Attachment 1 - PLN18/0468 - 14 Boyd Street Richmond - Site Plan

ATTACHMENT 1

SUBJECT LAND: 14 Boyd Street, Richmond

North

Subject Site

Attachment 2 - PLN18/0468 - 14 Boyd Street Richmond - Decision Plans (1of2)

SITE CONTEXT NOTES

- **A** EXISTING SINGLE STOREY WEATHERBOARD HOUSE, HAS HAD MULTIPLE ADDITIONS, IN NEED OF REPAIR. SIDE VERANDAH BUILT TO B'DRY
- **B** No. 12 - ADJOINING SINGLE STOREY WEATHERB'D, CORR ROOF, REAR OUT BUILDING, NO FENCE
- **C** No. 16 - OPPOSITE OF GLASS ST, SINGLE STOREY, ADDITIONS BUILT TO ST B'DRY (WITH MURAL)
- **D** No. 2 - SOUTHERN ADJOINING NEIGHBOUR, OLD WAREHOUSE BUILT TO B'DRY, 2 STOREY RESIDENCE, WINDOWS ON B'DRY WALL FACING NORTH
- **E** EXISTING PROPERTY'S TITLE BOUNDARY HAS BEEN CHANGED SINCE BUILDING BEEN BUILT, TO HAVE A SPLAY AT CORNER FOR VEHICLE VISION
- **F** EVEN THOUGH THERE IS AN EXISTING CROSSOVER & GARAGE DOOR, NOT ENOUGH SPACE TO PARK CAR
- **G** PROPERTY OPPOSITE BOYD ST, OLD WAREHOUSE BUILT TO B'DRY, WITH GARAGE & ENTRY DOOR ON ST.
- **H** 3 TRAM LINES & 1 TRAIN STATION WITHIN WALKING DISTANCE
- **I** MANY 2 STOREY & A FEW 3 STOREY NEW BUILDINGS, LARGE 4 STOREY NEXT BLOCK ON CNR GLASS & NEWRY ST
- **J** 3x 2 STOREY 80's RESIDENCE'S WITH PARKING IN FRONT YARD
- **K** STREET PARALLEL SPACE, LARGE THAN NORMAL, BUT NOT BIGGER ENOUGH FOR 2 SPACES
- **L** LARGE WALLS TO STREET B'DRY'S, WAREHOUSE / CREMORNE CHARACTER FOR PARTS OF BOYD & GLASS STREET
- **M** TYPICAL COTTAGE'S SETBACK FROM ST, VARYING STYLES, AGES, REPAIRS, THE OTHER RICHMOND CHARACTER

GLASS STREET

- **No.2** LARGE SINGLE STOREY WAREHOUSE FACADE (2 STOREY BHEIND), PAINTED BRICK FACADE, BUILT TO STREET B'DRY, GABLE ROOF NOT VISIBLE
- **No.4** 2 UNITS, RECENT MODERN, BLOCK DESIGN, 3 STOREYS, LARGE SINGLE STOREY BUILT TO STREET B'DRY, 1 SMALL WINDOW TO STREET, FLAT ROOF
- **No.8-20** 13 UNITS, RECENT MODERN DESIGN, MIX OF STONE SOLID WALL SINGLE STOREY TO STREET, 3 STOREYS SETBACK, RENDERED & TIMBER & GLASS, FLAT ROOF, LARGE SITE
- **No.5** OLD COTTAGE, W/ NEW LARGE WEATHERB'D'S, CORR HIPPED ROOF, SINGLE STOREY, 80'S METAL PICKET FENCE, PAVED FRONT YARD, APP. 1.5m SETBACK, DBL FRONT, LARGE VERANDAH
- **No.9** ORANGE BRICK VENEER, 70'S SUBURBAN HOUSE, TILED HIPPED ROOF, APP. 2.8m FRONT SETBACK, MED HT BRICK & METAL PICKET FRONT FENCE,
- **No.13** OLD COTTAGE, W/ NEW LARGE WEATHERB'DS, ALU. WINDOW, CORR HIPPED ROOF, APP. 2.8m FRONT SETBACK, PAVED & GARDEN, RENDERED BRICK & METAL PICKET FENCE
- **No.17** ORANGE BRICK VENEER, 70'S SUBURBAN HOUSE, TILED HIPPED ROOF, APP. 3.3m FRONT SETBACK, MED HT TIMBER PAILING FRONT FENCE,
- **No.19 -23** MODERN 2 STOREY, HIGH SINGLE STOREY BUILT TO FRONT B'DRY,W/ GARAGE DOOR, VERTICAL GREY TIMBER CLADDING, RENDERED 2nd STOREY, ALU. WINDOWS

BOYD STREET

- **No.12** TYPICAL WEAHTERB'D SINGLE FRONTED COTTAGE, CORR HIPPED ROOF, NATIVE GARDEN, NO FRONT FENCE
- **No.10** RENOVATED 70'S 2 STOREY RENDERED BRICK, FLAT ROOF, NO FRONT FENCE, LARGE FRONT SETBACK FOR CAR SPACES, STRIP GARDENS TO SIDES
- **No.8** 70'S 2 STOREY BRICK, FLAT ROOF, NO FRONT FENCE, LARGE FRONT SETBACK FOR CAR SPACES, STRIP GARDENS TO SIDES
- **No.6** 70'S 2 STOREY BRICK, FLAT ROOF, 70'S BRICK & METAL PICKET FENCE FENCE, LARGE FRONT SETBACK FOR CAR SPACES, STRIP GARDENS TO SIDES
- **No.16** TYPICAL WEATHERB'D, SINGLE STOREY COTTAGE, FRONT SETBACK, TIMBER PICKET FENCE, BUILT TO SIDE ST B'DRY W/ HIGH WINDOWS, & LARGE MURAL PAINTED TO WALL ON GLASS ST
- **No.20** TYPICAL WEATHERB'D, SINGLE STOREY COTTAGE, DBL FRONTED, FRONT SETBACK W/ EXTENSIVE GARDEN, LOW TIMBER PICKET FENCE, W/ GATE & CROSSOVER FOR CAR SPACE (?)
- **No.24** RECENT MODERN DBL STOREY UNIT, BUILT TO SIDE LANE, FLAT ROOF, GREY RENDERED WALLS, LARGE BALCONY FACING ST, SETBACK W/ GARDEN AT GROUND, LOW RENDERED BRICK & MODERN TIMBER FENCE

DRAWING LIST

No.	NAME
SK01	A12 STADARD ANALYSIS - EXISTING / DEMO CONDITIONS
SK02	A12 STANDARD ANALYSIS - NEW CONDITIONS
TP01	AERIAL PHOTO / SITE CONTEXT PLAN
TP02	SITE CONTEXT / DEMOLITION FLOOR PLAN
TP03	EXISTING PHOTO'S
TP04	NEW GROUND FLOOR PLAN
TP05	NEW 1st FLOOR PLAN
TP06	NEW 2nd FLOOR PLAN
TP07	ELEVATIONS 1 OF 2
TP08	ELEVATIONS 2 OF 2, SECTION & FINISHES SCHEDULE
TP09	SHADOW DIAGRAMS 1 OF 2
TP10	SHADOW DIAGRAMS 2 OF 2
TP11	VIEWS
TP12	VIEW COMPARRISON W/ ORIGINAL DESIGN 1 OF 2
TP13	VIEW COMPARRISON W/ ORIGINAL DESIGN 2 OF 2
TP14	TRAFFIC SWEEP PATHS

BOYD STREET CONT.

- **No.7** LARGE SINGLE STOREY WAREHOUSE WALL BUILT TO ST, 2 STOREY WAREHOUSE BEHIND, EXTENSIVE VINES TO WALL, GATE TO SIDE, GARDEN & OPEN CAR SPACE TO WEST SIDE, FLAT ROOF
- **No.9** LARGE SINGLE STOREY WAREHOUSE WALL BUILT TO ST, 2 STOREY WAREHOUSE BEHIND, GARAGE DOOR TO ST, SMALL PEDESTRIAN GATE ON ST, CORR DUTCH GABLE ROOF
- **No.11** WAREHOUSE, 2 STORIES, SETBACK FROM THE STREET, LARGE VEHICLE GATE TO STREET, WITH TREES TO SIDES OF DRIVEWAY FRONT BOYD ST
- **No.13** 70'S DBL FRONTED HOUSE, RENDERED, TILED HIPPED ROOF, BRICK & METAL PICKET FENCE, OPEN CAR SPACE TO FRONT,
- **No.15 -15A** MODERN 2 STOREY TOWN HOUSES, FLAT FRONT FACADE, LARGE 2nd STOREY ROOF, FLAT, SETBACK FOR CAR SPACE BEFORE GARAGE, NO FENCE, SMALL GARDEN

CNR GLASS / NEWRY STREET

- **No.7** LARGE 4 STOREY RECENT DEVELOPMENT, MANY APARTMENTS, LARGE SINGLE STOREY BUILT TO STREET B'DRY (NO FOOTPATH), BRICK, RENDER, GLAS & METAL CLADDING, FLAT ROOF

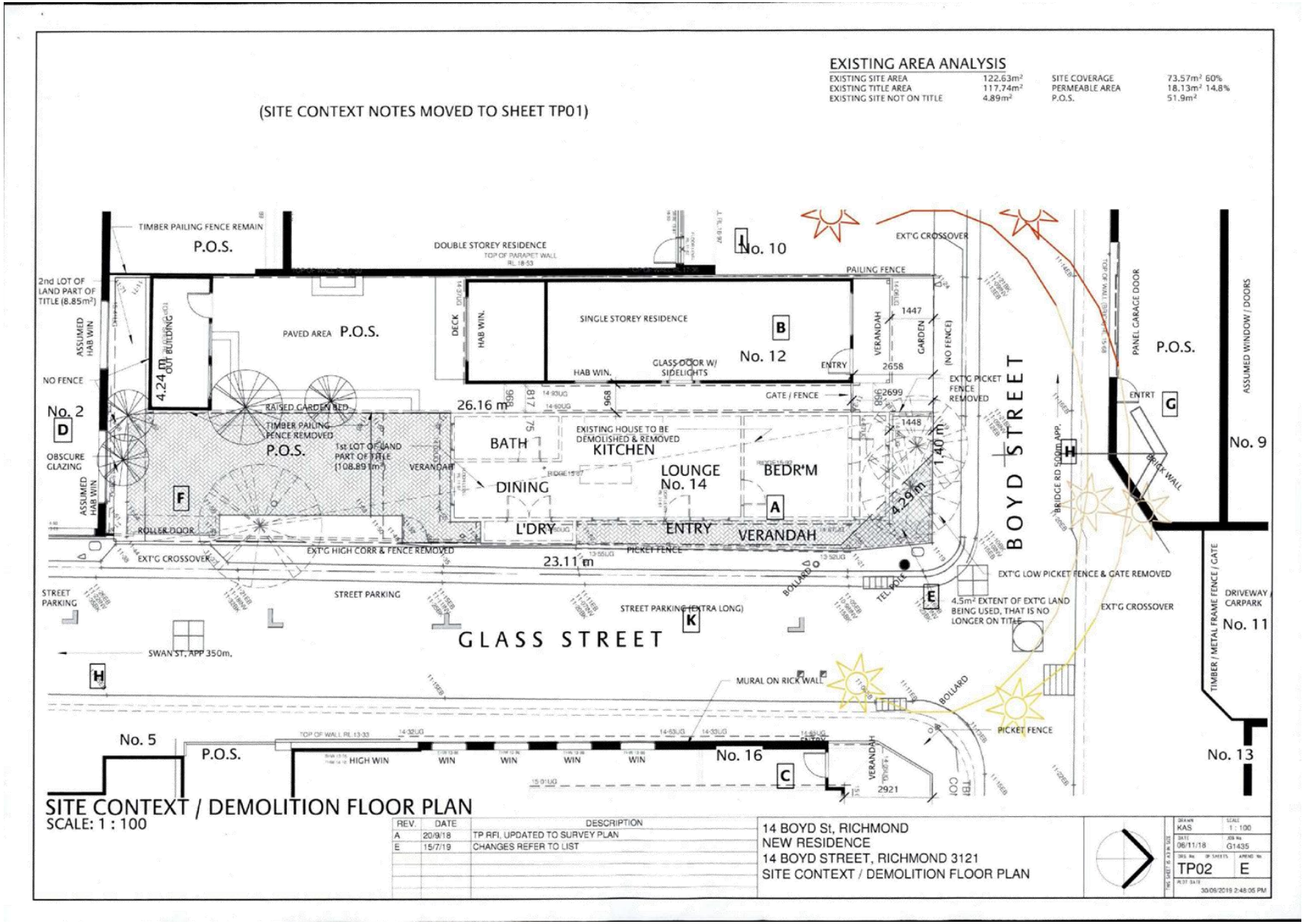
AERIAL PLAN
SCALE: 1 : 500

REV.	DATE	DESCRIPTION
A	20/9/18	TP RFI, UPDATED TO SURVEY PLAN
H	16/9/19	COUNCIL RFI

14 BOYD St, RICHMOND
NEW RESIDENCE
14 BOYD STREET, RICHMOND 3121
AERIAL PHOTO / SITE CONTEXT PLAN

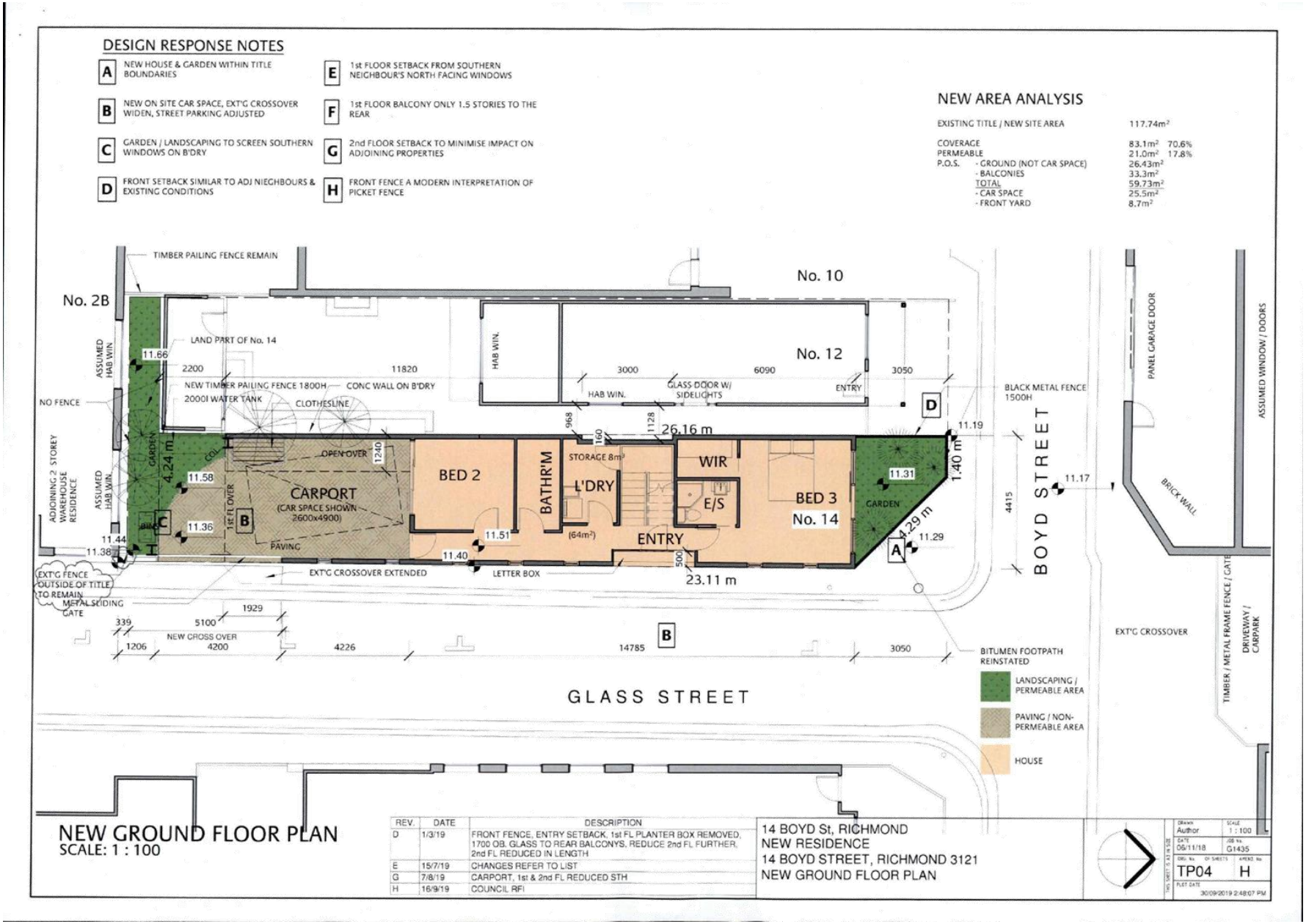
Drawn: KAS | Scale: As indicated
Date: 06/11/18 | Job No: G1435
DWG No: TP01 | Amend No: H
Plot Date: 30/09/2019 2:48:05 PM

Attachment 2 - PLN18/0468 - 14 Boyd Street Richmond - Decision Plans (1of2)

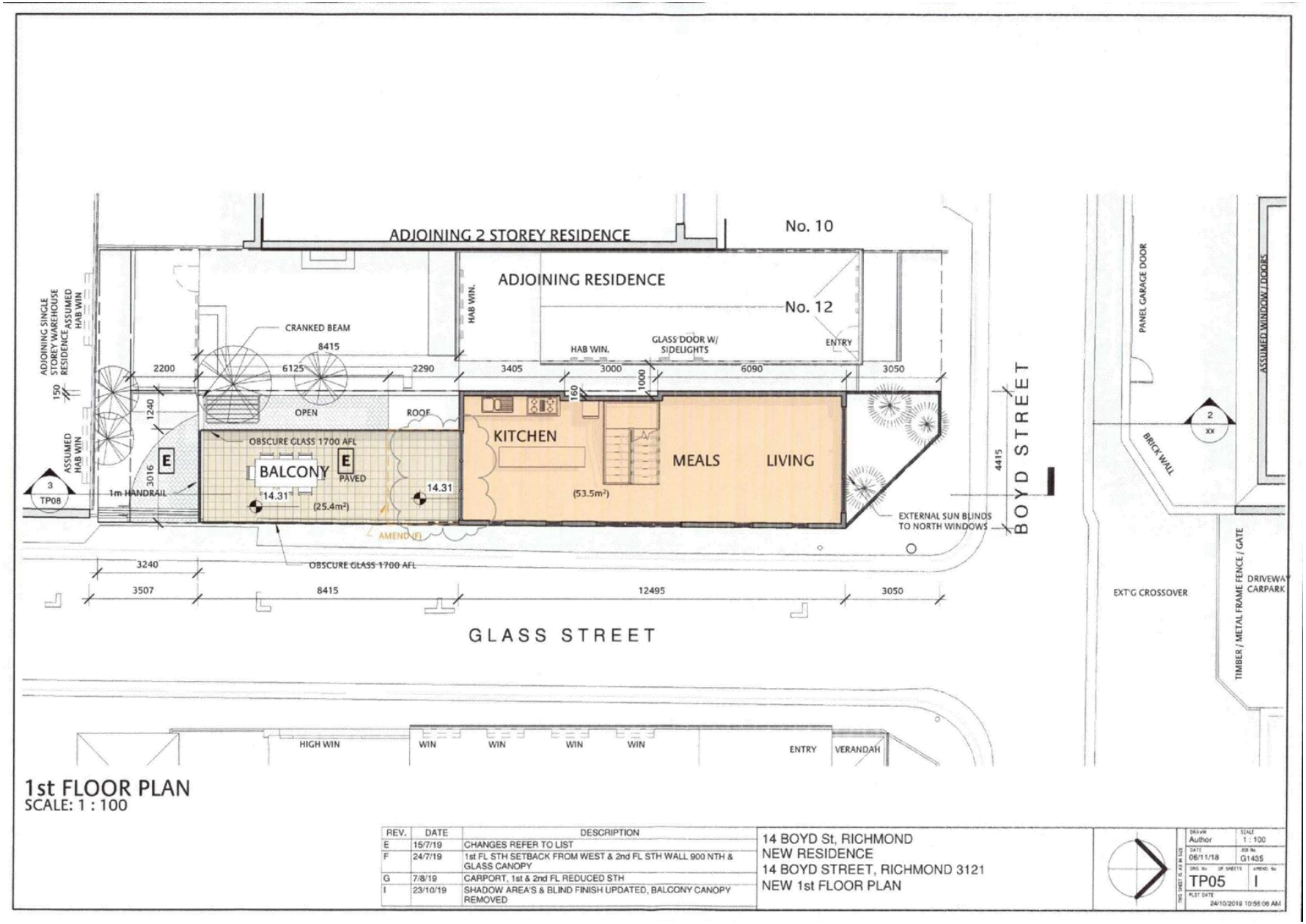


Attachment 2 - PLN18/0468 - 14 Boyd Street Richmond - Decision Plans (1of2)

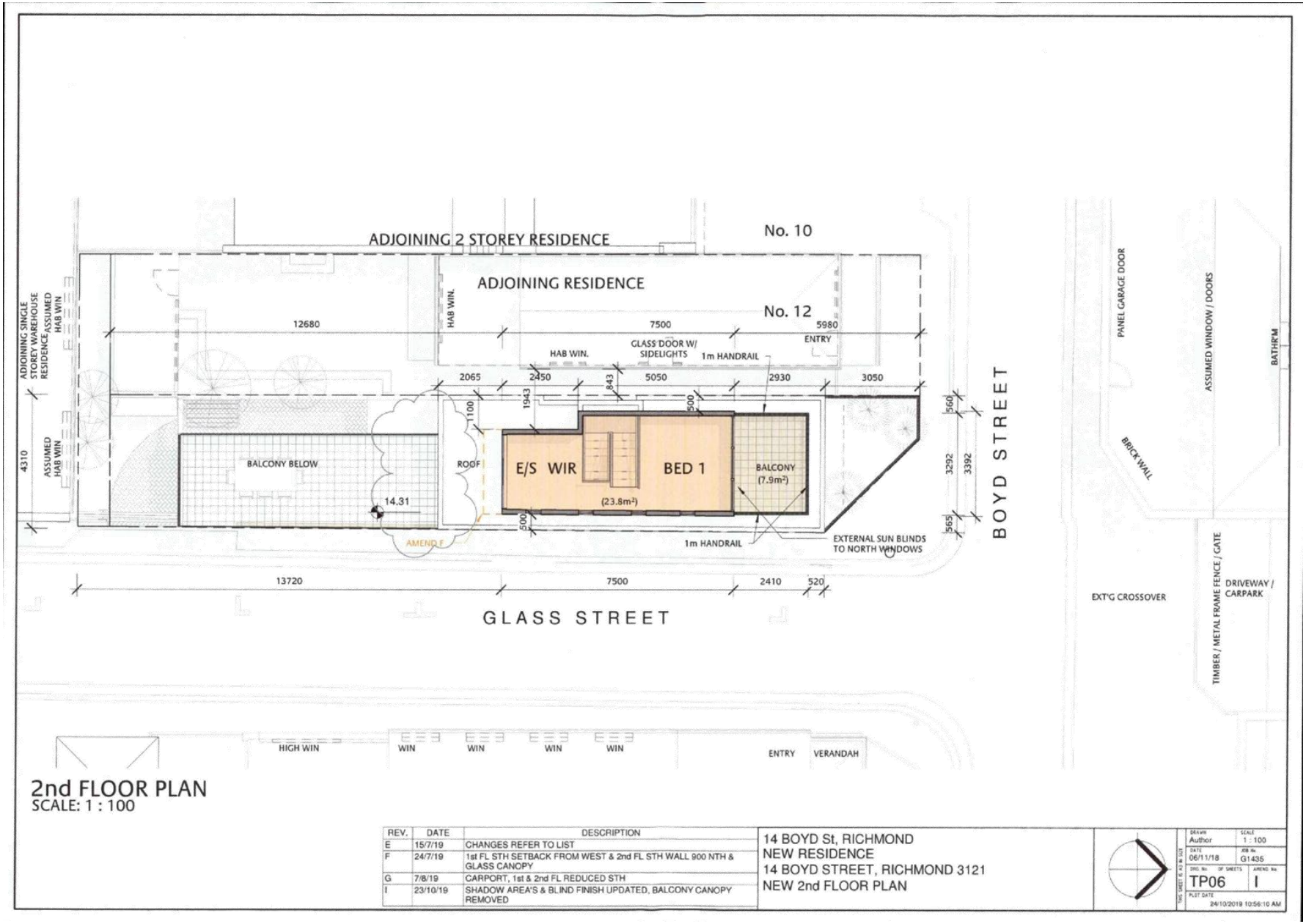
Attachment 2 - PLN18/0468 - 14 Boyd Street Richmond - Decision Plans (1of2)



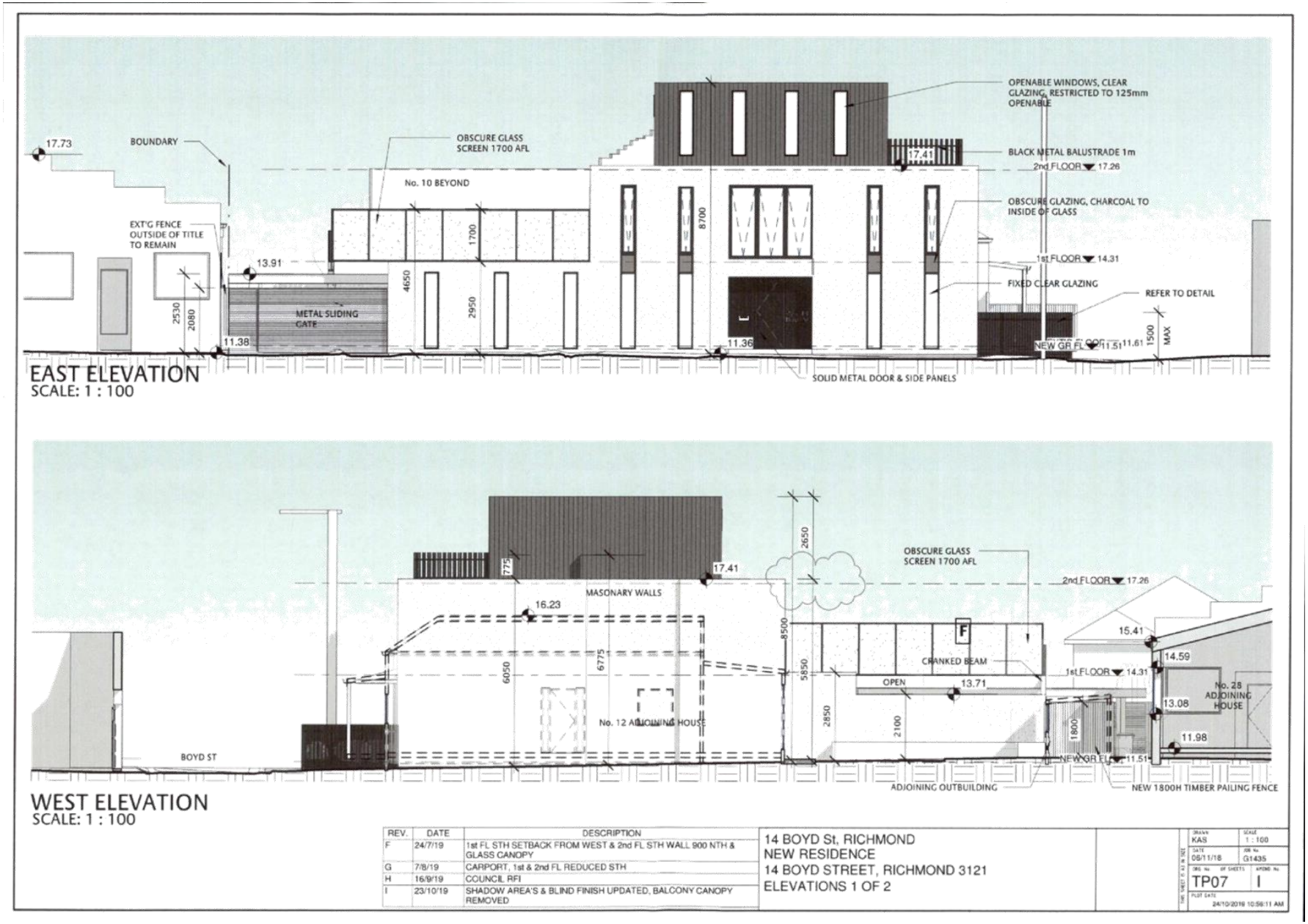
Attachment 2 - PLN18/0468 - 14 Boyd Street Richmond - Decision Plans (1of2)



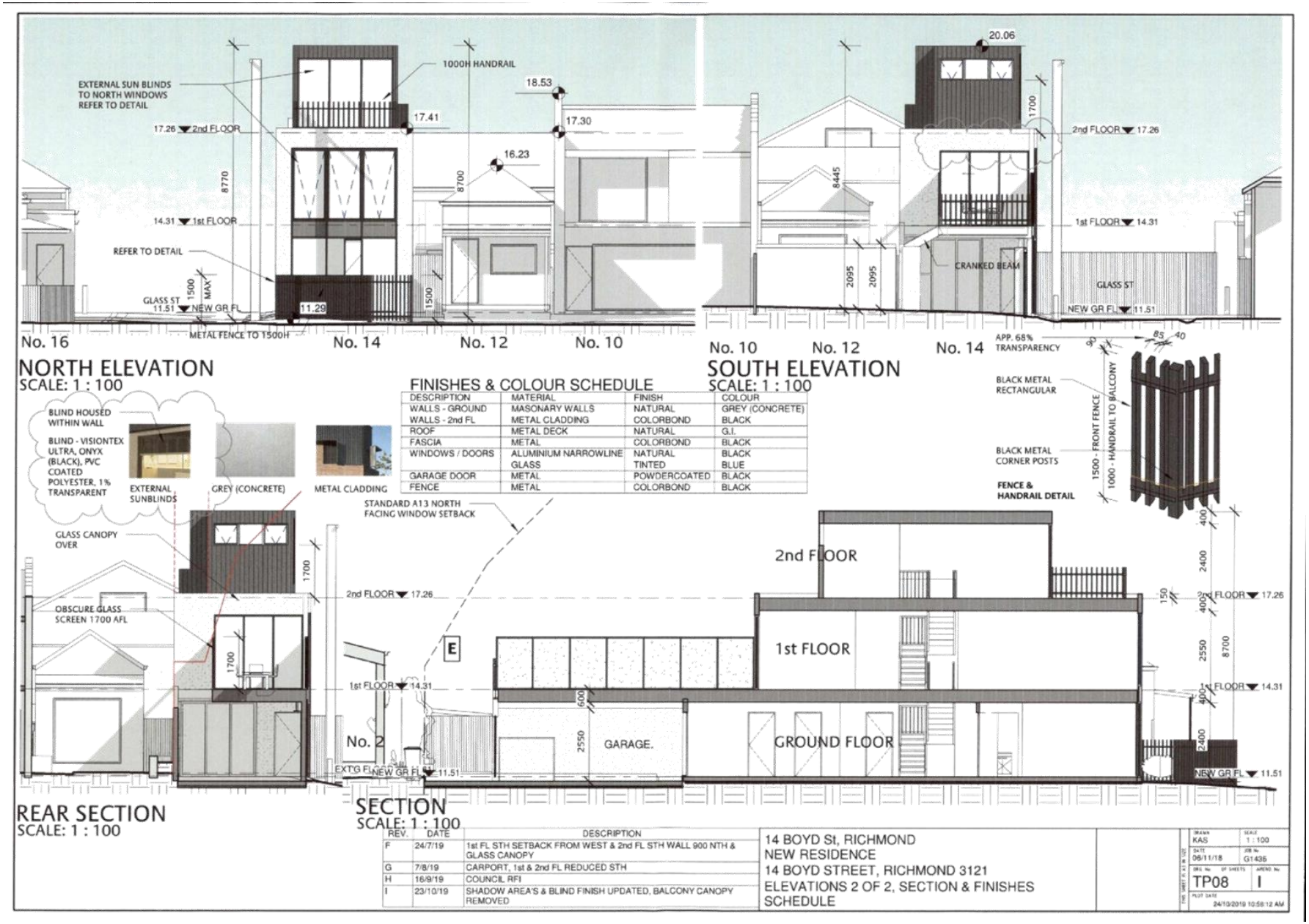
Attachment 2 - PLN18/0468 - 14 Boyd Street Richmond - Decision Plans (1of2)



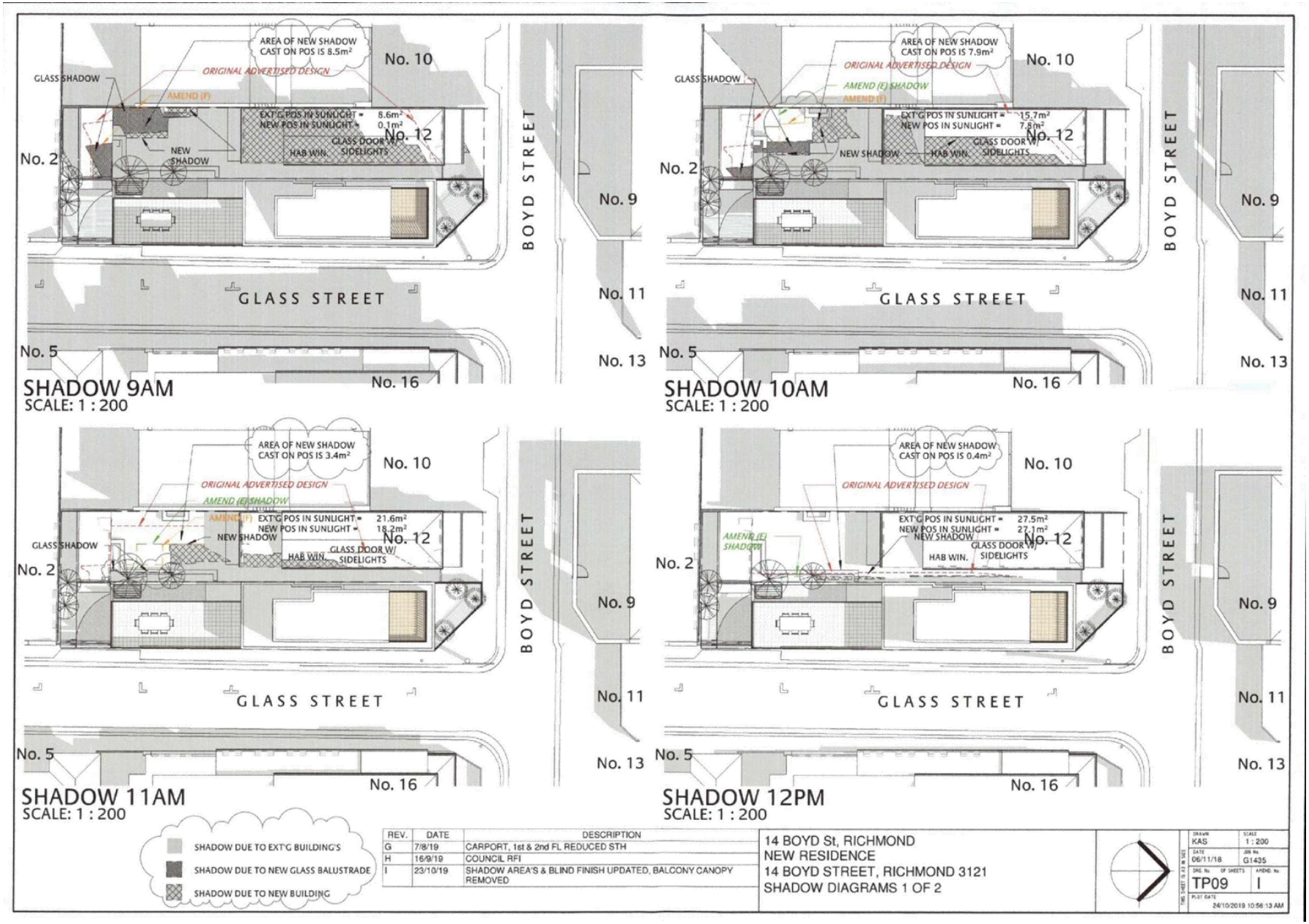
Attachment 2 - PLN18/0468 - 14 Boyd Street Richmond - Decision Plans (1of2)



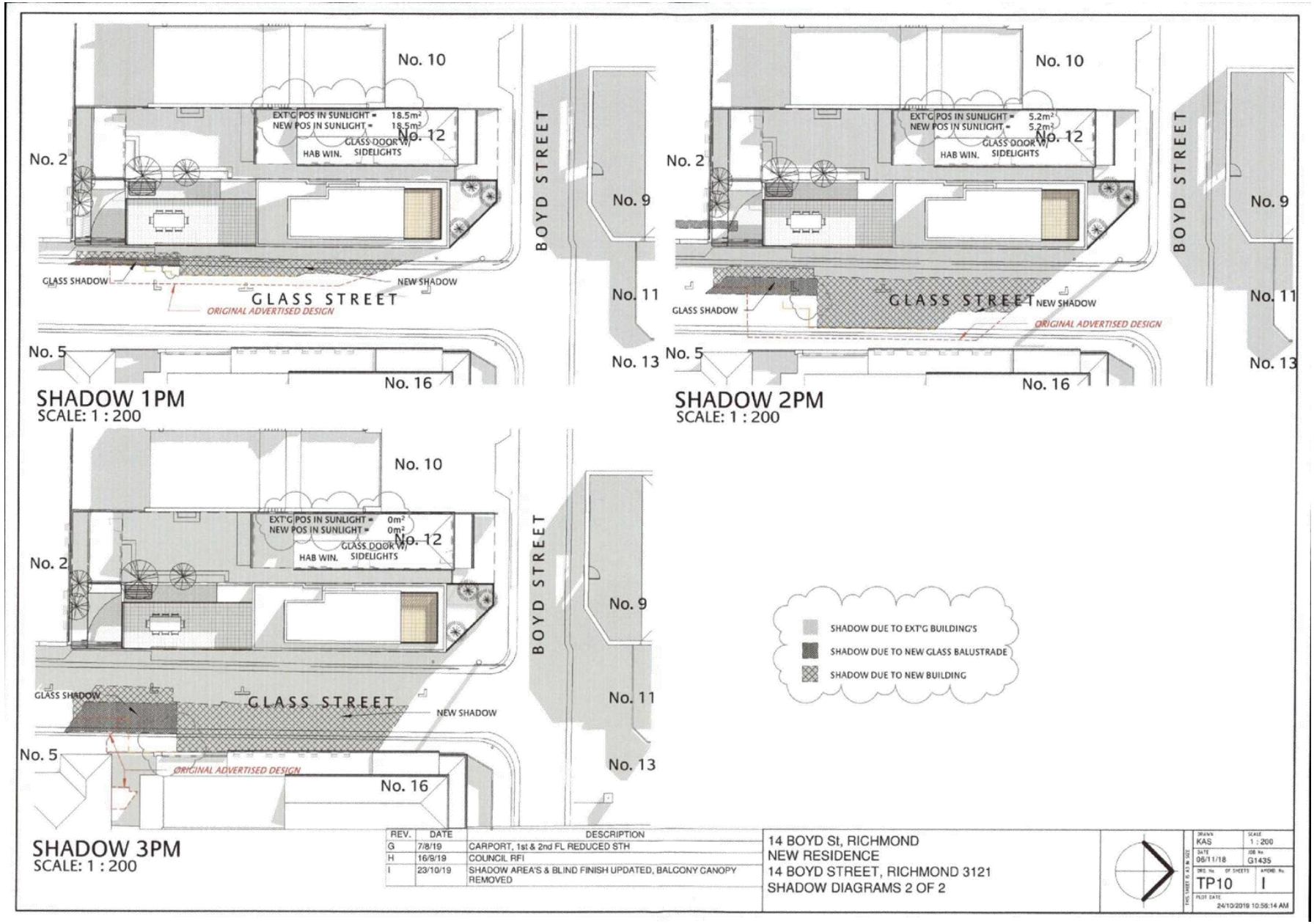
Attachment 2 - PLN18/0468 - 14 Boyd Street Richmond - Decision Plans (1of2)



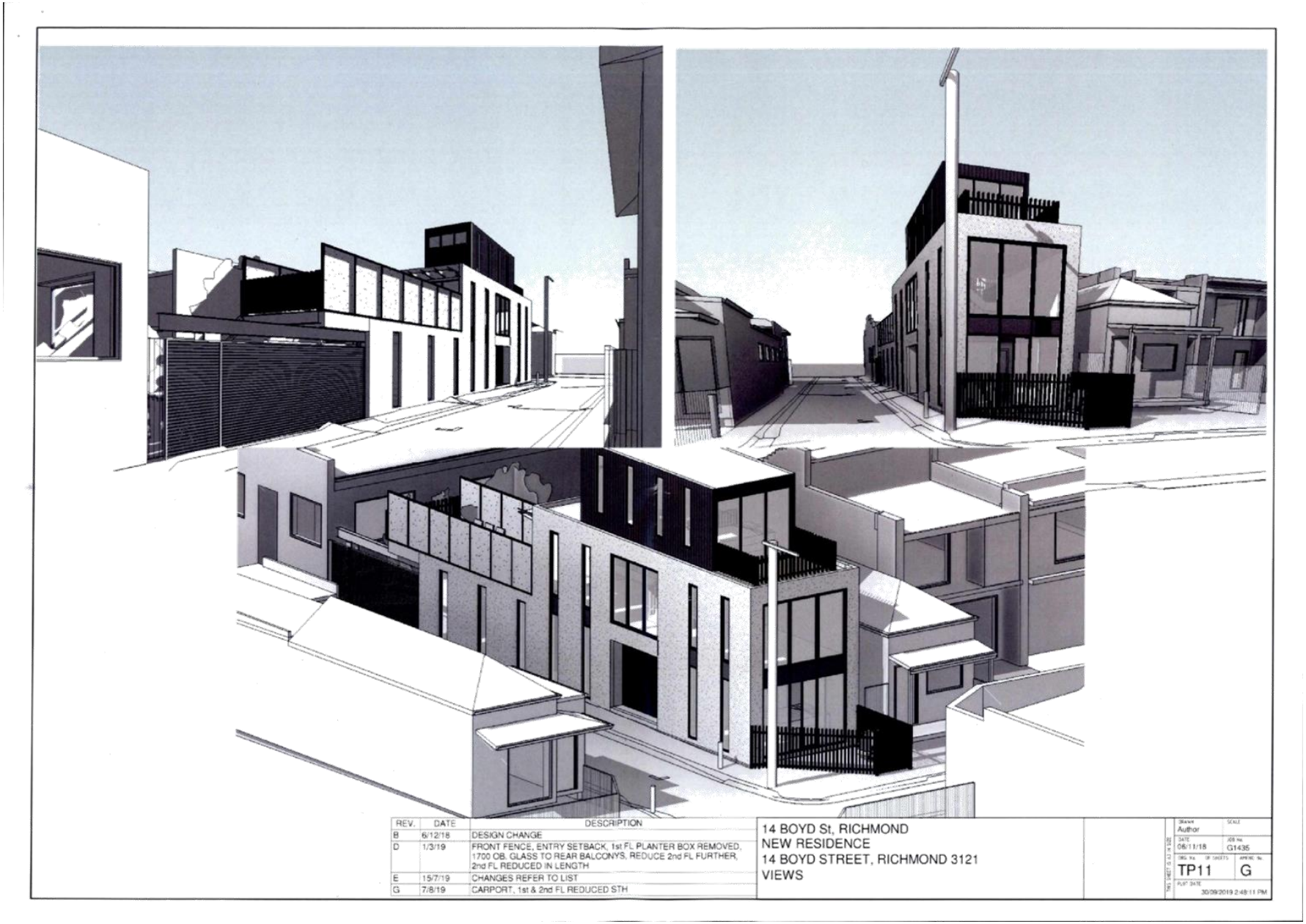
Attachment 3 - PLN18/0468 - 14 Boyd Street Richmond - Decision Plans (2of2)



Attachment 3 - PLN18/0468 - 14 Boyd Street Richmond - Decision Plans (2of2)



Attachment 3 - PLN18/0468 - 14 Boyd Street Richmond - Decision Plans (2of2)



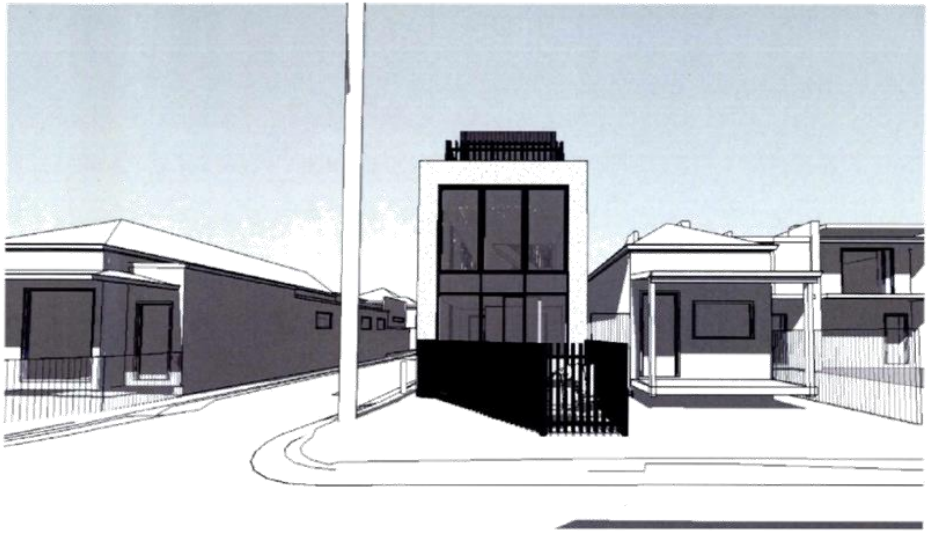
REV.	DATE	DESCRIPTION
B	6/12/18	DESIGN CHANGE
D	1/3/19	FRONT FENCE, ENTRY SETBACK, 1st FL PLANTER BOX REMOVED, 1700 OB. GLASS TO REAR BALCONYS, REDUCE 2nd FL FURTHER, 2nd FL REDUCED IN LENGTH
E	15/7/19	CHANGES REFER TO LIST
G	7/8/19	CARPORT, 1st & 2nd FL REDUCED STH

14 BOYD St, RICHMOND
NEW RESIDENCE
14 BOYD STREET, RICHMOND 3121
VIEWS

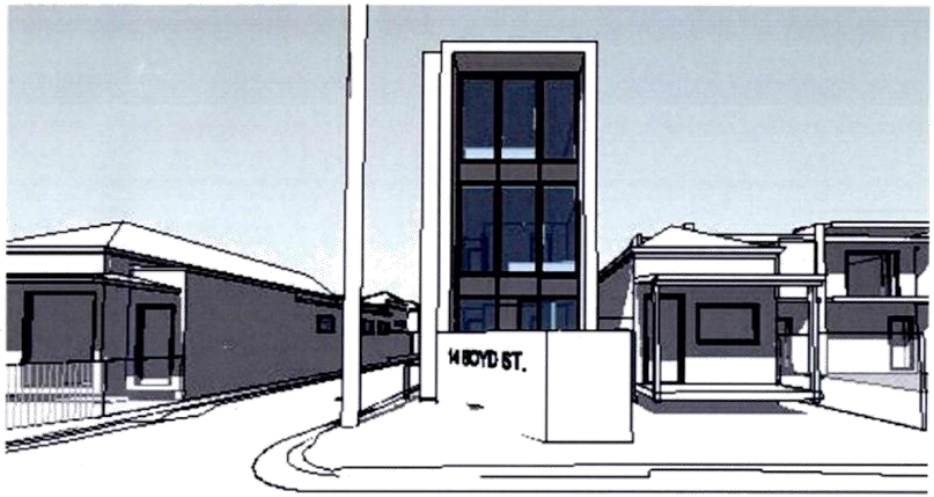
Author
06/11/18
G1435
TP11
G
30/09/2019 2:48:11 PM

Attachment 3 - PLN18/0468 - 14 Boyd Street Richmond - Decision Plans (2of2)

PROPOSED NEW DESIGN



ORIGINAL DESIGN - 20-9-18



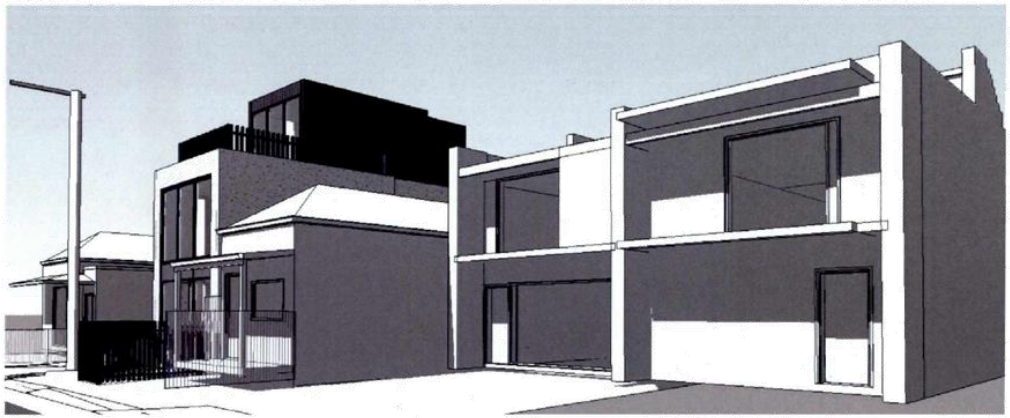
REV.	DATE	DESCRIPTION
D	1/3/19	FRONT FENCE, ENTRY SETBACK, 1st FL PLANTER BOX REMOVED, 1700 OB. GLASS TO REAR BALCONYS, REDUCE 2nd FL FURTHER, 2nd FL REDUCED IN LENGTH

14 BOYD St, RICHMOND
NEW RESIDENCE
14 BOYD STREET, RICHMOND 3121
VIEW COMPARRISON W/ ORIGINAL DESIGN
1 OF 2

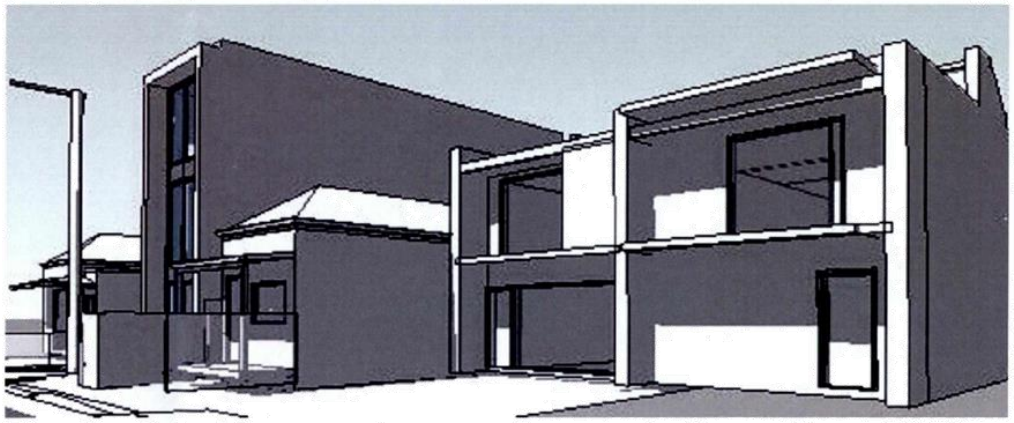
DRAWN: KAS
SCALE:
DATE: 02/01/19
JOB No.: G1435
DRG. No.: TP12
REVISION No.: D
PLOT DATE: 30/09/2019 2:48:11 PM

Attachment 3 - PLN18/0468 - 14 Boyd Street Richmond - Decision Plans (2of2)

PROPOSED NEW DESIGN



ORIGINAL DESIGN - 20-9-18

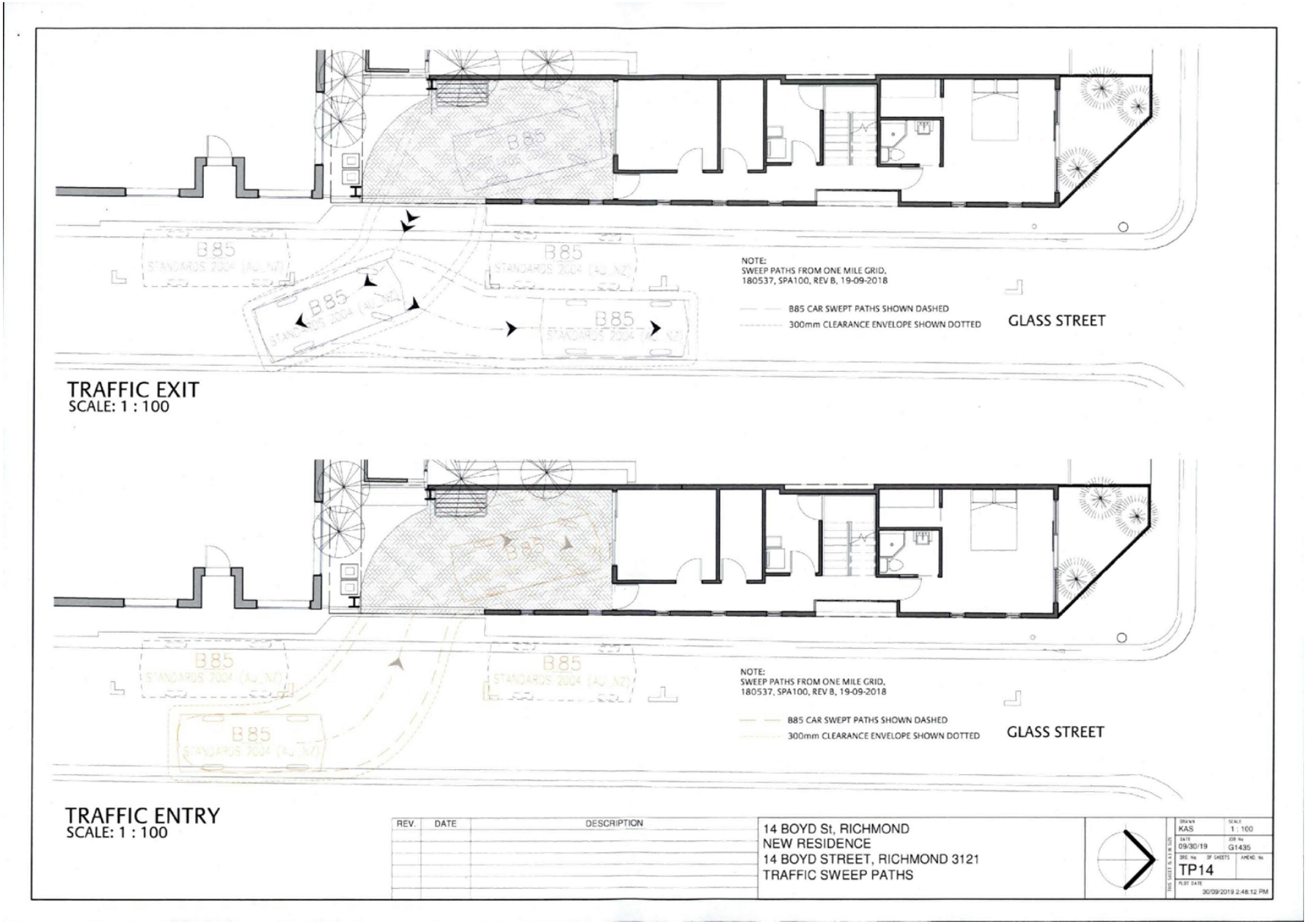


REV.	DATE	DESCRIPTION
D	1/3/19	FRONT FENCE, ENTRY SETBACK, 1st FL PLANTER BOX REMOVED, 1700 OB, GLASS TO REAR BALCONYS, REDUCE 2nd FL FURTHER, 2nd FL REDUCED IN LENGTH
E	15/7/19	CHANGES REFER TO LIST
G	7/8/19	CARPORT, 1st & 2nd FL REDUCED STH

14 BOYD St, RICHMOND
NEW RESIDENCE
14 BOYD STREET, RICHMOND 3121
VIEW COMPARRISON W/ ORIGINAL DESIGN
2 OF 2

DRAWN: KAS
SCALE:
DATE: 02/08/19
JOB No.: G1435
DRG No.: TP13
OF SHEETS:
AMEND No.: G
PLOT DATE: 30/09/2019 2:48:11 PM

Attachment 3 - PLN18/0468 - 14 Boyd Street Richmond - Decision Plans (2of2)



Attachment 4 - PLN18/0468 - 14 Boyd Street Richmond - Engineering comments on decision plans

MEMO

To:	**Michelle King**	
From:	**Mark Pisani**	
Date:	**21 October 2019**	
Subject:	**Application No:**	**PLN18/0468**
	Description:	**Construction of Dwelling**
	Site Address:	**14 Boyd Street, Richmond**

I refer to the above Planning Application received on 15 October 2019 in relation to the proposed development at 14 Boyd Street, Richmond. Council's Civil Engineering unit provides the following information:

DEVELOPMENT LAYOUT DESIGN

Applicant's Drawings Nos. TP04 Revision H dated 16 September 2019
TP05 Revision G dated 7 August 2019
TP07 Revision H dated 16 September 2019
TP14 Revision – dated 30 September 2019

Layout Design Assessment

Item	Assessment
Access Arrangements	
Development Entrance – Glass Street	The proposed sliding gate servicing the carport has a width of 4.2 metres. A check of the swept path diagrams provided in drawing TP14 satisfactorily demonstrate entry and exit movements for the B85 design vehicle into and out of the carport. The on-street parking shown on the diagram has been positioned accurately. We are satisfied with the proposed doorway and with entry and exit movements via Glass Street.
Vehicle Crossing	The extension of the vehicle crossing is to comply with Council's Standard Drawings and engineering requirements.
Car Parking Modules	
Carport	The at-grade parking area within the carport satisfies the enclosed parking space envelope (3.0 metres by 5.4 metres) as specified in the Australian/New Zealand Standard AS/NZS 2890.1:2004.

Attachment 4 - PLN18/0468 - 14 Boyd Street Richmond - Engineering comments on decision plans

ADDITIONAL ENGINEERING ADVICE FOR THE APPLICANT

Item	Details
Legal Point of Discharge	The applicant must apply for a Legal Point of Discharge under Regulation 133 – Stormwater Drainage of the *Building Regulations* 2018 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 133.

Attachment 5 - PLN18/0468 - 14 Boyd Street Richmond - Urban Design comments on decision plans

CITY OF YaRRA

MeMO

TO:	Michelle King (Statutory Planning)
FROM:	Lucy Ferguson (Urban Design)
DATE:	18 November 2019
SUBJECT:	14 Boyd Street, Richmond
APPLICATION NO:	PLN18/0468
DESCRIPTION:	Construction of one, triple storey dwelling

COMMENTS SOUGHT

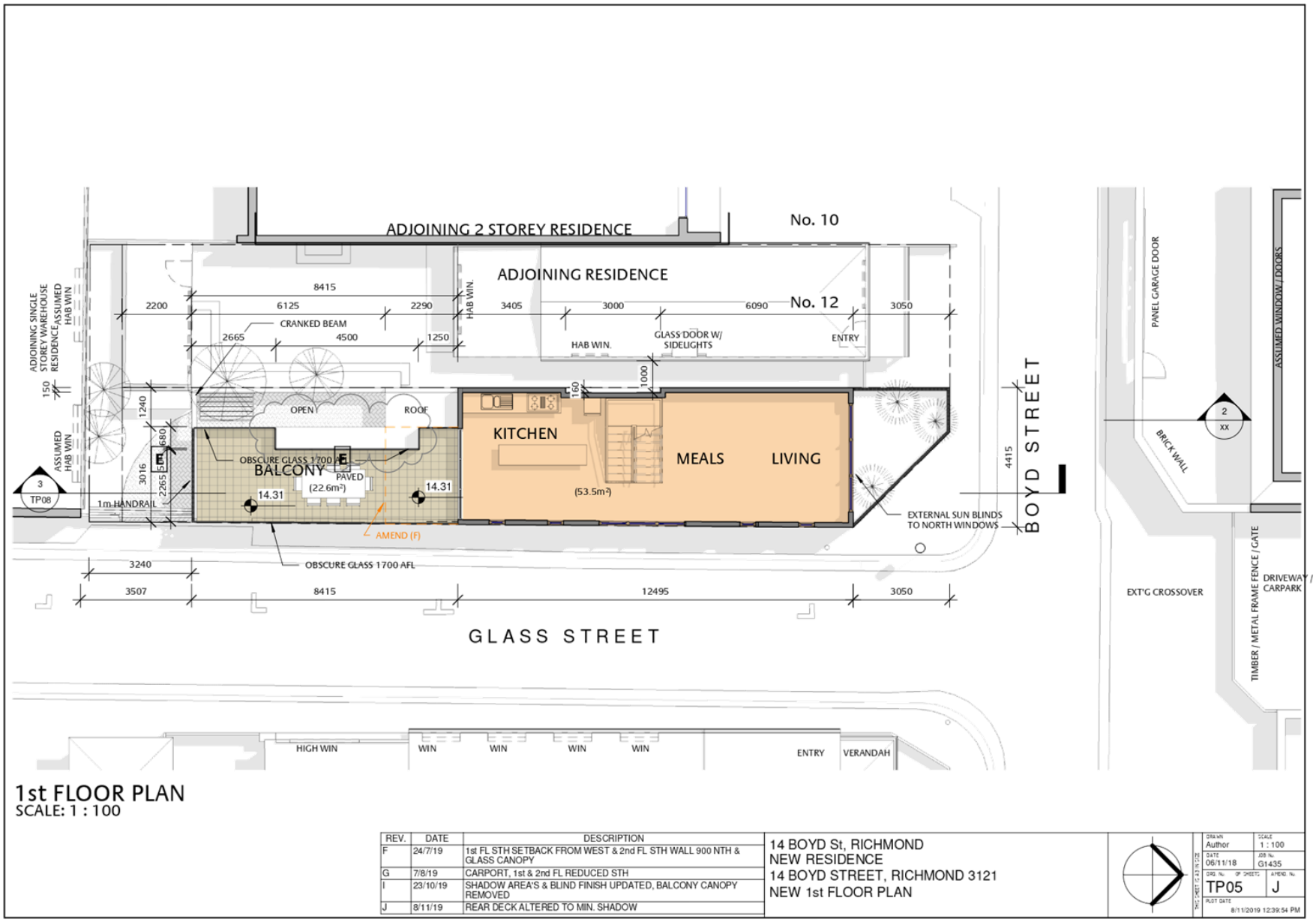
Urban Design comments have been sought on the revised design if it has satisfied the concerns previously raised, if concerns remain or new concerns have arisen. These set of comments are provided on the plans with issue date 23 October 2019 (Revision I).

COMMENTS

The revised proposal responds to several of the comments raised in the urban design memo dated 1 May 2019. Including the reduction in the front fence height to Boyd Street and increasing the depth of the pedestrian entry recess. However there are outstanding and new matters to be resolved to ensure an acceptable outcome from an urban design perspective. In summary:

- The revised design reduces the height (by 250mm) and length of the metal fencing along the car port, extending the solid wall with windows to the under croft car park. Together with the first floor balcony glass screening, the proposed materiality enhances the length of the building bulk and results in a poor streetscape outcome. The applicant should investigate an alternative approach to refine the ground floor streetscape along the car port.
- Concerns were previously raised as to the location of planters behind screening due to functionality and maintenance. The revised balcony configuration provides no planters, it is recommended that opportunities for landscaping should be included in accessible locations.
- Further detail regarding the proposed front setback landscaping should be provided.

Attachment 6 - PLN18/0468 - 14 Boyd Street Richmond - Sketch Plans (13/11/2019)



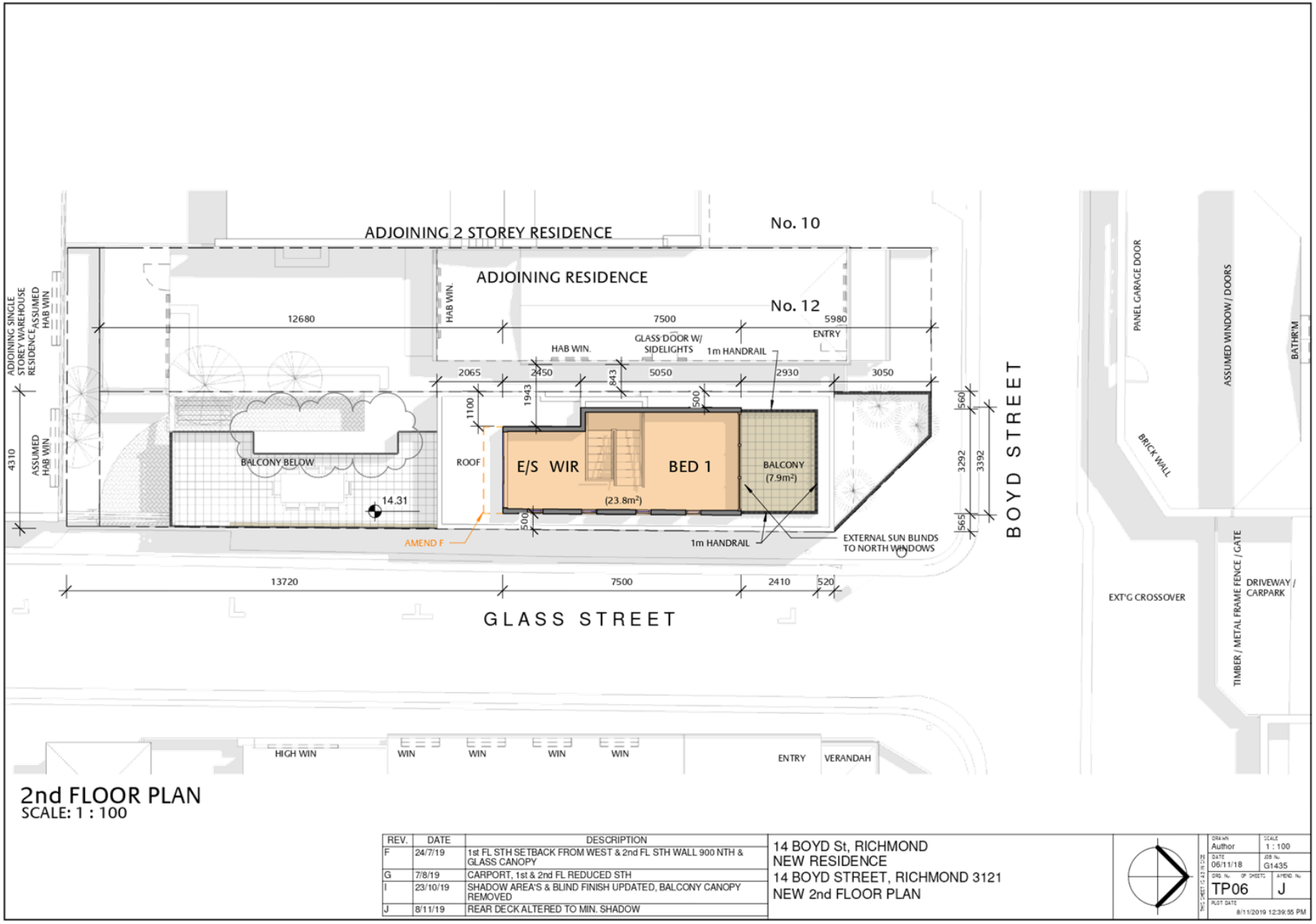
1st FLOOR PLAN
SCALE: 1 : 100

REV.	DATE	DESCRIPTION
F	24/7/19	1st FL STH SETBACK FROM WEST & 2nd FL STH WALL 900 NTH & GLASS CANOPY
G	7/8/19	CARPORT, 1st & 2nd FL REDUCED STH
I	23/10/19	SHADOW AREA'S & BLIND FINISH UPDATED, BALCONY CANOPY REMOVED
J	8/11/19	REAR DECK ALTERED TO MIN. SHADOW

14 BOYD St, RICHMOND
NEW RESIDENCE
14 BOYD STREET, RICHMOND 3121
NEW 1st FLOOR PLAN

DRAWN	Author
SCALE	1 : 100
DATE	06/11/18
JOB No.	G1435
DRG. No.	TP05
AMEND. No.	J
PLOT DATE	8/11/2019 12:39:54 PM

Attachment 6 - PLN18/0468 - 14 Boyd Street Richmond - Sketch Plans (13/11/2019)



2nd FLOOR PLAN
SCALE: 1 : 100

REV.	DATE	DESCRIPTION
F	24/7/19	1st FL STH SETBACK FROM WEST & 2nd FL STH WALL 900 NTH & GLASS CANOPY
G	7/8/19	CARPORT, 1st & 2nd FL REDUCED STH
I	23/10/19	SHADOW AREA'S & BLIND FINISH UPDATED, BALCONY CANOPY REMOVED
J	8/11/19	REAR DECK ALTERED TO MIN. SHADOW

14 BOYD St, RICHMOND
NEW RESIDENCE
14 BOYD STREET, RICHMOND 3121
NEW 2nd FLOOR PLAN

DRAWN: Author | SCALE: 1 : 100
DATE: 06/11/18 | JOB No.: G1435
DRG. No.: TP06 | OF SHEETS: | AMEND. No.: J
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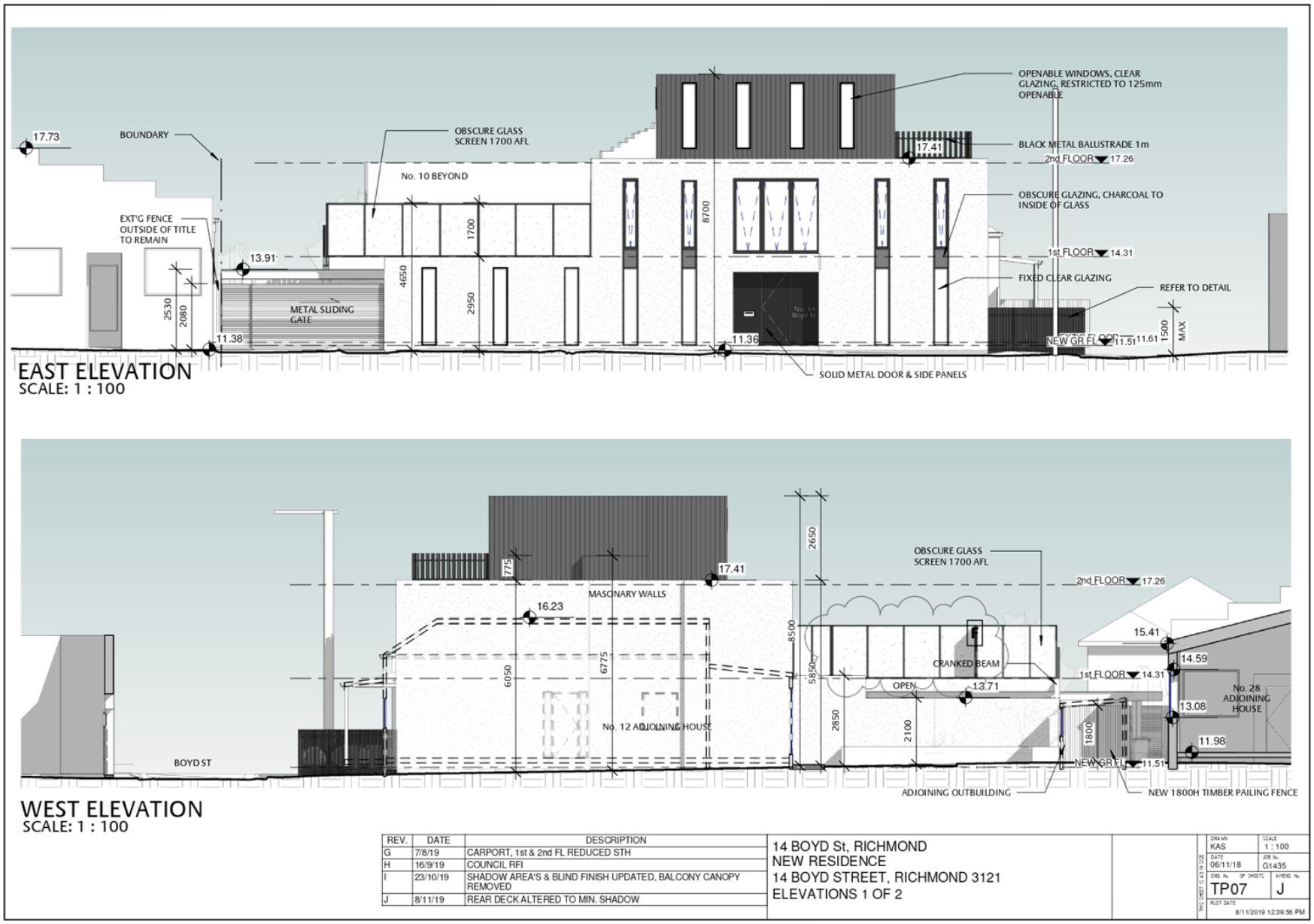
Attachment 6 - PLN18/0468 - 14 Boyd Street Richmond - Sketch Plans (13/11/2019)



REV.	DATE	DESCRIPTION
G	7/8/19	CARPORT, 1st & 2nd FL REDUCED STH
H	16/9/19	COUNCIL RFI
I	23/10/19	SHADOW AREA'S & BLIND FINISH UPDATED, BALCONY CANOPY REMOVED
J	8/11/19	REAR DECK ALTERED TO MIN. SHADOW

14 BOYD St, RICHMOND
NEW RESIDENCE
14 BOYD STREET, RICHMOND 3121
ELEVATIONS 1 OF 2

DRAWN	KAS
SCALE	1 : 100
DATE	06/11/18
JOB No.	G1435
DRG. No.	TP07
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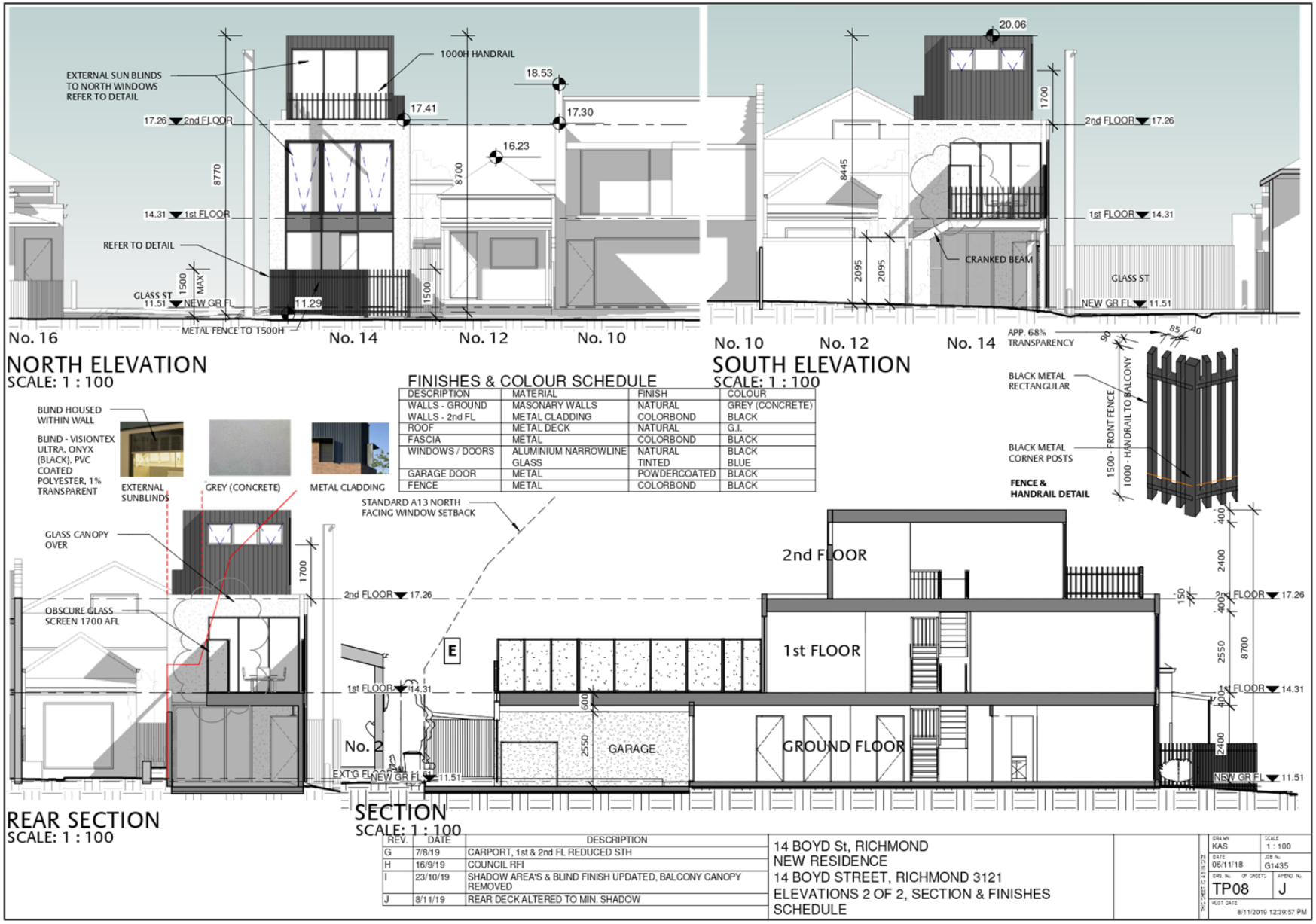
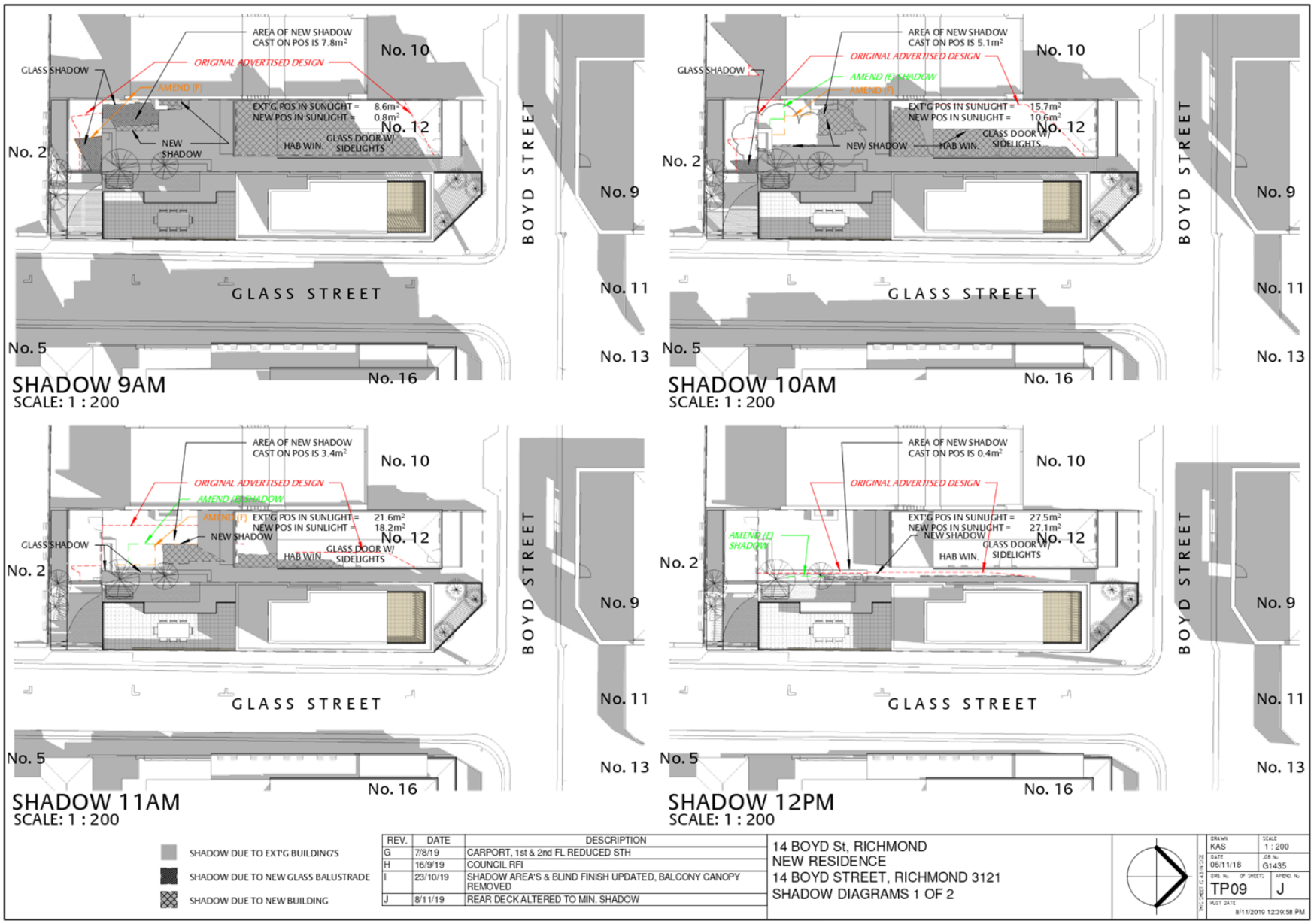
Attachment 6 - PLN18/0468 - 14 Boyd Street Richmond - Sketch Plans (13/11/2019)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