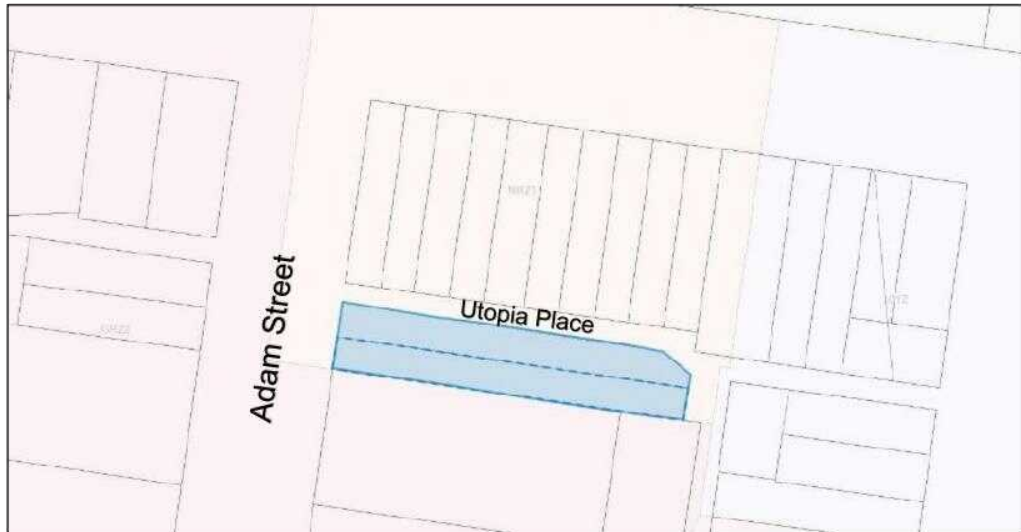


Attachment 1 - PLN18/0323 - 1 and 3 Adam Street Burnley - Site Location Plan

SUBJECT LAND: 1 & 3 Adam Street Burnley

↑ North  Subject Site



Attachment 2 - PLN18/0323 - 1 & 3 Adam Street Burnley - Decision Plans (S57A)



**DRAWING REGISTER**

- TP-03 COVERPAGE
- TP-01 PHOTOS OF EXISTING CONDITIONS
- TP-02 SITE ANALYSIS
- TP-03 DESIGN RESPONSE - SITE PLAN
- TP-04 DESIGN RESPONSE - STREETSCAPE
- TP-05 PROPOSED GROUND FLOOR PLAN
- TP-06 PROPOSED FIRST FLOOR PLAN
- TP-07 PROPOSED ROOF PLAN
- TP-08 PROPOSED WEST & SOUTH ELEVATIONS
- TP-09 PROPOSED EAST & NORTH ELEVATIONS
- TP-10 SECTIONS
- TP-11 SHADOW DIAGRAM 22 SEPT 9AM
- TP-12 SHADOW DIAGRAM 22 SEPT 12PM
- TP-13 EXISTING SHADOW DIAGRAM 22 SEPT 1PM
- TP-14 PROPOSED SHADOW DIAGRAM 22 SEPT 1PM
- TP-15 EXISTING SHADOW DIAGRAM 22 SEPT 2PM
- TP-16 PROPOSED SHADOW DIAGRAM 22 SEPT 2PM
- TP-17 SHADOW DIAGRAM 22 SEPT 3PM
- TP-18 PERSPECTIVES
- TP-19 PERSPECTIVES
- TP-20 GARDEN AREA PLAN

Do not scale from these drawings.  
 Verify all dimensions on site  
 before commencing construction  
 or other works.  
 This drawing is copyright. No  
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**TOWN PLANNING SUBMISSION**  
 TOWN PLANNING ISSUE D: OCT 2019

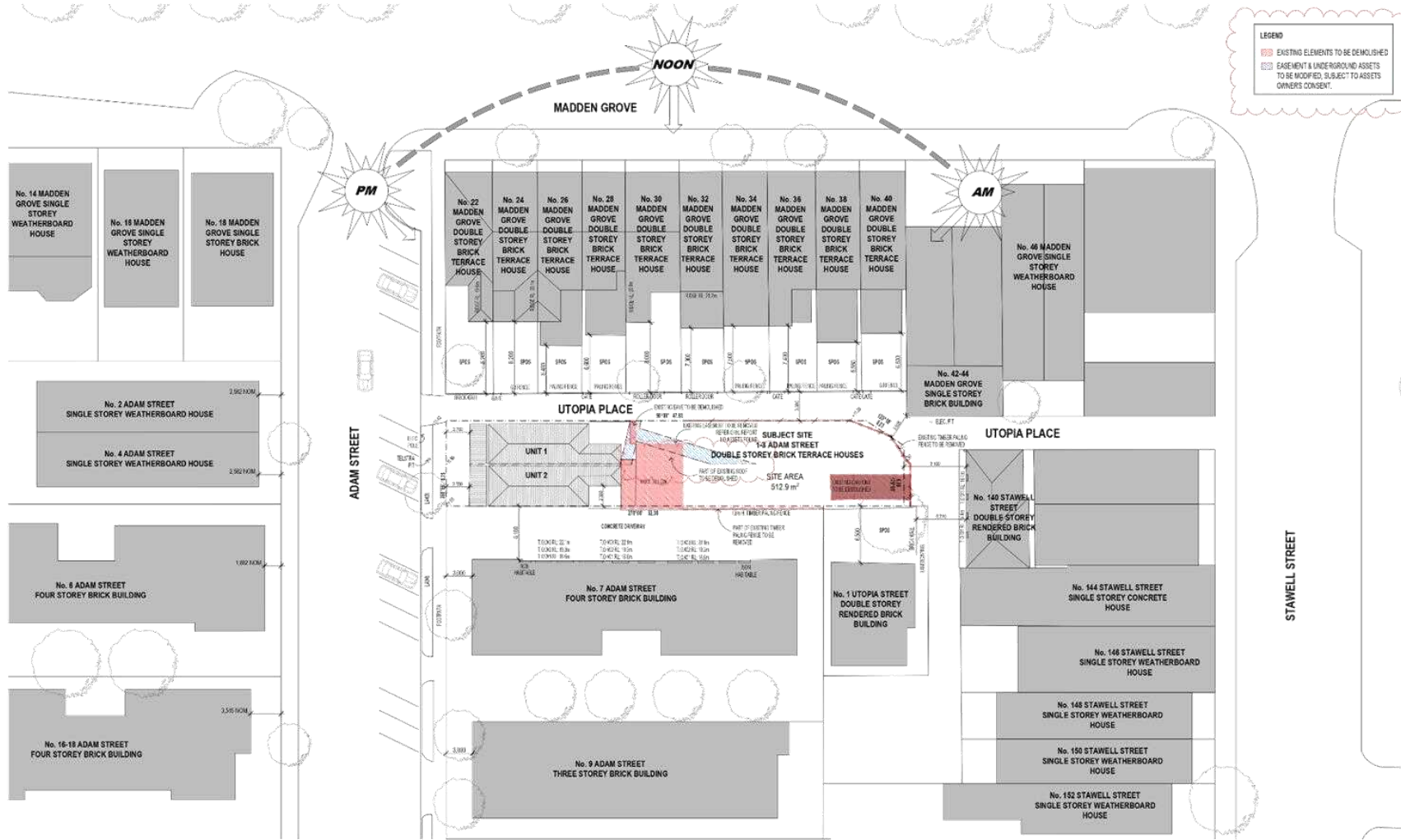
# 1-3 ADAM STREET BURNLEY

## PROPOSED TOWNHOUSES DEVELOPMENT





Attachment 2 - PLN18/0323 - 1 & 3 Adam Street Burnley - Decision Plans (S57A)



SITE ANALYSIS



**YBL REMMUS**  
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 10/207-1111111 Epsom Street Burnley Vic 3167  
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 E: remmus.architects@yblremmus.com.au

In all uses these marks denote, identify all designs or assets which are connected with or related to the  
 "No designs or designs" for use in any form without the written consent of the architect

PROJECT	PROPOSED TOWNHOUSES DEVELOPMENT 1-3 ADAM STREET BURNLEY VIC 3121
CLIENT	

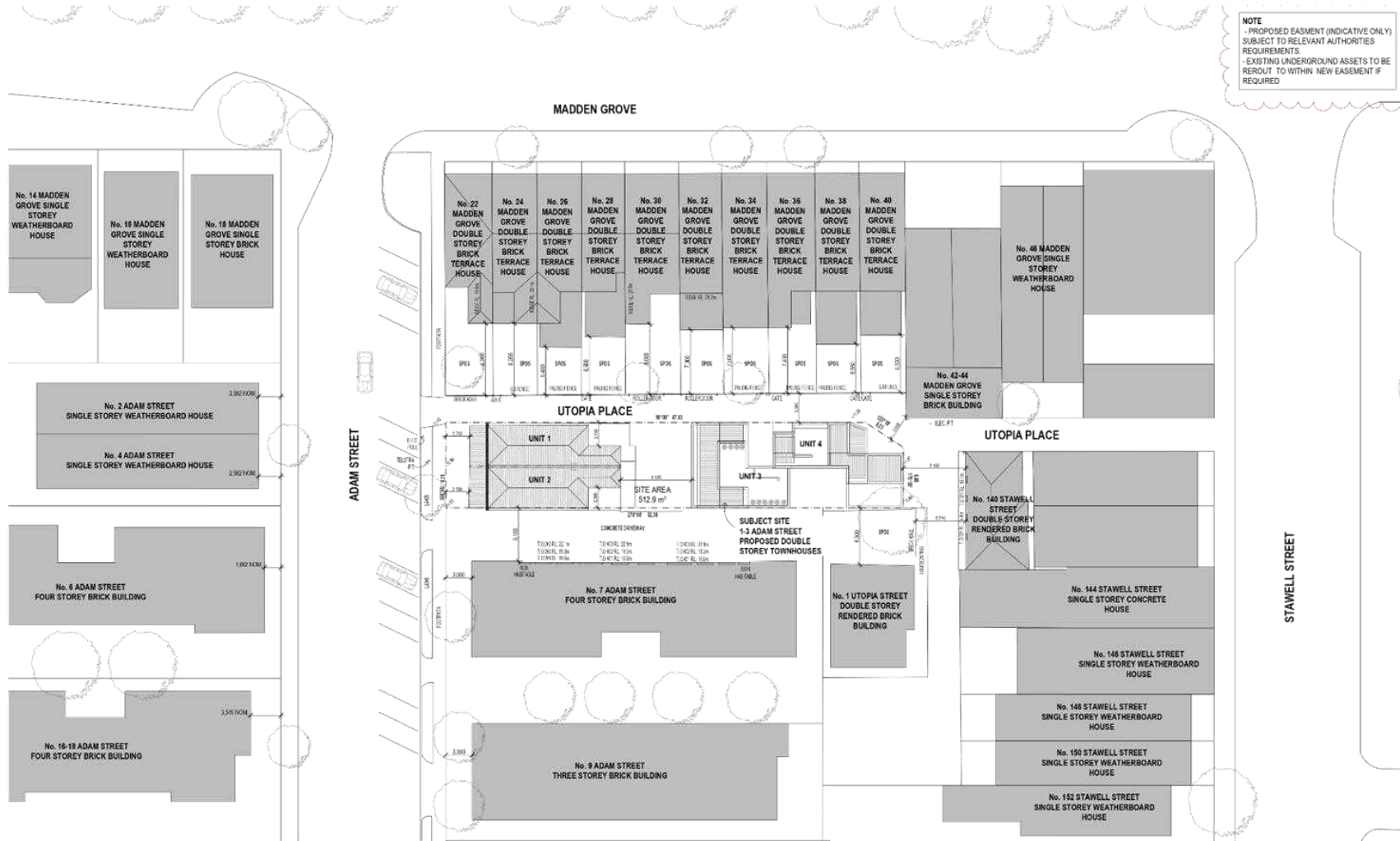


DATE	28/06/18	DESCRIPTION	PREPARED BY	VT
DATE	28/06/18	DESCRIPTION	REVISION TO ORIGINAL COMMENTS	DL
DATE	28/06/18	DESCRIPTION	REVISION TO ORIGINAL COMMENTS	RL

PROJECT	SITE ANALYSIS & DEMOLITION PLAN
DATE	1/09/2017

DATE	1/09/2017
DATE	1/09/2017
DATE	1/09/2017
PROJECT	TOWN PLANNING
PROJECT	TP-02
DATE	OCT 2019
DATE	17/074

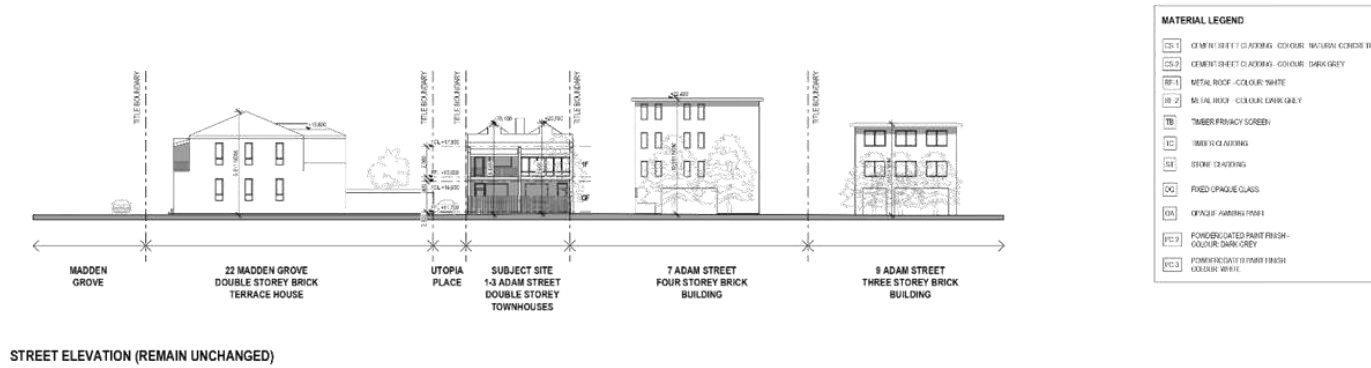
Attachment 2 - PLN18/0323 - 1 & 3 Adam Street Burnley - Decision Plans (S57A)



PROPOSED SITE PLAN

<p><b>YBL REMMUS</b>                  1/111 4th Street, Burnley VIC 3121                  P: 03 9518 2000 F: 03 9518 2000                  E: remmus@yblremmus.com.au</p>	<p>PROPOSED TOWNHOUSES DEVELOPMENT                  1-3 ADAM STREET                  BURNLEY VIC 3121</p>		A. 24/03/2018 OPEN FOR TENDER C. 28/03/2018 RESPONSE TO TENDERS (CLOSURE) D. 29/03/2018 PREPARATION OF CONTRACT DOCUMENTS	VT DL R	DESIGN RESPONSES - SITE PLAN	1/209 @ AL 1:400 @ A3 DATE: 17/07/18 PROJECT CODE:	DATE: OCT 2019 DRAWN: 17074 CHECKED:
			YBL NO. 402 071 002 P. 03 9518 2000 F. 03 9518 2000 E. remmus@yblremmus.com.au	CLIENT	PROJECT NO. 1803-23-017-0000 DRAWN BY	TOWN PLANNING TP-03 D	

Attachment 2 - PLN18/0323 - 1 & 3 Adam Street Burnley - Decision Plans (S57A)



 <p><b>YBL REMMUS</b>                  14/15 W. 403 ST. 1/2                  A. 26/37-37/37 Egan St East, Burnbank Vic 3087                  T: 03 4598 2000 F: 03 4598 2000                  E: remmus.architects@yblremmus.com.au</p>	<p>PROJECT                  PROPOSED TOWNHOUSES DEVELOPMENT                  1-3 ADAM STREET                  BURNLEY VIC 3121</p> <p>CLIENT</p>	<p>A. PROPOSAL PRELIMINARY TO R.I.                  G. PROPOSAL RESPONSE TO CONSULTANT COMMENTS                  D. PROPOSAL PRELIMINARY TO R.I.</p> <p>REV. NO. DATE APPROVALS/REVISIONS</p>	<p>DESIGN RESPONSES - STREET ELEVATION</p>	<p>ISSUE                  1/20/2019 1:400 @ A1</p> <p>DATE                  17/07/19</p> <p>TOWN PLANNING</p>	<p>DATE                  OCT 2019</p> <p>PROJECT CODE                  TP-04</p> <p>REV. NO.                  D</p>
				<p>It will soon form basis drawings. Verify all dimensions with relevant authority or other drawings.                  This drawing is copyright. No part may be reproduced or otherwise dealt with without the permission of the architect.</p>	

Attachment 2 - PLN18/0323 - 1 & 3 Adam Street Burnley - Decision Plans (S57A)



Attachment 2 - PLN18/0323 - 1 & 3 Adam Street Burnley - Decision Plans (S57A)



**YBL REMMUS**  
 146 W. 601 ST. ST.  
 A. 2627-1151 Upper St. East Burnley Vic 3127  
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 E. remmus.ybl@remmus.com.au

PROJ: PROPOSED TOWNHOUSES DEVELOPMENT  
 1-3 ADAM STREET  
 BURNLEY VIC 3121

CLIENT:

REVISIONS:

A.	PROPOSAL	PREPARED FOR A1	VT
G.	PROPOSAL	RESPONSE TO TOWN PLANNING COMMENTS	EL
D.	PROPOSAL	PREPARED FOR APPROVAL BY TOWN PLANNING	A



PROJ NO. 0416  
 SHEET 1001-23/11-18/000  
 DRAWN BY

DATE: 11/10/2019  
 TIME: 10:00 AM  
 PROJECT: 1001-23/11-18/000

DATE: 11/10/2019  
 TIME: 10:00 AM  
 PROJECT: 1001-23/11-18/000

**TOWN PLANNING**

TP-06 D



Attachment 2 - PLN18/0323 - 1 & 3 Adam Street Burnley - Decision Plans (S57A)



**YBL REMMUS**  
 14/6 W. 63<sup>RD</sup> ST  
 A. 26/37-37/37 Upper Street Burnley Vic 3121  
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 E. remmus.yblremmus@yblremmus.com.au

PROJECT: PROPOSED TOWNHOUSES DEVELOPMENT  
 1-3 ADAM STREET  
 BURNLEY VIC 3121

CLIENT:

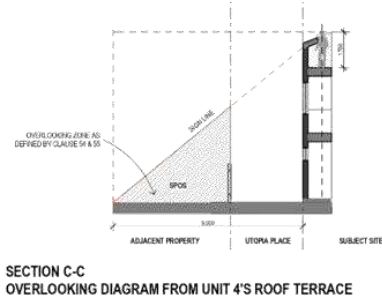
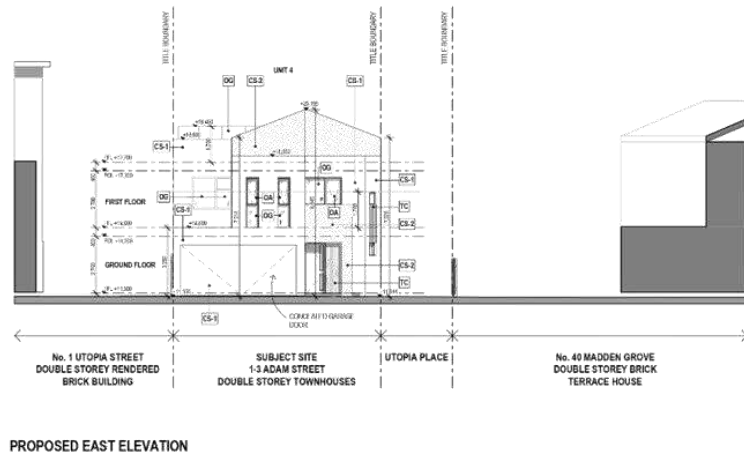
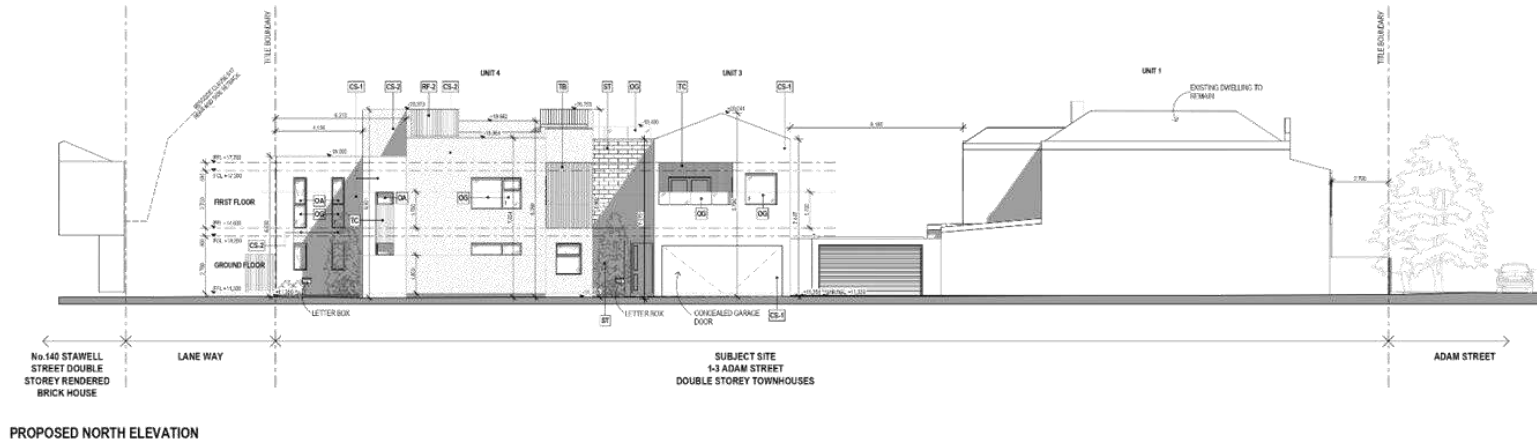


A.	PROPOSAL	PREPARED TO P1	VT
G.	PROPOSAL	RESPONSE TO (TOWN PLANNING COMMENTS)	EL
D.	PROPOSAL	PREPARED TO (COUNCIL/PLANNING/STAFF)	P
REV NO.	DATE	DESCRIPTION/REVISION	DRAWN

PROPOSED ROOF PLAN

DATE	1/09/2019	DATE	OCT 2019
OWNER	1269@ybl	DESIGNED	YBLR
PROJECT CODE	TL	PROJECT NO.	17074
TOWN PLANNING		CONTRACT NO.	
		REV. NO.	

Attachment 2 - PLN18/0323 - 1 & 3 Adam Street Burnley - Decision Plans (S57A)

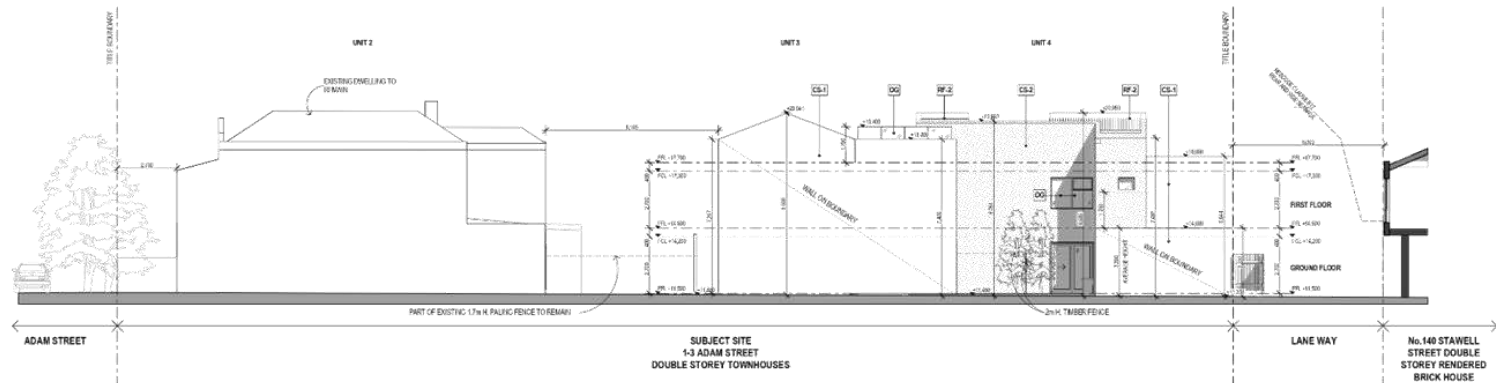


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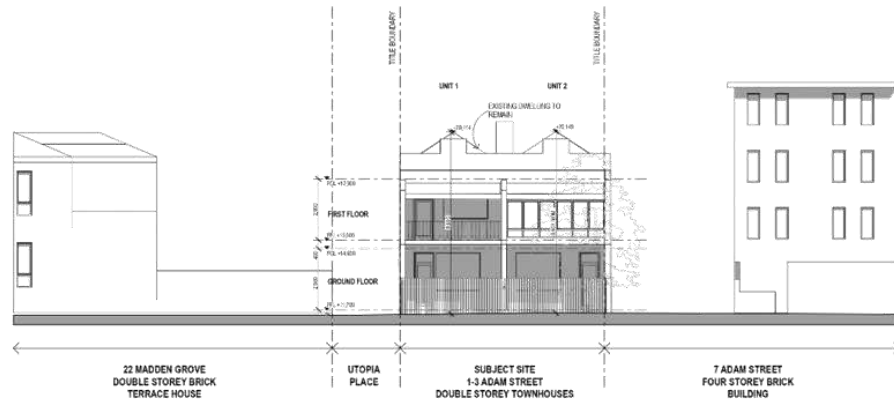
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<b>CS-2</b> CEMENT SHEET CLADDING - COLOUR: DARK GREY	<b>ST</b> STONE CLADDING
<b>RF-1</b> CUSTOM DRB COLORBOND - COLOUR: WHITE	<b>TS</b> TIMBER SCREEN
	<b>TC</b> TIMBER WALL CLADDING

<p><b>YBL REMMUS</b>                  1/180 BURNLEY RD                  BURNLEY VIC 3121                  P: 03 9594 2000                  F: 03 9594 2001                  E: yblremmus@remmus.com.au</p>	PROJECT: PROPOSED TOWNHOUSES DEVELOPMENT 1-3 ADAM STREET BURNLEY VIC 3121	CLIENT: CLIENT	NO. SHEETS: 18 NO. REVISED SHEETS: 0 NO. COMMENTS: 0 NO. APPROVED SHEETS: 18	SHEET NO.: 08/08 SHEET TITLE: NORTH & EAST ELEVATION	DATE: 1-10-2019 @ 1:00 PM	DATE: OCT 2019	
	DESIGNER: ARCHITECT: YBL REMMUS		CHECKED BY: ARCHITECT: YBL REMMUS		PROJECT CODE: TOWN PLANNING	PROJECT NO.: TP-08	
	PROJECT NO.: 18/0323		SHEET NO.: 08/08		SCALE: TL	PROJECT NO.: 17074	SHEET NO.: 08/08
	PROJECT NO.: 18/0323		SHEET NO.: 08/08		SCALE: TL	PROJECT NO.: 17074	SHEET NO.: 08/08

**Attachment 2 - PLN18/0323 - 1 & 3 Adam Street Burnley - Decision Plans (S57A)**

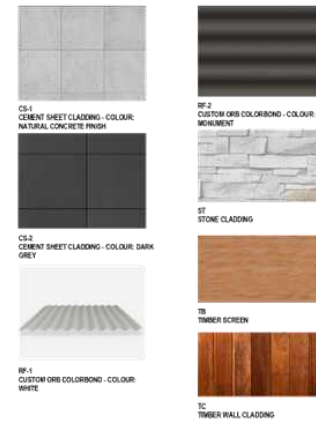


PROPOSED SOUTH ELEVATION



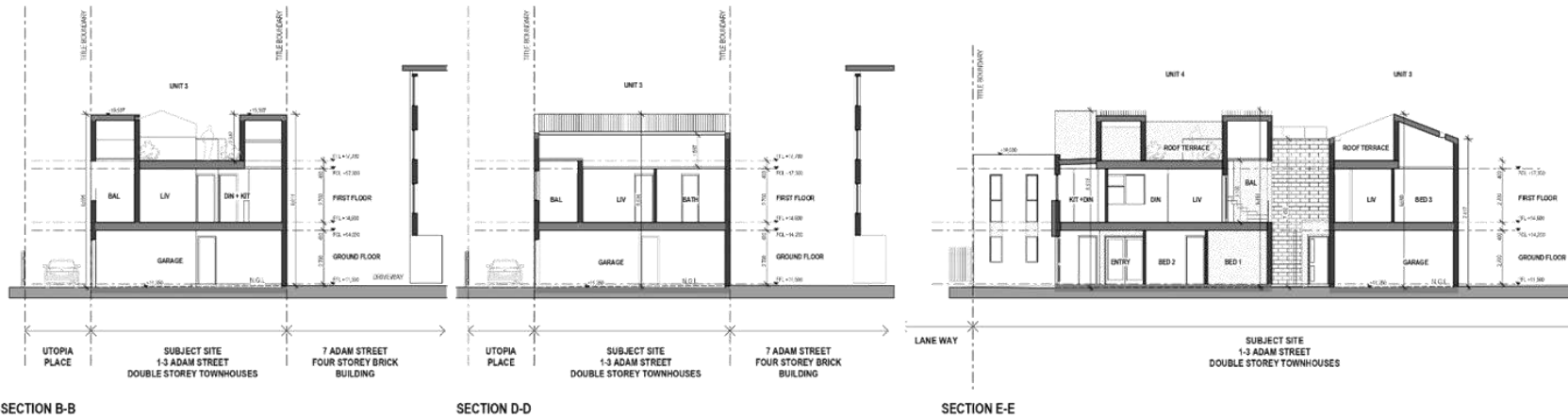
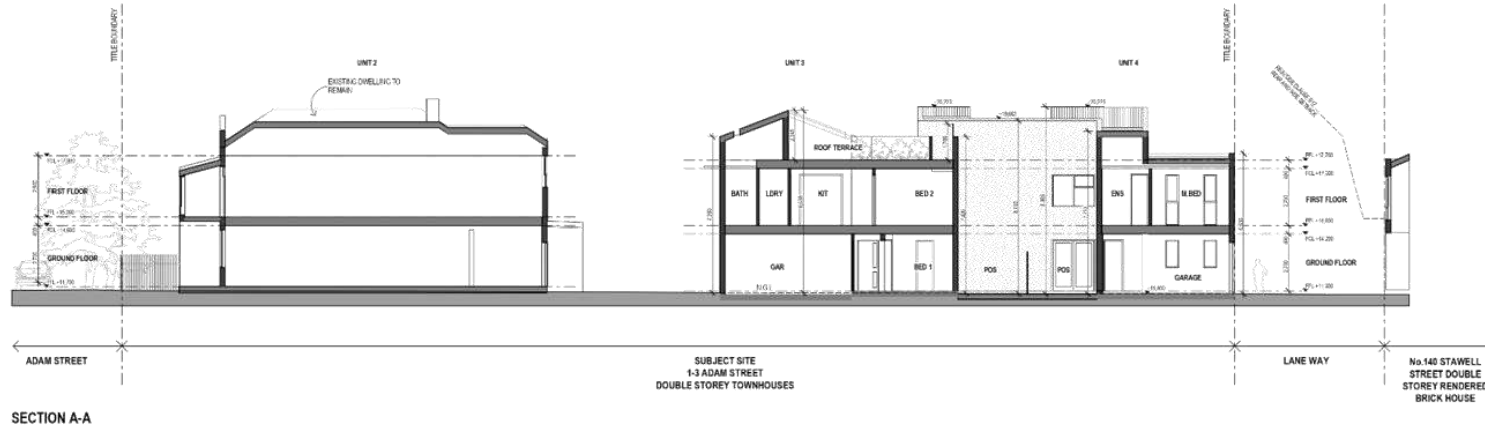
PROPOSED WEST ELEVATION

**MATERIAL LEGEND**



<p><b>YBL REMMUS</b>          14/6 W. 602 ST. ST.          A. 292 01 3755 Upper St. East Burnbank Vic 3087          P. 014 4538 2600 F. 014 8538 2600          E. remmus.ybl@remmus.com.au</p>	<p>PROJECT  <b>PROPOSED TOWNHOUSES DEVELOPMENT</b>          1-3 ADAM STREET          BURNLEY VIC 3121</p> <p>CLIENT</p>	<p>REV. NO. REV. DATE</p> <p>01 20/02/18</p> <p>02 20/02/18</p> <p>03 20/02/18</p> <p>04 20/02/18</p> <p>05 20/02/18</p> <p>06 20/02/18</p> <p>07 20/02/18</p> <p>08 20/02/18</p> <p>09 20/02/18</p> <p>10 20/02/18</p> <p>11 20/02/18</p> <p>12 20/02/18</p>	<p>REVISED BY</p> <p>REVISED BY</p> <p>REVISED BY</p> <p>REVISED BY</p> <p>REVISED BY</p> <p>REVISED BY</p> <p>REVISED BY</p> <p>REVISED BY</p> <p>REVISED BY</p> <p>REVISED BY</p> <p>REVISED BY</p> <p>REVISED BY</p>	<p>REVISED BY</p> <p>REVISED BY</p> <p>REVISED BY</p> <p>REVISED BY</p> <p>REVISED BY</p> <p>REVISED BY</p> <p>REVISED BY</p> <p>REVISED BY</p> <p>REVISED BY</p> <p>REVISED BY</p> <p>REVISED BY</p>	<p>DATE</p> <p>1/09 @A1 1266@40</p> <p>SCALE</p> <p>TL</p> <p>PROJECT CODE</p> <p>TOWN PLANNING</p>	<p>DATE</p> <p>OCT 2019</p> <p>DATE</p> <p>17074</p> <p>CODE</p> <p>TP-09</p>
--	---	---	---	---	---	---

Attachment 2 - PLN18/0323 - 1 & 3 Adam Street Burnley - Decision Plans (S57A)



It is not open to the public. Verify all information with relevant authorities and other stakeholders.  
 This drawing is copyright. No part may be reproduced or otherwise dealt with without the permission of the architect.

PROJECT:  
 PROPOSED TOWNHOUSES DEVELOPMENT  
 1-3 ADAM STREET  
 BURNLEY VIC 3121

CLIENT:

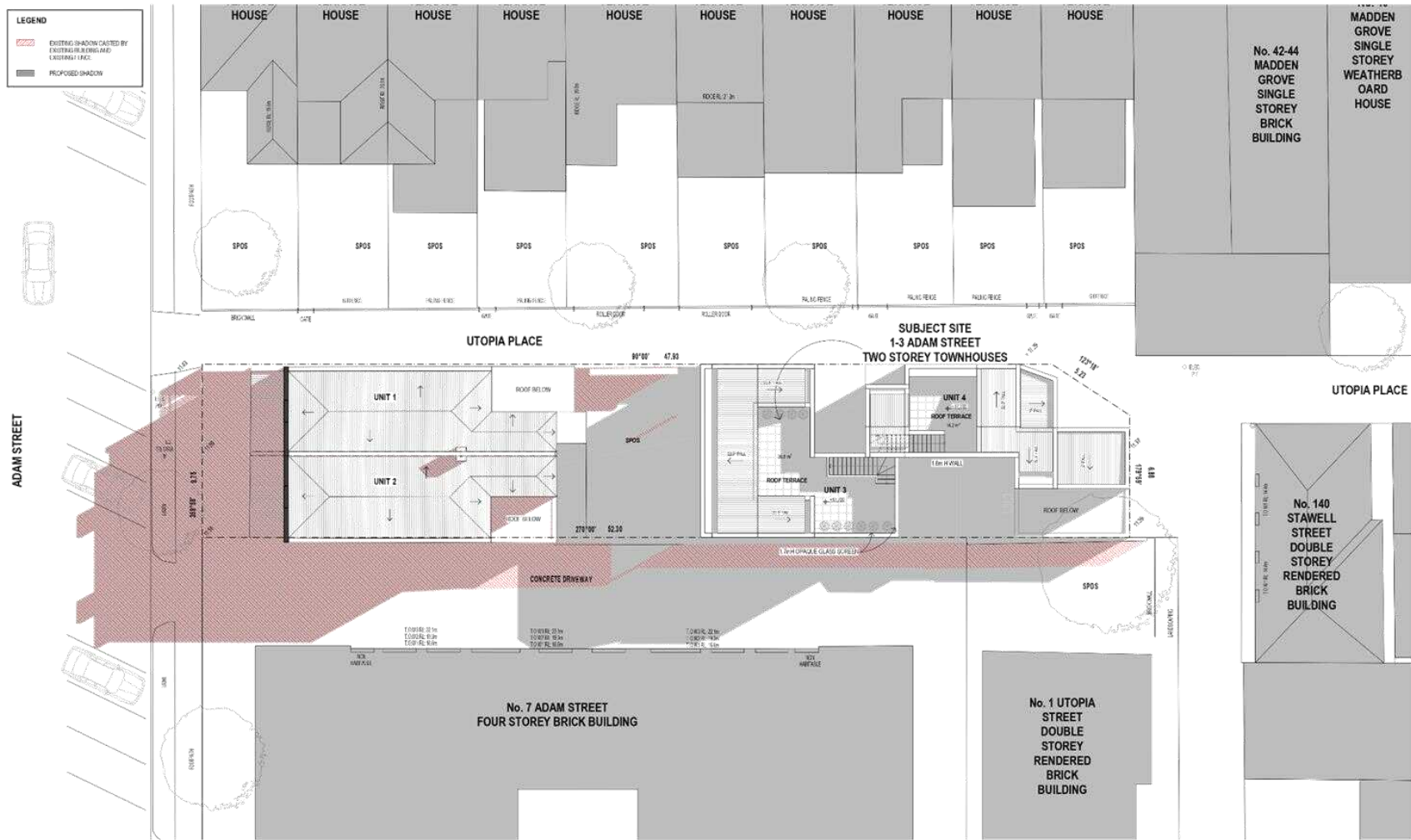
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G.	28/08/2018	RESPONSE TO (FINAL) MARK COMMENTS	EL
D.	29/08/2018	PRELIMINARY PLAN (FINAL) (FINAL)	R
REV NO.	DATE	DESCRIPTION	BY

SECTION

SCALE	1:100 @ A1, 1:200 @ A0	DATE	OCT 2019
DRAWN	TL	CHECKED	TL
PROJECT CODE	TOWN PLANNING	PROJECT NO.	TP-10
		REV. NO.	D



Attachment 2 - PLN18/0323 - 1 & 3 Adam Street Burnley - Decision Plans (S57A)



PROPOSED SHADOW DIAGRAM 22 SEP - 10AM

**YBL REMMUS**  
 1/100 AL 1269 @ 40  
 1/100 AL 1269 @ 40  
 1/100 AL 1269 @ 40  
 1/100 AL 1269 @ 40

PROPOSED TOWNHOUSES DEVELOPMENT  
 1-3 ADAM STREET  
 BURNLEY VIC 3121

CLIENT

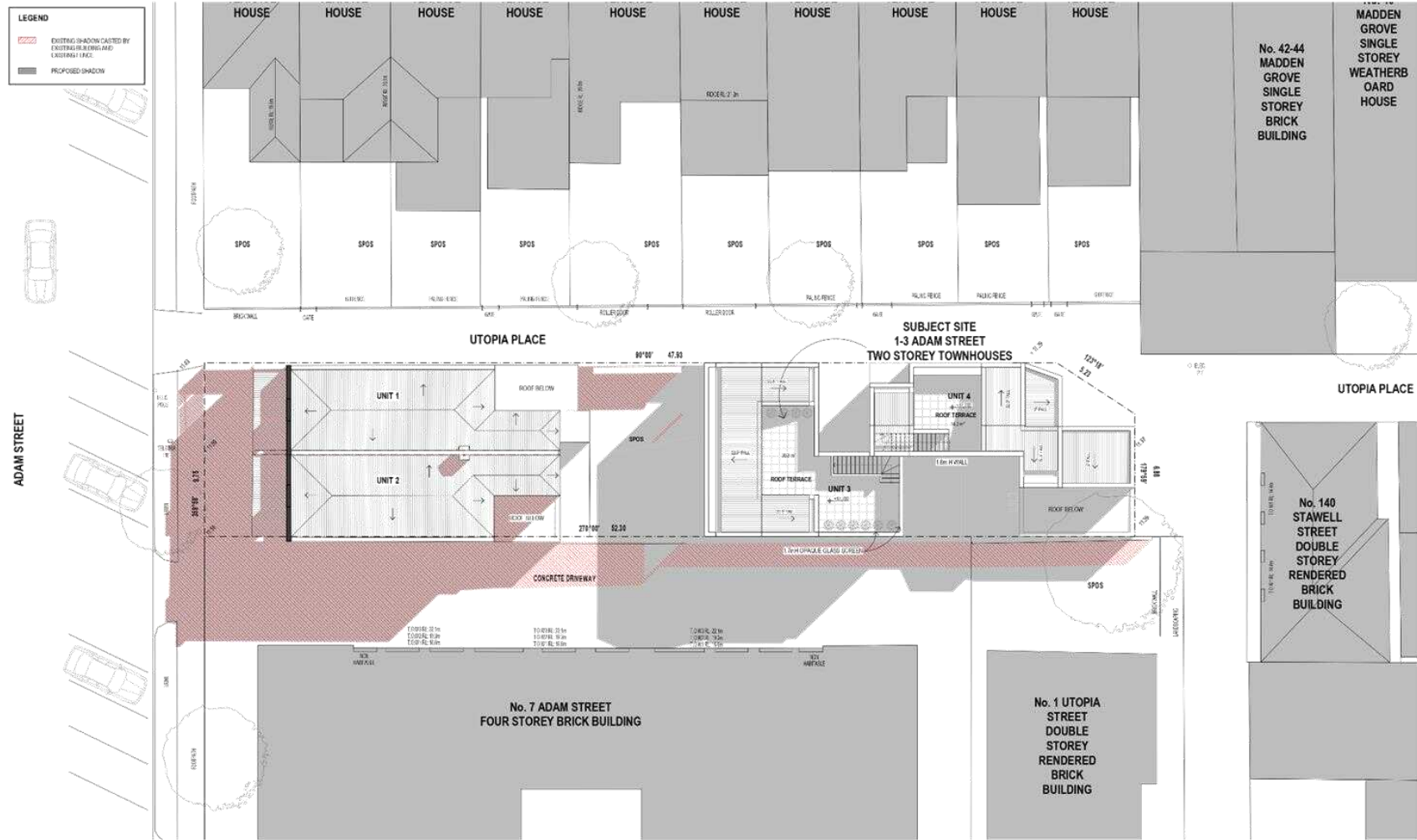


A.	DRAWING	DATE	BY
B.	REVISION	DATE	BY
C.	REVISION	DATE	BY
D.	REVISION	DATE	BY
E.	REVISION	DATE	BY
F.	REVISION	DATE	BY
G.	REVISION	DATE	BY
H.	REVISION	DATE	BY
I.	REVISION	DATE	BY
J.	REVISION	DATE	BY
K.	REVISION	DATE	BY
L.	REVISION	DATE	BY
M.	REVISION	DATE	BY
N.	REVISION	DATE	BY
O.	REVISION	DATE	BY
P.	REVISION	DATE	BY
Q.	REVISION	DATE	BY
R.	REVISION	DATE	BY
S.	REVISION	DATE	BY
T.	REVISION	DATE	BY
U.	REVISION	DATE	BY
V.	REVISION	DATE	BY
W.	REVISION	DATE	BY
X.	REVISION	DATE	BY
Y.	REVISION	DATE	BY
Z.	REVISION	DATE	BY

SHADOW DIAGRAM 22 SEP - 10AM

REV	DATE	BY
1-100 @ AL 1269 @ 40		
DATE	ISSUED	SCALE
VT	TL	1:7574
PROJECT CODE	COMMISSION NO.	REV. NO.
TOWN PLANNING	TP-12	D

Attachment 2 - PLN18/0323 - 1 & 3 Adam Street Burnley - Decision Plans (S57A)



PROPOSED SHADOW DIAGRAM 22 SEP - 11AM

**YBL REMMUS**  
 1/100 AL 1269 @ 40  
 40/201-215 Edgar Street Burnley Vic 3123  
 T: 613 458 2000 F: 613 458 2000  
 E: remmus.yblremmus@yblremmus.com.au

CLIENT  
 PROPOSED TOWNHOUSES DEVELOPMENT  
 1-3 ADAM STREET  
 BURNLEY VIC 3121

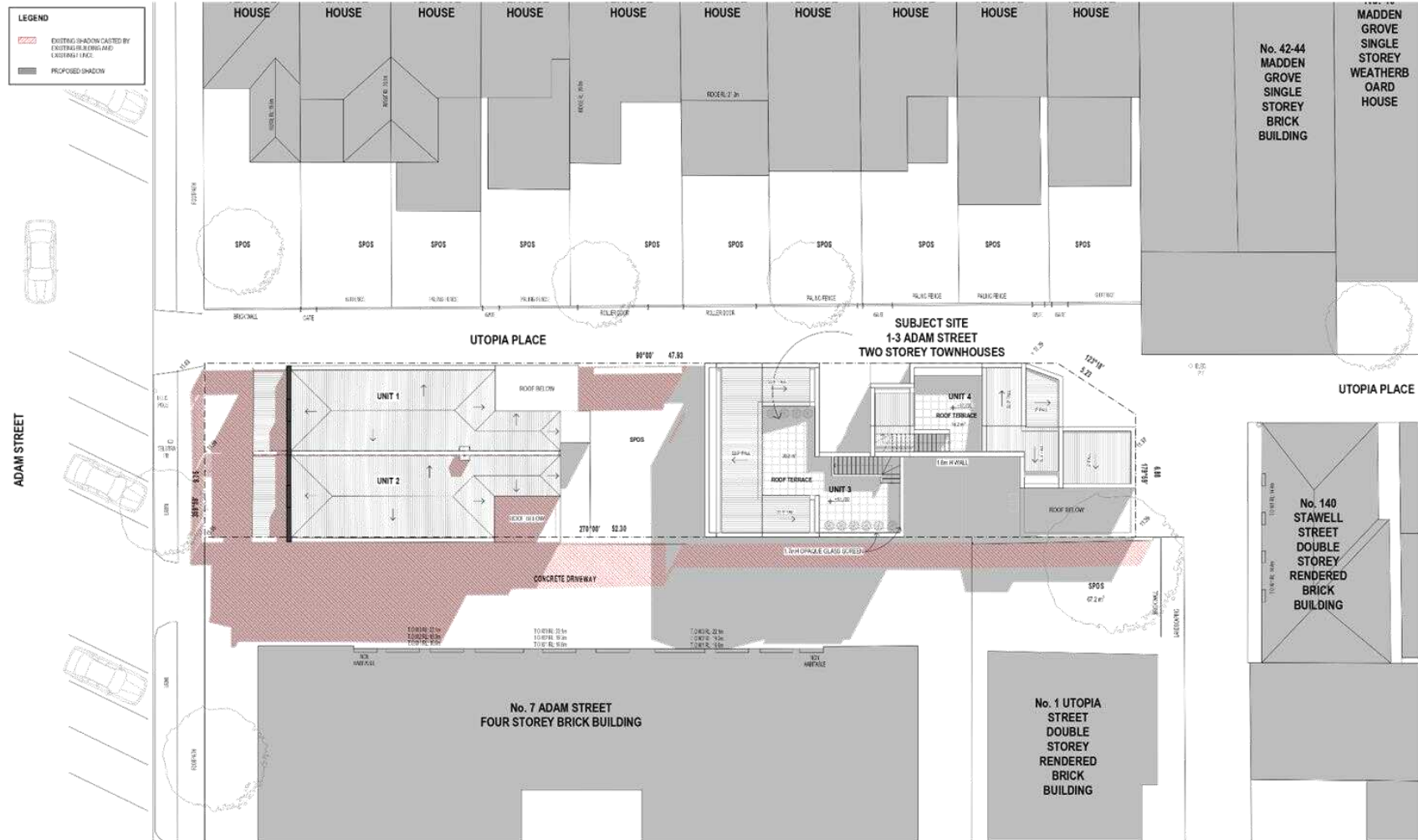


A.	SHADOWS	OPEN TO AIR	VT
C.	SHADOWS	RESPONSE TO LOCAL RESIDENT COMMENTS	DL
D.	SHADOWS	PREPARED FOR LOCAL PLANNING DEPARTMENT	R
REV NO.	DATE	DESCRIPTION / REVISION	DATE

REVISIONS  
 SHADOW DIAGRAM 22 SEP - 11AM

REV F	DATE
1-100 @ AL 1269 @ 40	OCT 2019
OWNER	DESIGNED
VT	TL
PROJECT CODE	COMMISSION NO.
TOWN PLANNING	TP-13
	D

Attachment 2 - PLN18/0323 - 1 & 3 Adam Street Burnley - Decision Plans (S57A)



PROPOSED SHADOW DIAGRAM 22 SEP - 12PM



PROPOSED TOWNHOUSES DEVELOPMENT  
 1-3 ADAM STREET  
 BURNLEY VIC 3121

CLIENT



A.	SHADOWS	OPEN SPACE TO BE PLANTED	VT
B.	PROPOSED	RESPONSE TO LOCAL RESIDENT COMMENTS	DL
C.	EXISTING	PROPOSED TOWNHOUSES DEVELOPMENT	R

REVISIONS

SHADOW DIAGRAM 22 SEP - 12PM

REV	DATE	DESCRIPTION
1	1/11/20	AL 1/11/20
2	1/11/20	TL

TOWN PLANNING

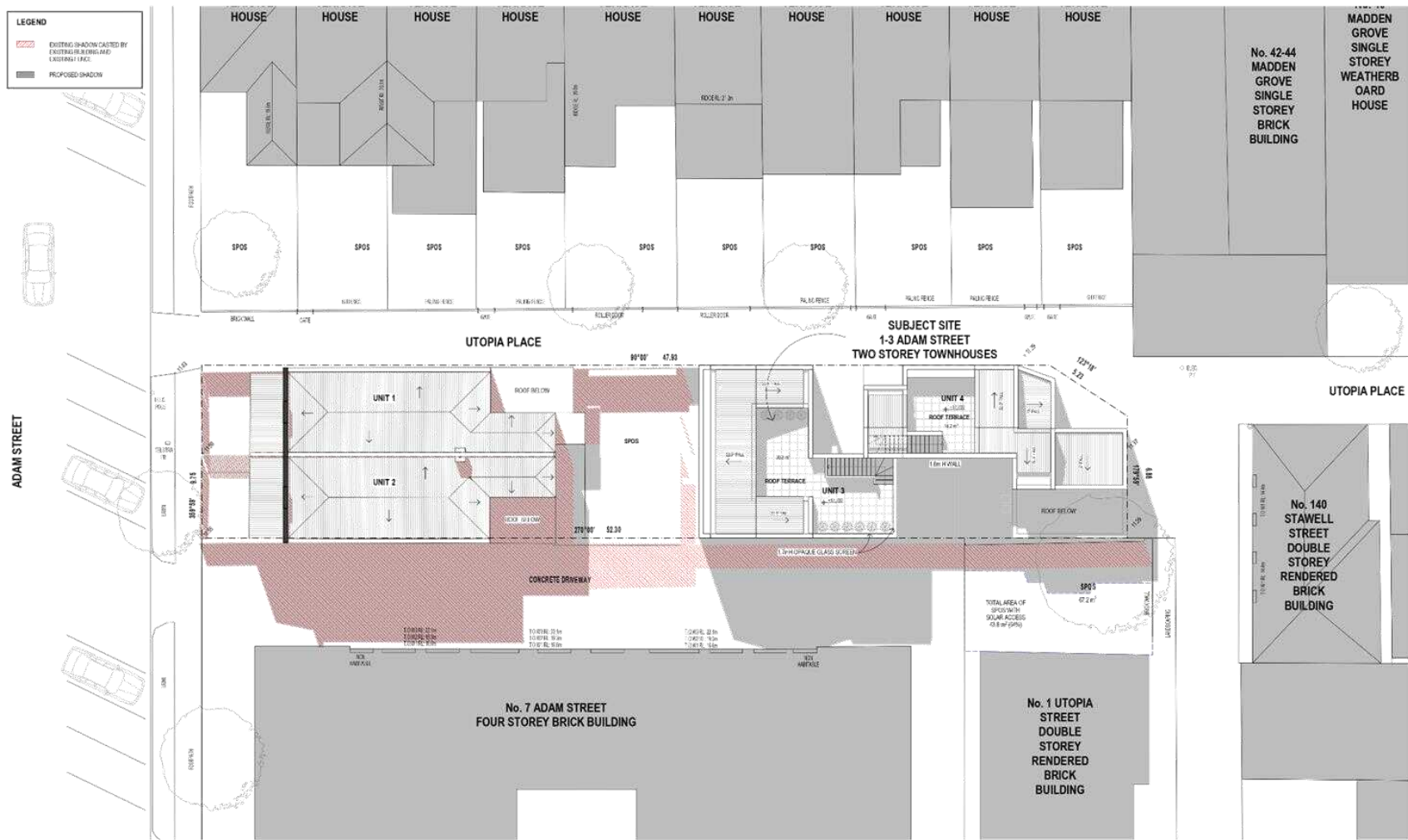
TP-14

It will not be responsible for any errors or omissions in this document. The client is responsible for the accuracy of the information provided.





Attachment 2 - PLN18/0323 - 1 & 3 Adam Street Burnley - Decision Plans (S57A)



PROPOSED SHADOW DIAGRAM 22 SEP - 2PM

**YBL REMMUS**  
ARCHITECTS  
100-102 Sturt Street, Burnley VIC 3121  
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E: remmus.architects@yblremmus.com.au

PROJECT:  
PROPOSED TOWNHOUSES DEVELOPMENT  
1-3 ADAM STREET  
BURNLEY VIC 3121

CLIENT:



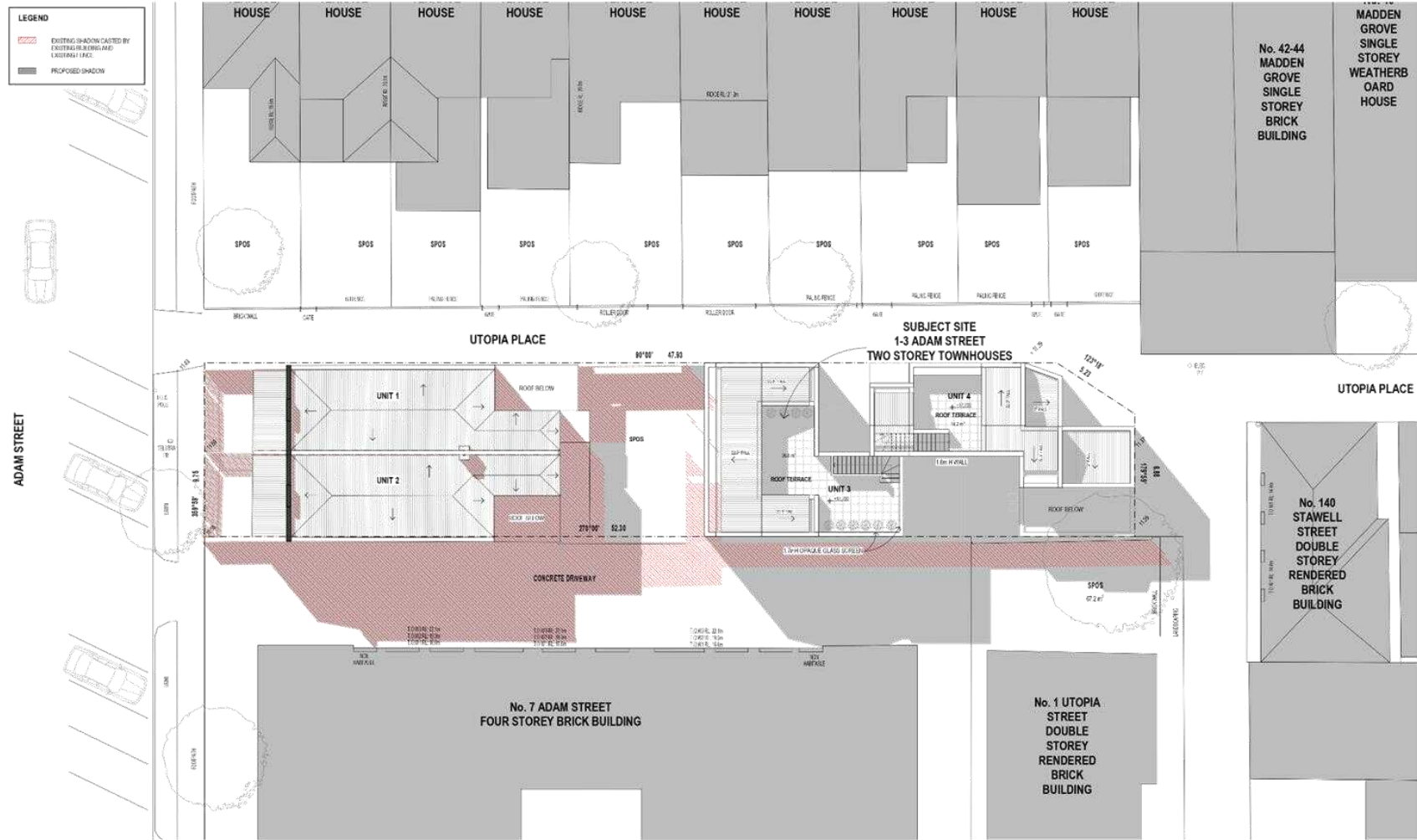
NO.	DATE	DESCRIPTION	BY
1	20/09/2019	PRELIMINARY DESIGN	YBL
2	20/09/2019	REVISION TO PRELIMINARY DESIGN	YBL
3	20/09/2019	REVISION TO PRELIMINARY DESIGN	YBL
4	20/09/2019	REVISION TO PRELIMINARY DESIGN	YBL
5	20/09/2019	REVISION TO PRELIMINARY DESIGN	YBL
6	20/09/2019	REVISION TO PRELIMINARY DESIGN	YBL
7	20/09/2019	REVISION TO PRELIMINARY DESIGN	YBL
8	20/09/2019	REVISION TO PRELIMINARY DESIGN	YBL
9	20/09/2019	REVISION TO PRELIMINARY DESIGN	YBL
10	20/09/2019	REVISION TO PRELIMINARY DESIGN	YBL

REVISION:  
SHADOW DIAGRAM 22 SEP - 2PM

NO.	DATE	DESCRIPTION	BY
1	10/09/2019	PRELIMINARY DESIGN	YBL
2	10/09/2019	REVISION TO PRELIMINARY DESIGN	YBL
3	10/09/2019	REVISION TO PRELIMINARY DESIGN	YBL
4	10/09/2019	REVISION TO PRELIMINARY DESIGN	YBL
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7	10/09/2019	REVISION TO PRELIMINARY DESIGN	YBL
8	10/09/2019	REVISION TO PRELIMINARY DESIGN	YBL
9	10/09/2019	REVISION TO PRELIMINARY DESIGN	YBL
10	10/09/2019	REVISION TO PRELIMINARY DESIGN	YBL

TOWN PLANNING  
TP-16  
D

Attachment 2 - PLN18/0323 - 1 & 3 Adam Street Burnley - Decision Plans (S57A)



PROPOSED SHADOW DIAGRAM 22 SEP - 3PM

**YBL REMMUS**  
 14/15 MCGILL ST  
 PO BOX 111188, EAST GEORGE VIC 3212  
 T: 051 434 2000 F: 051 458 2000  
 E: yblremmus@remmus.com.au

CLIENT  
 PROPOSED TOWNHOUSES DEVELOPMENT  
 1-3 ADAM STREET  
 BURNLEY VIC 3121



A.	DRAWING	DATE	BY
B.	REVISION	DATE	BY
C.	REVISION	DATE	BY
D.	REVISION	DATE	BY
E.	REVISION	DATE	BY
F.	REVISION	DATE	BY
G.	REVISION	DATE	BY
H.	REVISION	DATE	BY
I.	REVISION	DATE	BY
J.	REVISION	DATE	BY
K.	REVISION	DATE	BY
L.	REVISION	DATE	BY
M.	REVISION	DATE	BY
N.	REVISION	DATE	BY
O.	REVISION	DATE	BY
P.	REVISION	DATE	BY
Q.	REVISION	DATE	BY
R.	REVISION	DATE	BY
S.	REVISION	DATE	BY
T.	REVISION	DATE	BY
U.	REVISION	DATE	BY
V.	REVISION	DATE	BY
W.	REVISION	DATE	BY
X.	REVISION	DATE	BY
Y.	REVISION	DATE	BY
Z.	REVISION	DATE	BY

REVISION  
 SHADOW DIAGRAM 22 SEP - 3PM

REV	DATE	BY
1-001	11/09/20	AL
0000	02/10/20	TL
VT		
PROJECT CODE	TOWN PLANNING	TP-17
DATE		OCT 2019
		17074
		REV 1/1
		D

Attachment 2 - PLN18/0323 - 1 & 3 Adam Street Burnley - Decision Plans (S57A)



PERSPECTIVE 1



PERSPECTIVE 2



PERSPECTIVE 3



PERSPECTIVE 4

- CS-1 CEMENT SHEET CLADDING - COLOUR: NATURAL CONCRETE FINISH
- CS-2 CEMENT SHEET CLADDING - COLOUR: DARK GREY
- RP-1 CUSTOM ORB COLORBOND - COLOUR: WHITE
- RP-2 CUSTOM ORB COLORBOND - COLOUR: MONUMENT
- ST STONE CLADDING
- TB TIMBER SCREEN
- TC TIMBER WALL CLADDING



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 E: remmus@remmus.com.au

**TOWN**  
 PROPOSED TOWNHOUSES DEVELOPMENT  
 1-3 ADAM STREET  
 BURNLEY VIC 3121

CLIENT

INSTRUMENT NO. \_\_\_\_\_ DATE \_\_\_\_\_

REVISIONS

A.	04/06/2018	PRELIMINARY PLAN	VT
B.	08/06/2018	RESPONSE TO LOCAL GOVERNMENT COMMENTS	DL
C.	08/06/2018	RESPONSE TO LOCAL GOVERNMENT COMMENTS	DL
D.	08/06/2018	RESPONSE TO LOCAL GOVERNMENT COMMENTS	DL
E.			
F.			
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Q.			
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T.			
U.			
V.			
W.			
X.			
Y.			
Z.			

**REVISION**  
 PERSPECTIVES

SCHEMATIC	DATE
NA	OCT 2019
CONCEPT	ISSUED
VT	TL
PROJECT NUMBER	CONVERSION NO.
TOWN PLANNING	TP-18
	D

**Attachment 2 - PLN18/0323 - 1 & 3 Adam Street Burnley - Decision Plans (S57A)**



PERSPECTIVE 5



PERSPECTIVE 6

 <p><b>YBL REMMUS</b>                  1/180-1/181 Eggleston Street Burnley VIC 3123                  T: 051 458 2600 F: 051 458 2600                  E: remmus.architects@yblremmus.com.au</p>	<p>PROJECT                  PROPOSED TOWNHOUSES DEVELOPMENT                  1-3 ADAM STREET                  BURNLEY VIC 3121</p> <p>CLIENT</p>	<p>NO. DATE</p> <p>A. 24/03/19 OPEN FOR TENDER VT</p> <p>C. 28/03/19 RESPONSE TO TENDERS COMMENTS DL</p> <p>D. 01/04/19 RESPONSE TO ARCHITECTURAL COMMENTS PL</p>	<p>REVISION                  PERSPECTIVES</p>	<p>CDR #</p> <p>NA</p>	<p>DATE</p> <p>OCT 2019</p>
				<p>OWNER</p> <p>VT</p>	<p>DESIGN</p> <p>TL</p>

Attachment 2 - PLN18/0323 - 1 & 3 Adam Street Burnley - Decision Plans (S57A)



**YBL REMMUS**  
ARCHITECTS  
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**PROPOSAL**

PROPOSED TOWNHOUSES DEVELOPMENT  
1-3 ADAM STREET  
BURNLEY VIC 3121

CLIENT



REV	DATE	BY	DESCRIPTION
A	20/05/18	REM	PRELIMINARY PLAN
B	20/05/18	REM	RESPONSE TO PRELIMINARY COMMENTS
C	20/05/18	REM	RESPONSE TO PRELIMINARY COMMENTS
D	20/05/18	REM	RESPONSE TO PRELIMINARY COMMENTS
E	20/05/18	REM	RESPONSE TO PRELIMINARY COMMENTS

**REVISIONS**

GARDEN AREA PLAN

SCALE	1:100 @ A1, 1:200 @ A0	DATE	OCT 2019
DATE		DRAWN	
VT	TL	CHECKED	
PROJECT CODE	17074	CORRECTION	
TOWN PLANNING	TP-20	REV	1/1
	D		

Attachment 3 - PLN18 0323 - 1 & 3 Adam Street Burnley - Previously Advertised Plans



**YBL Remmus**  
ARCHITECTS  
1/2017-3/18, Logan Street Burnley East VIC 3127  
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**DRAWING REGISTER**

- TP-00 COVERPAGE
- TP-01 PHOTOS OF EXISTING CONDITIONS
- TP-02 SITE ANALYSIS
- TP-03 DESIGN RESPONSE - SITE PLAN
- TP-04 DESIGN RESPONSE - STREETSCAPE
- TP-05 PROPOSED GROUND FLOOR PLAN
- TP-06 PROPOSED FIRST FLOOR PLAN
- TP-07 PROPOSED ROOF PLAN
- TP-08 PROPOSED WEST & SOUTH ELEVATIONS
- TP-09 PROPOSED EAST & NORTH ELEVATIONS
- TP-10 SECTIONS
- TP-11 SHADOW DIAGRAM 22 SEPT 9AM
- TP-12 SHADOW DIAGRAM 22 SEPT 12PM
- TP-13 EXISTING SHADOW DIAGRAM 22 SEPT 1PM
- TP-14 PROPOSED SHADOW DIAGRAM 22 SEPT 1PM
- TP-15 EXISTING SHADOW DIAGRAM 22 SEPT 3PM
- TP-16 PROPOSED SHADOW DIAGRAM 22 SEPT 3PM
- TP-17 SHADOW DIAGRAM 22 SEPT 3PM
- TP-18 PERSPECTIVES
- TP-19 PERSPECTIVES

In accordance with these drawings, safety, all dimensions or site, before commencing construction, of this drawing. This drawing is copyright. No part may be reproduced or otherwise used without the prior written permission of the Architect.

**TOWN PLANNING SUBMISSION**  
TOWN PLANNING ISSUE A: MARCH 2018

# 1-3 ADAM STREET BURNLEY

## PROPOSED TOWNHOUSES DEVELOPMENT

Attachment 3 - PLN18 0323 - 1 & 3 Adam Street Burnley - Previously Advertised Plans



#1. 22 MADDEN GROVE  
DOUBLE STOREY BRICK TERRACE HOUSE



#2. 1-3 ADAM STREET  
DOUBLE STOREY BRICK TERRACE HOUSES



#3. 7 ADAM STREET  
FOUR STOREY BRICK BUILDING



#4. 6 ADAM STREET  
THREE STOREY BRICK BUILDING



#5. 2-4 ADAM STREET  
SINGLE STOREY WEATHERBOARD HOUSE



#6. 18 MADDEN GROVE  
SINGLE STOREY BRICK HOUSE



#7. UTOPIA PLACE



#8. LANE WAY

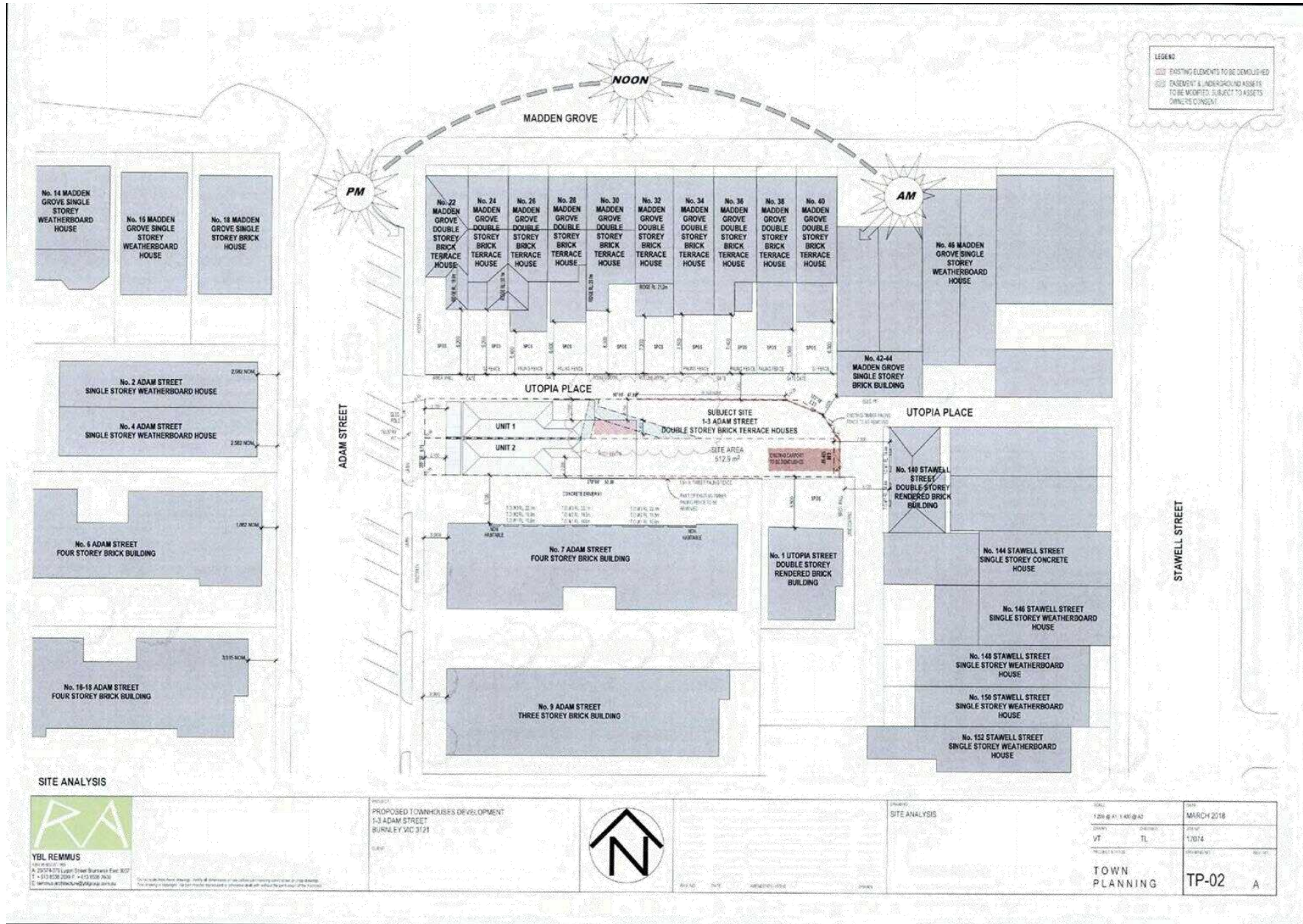


KEY PLAN

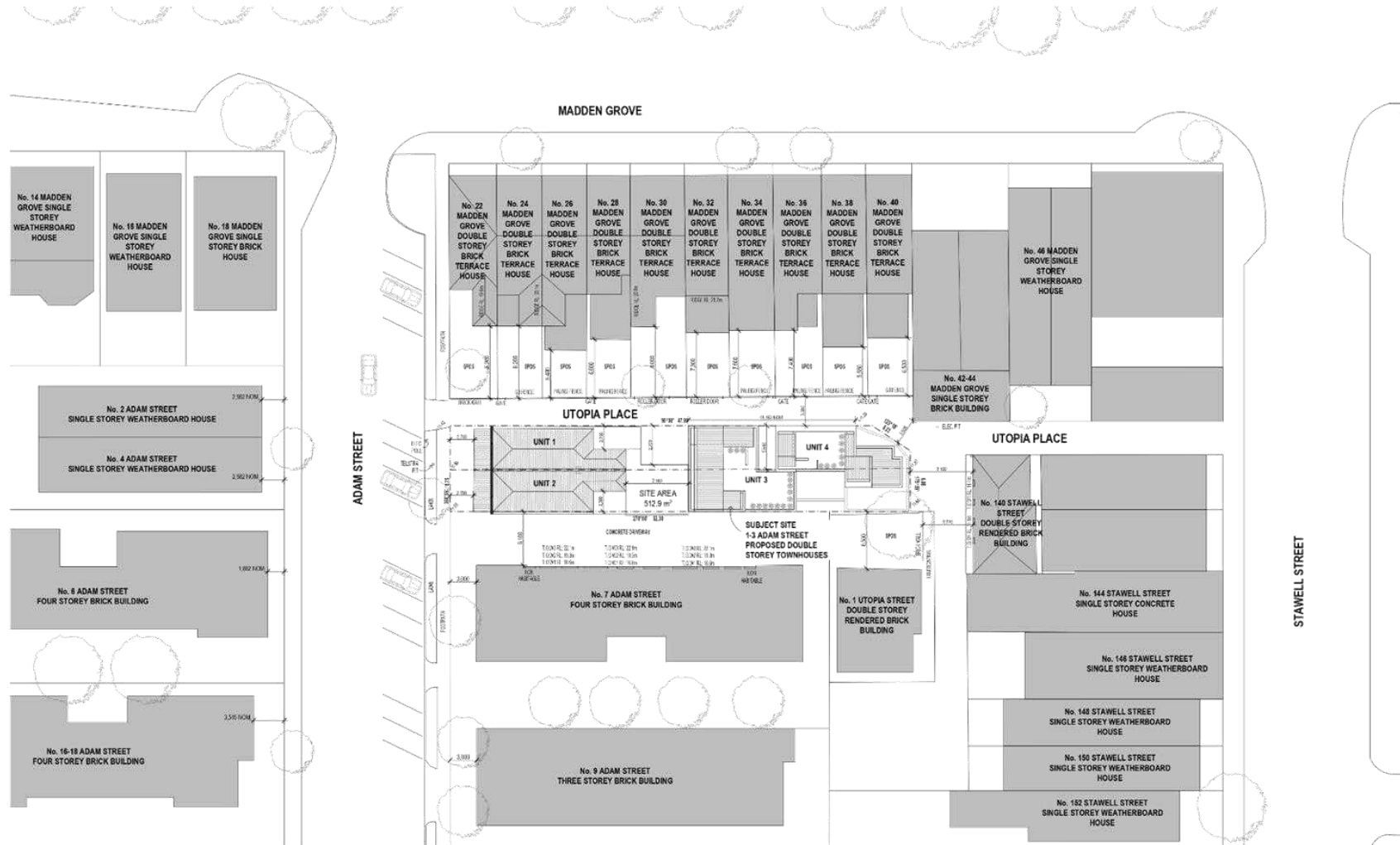
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				<p>PROJECT SHEET TOWN PLANNING</p>



Attachment 3 - PLN18 0323 - 1 & 3 Adam Street Burnley - Previously Advertised Plans



Attachment 3 - PLN18 0323 - 1 & 3 Adam Street Burnley - Previously Advertised Plans



PROPOSED SITE PLAN

**YBL REMMUS**  
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It will not be used for any other purpose, whether in connection with the proposed development or otherwise.  
 The drawings are prepared by the architect and are not to be reproduced or otherwise used without the permission of the architect.

PROJECT: PROPOSED TOWNHOUSES DEVELOPMENT 1-3 ADAM STREET BURNLEY VIC 3121	CLIENT:
--	---------

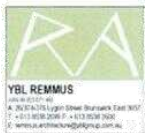
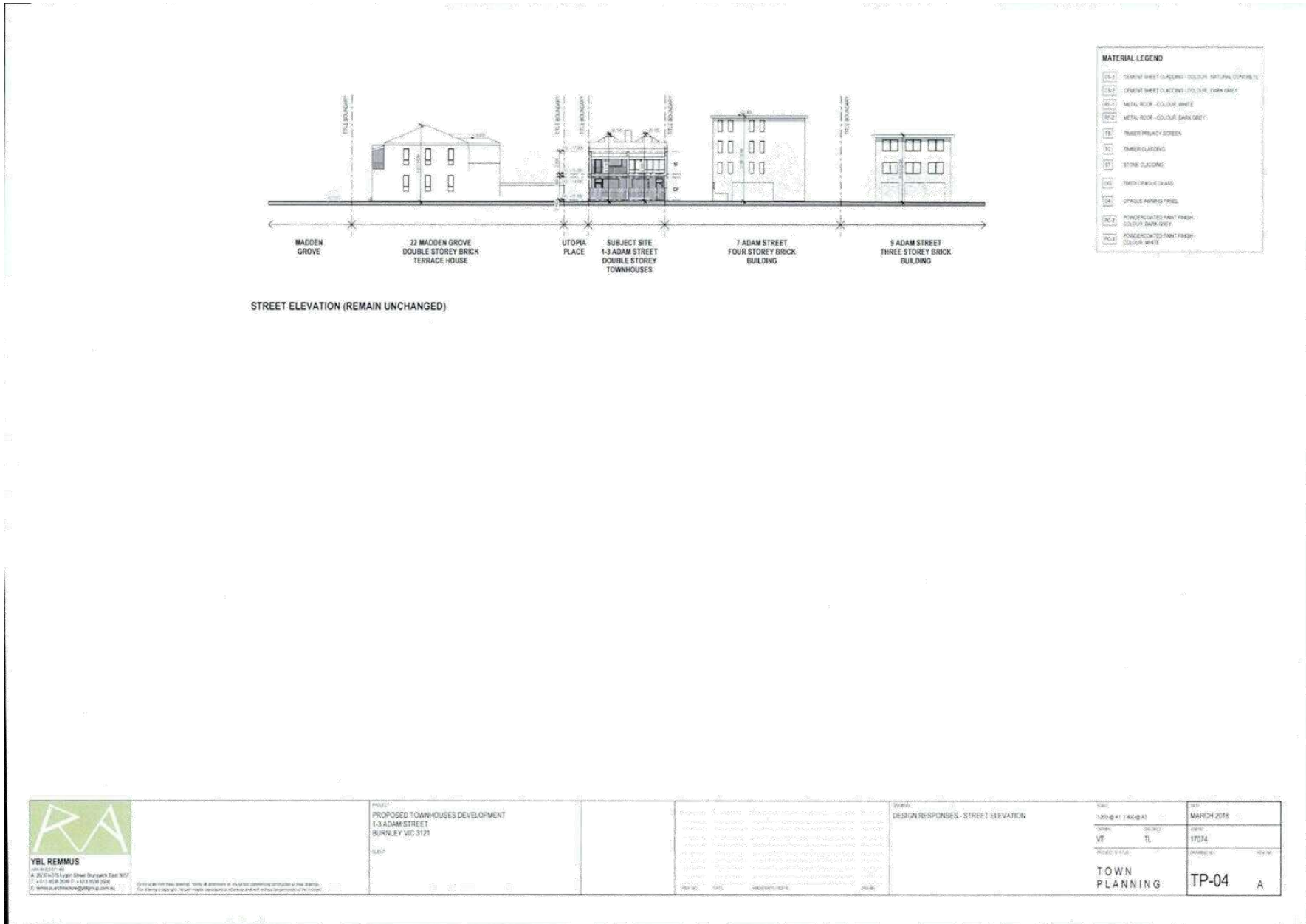


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DESIGNER:	DATE:
YBL REMMUS	MAR-2018

PROJECT CODE:	PROJECT NAME:
TP-03	TOWN PLANNING

Attachment 3 - PLN18 0323 - 1 & 3 Adam Street Burnley - Previously Advertised Plans



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PROPOSED TOWNHOUSES DEVELOPMENT  
1-3 ADAM STREET  
BURNLEY VIC 3121

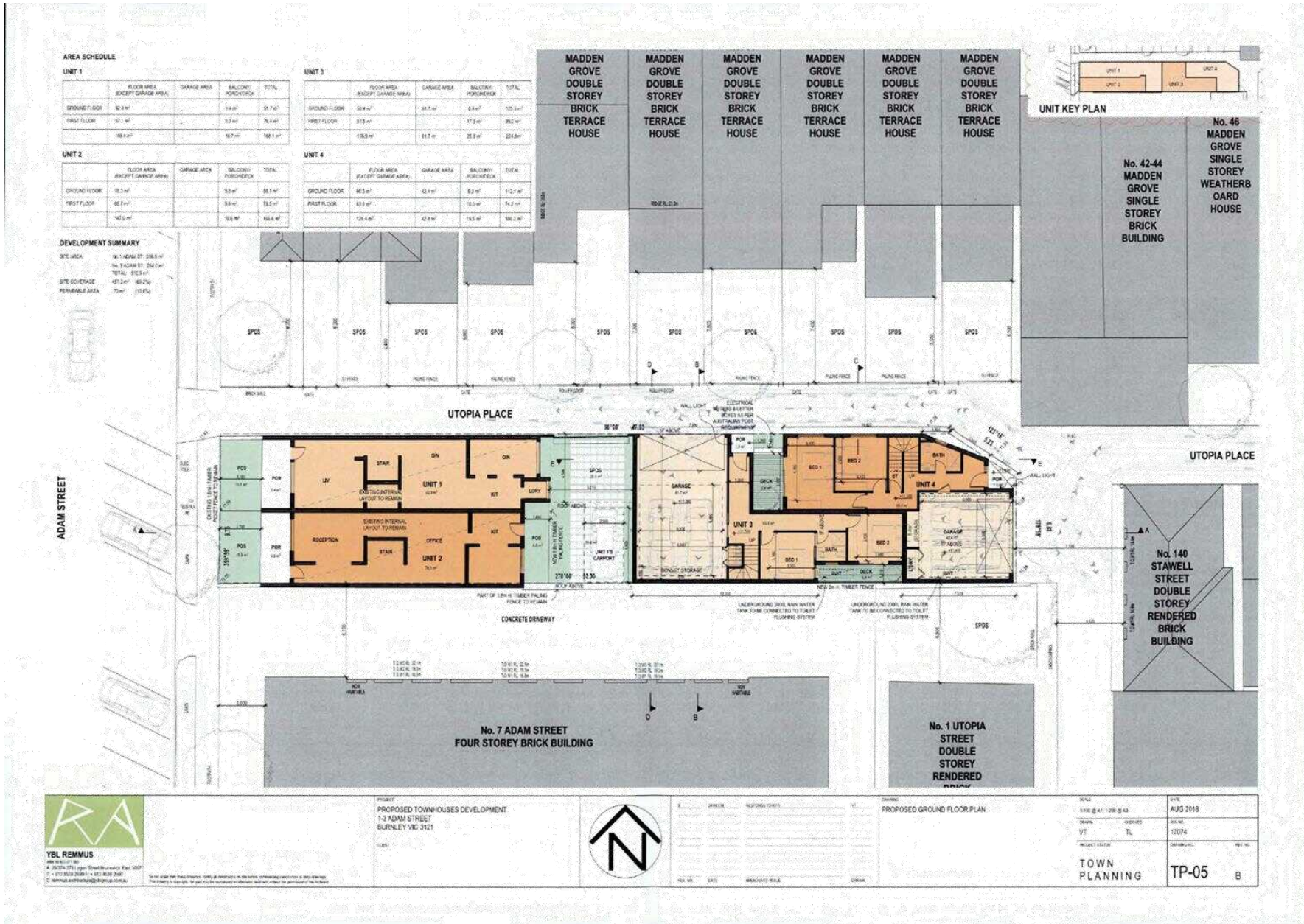
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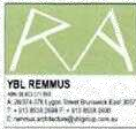
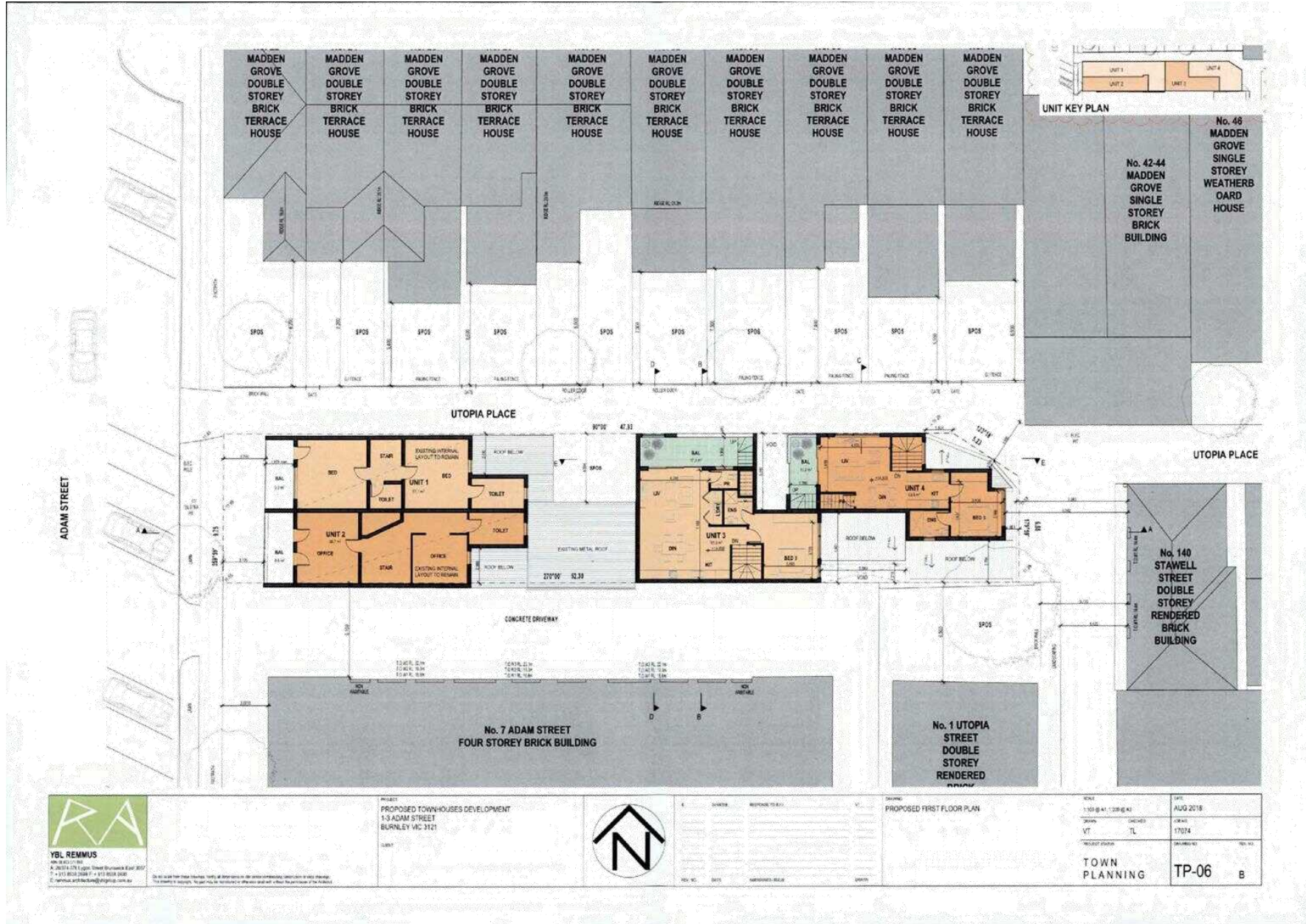
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TOWN PLANNING	TP-04 A

Attachment 3 - PLN18 0323 - 1 & 3 Adam Street Burnley - Previously Advertised Plans



Attachment 3 - PLN18 0323 - 1 & 3 Adam Street Burnley - Previously Advertised Plans



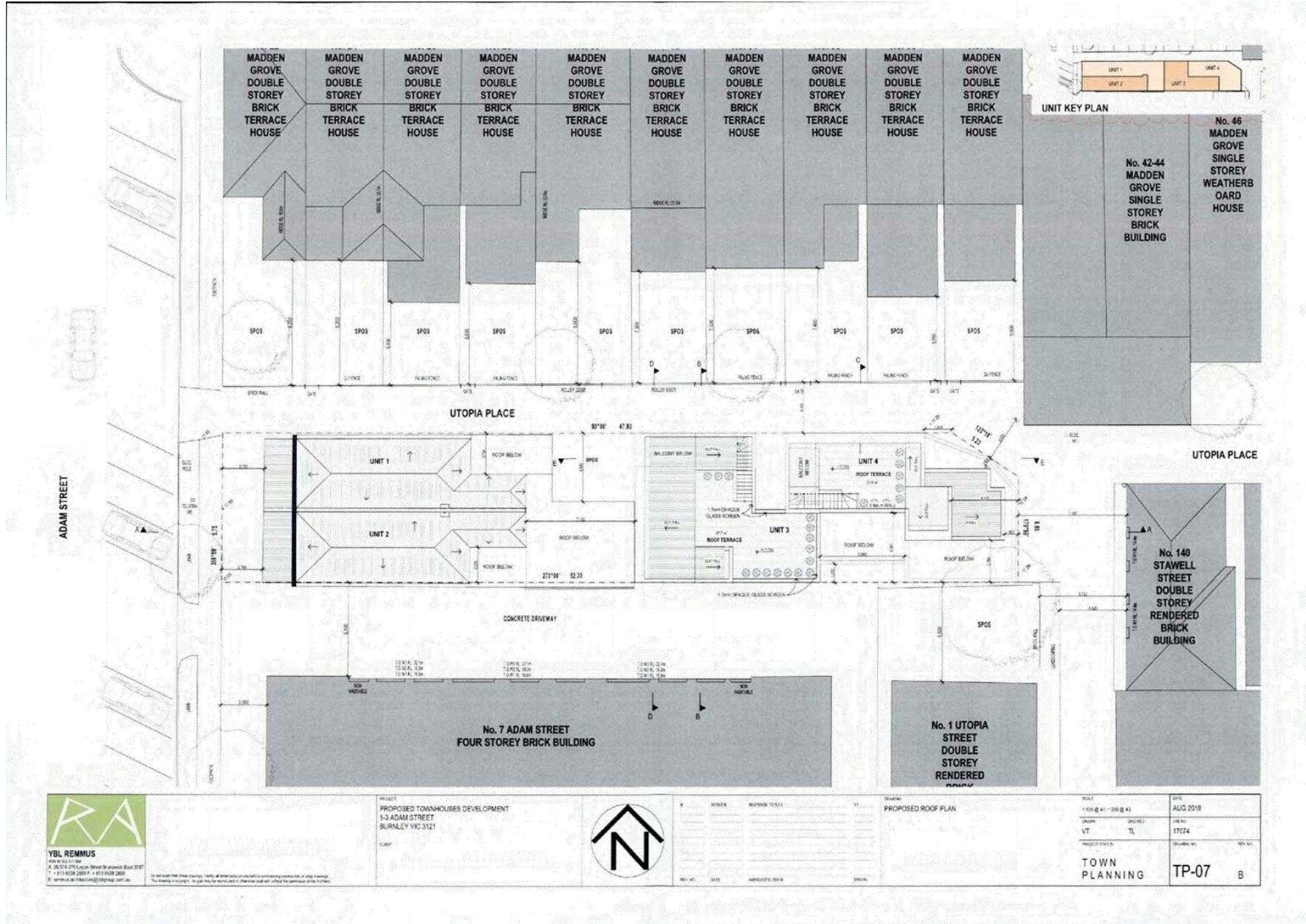
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 PROPOSED TOWNHOUSES DEVELOPMENT  
 1-3 ADAM STREET  
 BURNLEY VIC 3121



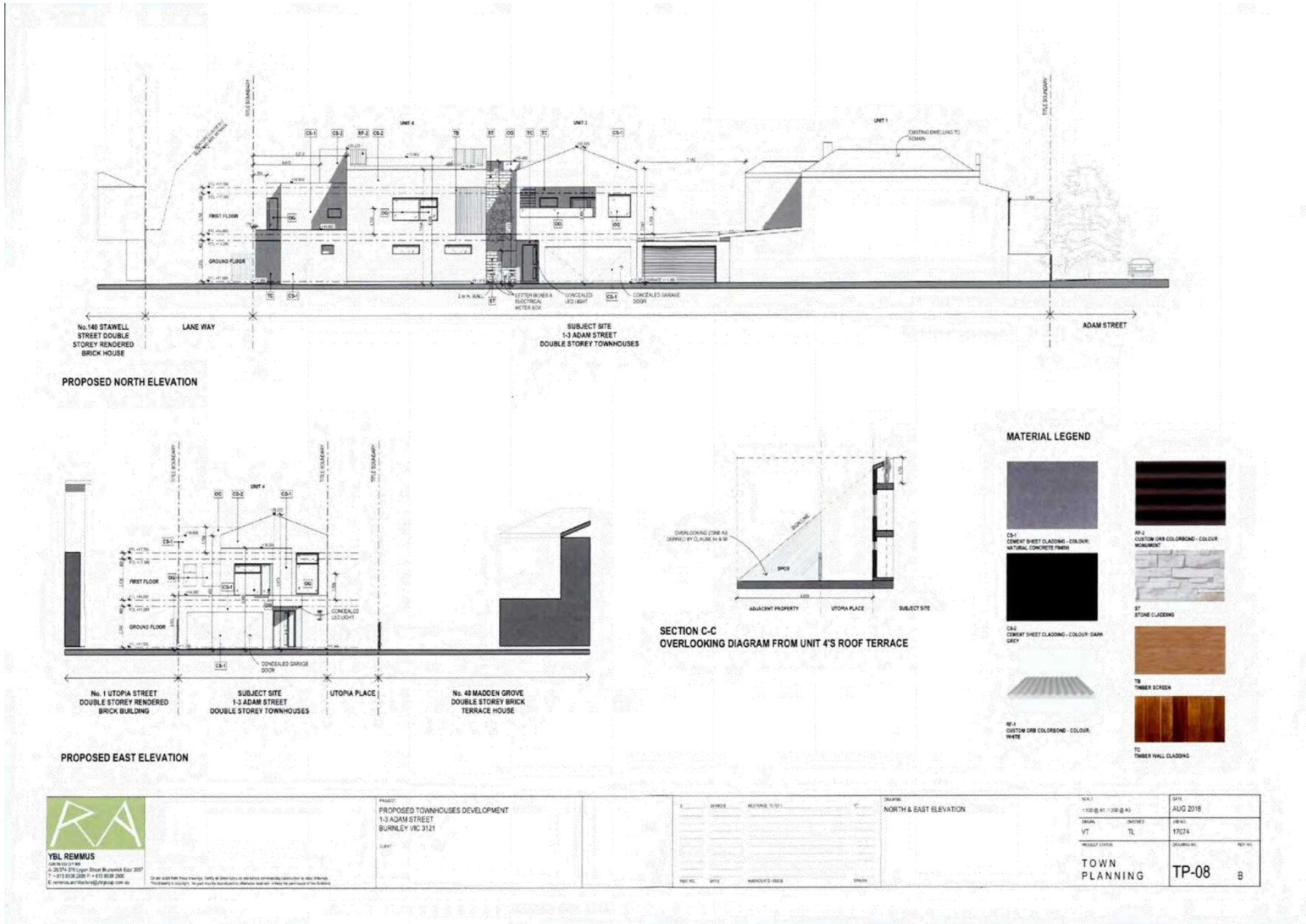
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DATE	1/10/2018	DATE	AUG 2018
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PROJECT NAME	TOWN PLANNING	PROJECT NAME	TP-06
PROJECT TYPE		PROJECT TYPE	B

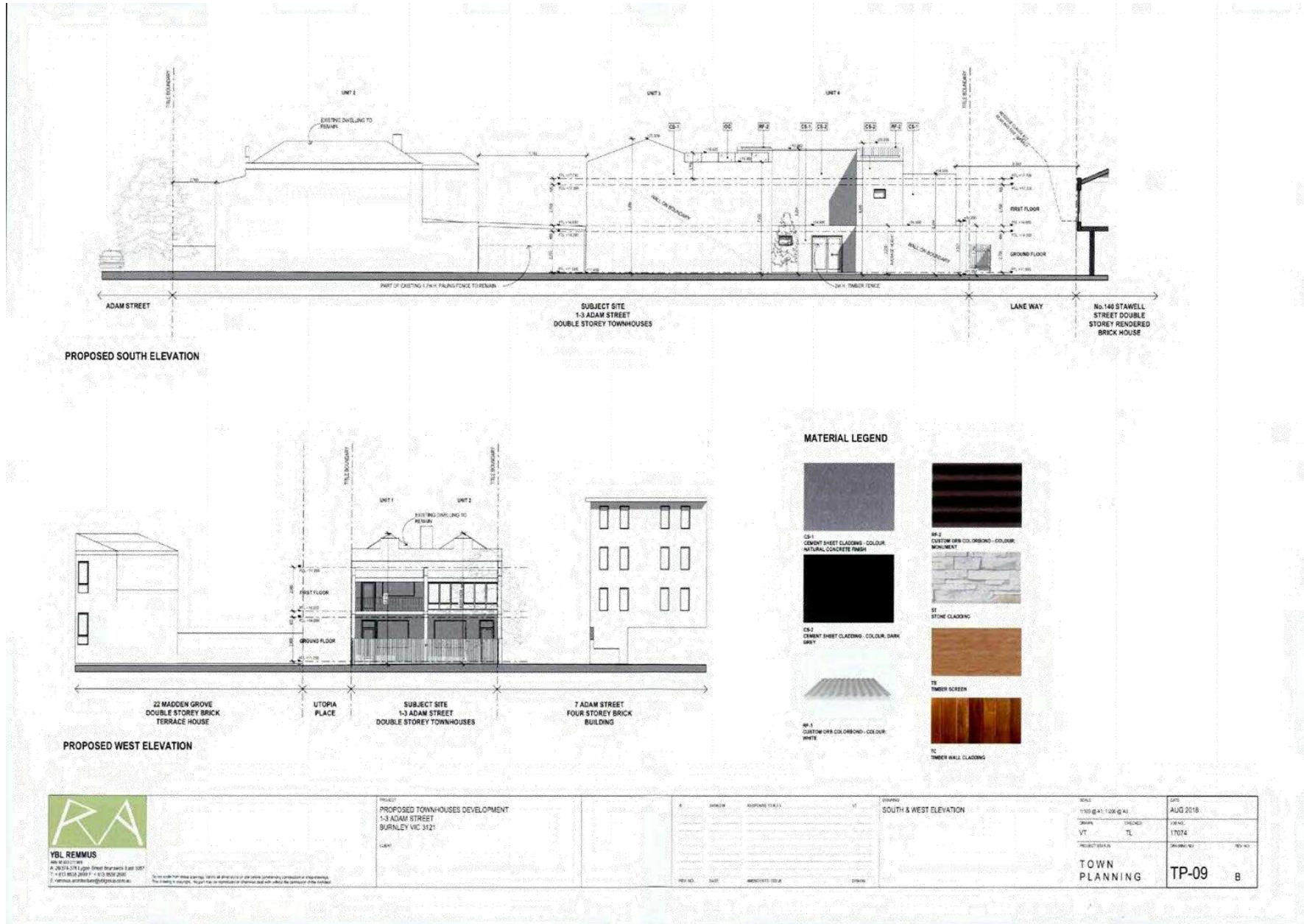
Attachment 3 - PLN18 0323 - 1 & 3 Adam Street Burnley - Previously Advertised Plans



Attachment 3 - PLN18 0323 - 1 & 3 Adam Street Burnley - Previously Advertised Plans

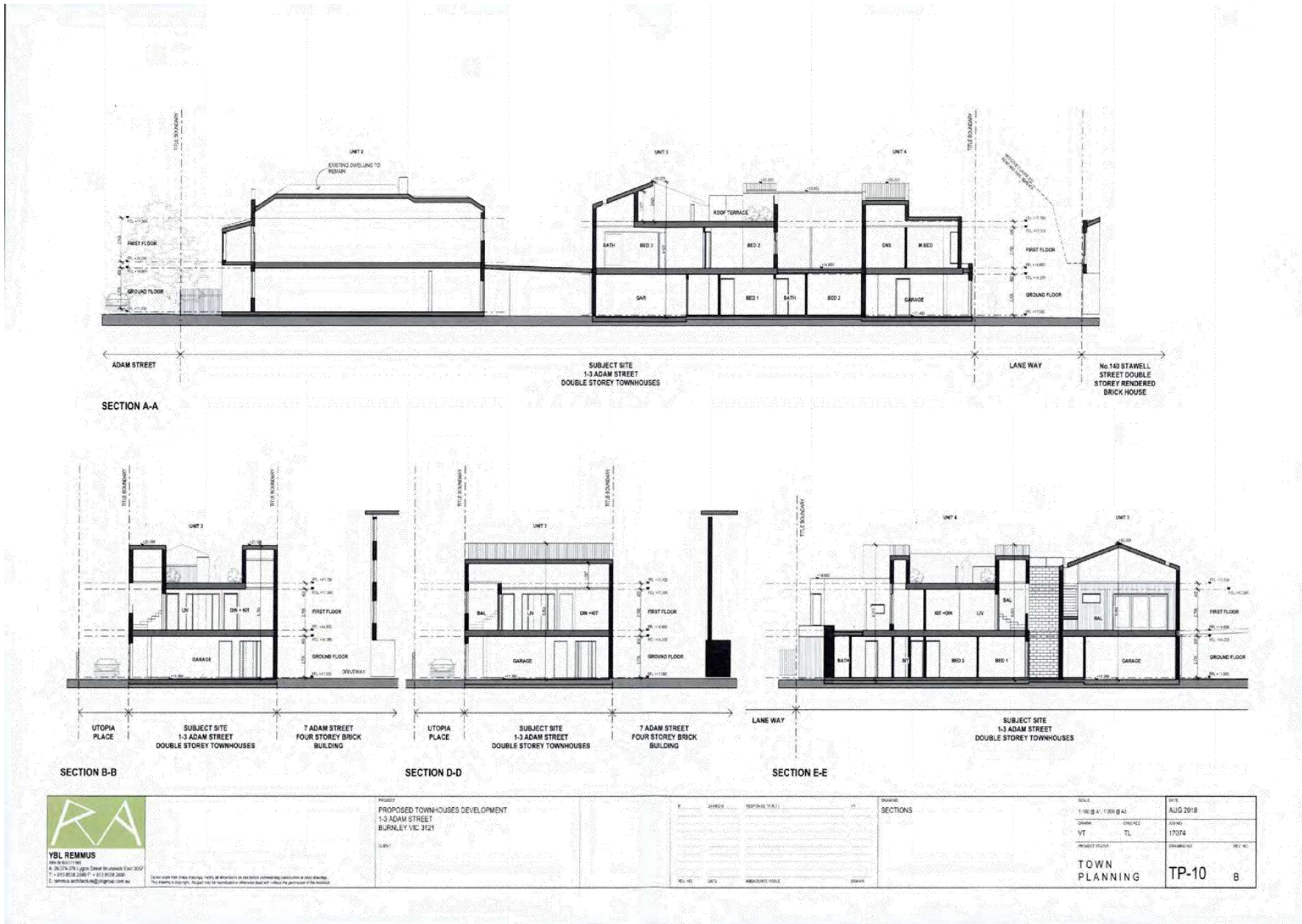


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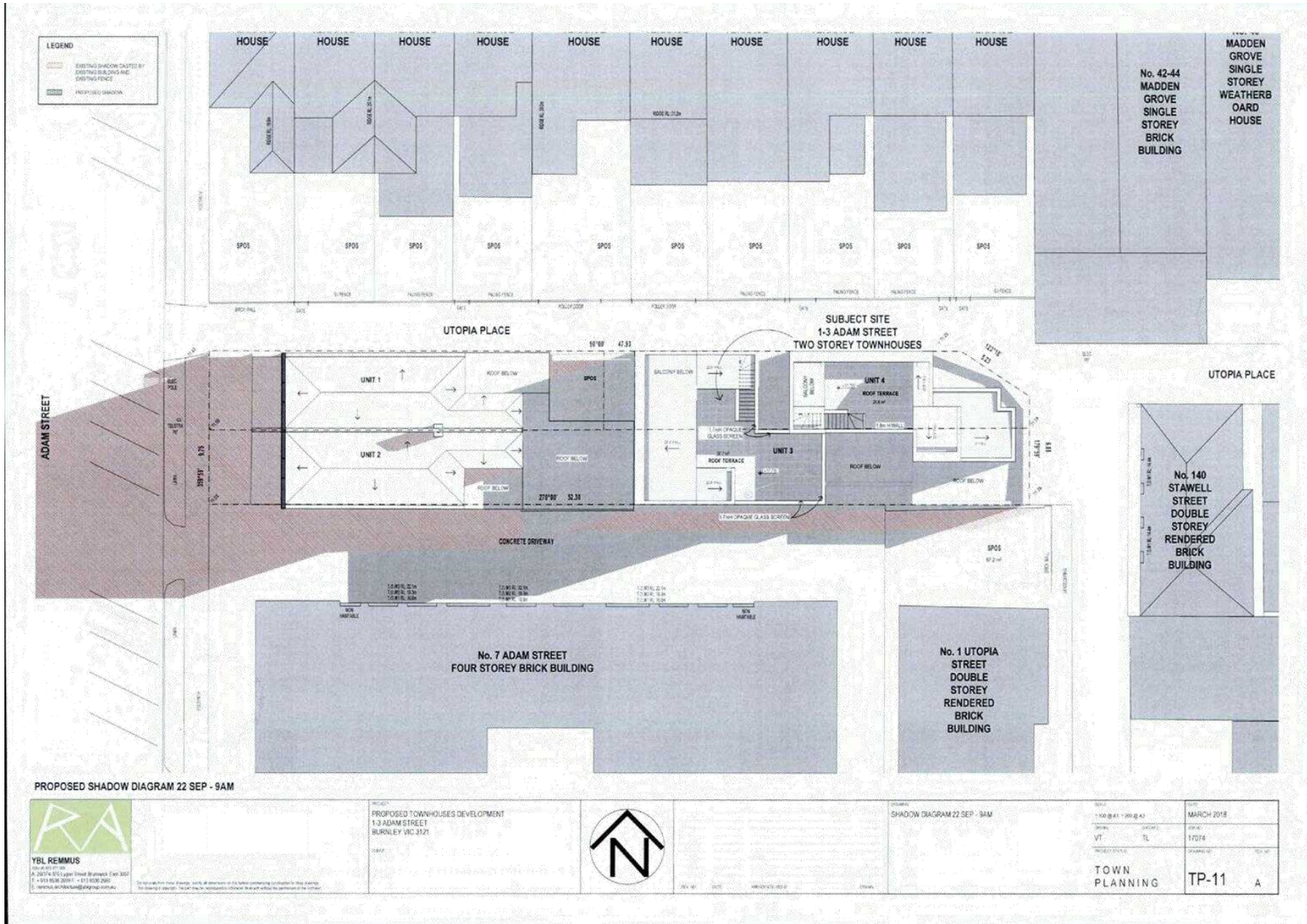




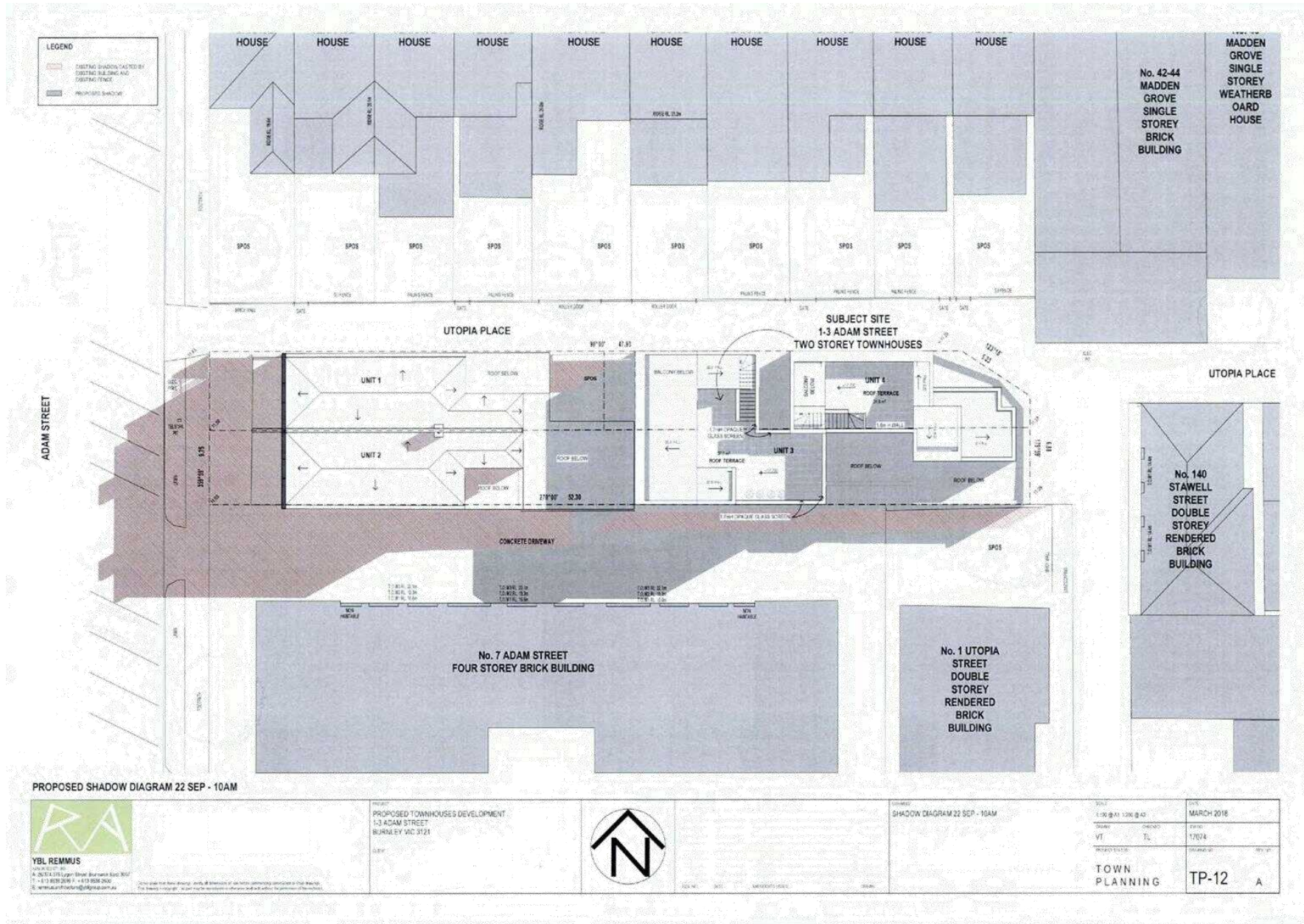
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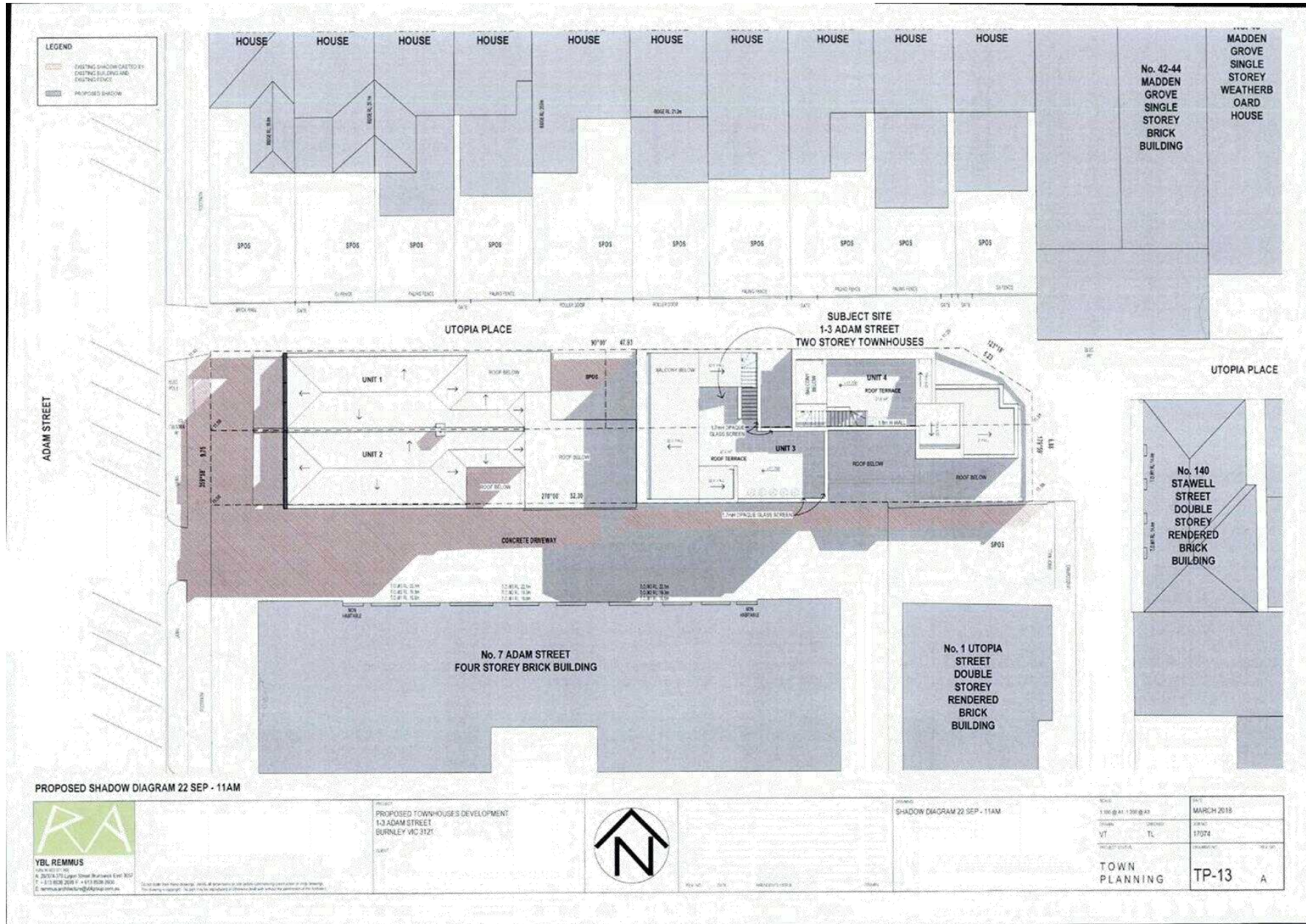
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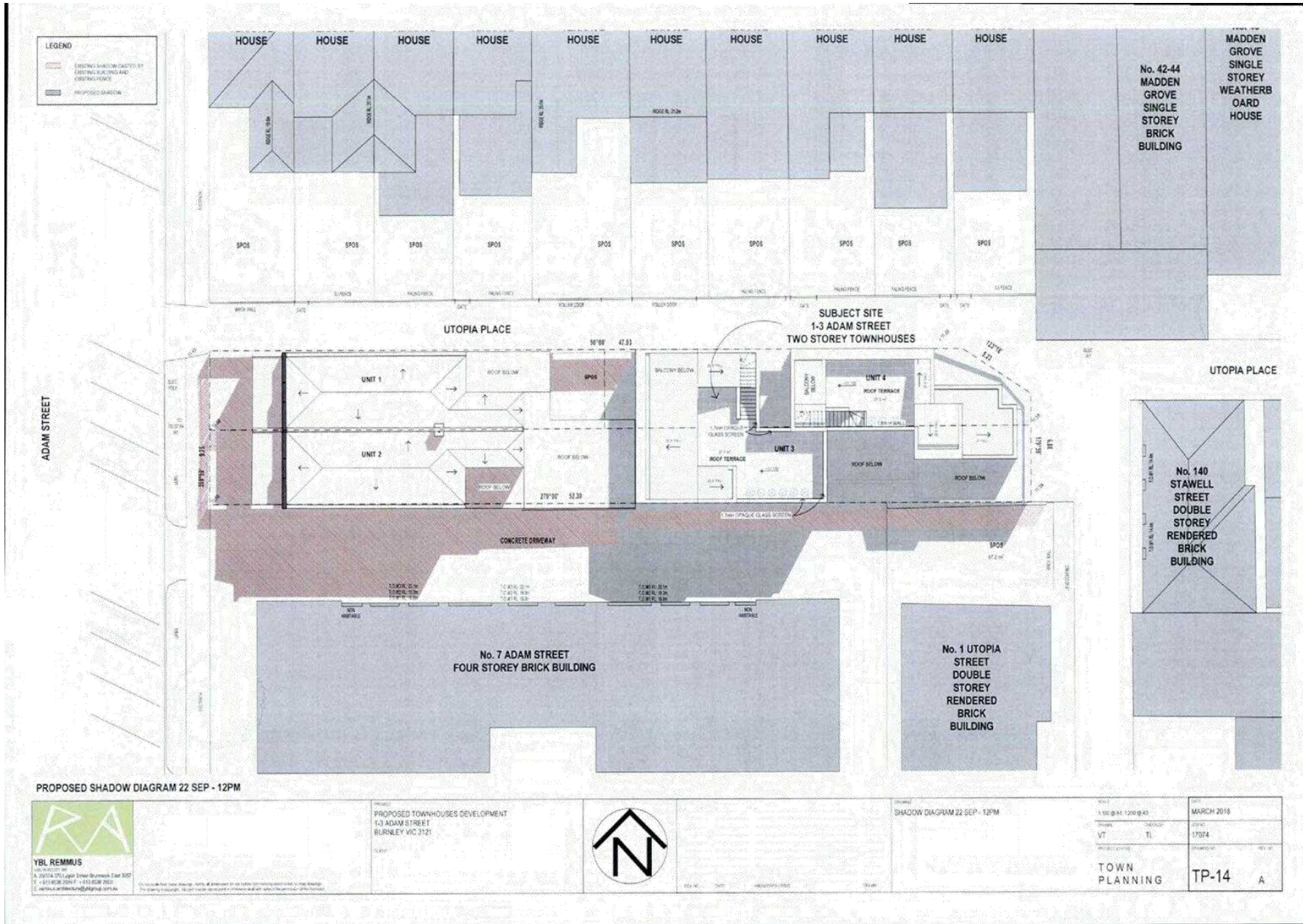
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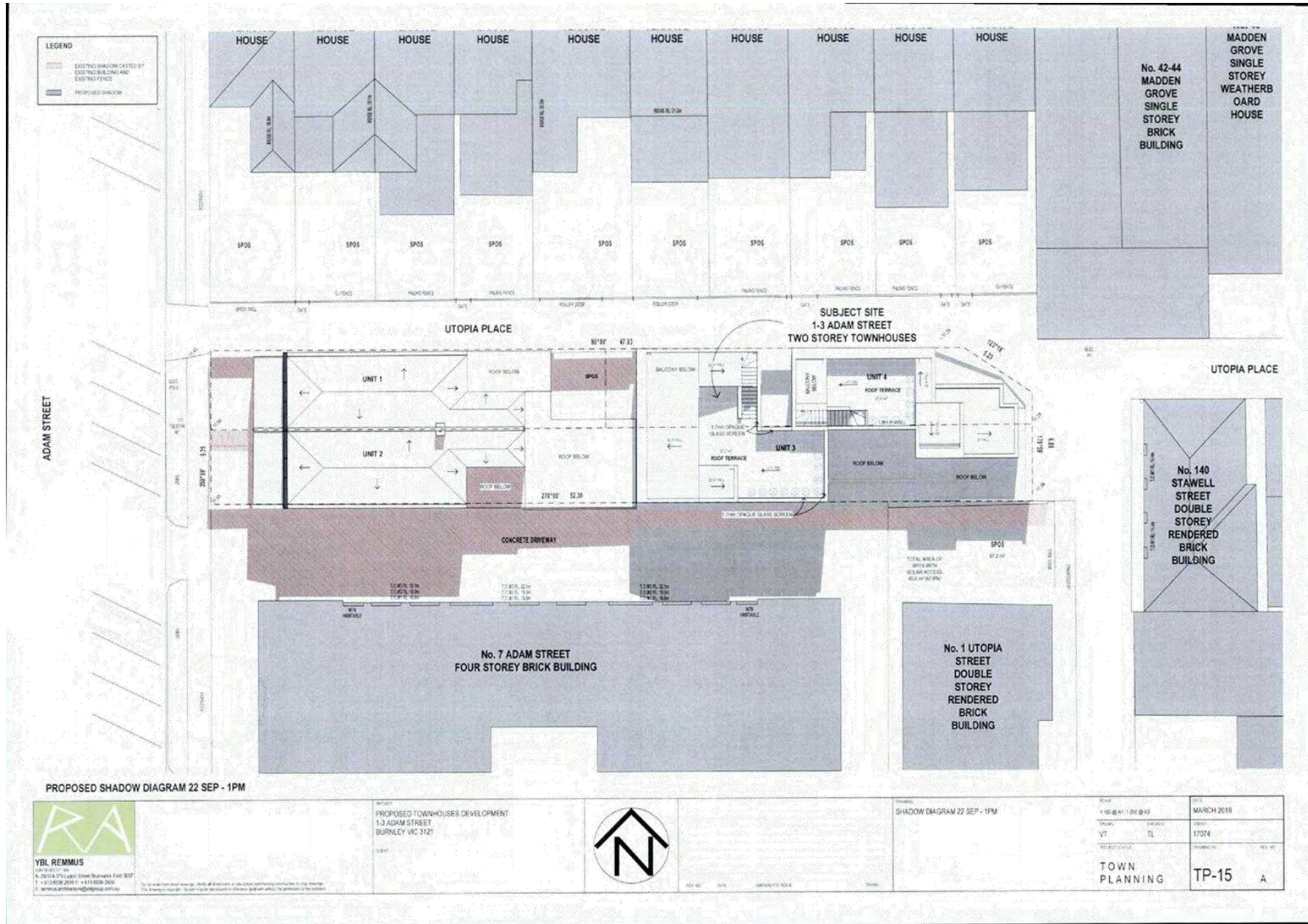
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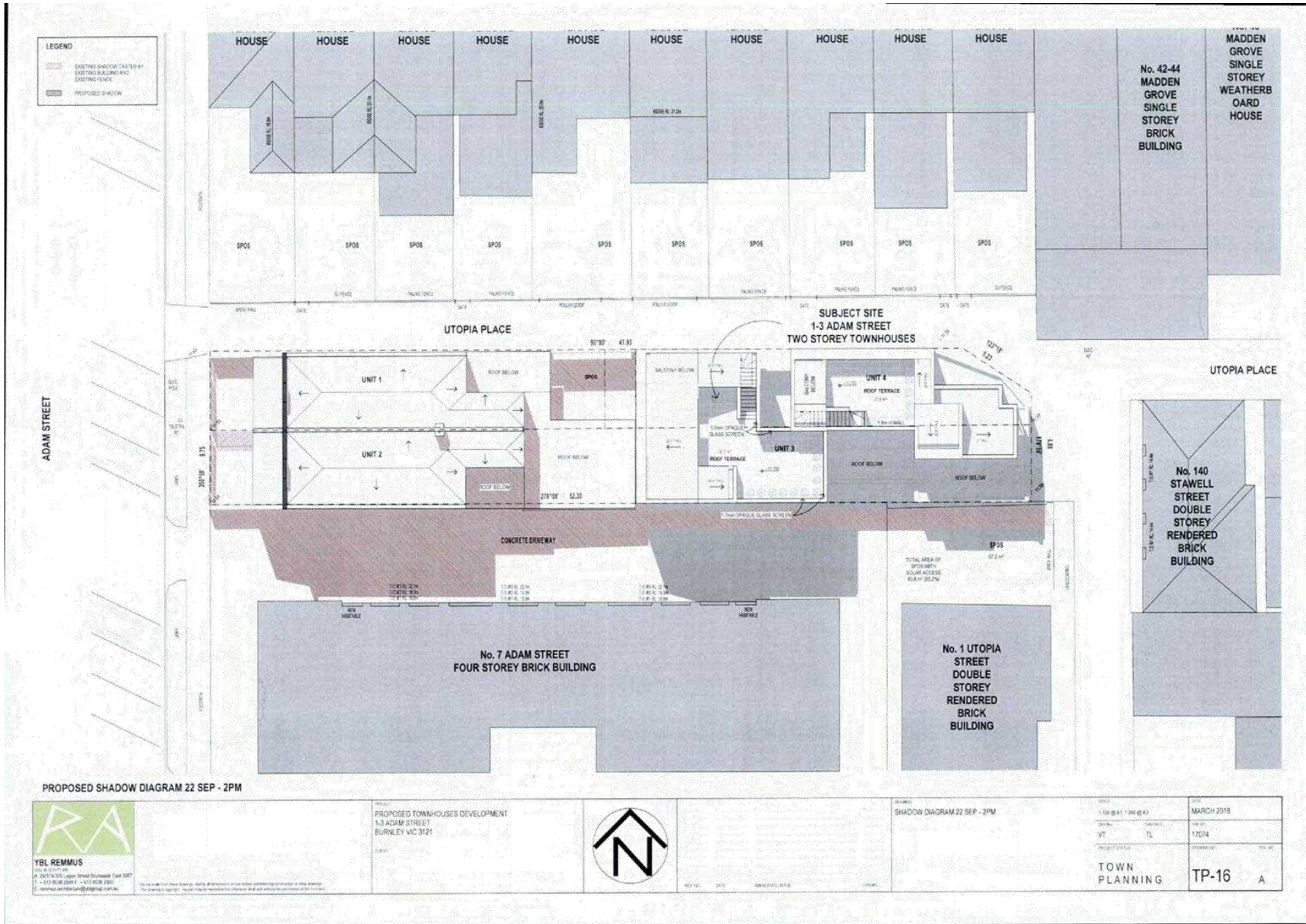
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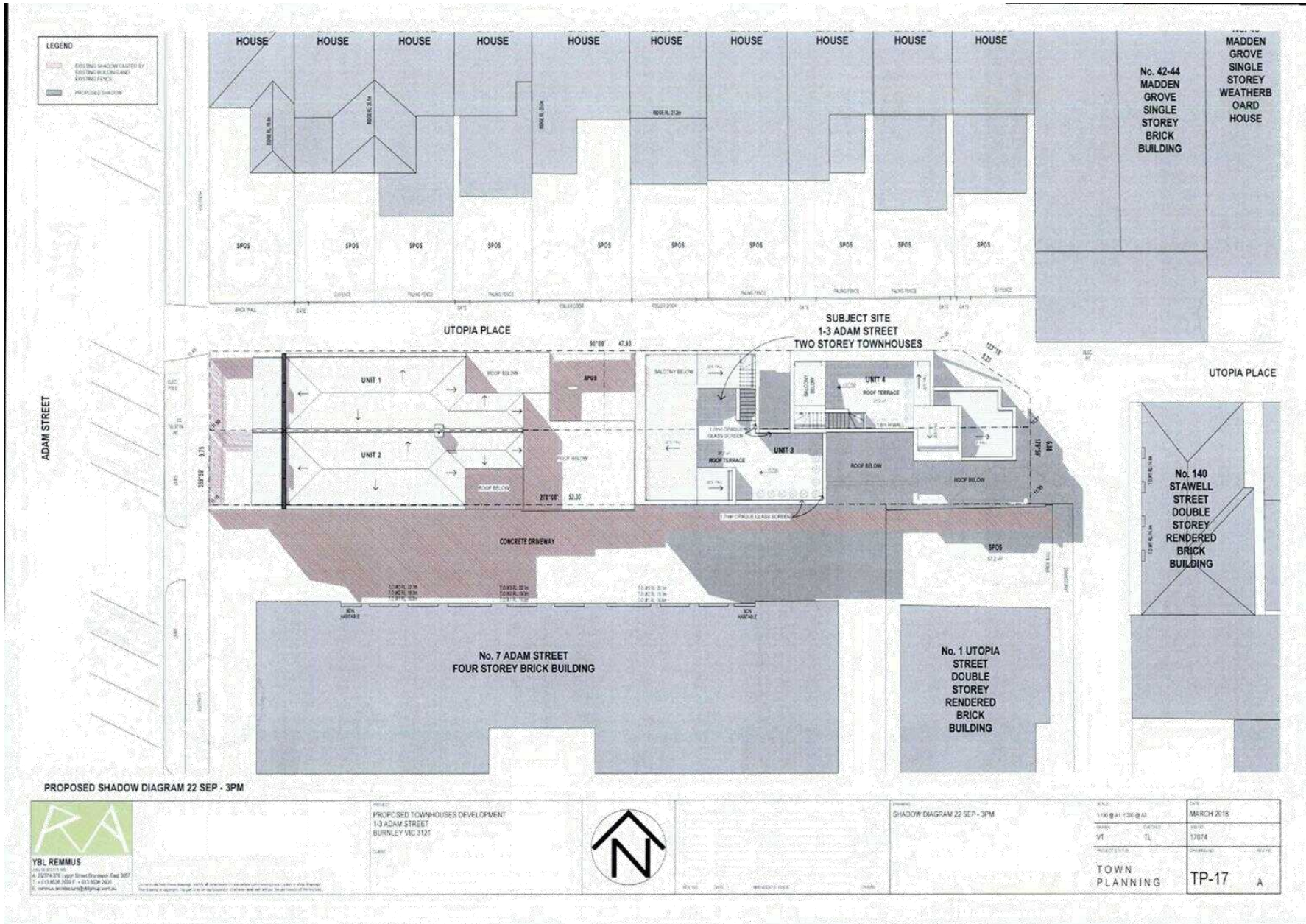
Attachment 3 - PLN18 0323 - 1 & 3 Adam Street Burnley - Previously Advertised Plans



Attachment 3 - PLN18 0323 - 1 & 3 Adam Street Burnley - Previously Advertised Plans



Attachment 3 - PLN18 0323 - 1 & 3 Adam Street Burnley - Previously Advertised Plans





Attachment 3 - PLN18 0323 - 1 & 3 Adam Street Burnley - Previously Advertised Plans



PERSPECTIVE 1



PERSPECTIVE 2



PERSPECTIVE 3



PERSPECTIVE 4



CS-1  
CEMENT SHEET CLADDING - COLOUR  
NATURAL CONCRETE FINISH

CS-2  
CEMENT SHEET CLADDING - COLOUR DARK  
GREY



WF-1  
CUSTOM ORB COLORBOND - COLOUR  
WHITE

WF-2  
CUSTOM ORB COLORBOND - COLOUR  
MCBARKENT

ST  
STONE CLADDING

TB  
TIMBER SCREEN

TW  
TIMBER WALL CLADDING

 <p><b>YBL REMMUS</b> ARCHITECTS 4/227-231 Upper Street Burnside SA 5037 T +617 8558 2649 F +617 8538 2106 E remmus@remmus.com.au ybl@remmus.com.au</p>	<p>PROJECT PROPOSED TOWNHOUSES DEVELOPMENT 1-3 ADAM STREET BURNLEY VIC 3121</p>	<p>DATE 11/03/2018</p>	<p>DESIGNER YBL REMMUS ARCHITECTS</p>	<p>CLIENT MURRAY'S BLOCK</p>	<p>STAGE PERSPECTIVES</p>	<p>SCALE N/A</p>	<p>DATE MARCH 2018</p>
	<p>PROJECT PROPOSED TOWNHOUSES DEVELOPMENT 1-3 ADAM STREET BURNLEY VIC 3121</p>	<p>DATE 11/03/2018</p>	<p>DESIGNER YBL REMMUS ARCHITECTS</p>	<p>CLIENT MURRAY'S BLOCK</p>	<p>STAGE PERSPECTIVES</p>	<p>SCALE N/A</p>	<p>DATE MARCH 2018</p>
<p>TOWN PLANNING</p>						<p>PROJECT TITLE TP-18</p>	<p>REVISION A</p>

Attachment 3 - PLN18 0323 - 1 & 3 Adam Street Burnley - Previously Advertised Plans



PERSPECTIVE 5



PERSPECTIVE 6

 <p><b>YBL REMMUS</b>                  1/11 WILSON ST                  4, 2024/100 Logan Street Burnley Vic 3121                  T + 61 3 8208 2851 F + 61 3 8208 2852                  E yblremmus.architects@gmail.com</p>	<p>PROJECT                  PROPOSED TOWNHOUSES DEVELOPMENT                  1-3 ADAM STREET                  BURNLEY VIC 3121</p> <p>SCALE</p>	<p>DATE                  15/03/2018</p> <p>BY                  YBL REMMUS</p>	<p>NO. OF SHEETS                  12</p> <p>TOTAL NO. OF SHEETS                  12</p>	<p>NO. OF SHEETS                  12</p> <p>TOTAL NO. OF SHEETS                  12</p>	<p>NO. OF SHEETS                  12</p> <p>TOTAL NO. OF SHEETS                  12</p>	<p>NO. OF SHEETS                  12</p> <p>TOTAL NO. OF SHEETS                  12</p>	<p>NO. OF SHEETS                  12</p> <p>TOTAL NO. OF SHEETS                  12</p>	<p>DATE                  MARCH 2018</p>
								<p>NO. OF SHEETS                  12</p> <p>TOTAL NO. OF SHEETS                  12</p>

## Attachment 4 - PLN18/0323 - 1 and 3 Adam Street Burnley - Heritage Advice

### City of Yarra Heritage Advice

---

<b>Application No.:</b>	PLN18/0323
<b>Address of Property:</b>	<b>1 &amp; 3 Adam Street, Burnley</b>
<b>Planner:</b>	Nish Goonetilleke
<b>Yarra Planning Scheme References:</b>	<ul style="list-style-type: none"><li>• Clause 15.03 Heritage</li><li>• Clause 21.05-1 Built Form (Heritage)</li><li>• Clause 22.02 Development Guidelines for sites subject to the Heritage Overlay</li><li>• Clause 43.01 Heritage Overlay</li><li>• Clause 59.07 Applications Under A Heritage Overlay</li></ul>
<b>Heritage Overlay No. &amp; Precinct:</b>	HO322 Golden Square Precinct, Richmond
<b>Level of significance:</b>	No. 1, Contributory, constructed 1870-1890 No. 3, Contributory, constructed 1870-1890 (City of Yarra Review of Heritage Areas 2007 Appendix 8 (as updated from time to time))
<b>General description:</b>	Construction of two new dwellings at the rear of the existing heritage dwellings
<b>Drawing Nos.:</b>	Set of 21 drawings prepared by YBL Remmus, received by Council and date stamped 3 Dec 2019

---

#### CONTEXT IMAGES:



Above: View from Adam Street, within the heritage overlay area

**Attachment 4 - PLN18/0323 - 1 and 3 Adam Street Burnley - Heritage Advice**



*Above: View from Adam Street into Utopia Place, within the heritage overlay area*



*Above: View from Adam Street from outside the heritage area, along the driveway of adjacent property (no. 7 Adam Street)*

**ASSESSMENT OF PROPOSED WORKS:**

Comments regarding proposed demolition:

The extent of demolition proposed by this application includes the demolition/removal of non-original rear additions to both existing dwellings.

The key consideration for assessing this aspect of the works is whether the proposed demolition will adversely affect the significance of the heritage building or the broader heritage precinct.

Demolition proposed is acceptable as the elements to be demolished are not part of the original building fabric of the houses and their removal will not affect the heritage values of either dwellings or the character or appearance of the subject heritage precinct.

## Attachment 4 - PLN18/0323 - 1 and 3 Adam Street Burnley - Heritage Advice

### Comments regarding new development, alterations and additions:

The extent of new works proposed by this application includes development of two new dwellings at the rear of the existing dwellings at nos. 1 and 3 Adam Street.

### **Regarding the remaining heritage building:**

No works are proposed to the existing heritage dwellings.

### **Regarding the new development:**

The key consideration for assessing this aspect of the works is whether the proposed new development will adversely affect the significance, character or appearance of the heritage buildings or the broader heritage precinct.

The new dwellings at the rear will be only partially visible from very oblique angles in Adam Street, a street that is only partially included in the heritage overlay area. The new dwellings will not be visible from directly opposite in Adam Street and not visible at all from Stawell Street.

The proposed materials and finishes for the new development are acceptable, especially as the dwelling with the dark façade is located beyond the dwelling with the grey façade. Therefore, where visible, the dark finish will not create a strong contrasting distraction when viewed from Adam Street.

The proposed roof terraces for the new development are acceptable as they will be within the ridge line of the new dwellings. They have been sensitively designed to avoid being overtly obvious from within the public realm of the heritage precinct.

### **RECOMMENDATIONS:**

On heritage grounds the works proposed in this application may be approved without specific heritage conditions.

### **Suggested additional works to discuss with applicant:**

Upper level balcony to No.3: The pair of existing dwellings were originally matching in appearance. The unsympathetic infill on no. 3 detracts badly from the character of the houses as a pair. Strongly suggest that the non-original additions to the front upper balcony be removed and the front reconstructed to match the balcony at no. 1 Adam Street.

Front fencing: The existing front fence is too high and detracts from the appearance of the two adjoining properties. It is strongly suggested that a new timber picket fence of 1.2m height be considered to enhance the appearance of the two dwellings.

### **SIGNED:**



Diahnn McIntosh

**DATED: 3 March 2020**

**Attachment 5 - PLN18/0323 - 1 & 3 Adam Street Burnley - Traffic Engineering Comments**



# MEMO

**To:** Nish Goonetilleke  
**From:** Artemis Bacani  
**Date:** 17 June 2019  
**Subject:** Application No: PLN18/0323  
 Description: Construction of Two Double-Storey Dwellings  
 Site Address: 1 & 3 Adam Street, Burnley

I refer to the above Planning Application received 3 May 2019 in relation to the proposed development at 1 and 3 Adam Street, Burnley. Council's Civil Engineering unit provides the following information:

**DEVELOPMENT LAYOUT DESIGN**

YBL Remmus Drawing No.TP-05 Revision B dated August 2018

**Layout Design Assessment**

Item	Assessment
<b>Access Arrangements</b>	
Carriageway Width of Utopia Place	<p>A site inspection revealed that Utopia Place along the northern boundary of the site has a carriageway width of between 2.76 metres and 2.95 metres.</p> <p>The section between Stawell Street and the eastern boundary of the site is between 3.17 metres and 3.36 metres in width.</p> <p>During the site inspection, it was noted that there were some damage to boundary fences and private property caused by cars using Utopia Place.</p> <p>A motorist driving a vehicle larger than a B85 car would most likely find it difficult to drive through Utopia Place, in particular, the section off Adam Street. Although the carriageway is very narrow in some sections, the width of Utopia Place is still considered adequate to allow a B85 design vehicle to traverse through the street.</p>
Doorway Width of Garages	<p>The garage doorway for Unit 3 is 5.50 metres in width and Unit 4 is not dimensioned on the drawings.</p> <p>Using Trapeze, the garage doorway for Unit 4 is approximately 5.0 metres in width.</p>
Swept Path Analysis	<p>The swept path analysis provided by the applicant is difficult to read and does not specify the vehicle template size used for the analysis.</p>

**Attachment 5 - PLN18/0323 - 1 & 3 Adam Street Burnley - Traffic Engineering Comments**

**DEVELOPMENT LAYOUT DESIGN**

YBL Remmus Drawing No.TP-05 Revision B dated August 2018

**Layout Design Assessment**

Item	Assessment
<b>Car Parking Modules</b>	
Internal Dimensions of Garage	<b>Unit 3</b> - The dimensions of the double garage of 6.0 metres by 9.36 metres satisfy <i>Design standard 2</i> .
	<b>Unit 4</b> - The swept path for two B85 design vehicles entering and exiting the garage was checked using the AutoCAD Vehicle Tracking software. The swept path analysis indicates that the proposed width of the garage is insufficient to accommodate two B85 design vehicles off Utopia Place.

**Design Items to be Addressed**

Item	Details
Width of Garage Doorway – Unit 4	To be dimensioned on the drawings.
Swept Path Analysis	The applicant is to re-submit the swept path analysis diagram and show the individual cars entering and exiting each of the garages.
Interior Dimensions of Garage – Unit 4	The internal width of the garage and width of the doorway should be increased to improve access for two B85 cars.
Internal Concrete Slab	For any new internal concrete work, the finished floor levels along the edge of the slab must be set 40 mm above the edge of the Utopia Place – Council Infrastructure requirement.

**ENGINEERING CONDITIONS**

**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.

## Attachment 5 - PLN18/0323 - 1 & 3 Adam Street Burnley - Traffic Engineering Comments

### Easement

- The Civil Engineering unit has no objection to the proposal in relation to the subject easement as the easement does not benefit Council or contain any Council assets.
- Before any structure can be built over the easement, the applicant must obtain the consent of all Benefitting Owners with rights over the easement, if applicable. 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.

### 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.

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## Attachment 5 - PLN18/0323 - 1 & 3 Adam Street Burnley - Traffic Engineering Comments

**Ellul, Emma**

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**From:** Bacani, Artemis  
**Sent:** Monday, 29 July 2019 3:19 PM  
**To:** Goonetilleke, Nish  
**Subject:** RE: PLN18/0323 - 1 & 3 Adam Street Burnley - Updated swept path diagrams

Hi Nish

I'm doing well. Hope you are too.

The swept path diagrams prepared by BVY Traffic Survey Pty Ltd dated 24 July 2019 satisfactorily demonstrate vehicle entry and exit movement into and out of the double garage via the Right of Way (Utopia Place).

Please let me know if you have any further queries.

Regards

Artemis Bacani  
Road Development Engineer  
Civil Engineering Unit

**City of Yarra**  
**P.O. Box 168 Richmond 3121**  
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**E [artemis.bacani@yarracity.vic.gov.au](mailto:artemis.bacani@yarracity.vic.gov.au)**  
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**From:** Goonetilleke, Nish  
**Sent:** Monday, 29 July 2019 9:05 AM  
**To:** Bacani, Artemis  
**Cc:** Pisani, Mark  
**Subject:** PLN18/0323 - 1 & 3 Adam Street Burnley - Updated swept path diagrams

Hi Arty,

Hope you're well.

The Applicant has updated the swept path diagrams as requested in the email trail below.

Are you able to let me know if this is now acceptable?

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](mailto:Nish.Goonetilleke@yarracity.vic.gov.au)  
W [www.yarracity.vic.gov.au](http://www.yarracity.vic.gov.au)

**Attachment 6 - PLN18/0323 - 1 & 3 Adam Street Burnley - Urban Design Comments**



# MEMO

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TO: Nish Goonetilleke (Statutory Planning)  
FROM: Daniel Perrone (Urban Design)  
DATE: 27 May 2019  
SUBJECT: 1 & 3 Adam Street Burnley  
APPLICATION NO: PLN18/0323  
DESCRIPTION: Application to establish existing use rights for No. 3 Adam Street as an office and the construction of two (2), double-storey dwellings, with roof terraces at the rear of Nos. 1 & 3 Adam Street, including part demolition, and removal of drainage easement.

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## COMMENTS SOUGHT

Urban Design comments have been sought on:

- The design response and its reference/relationship to the streetscape;
- Siting, bulk and height of the proposed dwellings 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.

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These set of comments are provided on the plans with issue date 24<sup>th</sup> August 2018.

## COMMENTS SUMMARY

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.

- The overall design is well considered and responsive to context, however the building form proposed for the north-eastern corner of Unit 4 appears complicated and disjointed. It is recommended that:
  - The north-eastern ground floor boundary wall is further set back to avoid a multi-angled wall and to better unify the building form between the ground floor and upper stories. The boundary of the existing splay may be demarcated through landscape treatment.
  - The building form is simplified and/or reduced to create only one upper-level setback to the first and second floors of the north and eastern façades.
- Ensure compliance with Clause 22.07 – Development Abutting Laneways policy.
- Provide cladding material details, including panel size, joint details, orientation, and set-out pattern, as these factors can greatly vary the appearance of the buildings.
- It is recommended that a masonry wall type be used for boundary wall applications.

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

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## Attachment 6 - PLN18/0323 - 1 & 3 Adam Street Burnley - Urban Design Comments

### URBAN DESIGN FEEDBACK

#### Site and Context

The subject site is zoned NRZ1 and heritage overlay HO322 applies. The existing dwellings on the site, as well as the neighbouring two-storey terrace houses to the north are considered contributory. As such, the proposed development should respect the heritage built form character of its surroundings.

Objective 18 of Clause 21.05-2 seeks to retain, enhance and extend Yarra's fine grain street pattern, and the re-establishment of laneways through new development is supported. The rear site access provided by Utopia Place presents the opportunity for the proposed dwellings to each have their own separate entrances and present independently of each other. This is consistent with the fine-grained nature of the neighbouring properties to the north. As such, the addition of two dwellings to the rear of the subject site is supported.

#### Design Response and Relationship to the Streetscape

Overall, the design response is well considered and the materials are supported. The light coloured cement cladding proposed for Unit 3 provides an acceptable transition between the heritage building at the front of the site, whilst the bolder, darker cement cladding used for Unit 4 at the rear of the site provides contrast and aids in identifying the Units 3 and 4 as two separate dwellings.

The pedestrian entry to Unit 3 is well identified and provides adequate pedestrian refuge from the laneway. There is concern that vehicle access to Unit 3 may be restricted due to the narrowness of Utopia Place, however advice on this matter should be sought from the Traffic and Engineering teams.

It is understood that Unit 4 has been setback to match the existing splay at the north-eastern corner of the site in order to maintain vehicle right-of-way down Utopia Place. Whilst it may be desirable for the developer to maximise the building footprint to the extent of this splay, it has led to a fragmented building form at this corner of the site, particularly in conjunction with the multiple setbacks at the upper levels. As this will form the primary frontage to Unit 4, it is recommended that the building design be refined to present a simpler, more unified form (this is expanded on in the next section).

Clause 22.07 seeks to ensure that development abutting a laneway is provided with safe pedestrian and vehicular access. The proposed development appears to be generally in accordance with the Development Abutting Laneways policy, however the following policy requirements are to be met:

- Pedestrian entries are to be well lit to foster a sense of safety and address to a development. Existing lights may need to be realigned, or have brackets or shields attached or additional lighting may be required.
- Lighting is to be designed to avoid light spill into adjacent private open space and habitable rooms.
- Doors to car storage areas (garages) not to protrude into the laneway.
- Vehicle access is to be provided to ensure ingress and egress does not require multiple vehicular movements. As aforementioned, advice on this matter should be sought from the Traffic and Engineering teams.
- All required laneway upgrades in order to provide improved access to the development be funded by the developer.

## Attachment 6 - PLN18/0323 - 1 & 3 Adam Street Burnley - Urban Design Comments

### **Bulk, Height & Amenity Impacts**

The proposed development is in scale with neighbouring buildings and its overall height is acceptable from an urban design perspective. Unit 3 is composed of a simple, contemporary form and provides enough distance to not detract from the existing heritage building at the front of the site.

Unit 4 comprises multiple upper-level setbacks to the north-eastern corner, creating a tiered building profile. This, in combination with the faceted ground floor boundary wall (due to the splayed NE corner) creates a complicated and disjointed building form that fails to complement its neighbouring dwellings. Whilst it is appropriate to provide an upper level setback to the side and rear boundaries of neighbouring properties, this may not be required on the northern and eastern boundaries of the site and there is ample distance between neighbouring buildings due to the laneway separation. As such, it is recommended that:

- The north-eastern ground floor boundary wall is further set back to avoid a multi-angled wall and to better unify the building form between the ground floor and upper stories. The boundary of the existing splay may be demarcated through landscape treatment.
- The building form is simplified and/or reduced to create only one upper-level setback to the first and second floors of the north and eastern façades.

Additionally, it is noted that the southern boundary wall of Unit 3 appears not to comply with the *Walls on boundaries objective* (Clause 55.04-2) and may cause amenity impacts to the neighbouring property at 7 Adam Street, however this should be determined by the planning case officer.

### **Materials and Finishes**

The use of the light and dark grey cement sheet cladding types is supported in principle, however more detail needs to be provided on the set-out, that is, panel size, joint details, orientation, and set-out pattern, as this will greatly vary the appearance of the buildings. A vertical sheet layout is preferred to compliment the vertical rhythm of surrounding building features. Providing the product and colour specification will aid in the assessment of the two cement sheet cladding types.

There is some concern that the use of cement cladding on the southern boundary wall may be problematic from an installation and maintenance perspective. It is recommended that a masonry wall type be used for boundary wall applications.

### **Any capital works**

There are no planned capital works led by the Urban Design team which are in proximity to the site.