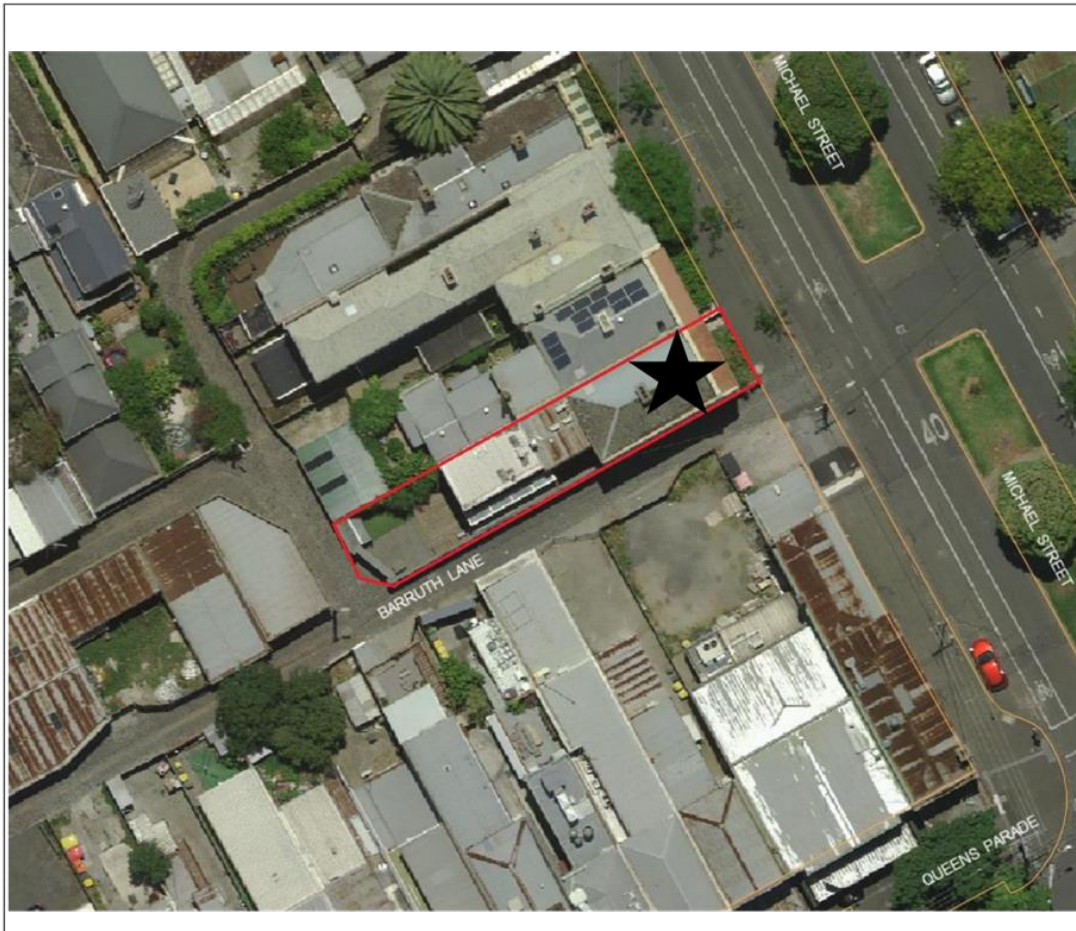


**SUBJECT LAND: 1 Michael Street, Fitzroy North**



↑ North

★ Subject Site

**Attachment 2 - PLN18/0650 1 Michael Street Fitzroy North - Plans**

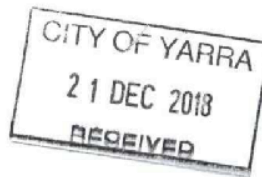
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David Wagner  
B.Arch (Hons) M.Arch RAIA

Jacqueline Wagner  
BPD B.Arch (Hons) RAIA



Dear Jessica,

**Planning Application No: PLN 18/0650**  
**Project: Extension and alterations to single dwelling**  
**Address: 1 Michael Street, North Fitzroy**  
**Owners: Ingrid & Chris Crozier**

Further to your request, please find attached two copies of our response to the RFI as emailed on 19.12.18. Should you require further information or have any queries, please do not hesitate to call.

Yours sincerely,

A handwritten signature in black ink, appearing to be "David Wagner", with a long horizontal line extending to the right.

David Wagner

Statutory Planning  
City of Yarra  
PO Box 168  
Richmond 3121

Att: Jessica Sutherland

21 December 201

Attachment 2 - PLN18/0650 1 Michael Street Fitzroy North - Plans

**a t e l i e r  
w a g n e r**  
  
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Jacqueline Wagner  
BPD B.Arch (Hons) RAlA

Dear Jessica,

**Planning Application No: PLN 18/0650**  
**Project: Extension and alterations to single dwelling**  
**Address: 1 Michael Street, North Fitzroy**  
**Owners: Ingrid & Chris Crozier**

In response to your query for further information dated 19.09.18 and with the benefit of the extension of time claim dated 20.11.18 extending the time available to respond to 19.12.18, we respond as follows:

1. *To amend the submitted application form to include "part demolition"*
  - a. granted
2. *A roof demolition plan*
  - a. refer attached drawing 1709TP07, roof plan
3. *Basement Plan revised to include the title boundary dimensions annotated and the basement dimensions annotated:*
  - a. refer attached revised drawing 1709TP12A basement plan
4. *A sectional Overlooking Diagram from the Roof Terrace to the private open space of No.3 Michael Street to the north:*
  - a. refer to attached revised 1709/TP/25 overlooking diagram in section
5. *The Proposed First Floor Plans revised to include the dimensions and setbacks of all new walls annotated:*
  - a. refer to attached revised drawing 1709TP13A first floor plan
6. *A colours and materials schedule:*
  - a. refer to attached 1709TP26 colours and materials schedule
7. *A STORM Rating Assessment pursuant to Clause 22.16 of the Yarra Planning Scheme, showing any proposed water mitigation methods (including size) in the plans.*
  - a. Refer to attached STORM rating assessment which requires a 5000 litre tank. We have shown the tank located at basement level with the purpose of servicing the toilet cisterns in the extension. Toilets have been appropriately labelled on the plans. Refer to revised drawings:
    - i. 1709TP12A basement floor plan
    - ii. 1709TP13A first floor plan

Statutory Planning  
City of Yarra  
PO Box 168  
Richmond 3121

Att: Jessica Sutherland

19 December 2018

In response to your preliminary assessment

1. *Pursuant to Clause 32.09-9 (Neighbourhood Residential Zone) of the Yarra Planning Scheme, a building must not be constructed that contains more than two storeys at any one point. A storey is defined by "the part between floor level and ceiling"; thus, the enclosed bridge and pergola over the roof*

**Attachment 2 - PLN18/0650 1 Michael Street Fitzroy North - Plans**

*terrace are considered to be a third story and are prohibited. To comply with this mandatory requirement, please remove any roofing from the proposed roof terrace and the roof from the proposed bridge at the rear (the bridge over the existing kitchen may remain rooved as that section reads as the second story)*

- a. In response to this concern we have modified the proposal as follows:
  - a. Pergola has been removed. We have added a retractable awning blind to the roof terrace.
  - b. Bridge at rear: We believe it is arguable that a stair is not a floor, in light of City of Yarra interpretation of this regulation, we have removed stair and structure between ground level and first floor. To create a two storey only bridge with open to atmosphere rear yard flowing under.

Refer to revised drawings:

- i. 1709TP11A ground floor plan
  - ii. 1709TP13A first floor plan
  - iii. 1709TP14A roof plan
  - iv. 1709TP15A sections 1 of 2
  - v. 1709TP17A sections 1 of 2
  - vi. 1709TP18A sections 2 of 2
2. *The roof terrace (screened by a 1.5 metre wall to the north) may allow views to the adjacent private open space of No.3 Michael Street, thereby not complying with Standard A.15 Overlooking.*
- a. Overlooking has been addressed in accordance with Rescode Overlooking Objective 54.04-6, Standard A.15 so there is no overlooking of 3 Michael Street's private open space, specifically:
    - i. North-west wall of bridge: fully faced to above 1.7m high with fixed louvres which provide no more than 25% transparency.
    - ii. North-east wall of roof garden fully faced to above 1.7m high with fixed louvres which provide no more than 25% transparency
    - iii. North-west wall of roof garden: perimeter wall is 1500mm above terrace floor level, and combined with setback effect of planterbox, does not enable any overlooking – refer to overlooking diagrams:
      - 1. 1709/TP/24 overlooking diagram in plan
      - 2. 1709/TP/25 overlooking diagram in section

We request an extension to the date for lodging the information requested by Council should Council deem that the information provided is incomplete. Should you require further information or have any queries, please do not hesitate to call.

Yours sincerely,



David Wagner



**Attachment 2 - PLN18/0650 1 Michael Street Fitzroy North - Plans****STORM Rating Report**

TransactionID: 704251  
 Municipality: YARRA  
 Rainfall Station: YARRA  
 Address: 1 Michael Street

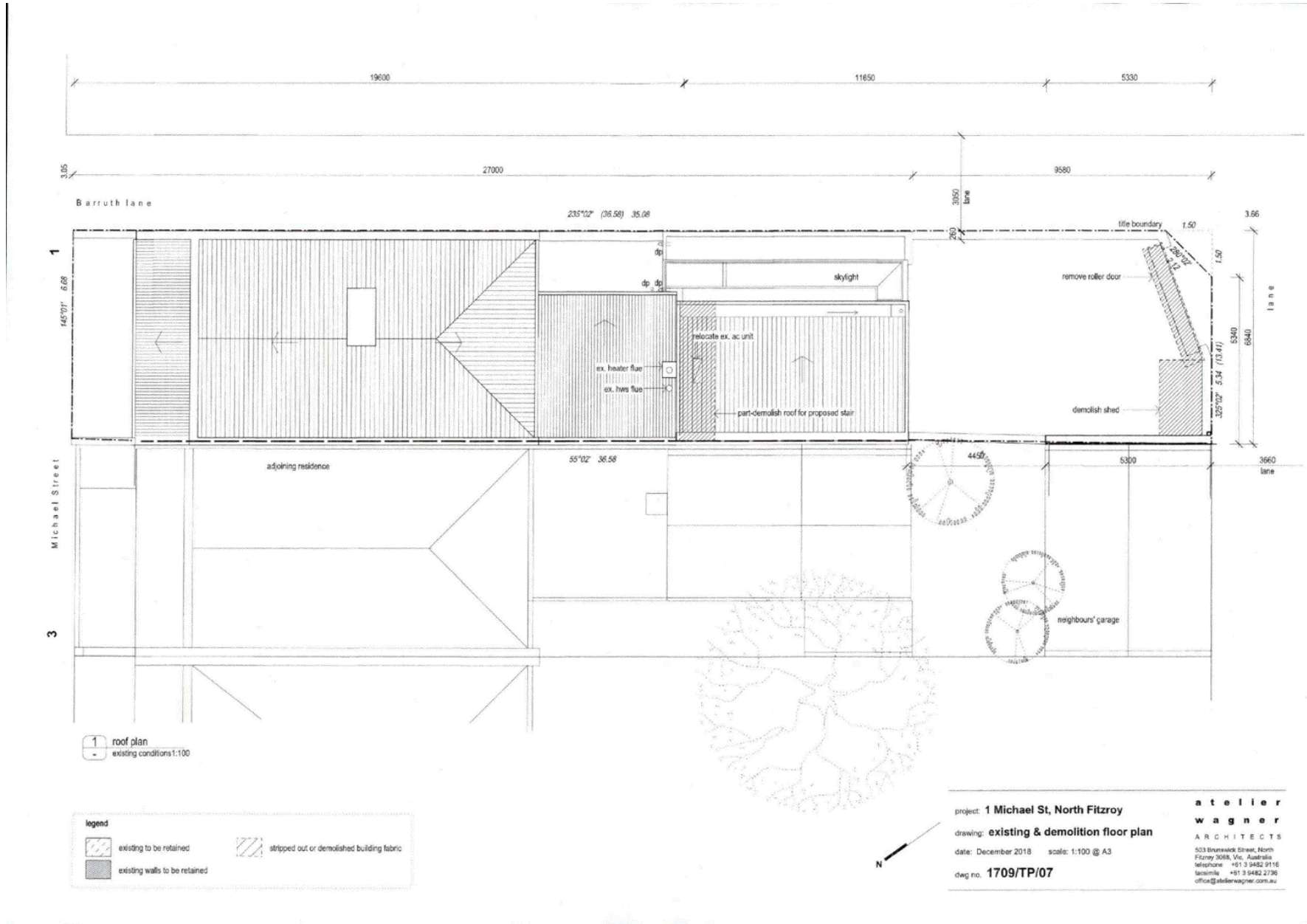
North Fitzroy  
 VIC 3068  
 Assessor: Katja Wagner  
 Development Type: Residential - Extension  
 Allotment Site (m2): 245.00  
 STORM Rating %: 103

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
roofscape	198.00	Rainwater Tank	5,000.00	3	103.30	99.60

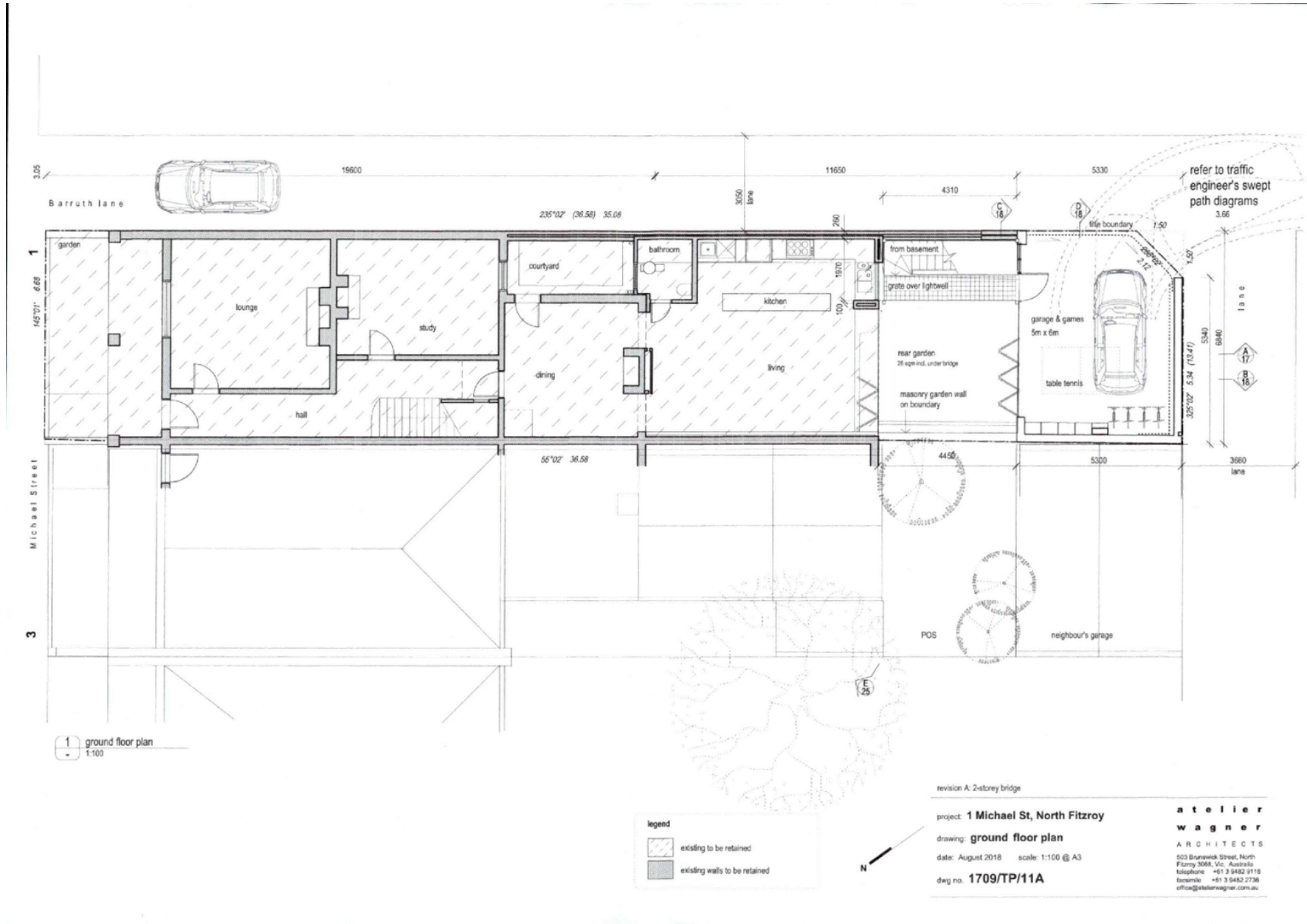
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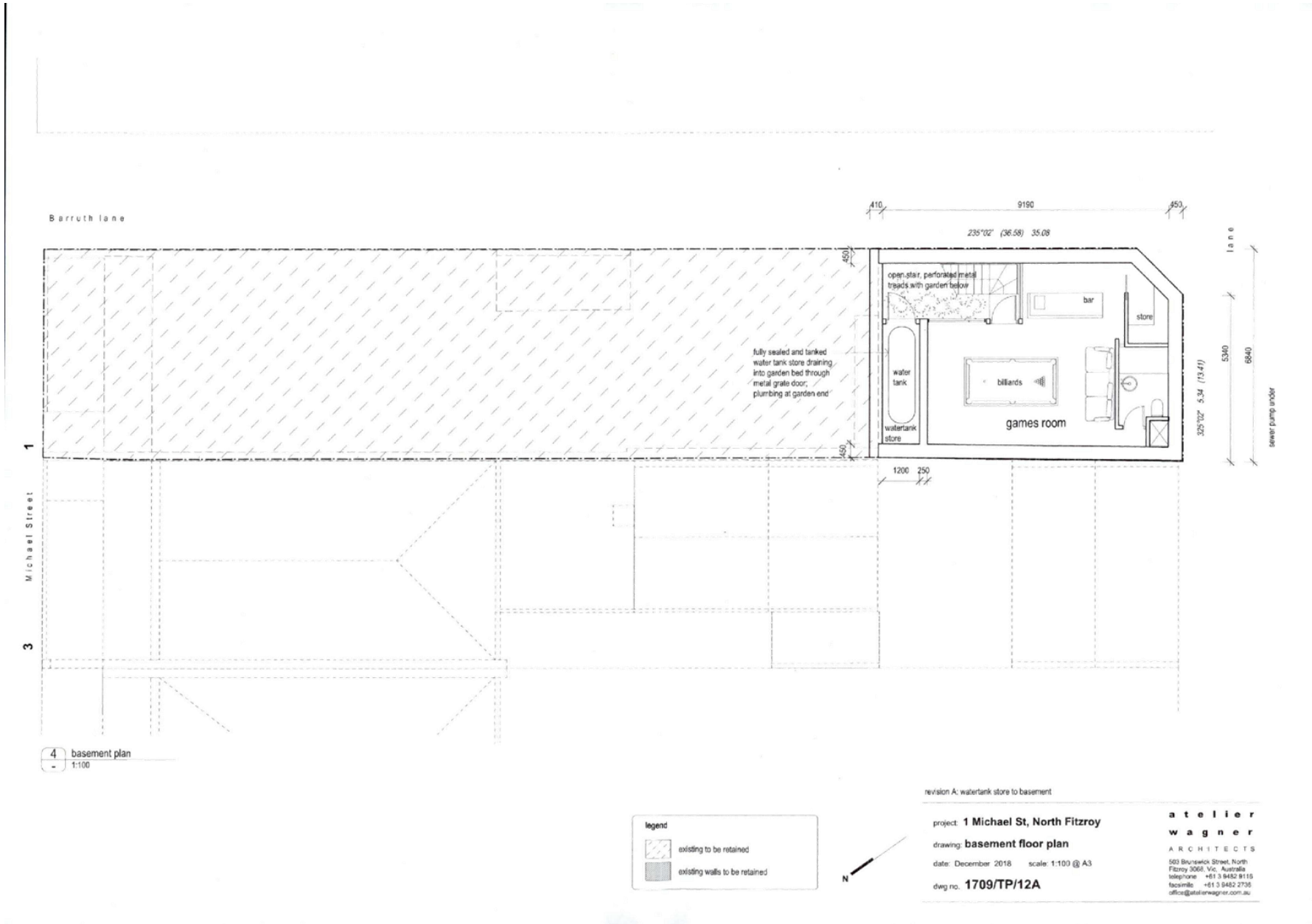
# Attachment 2 - PLN18/0650 1 Michael Street Fitzroy North - Plans



Attachment 2 - PLN18/0650 1 Michael Street Fitzroy North - Plans

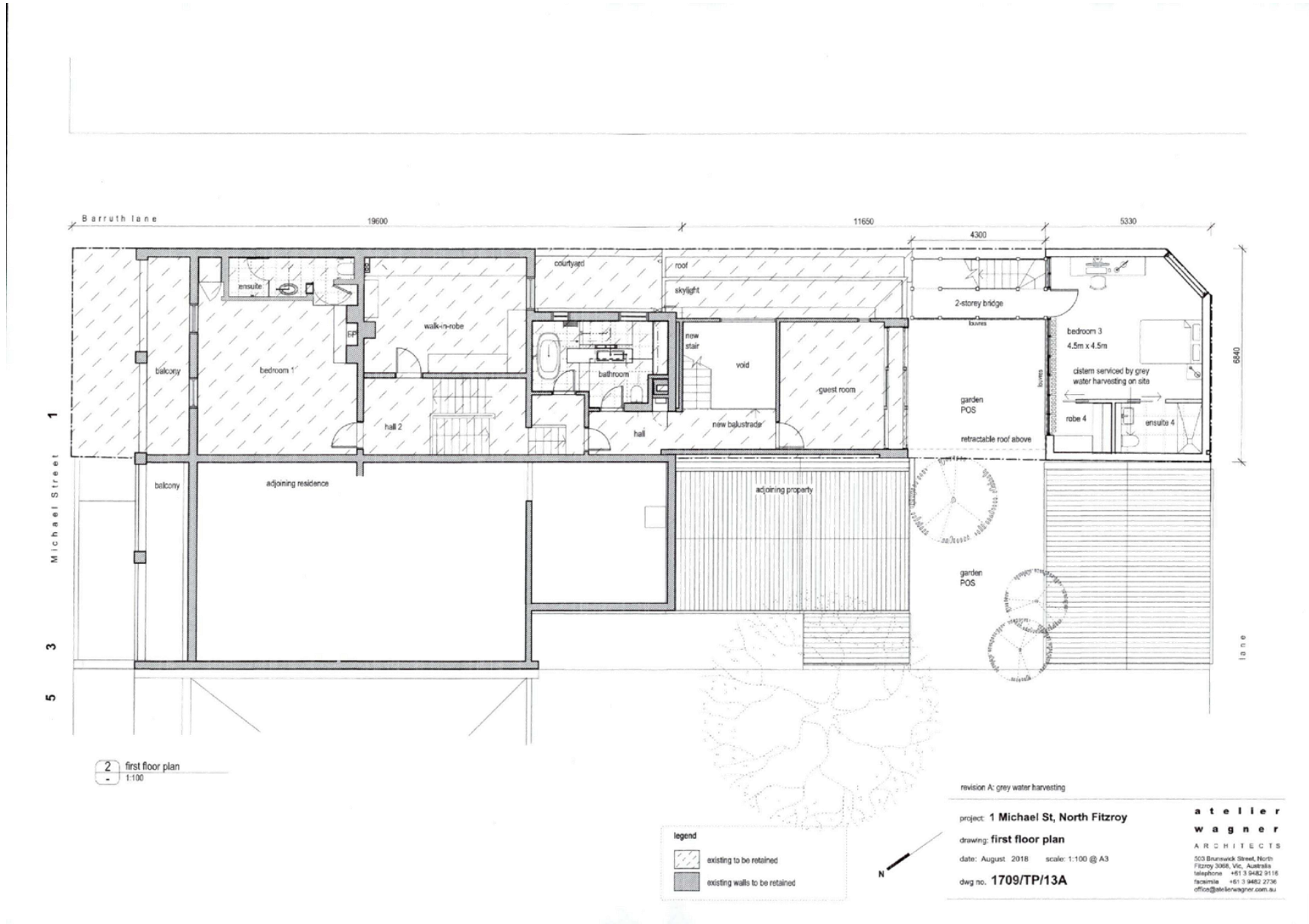


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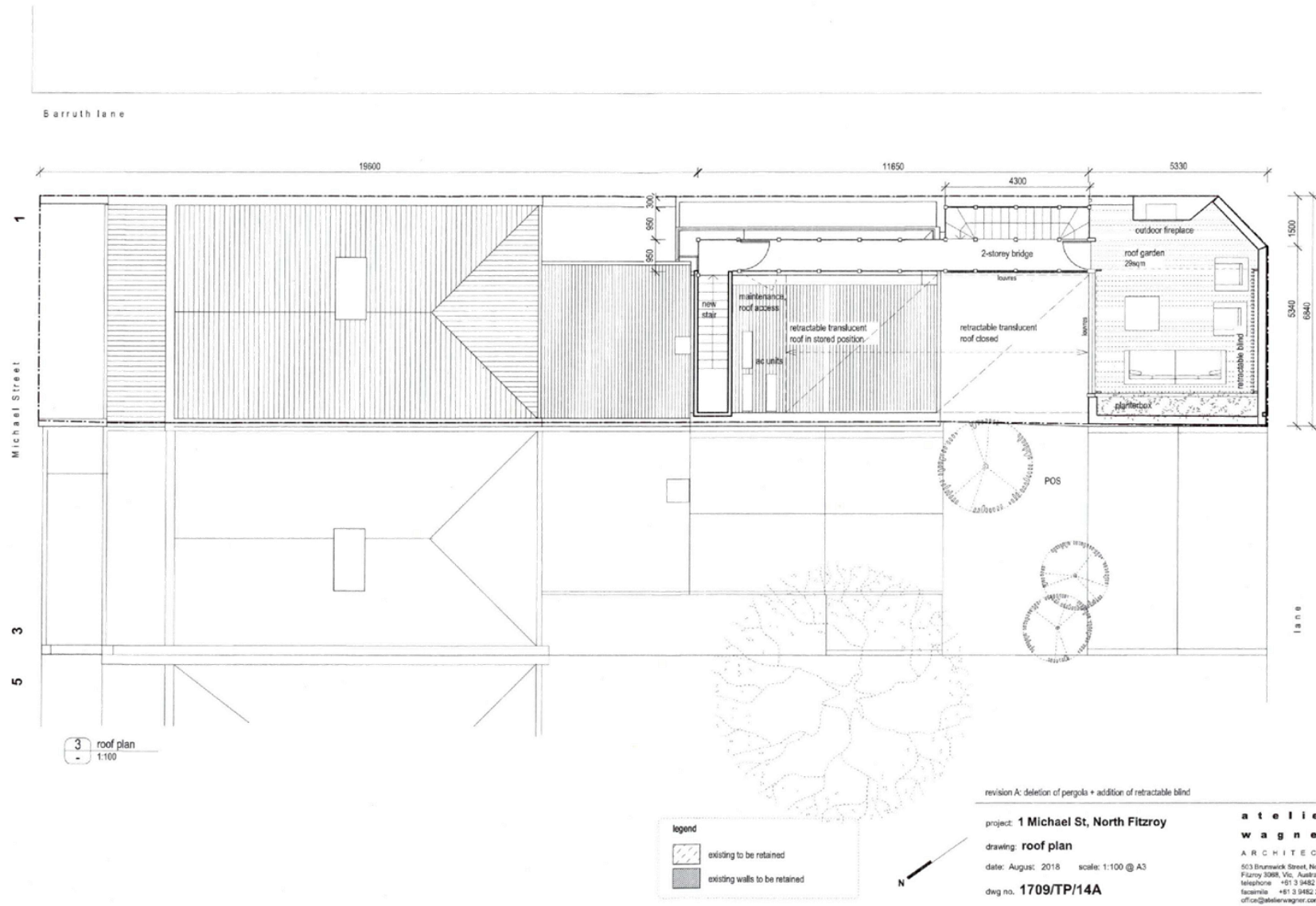




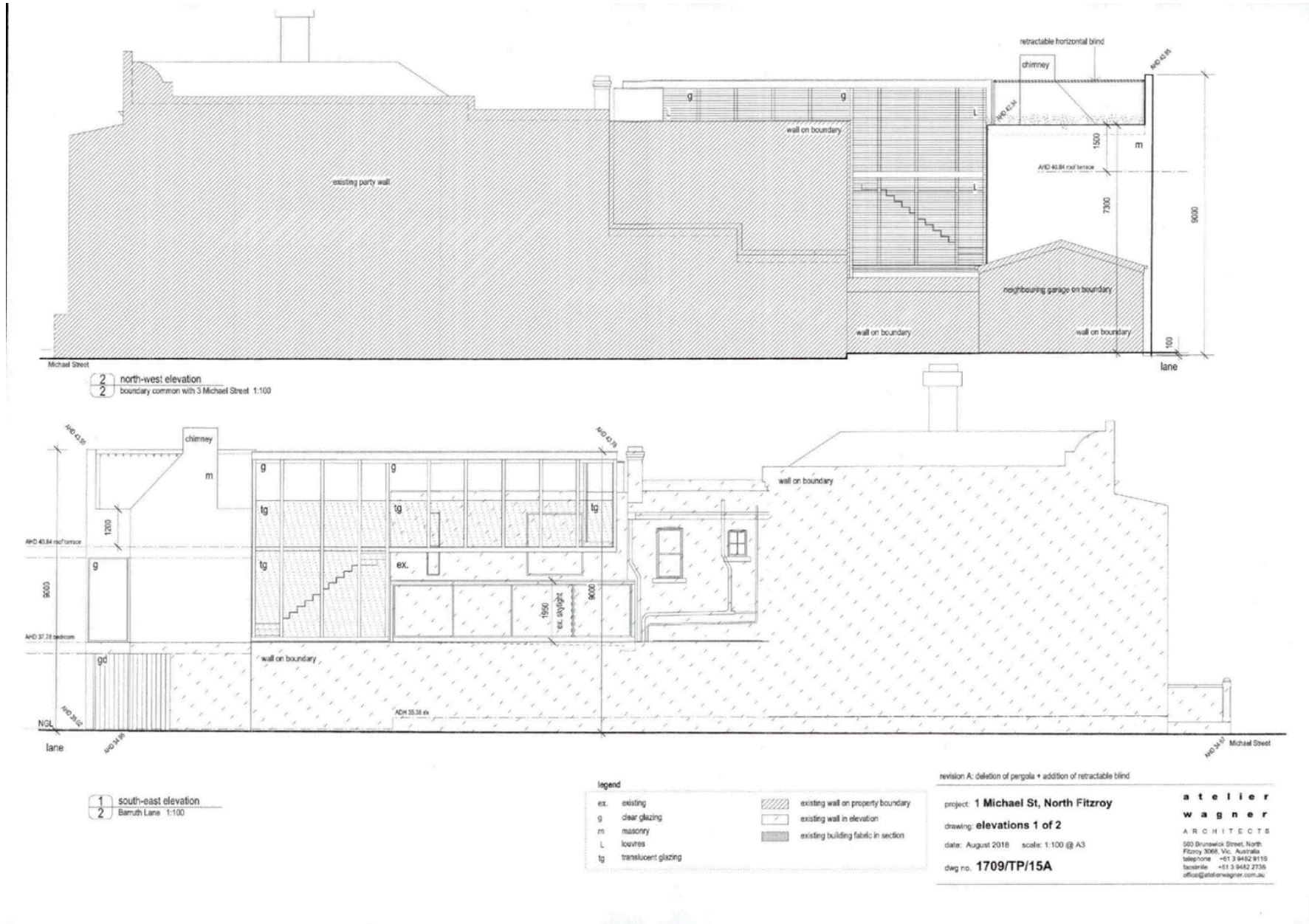
Attachment 2 - PLN18/0650 1 Michael Street Fitzroy North - Plans



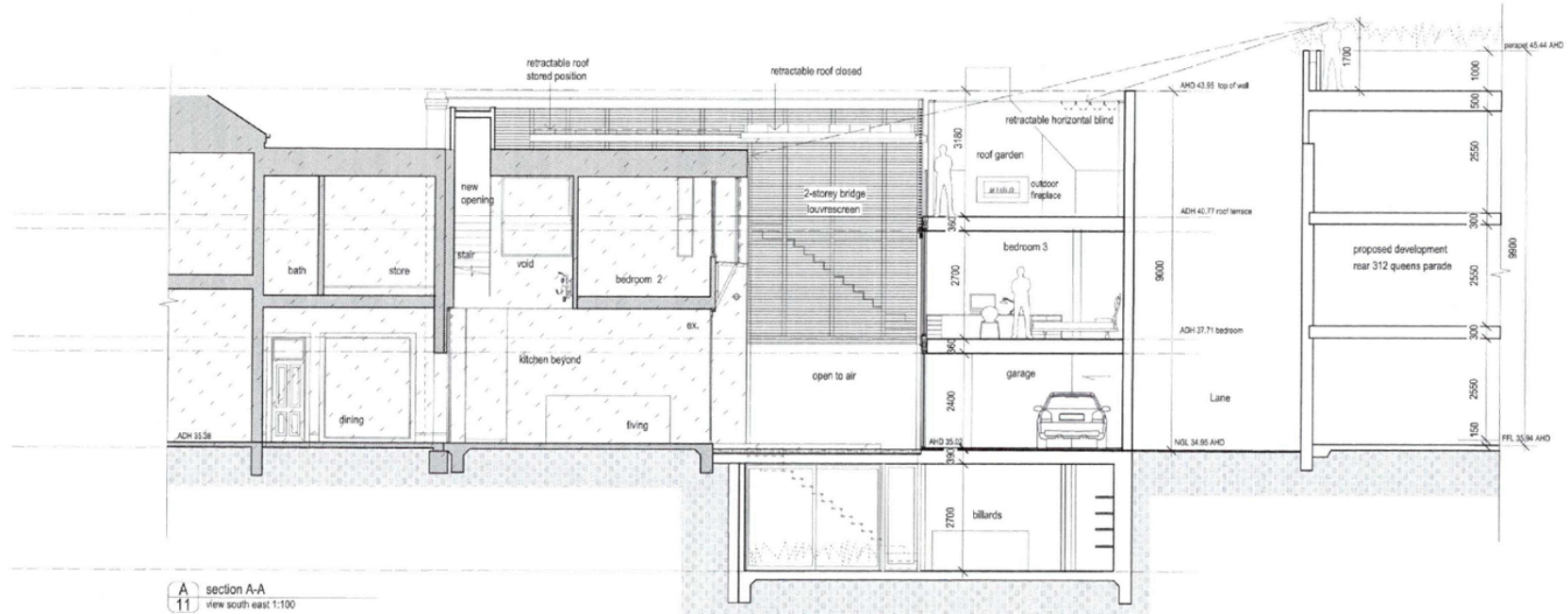
Attachment 2 - PLN18/0650 1 Michael Street Fitzroy North - Plans



# Attachment 2 - PLN18/0650 1 Michael Street Fitzroy North - Plans



Attachment 2 - PLN18/0650 1 Michael Street Fitzroy North - Plans



legend

- existing building fabric in section
- existing building fabric in elevation

revision A: deletion of pergola + addition of retractable blind + 2-storey bridge

project: 1 Michael St, North Fitzroy

drawing: sections 1 of 2

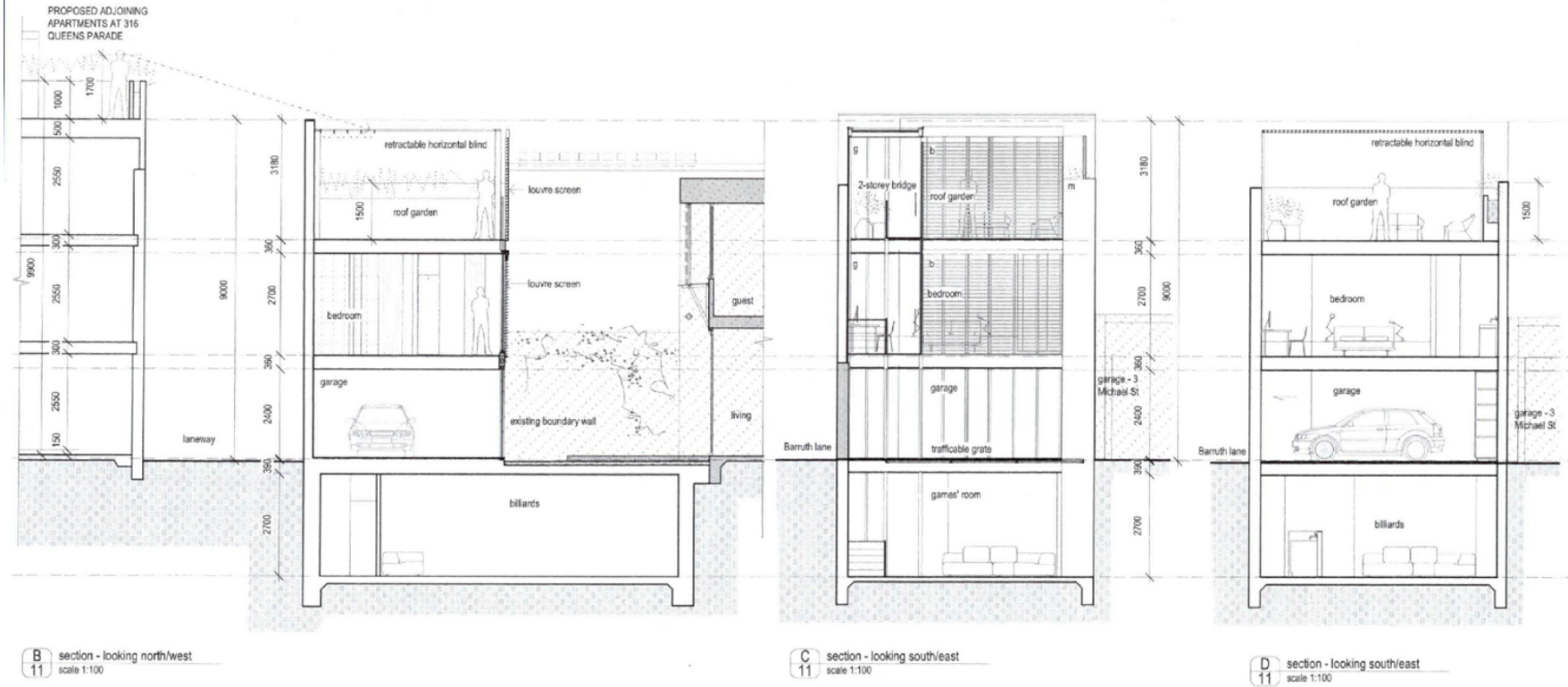
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dwg no. 1709/TP/17A

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# Attachment 2 - PLN18/0650 1 Michael Street Fitzroy North - Plans



revision A: deletion of pergola + addition of retractable blind + 2-storey bridge

project: 1 Michael St, North Fitzroy

drawing: sections 2 of 2

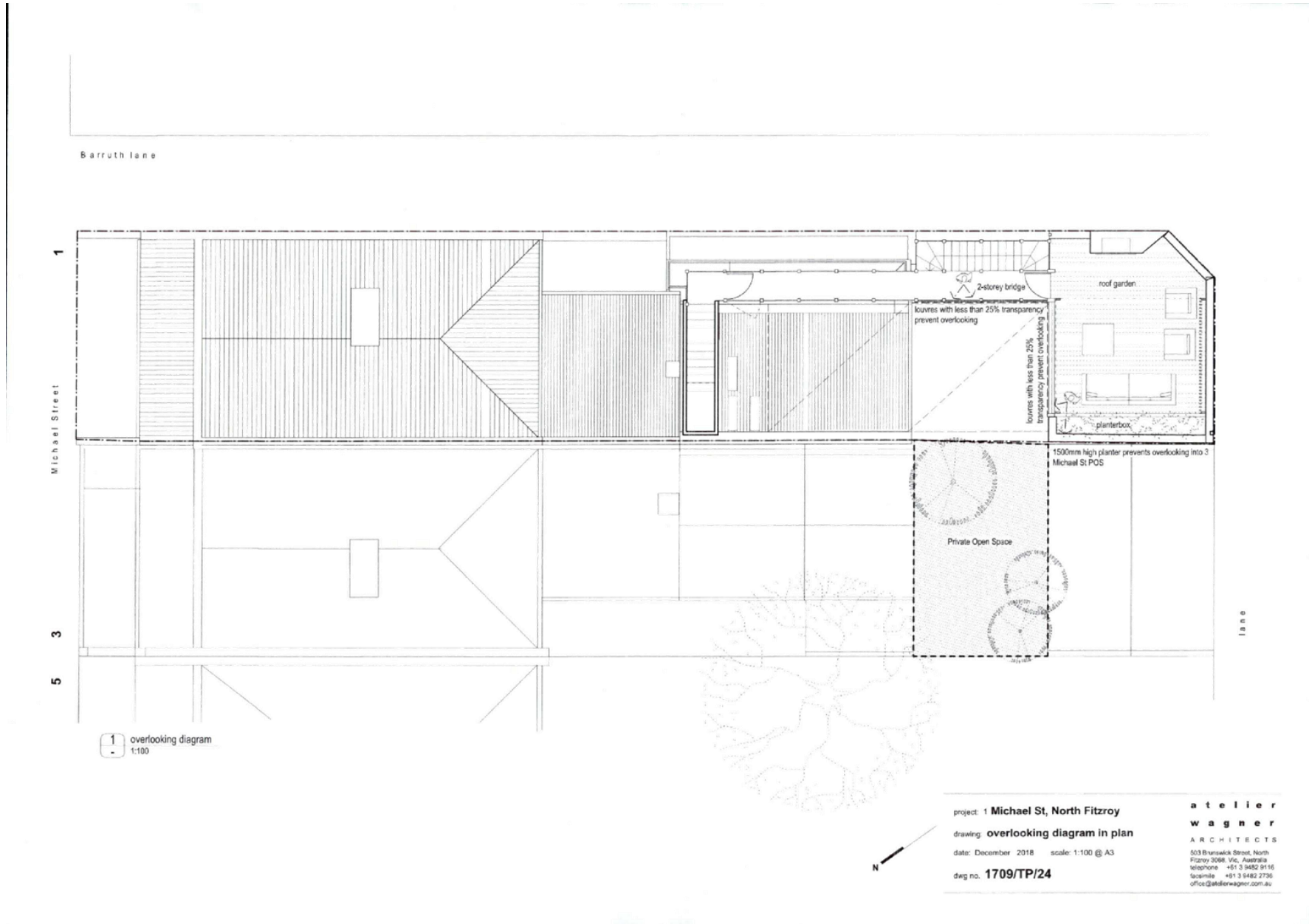
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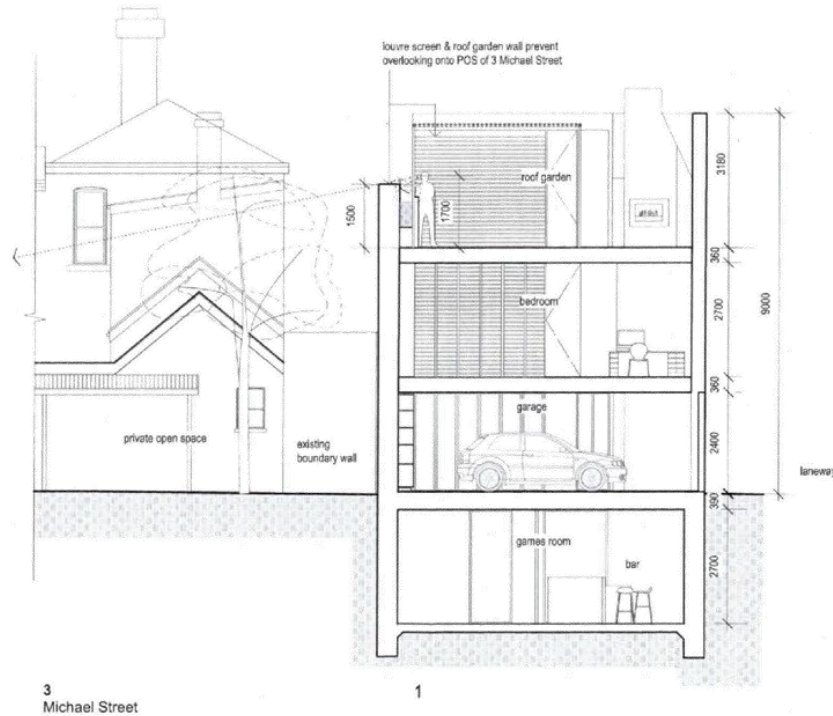
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Attachment 2 - PLN18/0650 1 Michael Street Fitzroy North - Plans



Attachment 2 - PLN18/0650 1 Michael Street Fitzroy North - Plans



E  
11 overlooking diagram  
1:100

legend  
.....> overlooking line of sight

N

project: 1 Michael St, North Fitzroy

drawing: overlooking diagram in section

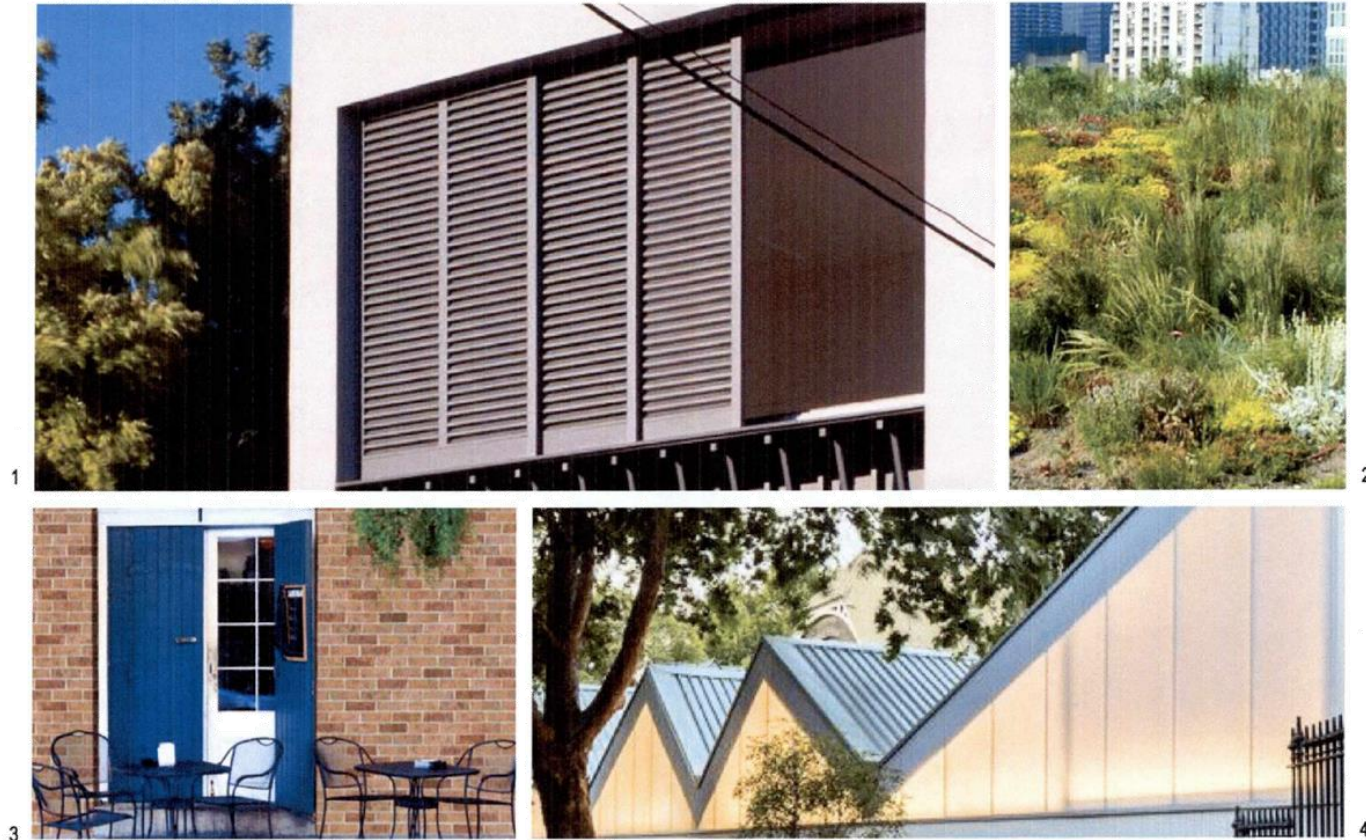
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dwg no. 1709/TP/25

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Attachment 2 - PLN18/0650 1 Michael Street Fitzroy North - Plans



- 1 louvers for garden elevations to prevent overlooking, charcole colour
- 2 green roof planting for roof garden
- 3 Daniel Robertson Traditional bricks for external walls onto lane, Buff colour
- 4 polycarbonate for retractable garage door, translucent

N  
project: 1 Michael Street, North Fitzroy  
drawing: material selection  
date: December 2018 scale: 1:100 @ A3  
dwg no. 1709/TP/26

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