS	26 m ²
SPOS	25 m ²
Total External	49 m ²
Unit 1	209 m ²
Unit 2	95 m ²
Ground Floor	48 m ²
Ground Floor	47 m ²
First Floor	47 m ²
Total Internal	95 m ²
SPOS	123 m ²
SPOS	36 m ²
Total External	242 m ²
Unit 2	538 m ²

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Revision: WITHOUT PREJUDICE Date: 2018.04.09



Project: MULTI UNIT DEVELOPMENT
 Address: 62 BUCKINGHAM STREET
 Client: BARBARA AND BEATRICE FEW

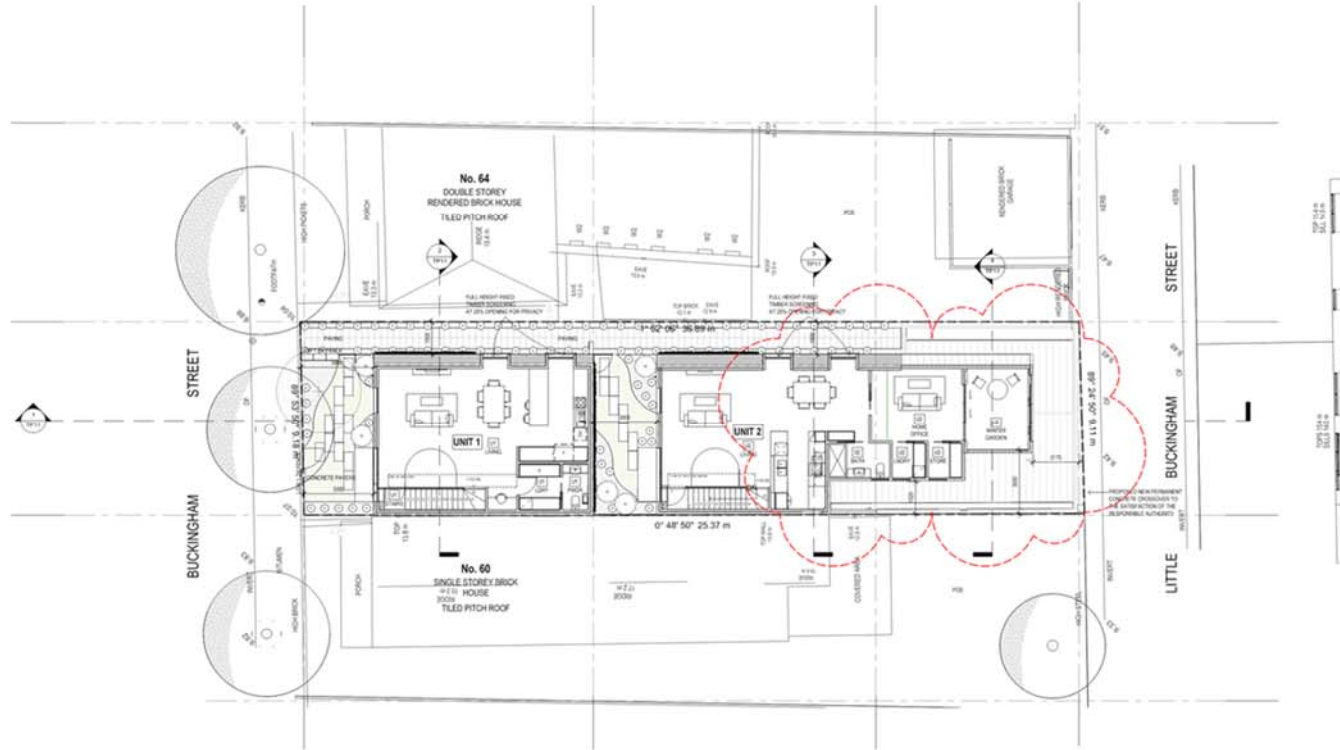
Drawing: PROPOSED GROUND FLOOR PLAN

Sheet No: TP04

Project No: 16041

Scale: 1:100 @ A1 Date: 2018.04.09 Drawn By: [Signature]

Attachment 4 - PLN17/0900 - 62 Buckingham Street Richmond - Sketch Plans from One Design Office



A - SITE COVERAGE		
Name	Area	Percentage
UNCOVERED	94 m ²	28%
BUILDING FOOTPRINT	245 m ²	72%
	339 m ²	

A - PERMEABILITY		
Name	Area	Percentage
Non-Permeable	46 m ²	13%
Permeable	34 m ²	9%
	140 m ²	

A - GARDEN		
Name	Area	Percentage
NON-GARDEN	249 m ²	73%
GARDEN	90 m ²	27%
	339 m ²	

A - AREA	
Name	Area
Garage	
Ground Floor	242 m ²
Total Internal	62 m ²
Garage	82 m ²
Unit 1	
Ground Floor	160 m ²
First Floor	36 m ²
Total Internal	196 m ²
Unit 2	
Ground Floor	95 m ²
First Floor	84 m ²
Total Internal	179 m ²
SPOS	
SPOS	223 m ²
Total External	48 m ²
Unit 1	209 m ²
Unit 2	
Ground Floor	95 m ²
First Floor	84 m ²
Total Internal	179 m ²
SPOS	
SPOS	223 m ²
Total External	242 m ²
Unit 2	538 m ²

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Revision: WITHOUT PREJUDICE Date: 2018.04.09



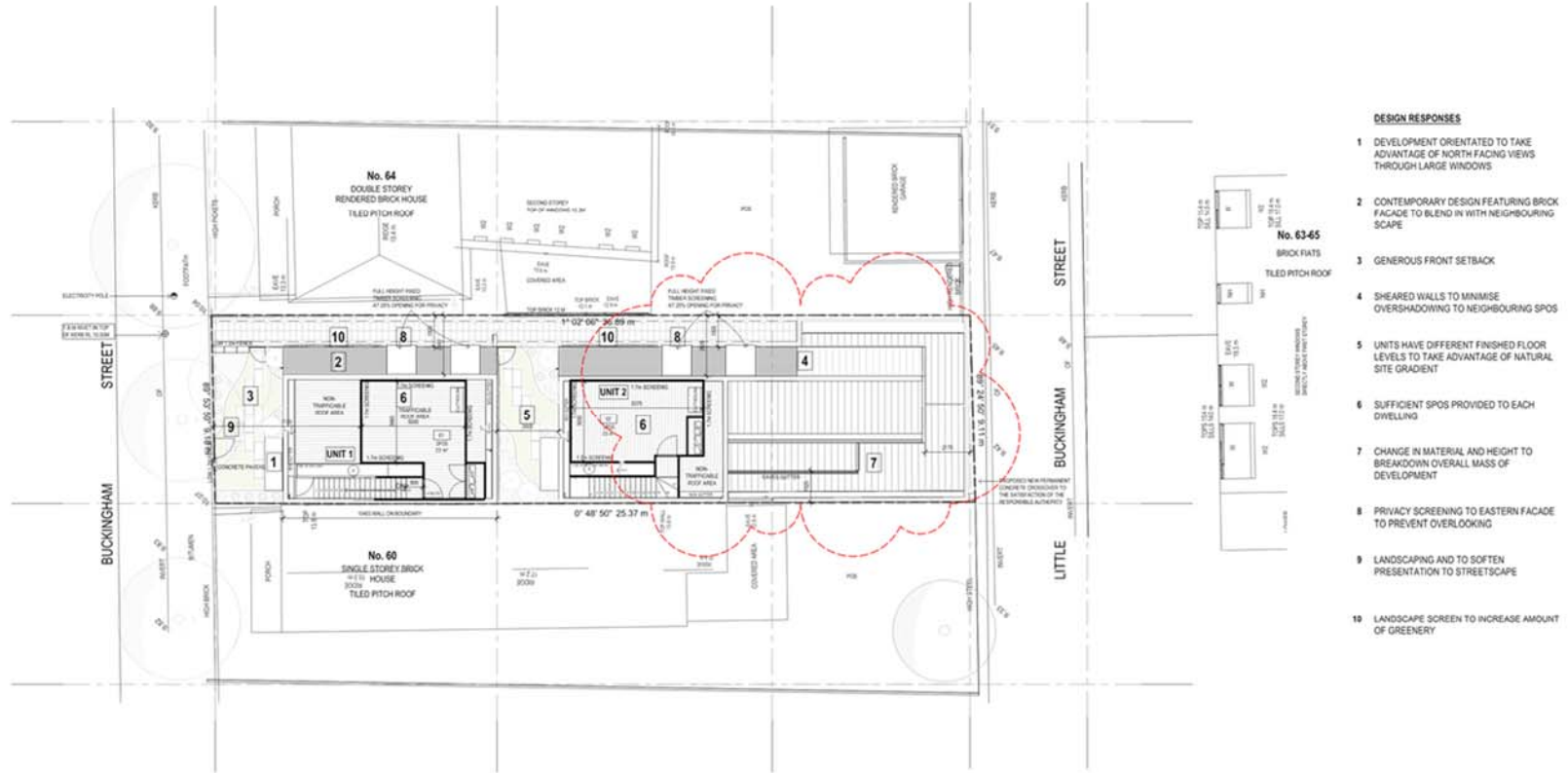
Project: MULTI UNIT DEVELOPMENT
 Address: 62 BUCKINGHAM STREET
 Client: BARBARA AND BEATRICE FEW

Drawing: PROPOSED FIRST FLOOR PLAN
 Sheet No: TP05

Project No: 16041

Use figured dimensions in preference to scale. Verify dimensions at plot before using Application. Read drawing in conjunction with specifications.

Attachment 4 - PLN17/0900 - 62 Buckingham Street Richmond - Sketch Plans from One Design Office



DESIGN RESPONSES

- 1 DEVELOPMENT ORIENTATED TO TAKE ADVANTAGE OF NORTH FACING VIEWS THROUGH LARGE WINDOWS
- 2 CONTEMPORARY DESIGN FEATURING BRICK FACADE TO BLEND IN WITH NEIGHBOURING SCAPE
- 3 GENEROUS FRONT SETBACK
- 4 SHEARED WALLS TO MINIMISE OVERSHADOWING TO NEIGHBOURING SPOTS
- 5 UNITS HAVE DIFFERENT FINISHED FLOOR LEVELS TO TAKE ADVANTAGE OF NATURAL SITE GRADIENT
- 6 SUFFICIENT SPOTS PROVIDED TO EACH DWELLING
- 7 CHANGE IN MATERIAL AND HEIGHT TO BREAKDOWN OVERALL MASS OF DEVELOPMENT
- 8 PRIVACY SCREENING TO EASTERN FACADE TO PREVENT OVERLOOKING
- 9 LANDSCAPING AND TO SOFTEN PRESENTATION TO STREETSCAPE
- 10 LANDSCAPE SCREEN TO INCREASE AMOUNT OF GREENERY

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Revision: WITHOUT PREJUDICE Date: 2018.04.09



Project: MULTI UNIT DEVELOPMENT
 Address: 62 BUCKINGHAM STREET
 Client: BARSON AND BEATRICE FIEW

Drawing: **PROPOSED ROOF PLAN & DESIGN RESPONSE**

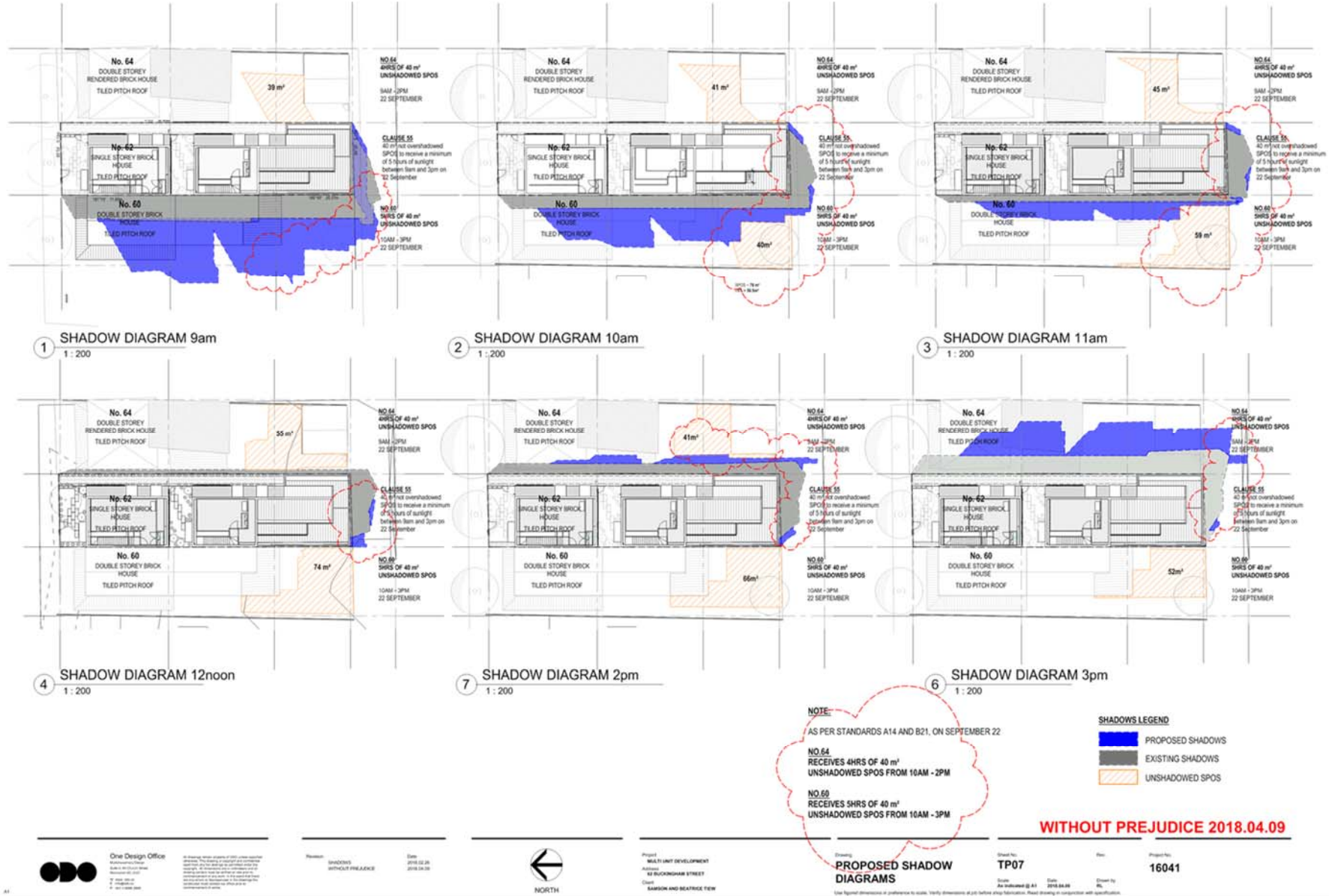
Sheet No: **TP06**

Project No: **16041**

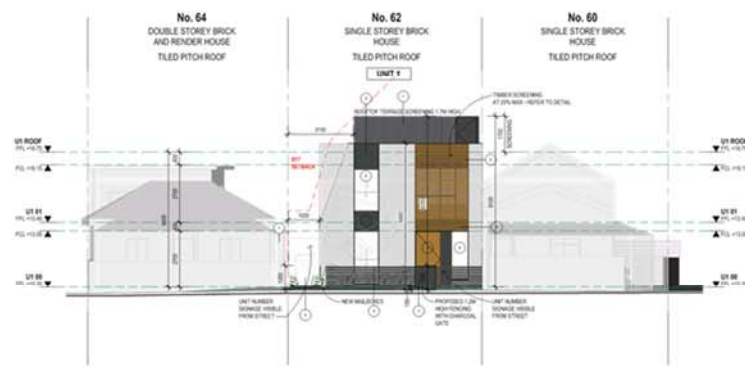
Scale: 1:100 @ A1 Date: 2018.04.09 Drawn By: [Signature]

Use Imperial dimensions in preference to metric. Verify dimensions at plot before using Application. Read drawing in conjunction with specifications.

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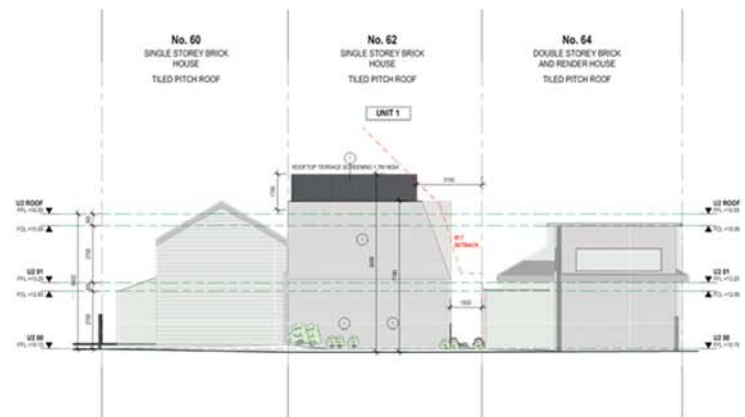
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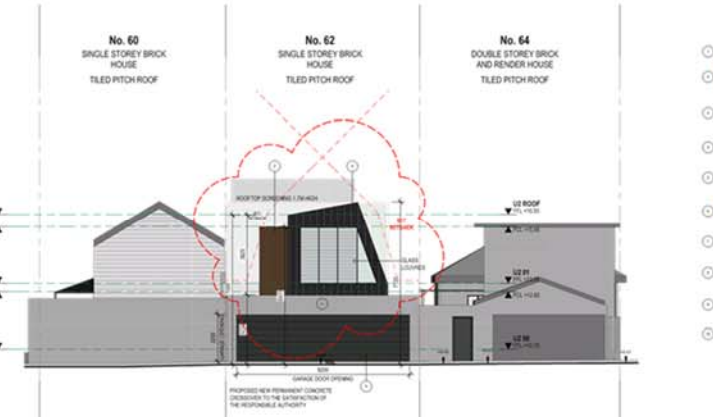
1 TP - NORTH ELEVATION (UNIT 1)
1 : 100



3 TP - NORTH ELEVATION (UNIT 2)
1 : 100



2 TP - SOUTH ELEVATION (UNIT 1)
1 : 100



4 TP - SOUTH ELEVATION
1 : 100

MATERIAL LEGEND

- SELECTED LIGHT BRICK FACE
- SELECTED PINKY LOOK TERRAZZO
- SELECTED DARKWOOD PAINT/TREX
- SELECTED DARKWOOD BRICKS/CLADDING
- SELECTED DARKWOOD GARAGE DOOR
- SELECTED HORIZONTAL TIMBER LOOK SIDING
- SELECTED VERTICAL DARKWOOD CLADDING
- SELECTED GLASSING
- SELECTED HORIZONTAL DARKWOOD PANELS
- DARKWOOD METAL

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Revision: WITHOUT PREJUDICE Date: 2018.04.09

Project: MULTI UNIT DEVELOPMENT
Address: 62 BUCKINGHAM STREET
Client: SAMSON AND BEATRICE FIEW

Drawing: PROPOSED ELEVATIONS

Sheet No: TP08

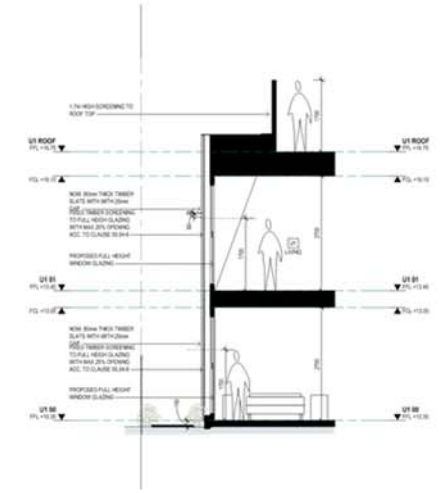
Scale: 1:100 @ A1
Date: 2018.04.09
Drawn By: RL

Project No: 16041

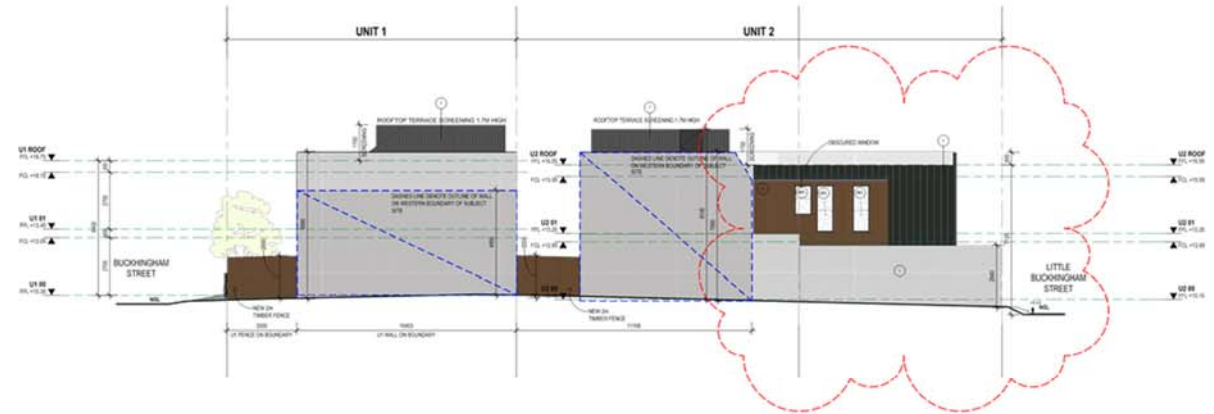
Attachment 4 - PLN17/0900 - 62 Buckingham Street Richmond - Sketch Plans from One Design Office



1 TP - EAST ELEVATION
1 : 100



3 TYPICAL SCREEN DETAIL SECTION
1 : 50



2 TP - WEST ELEVATION
1 : 100

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1700-1701
1700-1701

Revision: WITHOUT PREJUDICE Date: 2018.04.09



Project: MULTI UNIT DEVELOPMENT
Address: 62 BUCKINGHAM STREET
Client: BARBARA AND BEATRICE FIEW

Drawing: PROPOSED ELEVATIONS

Sheet No: TP09

Date: 2018.04.09
Drawn By: [Name]

Project No: 16041

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 <p>One Design Office Architecture & Design Suite 101/102/103/104 100/102/104/106 100/102/104/106 100/102/104/106 100/102/104/106</p>	<p>Revision: _____ Date: _____</p>	<p>Project: MULTI UNIT DEVELOPMENT Address: 62 BUCKINGHAM STREET Client: BARBARA AND BEATRICE FIEW</p>	<p>Drawing: STREET ELEVATIONS Sheet No: TP10</p>	<p>Scale: 1 : 100 @ A1 Date: 2018.04.09 Drawn By: RL</p>	<p>Project No: 16041</p>
Use figure dimensions in preference to scale. Verify dimensions at plot before using. Adaptation. Read drawing in conjunction with specifications.					

