

## Attachment 1 - PLN17/0744 - 196 Nicholson Street Abbotsford - Engineering comments



## MEMO

**To:** Emily Zeng  
**From:** Artemis Bacani  
**Date:** 18 January 2018  
**Subject:** **Application No:** PLN17/0744  
**Description:** New Garage - Dwelling  
**Site Address:** 196 Nicholson Street, Abbotsford

I refer to the above Planning Application received on 18 January 2018 in relation to the proposed development at 196 Nicholson Street, Abbotsford. Council's Engineering Services unit provides the following information:

#### DEVELOPMENT LAYOUT DESIGN Layout Design Assessment

Item	Assessment
Access Arrangements	
Access off Yarra Street	The <i>Proposed Site Plan</i> shows that the north footpath and carriageway widths are approximately 2.10 metres and 5.83 metres respectively.
Garage Entrance	The width of the garage doorway is 3.0 metres.  Off a 7.93 metre wide apron, the proposed 3.0 metre wide garage doorway is sufficient to provide access for a B85 design vehicle via Yarra Street.
Headroom Clearance	A headroom clearance of 2.1 metres has been provided which satisfies <i>Design standard 1 – Accessways</i> of Clause 52.06-9.
Vehicle Crossing	New 3.0 metre wide vehicle crossing.
Car Parking Module	
Internal Dimensions of Garage	The unobstructed internal dimension of the garage of 3.6 metres by 6.11 metres satisfies <i>Designs standard 2 – Car parking spaces</i> .

#### 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.

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### **ENGINEERING CONDITIONS**

#### **Civil Works**

Upon the completion of all building works and connections for underground utility services,

- The new vehicle crossing must be constructed in accordance with Council's Standard Drawings and Engineering requirements. The crossing must be able to accommodate the ground clearance for a B85 design vehicle.

#### **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 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.

#### **Street Tree Protection - Yarra Street Road Frontage**

The applicant must liaise with Council's Open Space unit regarding the relocation/removal of the street tree in the area of the new vehicle crossing in Yarra Street. All costs associated with the relocation/removal of the tree will be the responsibility of the Permit Holder.

#### **Loss of On-Street Parking**

The construction of the new vehicle crossing will result in the removal of one car space on the north side of Yarra Street. The loss of one car space should not have a detrimental impact on the parking amenity in Yarra Street and in the surrounding streets.

Regards

Artemis Bacani  
Civil Roads Engineer  
Engineering Services Unit

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# SUBJECT SITE

196 NICHOLSON STREET, ABBOTSFORD 3067



 SUBJECT SITE

 NORTH

## Attachment 3 - PLN17/0744 - 196 Nicholson Street, Abbotsford - Heritage Comments

**Zeng, Emily**

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**From:** Redden, Ruth  
**Sent:** Tuesday, 16 January 2018 12:28 PM  
**To:** Zeng, Emily  
**Subject:** TRIM: 196 Nicholson Street, Abbotsford (PLN17/1744)

**HP TRIM Record Number:** D18/7856

Hi Emily,

I've had a look at the application for 196 Nicholson Street, Abbotsford (PLN17/1744) and make the following comments and recommendations:

The subject site is a Victorian-era property, but is listed as non-contributory. Nevertheless restoration works have been proposed which are supported, but they should be done properly so that the building can potentially contribute to the character of the area once again.

Regarding the verandah roof:

- The original form was likely to be bullnose, not skillion as proposed.
- 'Heritage grade Z600' and 'Zincalume' and two different products. Zincalume is highly reflective and not supported in HO areas. The material list should delete any reference to Zincalume.

The proposed garage:

- Should not unreasonably block views to the adjoining contributory building (No.96 Yarra Street). The façade of the garage is just a parapet, so from oblique views the side wall of No.96 will still be visible.
- The overall appearance of the garage is supported as being contemporary, but sympathetic to the surrounding area in materiality and scale. It is complementary, but not faux heritage. The scale of the garage will maintain a reasonable level of visibility to immediately adjoining contributory fabric, and will not dominate the adjoining building.
- The proposed crossover is supported as it is at the rear of a non-contributory property, it will not involve the removal of traditional materials like bluestone pitchers, and this section of Yarra Street (near Nicholson Street) is more of a side street than a principal street front.

### RECOMMENDATIONS

- 1) Substitute skillion verandah roof for a bullnose verandah.
- 2) Delete all references to Zincalume.

Please do not hesitate to contact me if you require further comments or clarification on the above.

Regards,

**Ruth Redden**

**Heritage Advisor (Thursday and Friday, 9am-3pm)**

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**Attachment 4 - PLN17/0744 - 196 Nicholson Street, Abbotsford - Heritage Comments (pdf)  
[22.01.2018]**

**Zeng, Emily**

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**From:** Redden, Ruth  
**Sent:** Monday, 22 January 2018 11:22 AM  
**To:** Zeng, Emily  
**Subject:** TRIM: 196 Nicholson Street, Abbotsford

**HP TRIM Record Number:** D18/11102

Hi Emily,

**Regarding the proposed gabled parapet over garage**

As discussed, heritage is ok with either a gable or flat parapet. However, a flat parapet would open up views to the adjoining contributory building. As such a flat parapet is first preference, a gabled parapet second preference.

**Regarding the verandah roof**

A double fronted Victorian era dwelling like this would have had a 'bullnose' or 'hipped convex' form. It is unlikely that it would have had a straight skillion roof, this isn't a common detail for this type of building. Google streetview shows that it was likely to have a 'hipped convex' roof.

Given that there is no evidence of a straight skillion roof (as proposed), it would be better for the verandah to be substituted for a more traditional form. I.e. hipped convex, or bullnose.

Please do not hesitate to contact me if you require further comments or clarification on the above.

Regards,

**Ruth Redden**  
**Heritage Advisor (Thursday and Friday, 9am-3pm)**

City of Yarra PO Box 168 Richmond 3121  
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