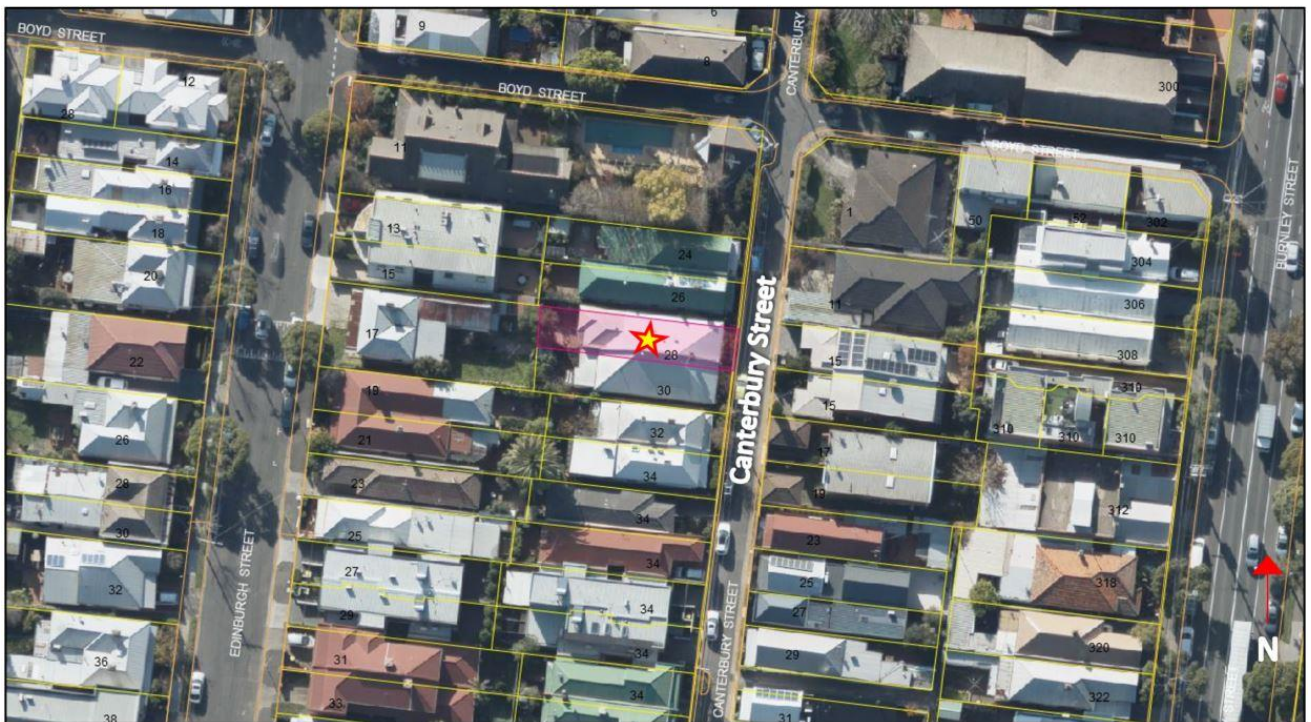
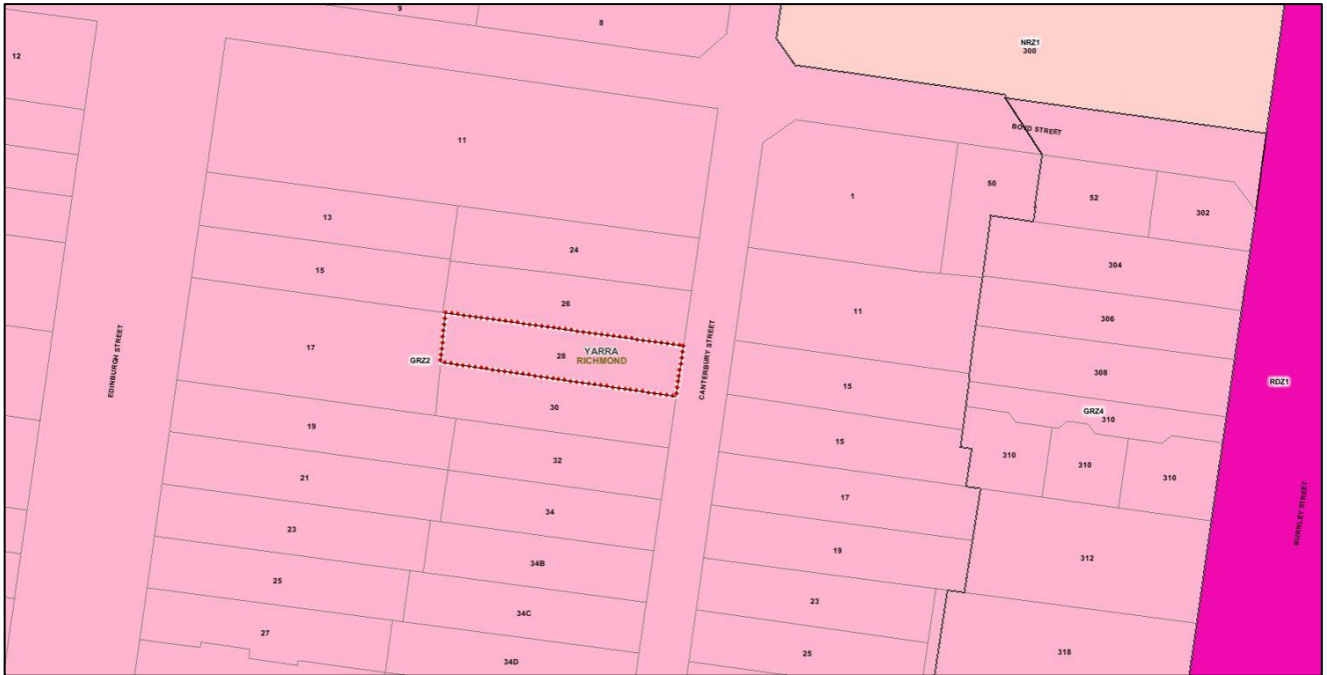


Attachment 1 - PLN19/0706 - 28 Canterbury Street Richmond - Site Location Plan

SUBJECT LAND: 28 Canterbury Street Richmond ↑ North Subject Site



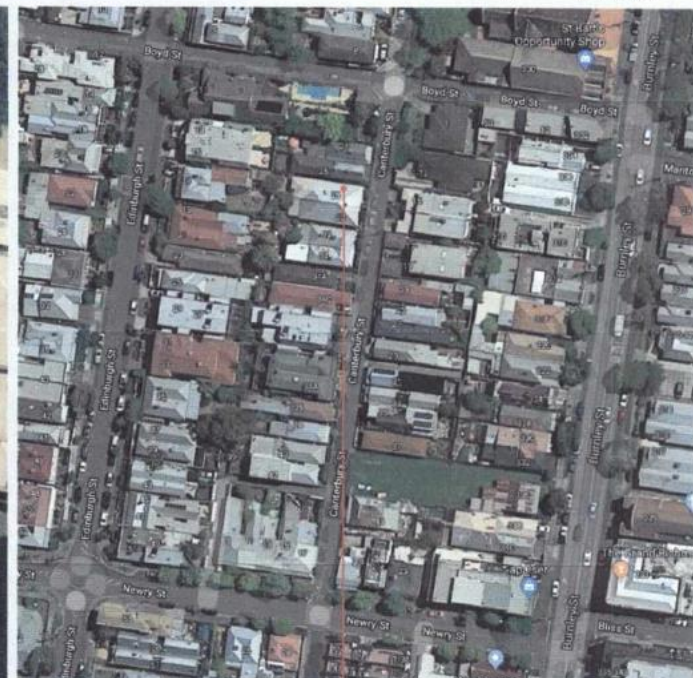
Attachment 2 - PLN19/0706 - 28 Canterbury Street Richmond - Advertised Plans

..existing conditions photographic references....



....existing aerial view - 28 canterbury street, richmond and surrounds..

subject property



subject property

Attachment 2 - PLN19/0706 - 28 Canterbury Street Richmond - Advertised Plans

..continued....



....no. 34 & 32 canterbury street..



....no. 30 & 28 (subject site) canterbury street..



....no. 26 & 24 canterbury street..

....existing street view - canterbury street, west side..

Attachment 2 - PLN19/0706 - 28 Canterbury Street Richmond - Advertised Plans

..continued....



....no. 11-13 canterbury street..



....no. 15a & 15b (opposite subject site) canterbury street..



....no. 17 & 19 canterbury street..

....existing street view - canterbury street, east side..

Attachment 2 - PLN19/0706 - 28 Canterbury Street Richmond - Advertised Plans

..continued....



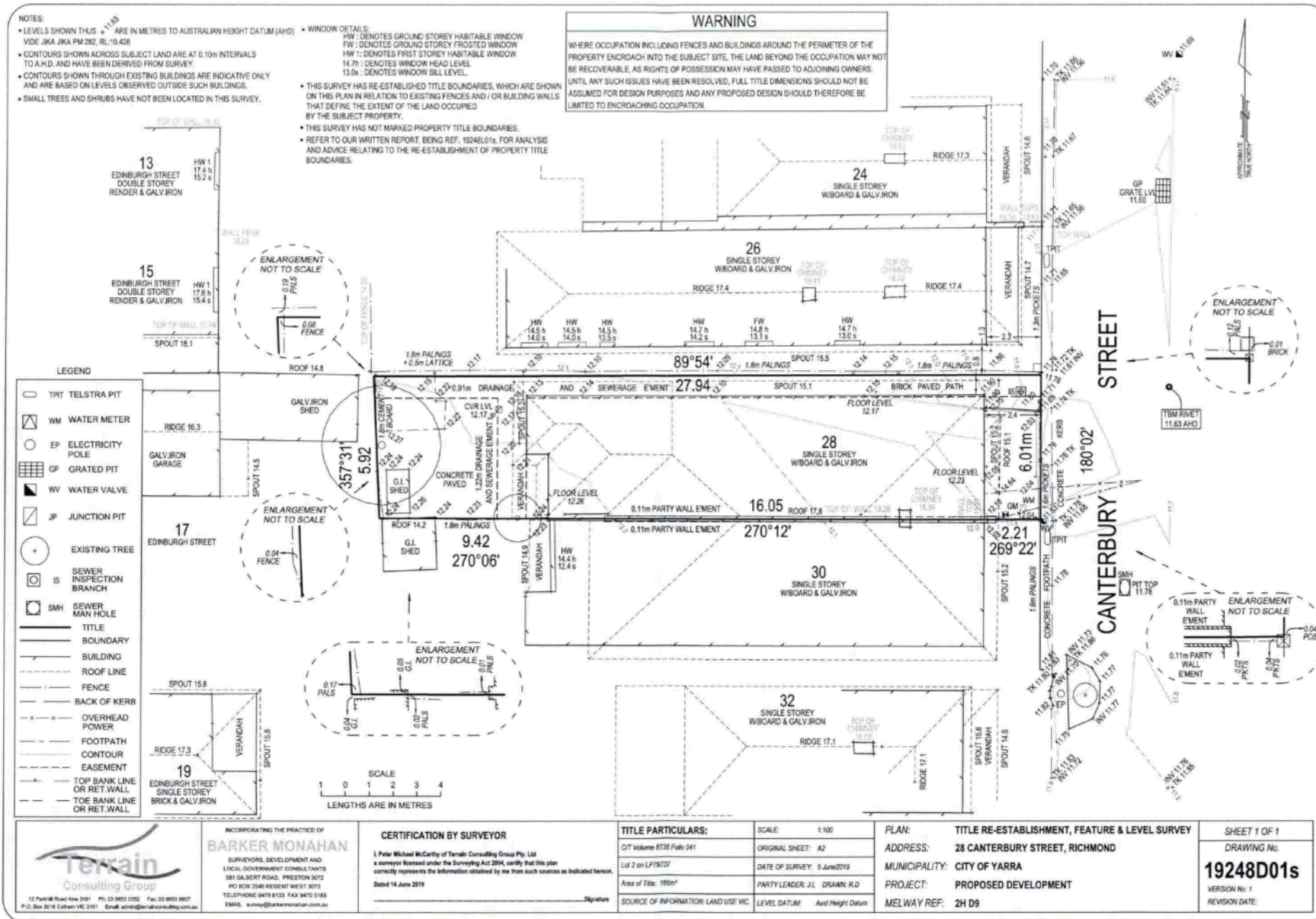
....no. 19, 21 and 23 newry street..



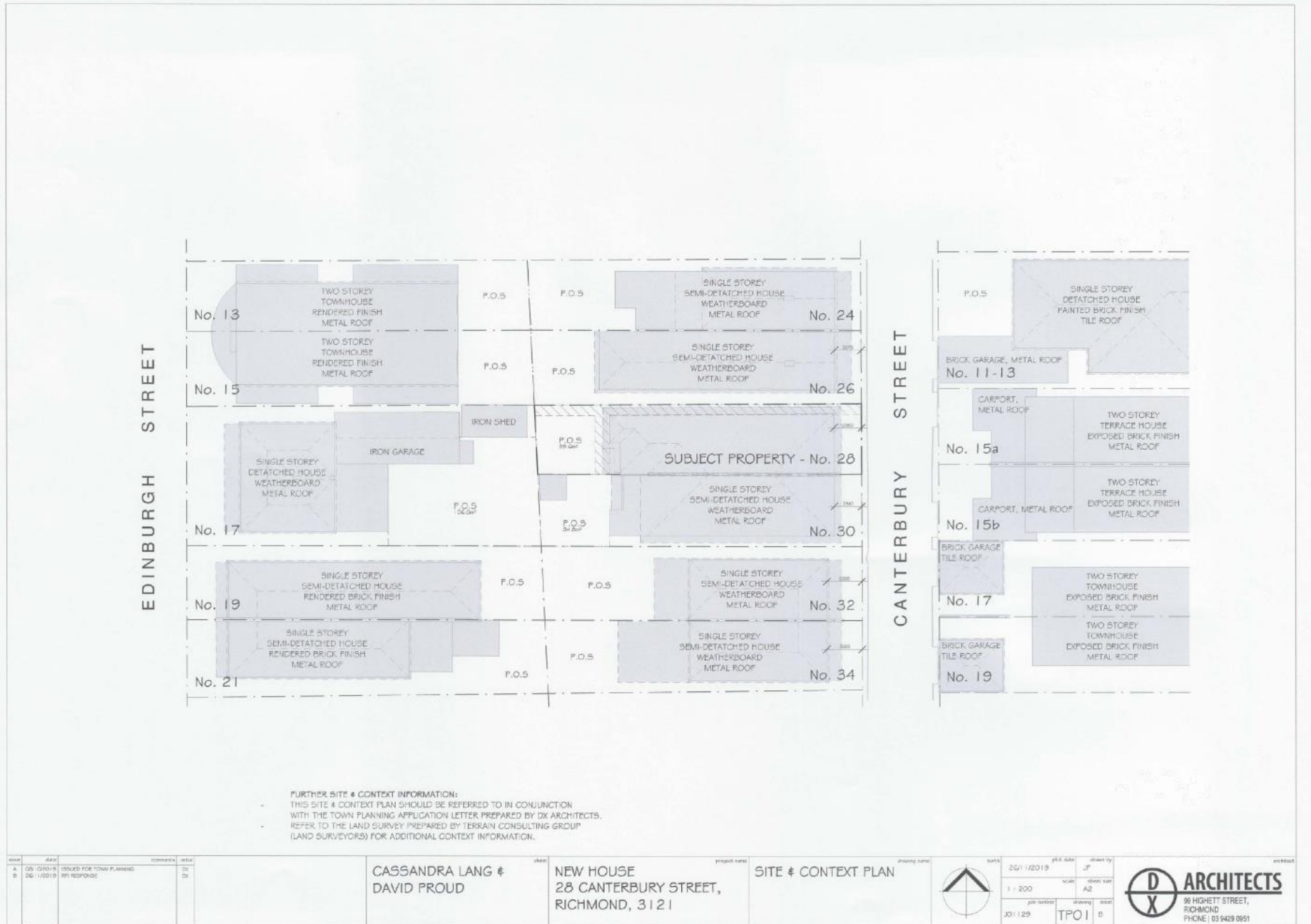
....no. 11, 13 & 15 edinburgh street..

....existing conditions - building examples..

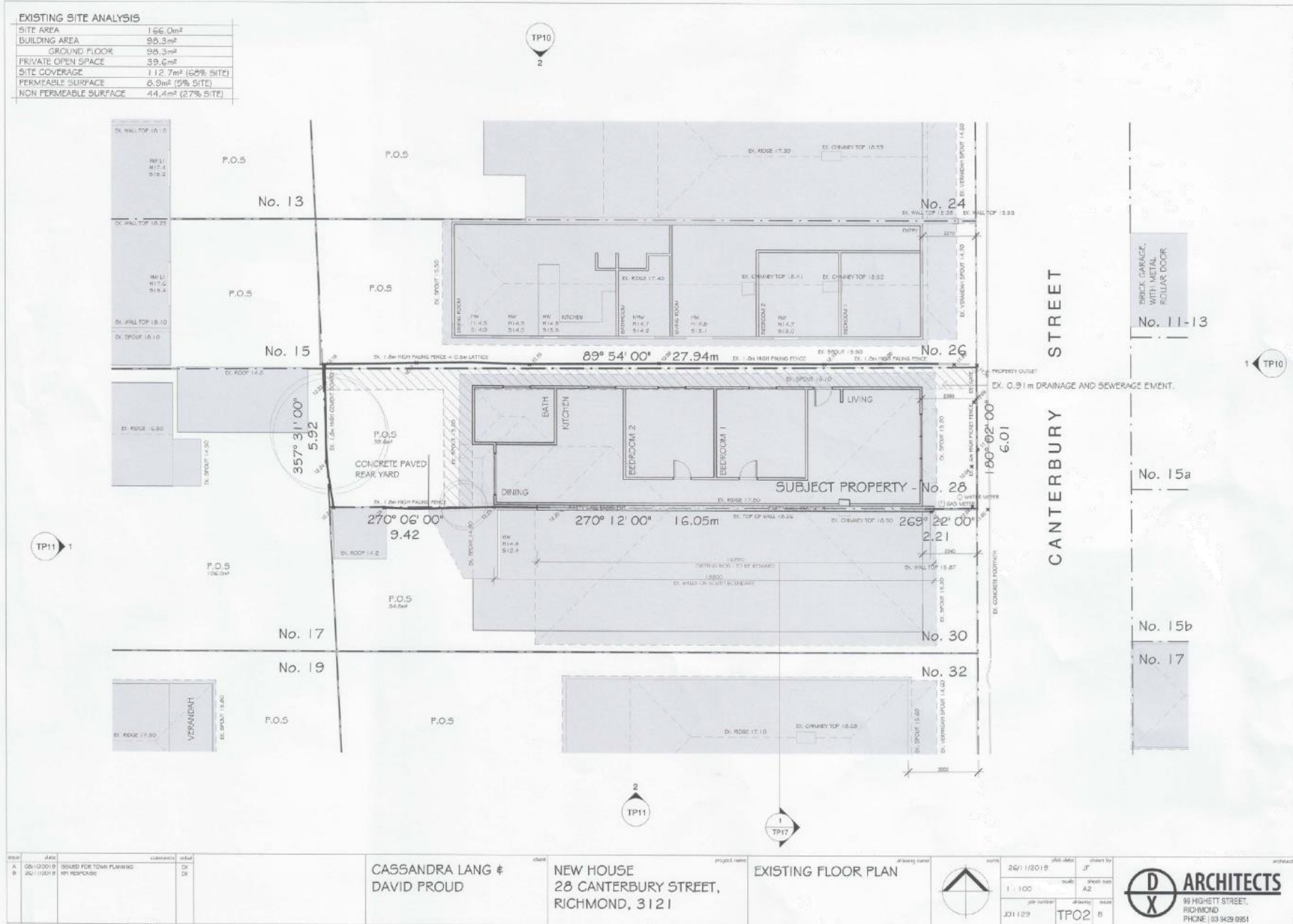
Attachment 2 - PLN19/0706 - 28 Canterbury Street Richmond - Advertised Plans



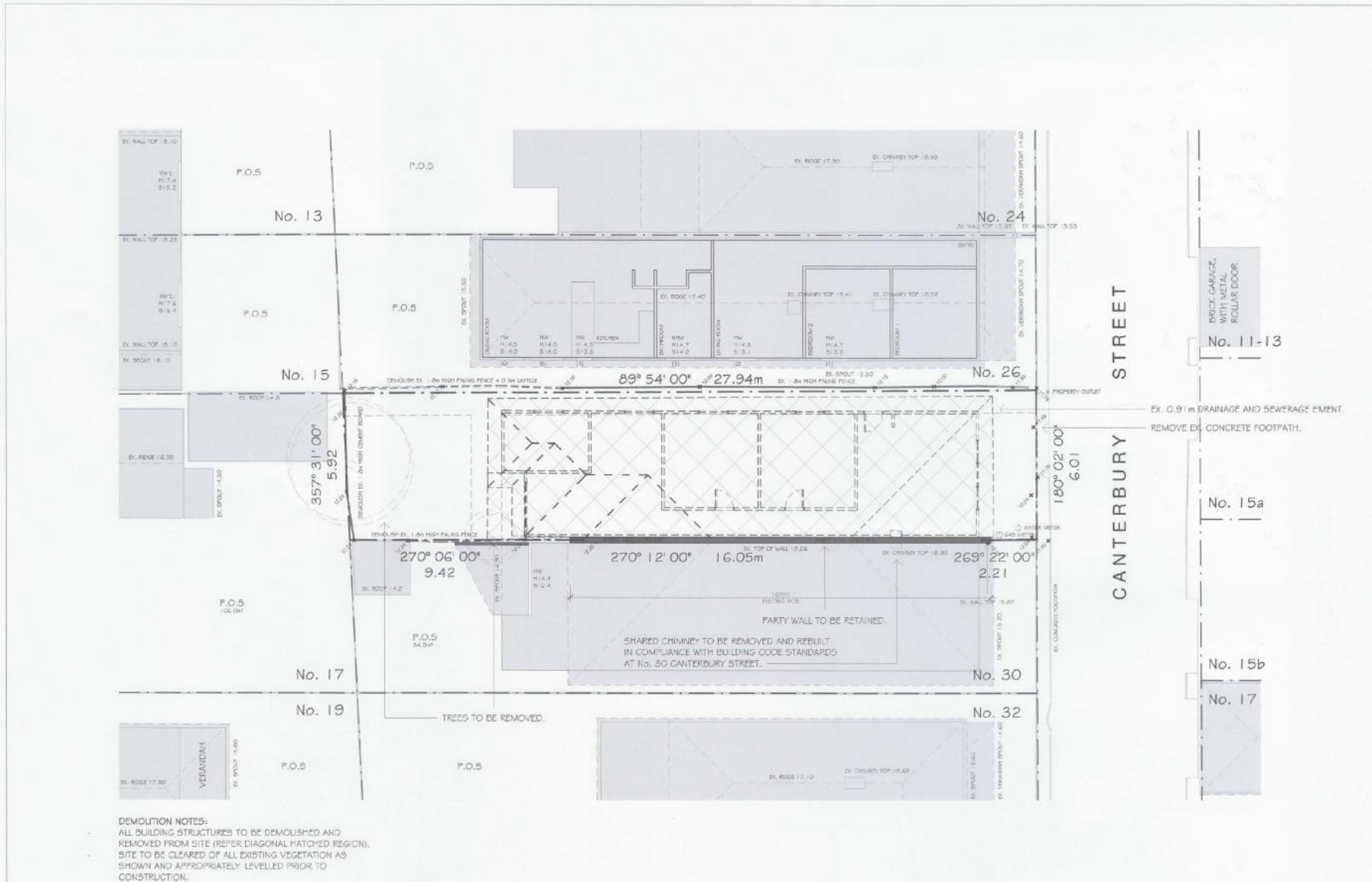
Attachment 2 - PLN19/0706 - 28 Canterbury Street Richmond - Advertised Plans



Attachment 2 - PLN19/0706 - 28 Canterbury Street Richmond - Advertised Plans



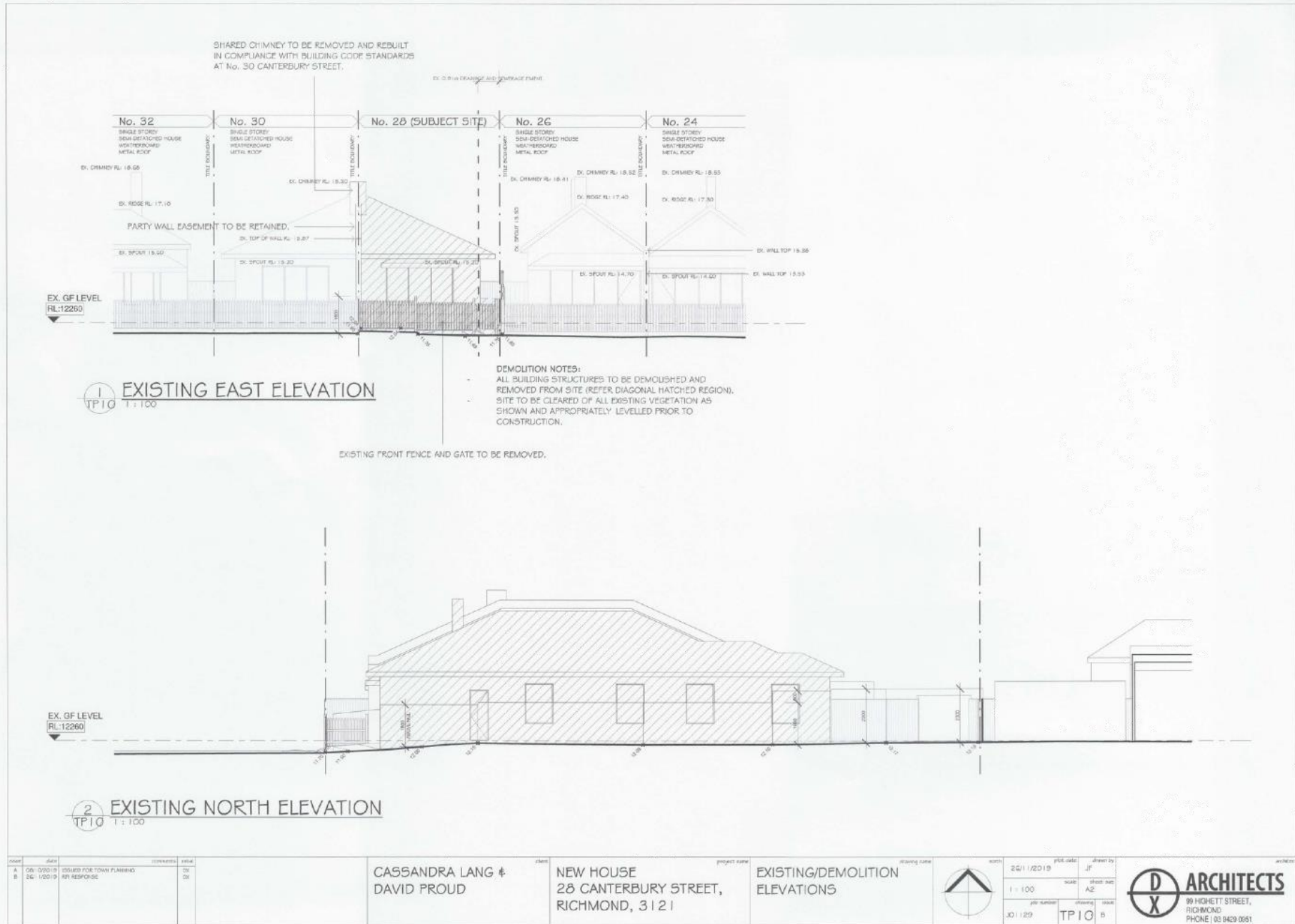
Attachment 2 - PLN19/0706 - 28 Canterbury Street Richmond - Advertised Plans



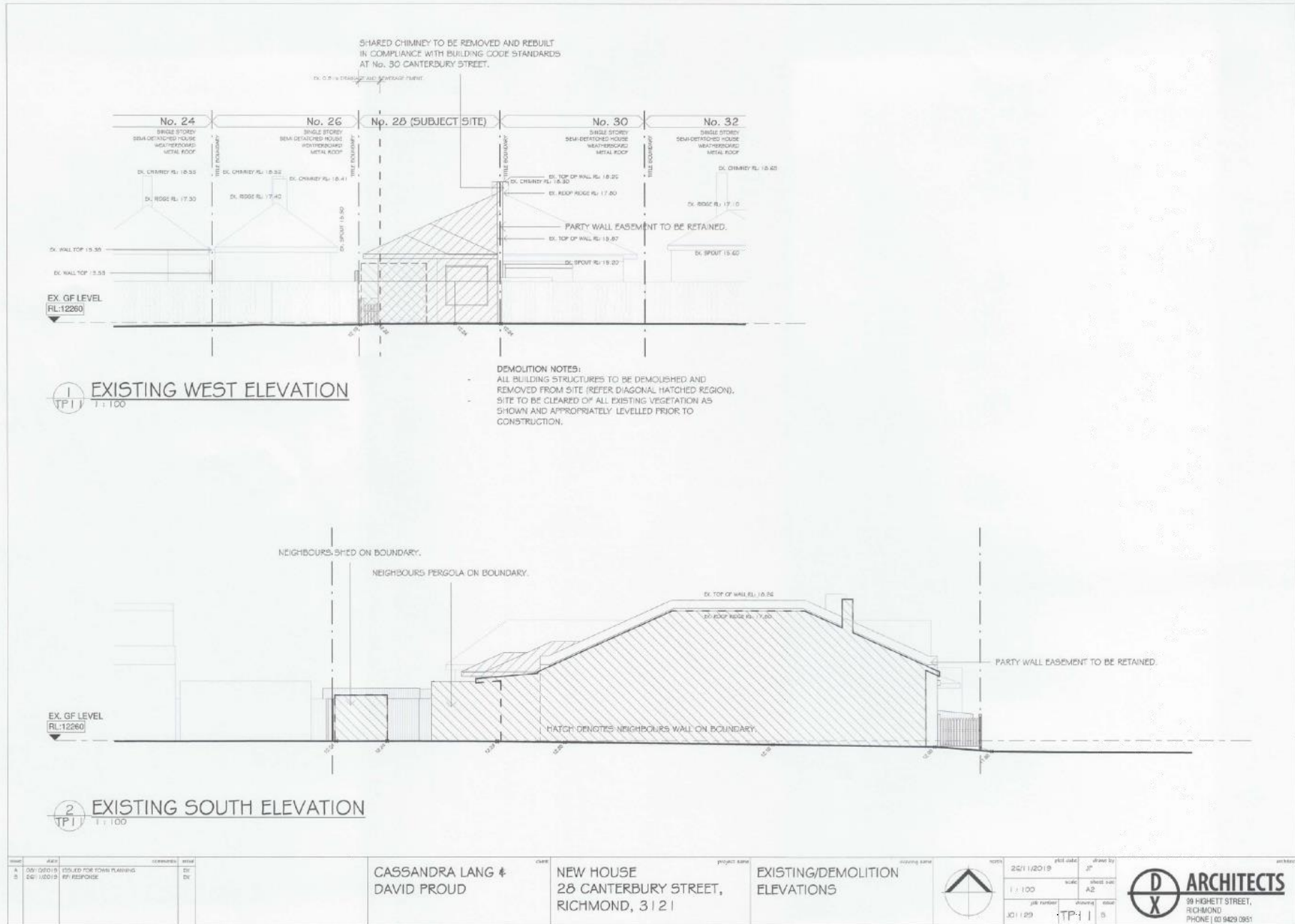
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B	26/11/2019	REV RESPONSE	DL	DL								DL



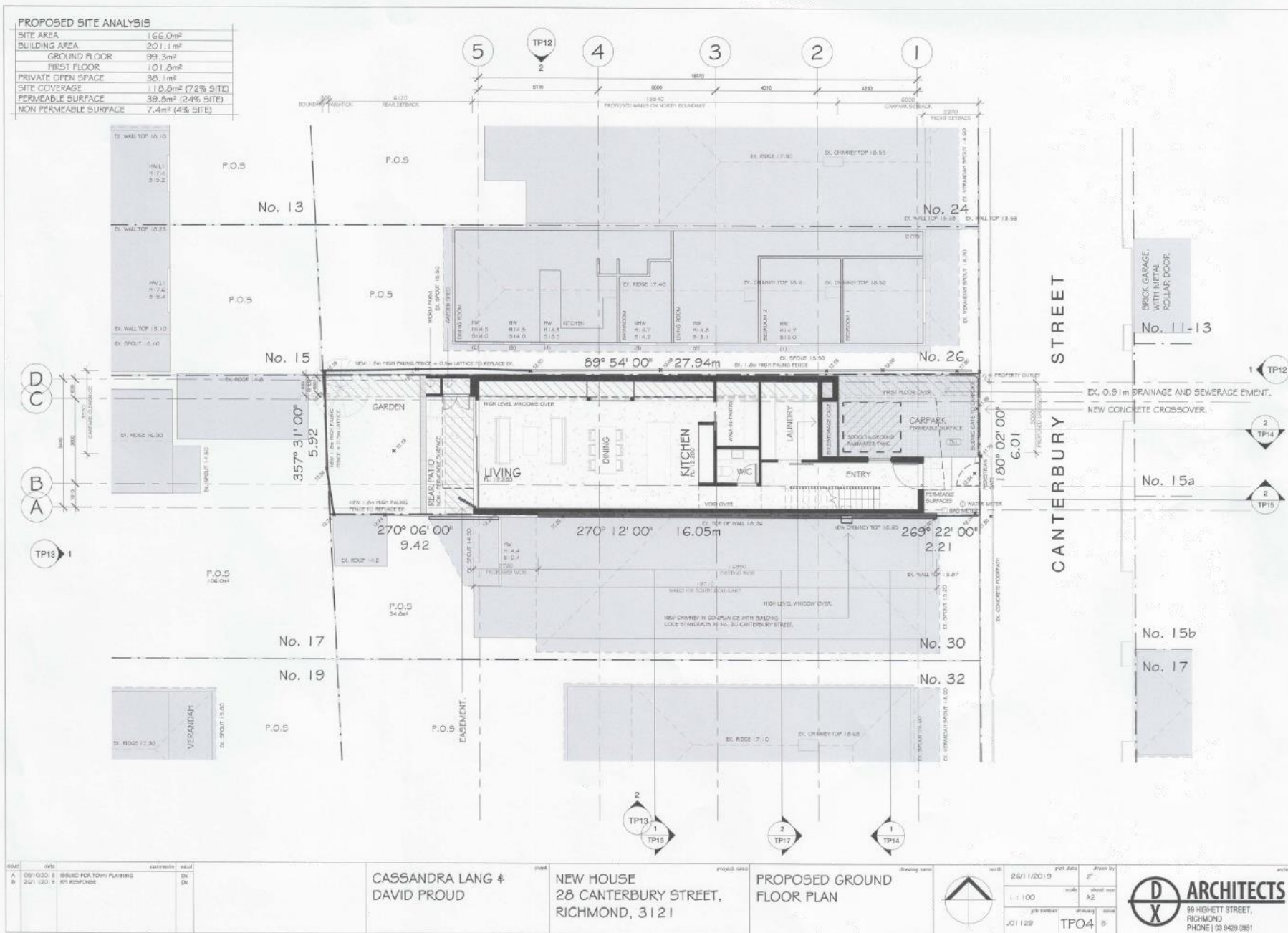
Attachment 2 - PLN19/0706 - 28 Canterbury Street Richmond - Advertised Plans



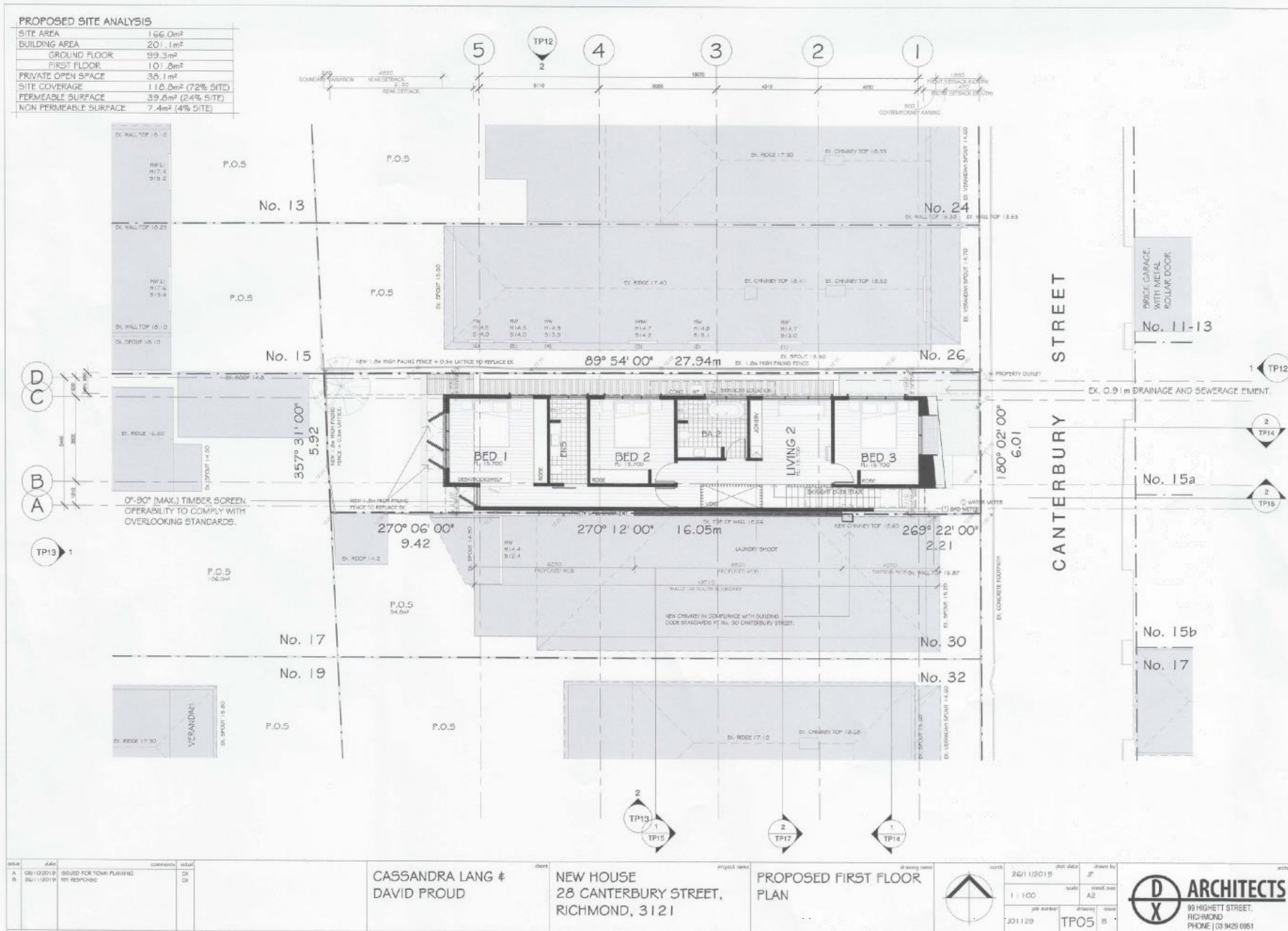
Attachment 2 - PLN19/0706 - 28 Canterbury Street Richmond - Advertised Plans



Attachment 2 - PLN19/0706 - 28 Canterbury Street Richmond - Advertised Plans

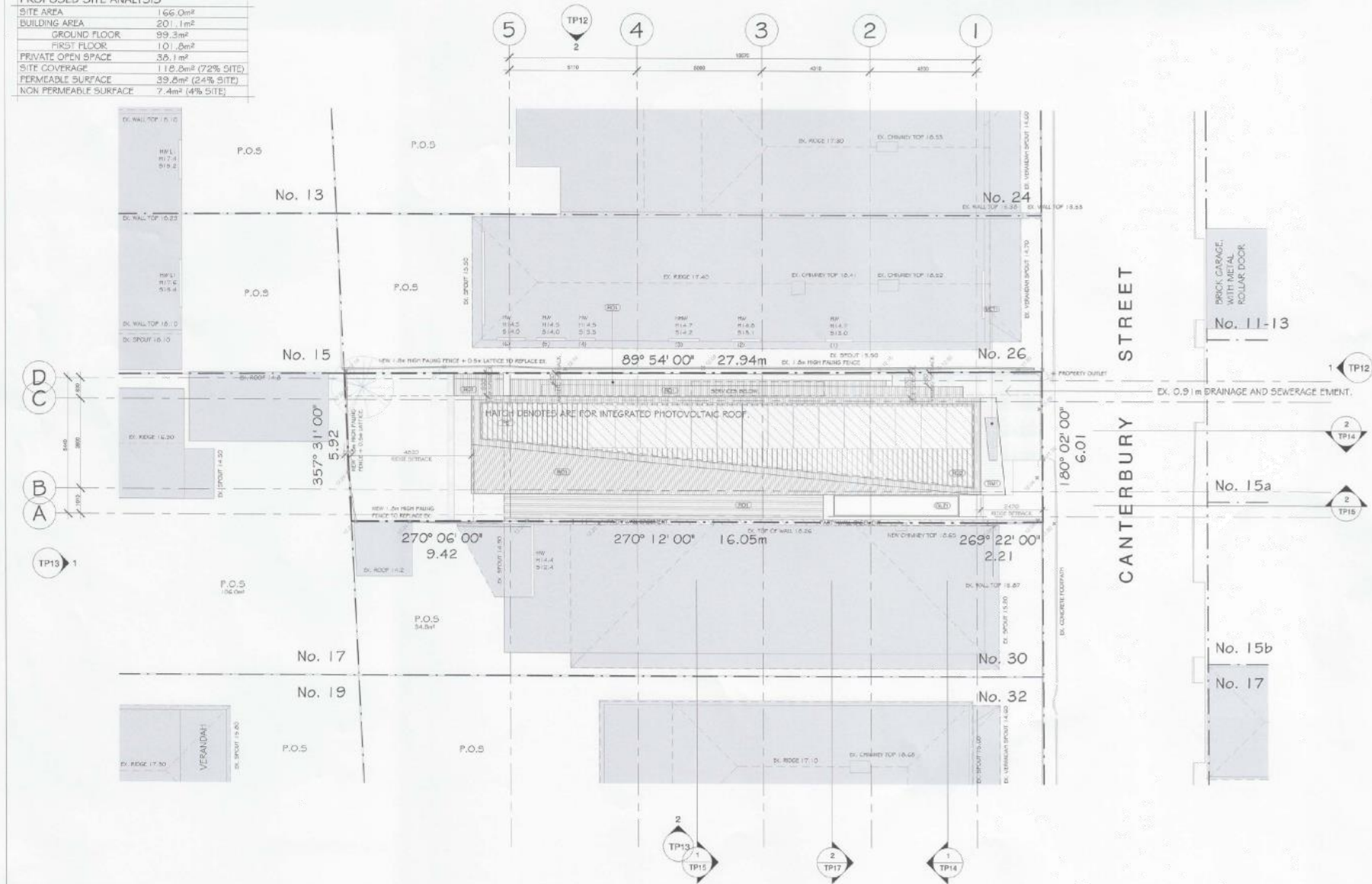


Attachment 2 - PLN19/0706 - 28 Canterbury Street Richmond - Advertised Plans



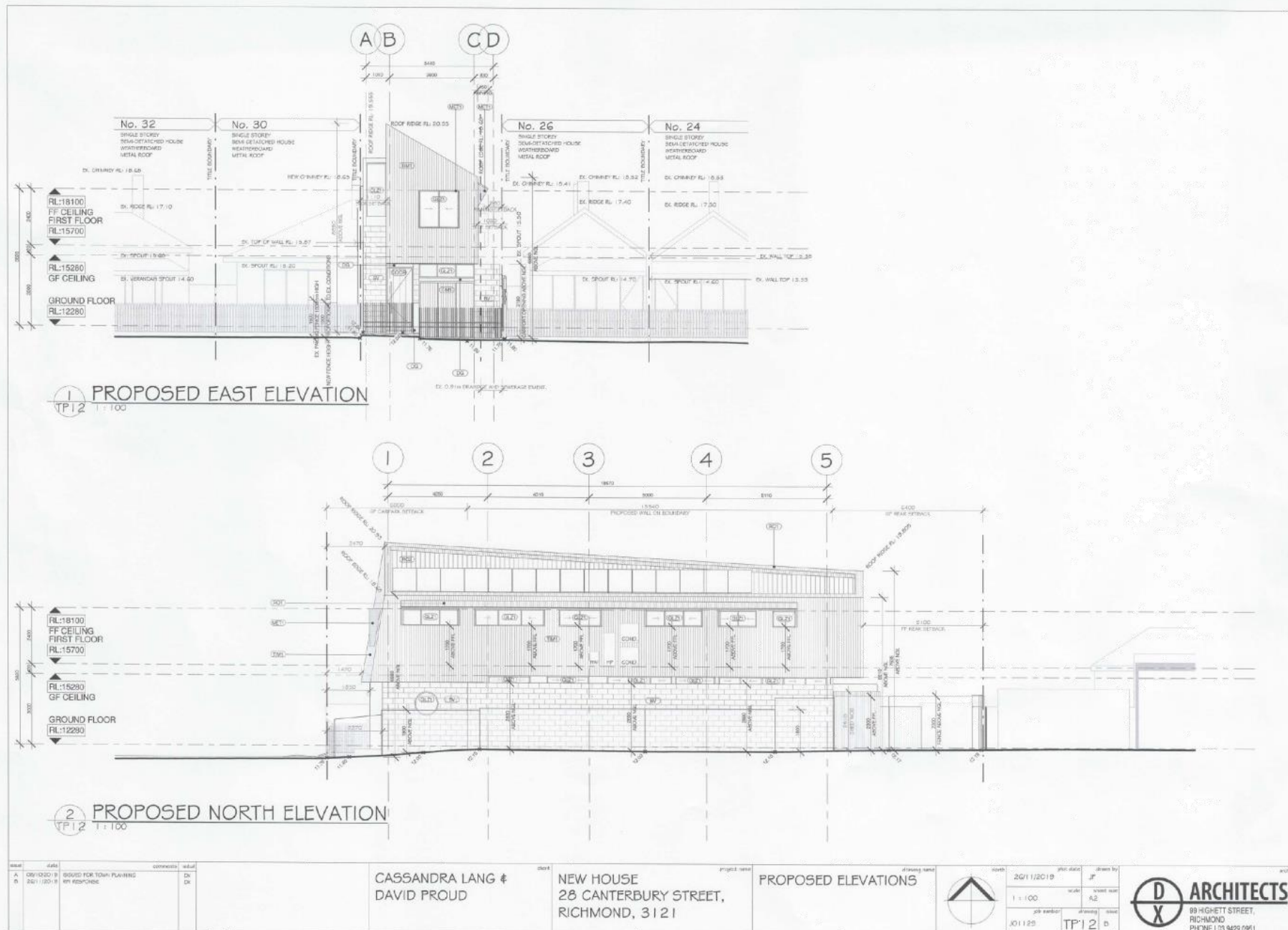
Attachment 2 - PLN19/0706 - 28 Canterbury Street Richmond - Advertised Plans

PROPOSED SITE ANALYSIS	
SITE AREA	1.66.0m ²
BUILDING AREA	201.1m ²
GROUND FLOOR	99.3m ²
FIRST FLOOR	101.8m ²
PRIVATE OPEN SPACE	36.1m ²
SITE COVERAGE	118.8m ² (72% SITE)
PERMEABLE SURFACE	39.8m ² (24% SITE)
NON PERMEABLE SURFACE	7.4m ² (4% SITE)



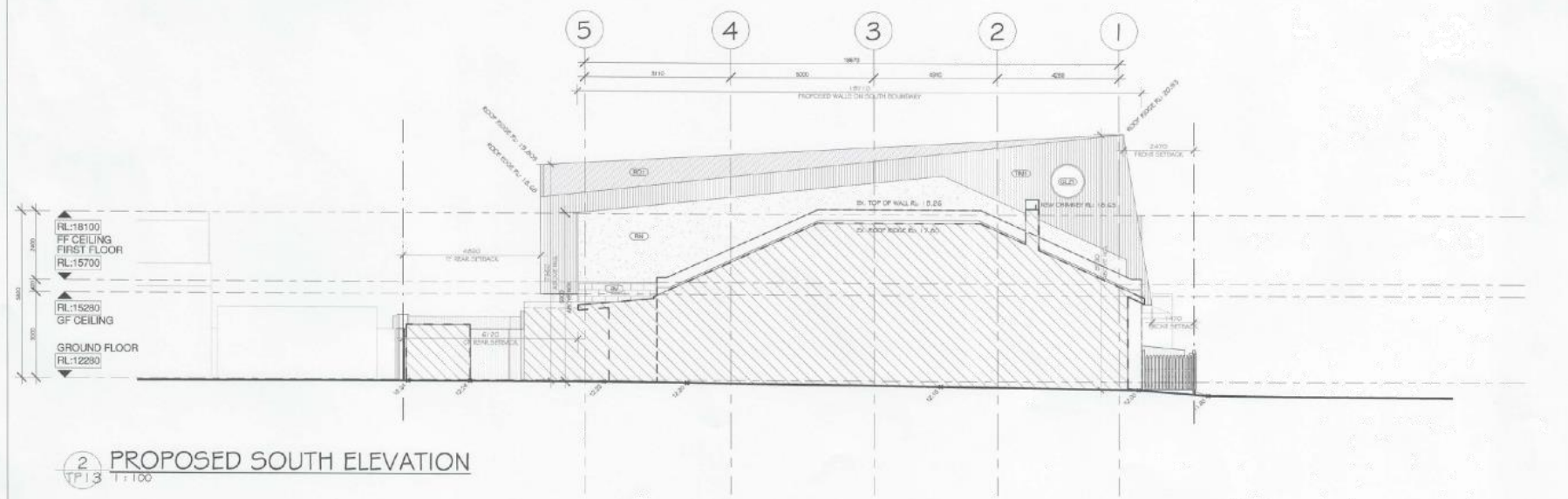
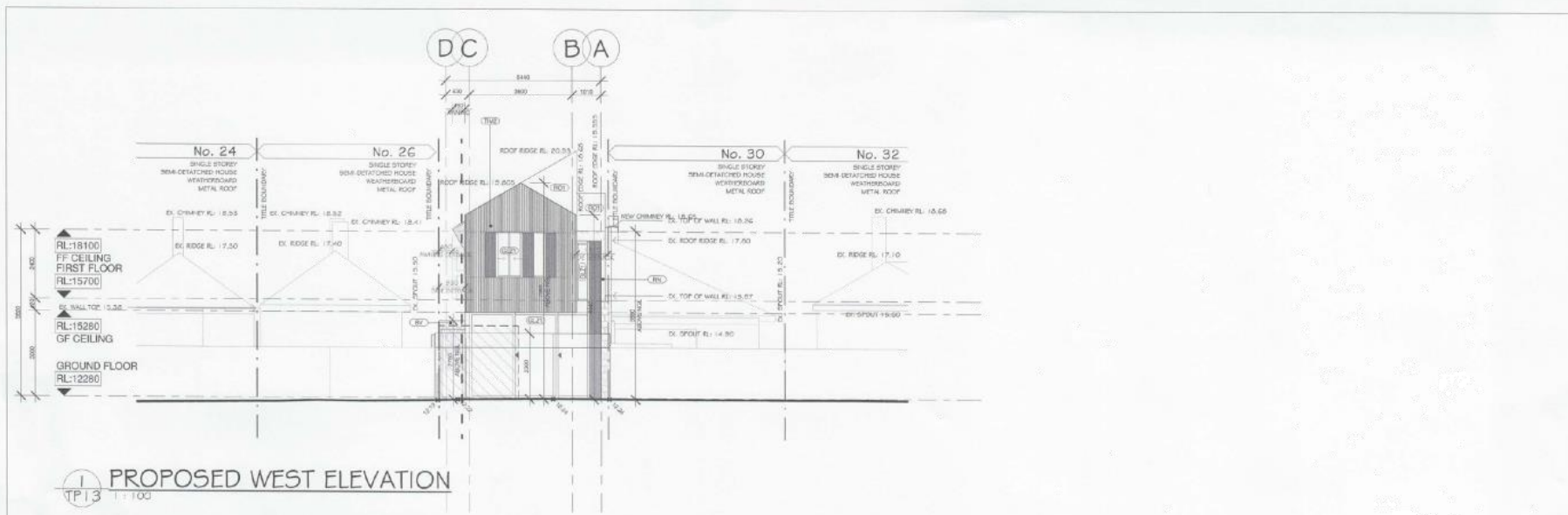
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issue	date	description	comments	initials																	
A	06/10/2019	ISSUED FOR TOWN PLANNING																			
P	26/11/2019	FOR RESPONSE																			

Attachment 2 - PLN19/0706 - 28 Canterbury Street Richmond - Advertised Plans



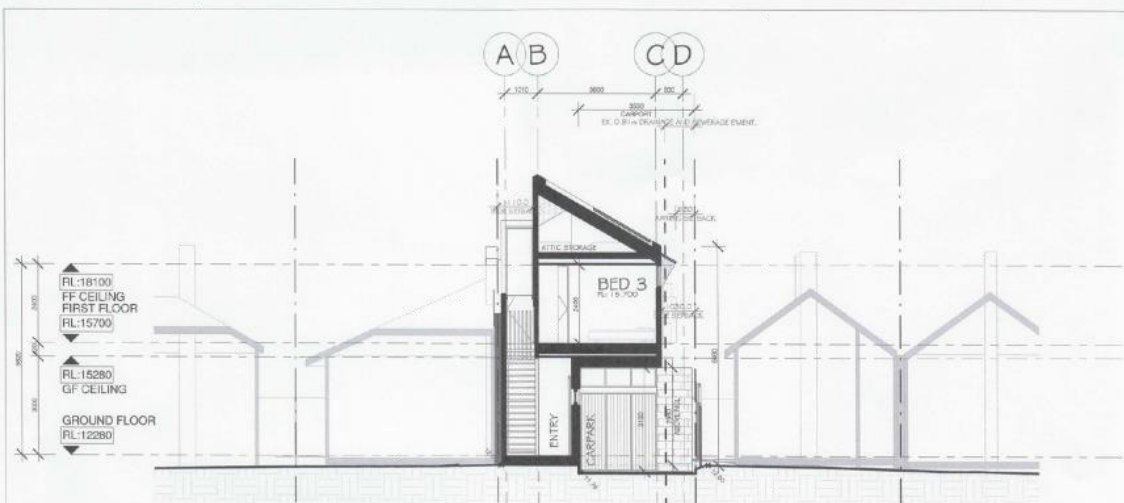
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sheet no.	A2																											
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drawing	TP 12																											
date	19																											

Attachment 2 - PLN19/0706 - 28 Canterbury Street Richmond - Advertised Plans

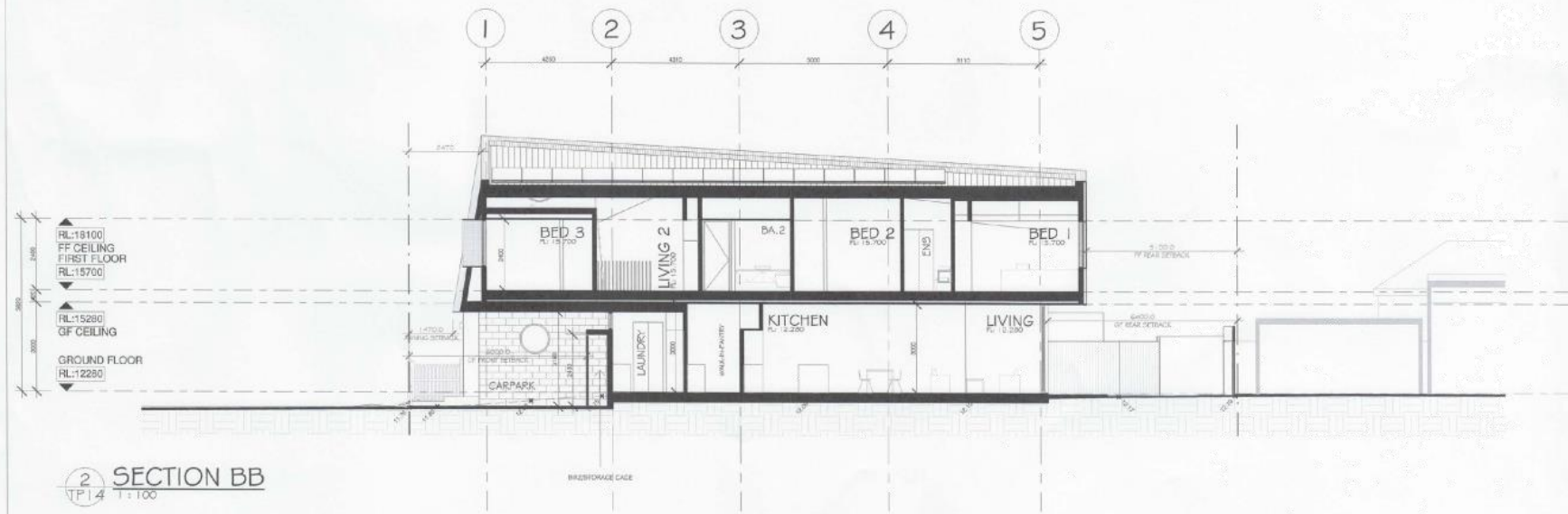


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Attachment 2 - PLN19/0706 - 28 Canterbury Street Richmond - Advertised Plans



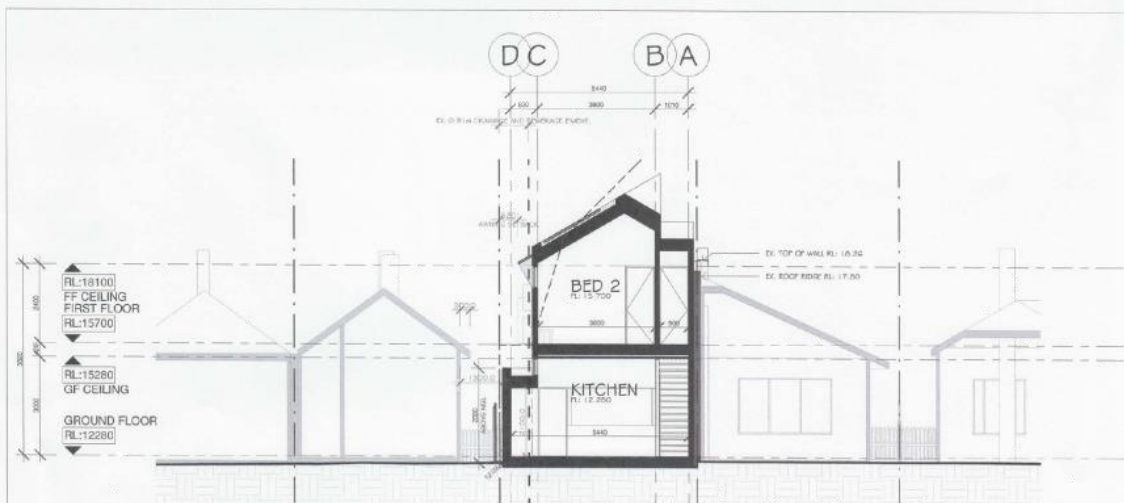
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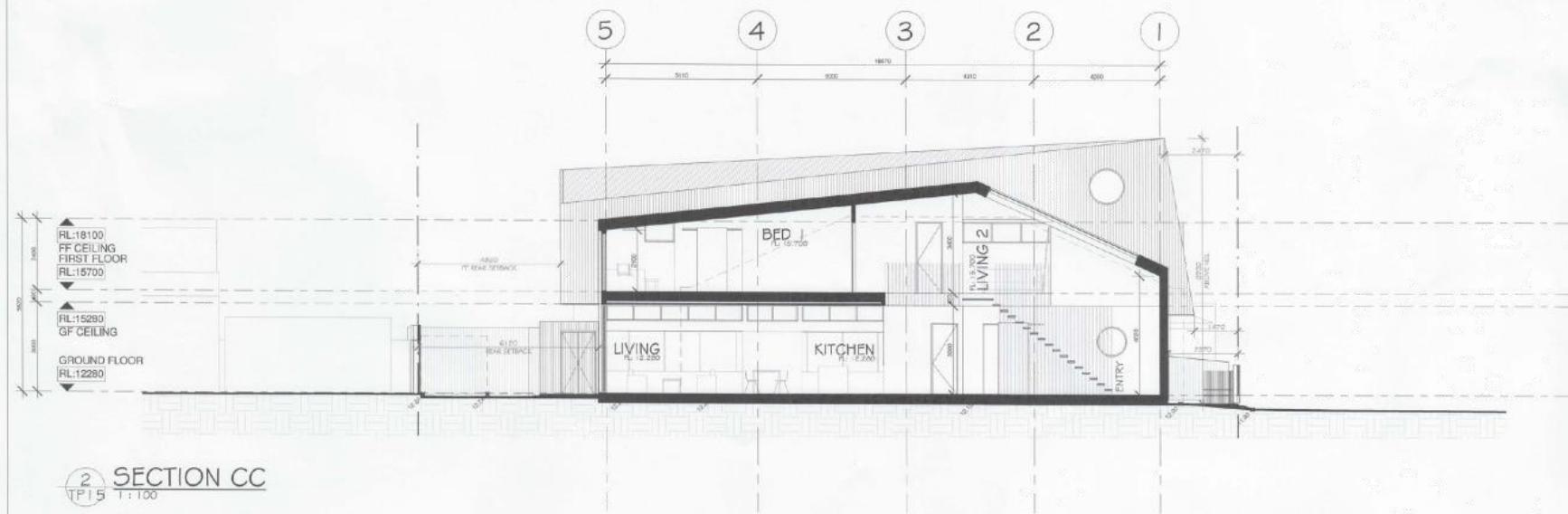
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		sheet	B																															

Attachment 2 - PLN19/0706 - 28 Canterbury Street Richmond - Advertised Plans



SECTION DD
TP 15
1:100



SECTION CC
TP 15
1:100

date	description	author	checked
06/10/2019	ISSUED FOR TOWN PLANNING	DL	DL
26/11/2019	REV RESPONSE	DL	DL

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NEW HOUSE
28 CANTERBURY STREET,
RICHMOND, 3121

SECTIONS



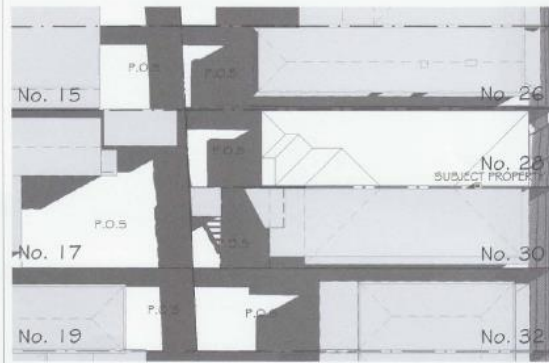
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DRAWING CODE	B	DATE	

DX ARCHITECTS
89 HIGHETT STREET,
RICHMOND
PHONE | 03 9423 0951

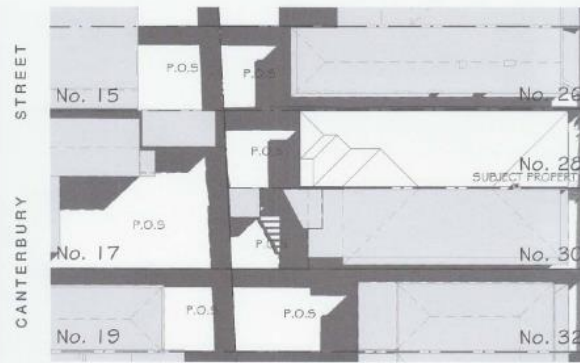
Attachment 2 - PLN19/0706 - 28 Canterbury Street Richmond - Advertised Plans



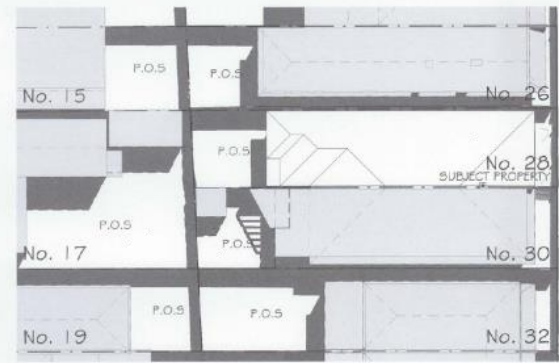
Attachment 2 - PLN19/0706 - 28 Canterbury Street Richmond - Advertised Plans



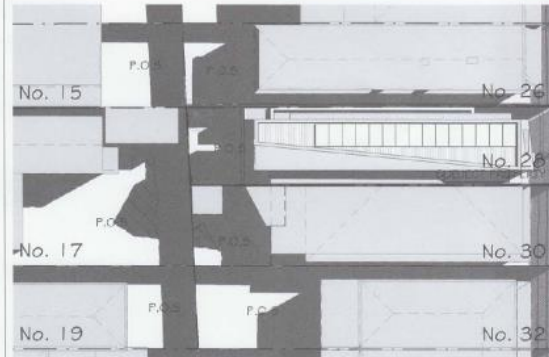
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TPO7 1:250



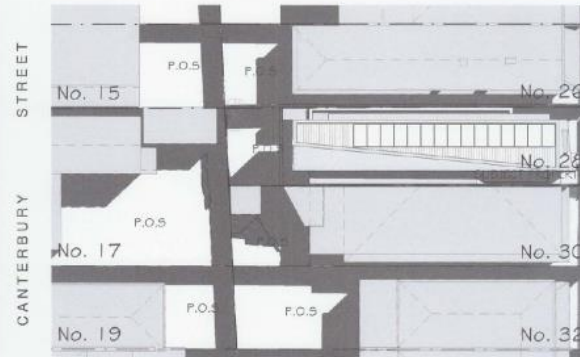
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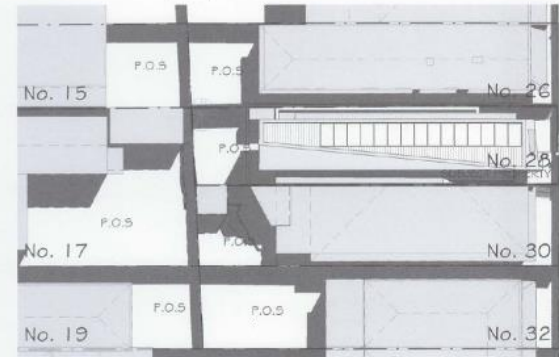
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TPO7 1:250



2 *TP - SHADOW - PROPOSED - 9AM
TPO7 1:250



4 *TP - SHADOW - PROPOSED - 10AM
TPO7 1:250



6 *TP - SHADOW - PROPOSED - 11AM
TPO7 1:250

SHADOW ANALYSIS LEGEND

	SECLUDED PRIVATE OPEN SPACE (m ²)
	EXISTING SHADOW TO ADJOINING PRIVATE OPEN SPACE
	ADDITIONAL SHADOW TO ADJOINING PRIVATE OPEN SPACE
	REDUCED SHADOW TO ADJOINING PRIVATE OPEN SPACE

issue	date	comments	initial
A	26/11/2019	ISSUED FOR TOWN PLANNING	DL
B	26/11/2019	REV RESPONSE	

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DAVID PROUD

NEW HOUSE
28 CANTEBURY STREET,
RICHMOND, 3121

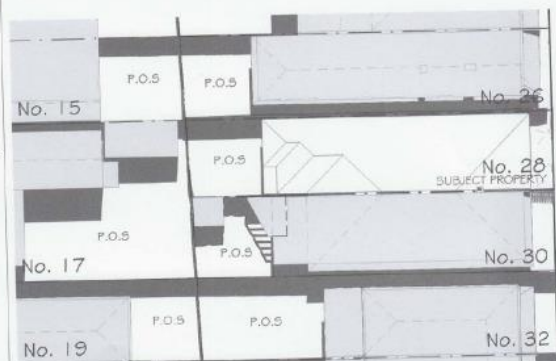
SHADOW DIAGRAMS



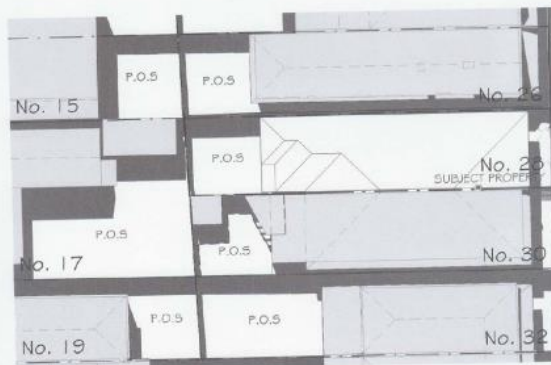
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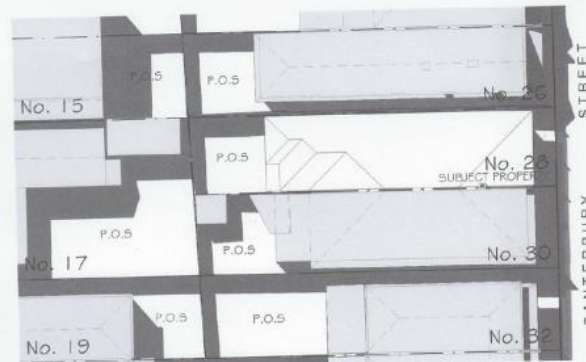
Attachment 2 - PLN19/0706 - 28 Canterbury Street Richmond - Advertised Plans



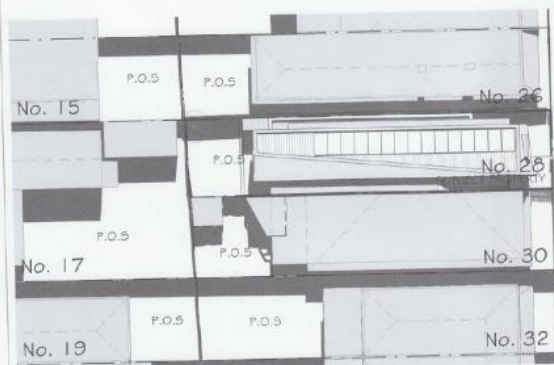
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TPO8 1:250



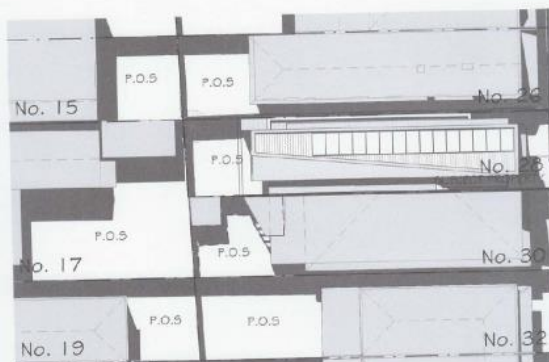
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TPO8 1:250



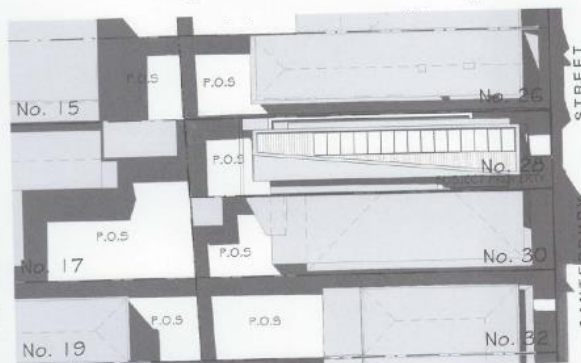
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TPO8 1:250



2 *TP - SHADOW - PROPOSED - 12PM
TPO8 1:250



4 *TP - SHADOW - PROPOSED - 1PM
TPO8 1:250



6 *TP - SHADOW - PROPOSED - 2PM
TPO8 1:250

SHADOW ANALYSIS LEGEND

	SECLUDED PRIVATE OPEN SPACE (m ²)
	EXISTING SHADOW TO ADJOINING PRIVATE OPEN SPACE.
	ADDITIONAL SHADOW TO ADJOINING PRIVATE OPEN SPACE.
	REDUCED SHADOW TO ADJOINING PRIVATE OPEN SPACE.

no.	date	description	author
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B	26/11/2019		DL

CASSANDRA LANG & DAVID PROUD

NEW HOUSE
28 CANTEBURY STREET,
RICHMOND, 3121

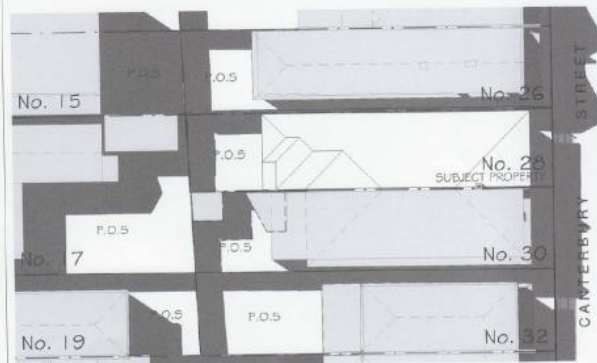
SHADOW DIAGRAMS



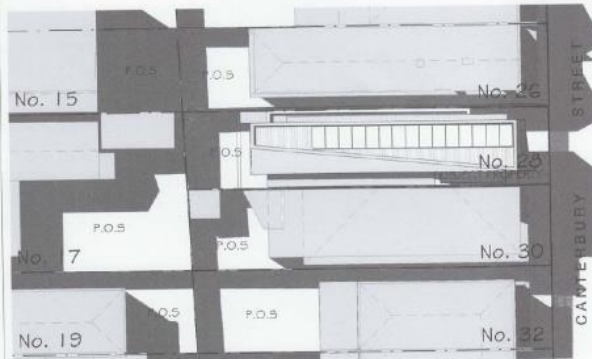
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As evaluated		scale	A2
job number	301129	drawn	TPO8
		date	B

DX ARCHITECTS
99 HIGHETT STREET,
RICHMOND
PHONE: (03) 9429 0951

Attachment 2 - PLN19/0706 - 28 Canterbury Street Richmond - Advertised Plans



1 *TP - SHADOW - EXISTING - 3PM
TPO9 1:250



2 *TP - SHADOW - PROPOSED - 3PM
TPO9 1:250

SHADOW ANALYSIS LEGEND

	SECLUDED PRIVATE OPEN SPACE (m ²)
	EXISTING SHADOW TO ADJOINING PRIVATE OPEN SPACE
	ADDITIONAL SHADOW TO ADJOINING PRIVATE OPEN SPACE
	REDUCED SHADOW TO ADJOINING PRIVATE OPEN SPACE

SHADOW ANALYSIS STATISTICS - EQUINOX (SEPTEMBER 22)

CALCULATING THE EXTENT OF SHADOW CAST BY EXISTING BUILDINGS AND FROM PROPOSED WORKS, INCLUDING FENCES:

Site	9am	10am	11am	12pm	1pm	2pm	3pm
Site 1: No. 30 CANTEBURY BOWEN STREET, RICHMOND.							
SECLUDED PRIVATE OPEN SPACE	34.6m ²						
EXISTING SHADOWED SPOS	29.7m ² (85%)	25.0m ² (72%)	20.9m ² (60%)	17.4m ² (50%)	16.5m ² (47%)	17.5m ² (50%)	21.9m ² (63%)
EXISTING UNSHADOWED SPOS	5.1m ² (15%)	9.6m ² (28%)	13.9m ² (40%)	17.4m ² (50%)	18.3m ² (53%)	17.3m ² (50%)	12.9m ² (37%)
ADDITIONAL SHADOWED SPOS	2.3m ² (7%)	3.5m ² (10%)	3.7m ² (10%)	0.4m ² (1%)	0m ² (0%)	0m ² (0%)	0m ² (0%)
POST-DEVELOPMENT UNSHADOWED SPOS	2.8m ² (8%)	6.3m ² (18%)	10.4m ² (30%)	17.0m ² (49%)	18.3m ² (53%)	17.3m ² (50%)	12.9m ² (37%)
Site 2: No. 17 EDINBURGH STREET, RICHMOND.							
SECLUDED PRIVATE OPEN SPACE	106.0m ²						
EXISTING SHADOWED SPOS	41.4m ² (39%)	35.9m ² (34%)	31.9m ² (30%)				
EXISTING UNSHADOWED SPOS	64.6m ² (61%)	70.1m ² (66%)	70.1m ² (66%)				
ADDITIONAL SHADOWED SPOS	11.6m ² (11%)	1.7m ² (2%)	1.1m ² (2%)				
POST-DEVELOPMENT UNSHADOWED SPOS	53.0m ² (50%)	68.4m ² (64%)	68.4m ² (64%)				

sheet	date	comments	initial
A	09/10/20	ISSUED FOR TOWN PLANNING	DL
B	26/11/20	RPT RESPONSE	DP

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NEW HOUSE
28 CANTEBURY STREET,
RICHMOND, 3121

SHADOW DIAGRAMS



client	26/11/2019	plot date	3P
As indicated	scale	sheet no.	A2
job number	101129	drawn	TPO9
		check	DL



Attachment 2 - PLN19/0706 - 28 Canterbury Street Richmond - Advertised Plans

..finishes schedule....

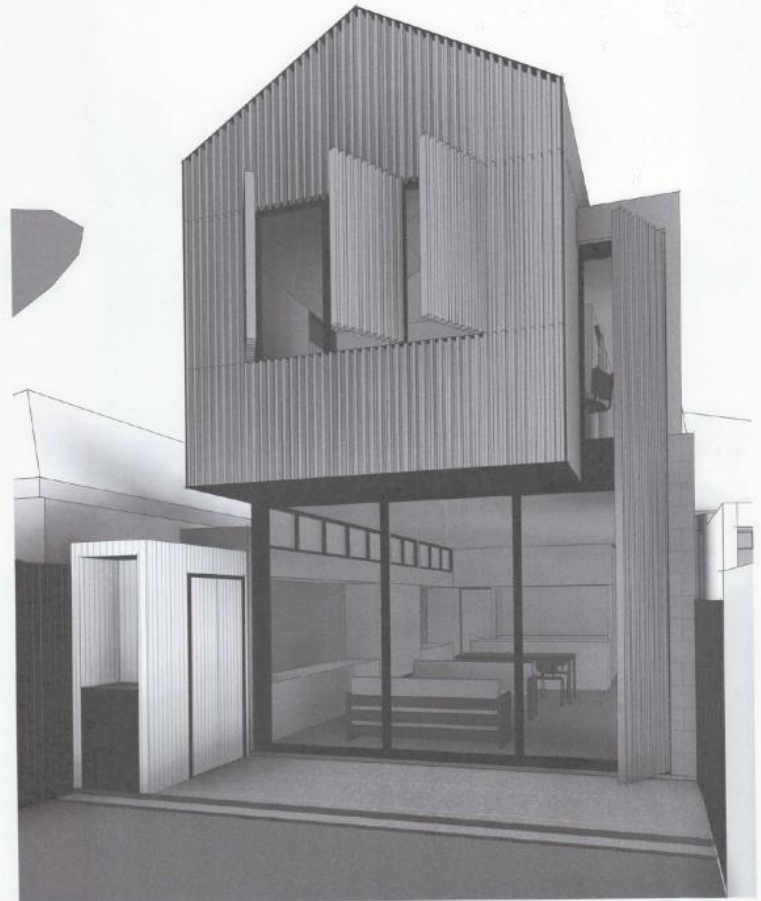


-
- 1. VERTICAL TIMBER BOARDS (TIM1)
- 2. VERTICAL TIMBER SCREEN (TIM2)
- 3. MASONRY WALL (BV)
- 4. CONCRETE RENDER (RN)
- 5. DARK GREY (DG)(RO2)
- 6. GRASS DIAMOND PAVER (TI-1)
- 7. METAL ROOF (RO1)
- 8. CLEAR GLAZING (GLZ1)
- 9. TIMBER DOOR FINISH (DOOR)
- ..

Attachment 2 - PLN19/0706 - 28 Canterbury Street Richmond - Advertised Plans



1 FRONT FACADE
TP16



2 REAR FACADE
TP16

issue	date	comments	initial
A	00/1/2019	ISSUED FOR TOWN PLANNING	DL
D	26/1/2019	RT RESPONSE	DL

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NEW HOUSE
28 CANTERBURY STREET,
RICHMOND, 3121

3D VIEWS



north	26/1/2019	drawn by	JF
		check by	AP
job number	101129	drawing	TP16
		sheet	D

D ARCHITECTS
99 HIGHETT STREET,
RICHMOND
PHONE | 03 9429 0951

**Attachment 3 - PLN190706 28 Canterbury Street Richmond - Urban Design Comments
(Advertised Plans)**



MEMO

TO: Nish Goonetilleke (Statutory Planning)
FROM: Amruta Pandhe (Urban Designer)
DATE: 3 April 2020
SUBJECT: 28 Canterbury Street, Richmond
APPLICATION NO: PLN19/0706
DESCRIPTION: Construction of a double-storey dwelling and associated reduction in the car parking requirements

COMMENTS SOUGHT

Urban Design comments have been sought on the above application on the following matters:

- The design response and its reference/relationship to the streetscape;
- Siting, bulk and height of the proposed development and any impacts; and
- The proposed materials and finishes.

Whether there are any capital works approved or proposed within the area of the subject site.

These set of comments are provided on the plans with issue date 26th November 2019.

COMMENTS SUMMARY

Overall the proposal is supported provided the following changes are made. In summary, the following changes are recommended to make the proposal more acceptable from an urban design perspective. The rationale behind these changes is explained in more detail overleaf:

- Canterbury Street facade presents an interesting frontage, however, the first floor setback needs to be increased to reduce its dominance and minimise the undercroft space;
- Ground floor frontage currently presents large portions of blank wall and it is recommended to provide more openings and some level of permeability in materials used; and
- Provide detail for material No.5 Dark Grey (DG)(RO2).

There are no known planned/approved capital works around the site which are being led by the Urban Design team.

URBAN DESIGN FEEDBACK

The development proposes demolition of an existing single storey dwelling, and construction of a new two-storey dwelling with main pedestrian entrance from Canterbury Street. As per Clause 22.13 the subject site is located within 'Inner Suburban Residential' character.

Siting, Bulk, and Height

Canterbury Street includes a mix of single and double storey dwellings. The subject site sits between two single storey dwellings and in general the western section of Canterbury Street is predominantly single storey. The proposed overall building height (between approximately 7.6 – 8.9 metres) is

Attachment 3 - PLN190706 28 Canterbury Street Richmond - Urban Design Comments (Advertised Plans)

consistent with the overall mandatory height provisions of the GRZ2 (9m). Further, Clause 22.13 and 21.08 seeks developments on single house sites within Inner Suburban Residential areas to limit variations in height to a maximum of one storey compared to the adjacent properties.

Clause 22.13 seeks developments within Inner Suburban Residential Character areas to maintain the existing pattern of front setbacks. However, the upper level of the front façade cantilevers by approximately a metre. This does not maintain the existing pattern of front setbacks in the area, makes the upper form dominant and results in a deep undercroft space (approximately 4.5m). Hence, it is recommended to increase the first floor setback while maintaining the interesting composition.

Design Response and Relationship to the Streetscape

Overall, the design response is well considered and the proposed development presents an acceptable built form that responds to the streetscape character in a contemporary way.

The proposed built form along Canterbury Street is broken with articulation and the sloping roof responds well to the existing street character. The use of timber boards and window openings for the upper level contributes in reducing large portion of blank walls, particularly on the east and north elevation. The southern façade does not provide any openings but the subtle variation in materials positively contributes to the overall form. Hence, the overall architecture of the building is supported.

The ground floor frontage does not present any openings except the windows above bike storage. It is recommended to explore providing an opening next to the entrance door which is contribute in providing some level of active frontage. The bike storage area is enclosed by vertical timber boards which contributes in creating a large portion of blank wall for the ground floor frontage. The design will benefit by using vertical timber screen or providing a screen in front of bike storage.

The development provides an open car park area rather than dominating the front faced with a garage. This is highly supported and respects the existing streetscape character, subject to comments above about the extent of undercroft space.

Materials and Finishes

The proposed material palette provides relatively neutral materials and use lighter shades which are sympathetic to the context. The use of diamond grass pavers for car park is highly supported.

As recommended above explore using timber screen for the bike storage area (refer to comments above). It is unclear what material is proposed for No.5 Dark Grey (DG)(RO2).

Attachment 4 - PLN19/0706 - 28 Canterbury Street Richmond - Informal Civil Engineering Comments (Advertised Plans)

Goonetilleke, Nish

From: Doan, Andy
Sent: Tuesday, 11 February 2020 10:45 AM
To: Goonetilleke, Nish
Cc: Bacani, Artemis; Millican, Danny; Pisani, Mark; Moran, Peter
Subject: RE: PLN19/0706 - 28 Canterbury Street Richmond - Building over Drainage and Sewerage Easement - Informal Referral

Hi Nish,

Thank you for your email.

With regard to Building Over Easement applications, it is usually to be forwarded to Building Services for assessment. Engineering services do occasionally act as a referral for the building team for any engineering comments if deemed necessary by the relevant officer.

As it has gone through directly to us, ES is happy to assist this one time and would like to kindly remind the planning team of the above.

Thank you again and have a lovely week!

RE: PLN19/0706 - 28 Canterbury Street Richmond - Building over Drainage and Sewerage Easement - Informal Referral

The Regulation 130 requires the Owner to obtain Council's consent to a proposal to build over the Easement only if the Easement is vested in Council. The Regulation does not apply to easements which are not vested in Council. Please note the following:

1. According to Council Asset records, the subject easement does not contain or provide any public drainage infrastructure hence the subject easement is not vested in Council. It is also further unlikely that Council will be looking to provide further drainage infrastructure within the area.
2. Council does not benefit from the easement as an owner of a benefitting parcel of land or as beneficiary of an easement in gross.
3. Before any structure can be built over the easement, the applicant must obtain the consent of all Benefitting Owners with rights over the easement. However, if it does not do so, and such improvements obstruct the ability of the Benefitting Owners to access the easement and exercise their rights in respect of the easement, the Benefitting Owners will be entitled to seek a remedy against the applicant.

As a result of the above, Engineering Services do not consider that the owner is required by the Regulation to submit the application to Council.

Sincerely,
Andy Doan
Engineer
City Works and Assets

PO BOX 168 Richmond VIC

Attachment 4 - PLN19/0706 - 28 Canterbury Street Richmond - Informal Civil Engineering Comments (Advertised Plans)

T (03) 9205 5791 (*Leave email if urgent*)

E Andy.Doan@yarracity.vic.gov.au

W yarracity.vic.gov.au

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Yarra City Council acknowledges the Wurundjeri Woi Wurrung as the Traditional Owners of this country, pays tribute to all Aboriginal and Torres Strait Islander people in Yarra, and gives respect to the Elders past and present.

From: Goonetilleke, Nish

Sent: Monday, 10 February 2020 11:41 AM

To: Doan, Andy; Millican, Danny

Subject: PLN19/0706 - 28 Canterbury Street Richmond - Building over Drainage and Sewerage Easement - Informal Referral

Hi Andy,

Hope you're well.

I have an application for a new, double-storey dwelling at No. 28 Canterbury Street Richmond. The proposal incorporates building over the existing drainage and sewerage easement (E-1) outlined in Plan of Subdivision 079737.

Please find attached the following documents:

1. Application form (pages 1 - 3);
2. Cover-letter (pages 4 to 7);
3. Letter from CWW (pages 8 - 9);
4. Survey plan (page 10);
5. Certificate of title and title plan for the subject site at No. 28 Canterbury Street Richmond (pages 11 – 14);
6. Certificate of title and title plan for the abutting site to the west No. 17 Edinburgh Street Richmond (pages 15 - 18);
7. Certificate of title and title plan for the abutting site to the south at No. 30 Canterbury Street Richmond (pages 19 - 22); and
8. Existing and proposed plans (pages 23 – 36).

Could you please advise if you could see any possible issues in terms of building over the existing easement? I am still requesting for further information, so if you need any additional information for the formal referral process, please let me know.

Thank you.

Kind Regards,

Nish Goonetilleke

Senior Statutory Planner

City of Yarra PO Box 168 Richmond 3121

T (03) 9205 5005 F (03) 8417 6666

E Nish.Goonetilleke@yarracity.vic.gov.au

W www.yarracity.vic.gov.au

Attachment 5 - PLN19/0706 - 28 Canterbury Street Richmond - Traffic Engineering Comments (Advertised Plans)



MEMO

To: Nish Goonetilleke
From: Artemis Bacani
Date: 16 April 2020
Subject: Application No: PLN19/0706
 Description: Two Storey Dwelling
 Site Address: 28 Canterbury Street, Richmond

I refer to the above Planning Application received on 18 March 2020 in relation to the proposed development at 28 Canterbury Street, Richmond. Council's Civil Engineering unit provides the following information:

Drawings and Documents Reviewed

	Drawing No. or Document	Revision	Dated
DX Architects	TP 04 <i>Proposed Ground Floor Plan</i>	B	26 November 2019

CAR PARKING PROVISION

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	1	2 spaces to each dwelling	2	1

* Since the site is located within the Principal Public Transport Network Area, the parking rates in Column B of Clause 52.06-5 now apply.

A reduction of one car space in the car parking requirement is sought for this development.

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.

Attachment 5 - PLN19/0706 - 28 Canterbury Street Richmond - Traffic Engineering Comments (Advertised Plans)

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 Three-Bedroom Dwelling.*
In previous traffic reports we have reviewed, car ownership rates for residential dwellings in Richmond was sourced from the 2016 Census conducted by the Australian Bureau of Statistics. For flat-type dwellings, the average car ownership for three-bedroom dwellings is 1.14 cars per dwelling. The census data suggests that there is a market demand for dwellings without any on-site parking, especially if located close to public transport nodes. The site has its frontage on an activity centre and has very good links to public transport.
- *Availability of Public Transport in the Locality of the Land.*
The following public transport services can be accessed to and from the site by foot:
 - Swan Street trams – 310 metre walk
 - Burnley railway station – 430 metre walk
 - Church Street trams – 780 metre walk
 - East Richmond railway station – 870 metre walk
- *Multi-Purpose Trips within the Area.*
Visitors to the site might combine their visit by engaging in other activities or business whilst in the area.
- *Convenience of Pedestrian and Cyclist Access.*
The site is easily accessible by pedestrians and bicycles.

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 streets surrounding the site contain short-stay parking restrictions. There are small sections of unrestricted parking in the area; however, these spaces are likely to be occupied by local residents very early in the morning. Visitors to the site during business hours should be able to park on-street near the site. 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 C 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.

Adequacy of Car Parking

From a traffic engineering perspective, the reduction of car parking associated with this development is considered appropriate in the context of the development and the surrounding area.

The Civil Engineering unit has no objection to the reduction in the car parking requirement for this site.

Attachment 5 - PLN19/0706 - 28 Canterbury Street Richmond - Traffic Engineering Comments (Advertised Plans)

DEVELOPMENT LAYOUT DESIGN

Layout Design Assessment

Item	Assessment
Access Arrangements	
Width of Sliding Gate	The width of the sliding gate is not dimensioned on the drawings.
Vehicle Crossing	A 3.0 metre wide vehicle crossing is proposed off Canterbury Street to provide vehicle access into and out of the site.
Car Parking Module	
Car Space	The car space measures 3.53 metres by 6.0 metres to satisfy <i>Design standard 2 – Car parking spaces</i> .

Design Items to be Addressed

Item	Assessment
Width of Sliding Gate	The width of the gate is to be dimensioned on the drawings.
Vehicle Crossing	To be designed and constructed in accordance to Council standards DDA requirements. Further details on Council's requirements is provided below under <i>Engineering Conditions</i> .
Loss of On-Street Car Space	The construction of a new vehicle crossing will result in the loss of one on-street car space. The Permit Zone restriction along the west side of Canterbury Street improves on-street parking for residents. In this instance, the Engineering unit has no objection to the loss of one on-street car space in Canterbury Street.

ENGINEERING CONDITIONS

Vehicle Crossing

Before the development commences, or by such later date as approved in writing by the Responsible Authority, the new vehicle crossing must be designed and constructed:

- In accordance with any requirements or conditions imposed by Council;
- Demonstrating satisfactory access into and out of the site with a vehicle ground clearance check using the B85 design vehicle, and be fully dimensioned with actual reduced levels (to three decimal places) as per Council's Vehicle Crossing Information Sheet;
- At the Permit Holder's cost; and
- To the satisfaction of 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.

Attachment 5 - PLN19/0706 - 28 Canterbury Street Richmond - Traffic Engineering Comments (Advertised Plans)

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.

ADDITIONAL ENGINEERING ADVICE FOR THE APPLICANT

Item	Assessment
Legal Point of Discharge	The applicant must apply for a Legal Point of Discharge under Regulation 133 – Stormwater Drainage of the <i>Building Regulations</i> 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 <i>Local Government Act</i> 1989 and Regulation 133.

Attachment 5 - PLN19/0706 - 28 Canterbury Street Richmond - Traffic Engineering Comments (Advertised Plans)

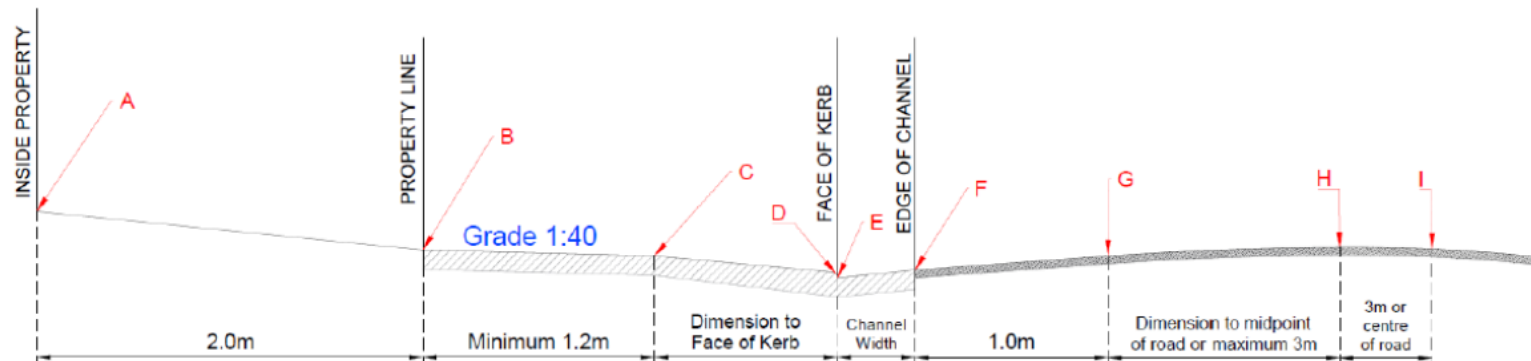


Vehicle Crossing – Cross Section

The designer is to submit a 1:20 scale cross section for each proposed vehicle crossing showing the following items:

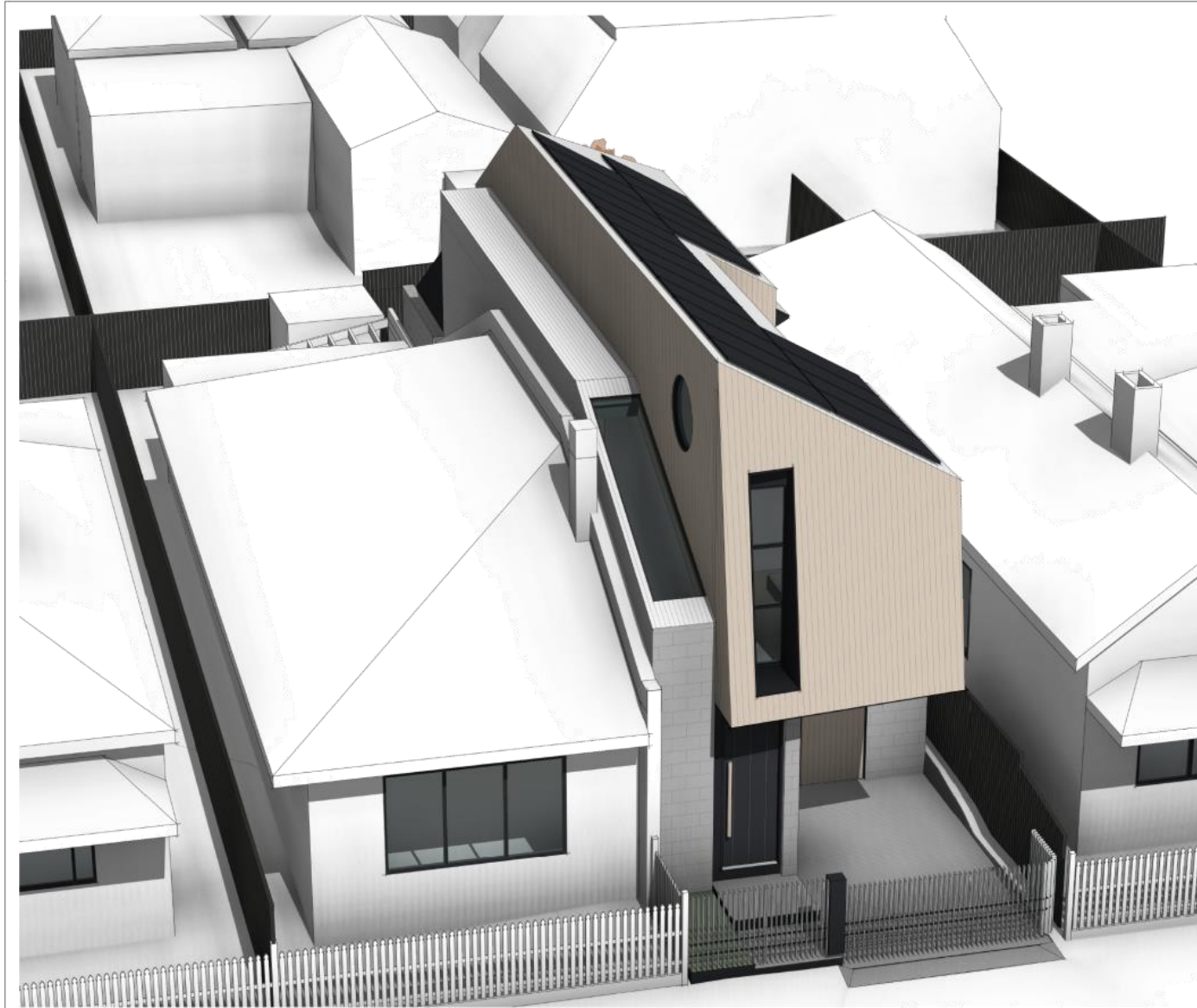
- | | |
|--|--|
| A. Finished floor level 2.0 metres inside property | E. Surface level at the bottom of the kerb |
| B. Property line surface level | F. Surface level at the edge of channel |
| C. Surface level at change in grade (if applicable) | G. Road level 1.0 meter from the edge of channel |
| D. Bullnose (max height 60mm) – must be clearly labelled | H., I. Road levels |

- o Please note the cross section must be fully dimensioned. As shown in the sketch below.
- o Please show both the existing and proposed surface.
- o The maximum allowable cross-fall between points B and C is 1:40 (2.5%).
- o A bullnose (max 60mm) is permitted at point D, however not compulsory.
- o The levels shown must be exact reduced levels, to three decimal points. Interpolation of levels is not acceptable.
- o The designer must demonstrate that an 85th or 99th percentile vehicle profile can traverse the design cross section as per the Australian/New Zealand Standard ground clearance template (AS/NZS 2890.1:2004).
- o Significant level changes to the existing footpath level B to C will require additional level design either side of the proposed crossing.
- o Please include any additional levels or changes in grade that are not shown in the diagram.



C:\Users\Gc

Attachment 6 - PLN19/0706 - 28 Canterbury Street Richmond - 1st S57A (Advertised Plans)



TP00	COVER
TP01	SITE & CONTEXT PLAN
TP02	EXISTING FLOOR PLAN
TP03	DEMOLITION PLAN
TP04	PROPOSED GROUND FLOOR PLAN
TP05	PROPOSED FIRST FLOOR PLAN
TP06	PROPOSED ROOF PLAN
TP07	SHADOW DIAGRAMS
TP08	SHADOW DIAGRAMS
TP09	SHADOW DIAGRAMS
TP10	EXISTING/DEMOLITION ELEVATIONS
TP11	EXISTING/DEMOLITION ELEVATIONS
TP12	PROPOSED ELEVATIONS
TP13	PROPOSED ELEVATIONS
TP14	SECTIONS
TP15	SECTIONS
TP16	3D VIEWS
TP17	CONTEXT SECTIONS

stage	date	comments	initials
A	08/10/2019	ISSUED FOR TOWN PLANNING	DL
B	08/11/2019	PP RESPONSE	DL
C	18/06/2020	S57A	DL

CASSANDRA LANG & DAVID PROUD

**NEW HOUSE
28 CANTERBURY STREET,
RICHMOND, 3121**

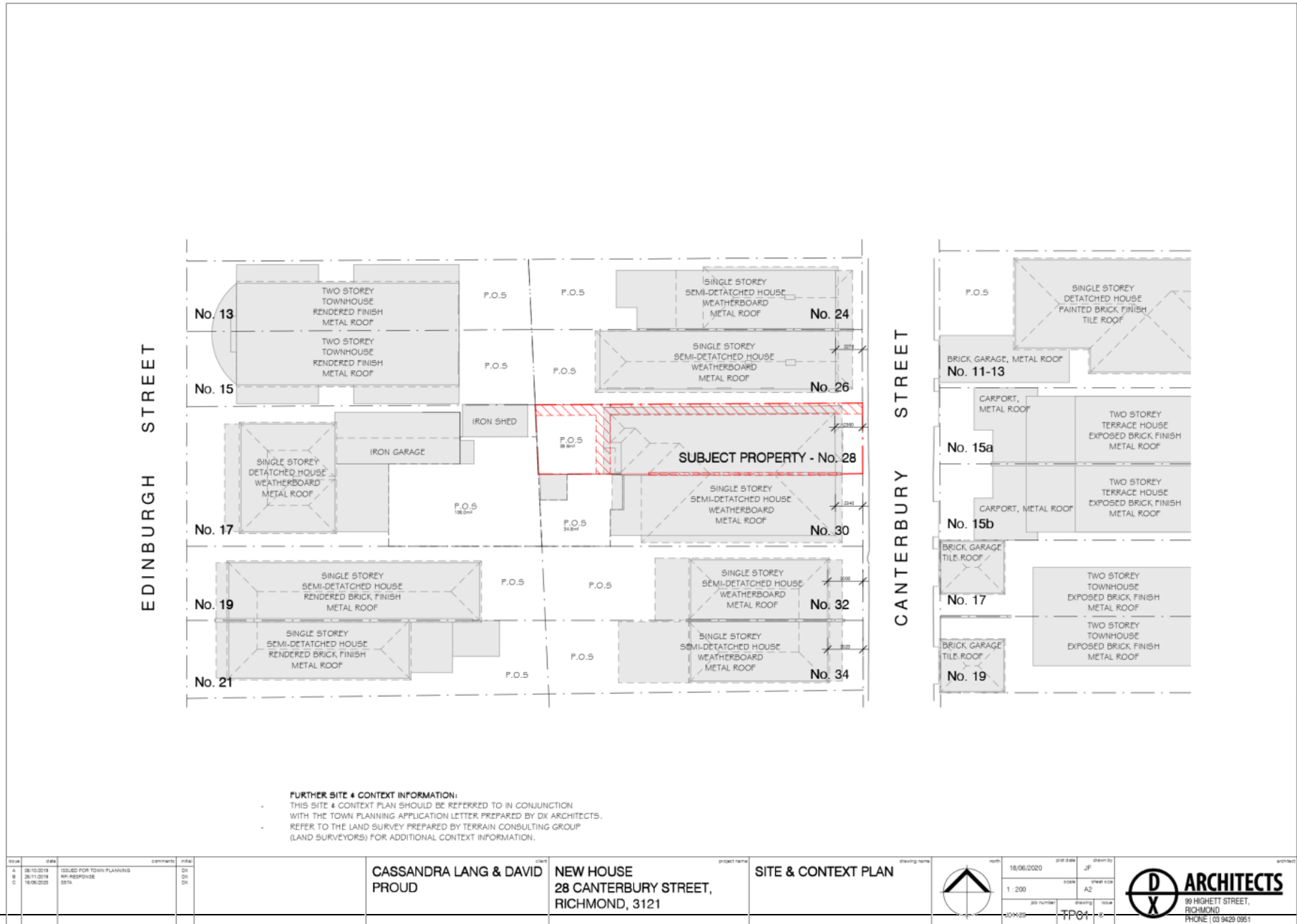
COVER



plot date	18/06/2020	drawn by	JF
scale		sheet size	A2
job number		issue	
drawing	TP00	scale	1:1



Attachment 6 - PLN19/0706 - 28 Canterbury Street Richmond - 1st S57A (Advertised Plans)

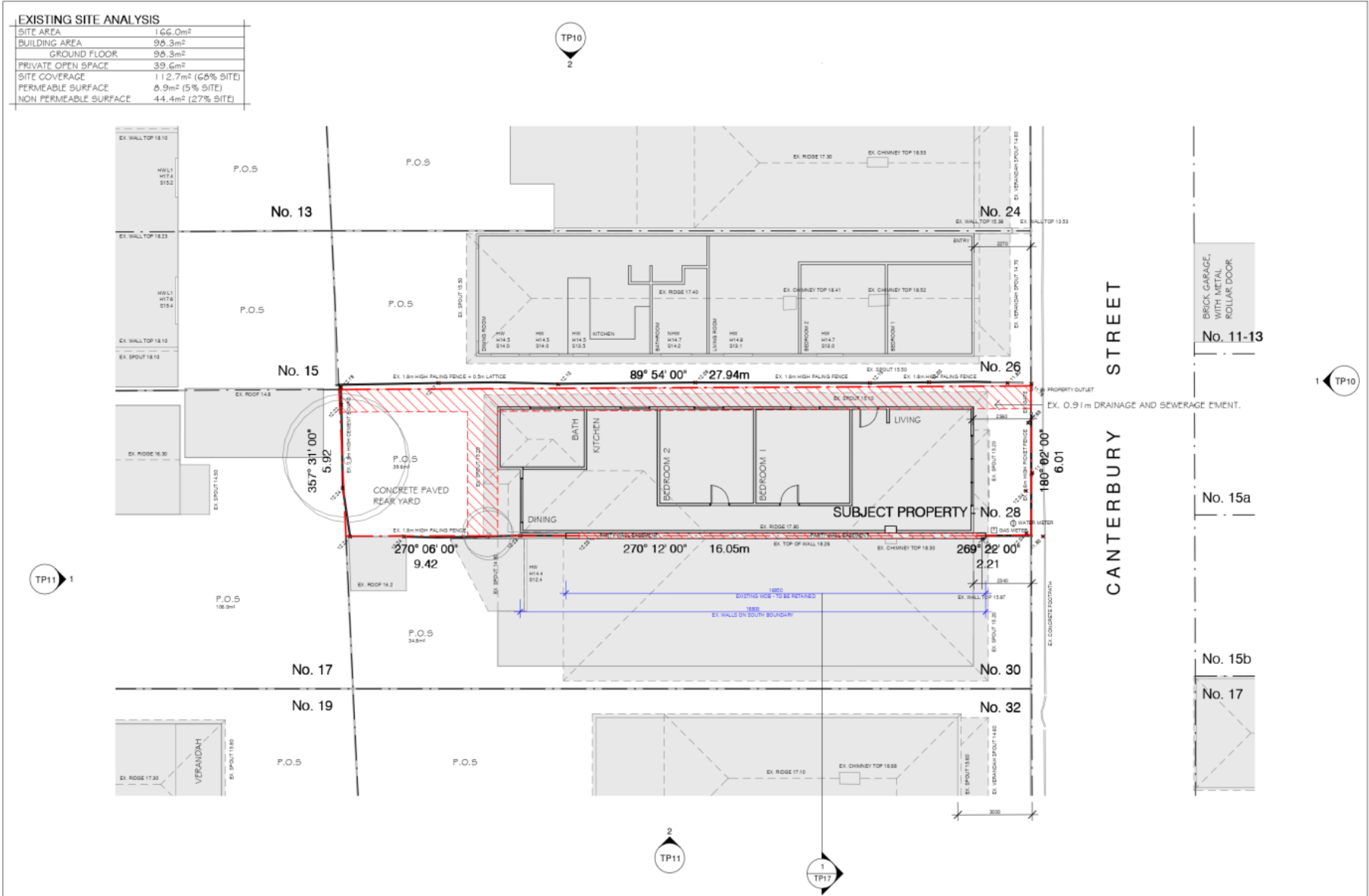


FURTHER SITE & CONTEXT INFORMATION:

- THIS SITE & CONTEXT PLAN SHOULD BE REFERRED TO IN CONJUNCTION WITH THE TOWN PLANNING APPLICATION LETTER PREPARED BY DX ARCHITECTS.
- REFER TO THE LAND SURVEY PREPARED BY TERRAIN CONSULTING GROUP (LAND SURVEYORS) FOR ADDITIONAL CONTEXT INFORMATION.

stage	date	comments	initialed	client	project name	drawing name	north	plot date	drawn by	checked by	scale	sheet size	job number	drawing	issue	architect
A	08/10/2019	ISSUED FOR TOWN PLANNING	DX	CASSANDRA LANG & DAVID PROUD	NEW HOUSE 28 CANTEBURY STREET, RICHMOND, 3121	SITE & CONTEXT PLAN		18/06/2020	JP		1 : 200	A2				
B	26/11/2019	PP RESPONSE	DX													89 HIGHETT STREET, RICHMOND PHONE 03 9429 0951
C	18/06/2020	S57A	DX										TP01	2		

Attachment 6 - PLN19/0706 - 28 Canterbury Street Richmond - 1st S57A (Advertised Plans)



EXISTING SITE ANALYSIS	
SITE AREA	1.66.0m ²
BUILDING AREA	96.3m ²
GROUND FLOOR	96.3m ²
PRIVATE OPEN SPACE	39.6m ²
SITE COVERAGE	1 2.7m ² (66% SITE)
PERMEABLE SURFACE	6.9m ² (5% SITE)
NON PERMEABLE SURFACE	44.4m ² (27% SITE)

REV	DATE	COMMENTS	BY	CHECKED	CLIENT	PROJECT NAME	DRAWING NAME	NORTH	SCALE	DATE	DESIGNER	ARCHITECT
A	08/10/2019	ISSUED FOR TOWN PLANNING			CASSANDRA LANG & DAVID PROUD	NEW HOUSE 28 CANTEBURY STREET, RICHMOND, 3121	EXISTING FLOOR PLAN		1:100	18/06/2020	JP	 89 HIGHETT STREET, RICHMOND PHONE 03 9429 0951
B	26/11/2019	REV RESPONSE									AZ	
C	18/06/2020	S57A									TP02	

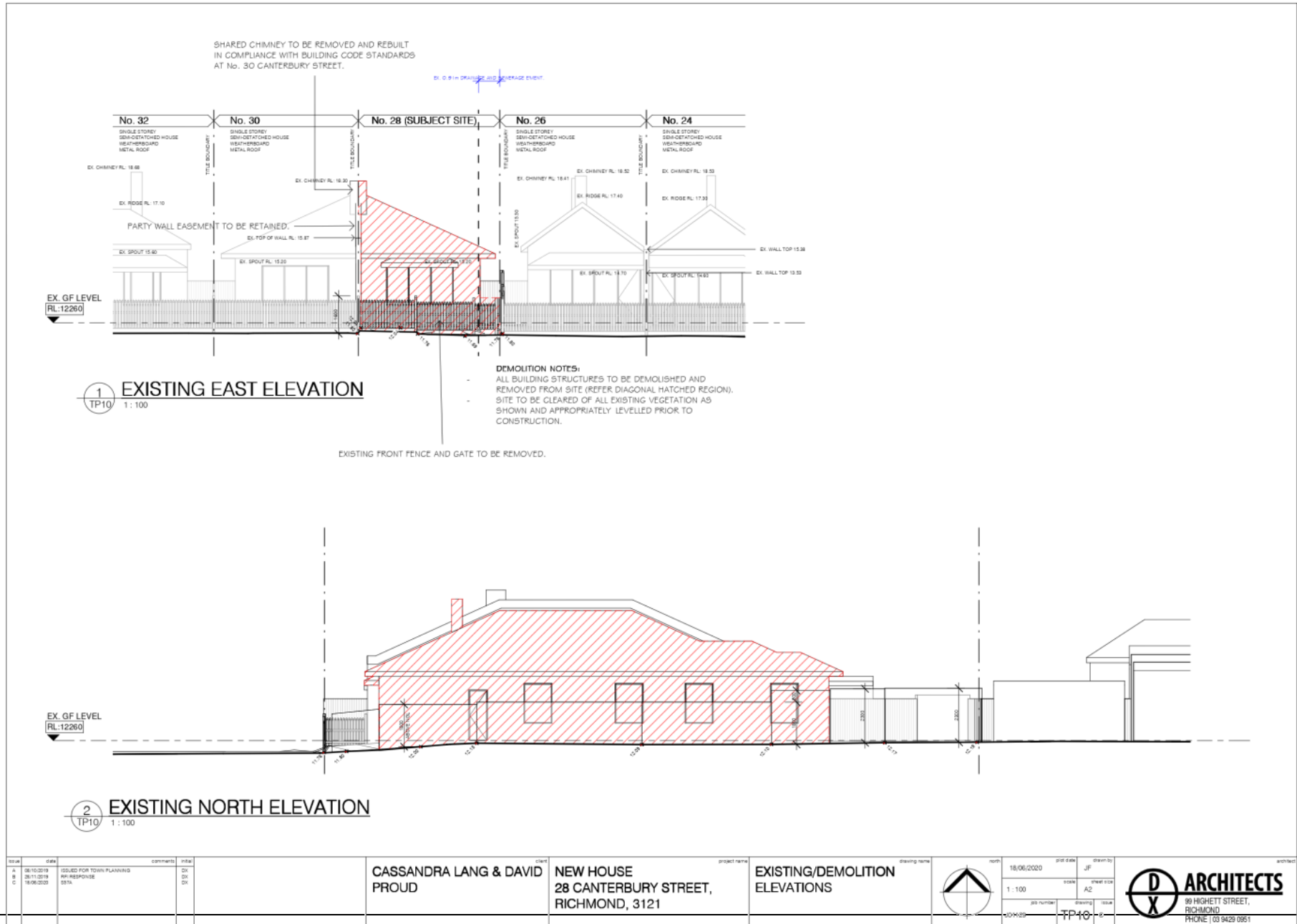
Attachment 6 - PLN19/0706 - 28 Canterbury Street Richmond - 1st S57A (Advertised Plans)



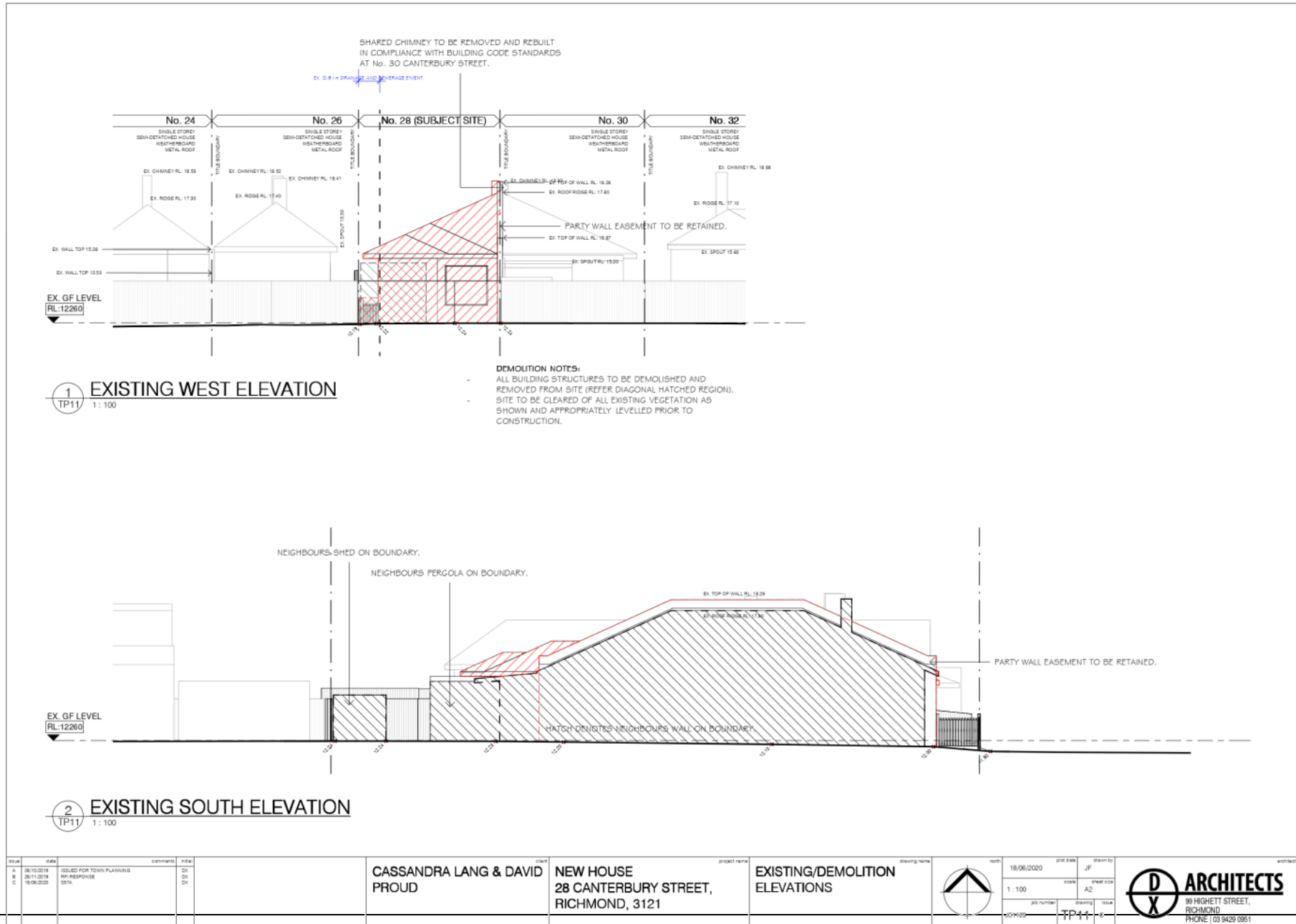
DEMOLITION NOTES:
 - ALL BUILDING STRUCTURES TO BE DEMOLISHED AND REMOVED FROM SITE (REFER DIAGONAL HATCHED REGION).
 - SITE TO BE CLEARED OF ALL EXISTING VEGETATION AS SHOWN AND APPROPRIATELY LEVELLED PRIOR TO CONSTRUCTION.

REV	DATE	COMMENTS	BY	CHECKED	PROJECT NAME	DRAWING NAME	SCALE	DATE	DESIGNER	ARCHITECT
A	08/10/2019	ISSUED FOR TOWN PLANNING	JP		NEW HOUSE 28 CANTEBURY STREET, RICHMOND, 3121	DEMOLITION PLAN	1 : 100	18/06/2020	JP	D ARCHITECTS 89 HIGHETT STREET, RICHMOND PHONE 03 9429 0951
B	26/11/2019	REV RESPONSE	JP							
C	18/06/2020	S57A	JP							

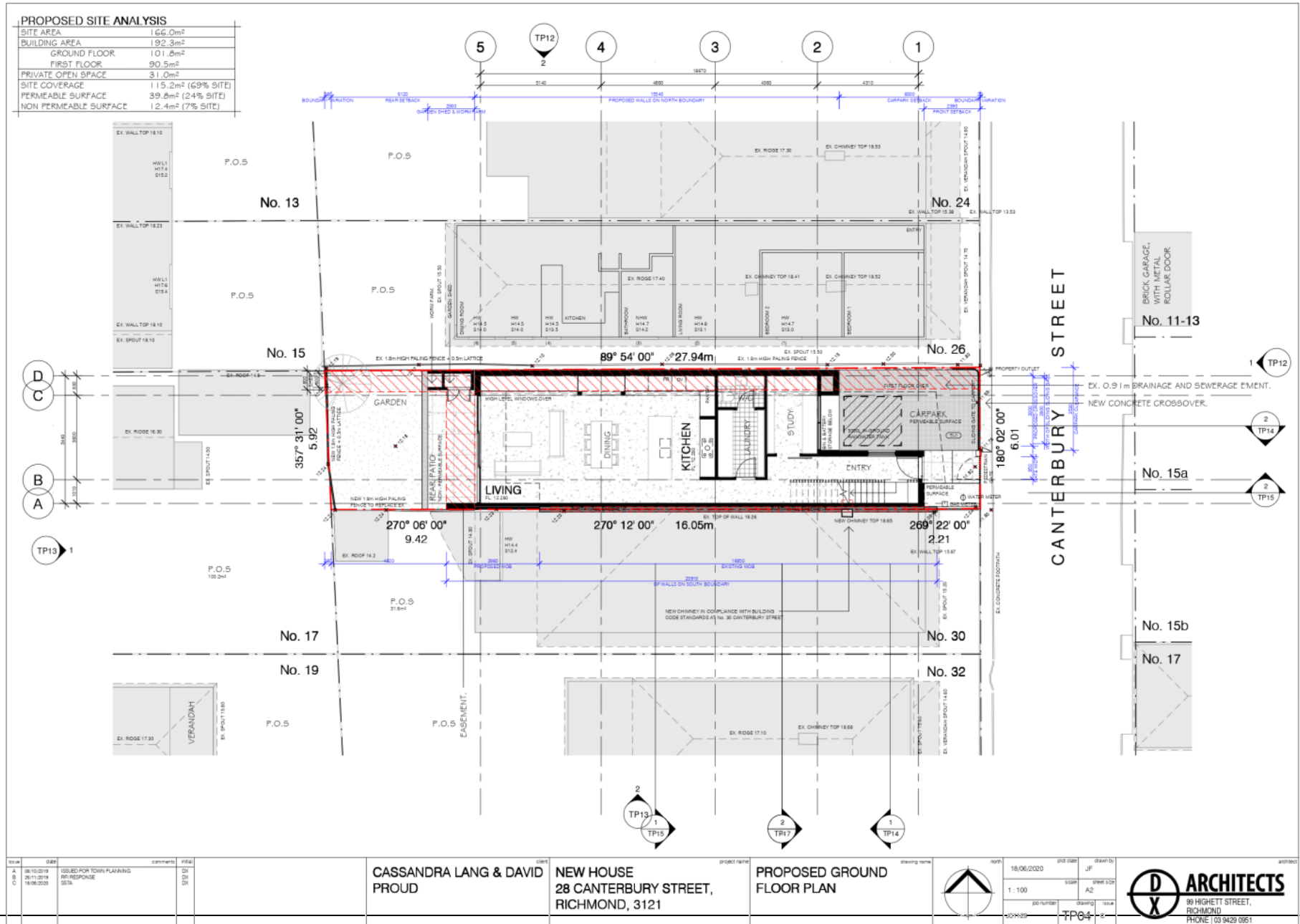
Attachment 6 - PLN19/0706 - 28 Canterbury Street Richmond - 1st S57A (Advertised Plans)



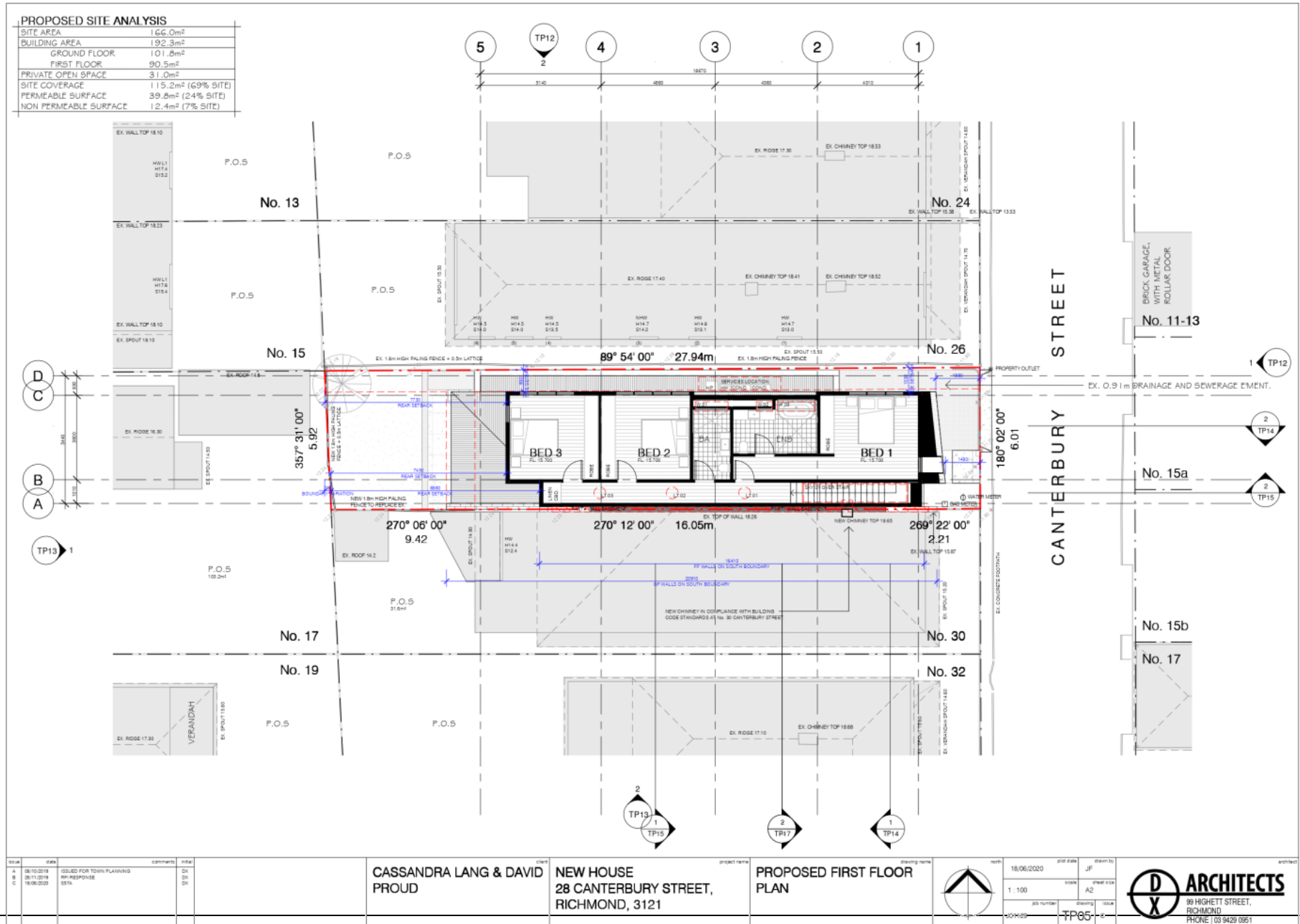
Attachment 6 - PLN19/0706 - 28 Canterbury Street Richmond - 1st S57A (Advertised Plans)



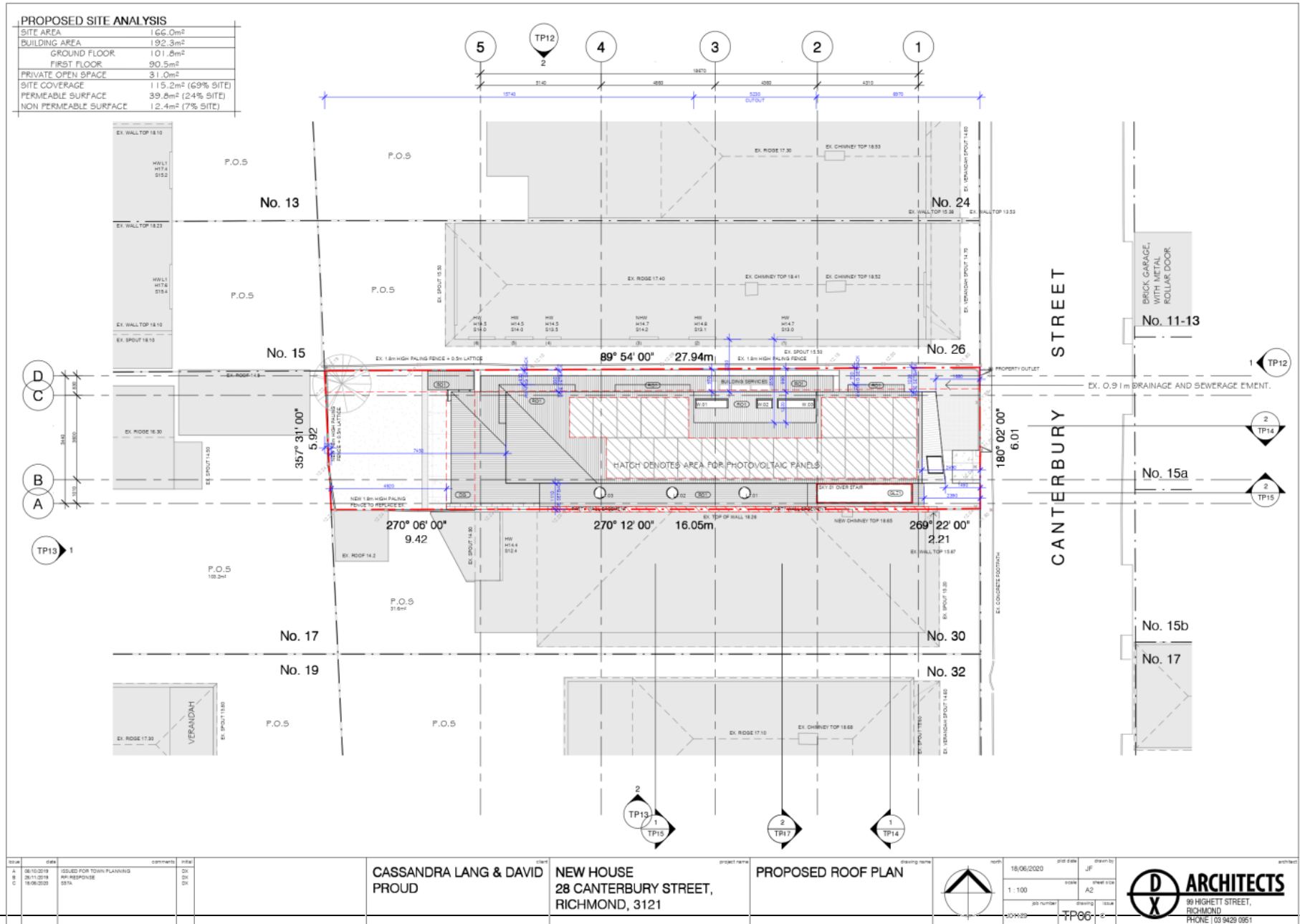
Attachment 6 - PLN19/0706 - 28 Canterbury Street Richmond - 1st S57A (Advertised Plans)



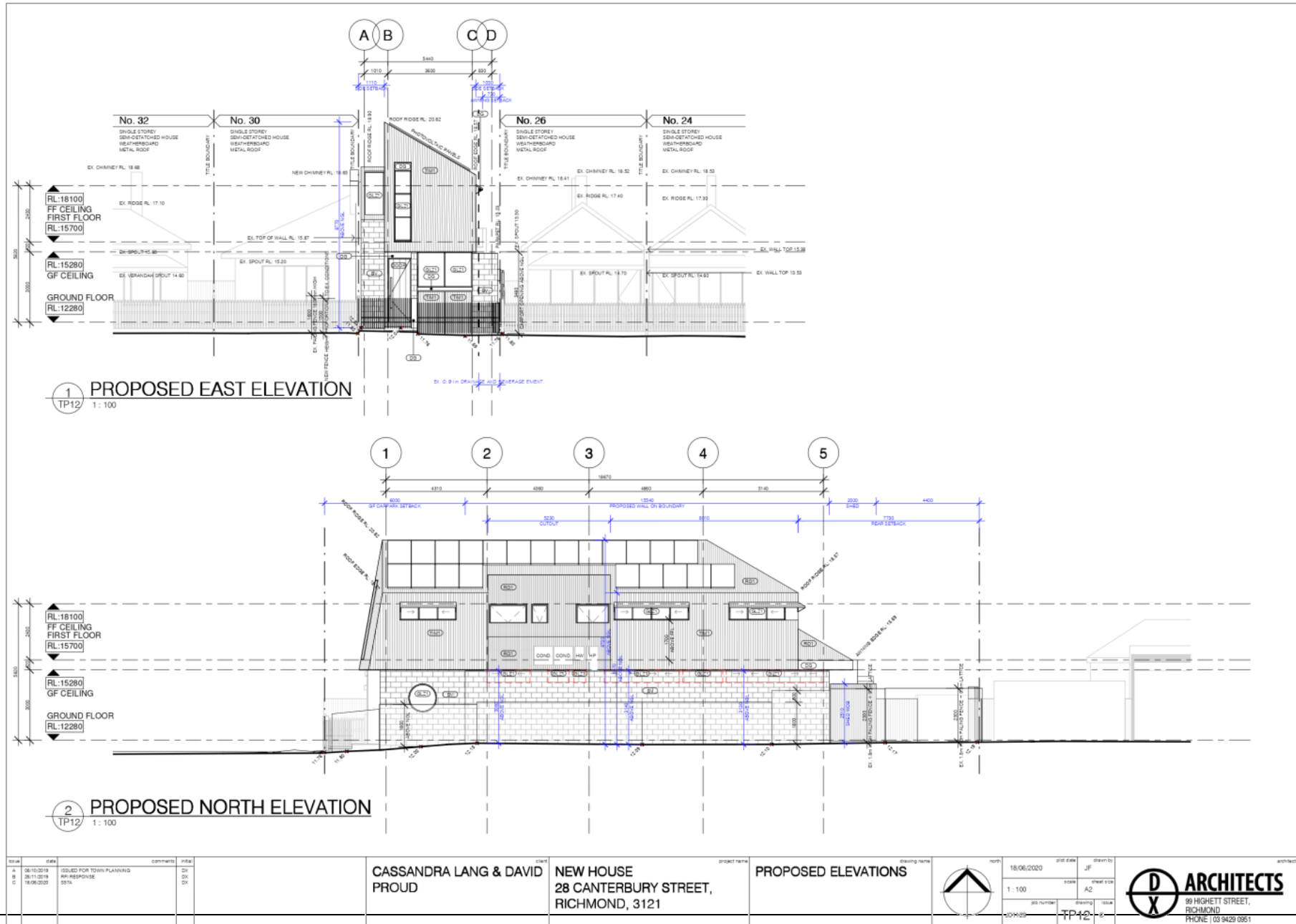
Attachment 6 - PLN19/0706 - 28 Canterbury Street Richmond - 1st S57A (Advertised Plans)



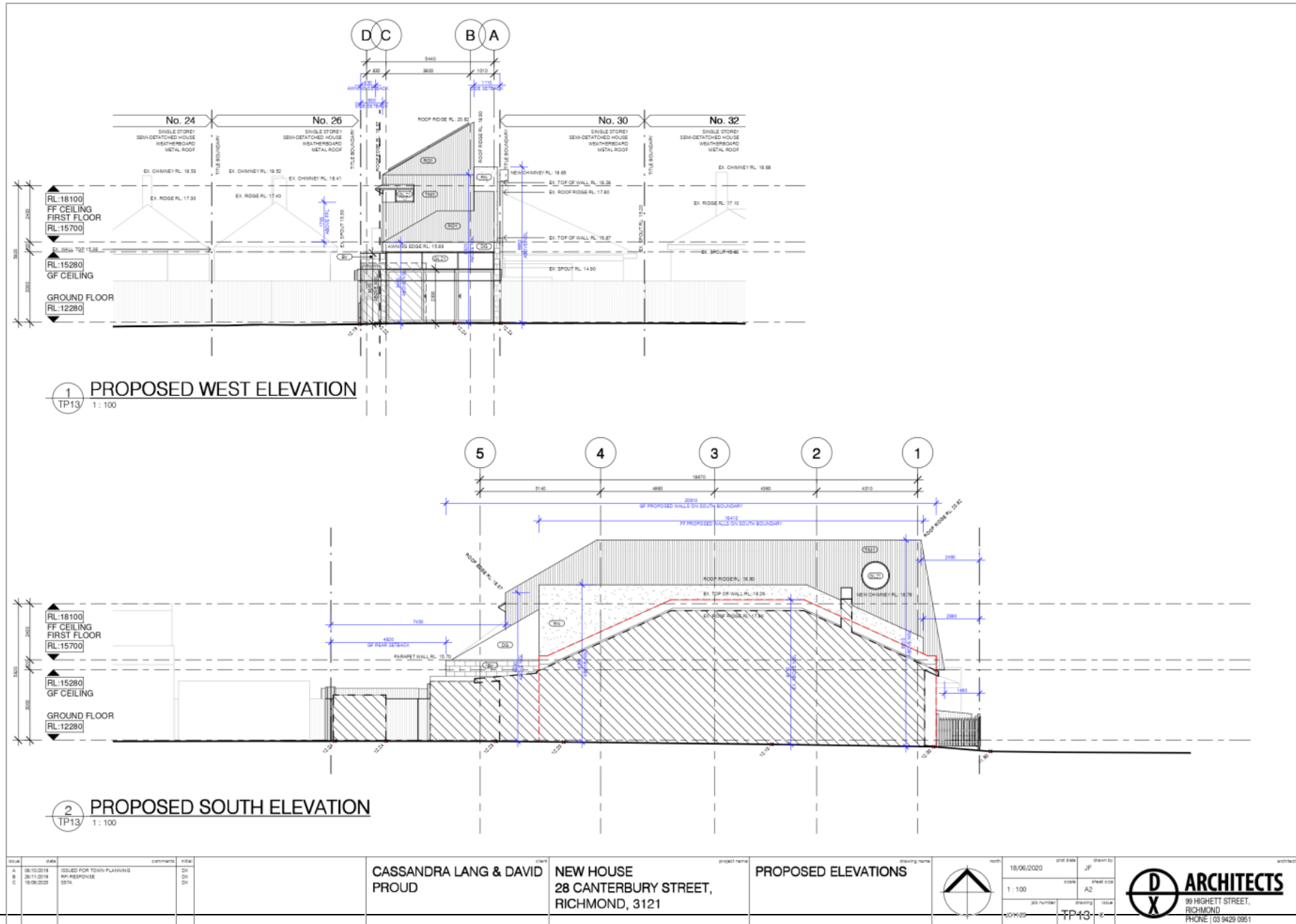
Attachment 6 - PLN19/0706 - 28 Canterbury Street Richmond - 1st S57A (Advertised Plans)



Attachment 6 - PLN19/0706 - 28 Canterbury Street Richmond - 1st S57A (Advertised Plans)



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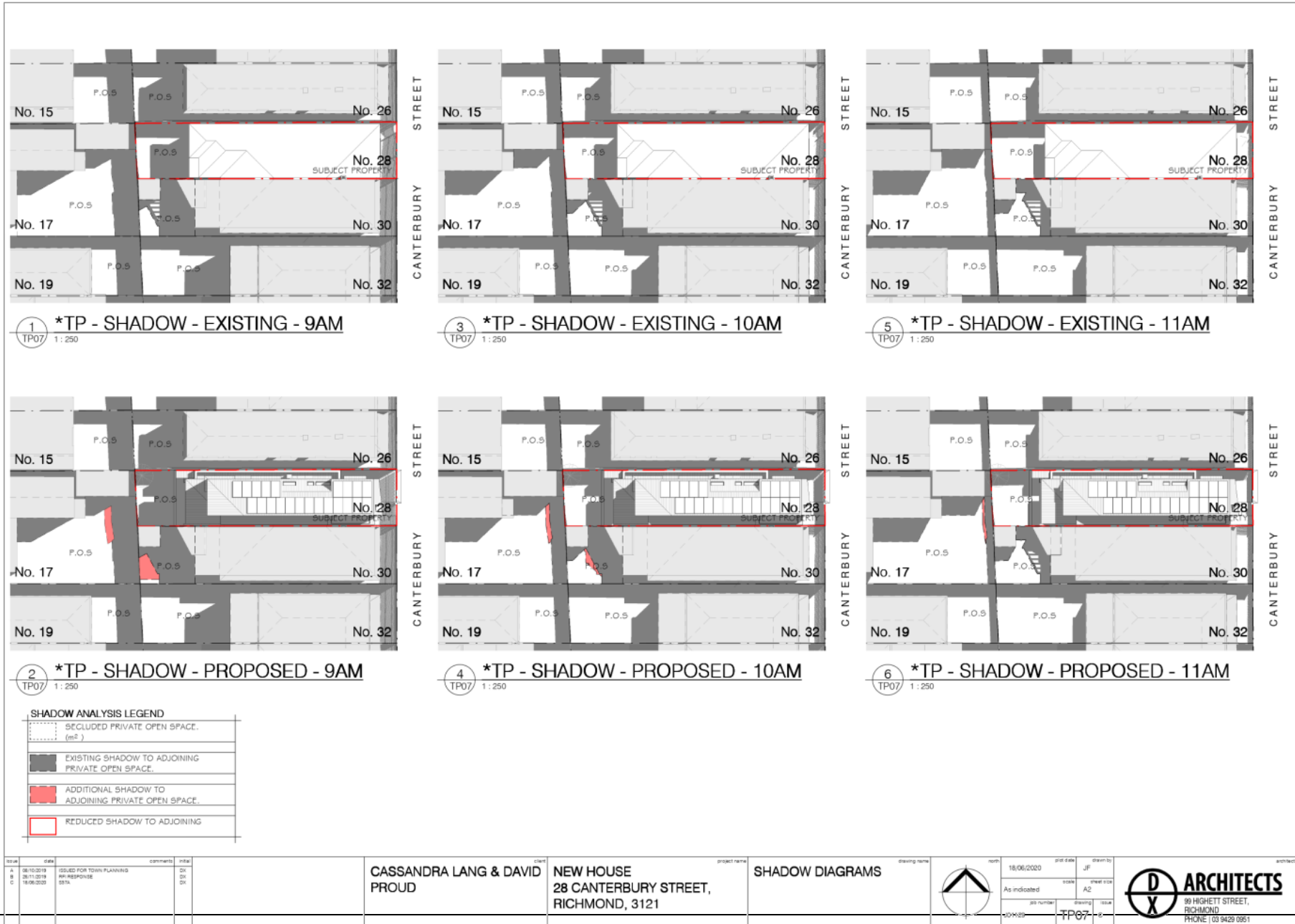
1 FRONT FACADE
TP16



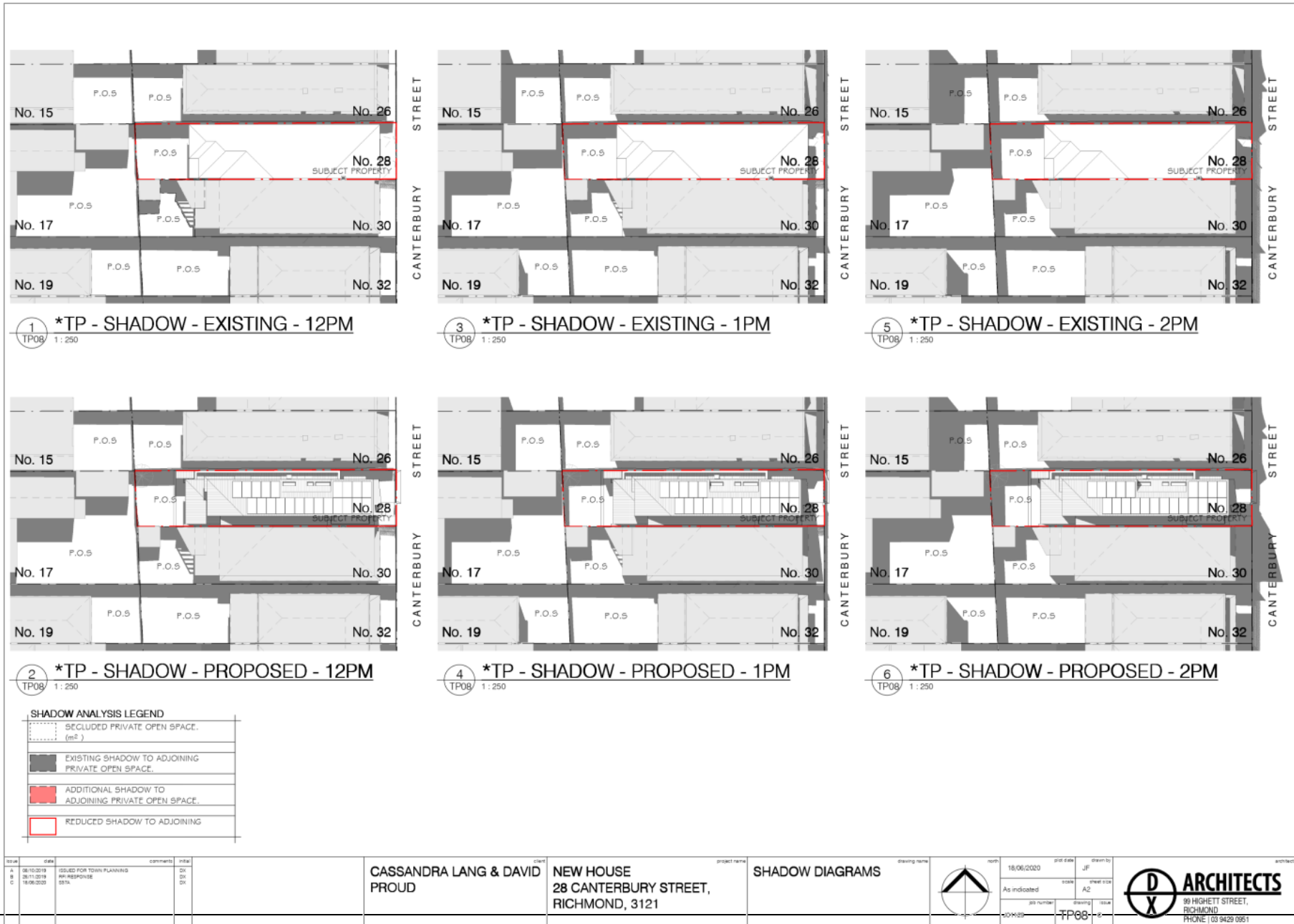
2 REAR FACADE
TP16

stage	date	comments	initial	client	project name	drawing name	north	plot date	plot scale	drawn by	checked by	issue	sheet title	architect			
A	08/10/2019	ISSUED FOR TOWN PLANNING	DL	CASSANDRA LANG & DAVID PROUD	NEW HOUSE 28 CANTERBURY STREET, RICHMOND, 3121	3D VIEWS		18/06/2020		JF				 99 HIGHETT STREET, RICHMOND PHONE 03 9429 0951			
B	08/11/2019	REV RESPONSE	DL														
C	18/06/2020	S57A	DL														

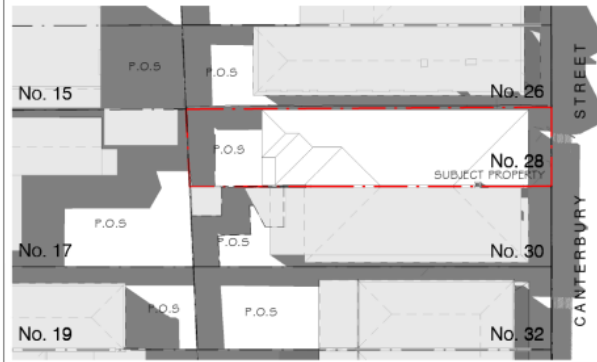
Attachment 6 - PLN19/0706 - 28 Canterbury Street Richmond - 1st S57A (Advertised Plans)



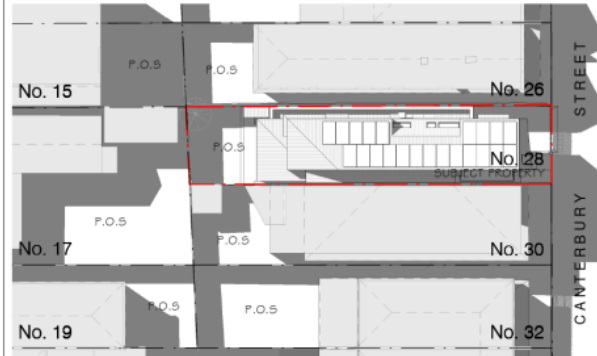
Attachment 6 - PLN19/0706 - 28 Canterbury Street Richmond - 1st S57A (Advertised Plans)



Attachment 6 - PLN19/0706 - 28 Canterbury Street Richmond - 1st S57A (Advertised Plans)



1 *TP - SHADOW - EXISTING - 3PM
TP09/ 1: 250



2 *TP - SHADOW - PROPOSED - 3PM
TP09/ 1: 250

SHADOW ANALYSIS LEGEND

	SECLUDED PRIVATE OPEN SPACE. (m ²)
	EXISTING SHADOW TO ADJOINING PRIVATE OPEN SPACE.
	ADDITIONAL SHADOW TO ADJOINING PRIVATE OPEN SPACE.
	REDUCED SHADOW TO ADJOINING PRIVATE OPEN SPACE.

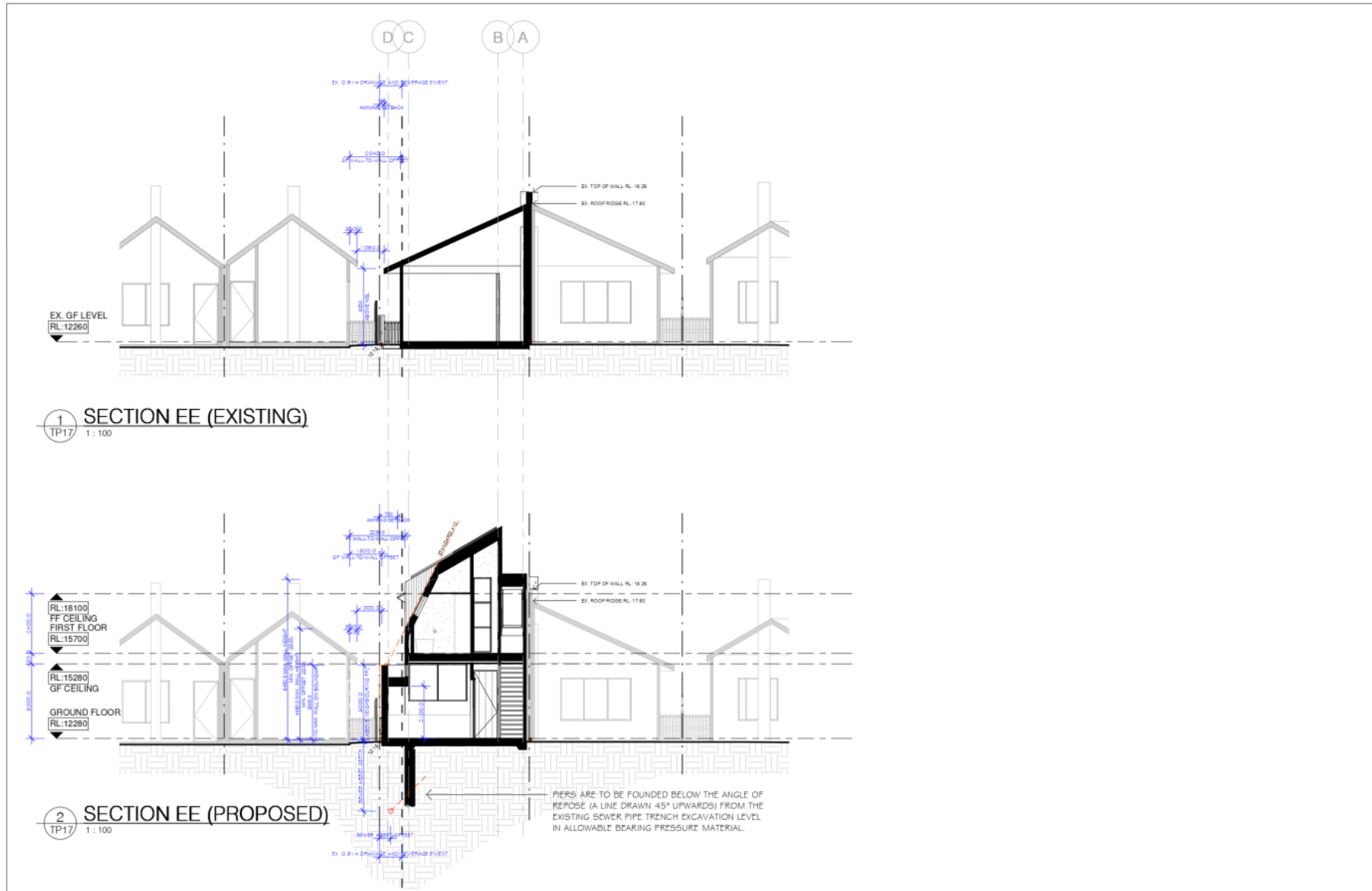
SHADOW ANALYSIS STATISTICS - EQUINOX (SEPTEMBER 22)

CALCULATING THE EXTENT OF SHADOW CAST BY EXISTING BUILDINGS AND FROM PROPOSED WORKS, INCLUDING FENCES:

@ No. 30 CANTERBURY BOWEN STREET, RICHMOND.								
		9am	10am	11am	12pm	1pm	2pm	3pm
SECLUDED PRIVATE OPEN SPACE	31.6m ²							
EXISTING SHADOWED SPOS		26.6m ² (84%)	22.0m ² (70%)	17.8m ² (56%)	-	-	-	-
EXISTING UNSHADOWED SPOS		5.0m ² (16%)	9.6m ² (30%)					
ADDITIONAL SHADOWED SPOS		4.0m ² (13%)	1.3m ² (4%)					
POST-DEVELOPMENT UNSHADOWED SPOS		1.0m ² (3%)	8.3m ² (26%)					
@ No. 17 EDINBURGH STREET RICHMOND.								
SECLUDED PRIVATE OPEN SPACE	103.2m ²							
EXISTING SHADOWED SPOS		39.2m ² (38%)	33.5m ² (32%)	29.8m ² (29%)	-	-	-	-
EXISTING UNSHADOWED SPOS		64.0m ² (62%)	69.7m ² (68%)	73.4m ² (71%)				
ADDITIONAL SHADOWED SPOS		2.7m ² (3%)	1.7m ² (2%)	1.1m ² (1%)				
POST-DEVELOPMENT UNSHADOWED SPOS		61.3m ² (59%)	68.0m ² (66%)	72.3m ² (70%)				

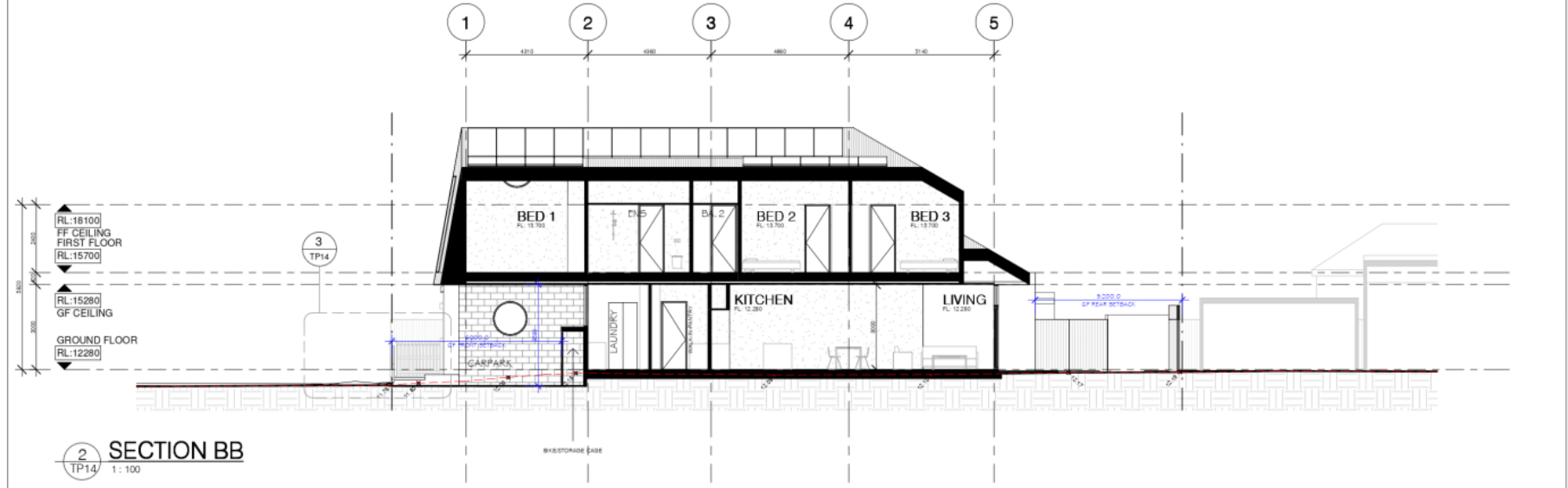
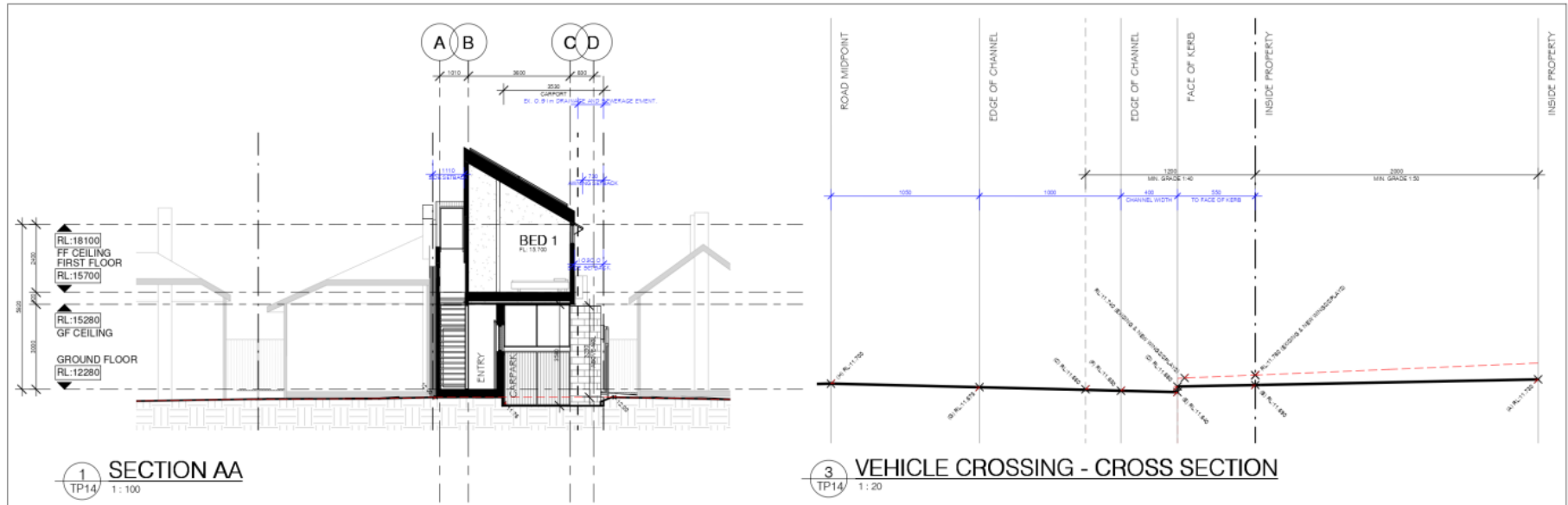
<table border="1"> <tr> <th>stage</th> <th>date</th> <th>comments</th> <th>initials</th> </tr> <tr> <td>A</td> <td>08/10/2019</td> <td>ISSUED FOR TOWN PLANNING</td> <td>DL</td> </tr> <tr> <td>B</td> <td>26/11/2019</td> <td>PP RESPONSE</td> <td>DL</td> </tr> <tr> <td>C</td> <td>18/06/2020</td> <td>S57A</td> <td>DL</td> </tr> </table>	stage	date	comments	initials	A	08/10/2019	ISSUED FOR TOWN PLANNING	DL	B	26/11/2019	PP RESPONSE	DL	C	18/06/2020	S57A	DL	client CASSANDRA LANG & DAVID PROUD	project name NEW HOUSE 28 CANTERBURY STREET, RICHMOND, 3121	drawing name SHADOW DIAGRAMS		north 18/06/2020 plot date As indicated scale A2 sheet size drawing issue TP09/ 2	architect 89 HIGHETT STREET, RICHMOND PHONE 03 9429 0951
stage	date	comments	initials																			
A	08/10/2019	ISSUED FOR TOWN PLANNING	DL																			
B	26/11/2019	PP RESPONSE	DL																			
C	18/06/2020	S57A	DL																			

Attachment 6 - PLN19/0706 - 28 Canterbury Street Richmond - 1st S57A (Advertised Plans)



REV	DATE	COMMENTS	INITIALS	CLIENT	PROJECT NAME	DRAWING NAME	SCALE	DATE	AUTHOR	ARCHITECT
A	08/10/2019	ISSUED FOR TOWN PLANNING	DL	CASSANDRA LANG & DAVID PROUD	NEW HOUSE 28 CANTERBURY STREET, RICHMOND, 3121	CONTEXT SECTIONS	1 : 100	18/06/2020	Author	D ARCHITECTS 89 HIGHETT STREET, RICHMOND PHONE 03 9429 0951
B	26/11/2019	REV RESPONSE	DL							
C	18/06/2020	S57A	DL							

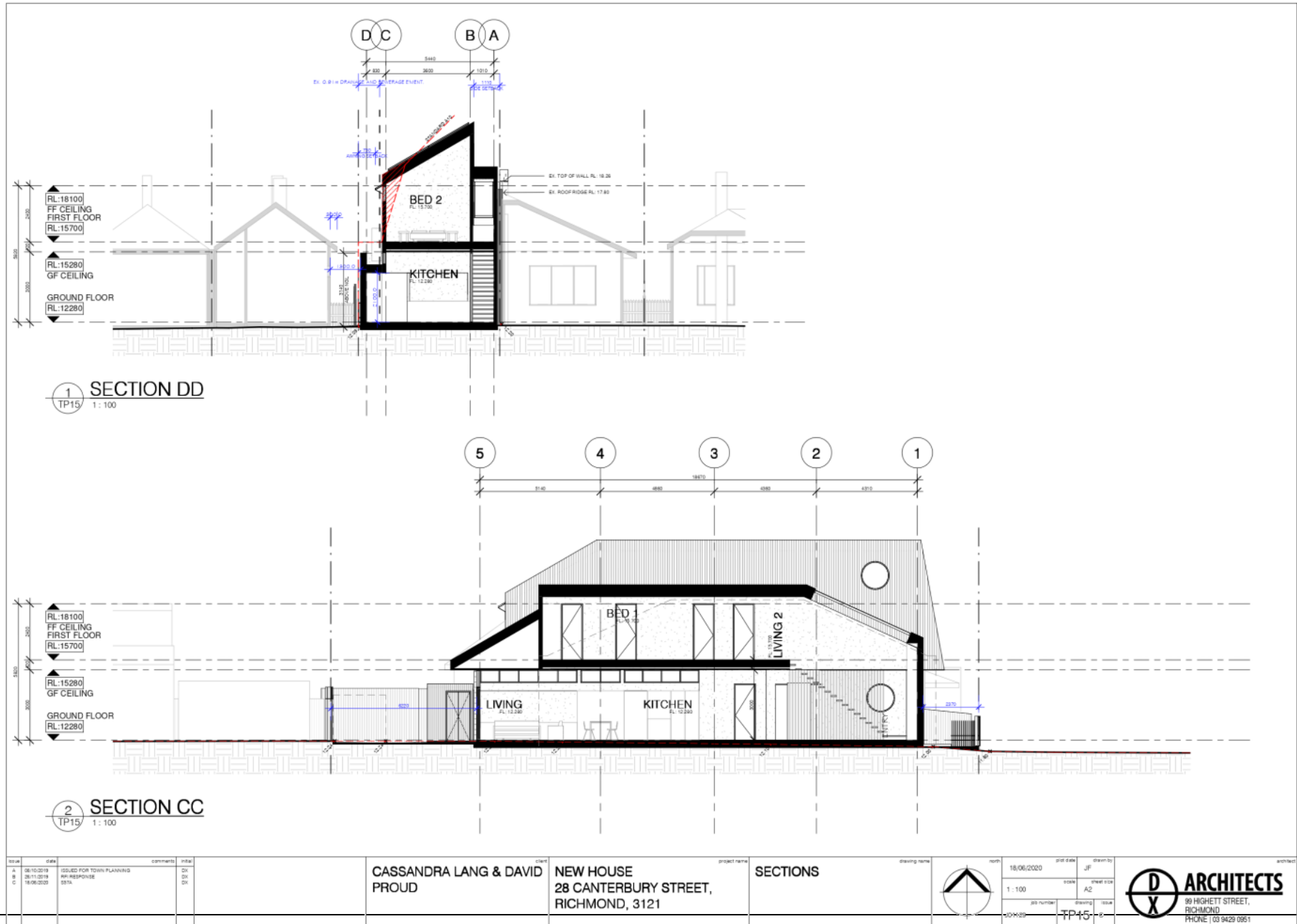
Attachment 6 - PLN19/0706 - 28 Canterbury Street Richmond - 1st S57A (Advertised Plans)



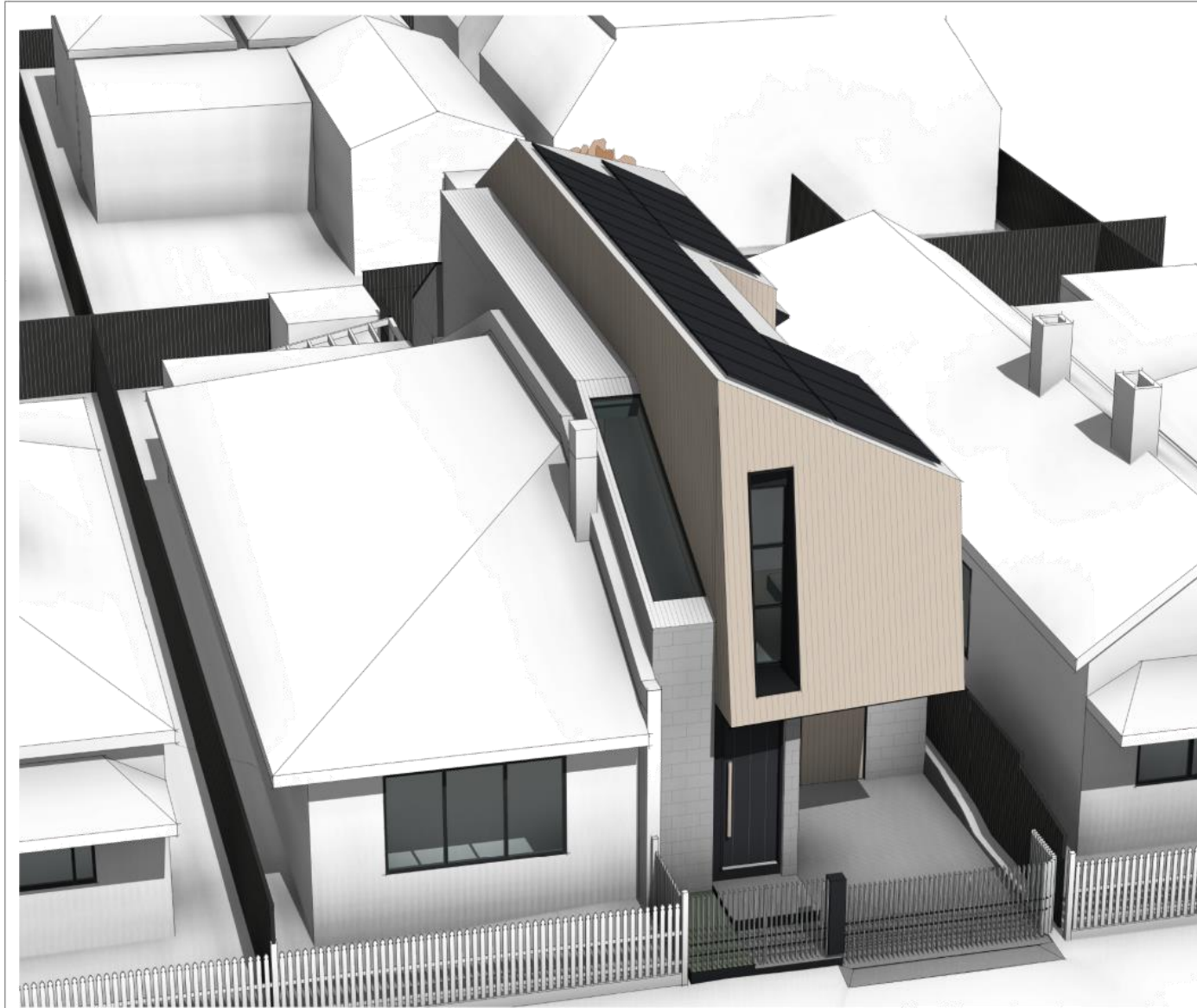
REV	DATE	COMMENTS	INITIALS	CLIENT	PROJECT NAME	DRAWING NAME	DRAWN BY	CHECKED BY	DATE	SCALE	SHEET NO.	TOTAL SHEETS
A	06/10/2019	ISSUED FOR TOWN PLANNING	DL	CASSANDRA LANG & DAVID PROUD	NEW HOUSE 28 CANTERBURY STREET, RICHMOND, 3121	SECTIONS	JP	As indicated	18/06/2020	A2	1	2
B	26/11/2019	REV RESPONSE	DL						TP14	2		
C	18/09/2020	S57A	DL									

D ARCHITECTS
99 HIGHETT STREET,
RICHMOND
PHONE | 03 9429 0951

Attachment 6 - PLN19/0706 - 28 Canterbury Street Richmond - 1st S57A (Advertised Plans)



Attachment 7 - PLN19/0706 - 28 Canterbury Street Richmond - 2nd S57A (Decision Plans)



TP00	COVER
TP01	SITE & CONTEXT PLAN
TP02	EXISTING FLOOR PLAN
TP03	DEMOLITION PLAN
TP04	PROPOSED GROUND FLOOR PLAN
TP05	PROPOSED FIRST FLOOR PLAN
TP06	PROPOSED ROOF PLAN
TP07	SHADOW DIAGRAMS
TP08	SHADOW DIAGRAMS
TP09	SHADOW DIAGRAMS
TP10	EXISTING/DEMOLITION ELEVATIONS
TP11	EXISTING/DEMOLITION ELEVATIONS
TP12	PROPOSED ELEVATIONS
TP13	PROPOSED ELEVATIONS
TP14	SECTIONS
TP15	SECTIONS
TP16	3D VIEWS
TP17	CONTEXT SECTIONS

stage	date	comments	status
A	08/10/2019	ISSUED FOR TOWN PLANNING	OK
B	08/11/2019	APP RESPONSE	OK
C	18/08/2020	95%	OK
D	01/10/2020	PLANS WITHOUT PREJUDICE	OK

CASSANDRA LANG & DAVID PROUD

**NEW HOUSE
28 CANTERBURY STREET,
RICHMOND, 3121**

COVER



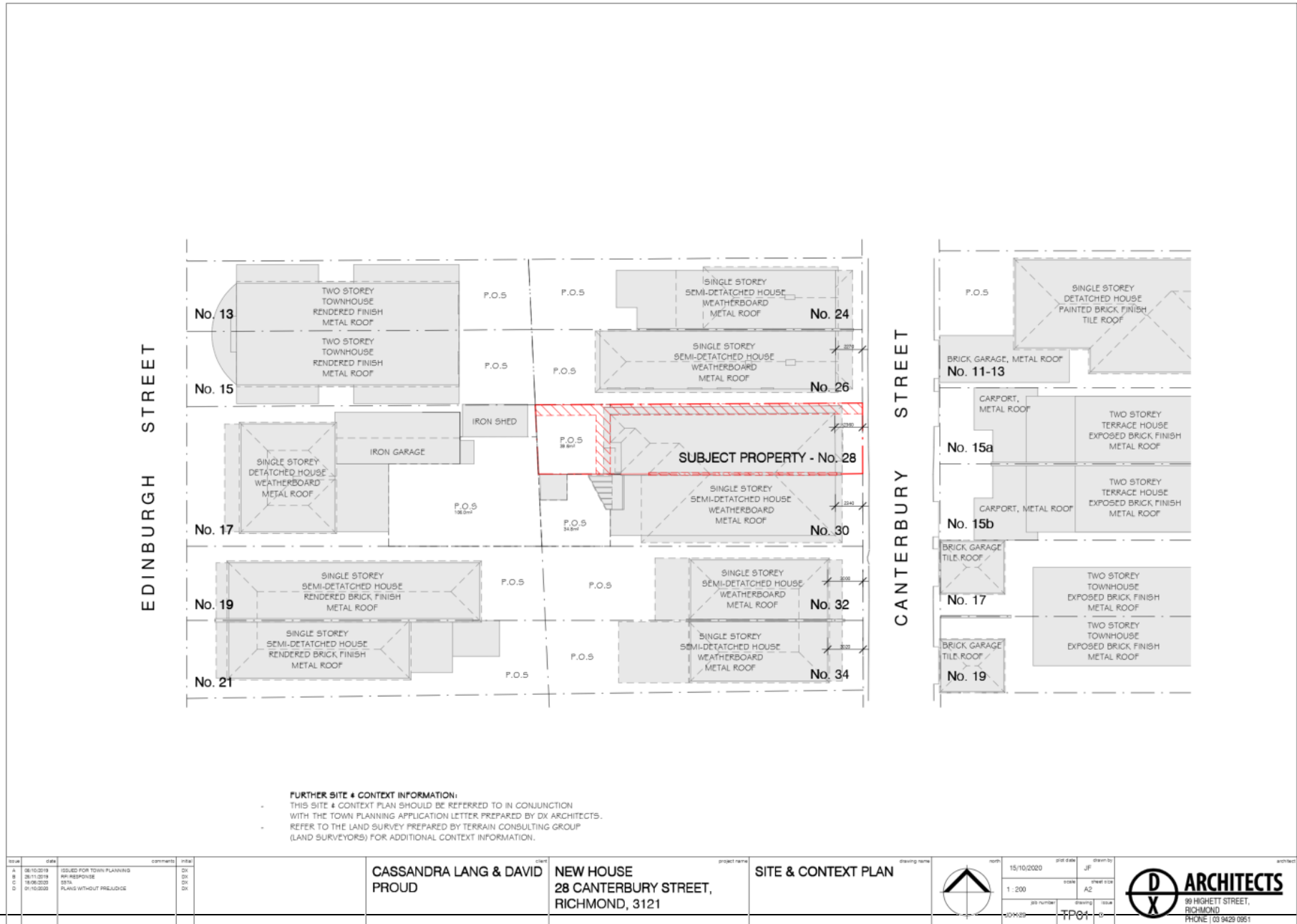
15/10/2020

drawn by: JP
checked: A2
sheet size: A2



TP00

Attachment 7 - PLN19/0706 - 28 Canterbury Street Richmond - 2nd S57A (Decision Plans)

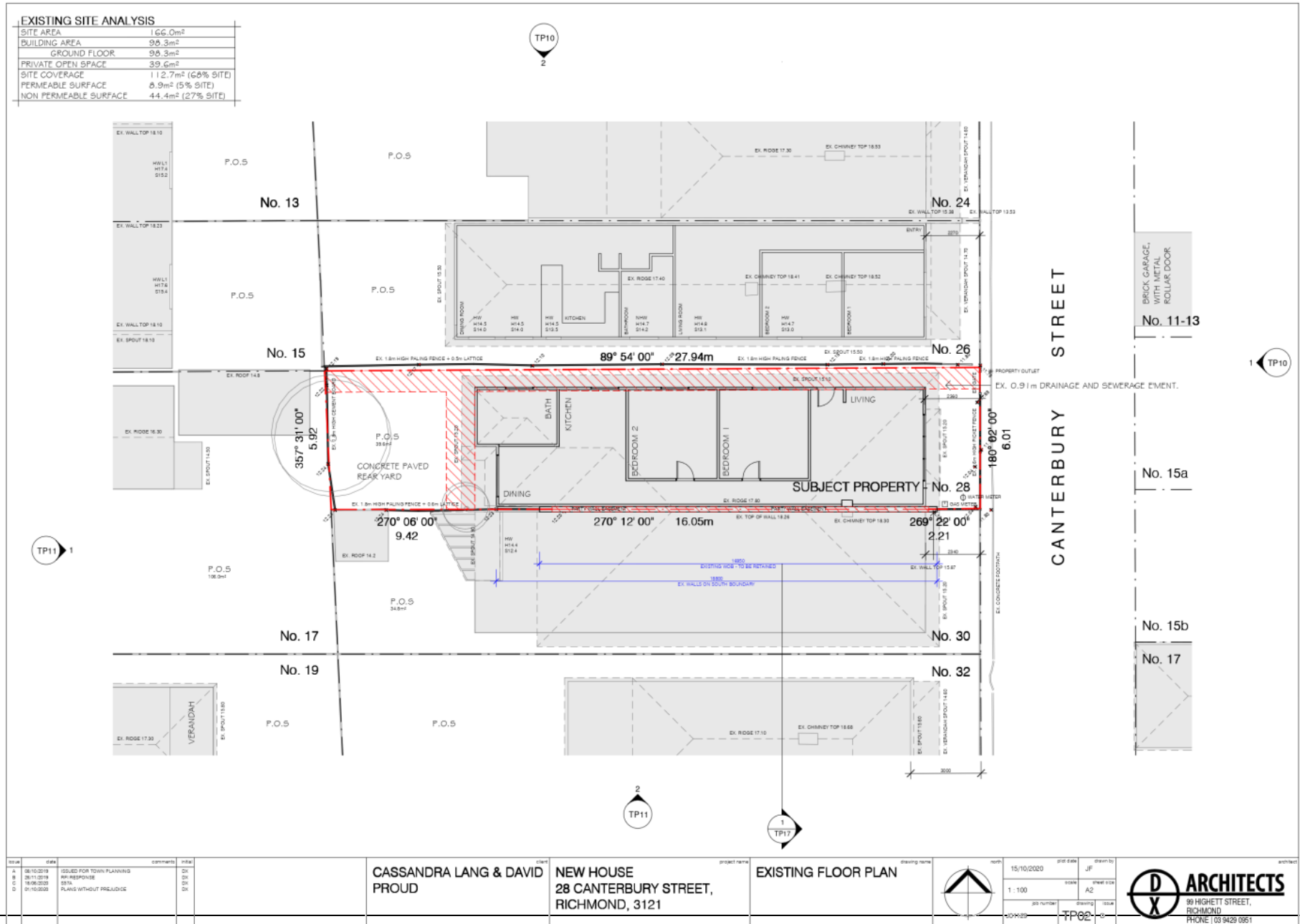


FURTHER SITE & CONTEXT INFORMATION:

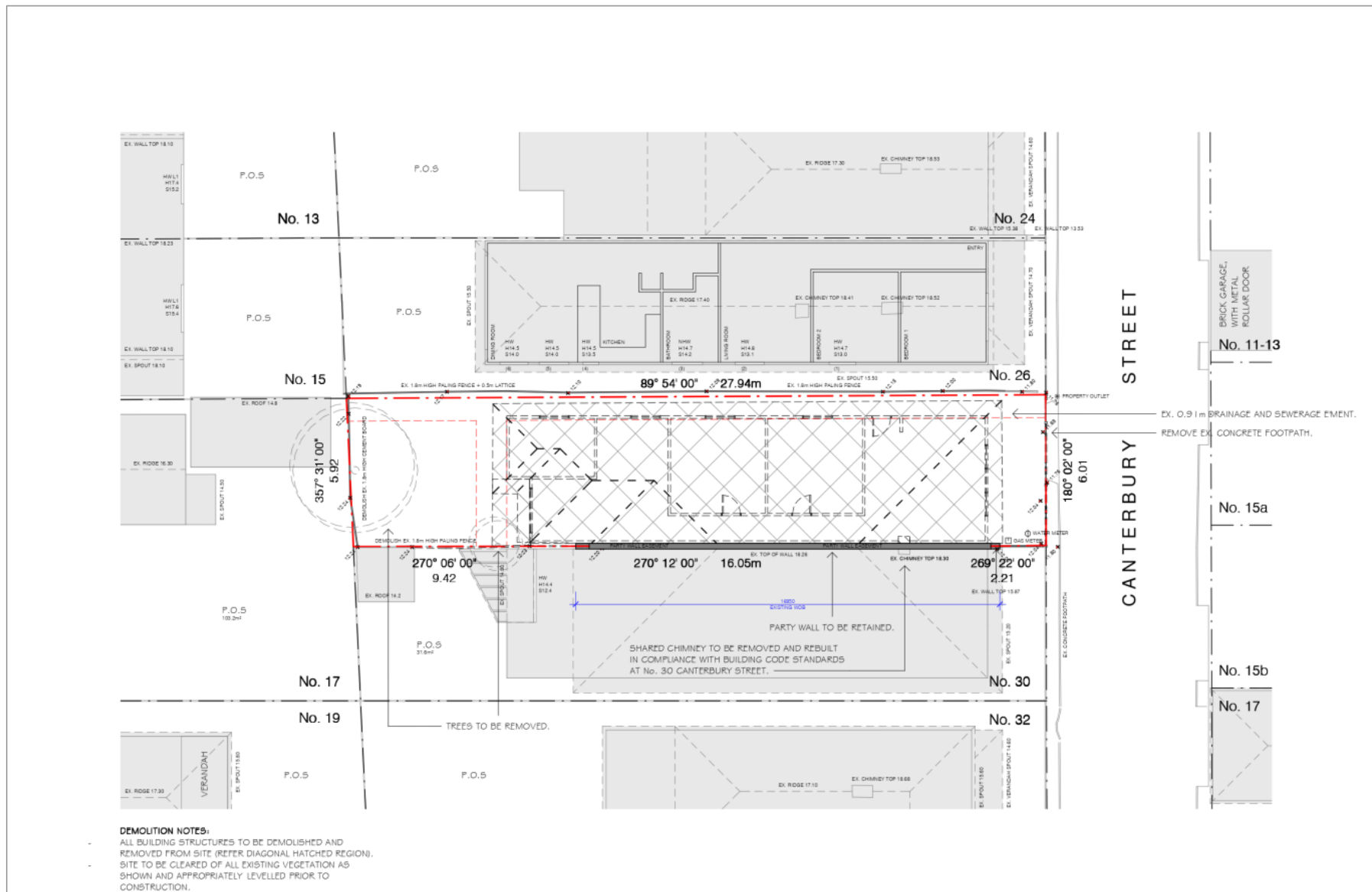
- THIS SITE & CONTEXT PLAN SHOULD BE REFERRED TO IN CONJUNCTION WITH THE TOWN PLANNING APPLICATION LETTER PREPARED BY DX ARCHITECTS.
- REFER TO THE LAND SURVEY PREPARED BY TERRAIN CONSULTING GROUP (LAND SURVEYORS) FOR ADDITIONAL CONTEXT INFORMATION.

stage	date	comments	initialed	client	project name	drawing name	north	plot date	drawn by	architect
A	08/10/2019	ISSUED FOR TOWN PLANNING	DL	CASSANDRA LANG & DAVID PROUD	NEW HOUSE 28 CANTEBURY STREET, RICHMOND, 3121	SITE & CONTEXT PLAN		15/10/2020	JP	 89 HIGHETT STREET, RICHMOND PHONE 03 9429 0951
B	08/11/2019	REV. RESPONSE	DL							
C	18/09/2020	85%	DL							
D	01/10/2020	PLANS WITHOUT PREJUDICE	DL							
								15/10/2020	JP	
								1 : 200	A2	
								JOB NUMBER	drawing	1004
								TP01	0	

Attachment 7 - PLN19/0706 - 28 Canterbury Street Richmond - 2nd S57A (Decision Plans)



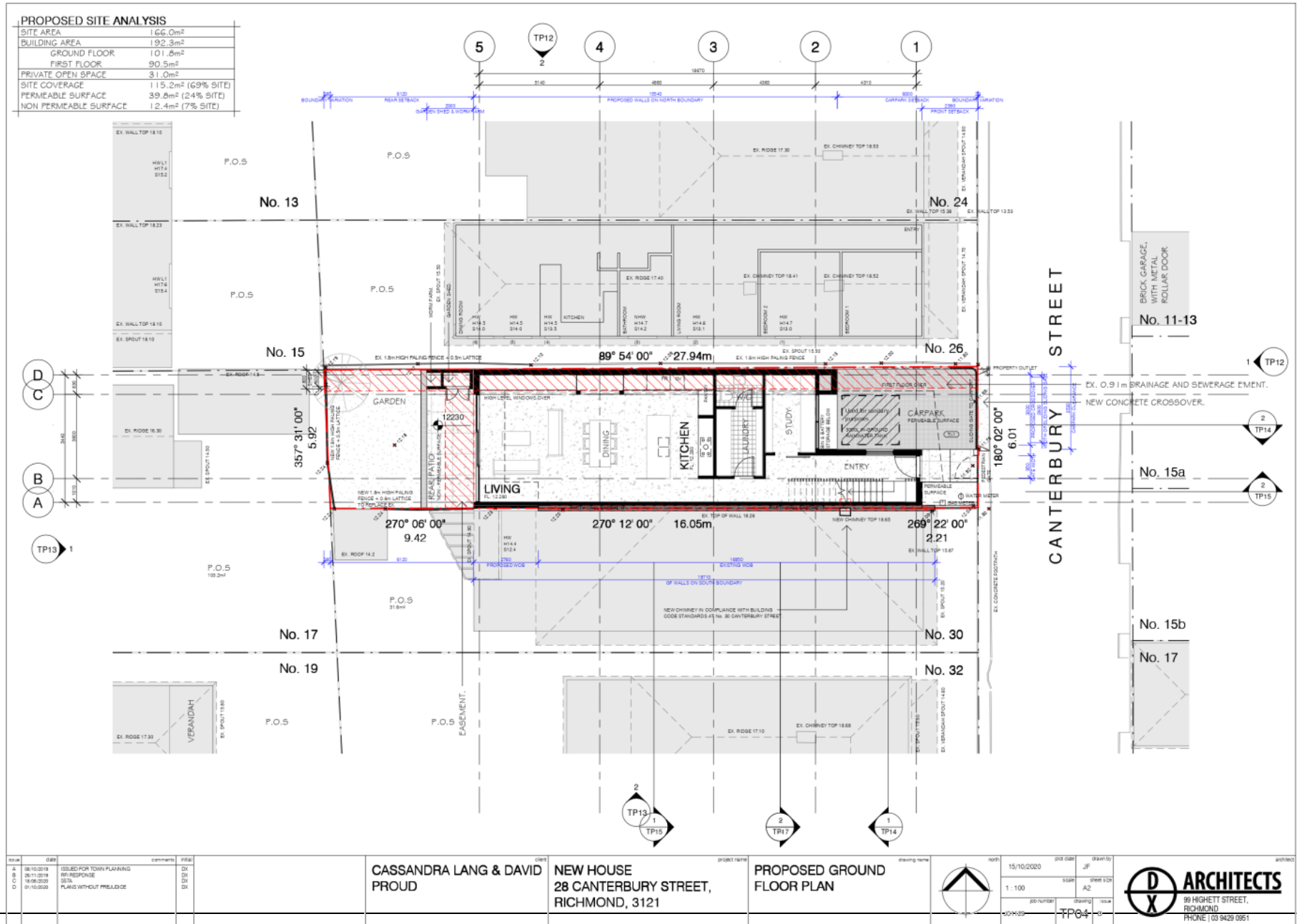
Attachment 7 - PLN19/0706 - 28 Canterbury Street Richmond - 2nd S57A (Decision Plans)



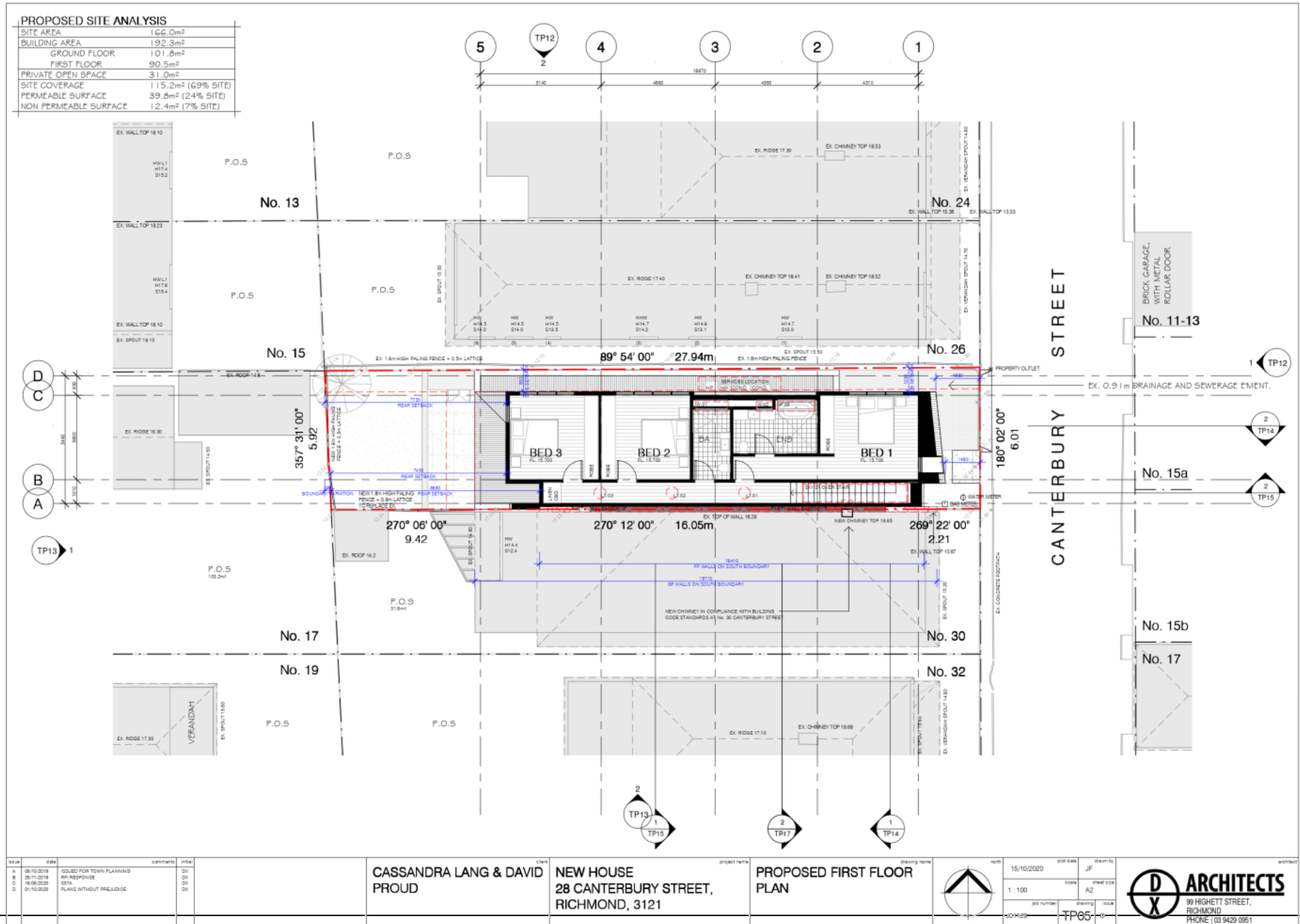
DEMOLITION NOTES:
 - ALL BUILDING STRUCTURES TO BE DEMOLISHED AND REMOVED FROM SITE (REFER DIAGONAL HATCHED REGION).
 - SITE TO BE CLEARED OF ALL EXISTING VEGETATION AS SHOWN AND APPROPRIATELY LEVELLED PRIOR TO CONSTRUCTION.

REV	DATE	COMMENTS	BY	CHECKED	CLIENT	PROJECT NAME	DRAWING NAME	NORTH	DATE	SCALE	SHEET NO.	ARCHITECT
A	08/10/2019	ISSUED FOR TOWN PLANNING			CASSANDRA LANG & DAVID PROUD	NEW HOUSE 28 CANTERBURY STREET, RICHMOND, 3121	DEMOLITION PLAN		15/10/2020	1:100	02/03	 89 HIGHETT STREET, RICHMOND PHONE 03 9429 0951
B	26/11/2019	REV RESPONSE										
C	18/06/2020	55%										
D	01/10/2020	PLANS WITHOUT PREJUDICE										

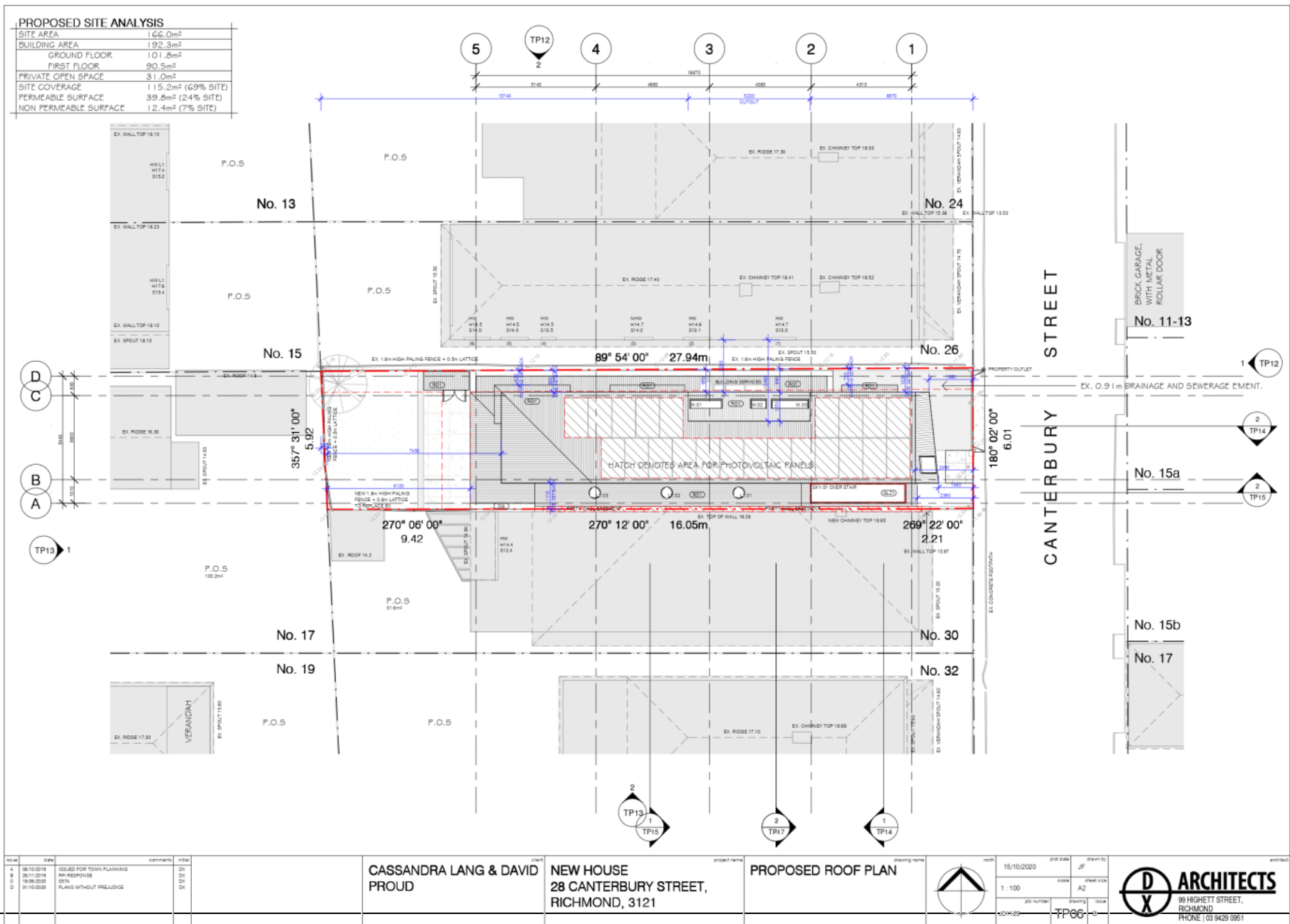
Attachment 7 - PLN19/0706 - 28 Canterbury Street Richmond - 2nd S57A (Decision Plans)



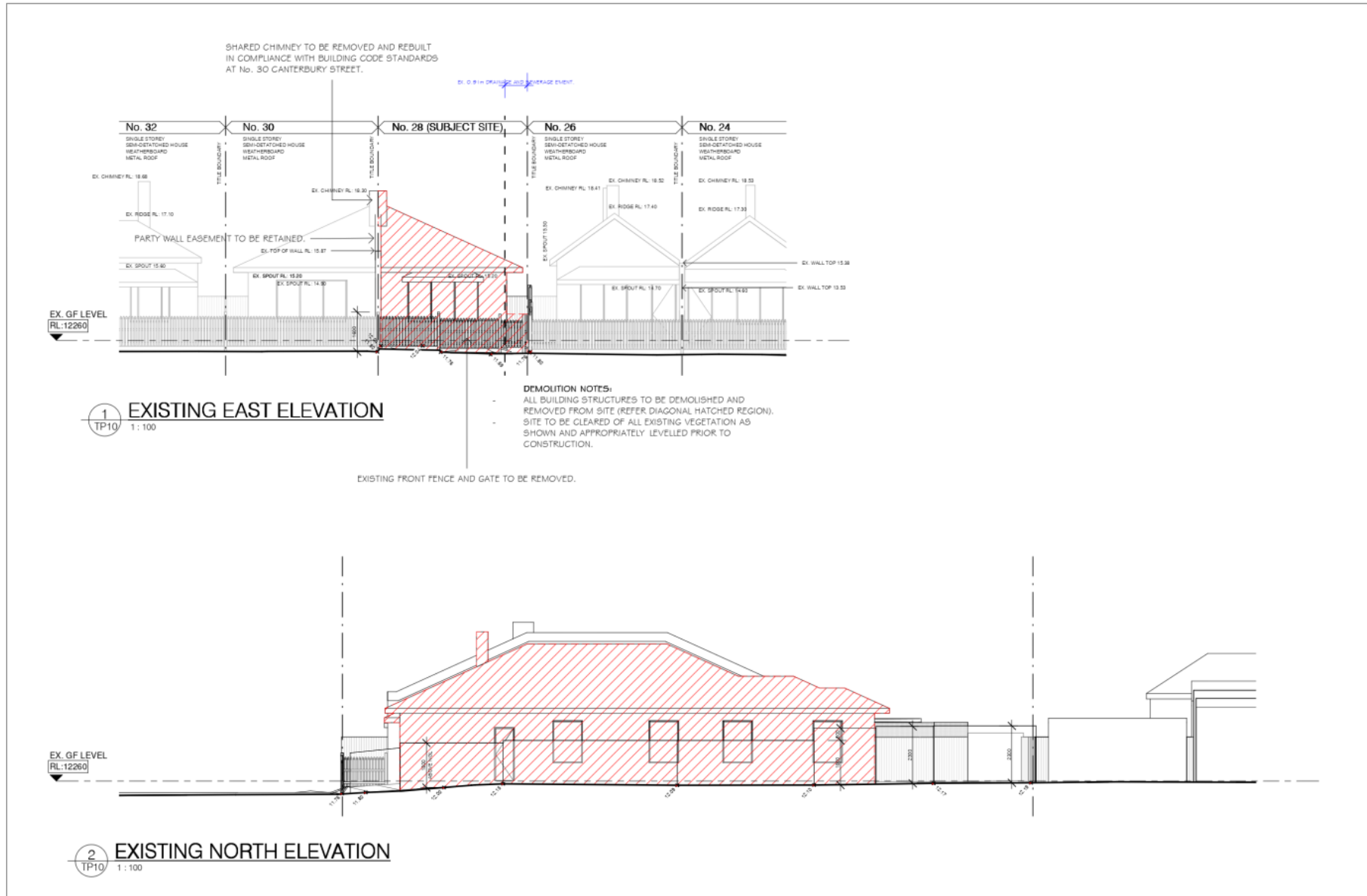
Attachment 7 - PLN19/0706 - 28 Canterbury Street Richmond - 2nd S57A (Decision Plans)



Attachment 7 - PLN19/0706 - 28 Canterbury Street Richmond - 2nd S57A (Decision Plans)

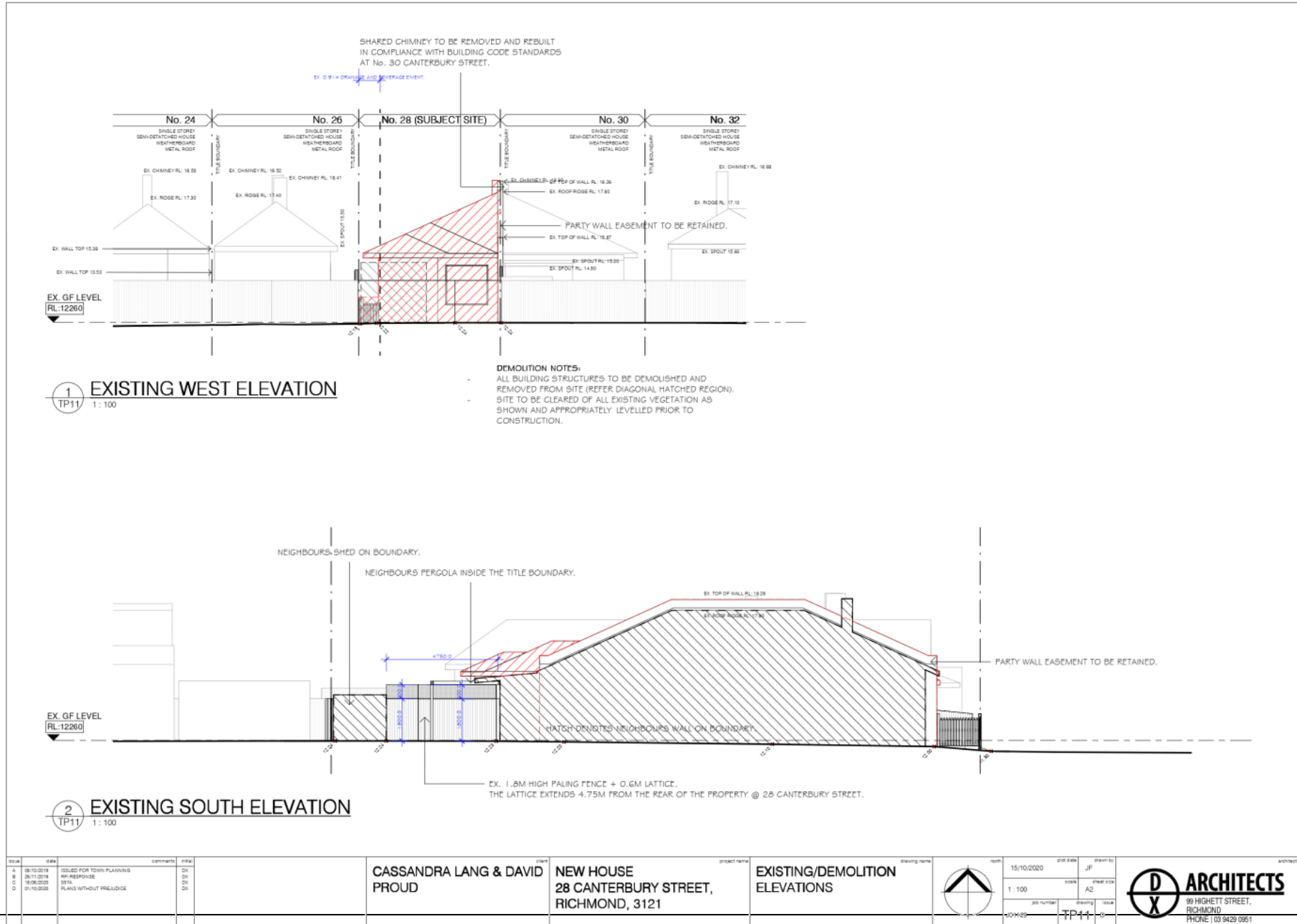


Attachment 7 - PLN19/0706 - 28 Canterbury Street Richmond - 2nd S57A (Decision Plans)

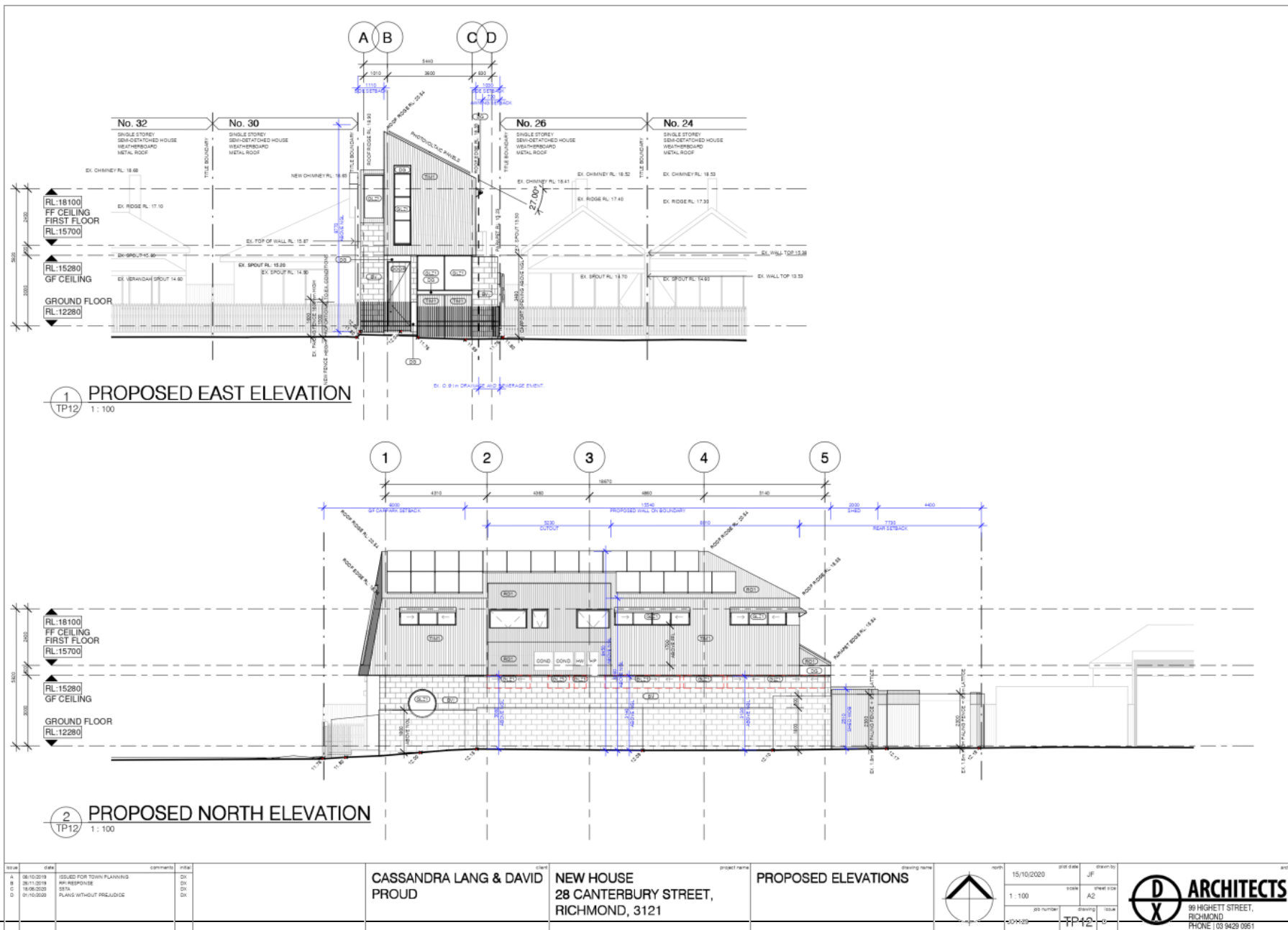


REV	DATE	COMMENTS	INITIALS	CLIENT	PROJECT NAME	DRAWING NAME	SCALE	DATE	DRAWN BY	CHECKED BY	APP. NO.	APP. DATE	APP. SIGNATURE	ARCHITECT
A	08/10/2019	ISSUED FOR TOWN PLANNING	DL	CASSANDRA LANG & DAVID PROUD	NEW HOUSE 28 CANTERBURY STREET, RICHMOND, 3121	EXISTING/DEMOLITION ELEVATIONS	1: 100	15/10/2020	JP	DL	TP10	C	D ARCHITECTS 89 HIGHETT STREET, RICHMOND PHONE 03 9429 0951	
B	08/11/2019	REV RESPONSE	DL											
C	18/09/2020	85%	DL											
D	01/10/2020	PLANS WITHOUT PRELUDICE	DL											

Attachment 7 - PLN19/0706 - 28 Canterbury Street Richmond - 2nd S57A (Decision Plans)



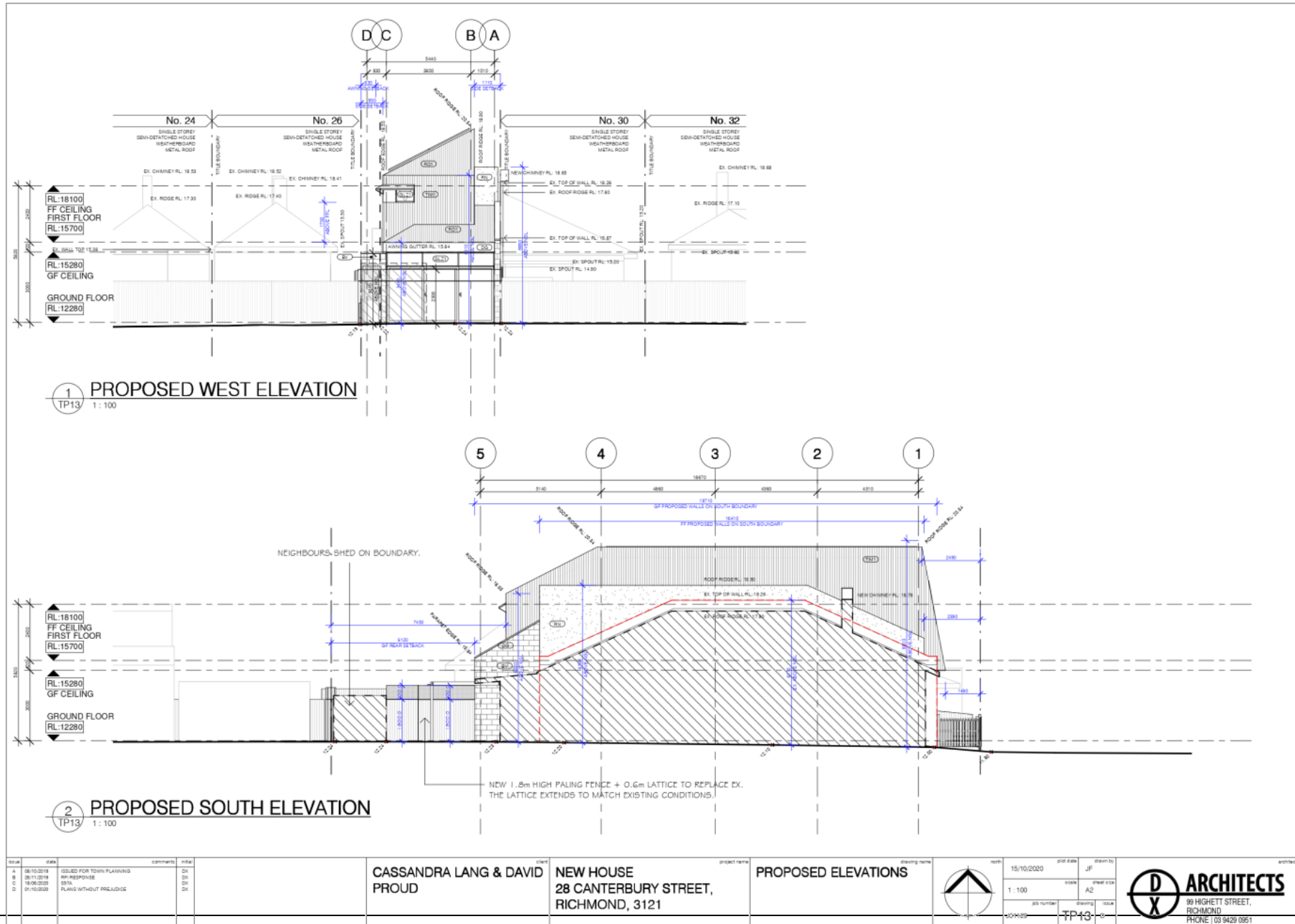
Attachment 7 - PLN19/0706 - 28 Canterbury Street Richmond - 2nd S57A (Decision Plans)



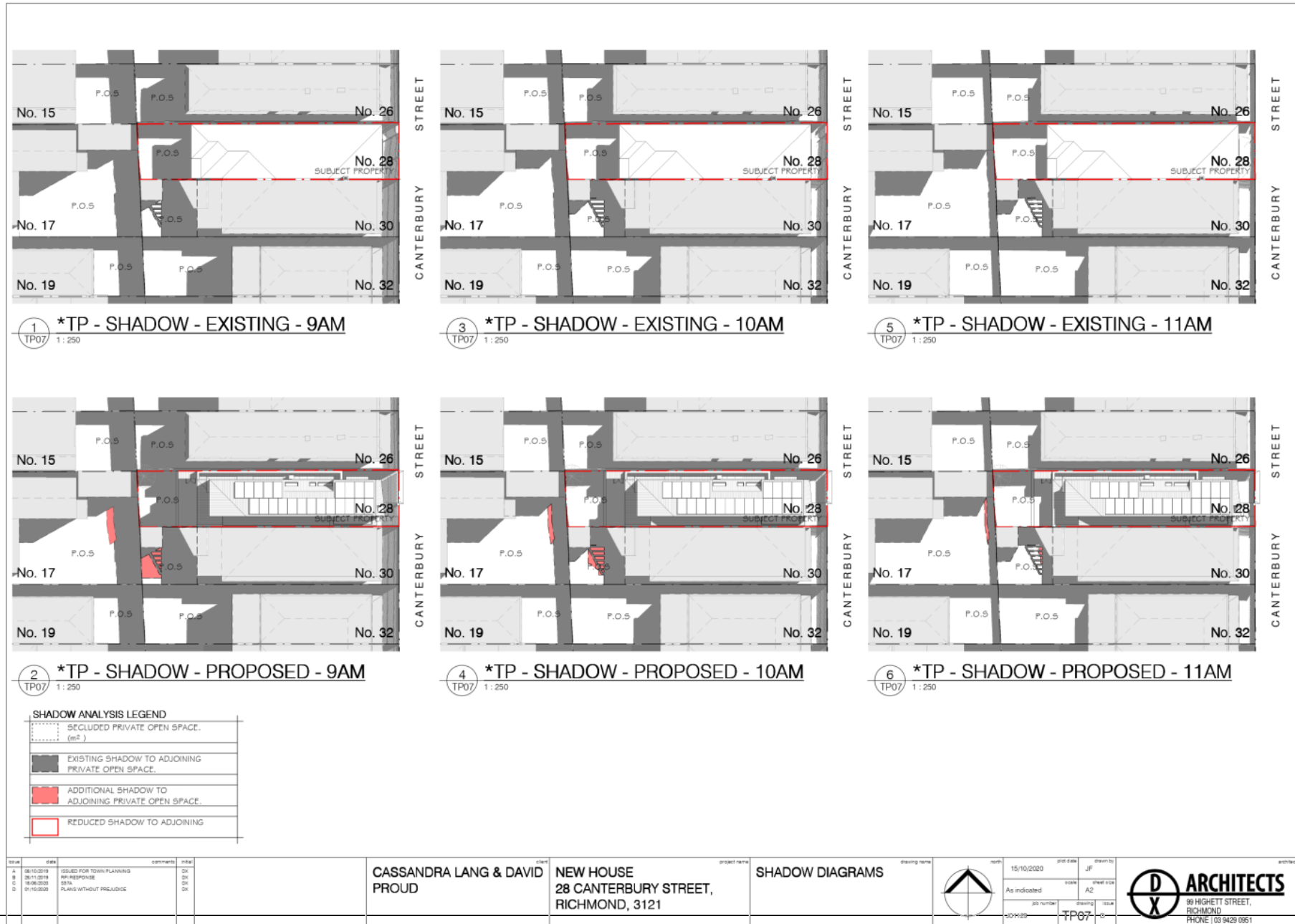
REV	DATE	DESCRIPTION	BY	CHK	APP	CL	PROJECT NAME	DRAWING NAME	DATE	SCALE	PROJECT NUMBER	DRAWING NUMBER	SCALE	PROJECT NUMBER	DRAWING NUMBER	SCALE
A	08/10/2019	ISSUED FOR TOWN PLANNING	DL	DL			NEW HOUSE 28 CANTEBURY STREET, RICHMOND, 3121	PROPOSED ELEVATIONS	15/10/2020	1: 100	19/000000	TP12	1: 100	19/000000	1: 100	
B	08/11/2019	REV RESPONSE	DL	DL												
C	18/09/2020	85%	DL	DL												
D	01/10/2020	PLANS WITHOUT PRELUDICE	DL	DL												

CASSANDRA LANG & DAVID PROUD	client NEW HOUSE 28 CANTEBURY STREET, RICHMOND, 3121	project name PROPOSED ELEVATIONS	drawing name 	north 15/10/2020	plot date 15/10/2020	drawn by JP	checked by AZ	
				scale 1: 100	sheet size A2	architect D ARCHITECTS 89 HIGHETT STREET, RICHMOND PHONE 03 9429 0951		

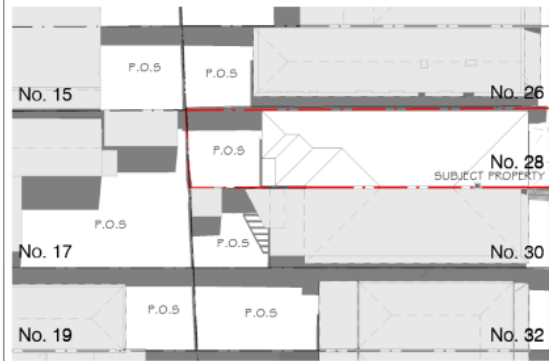
Attachment 7 - PLN19/0706 - 28 Canterbury Street Richmond - 2nd S57A (Decision Plans)



Attachment 7 - PLN19/0706 - 28 Canterbury Street Richmond - 2nd S57A (Decision Plans)



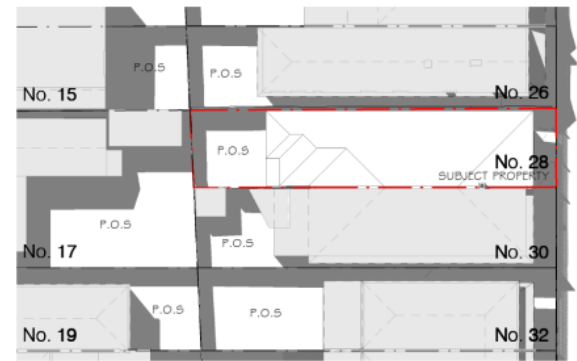
Attachment 7 - PLN19/0706 - 28 Canterbury Street Richmond - 2nd S57A (Decision Plans)



1 *TP - SHADOW - EXISTING - 12PM
TP08 1:250



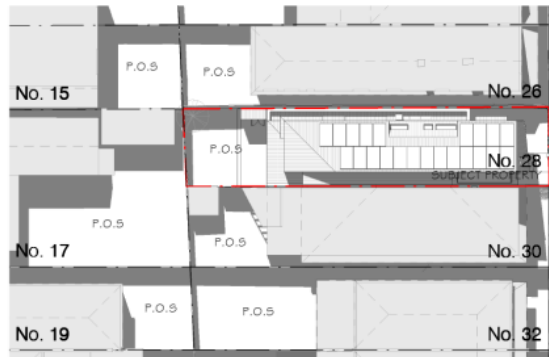
3 *TP - SHADOW - EXISTING - 1PM
TP08 1:250



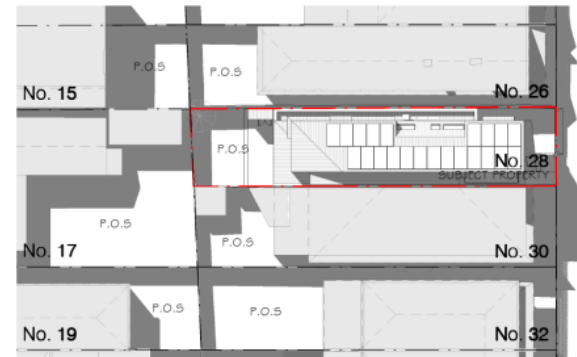
5 *TP - SHADOW - EXISTING - 2PM
TP08 1:250



2 *TP - SHADOW - PROPOSED - 12PM
TP08 1:250



4 *TP - SHADOW - PROPOSED - 1PM
TP08 1:250



6 *TP - SHADOW - PROPOSED - 2PM
TP08 1:250

SHADOW ANALYSIS LEGEND

	SECLUDED PRIVATE OPEN SPACE. (m ²)
	EXISTING SHADOW TO ADJOINING PRIVATE OPEN SPACE.
	ADDITIONAL SHADOW TO ADJOINING PRIVATE OPEN SPACE.
	REDUCED SHADOW TO ADJOINING PRIVATE OPEN SPACE.

stage	date	comments	initials
A	08/10/2019	ISSUED FOR TOWN PLANNING	DL
B	08/11/2019	PP RESPONSE	DL
C	18/08/2020	85%	DL
D	01/10/2020	PLANS WITHOUT PRELUDICE	DL

CASSANDRA LANG & DAVID PROUD

client
NEW HOUSE
28 CANTERBURY STREET,
RICHMOND, 3121

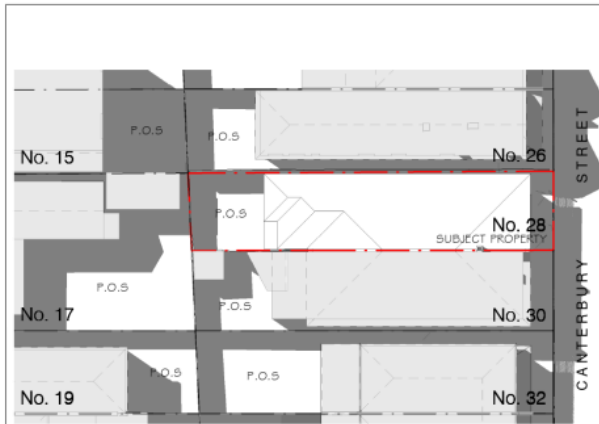
project name
SHADOW DIAGRAMS



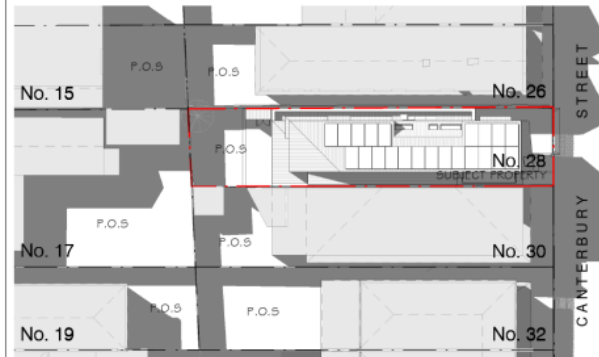
north
15/10/2020
plot date
As indicated
scale
A2
sheet size
drawing
issue
TP08-0



Attachment 7 - PLN19/0706 - 28 Canterbury Street Richmond - 2nd S57A (Decision Plans)



1 *TP - SHADOW - EXISTING - 3PM
TP09/ 1: 250



2 *TP - SHADOW - PROPOSED - 3PM
TP09/ 1: 250

SHADOW ANALYSIS LEGEND

	SECLUDED PRIVATE OPEN SPACE. (m ²)
	EXISTING SHADOW TO ADJOINING PRIVATE OPEN SPACE.
	ADDITIONAL SHADOW TO ADJOINING PRIVATE OPEN SPACE.
	REDUCED SHADOW TO ADJOINING PRIVATE OPEN SPACE.

SHADOW ANALYSIS STATISTICS - EQUINOX (SEPTEMBER 22)

CALCULATING THE EXTENT OF SHADOW CAST BY EXISTING BUILDINGS AND FROM PROPOSED WORKS, INCLUDING FENCES:

@ No. 30 CANTERBURY BOWEN STREET, RICHMOND.

		9am	10am	11am	12pm	1pm	2pm	3pm
SECLUDED PRIVATE OPEN SPACE	31.6m ²							
EXISTING SHADOWED SPOS		25.6m ² (81%)	20.4m ² (65%)	16.4m ² (52%)	-	-	-	-
EXISTING UNSHADOWED SPOS		6.0m ² (19%)	11.2m ² (35%)	15.2m ² (48%)				
ADDITIONAL SHADOWED SPOS		4.6m ² (15%)	2.6m ² (8%)	0.8m ² (3%)				
POST-DEVELOPMENT UNSHADOWED SPOS		1.4m ² (4%)	8.6m ² (27%)	14.9m ² (47%)				

@ No. 17 EDINBURGH STREET RICHMOND.

		9am	10am	11am	12pm	1pm	2pm	3pm
SECLUDED PRIVATE OPEN SPACE	103.2m ²							
EXISTING SHADOWED SPOS		39.2m ² (38%)	33.5m ² (32%)	29.8m ² (29%)	-	-	-	-
EXISTING UNSHADOWED SPOS		64.0m ² (62%)	69.7m ² (68%)	73.4m ² (71%)				
ADDITIONAL SHADOWED SPOS		2.7m ² (3%)	1.7m ² (2%)	1.1m ² (1%)				
POST-DEVELOPMENT UNSHADOWED SPOS		61.3m ² (59%)	68.0m ² (66%)	72.3m ² (70%)				

stage	date	comments	initials
A	08/10/2019	ISSUED FOR TOWN PLANNING	DL
B	08/11/2019	PP RESPONSE	DL
C	18/06/2020	55%	DL
D	01/10/2020	PLANS WITHOUT PRELUDICE	DL

client: CASSANDRA LANG & DAVID PROUD
project name: NEW HOUSE 28 CANTERBURY STREET, RICHMOND, 3121

drawing name: SHADOW DIAGRAMS



north

15/10/2020

plot date

drawn by

As indicated

sheet size

A2

job number

TP09

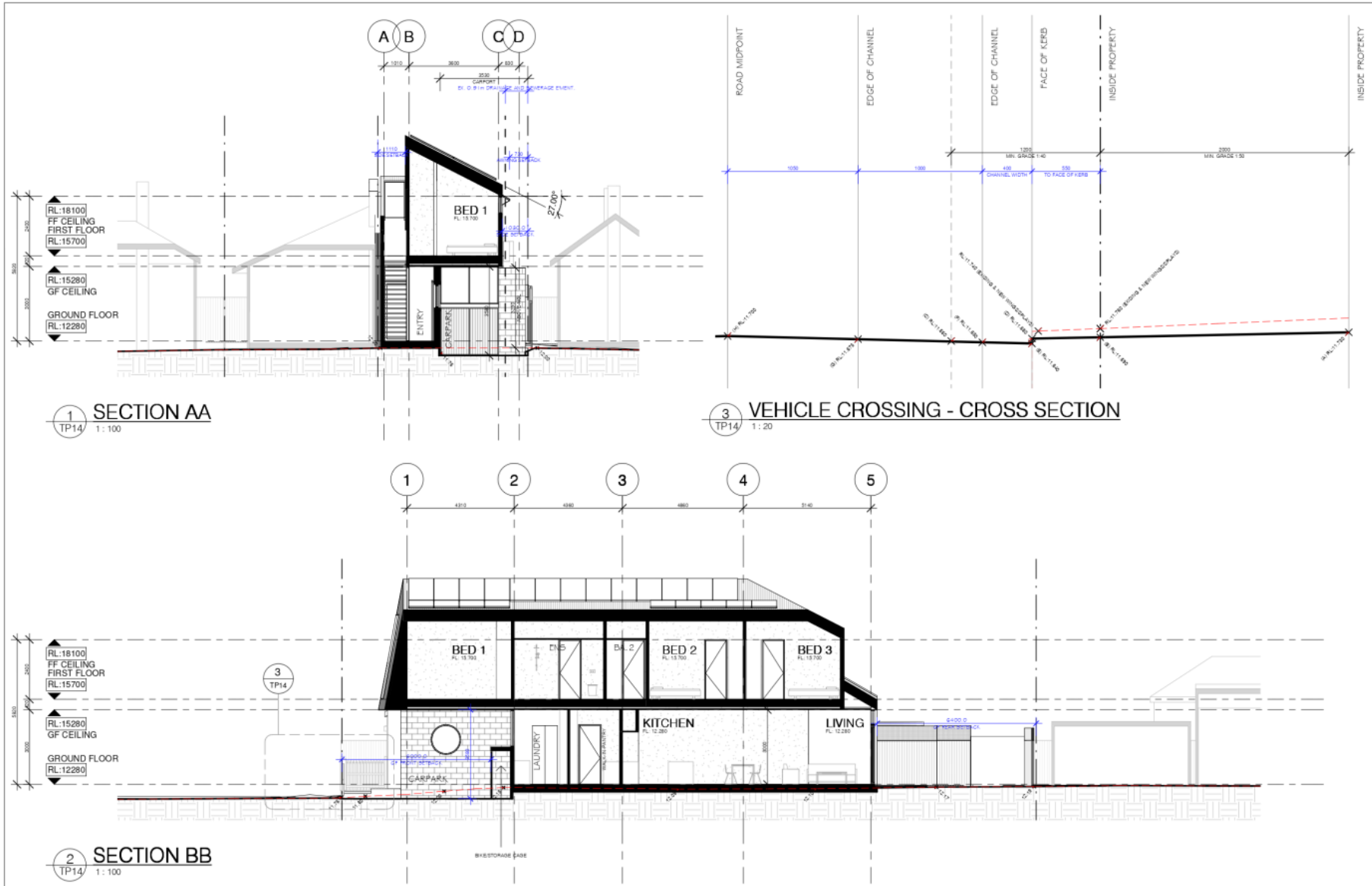
drawing

1:250

scale



Attachment 7 - PLN19/0706 - 28 Canterbury Street Richmond - 2nd S57A (Decision Plans)



REV	DATE	ISSUED FOR TOWN PLANNING	COMMENTS	INITIALS
A	08/10/2019	ISSUED FOR TOWN PLANNING		DL
B	08/11/2019	REV RESPONSE		DL
C	18/09/2020	55%		DL
D	01/10/2020	PLANS WITHOUT PREJUDICE		DL

client
CASSANDRA LANG & DAVID PROUD

project name
**NEW HOUSE
28 CANTERBURY STREET,
RICHMOND, 3121**

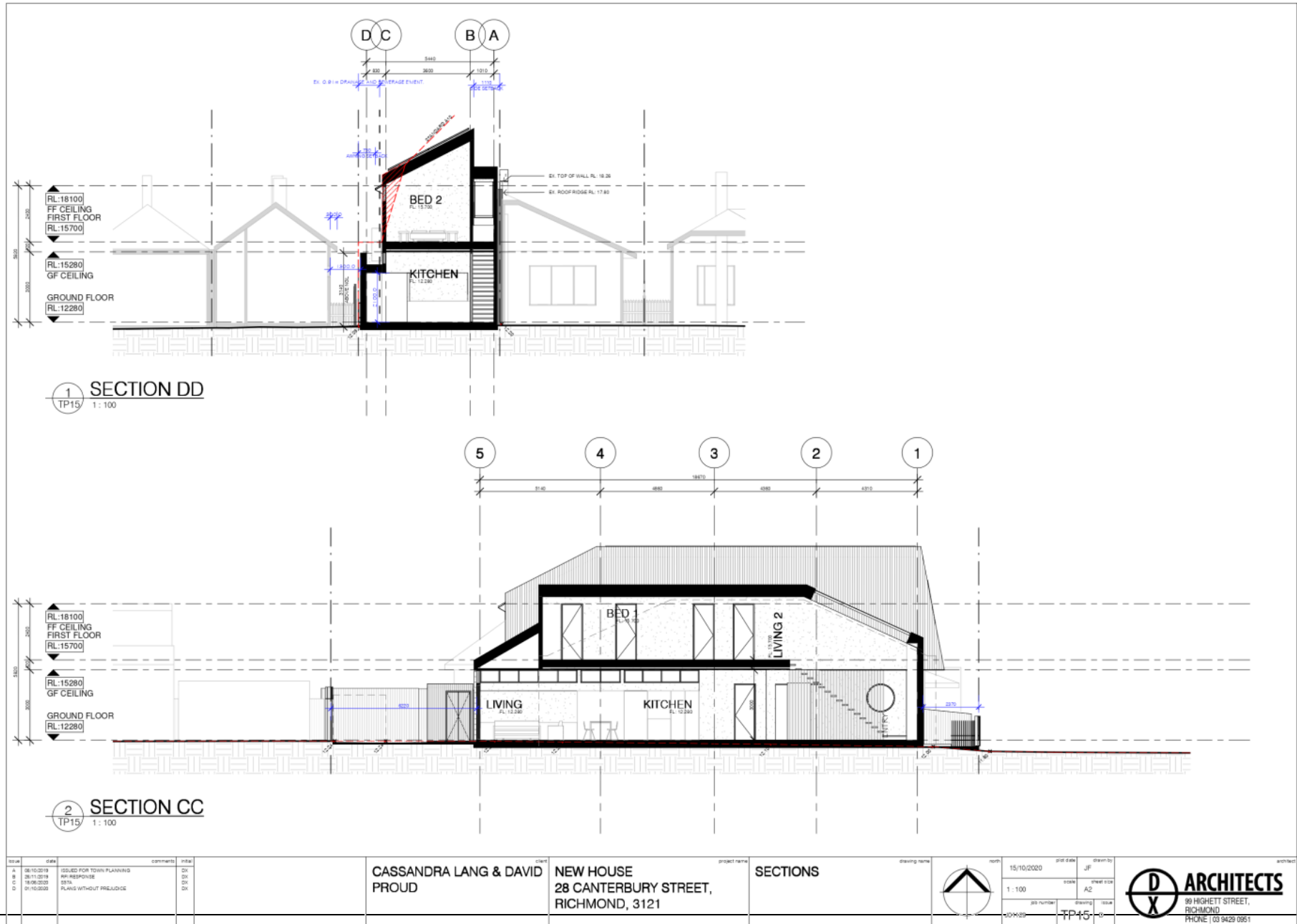
SECTIONS



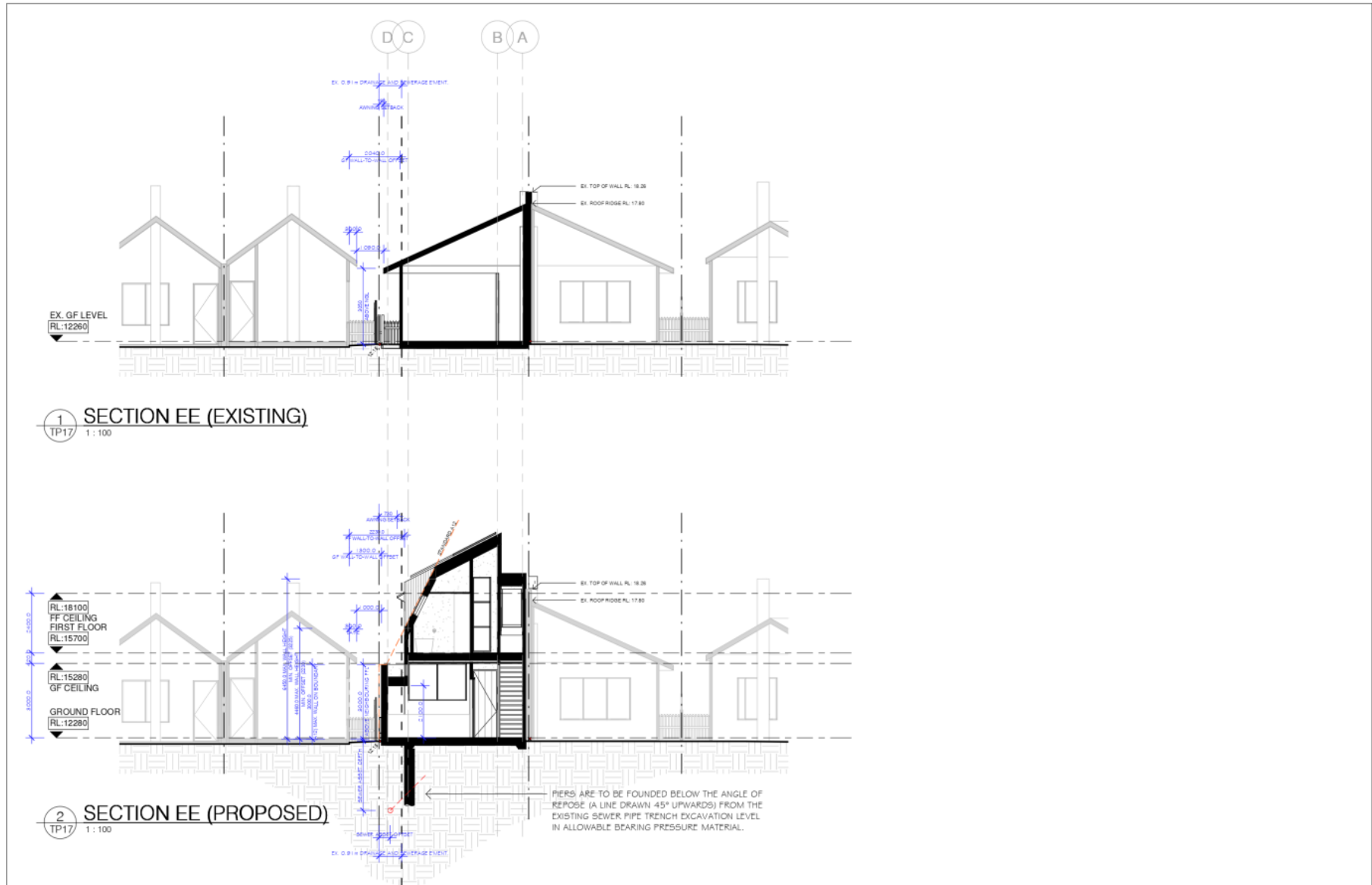
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As indicated			JF
sheet number		sheet size	
		A2	
job number		drawing	1004
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D ARCHITECTS
99 HIGHETT STREET,
RICHMOND
PHONE | 03 9429 0951

Attachment 7 - PLN19/0706 - 28 Canterbury Street Richmond - 2nd S57A (Decision Plans)



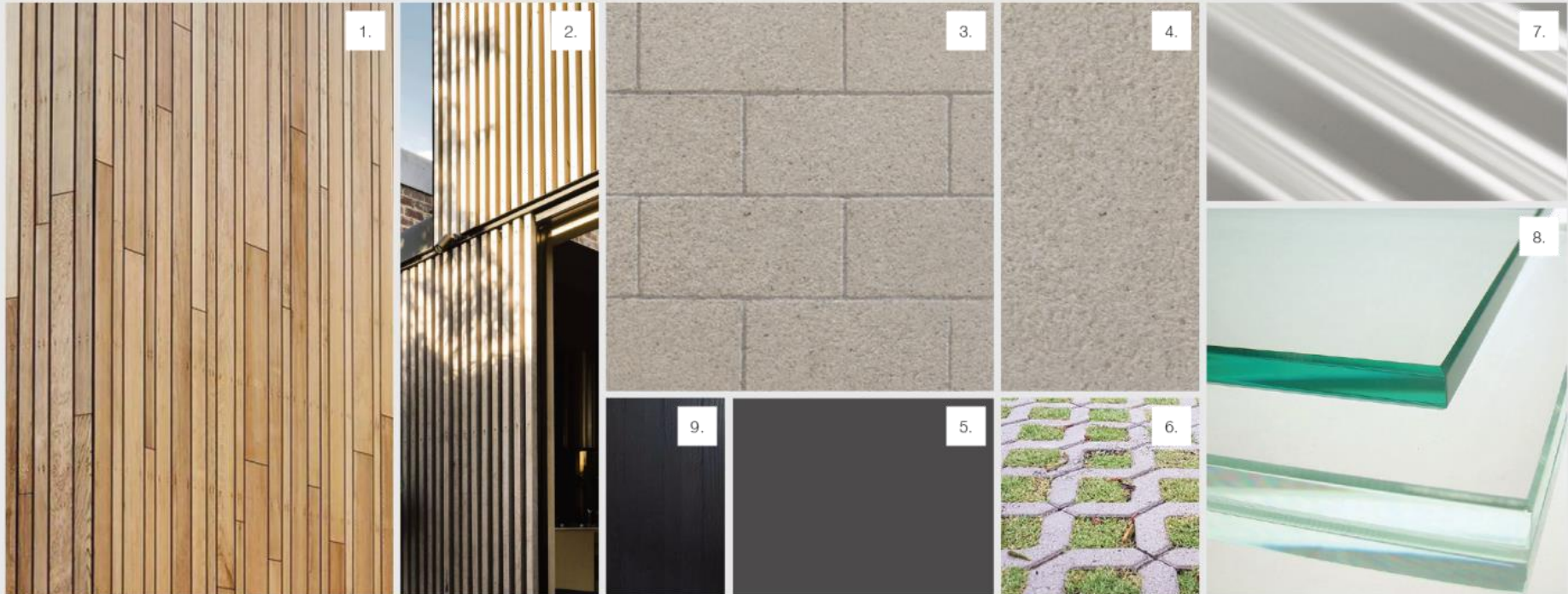
Attachment 7 - PLN19/0706 - 28 Canterbury Street Richmond - 2nd S57A (Decision Plans)



REV	DATE	COMMENTS	INITIALS	CLIENT	PROJECT NAME	DRAWING NAME	DATE	SCALE	SHEET SIZE	ARCHITECT
A	08/10/2019	ISSUED FOR TOWN PLANNING	DL	CASSANDRA LANG & DAVID PROUD	NEW HOUSE 28 CANTERBURY STREET, RICHMOND, 3121	CONTEXT SECTIONS	15/10/2020	1 : 100	A2	D ARCHITECTS 99 HIGHETT STREET, RICHMOND PHONE 03 9429 0951
B	08/11/2019	REV RESPONSE	DL							
C	18/06/2020	PLANS WITHOUT PRELUDICE	DL							
D	01/10/2020	PLANS WITHOUT PRELUDICE	DL							

Attachment 7 - PLN19/0706 - 28 Canterbury Street Richmond - 2nd S57A (Decision Plans)

..finishes schedule....



-
- 1. VERTICAL TIMBER BOARDS (TIM1)
- 2. VERTICAL TIMBER SCREEN (TIM2)
- 3. MASONRY WALL (BV)
- 4. CONCRETE RENDER (RN)
- 5. DARK GREY (DG)(RO2)
- 6. GRASS DIAMOND PAVER (TI-1)
- 7. METAL ROOF (RO1)
- 8. CLEAR GLAZING (GLZ1)
- 9. TIMBER DOOR FINISH (DOOR)
- ..

Attachment 7 - PLN19/0706 - 28 Canterbury Street Richmond - 2nd S57A (Decision Plans)



1 FRONT FACADE
TP16



2 REAR FACADE
TP16

stage	date	comments	initial	client	project name	drawing name	north	plot date	plot scale	drawn by	checked by	issue	sheet title	architect			
A	08/10/2019	ISSUED FOR TOWN PLANNING	DL	CASSANDRA LANG & DAVID PROUD	NEW HOUSE 28 CANTERBURY STREET, RICHMOND, 3121	3D VIEWS		15/10/2020		JF				 89 HIGHETT STREET, RICHMOND PHONE 03 9429 0951			
B	08/11/2019	APP RESPONSE	DL														
C	18/08/2020	95%	DL														
D	01/10/2020	PLANS WITHOUT PRELUDICE	DL														
													TP16				

Attachment 8 - PLN19/0706 - 28 Canterbury Street Richmond - Traffic Engineering Comments (S57A Plans)

Goonetilleke, Nish

From: Bacani, Artemis
Sent: Wednesday, 18 November 2020 9:54 AM
To: Goonetilleke, Nish
Cc: Chila, Daniel
Subject: Re: PLN19/0706 - 28 Canterbury Street Richmond - Re-Referral for PDC Meeting
Attachments: 6335 (28 Canterbury St)2.docx

Hi Nish

Please find attached a copy of the revised engineering comments for the above application.

In addition, please see our comments below in relation to the submitted cross-sectional diagram.

Although the cross-section is considered ok, there are some information that need to be clarified by the applicant.

Please let me know if you have any queries.

Thanks
Art

From: Chila, Daniel <Daniel.Chila@yarracity.vic.gov.au>
Sent: Tuesday, November 17, 2020 9:29 AM
To: Bacani, Artemis <Artemis.Bacani@yarracity.vic.gov.au>
Subject: RE: PLN19/0706 - 28 Canterbury Street Richmond - Re-Referral for PDC Meeting

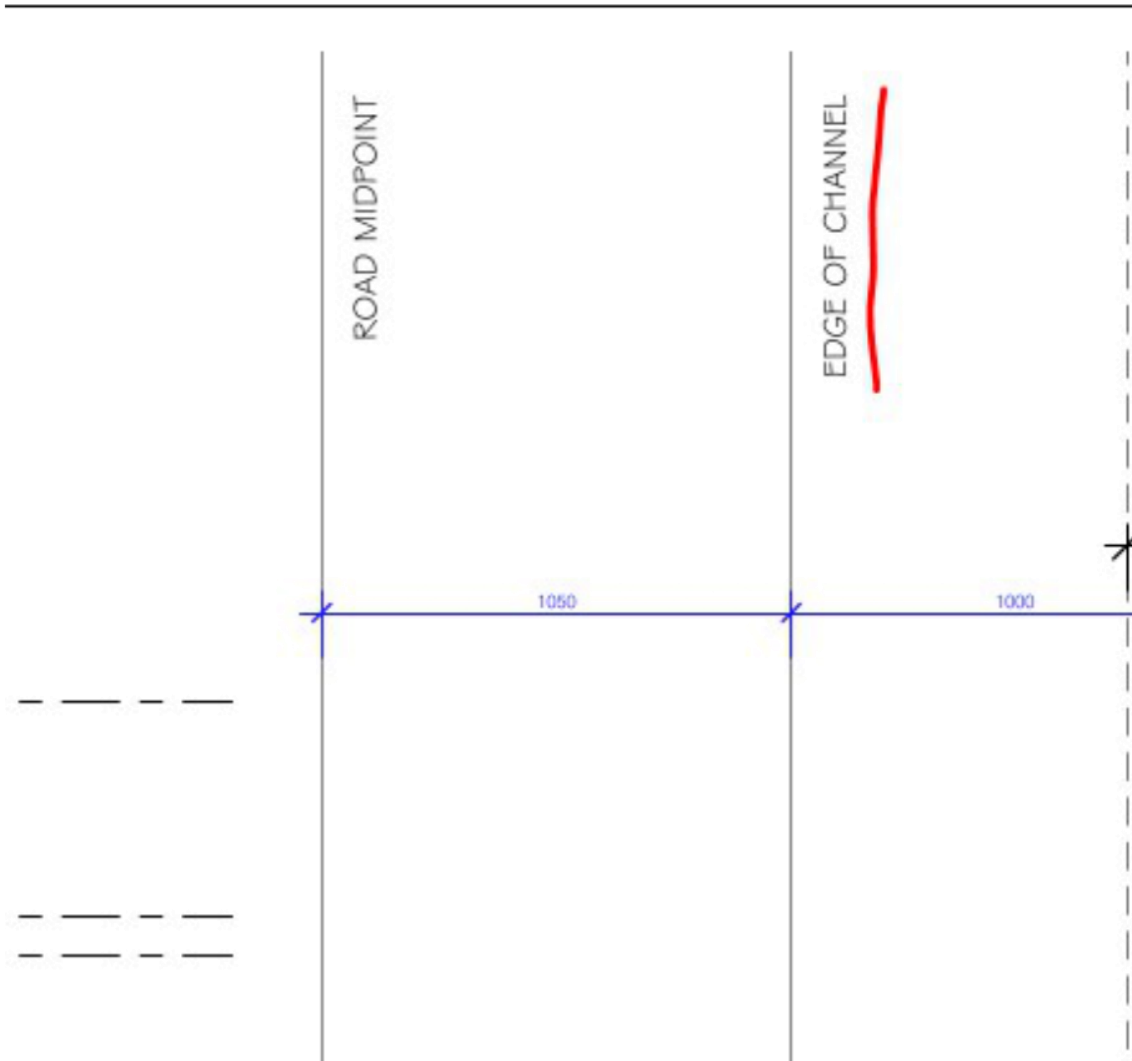
Hi Arty

I just checked the ground clearance and it should be fine

Just a couple of things to note on the drawing


- They have labelled the edge of channel twice (see red lines in photo below)
- Also, I am not sure what the level they have labelled "C" (green line in photo below) refers to? Given the footpath width is only 900mm the 1:40 grade does not apply here as it is lower than the minimum footpath width of 1.2m so they don't really need to show this.

Attachment 8 - PLN19/0706 - 28 Canterbury Street Richmond - Traffic Engineering Comments (S57A Plans)



These don't affect the ground clearance but just makes the drawing not clear.

Thanks



Daniel Chila
Student Engineer
Monday-Friday
City of Yarra
345 Bridge Road, Richmond 3121
✉ Daniel.Chila@yarracity.vic.gov.au

From: Bacani, Artemis
Sent: Tuesday, 17 November 2020 9:08 AM
To: Chila, Daniel <Daniel.Chila@yarracity.vic.gov.au>
Subject: Fw: PLN19/0706 - 28 Canterbury Street Richmond - Re-Referral for PDC Meeting

Attachment 8 - PLN19/0706 - 28 Canterbury Street Richmond - Traffic Engineering Comments (S57A Plans)

Hi Dan

Nish has asked for the cross-sectional diagram to be checked for ground clearance compliance (it's on the last page of the drawings).

Can you please check the levels are ok.

I will assess the car parking reduction for this site and we'll combine our comments together.

Thanks
Art

From: Goonetilleke, Nish <Nish.Goonetilleke@yarracity.vic.gov.au>
Sent: Friday, November 13, 2020 4:47 PM
To: Engineering Referral Unit <EngineeringReferralUnit@yarracity.vic.gov.au>
Subject: PLN19/0706 - 28 Canterbury Street Richmond - Re-Referral for PDC Meeting

Hi Mark and Arty,

This is a re-referral after receiving engineering comments.

The applicant has provided a ground clearance check for the crossover (page 18/18 of the S57A plans).

This too is going upto a PDC meeting. Am I able to get informal comments via email by the 20th of November, 2020 (next Friday)?

Thank you.

Kind Regards,
Nish Goonetilleke
Senior Statutory Planner
STATUTORY PLANNING
City of Yarra PO Box 168 Richmond 3121
ABN 98 394 086 520

T (03) 9205 5005
E Nish.Goonetilleke@yarracity.vic.gov.au
W www.yarracity.vic.gov.au



Yarra City Council acknowledges the Wurundjeri as the Traditional Owners of this country, pays tribute to all Aboriginal and Torres Strait Islander people in Yarra, and gives respect to the Elders past and present.

Attachment 9 - PLN19/0706 - 28 Canterbury Street Richmond - VicRoads Response (S52 Notice)



Department of Transport

GPO Box 2392
Melbourne, VIC 3001 Australia
Telephone: +61 3 9651 9999
www.transport.vic.gov.au
DX 201292

Nish Goonetilleke
Yarra City Council
PO BOX 168
RICHMOND VIC 3121

Dear Nish Goonetilleke

PLANNING APPLICATION No.: PLN19/0706
DEPARTMENT REFERENCE NO: PPR 34568/20
PROPERTY ADDRESS: 28 CANTERBURY STREET, RICHMOND VIC 3121

Section 52 – No objection

Thank you for forwarding planning permit application PLN19/0706 pursuant to Section 52 of the Planning and Environment Act 1987.

In consultation with Transurban, the Head, Transport for Victoria has considered the application and has no objection to the proposal

Should you have any enquiries regarding this matter, please contact Ewa Fiebelkom on 9313-1187 or Ewa.Fiebelkom@roads.vic.gov.au.

Yours sincerely

Gillian Menegas

Gillian Menegas
Senior Statutory Referrals Officer
Under delegation from the Head, Transport for Victoria

24/11/2020

Cc: permit applicant

