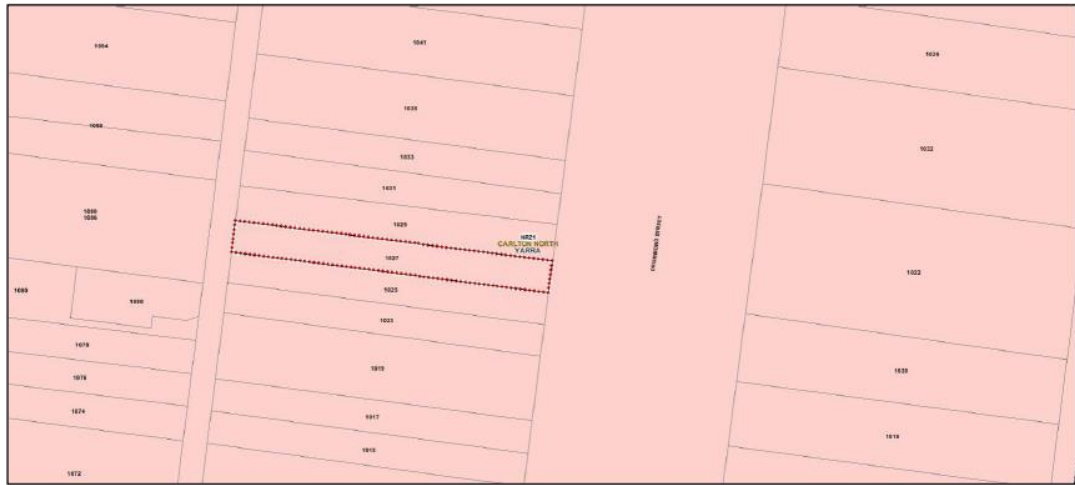


**Attachment 1 - PLN20/0184 - 1027 Drummond Street Carlton North - Site Location Plan**

**SUBJECT LAND: 1027 Drummond Street Carlton North** ↑ North  **Subject Site**



**Attachment 2 - PLN20/0184 - 1027 Drummond Street Carlton North - Advertised Plans**

**TOWN PLANNING ISSUE  
1027 DRUMMOND STREET, CARLTON NORTH**

DRAWING	SCALE	
PL01	EXISTING SITE PLAN / SITE ANALYSIS	1:250
PL02	PROPOSED SITE PLAN / DESIGN RESPONSE	1:250
PL03	GROUND DEMOLITION AND PROPOSED GROUND FLOOR PLAN	1:200
PL04	PROPOSED FIRST FLOOR AND PROPOSED ROOF PLAN	1:200
PL05	DEMOLITION ELEVATIONS	1:200
PL06	PROPOSED ELEVATIONS	1:200
PL07	PROPOSED SECTIONS AA B CC DD EE FF	1:200
PL08	PROPOSED SECTIONS GG HH II	1:200
PL09	EXISTING AND PROPOSED SHADOWS 9AM	1:200
PL10	EXISTING AND PROPOSED SHADOWS 10AM	1:200
PL11	EXISTING AND PROPOSED SHADOWS 11AM	1:200
PL12	EXISTING AND PROPOSED SHADOWS 12PM	1:200
PL13	EXISTING AND PROPOSED SHADOWS 1PM	1:200
PL14	EXISTING AND PROPOSED SHADOWS 2PM	1:200
PL15	EXISTING AND PROPOSED SHADOWS 3PM	1:200
PL16	MATERIALS SCHEDULE	NTS
PL17	3D VIEWS	NTS
PL18	3D VIEWS	NTS
PL19	GROUND DEMOLITION PLAN	1:100
PL20	GARAGE DEMOLITION AND PROPOSED PLAN	1:100
PL21	PROPOSED GROUND FLOOR PLAN	1:100
PL22	PROPOSED FIRST FLOOR PLAN	1:100
PL23	PROPOSED ROOF PLAN	1:100
PL24	PROPOSED STUDIO AND GARAGE ROOF PLAN	1:100
PL25	DEMOLITION NORTH AND EAST ELEVATIONS	1:100
PL26	DEMOLITION SOUTH AND WEST ELEVATIONS	1:100
PL27	PROPOSED NORTH AND EAST ELEVATIONS	1:100
PL28	PROPOSED SOUTH AND WEST ELEVATIONS	1:100
PL29	PROPOSED SECTION AA	1:100
PL30	PROPOSED SECTION BB CC	1:100
PL31	PROPOSED SECTION DD EE FF GG	1:100
PL32	PROPOSED SECTIONS GG HH JJ	1:100
PL33	HERITAGE RESPONSE DIAGRAMS	NTS
PL34	HERITAGE RESPONSE DIAGRAMS	NTS



AERIAL SITE PHOTOGRAPH

**SUMMARY:**

SITE ADDRESS:	1027 DRUMMOND STREET CARLTON NORTH 3054
EXISTING USE:	RESIDENTIAL
PROPOSED USE:	RESIDENTIAL
TITLE INFORMATION:	VOL 8058 FOL 007 TP 219888Q

**AREA ANALYSIS:**

SITE AREA:	240 M2	100%
PRO. BLDG COVERAGE:	178M2	74%
PRO. SITE PERMEABILITY:	47M2	20%
PRO. PRIVATE OPEN SPACE:	38M2	16%
PRO. CARPARKS	1	



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REVISION	DATE	DESCRIPTION
A	06.05.20	RESPONSE TO RF1

PROJECT  
1027 DRUMMOND STREET, CARLTON NORTH

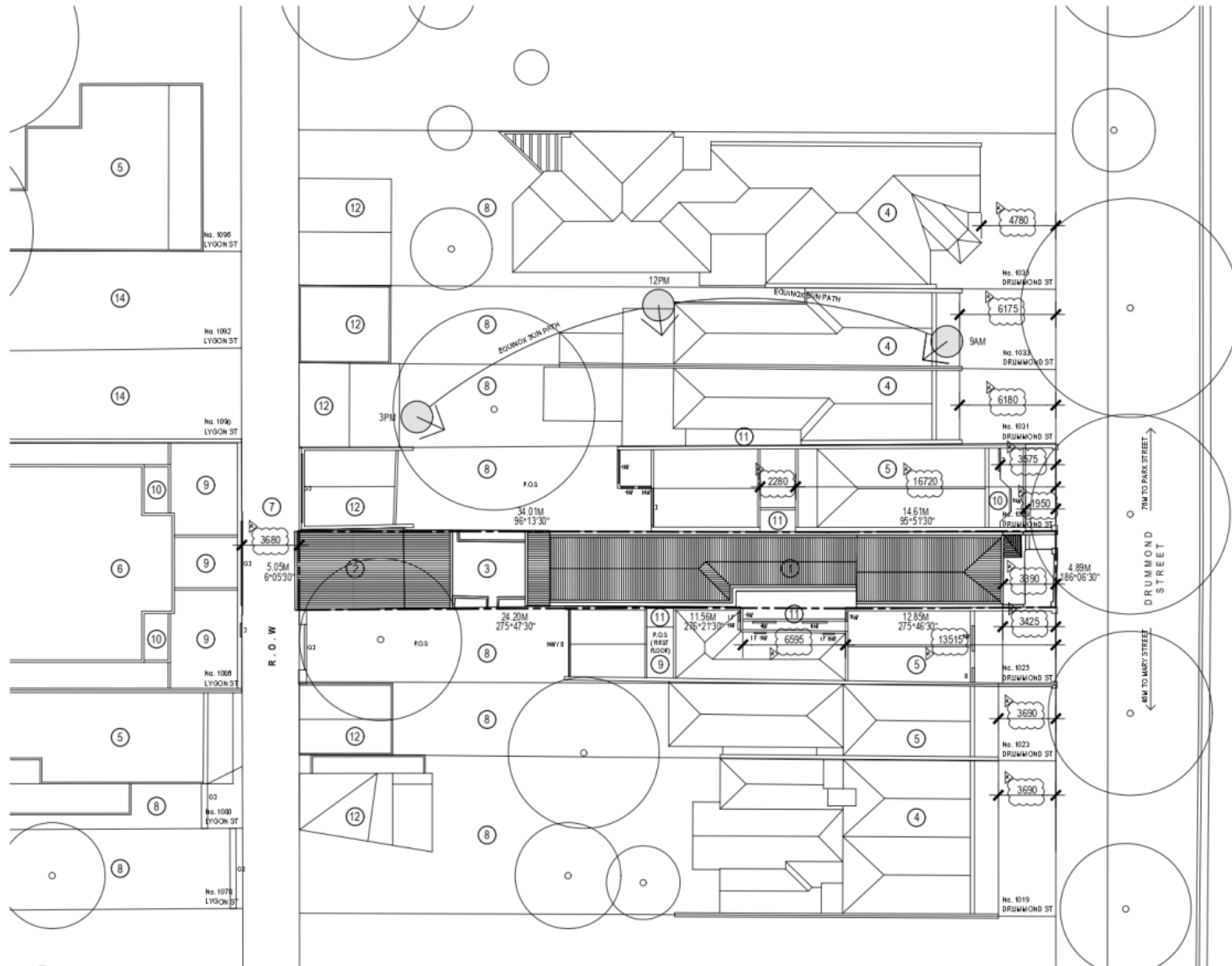
CLIENT  
VIRTUS PROGRESSIO PTY LTD

DRAWING TITLE  
DRAWING INDEX

**TOWN PLANNING**

SCALE	NTS	DATE	18.03.20
		JOB NO.	19019
DRAWN	MM	DRW NO.	PLOO
CHECK	HW	REV.	A

Attachment 2 - PLN20/0184 - 1027 Drummond Street Carlton North - Advertised Plans



**SITE ANALYSIS:**

1. EXISTING BUILDING TO BE DEMOLISHED
2. REAR GARAGE AND PERGOLA TO BE DEMOLISHED
3. REAR WEST FACING COURTYARD
4. NEIGHBOURING SINGLE STOREY DWELLING
5. NEIGHBOURING DOUBLE STOREY DWELLING
6. NEIGHBOURING TRIPLE STOREY APARTMENT BUILDING
7. ADJOINING LANEWAY
8. NEIGHBOURING PRIVATE OPEN SPACE
9. NEIGHBOURING FIRST FLOOR TERRACE
10. NEIGHBOURING BALCONY
11. NEIGHBOURING LIGHT COURT
12. NEIGHBOURING GARAGE
13. NEIGHBOURING GARAGE / STUDIO
14. OPEN CARPARK

**AREA ANALYSIS:**

SITE AREA:	240	sqm	100%
EX. BLDG COVERAGE	168	sqm	70%
EX. SITE PERMEABILITY	11.5	sqm	5%
EX. PRIVATE OPEN SPACE	46	sqm	19%

EX. CARPARKS	1
H.W. -	HABITABLE WINDOW
N.H.W. -	NON HABITABLE WINDOW
G.D. -	GARAGE DOOR
D -	DOOR

**TOWN PLANNING**

SCALE	1:250_A3	DATE	18.03.20
		JOB NO.	19019
DRAWN	MM	DRW NO.	PL01
CHECK	HW	REV.	A

EXISTING SITE PLAN  
1:200

**WELLARD.**  
21140/51/STREET, ST ILLUMINA PT VIC 3015  
PH: 03 9487 5555 FAX: 03 9487 5556

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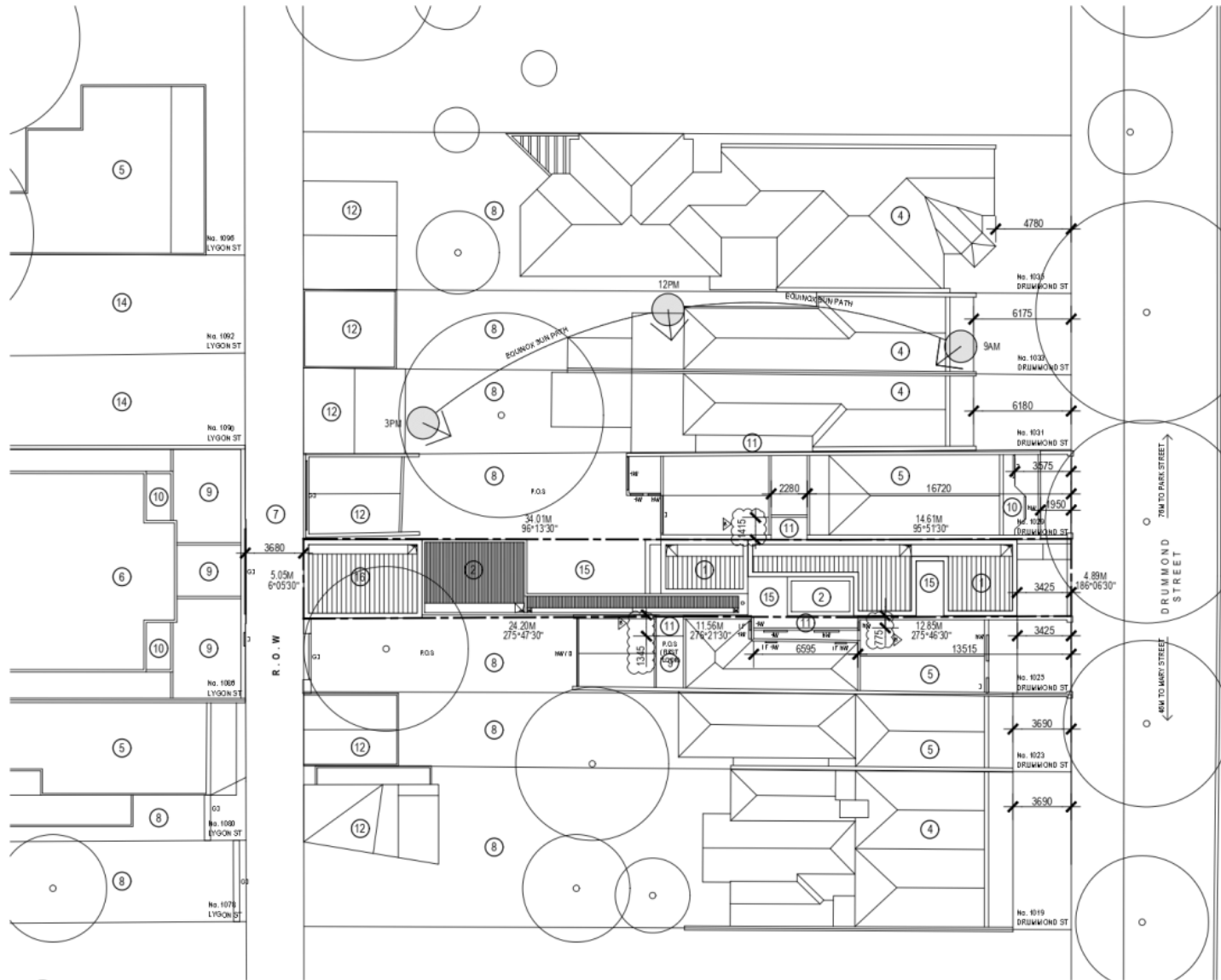
REVISION	DATE	DESCRIPTION
A	06.05.20	RESPONSE TO RF

PROJECT  
1027 DRUMMOND STREET, CARLTON NORTH

CLIENT  
VIRTUS PROGRESSIO PTY LTD

DRAWING TITLE  
EXISTING SITE PLAN / SITE ANALYSIS

Attachment 2 - PLN20/0184 - 1027 Drummond Street Carlton North - Advertised Plans



**HERITAGE STATEMENT**

THE SUBJECT SITE IS LOCATED AT 1027 DRUMMOND STREET, CARLTON NORTH. THE SITE DIMENSIONS ARE APPROX. 4.9 METRES WIDE BY 48.5 METRES IN LENGTH. THE WESTERN BOUNDARY ABUTS A REAR R.O.W. THE PROPERTY HAS BEEN IDENTIFIED AS 'NON-CONTRIBUTORY' AS PART OF THE YARRA PLANNING SCHEME.

THE EXISTING HOUSE IS OF A 'VICTORIAN' ERA BUT HAS BEEN HEAVILY MODIFIED OVER THE YEARS RESULTING IN A BUILDING WITH LITTLE OR NO HERITAGE APPEAL FROM THE STREET INTERFACE. THERE ARE NO HERITAGE FEATURES IN THE EXISTING HOUSE WHICH HAS BEEN STRIPPED OF ITS ORIGINAL DOORS, WINDOWS AND EXTERNAL CLADDING. INTERNALLY THE ORIGINAL FLOORS, ARCHTRAVES, SKIRTING'S AND CORNICES HAVE ALL BEEN REMOVED AT SOME POINT IN TIME.

THE PROPOSED DWELLING IS DOUBLE STOREY IN HEIGHT WITH A FRONT PARAPET THAT REFERENCES THE EXISTING PROPORTIONS OF THE NEIGHBOURING BUILDINGS, PROVIDES A TRANSITION BETWEEN THE LARGE DOUBLE STOREY DWELLING AT 1029 DRUMMOND AND THE SINGLE STOREY DWELLING AT 1025 DRUMMOND ST. A NUMBER OF DOUBLE HEIGHT COURTYARDS HAVE BEEN INTRODUCED TO REDUCE THE OVERALL BUILDING MASS WHILE ALSO ALLOWING FOR CONSIDERED DROPS IN BUILDING HEIGHTS. THE LOCATION OF THESE HAS BEEN CONSIDERED TO RESPOND TO THE NEIGHBOURING CONDITIONS AND PROVIDES RELIEF ALONG THE BOUNDARY AND P.O.S. CONDITIONS. GLAZED METAL FRAMED SLIDING WINDOWS CAN BE CONCEALED BEHIND A RENDERED WALL TO PROVIDE A GENEROUS OPENING WITHIN THE FRONT FACADE REFERENCING THE NEIGHBOURING FIRST FLOOR BALCONY CONDITION WITHOUT THE FEAR OF COPYING OR TOO CLOSELY REFERENCING NEIGHBOURING HERITAGE CONDITION.

THE PROPOSED FRONT FENCE IS A CONTEMPORARY RESPONSE TO THE ADJACENT TRADITIONAL WROUGHT IRON FENCES PRESENT IN THE SURROUNDING AREA. HIGHLY DETAILED STEEL BLADES FIXED TO A RENDERED PLINTH REFERENCE THE PROPORTIONS OF ADJACENT FENCES YET DON'T ATTEMPTING TO MIMIC EXISTING DETAILING AND MATERIALITY IN A PEDESTRIAN MANNER.

THE PROPOSAL IS OF A HIGH DESIGN QUALITY AND INTERPRETS AND RESPONDS POSITIVELY TO ITS HERITAGE CONTEXT.

**SITE ANALYSIS / DESIGN RESPONSE:**

1. PROPOSED DOUBLE STOREY DWELLING
2. PROPOSED SINGLE STOREY DWELLING
3. REAR WEST FACING COURTYARD
4. NEIGHBOURING SINGLE STOREY DWELLING
5. NEIGHBOURING DOUBLE STOREY DWELLING
6. NEIGHBOURING TRIPLE STOREY APARTMENT BUILDING
7. ADJOINING LANEWAY
8. NEIGHBOURING PRIVATE OPEN SPACE
9. NEIGHBOURING FIRST FLOOR TERRACE
10. NEIGHBOURING BALCONY
11. NEIGHBOURING LIGHT COURT
12. NEIGHBOURING GARAGE
13. NEIGHBOURING GARAGE / STUDIO
14. OPEN CARPARK
15. PROPOSED LIGHT COURT
16. PROPOSED DOUBLE STOREY GARAGE / STUDIO

**AREA ANALYSIS:**

SITE AREA:	240	sqm	100%
EX. BLDG COVERAGE	168	sqm	70%
EX. SITE PERMEABILITY	11.5	sqm	5%
EX. PRIVATE OPEN SPACE	46	sqm	19%
PRO. BLDG COVERAGE	178	sqm	74%
PRO. SITE PERMEABILITY	47	sqm	20%
PRO. PRIVATE OPEN SPACE	38	sqm	16%
CARPARKS	1		

H.W. - HABITABLE WINDOW  
 N.H.W. - NON HABITABLE WINDOW  
 G.D. - GARAGE DOOR  
 D - DOOR

PROPOSED SITE PLAN  
 1:200

**WELLARD.**  
 2114105/STREET ST (M.BUCU) 2114105  
 2114105/STREET ST (M.BUCU) 2114105

REVISION	DATE	DESCRIPTION
A	06.05.20	RESPONSE TO RFI
B	09.06.20	RESPONSE TO RFI

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 1027 DRUMMOND STREET, CARLTON NORTH

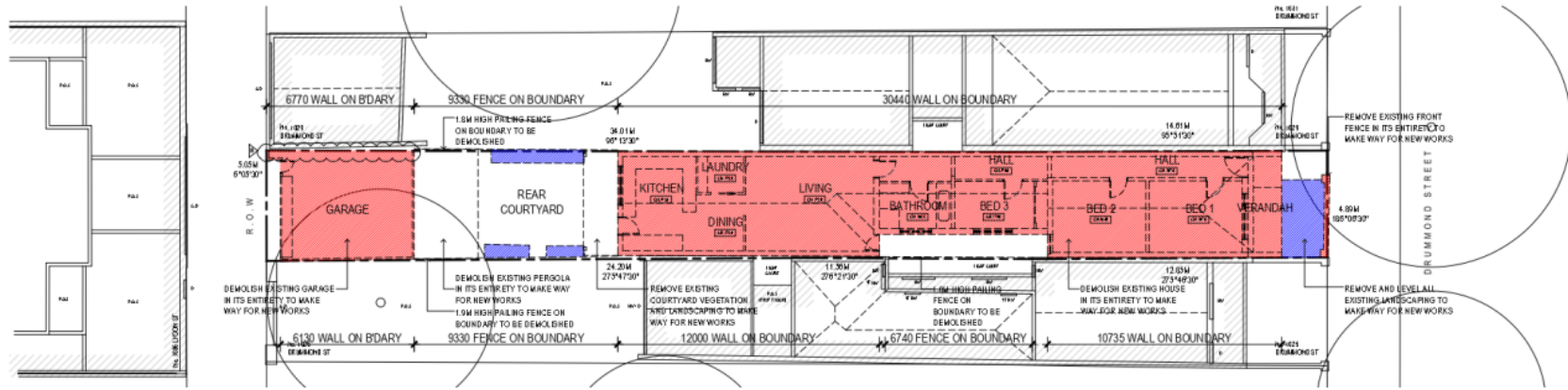
CLIENT  
 VIRTUS PROGRESSIO PTY LTD

DRAWING TITLE  
 PROPOSED SITE PLAN / DESIGN RESPONSE

**TOWN PLANNING**

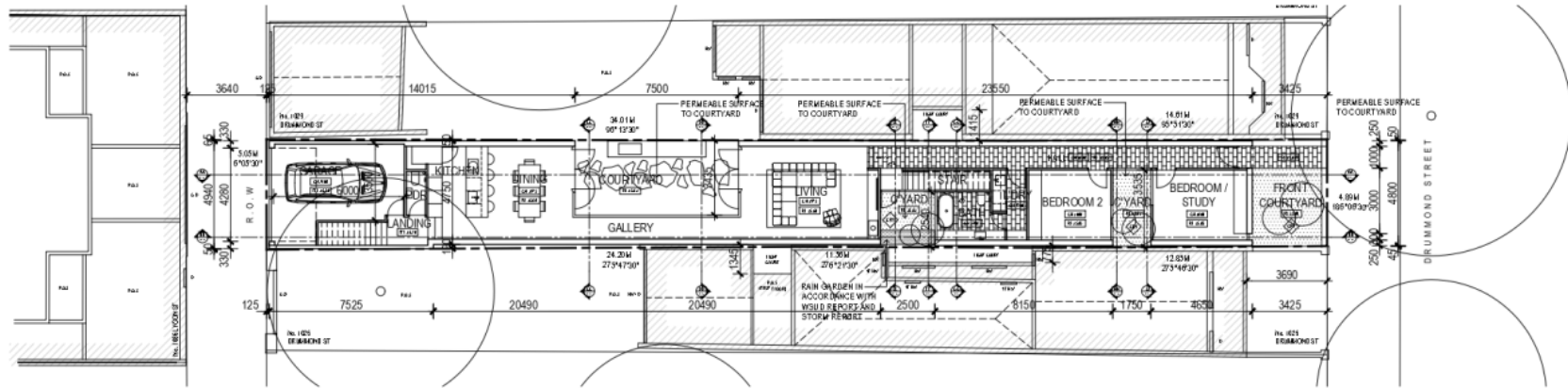
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JOB NO.	19019		
DRAWN	MM	DRW NO.	PL02
CHECK	HW	REV.	B

Attachment 2 - PLN20/0184 - 1027 Drummond Street Carlton North - Advertised Plans



GROUND DEMOLITION PLAN  
1:200

- DEMOLITION LEGEND:
- EXISTING CONDITIONS DEMOLITION PLAN
  - WALLS TO BE DEMOLISHED
  - WINDOWS TO BE DEMOLISHED
  - DOORS TO BE DEMOLISHED
  - EXTENT OF DEMOLITION
  - EXISTING PERMEABLE SURFACE



PROPOSED GROUND FLOOR PLAN  
1:200



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REVISION	DATE	DESCRIPTION
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PROJECT  
1027 DRUMMOND STREET, CARLTON NORTH

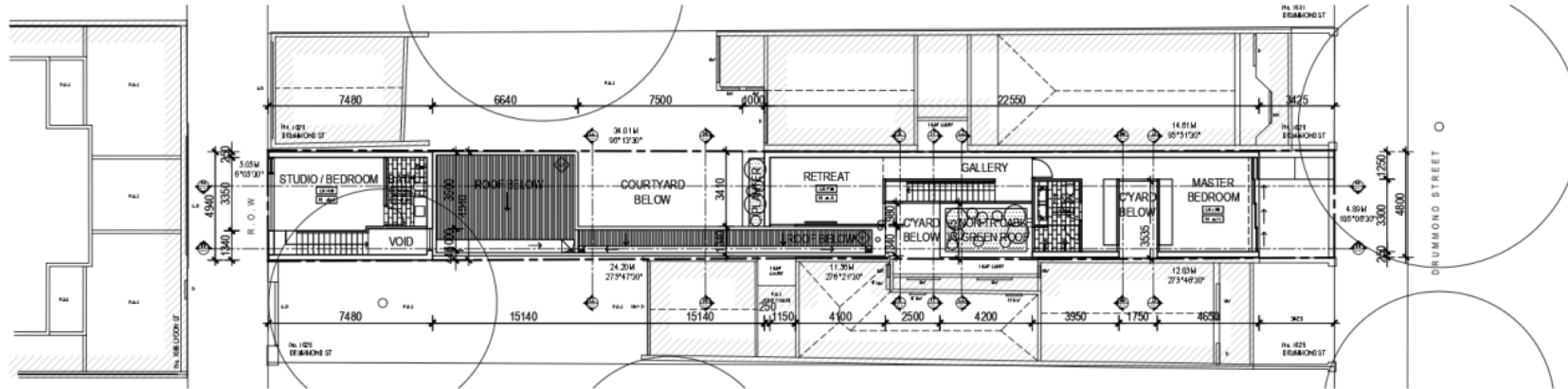
CLIENT  
VIRTUS PROGRESSIO PTY LTD

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GROUND DEMOLITION AND PROPOSED GROUND FLOOR PLAN

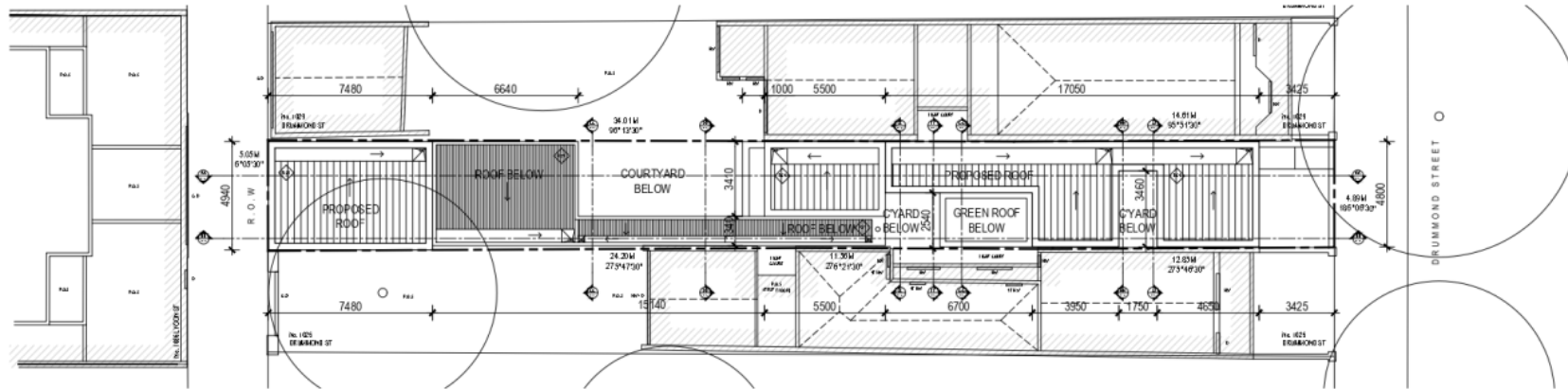
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JOB NO.	19019	DRW NO.	PL03
CHECK	HW	REV.	B

Attachment 2 - PLN20/0184 - 1027 Drummond Street Carlton North - Advertised Plans



PROPOSED FIRST FLOOR PLAN  
1:200



PROPOSED ROOF PLAN  
1:200



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REVISION	DATE	DESCRIPTION
A	06.05.20	RESPONSE TO RF1

PROJECT  
1027 DRUMMOND STREET, CARLTON NORTH

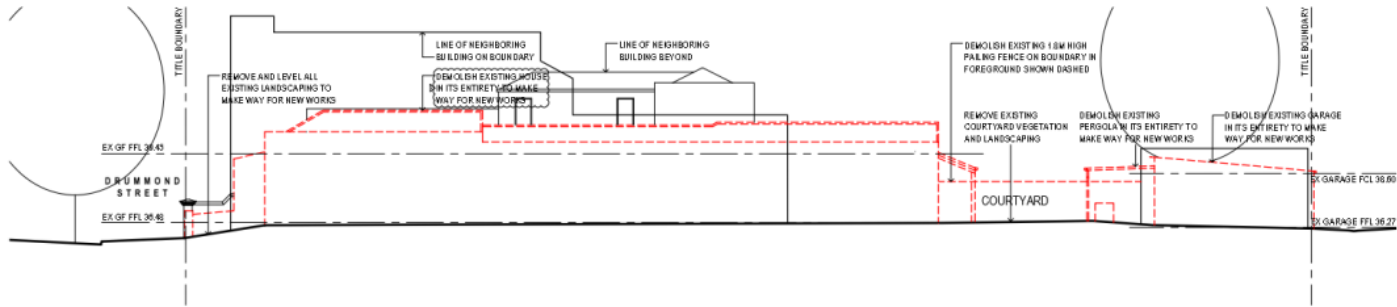
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PROPOSED FIRST FLOOR AND PROPOSED ROOF PLAN

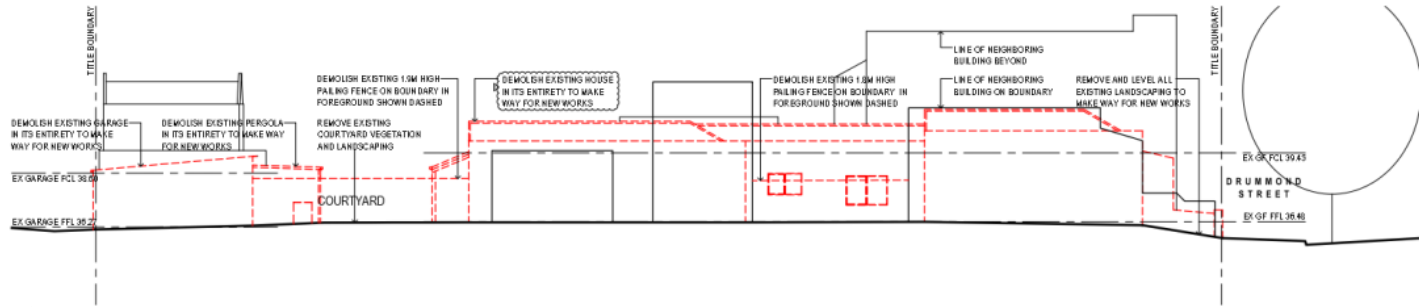
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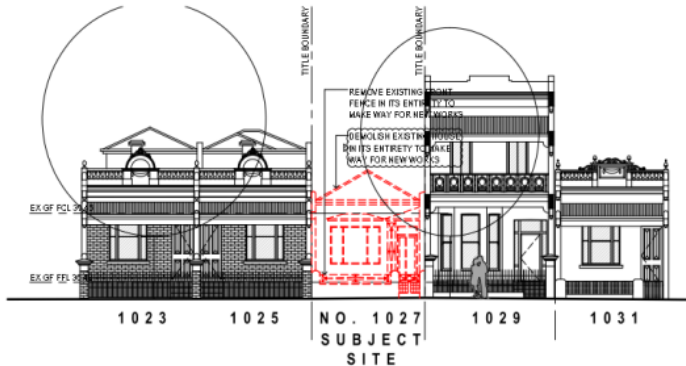
Attachment 2 - PLN20/0184 - 1027 Drummond Street Carlton North - Advertised Plans



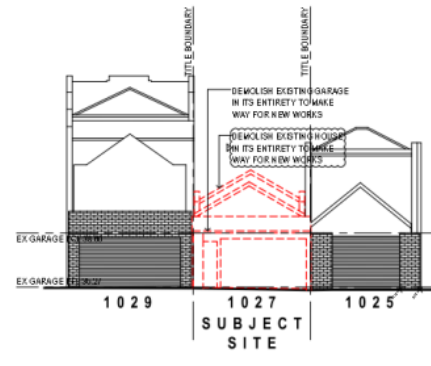
DEMOLITION NORTH ELEVATION  
1:200



DEMOLITION SOUTH ELEVATION  
1:200



DEMOLITION EAST ELEVATION  
1:200



DEMOLITION WEST ELEVATION  
1:200

FINISHES		FIN
XF01	EXISTING ROOF SHEETING	
XF02	EXISTING RENDERED BRICKWORK	
XF03	EXISTING GLAZING	
XF04	EXISTING ROOF TILES	
XF05	EXISTING PAINTED BRICKWORK	
XF06	EXISTING METAL DOOR	
CG1	SELECTED CLEAR GLAZING	
CR1	SELECTED CRUSHED ROCK	
OG1	SELECTED OPAQUE GLAZING	
RE1	SELECTED SAND BASED RENDER	
RS1	SELECTED ROOF SHEETING	
SB1	SELECTED STEEL BLADES	
TB1	SELECTED TIMBER BATTENS	

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REVISION	DATE	DESCRIPTION
A	06.05.20	RESPONSE TO RF1

PROJECT  
1027 DRUMMOND STREET, CARLTON NORTH

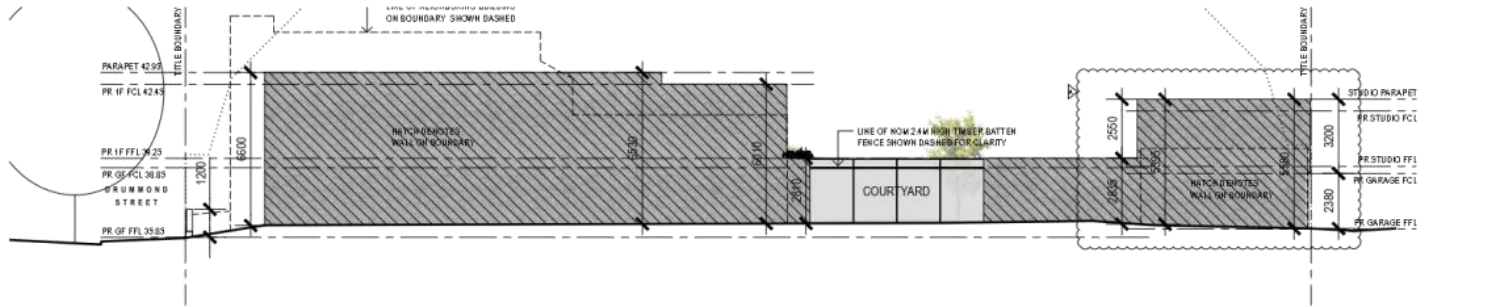
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CLIENT  
VIRTUS PROGRESSIO PTY LTD

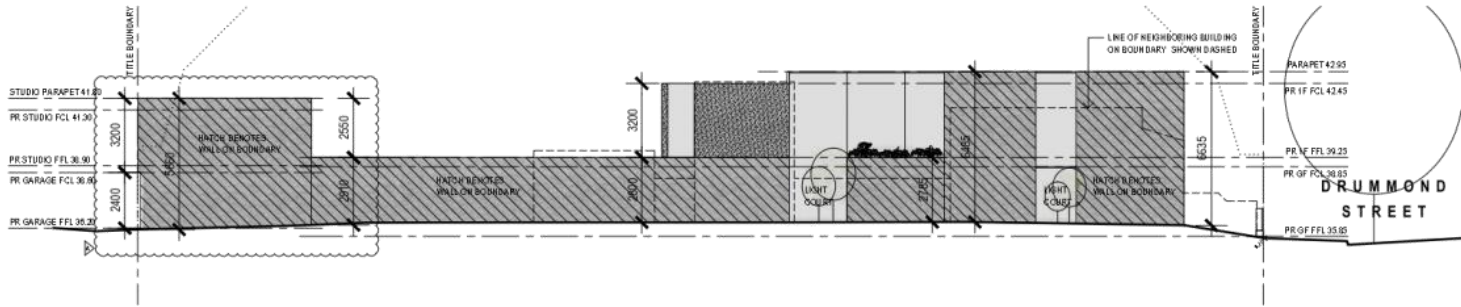
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CHECK	HW	REV.	A

Attachment 2 - PLN20/0184 - 1027 Drummond Street Carlton North - Advertised Plans



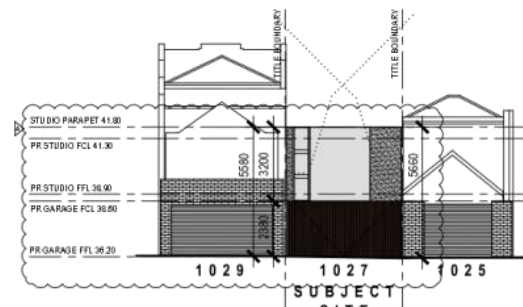
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1:200



PROPOSED SOUTH ELEVATION  
1:200



PROPOSED EAST ELEVATION  
1:200



PROPOSED WEST ELEVATION  
1:200

FINISHES		FIN
XF01	EXISTING ROOF SHEETING	
XF02	EXISTING RENDERED BRICKWORK	
XF03	EXISTING GLAZING	
XF04	EXISTING ROOF TILES	
XF05	EXISTING PAINTED BRICKWORK	
XF06	EXISTING METAL DOOR	
CG1	SELECTED CLEAR GLAZING	
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RE1	SELECTED SAND BASED RENDER	
RS1	SELECTED ROOF SHEETING	
SB1	SELECTED STEEL BLADES	
TB1	SELECTED TIMBER BATTENS	

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REVISION	DATE	DESCRIPTION
A	06.05.20	RESPONSE TO RF1

PROJECT  
1027 DRUMMOND STREET, CARLTON NORTH  
DRAWING TITLE  
PROPOSED ELEVATIONS

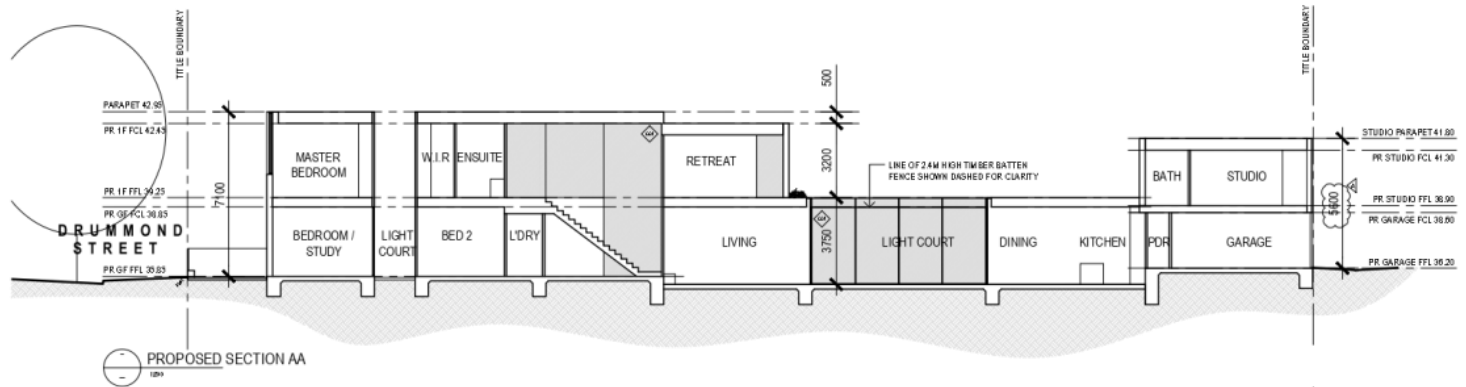
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**TOWN PLANNING**

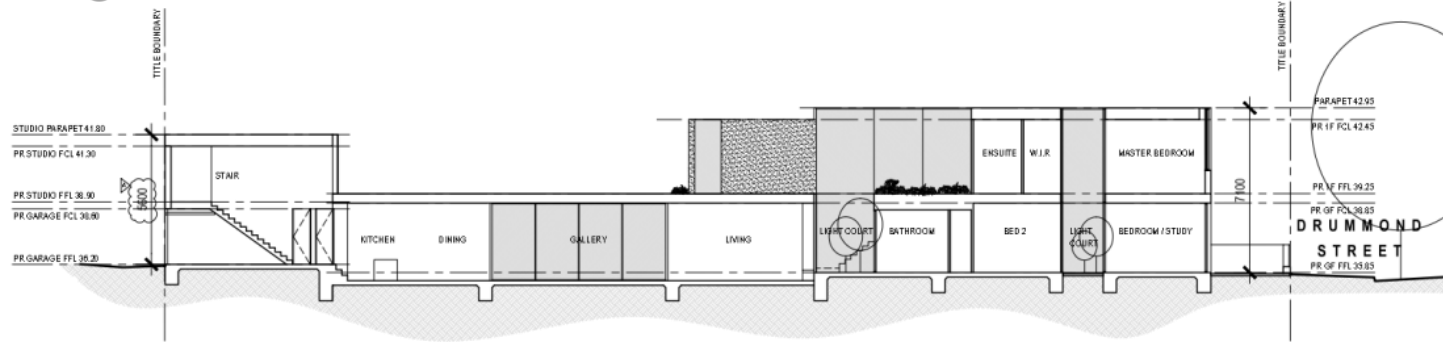
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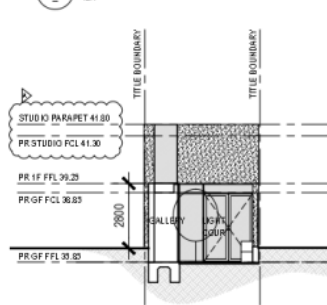
Attachment 2 - PLN20/0184 - 1027 Drummond Street Carlton North - Advertised Plans



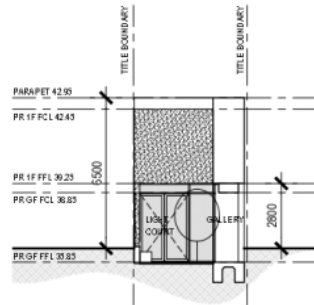
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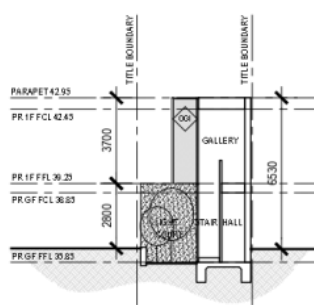
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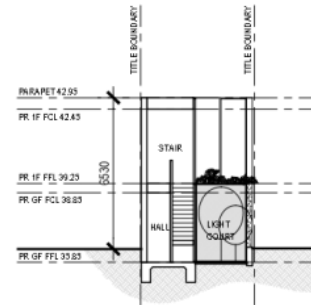
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PROPOSED SECTION DD  
1:20



PROPOSED SECTION EE  
1:20



PROPOSED SECTION FF  
1:20

FINISHES		FIN
XF01	EXISTING ROOF SHEETING	
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OG1	SELECTED OPAQUE GLAZING	
RE1	SELECTED SAND BASED RENDER	
RS1	SELECTED ROOF SHEETING	
SB1	SELECTED STEEL BLADES	
TB1	SELECTED TIMBER BATTENS	

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1027 DRUMMOND STREET, CARLTON NORTH

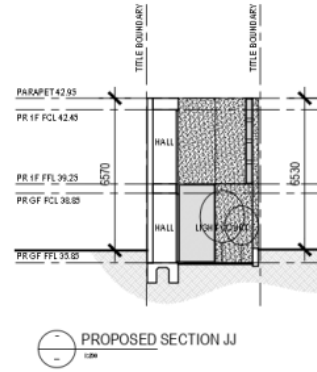
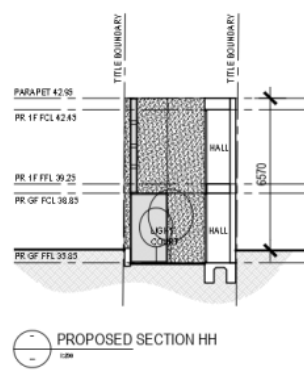
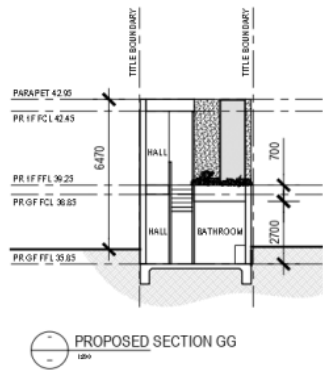
CLIENT  
VIRTUS PROGRESSIO PTY LTD

DRAWING TITLE  
PROPOSED SECTION AA BB CC DD EE + FF

**TOWN PLANNING**

SCALE	1:200_A3	DATE	18.03.20
		JOB NO.	19019
DRAWN	MM	DRW NO.	PL07
CHECK	HW	REV.	A

Attachment 2 - PLN20/0184 - 1027 Drummond Street Carlton North - Advertised Plans



FINISHES	
XF01	EXISTING ROOF SHEETING
XF02	EXISTING RENDERED BRICKWORK
XF03	EXISTING GLAZING
XF04	EXISTING ROOF TILES
XF05	EXISTING PAINTED BRICKWORK
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RE1	SELECTED SAND BASED RENDER
RS1	SELECTED ROOF SHEETING
SB1	SELECTED STEEL BLADES
TB1	SELECTED TIMBER BATTENS

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REVISION	DATE	DESCRIPTION
A	06.05.20	RESPONSE TO RFI

PROJECT  
1027 DRUMMOND STREET, CARLTON NORTH

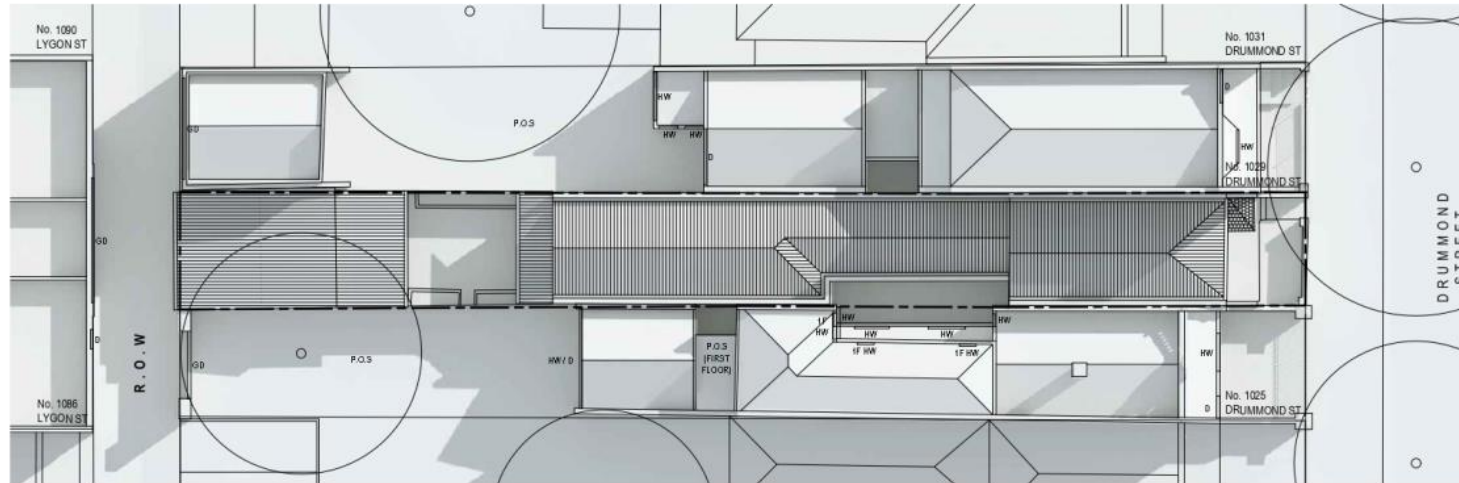
CLIENT  
VIRTUS PROGRESSIO PTY LTD

DRAWING TITLE  
PROPOSED SECTIONS GG, HH + JJ

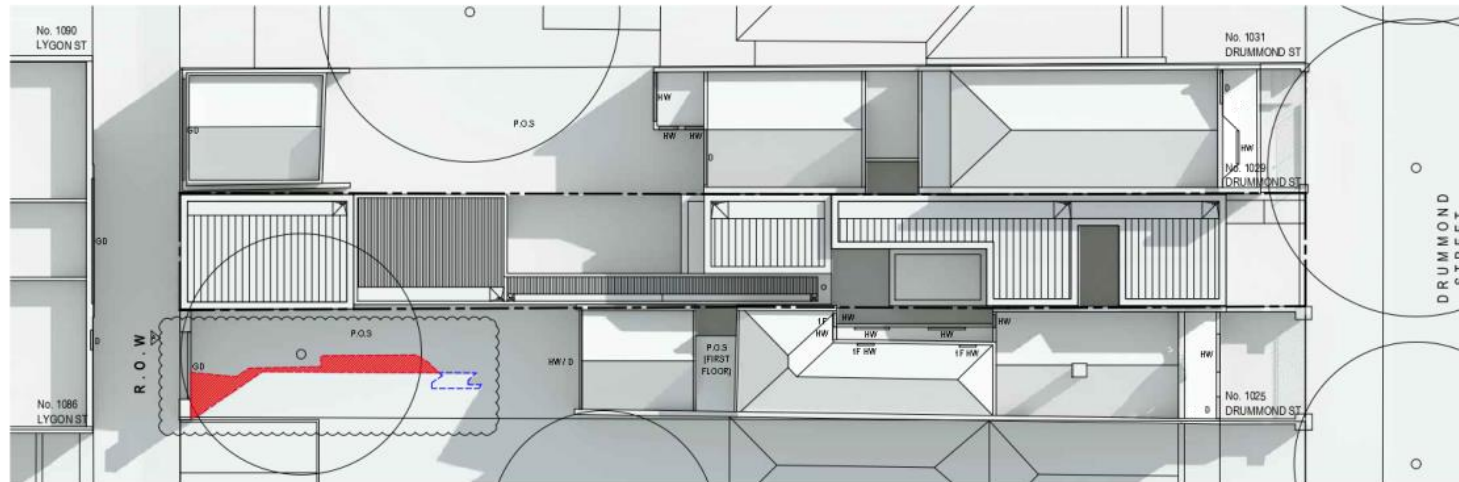
**TOWN PLANNING**

SCALE	1:200_A3	DATE	18.03.20
		JOB NO.	19019
DRAWN	MM	DRW NO.	PL08
CHECK	HW	REV.	A

Attachment 2 - PLN20/0184 - 1027 Drummond Street Carlton North - Advertised Plans



EXISTING SHADOWS - 9AM SEPTEMBER 22ND



PROPOSED SHADOWS - 9AM SEPTMEBER 22ND

**1025 DRUMMOND STREET**  
 PRIVATE OPEN SPACE: 84.37m<sup>2</sup>  
 AMOUNT OF EXISTING SUNLIGHT TO P.O.S: 26.42m<sup>2</sup> (31.3%)  
 AMOUNT OF PROPOSED SUNLIGHT TO P.O.S: 20.55m<sup>2</sup> (24.4%)  
 ADDITIONAL SHADOW: 6.96m<sup>2</sup>  
 ADDITIONAL SUNLIGHT: 1.07m<sup>2</sup>

PROPOSED OVERSHADOWING  
 ADDITIONAL SUNLIGHT

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 BEFORE PROJECT COMMENCEMENT OF ANY CONSTRUCTION

REVISION	DATE	DESCRIPTION
A	06.05.20	RESPONSE TO RF1

PROJECT  
**1027 DRUMMOND STREET, CARLTON NORTH**

DRAWING TITLE  
 EXISTING AND PROPOSED SHADOWS 9AM

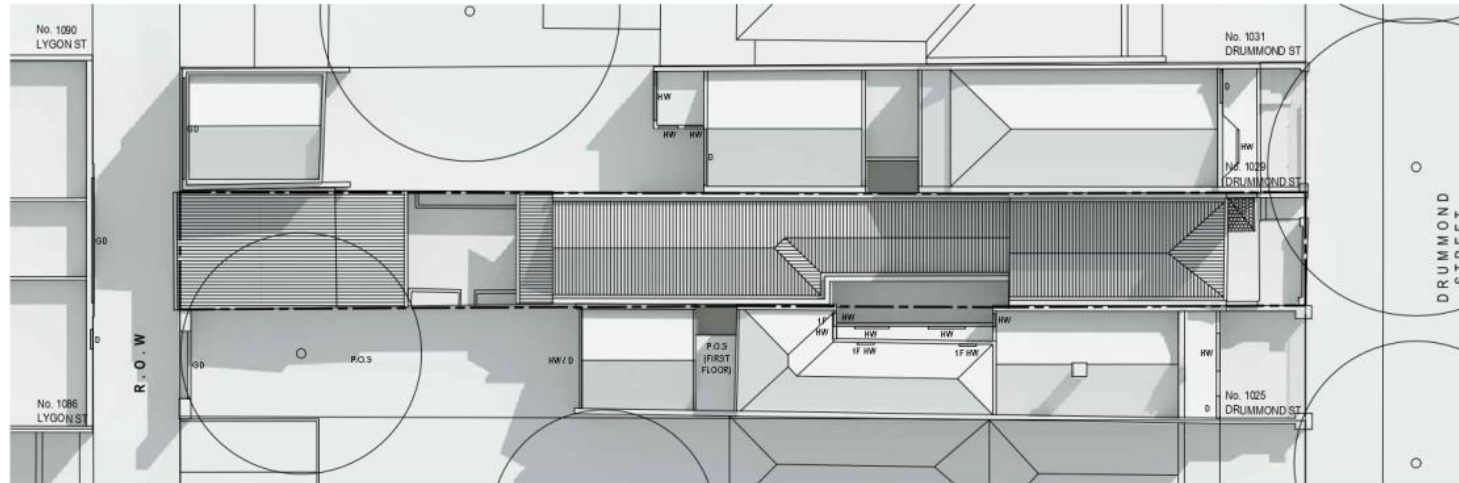
CLIENT  
 VIRTUS PROGRESSIO PTY LTD



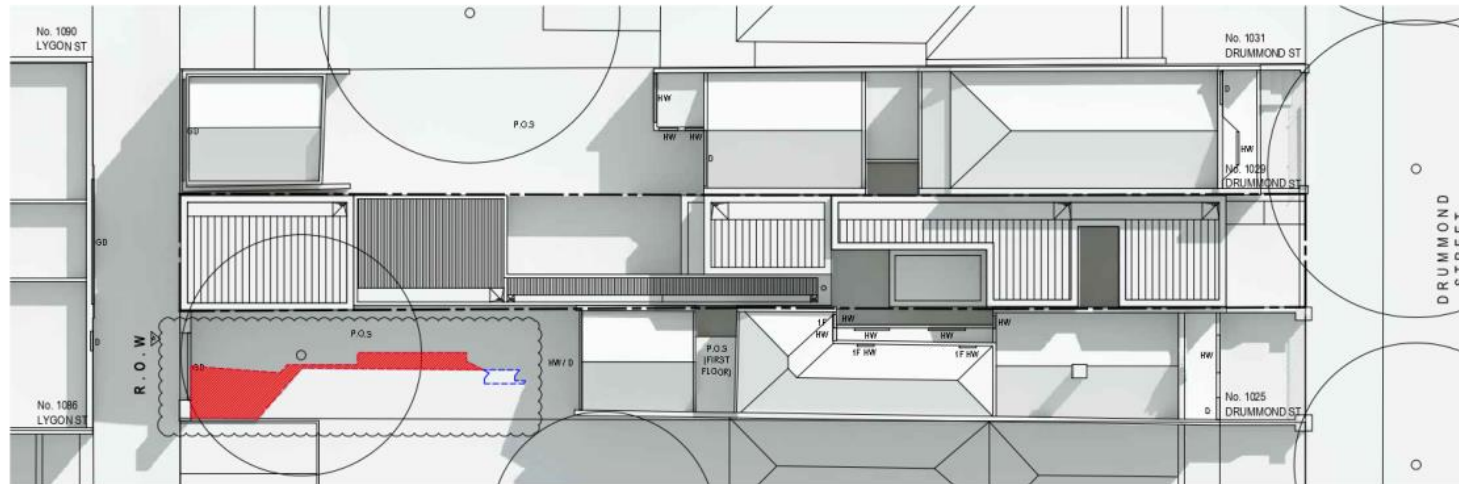
**TOWN PLANNING**

SCALE	1:200_A3	DATE	18.03.20
		JOB NO.	19019
DRAWN	MM	DRW NO.	PL09
CHECK	HW	REV.	A

Attachment 2 - PLN20/0184 - 1027 Drummond Street Carlton North - Advertised Plans



EXISTING SHADOWS - 10AM SEPTEMBER 22ND



PROPOSED SHADOWS - 10AM SEPTMEBER 22ND

**1025 DRUMMOND STREET**  
 PRIVATE OPEN SPACE: 84.37m<sup>2</sup>  
 AMOUNT OF EXISTING SUNLIGHT TO P.O.S: 33.44m<sup>2</sup> (39.6%)  
 AMOUNT OF PROPOSED SUNLIGHT TO P.O.S: 22.38m<sup>2</sup> (26.5%)  
 ADDITIONAL SHADOW: 11.97m<sup>2</sup>  
 ADDITIONAL SUNLIGHT: 0.83m<sup>2</sup>

PROPOSED OVERSHADOWING

ADDITIONAL SUNLIGHT

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 PROJECT INFORMATION SHEET (CONSULTATION DOCUMENT)  
 NOT BE USED FOR ANY OTHER PURPOSES

REVISION	DATE	DESCRIPTION
A	06.05.20	RESPONSE TO RF1

PROJECT  
**1027 DRUMMOND STREET, CARLTON NORTH**  
 DRAWING TITLE  
 EXISTING AND PROPOSED SHADOWS 10AM

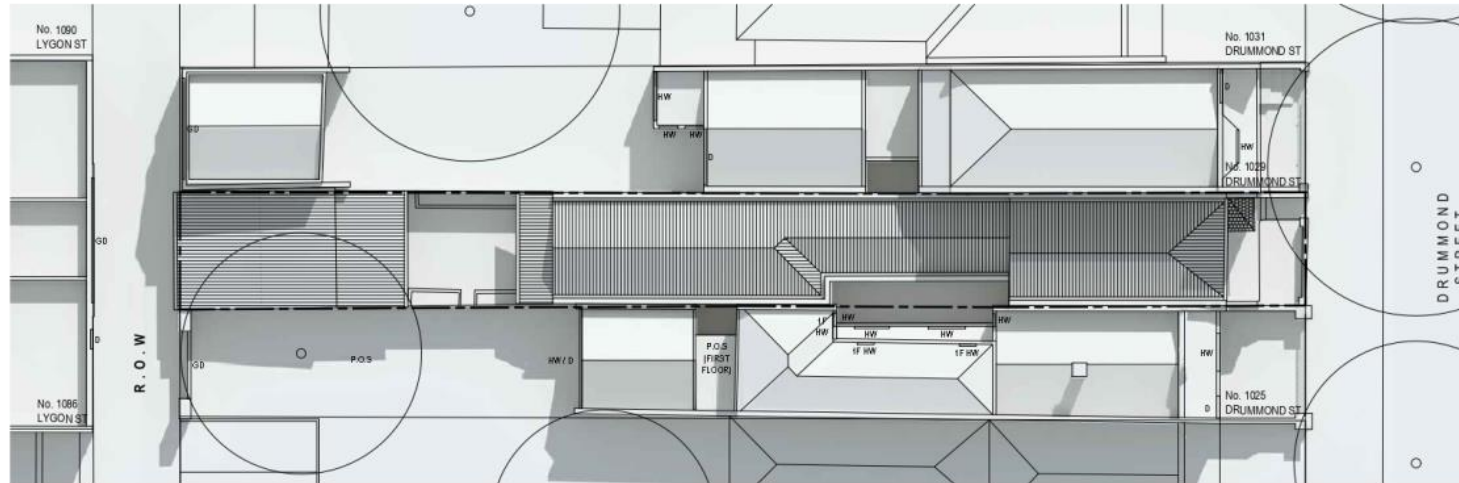
CLIENT  
 VIRTUS PROGRESSIO PTY LTD



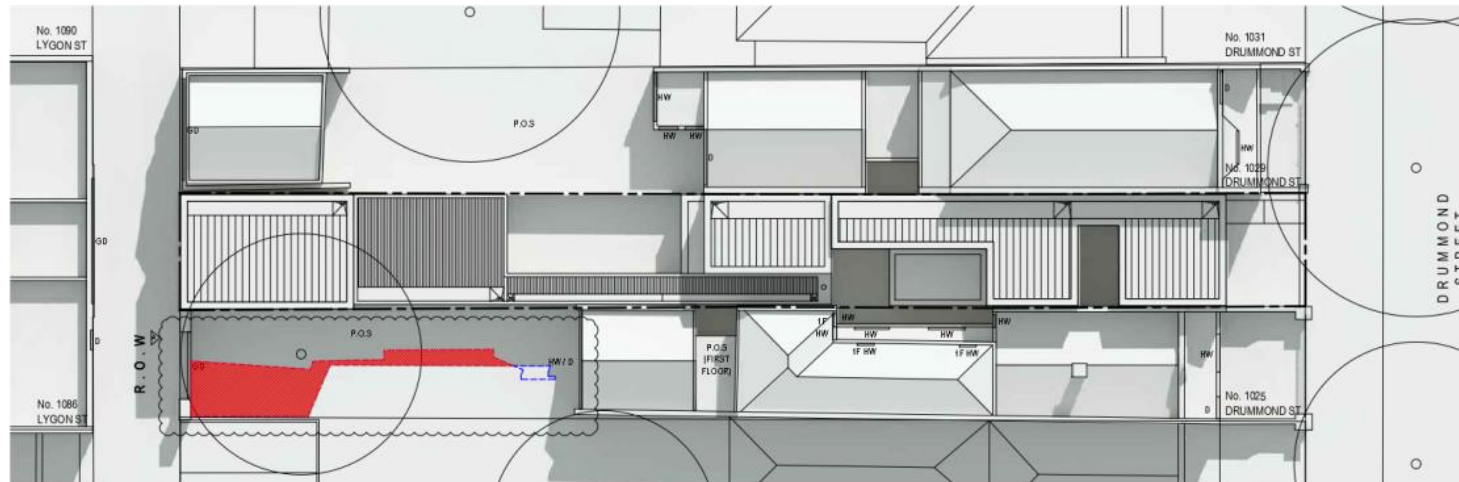
**TOWN PLANNING**

SCALE	1:200_A3	DATE	18.03.20
		JOB NO.	19019
DRAWN	MM	DRW NO.	PL10
CHECK	HW	REV.	A

Attachment 2 - PLN20/0184 - 1027 Drummond Street Carlton North - Advertised Plans



EXISTING SHADOWS - 11AM SEPTEMBER 22ND



PROPOSED SHADOWS - 11AM SEPTMEBER 22ND

**1025 DRUMMOND STREET**  
 PRIVATE OPEN SPACE: 84.37m<sup>2</sup>  
 AMOUNT OF EXISTING SUNLIGHT TO P.O.S.: 41.47m<sup>2</sup> (49.2%)  
 AMOUNT OF PROPOSED SUNLIGHT TO P.O.S.: 26.19m<sup>2</sup> (31.0%)  
 ADDITIONAL SHADOW: 16.05m<sup>2</sup>  
 ADDITIONAL SUNLIGHT: 0.75m<sup>2</sup>

PROPOSED OVERSHADOWING

ADDITIONAL SUNLIGHT

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 PROJECTS FOR WHICH THE ARCHITECT HAS ASSUMED  
 RESPONSIBILITY IN WRITING OF ANY CONTRACTS.

REVISION	DATE	DESCRIPTION
A	06.05.20	RESPONSE TO RF

PROJECT  
**1027 DRUMMOND STREET, CARLTON NORTH**

CLIENT  
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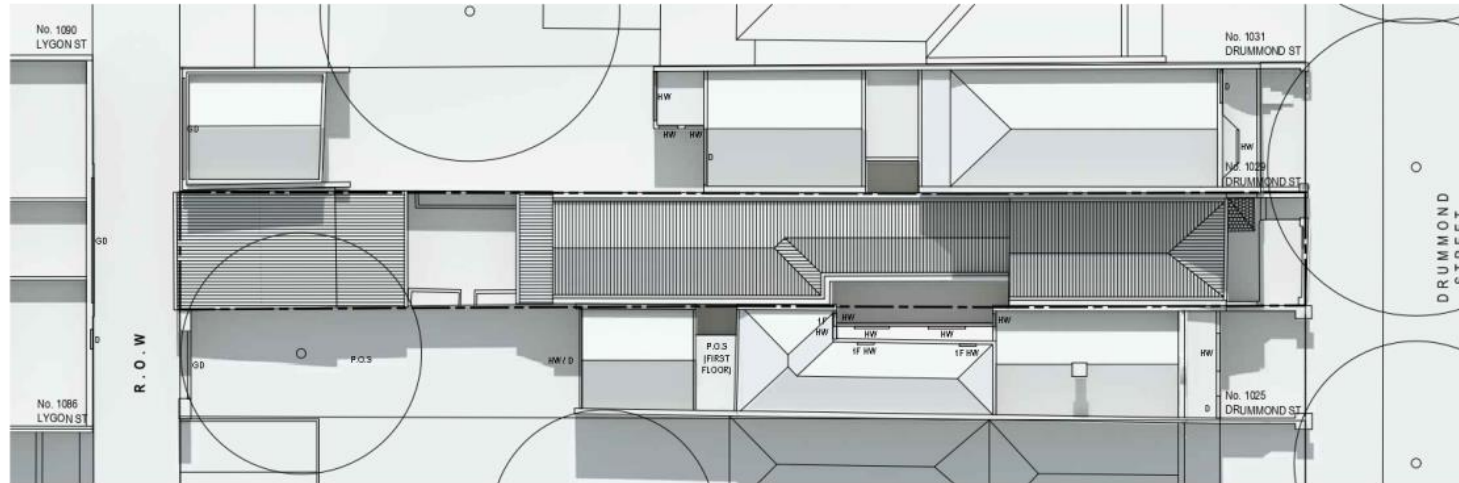
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 EXISTING AND PROPOSED SHADOWS 11AM



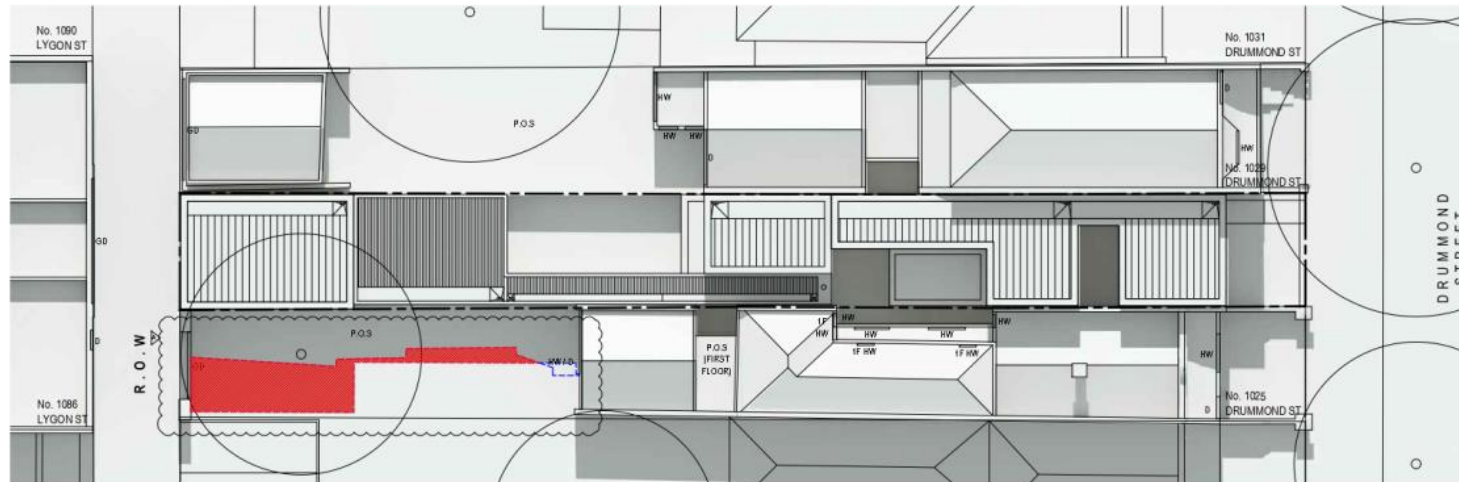
**TOWN PLANNING**

SCALE	1:200_A3	DATE	18.03.20
JOB NO.	19019		
DRAWN	MM	DRW NO.	PL.11
CHECK	HW	REV.	A

Attachment 2 - PLN20/0184 - 1027 Drummond Street Carlton North - Advertised Plans



EXISTING SHADOWS - 12PM SEPTEMBER 22ND



PROPOSED SHADOWS - 12PM SEPTMEBER 22ND

**1025 DRUMMOND STREET**  
 PRIVATE OPEN SPACE: 84.37m<sup>2</sup>  
 AMOUNT OF EXISTING SUNLIGHT TO P.O.S.: 48.69m<sup>2</sup> (57.7%)  
 AMOUNT OF PROPOSED SUNLIGHT TO P.O.S.: 30.40m<sup>2</sup> (36.03%)  
 ADDITIONAL SHADOW: 18.86m<sup>2</sup>  
 ADDITIONAL SUNLIGHT: 0.60m<sup>2</sup>

PROPOSED OVERSHADOWING

ADDITIONAL SUNLIGHT

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 THE PROJECT'S DESIGN AND CONSTRUCTION DOCUMENTS  
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REVISION	DATE	DESCRIPTION
A	06.05.20	RESPONSE TO RF1

PROJECT  
**1027 DRUMMOND STREET, CARLTON NORTH**  
 DRAWING TITLE  
 EXISTING AND PROPOSED SHADOWS 12PM

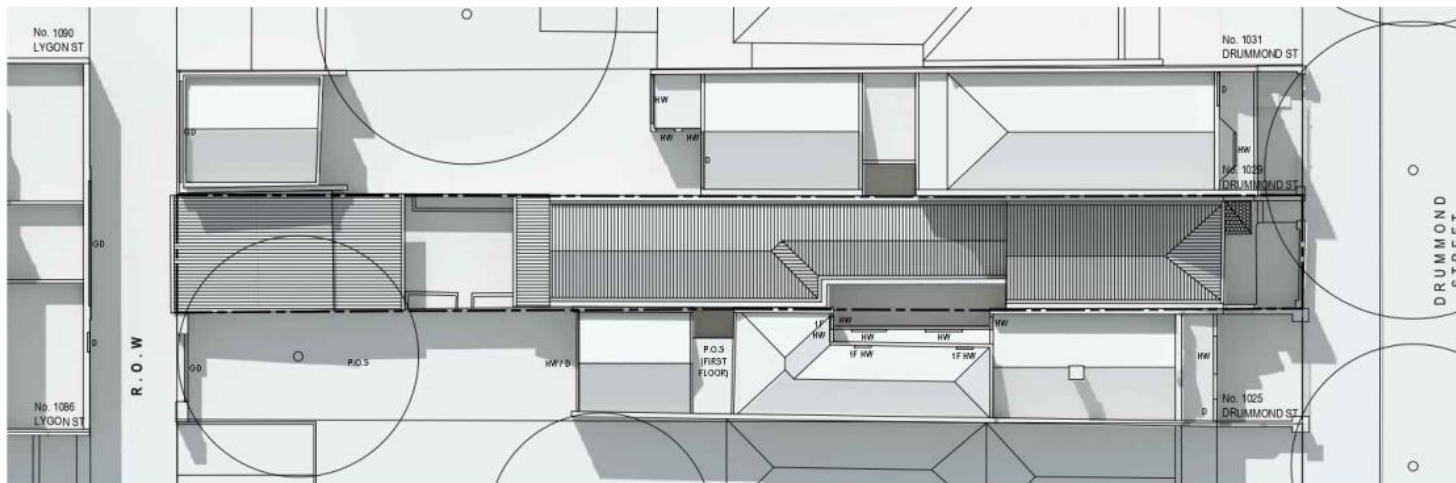
CLIENT  
 VIRTUS PROGRESSIO PTY LTD



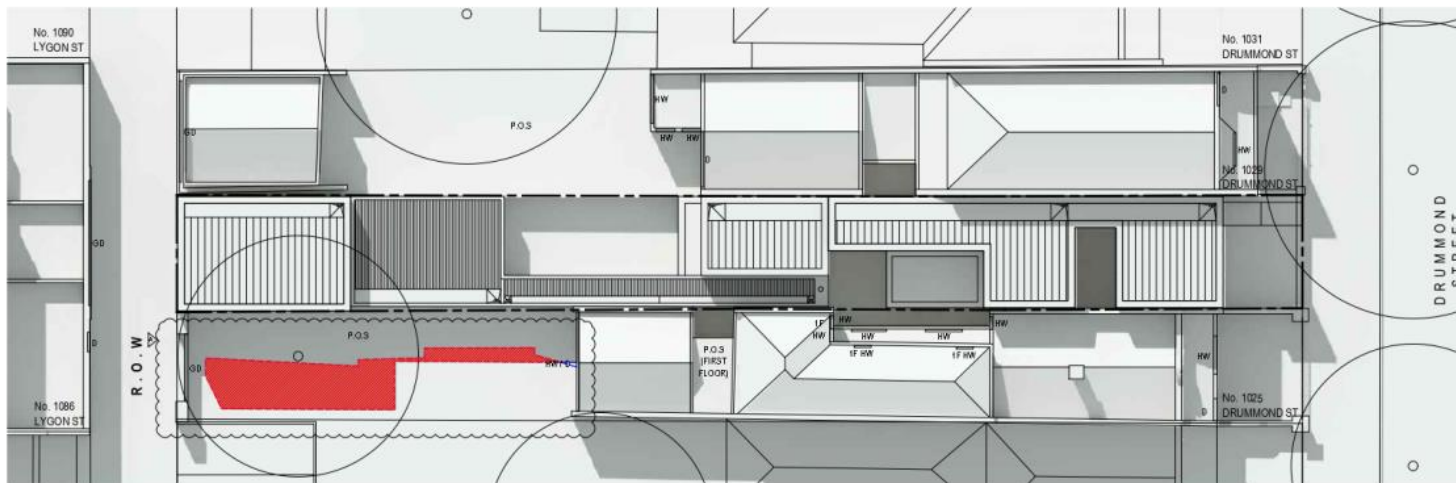
**TOWN PLANNING**

SCALE	1:200_A3	DATE	18.03.20
		JOB NO.	19019
DRAWN	MM	DRW NO.	PL12
CHECK	HW	REV.	A

Attachment 2 - PLN20/0184 - 1027 Drummond Street Carlton North - Advertised Plans



EXISTING SHADOWS - 1PM SEPTEMBER 22ND



PROPOSED SHADOWS - 1PM SEPTMEBER 22ND

**1025 DRUMMOND STREET**  
 PRIVATE OPEN SPACE: 84.37m<sup>2</sup>  
 AMOUNT OF EXISTING SUNLIGHT TO P.O.S: 48.67m<sup>2</sup> (57.7%)  
 AMOUNT OF PROPOSED SUNLIGHT TO P.O.S: 29.25m<sup>2</sup> (34.7%)  
 ADDITIONAL SHADOW: 19.53m<sup>2</sup>  
 ADDITIONAL SUNLIGHT: 0.07m<sup>2</sup>

PROPOSED OVERSHADOWING

ADDITIONAL SUNLIGHT

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 PROVISION FOR THE CONSTRUCTION TOLERANCES  
 NOT TO EXCEED THE DIMENSIONS OF ANY DIMENSIONS

REVISION	DATE	DESCRIPTION
A	06.05.20	RESPONSE TO RF1

PROJECT  
**1027 DRUMMOND STREET, CARLTON NORTH**

CLIENT  
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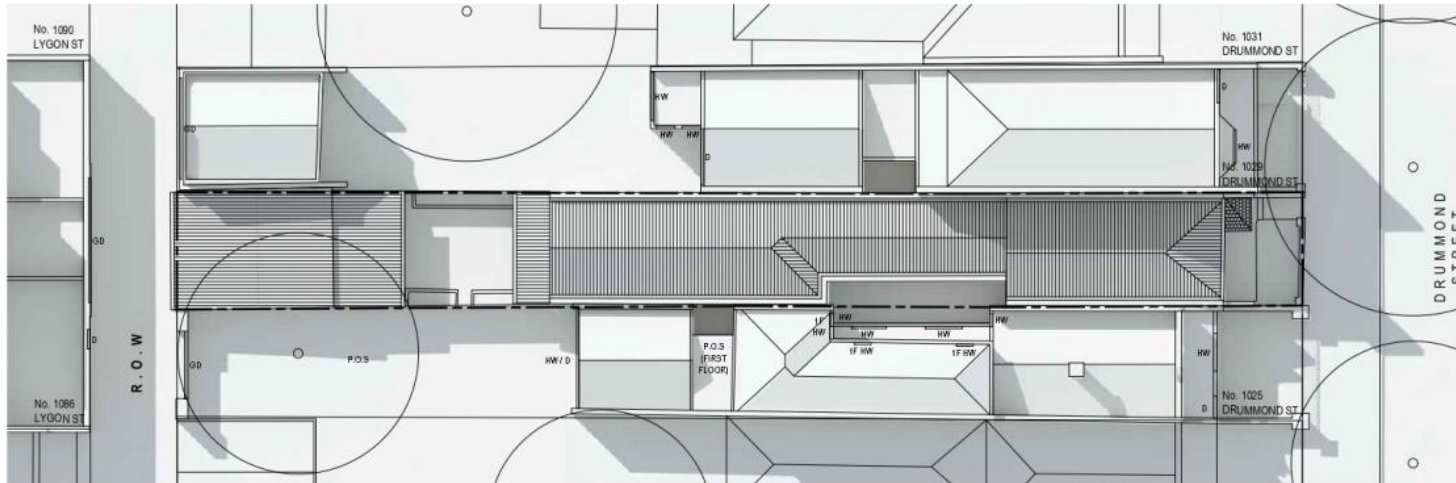
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 EXISTING AND PROPOSED SHADOWS 1PM



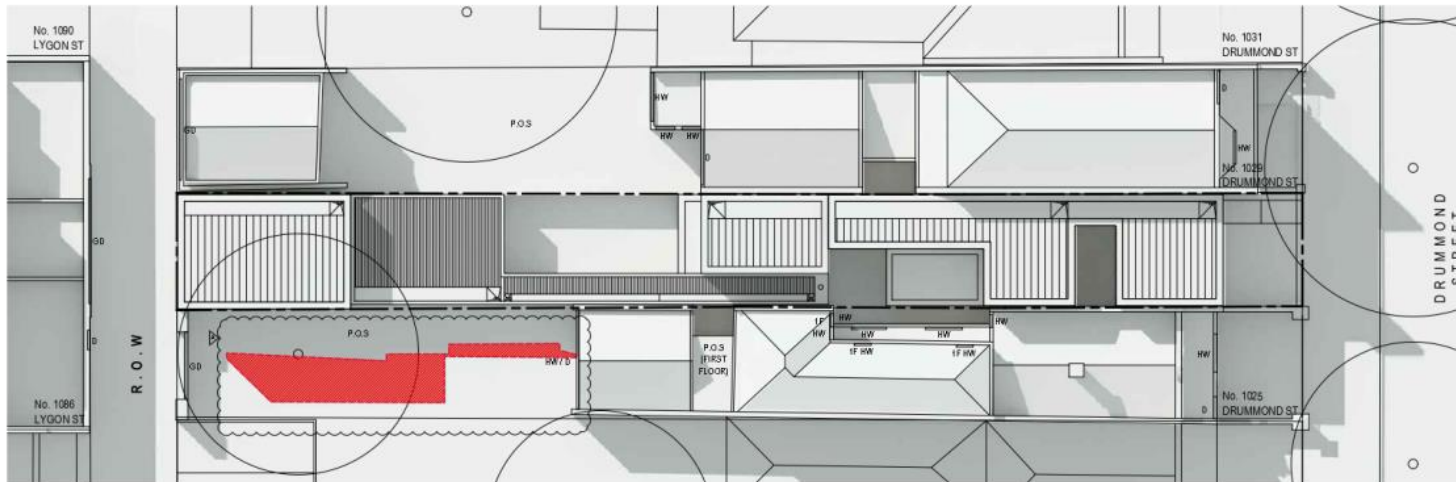
**TOWN PLANNING**

SCALE	DATE
1:200_A3	18.03.20
JOB NO.	19019
DRAWN	MM
DRW NO.	PL13
CHECK	HW
REV.	A

Attachment 2 - PLN20/0184 - 1027 Drummond Street Carlton North - Advertised Plans



EXISTING SHADOWS - 2PM SEPTEMBER 22ND



PROPOSED SHADOWS - 2PM SEPTMEBER 22ND

**1025 DRUMMOND STREET**  
 PRIVATE OPEN SPACE: 84.37m<sup>2</sup>  
 AMOUNT OF EXISTING SUNLIGHT TO P.O.S: 47.66m<sup>2</sup> (56.5%)  
 AMOUNT OF PROPOSED SUNLIGHT TO P.O.S: 28.06m<sup>2</sup> (33.3%)  
 ADDITIONAL SHADOW: 19.68m<sup>2</sup>

PROPOSED OVERSHADOWING  
 ADDITIONAL SUNLIGHT

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 SOILS TO BE TAKEN INTO ACCOUNT AT THE TIME OF  
 CONSTRUCTION.

REVISION	DATE	DESCRIPTION
A	06.05.20	RESPONSE TO RF1

PROJECT  
**1027 DRUMMOND STREET, CARLTON NORTH**

DRAWING TITLE  
 EXISTING AND PROPOSED SHADOWS 2PM

CLIENT  
 VIRTUS PROGRESSIO PTY LTD

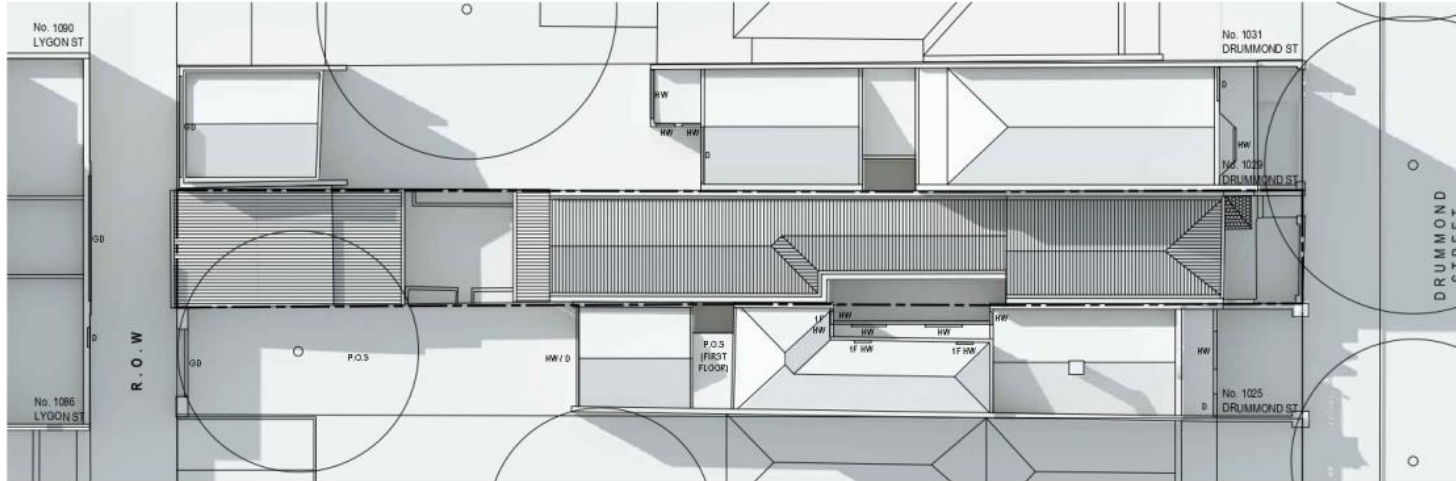


**TOWN PLANNING**

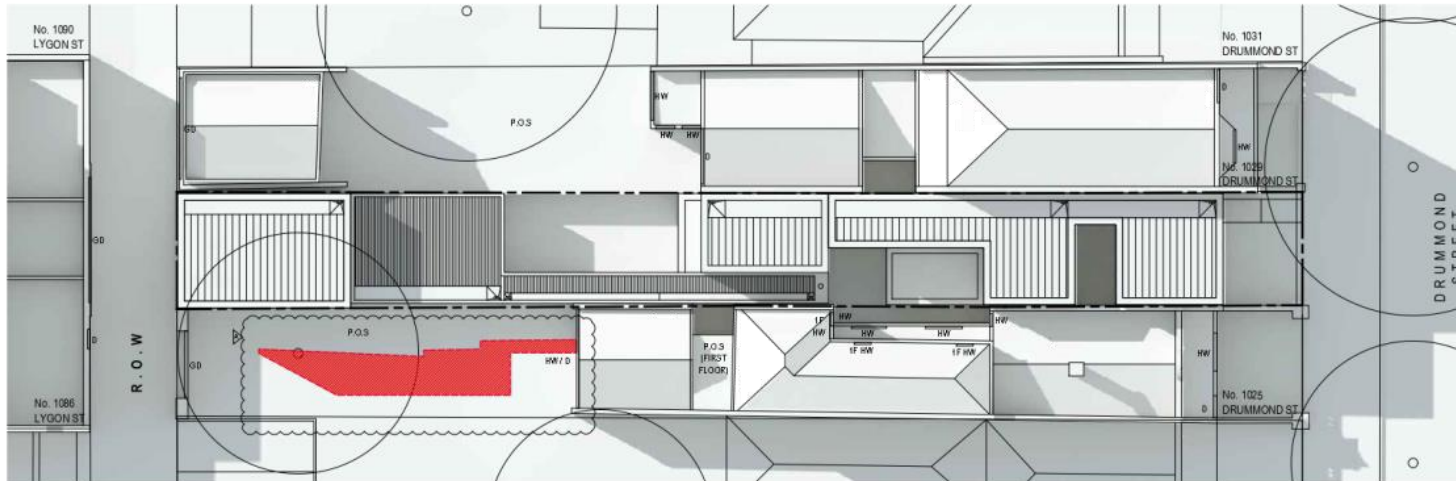
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		JOB NO.	19019
DRAWN	MM	DRW NO.	PL14
CHECK	HW	REV.	A



Attachment 2 - PLN20/0184 - 1027 Drummond Street Carlton North - Advertised Plans



EXISTING SHADOWS - 3PM SEPTEMBER 22ND



PROPOSED SHADOWS - 3PM SEPTMEBER 22ND

**1025 DRUMMOND STREET**  
 PRIVATE OPEN SPACE: 84.37m<sup>2</sup>  
 AMOUNT OF EXISTING SUNLIGHT TO P.O.S.: 43.97m<sup>2</sup> (52.1%)  
 AMOUNT OF PROPOSED SUNLIGHT TO P.O.S.: 24.65m<sup>2</sup> (29.2%)  
 ADDITIONAL SHADOW: 19.38m<sup>2</sup>

PROPOSED OVERSHADOWING  
 ADDITIONAL SUNLIGHT

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 WHICH APPLY TO THE PROJECT AND ANY DISCREPANCIES

REVISION	DATE	DESCRIPTION
A	06.05.20	RESPONSE TO RF1

PROJECT  
**1027 DRUMMOND STREET, CARLTON NORTH**  
 DRAWING TITLE  
 EXISTING AND PROPOSED SHADOWS 3PM

CLIENT  
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**TOWN PLANNING**

SCALE	1:200_A3	DATE	18.03.20
DRAWN	MM	JOB NO.	19019
CHECK	HW	DRW NO.	PL15
		REV.	A

Attachment 2 - PLN20/0184 - 1027 Drummond Street Carlton North - Advertised Plans



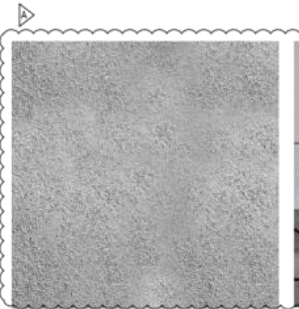
CR1  
SELECTED CRUSHED ROCK



CG1  
SELECTED CLEAR GLAZING



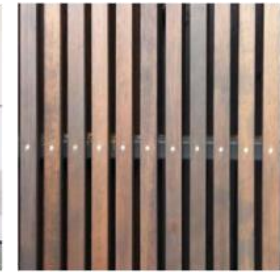
OG1  
SELECTED OPAQUE GLAZING



RE1  
SELECTED SAND BASED RENDER FINISH



SB1  
SELECTED STEEL BLADES



TB1  
SELECTED TIMBER BATTENS



MATERIAL SCHEDULE

FINISHES	
XF01	EXISTING ROOF SHEETING
XF02	EXISTING RENDERED BRICKWORK
XF03	EXISTING GLAZING
XF04	EXISTING ROOF TILES
XF05	EXISTING PAINTED BRICKWORK
XF06	EXISTING METAL DOOR
CG1	SELECTED CLEAR GLAZING
CR1	SELECTED CRUSHED ROCK
OG1	SELECTED OPAQUE GLAZING
RE1	SELECTED SAND BASED RENDER
RS1	SELECTED ROOF SHEETING
SB1	SELECTED STEEL BLADES
TB1	SELECTED TIMBER BATTENS

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REVISION	DATE	DESCRIPTION
A	06.05.20	RESPONSE TO RFI

PROJECT  
1027 DRUMMOND STREET, CARLTON NORTH

CLIENT  
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DRAWING TITLE  
MATERIALS SCHEDULE

**TOWN PLANNING**

SCALE	NTS	DATE	18.03.20
DRAWN	MM	JOB NO.	19019
CHECK	HW	DRW NO.	PL16
		REV.	A

Attachment 2 - PLN20/0184 - 1027 Drummond Street Carlton North - Advertised Plans



EXTERNAL - 01  
DRUMMOND STREET PERSPECTIVE



EXTERNAL - 02  
DRUMMOND STREET PERSPECTIVE



EXTERNAL - 03  
DRUMMOND STREET - WINDOWS CLOSED



EXTERNAL - 04  
DRUMMOND STREET - WINDOWS OPEN

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REVISION	DATE	DESCRIPTION
A	06.05.20	RESPONSE TO RFI

PROJECT  
1027 DRUMMOND STREET, CARLTON NORTH

CLIENT  
VIRTUS PROGRESSIO PTY LTD

DRAWING TITLE  
ARTIST IMPRESSIONS

**TOWN PLANNING**

SCALE	NTS	DATE	18.03.20
DRAWN	MM	JOB NO.	19019
CHECK	HW	DRW NO.	PL17
		REV.	A

Attachment 2 - PLN20/0184 - 1027 Drummond Street Carlton North - Advertised Plans



EXTERNAL - 01  
REAR LANEWAY PERSPECTIVE



INTERNAL - 01  
HALLWAY COURTYARD PERSPECTIVE



INTERNAL - 02  
CENTRAL COURTYARD PERSPECTIVE

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REVISION	DATE	DESCRIPTION
A	06.05.20	RESPONSE TO RF1

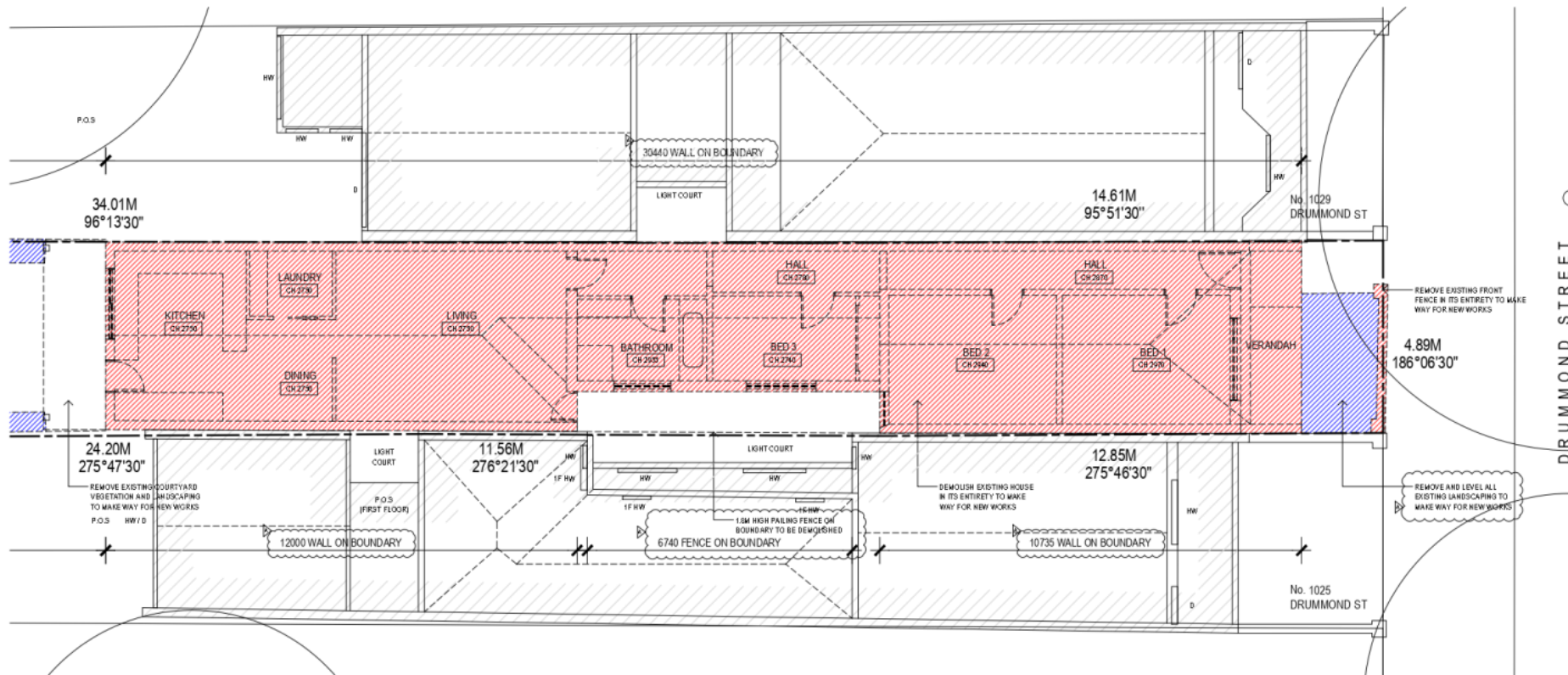
PROJECT  
1027 DRUMMOND STREET, CARLTON NORTH  
DRAWING TITLE  
ARTIST IMPRESSIONS

CLIENT  
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**TOWN PLANNING**

SCALE	NTS	DATE	18.03.20
		JOB NO.	19019
DRAWN	MM	DRW NO.	PL18
CHECK	HW	REV.	A

Attachment 2 - PLN20/0184 - 1027 Drummond Street Carlton North - Advertised Plans



GROUND DEMOLITION PLAN  
1:100

- DEMOLITION LEGEND:
- EXISTING CONDITIONS DEMOLITION PLAN
  - WALLS TO BE DEMOLISHED
  - WINDOWS TO BE DEMOLISHED
  - DOORS TO BE DEMOLISHED
  - EXTENT OF DEMOLITION
  - EXISTING PERMEABLE SURFACE



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REVISION	DATE	DESCRIPTION
A	06.05.20	RESPONSE TO RF1

PROJECT  
1027 DRUMMOND STREET, CARLTON NORTH

DRAWING TITLE  
GROUND DEMOLITION PLAN

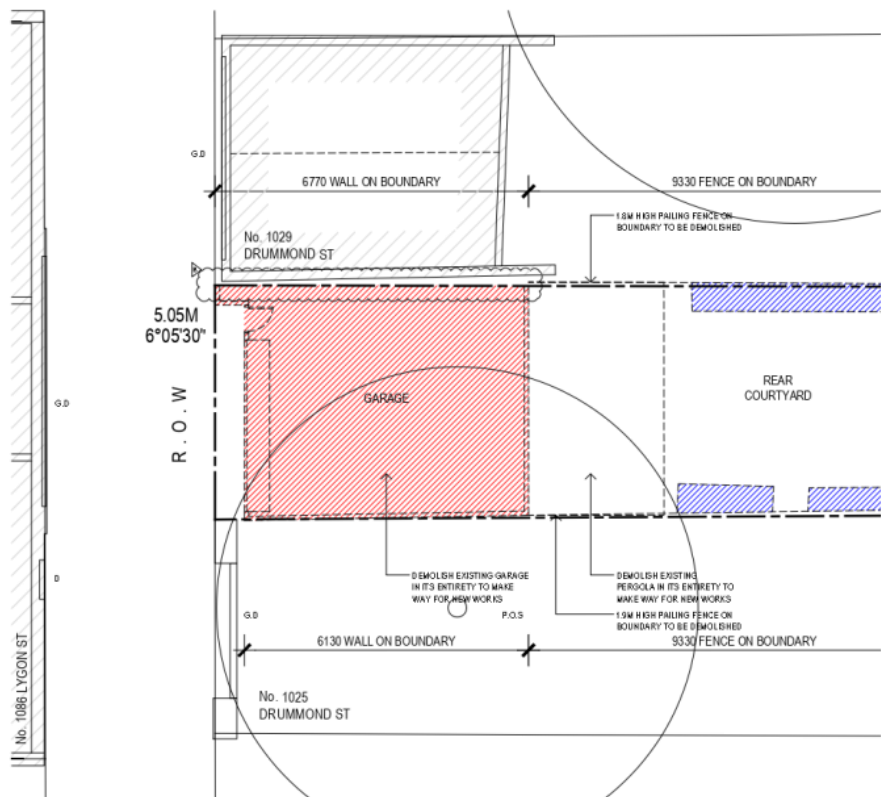
CLIENT  
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TOWN PLANNING

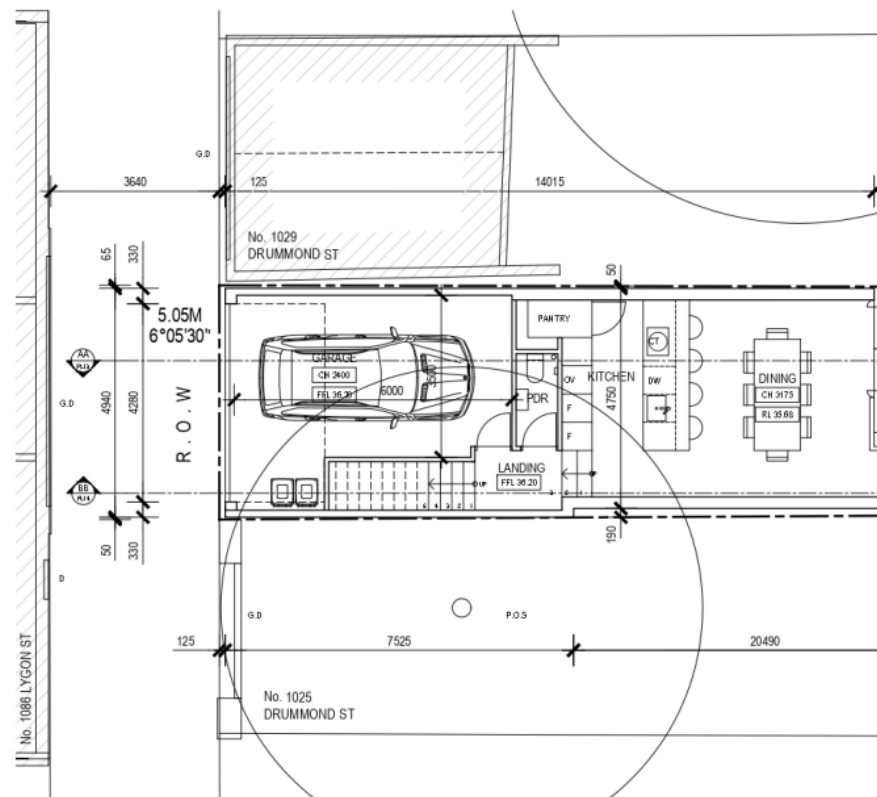
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		JOB NO.	19019
DRAWN	MM	DRW NO.	PL19
CHECK	HW	REV.	A

Attachment 2 - PLN20/0184 - 1027 Drummond Street Carlton North - Advertised Plans



**GARAGE DEMOLITION PLAN**  
1:100

- DEMOLITION LEGEND:**
- EXISTING CONDITIONS DEMOLITION PLAN
  - WALLS TO BE DEMOLISHED
  - WINDOWS TO BE DEMOLISHED
  - DOORS TO BE DEMOLISHED
  - EXTENT OF DEMOLITION
  - EXISTING PERMEABLE SURFACE



**PROPOSED GARAGE PLAN**  
1:100

**WELLARD.**  
21140/51 STREET, ST ILLIEN, VIC 3015  
PH: 03 9479 1511 FAX: 03 9479 2622

REVISION	DATE	DESCRIPTION
A	06.05.20	RESPONSE TO RFI
B	09.06.20	RESPONSE TO RFI

PROJECT  
**1027 DRUMMOND STREET, CARLTON NORTH**

DRAWING TITLE  
GARAGE DEMOLITION AND PROPOSED PLAN

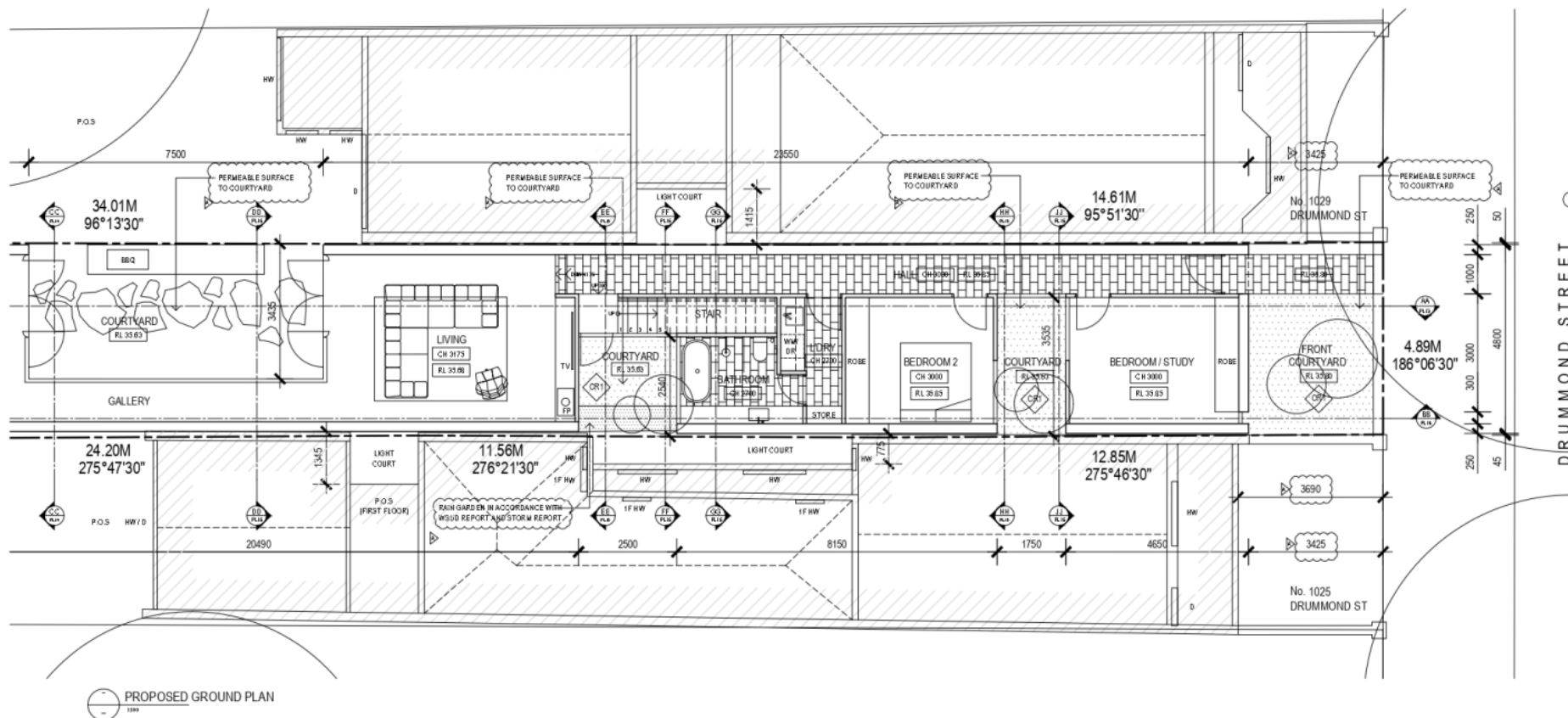
CLIENT  
VIRTUS PROGRESSIO PTY LTD



**TOWN PLANNING**

SCALE	1:100_A3	DATE	18.03.20
		JOB NO.	19019
DRAWN	MM	DRW NO.	PL20
CHECK	HW	REV.	B

Attachment 2 - PLN20/0184 - 1027 Drummond Street Carlton North - Advertised Plans



PROPOSED GROUND PLAN  
1399

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REVISION	DATE	DESCRIPTION
A	06.05.20	RESPONSE TO RFI

PROJECT  
1027 DRUMMOND STREET, CARLTON NORTH

DRAWING TITLE  
PROPOSED GROUND FLOOR PLAN

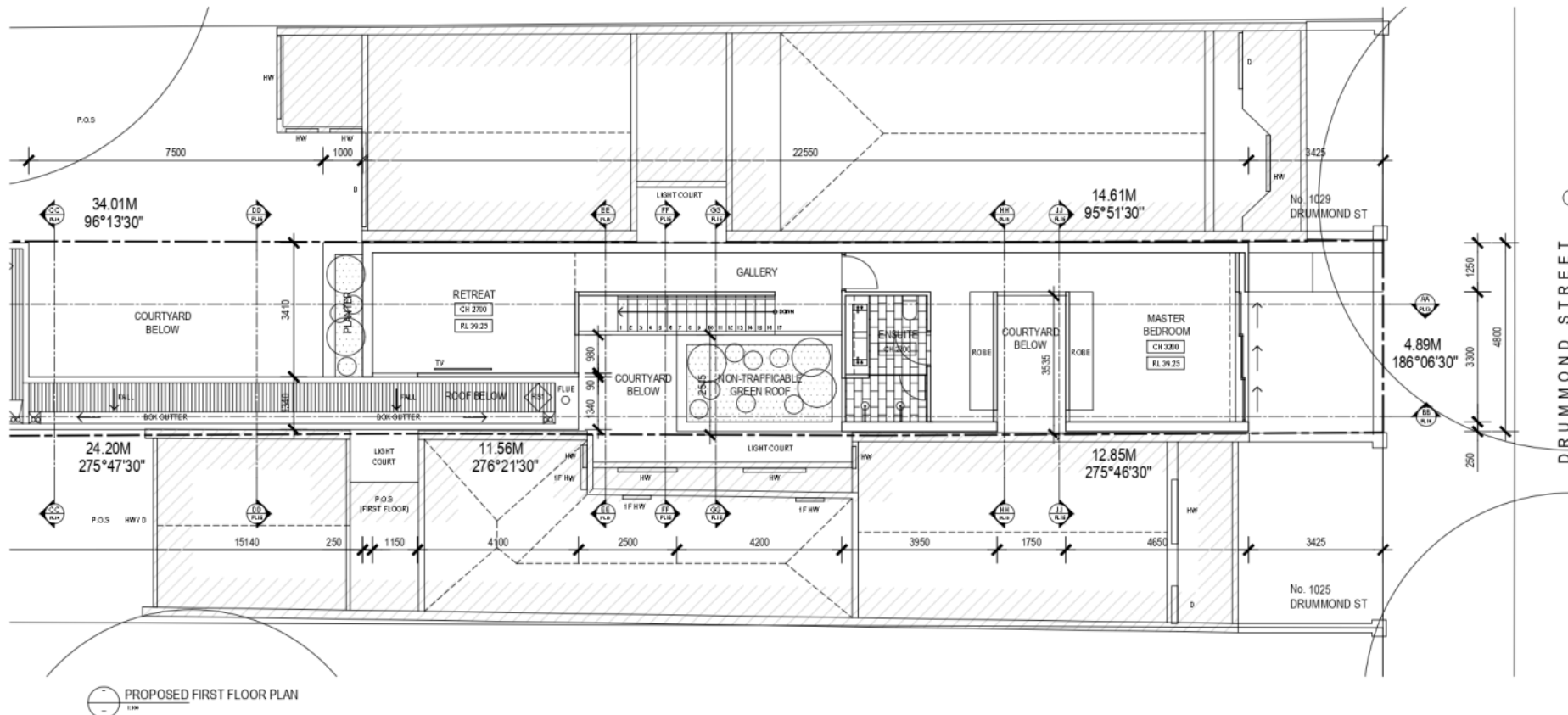
CLIENT  
VIRTUS PROGRESSIO PTY LTD



**TOWN PLANNING**

SCALE	1:100_A3	DATE	18.03.20
		JOB NO.	19019
DRAWN	MM	DRW NO.	PL.21
CHECK	HW	REV.	A

Attachment 2 - PLN20/0184 - 1027 Drummond Street Carlton North - Advertised Plans



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REVISION	DATE	DESCRIPTION
A	06.05.20	RESPONSE TO RF

PROJECT  
1027 DRUMMOND STREET, CARLTON NORTH

DRAWING TITLE  
PROPOSED FIRST FLOOR PLAN

CLIENT  
VIRTUS PROGRESSIO PTY LTD

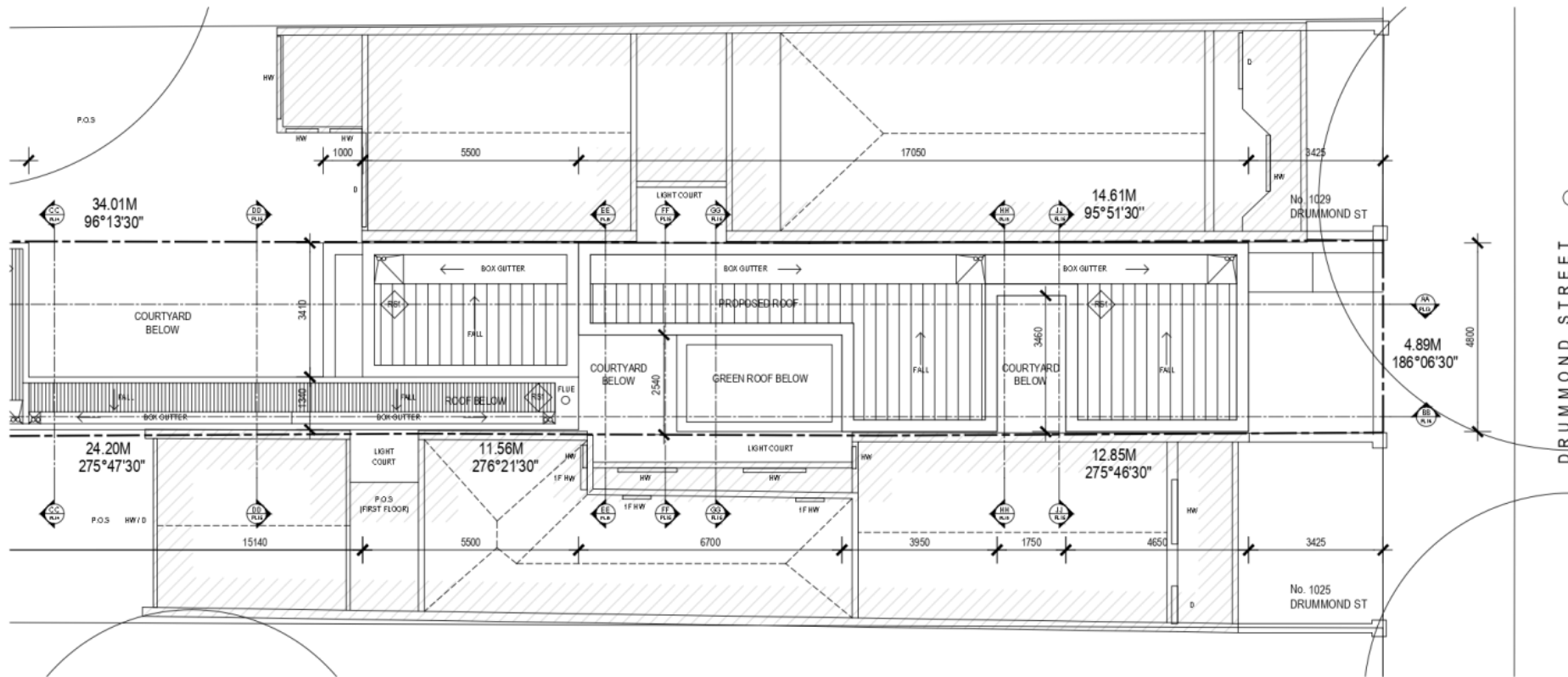


**TOWN PLANNING**

SCALE	1:100_A3	DATE	18.03.20
DRAWN	MM	JOB NO.	19019
CHECK	HW	DRW NO.	PL22
	REV.		A



Attachment 2 - PLN20/0184 - 1027 Drummond Street Carlton North - Advertised Plans



PROPOSED ROOF PLAN  
1:100



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REVISION	DATE	DESCRIPTION
A	06.05.20	RESPONSE TO RF1

PROJECT  
1027 DRUMMOND STREET, CARLTON NORTH

CLIENT  
VIRTUS PROGRESSIO PTY LTD

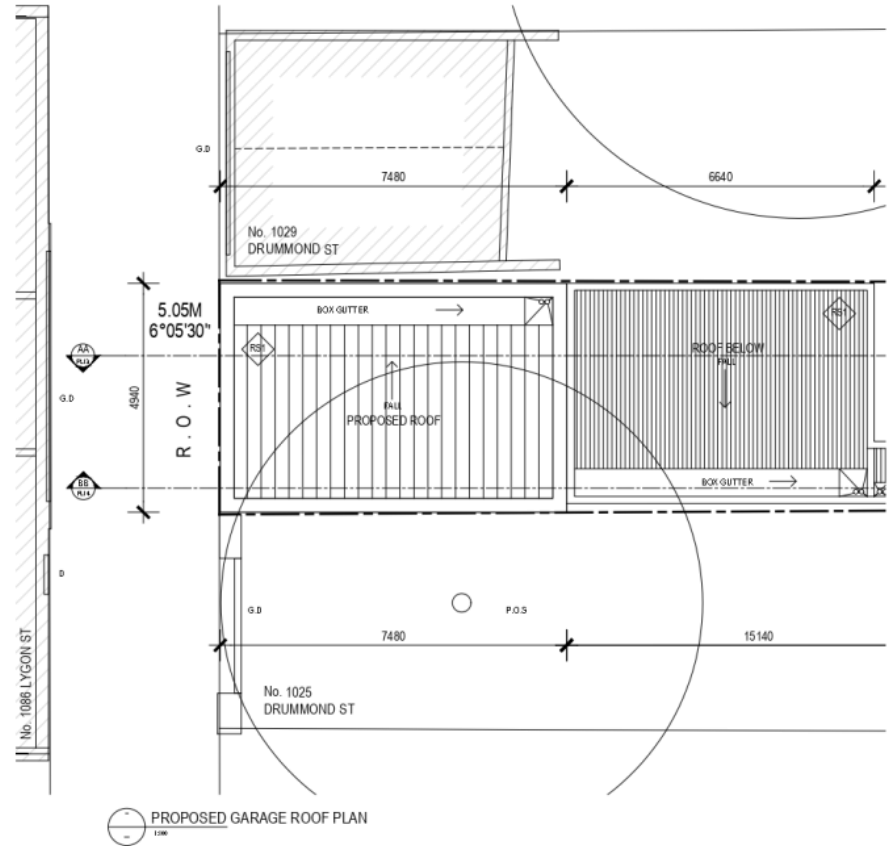
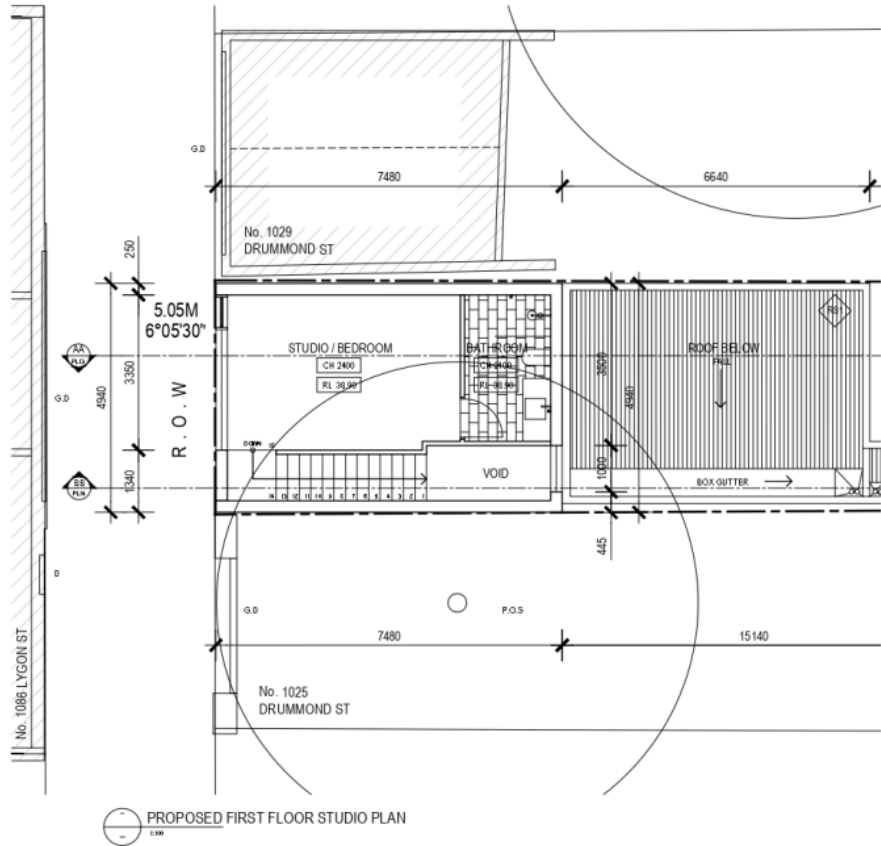
DRAWING TITLE  
PROPOSED ROOF PLAN



TOWN PLANNING

SCALE	1:100_A3	DATE	18.03.20
DRAWN	MM	JOB NO.	19019
CHECK	HW	DRW NO.	PL23
		REV.	A

Attachment 2 - PLN20/0184 - 1027 Drummond Street Carlton North - Advertised Plans



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ON SITE.

REVISION	DATE	DESCRIPTION
A	06.05.20	RESPONSE TO RF1

PROJECT  
1027 DRUMMOND STREET, CARLTON NORTH

CLIENT  
VIRTUS PROGRESSIO PTY LTD

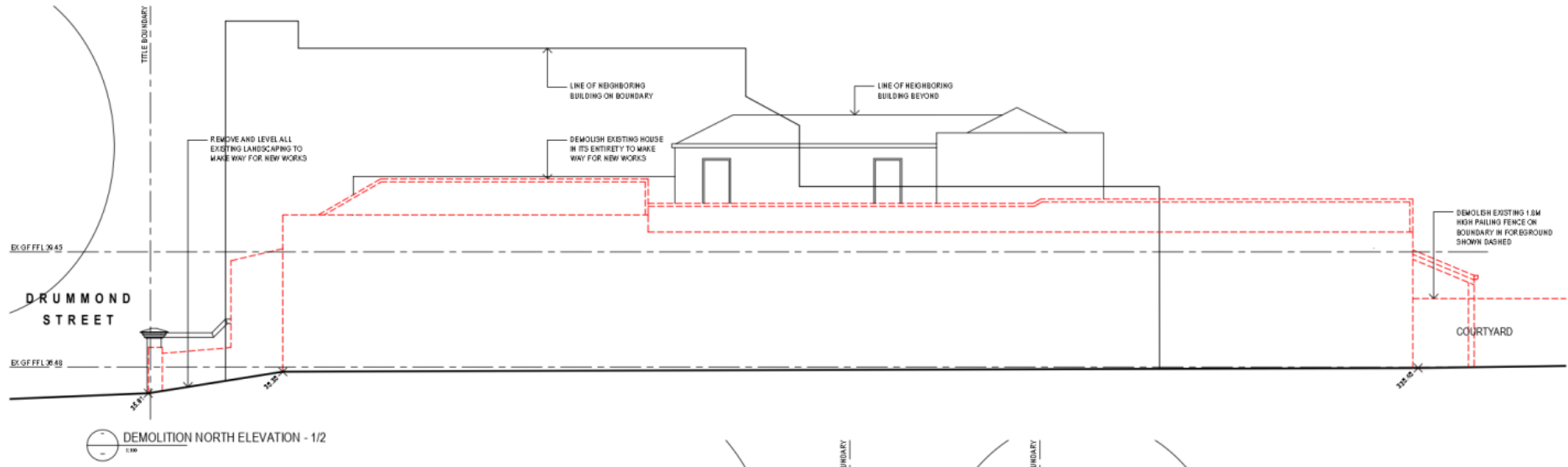
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PROPOSED STUDIO PLAN AND GARAGE ROOF PLAN



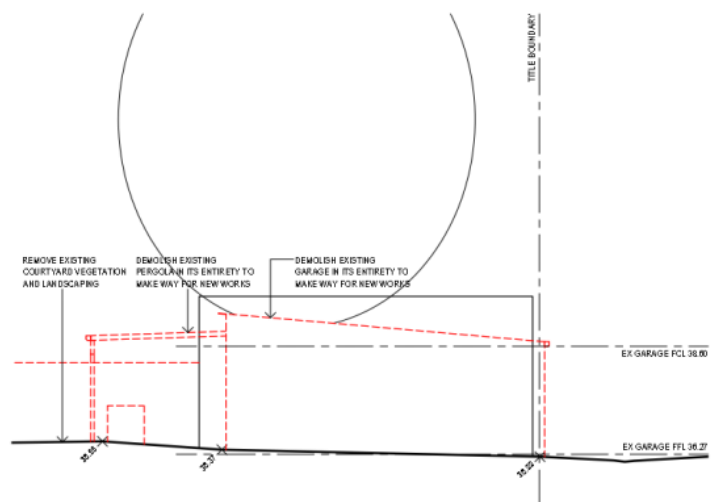
**TOWN PLANNING**

SCALE	1:100_A3	DATE	18.03.20
		JOB NO.	19019
DRAWN	MM	DRW NO.	PL24
CHECK	HW	REV.	A

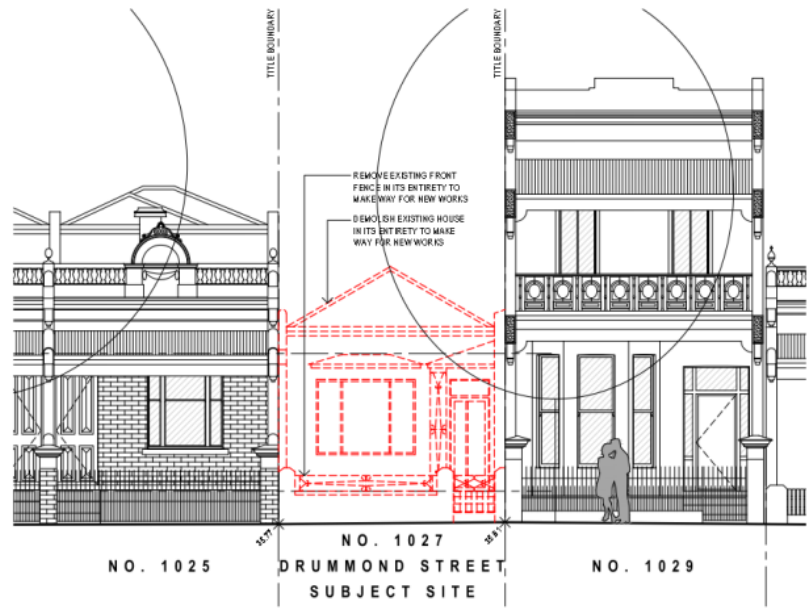
Attachment 2 - PLN20/0184 - 1027 Drummond Street Carlton North - Advertised Plans



DEMOLITION NORTH ELEVATION - 1/2



DEMOLITION NORTH ELEVATION - 2/2



DEMOLITION EAST ELEVATION

FINISHES		FIN
XF01	EXISTING ROOF SHEETING	
XF02	EXISTING RENDERED BRICKWORK	
XF03	EXISTING GLAZING	
XF04	EXISTING ROOF TILES	
XF05	EXISTING PAINTED BRICKWORK	
XF06	EXISTING METAL DOOR	
CG1	SELECTED CLEAR GLAZING	
CR1	SELECTED CRUSHED ROCK	
OG1	SELECTED OPAQUE GLAZING	
RE1	SELECTED SAND BASED RENDER	
RS1	SELECTED ROOF SHEETING	
SB1	SELECTED STEEL BLADES	
TB1	SELECTED TIMBER BATTENS	

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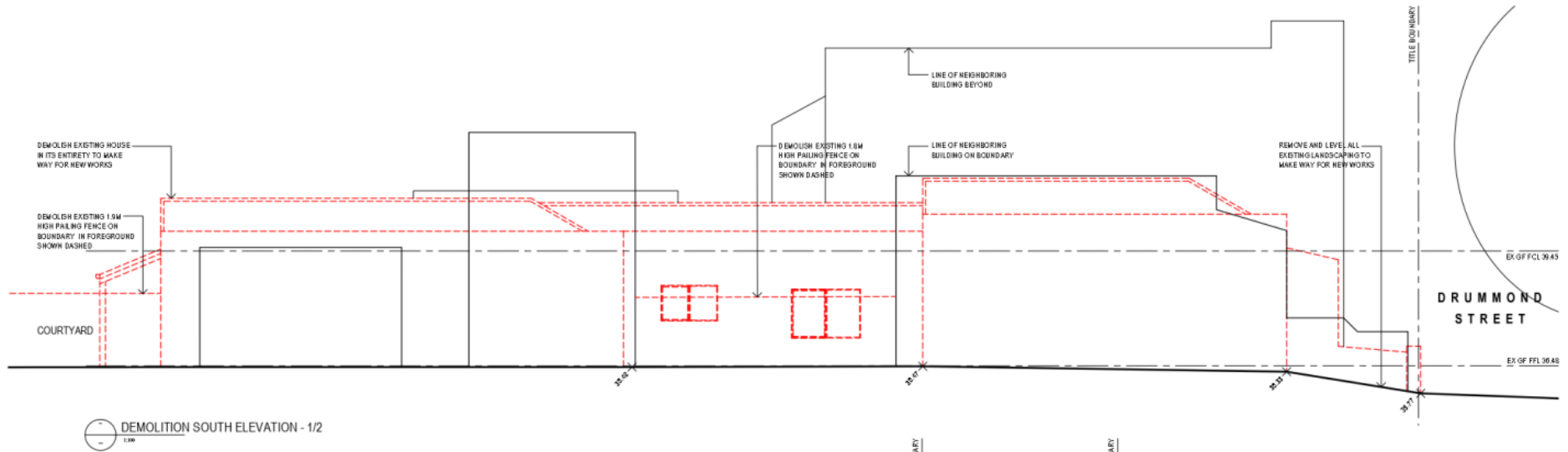
REVISION	DATE	DESCRIPTION
A	06.05.20	RESPONSE TO RF1

PROJECT 1027 DRUMMOND STREET, CARLTON NORTH	CLIENT VIRTUS PROGRESSIO PTY LTD
DRAWING TITLE DEMOLITION NORTH AND EAST ELEVATIONS	

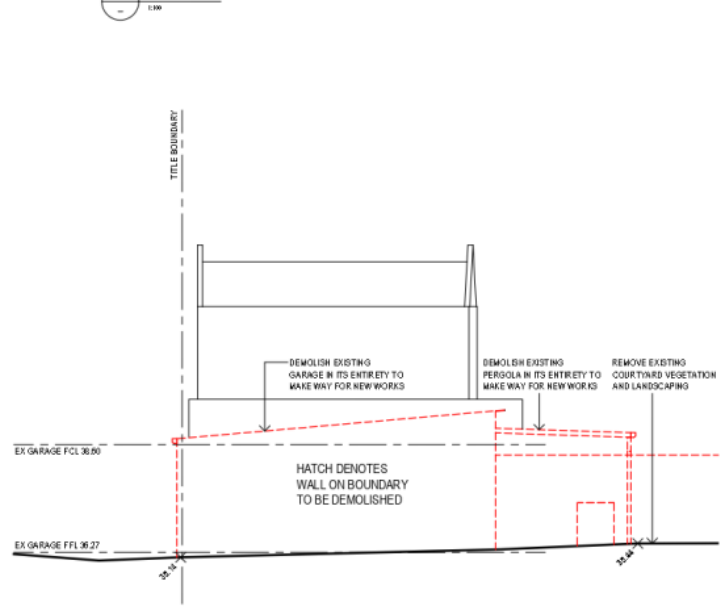
**TOWN PLANNING**

SCALE	1:100_A3	DATE	18.03.20
DRAWN	MM	JOB NO.	19019
CHECK	HW	DRW NO.	PL25
		REV.	A

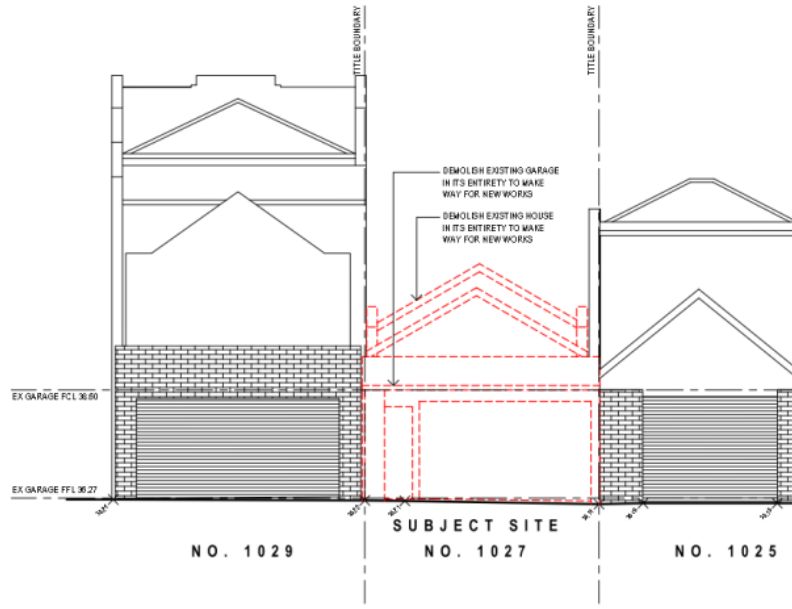
Attachment 2 - PLN20/0184 - 1027 Drummond Street Carlton North - Advertised Plans



DEMOLITION SOUTH ELEVATION - 1/2  
1:100



DEMOLITION SOUTH ELEVATION - 2/2  
1:100



DEMOLITION WEST ELEVATION  
1:100

FINISHES		FIN
XF01	EXISTING ROOF SHEETING	
XF02	EXISTING RENDERED BRICKWORK	
XF03	EXISTING GLAZING	
XF04	EXISTING ROOF TILES	
XF05	EXISTING PAINTED BRICKWORK	
XF06	EXISTING METAL DOOR	
CG1	SELECTED CLEAR GLAZING	
CR1	SELECTED CRUSHED ROCK	
OG1	SELECTED OPAQUE GLAZING	
RE1	SELECTED SAND BASED RENDER	
RS1	SELECTED ROOF SHEETING	
SB1	SELECTED STEEL BLADES	
TB1	SELECTED TIMBER BATTENS	

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REVISION	DATE	DESCRIPTION
A	06.05.20	RESPONSE TO RF1

PROJECT  
1027 DRUMMOND STREET, CARLTON NORTH

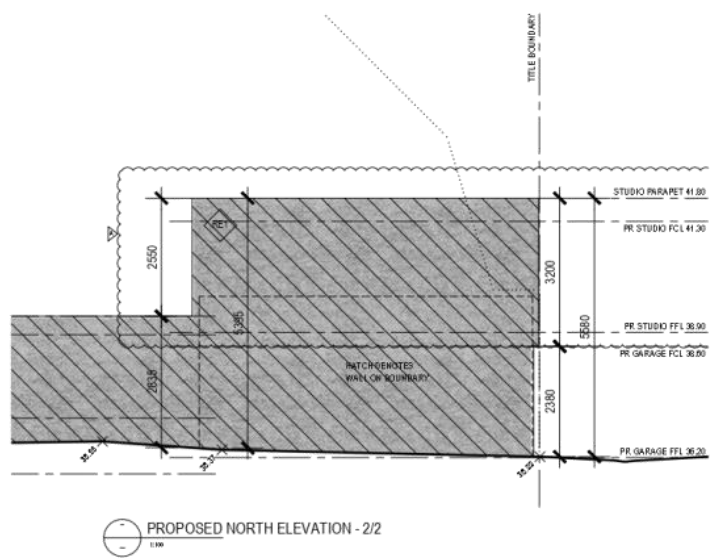
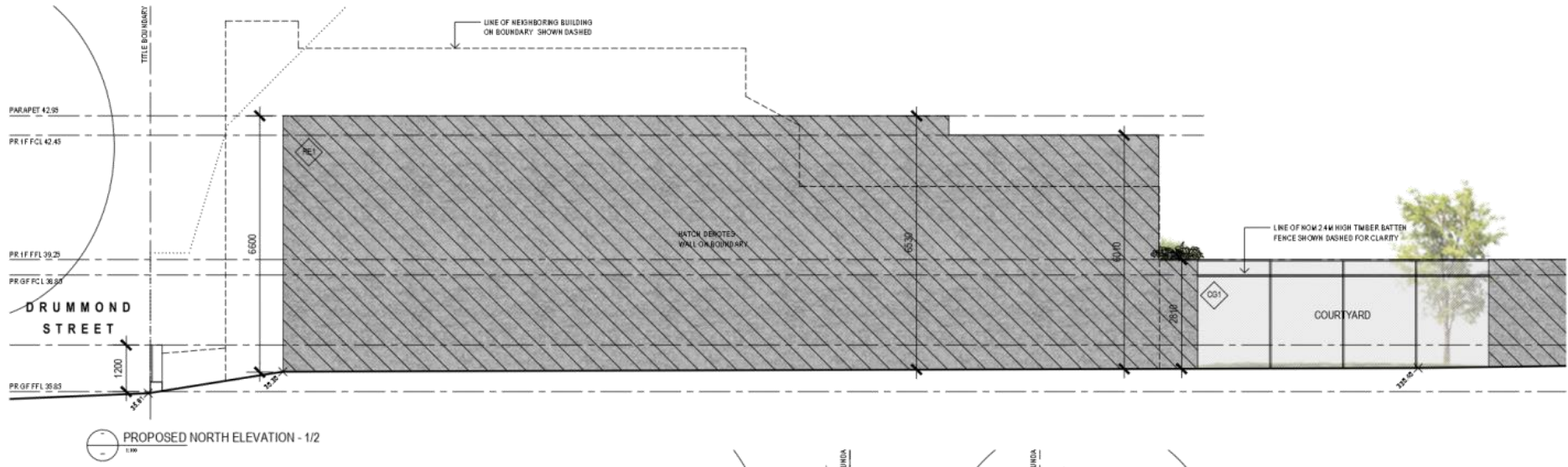
CLIENT  
VIRTUS PROGRESSIO PTY LTD

DRAWING TITLE  
DEMOLITION SOUTH AND WEST ELEVATIONS

**TOWN PLANNING**

SCALE	1:100_A3	DATE	18.03.20
JOB NO.	19019	REV.	A
DRAWN	MM	DRW NO.	PL26
CHECK	HW		

Attachment 2 - PLN20/0184 - 1027 Drummond Street Carlton North - Advertised Plans



FINISHES		FIN
XF01	EXISTING ROOF SHEETING	
XF02	EXISTING RENDERED BRICKWORK	
XF03	EXISTING GLAZING	
XF04	EXISTING ROOF TILES	
XF05	EXISTING PAINTED BRICKWORK	
XF06	EXISTING METAL DOOR	
CG1	SELECTED CLEAR GLAZING	
CR1	SELECTED CRUSHED ROCK	
OG1	SELECTED OPAQUE GLAZING	
RE1	SELECTED SAND BASED RENDER	
RS1	SELECTED ROOF SHEETING	
SB1	SELECTED STEEL BLADES	
TB1	SELECTED TIMBER BATTENS	

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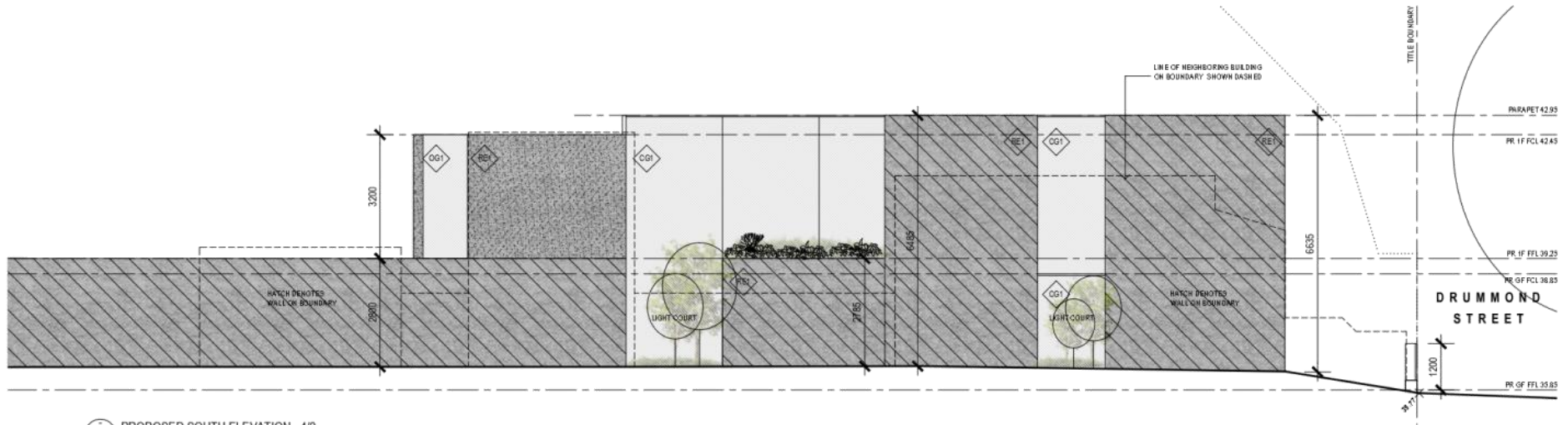
REVISION	DATE	DESCRIPTION
A	06.05.20	RESPONSE TO RF1

PROJECT	1027 DRUMMOND STREET, CARLTON NORTH	CLIENT	VIRTUS PROGRESSIO PTY LTD
DRAWING TITLE	PROPOSED NORTH AND EAST ELEVATIONS		

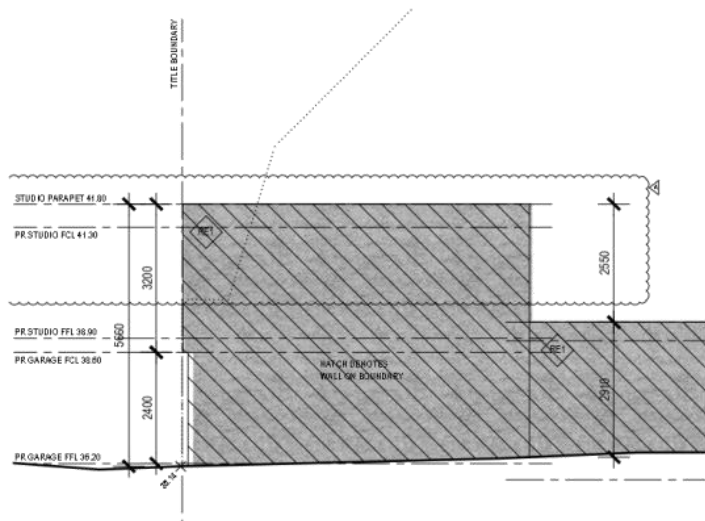
**TOWN PLANNING**

SCALE	1:100_A3	DATE	18.03.20
DRAWN	MM	JOB NO.	19019
CHECK	HW	DRW NO.	PL27
		REV.	A

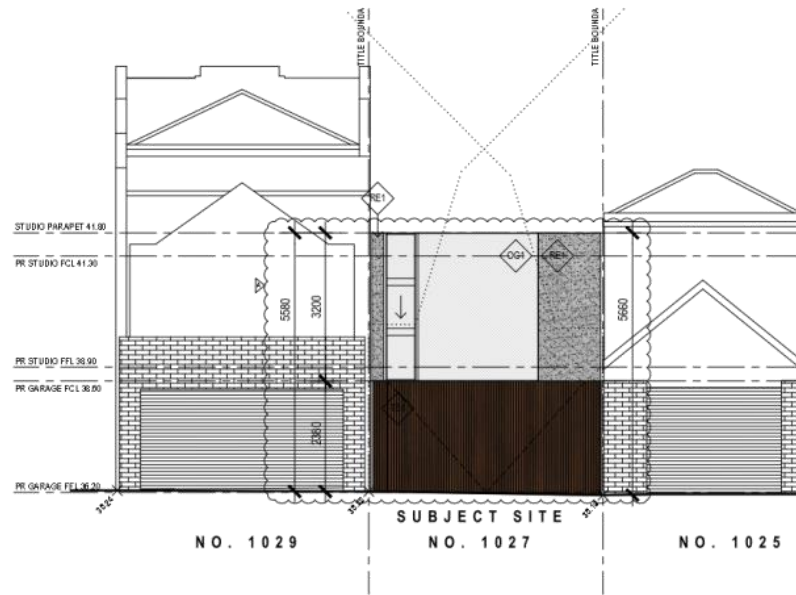
Attachment 2 - PLN20/0184 - 1027 Drummond Street Carlton North - Advertised Plans



PROPOSED SOUTH ELEVATION - 1/2  
1:100



PROPOSED SOUTH ELEVATION - 2/2  
1:100



PROPOSED WEST ELEVATION  
1:100

FINISHES		FIN
XF01	EXISTING ROOF SHEETING	
XF02	EXISTING RENDERED BRICKWORK	
XF03	EXISTING GLAZING	
XF04	EXISTING ROOF TILES	
XF05	EXISTING PAINTED BRICKWORK	
XF06	EXISTING METAL DOOR	
CG1	SELECTED CLEAR GLAZING	
CR1	SELECTED CRUSHED ROCK	
OG1	SELECTED OPAQUE GLAZING	
RE1	SELECTED SAND BASED RENDER	
RS1	SELECTED ROOF SHEETING	
SB1	SELECTED STEEL BLADES	
TB1	SELECTED TIMBER BATTENS	

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REVISION	DATE	DESCRIPTION
A	06.05.20	RESPONSE TO RF1

PROJECT  
1027 DRUMMOND STREET, CARLTON NORTH

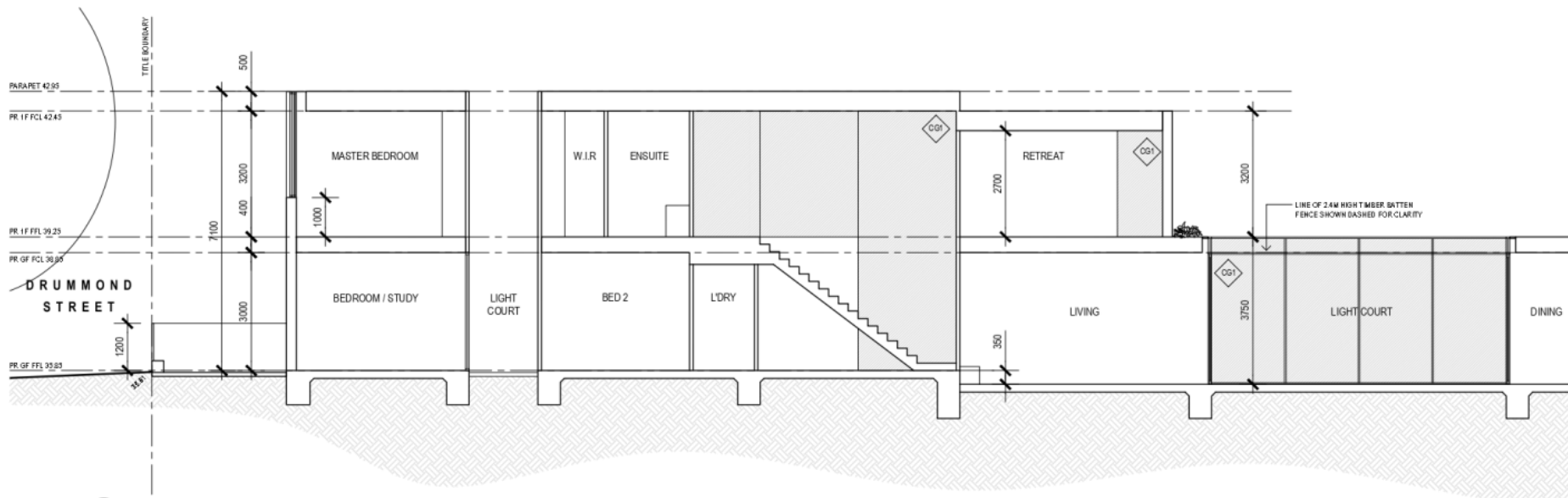
CLIENT  
VIRTUS PROGRESSIO PTY LTD

DRAWING TITLE  
PROPOSED SOUTH AND WEST ELEVATIONS

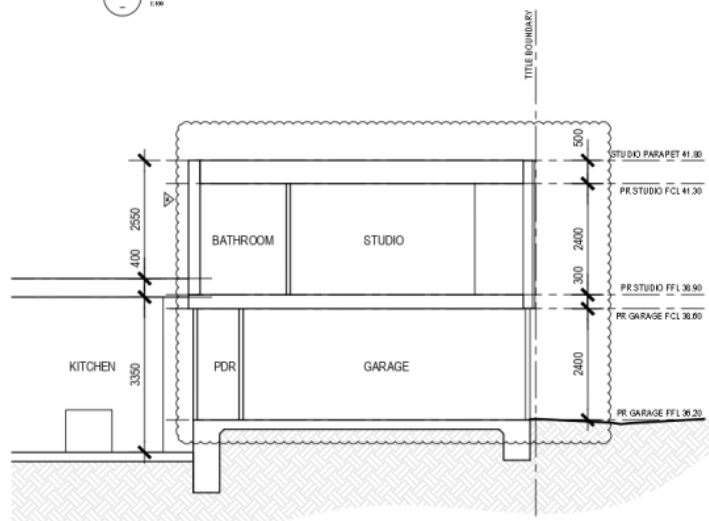
**TOWN PLANNING**

SCALE	1:100_A3	DATE	18.03.20
		JOB NO.	19019
DRAWN	MM	DRW NO.	PL28
CHECK	HW	REV.	A

Attachment 2 - PLN20/0184 - 1027 Drummond Street Carlton North - Advertised Plans



PROPOSED SECTION AA - 1/2  
1:100



PROPOSED SECTION AA - 2/2  
1:100

FINISHES		FIN
XF01	EXISTING ROOF SHEETING	
XF02	EXISTING RENDERED BRICKWORK	
XF03	EXISTING GLAZING	
XF04	EXISTING ROOF TILES	
XF05	EXISTING PAINTED BRICKWORK	
XF06	EXISTING METAL DOOR	
CG1	SELECTED CLEAR GLAZING	
CR1	SELECTED CRUSHED ROCK	
OG1	SELECTED OPAQUE GLAZING	
RE1	SELECTED SAND BASED RENDER	
RS1	SELECTED ROOF SHEETING	
SB1	SELECTED STEEL BLADES	
TB1	SELECTED TIMBER BATTENS	

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REVISION	DATE	DESCRIPTION
A	06.05.20	RESPONSE TO RF1

PROJECT  
1027 DRUMMOND STREET, CARLTON NORTH

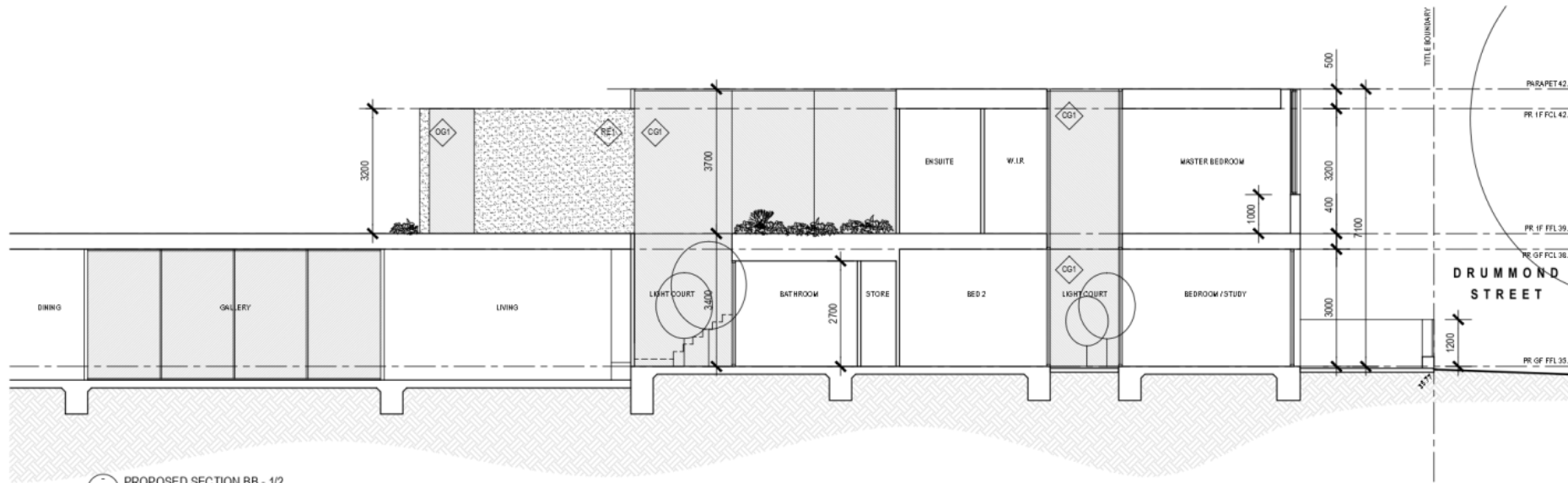
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PROPOSED SECTION AA

CLIENT  
VIRTUS PROGRESSIO PTY LTD

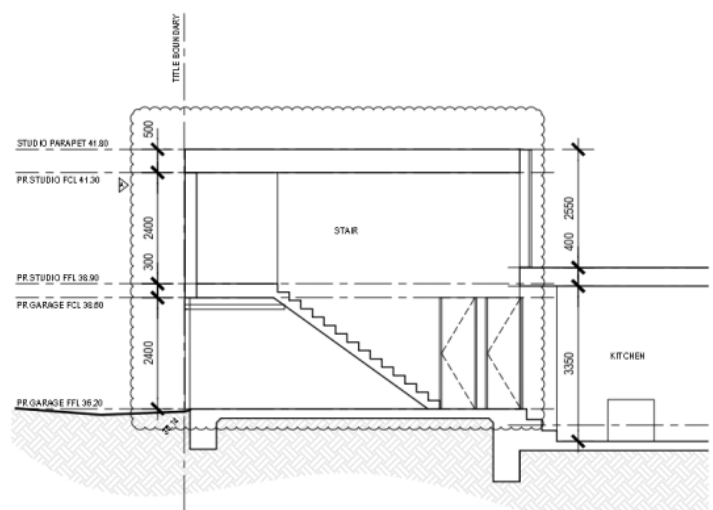
**TOWN PLANNING**

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		JOB NO.	19019
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CHECK	HW	REV.	A

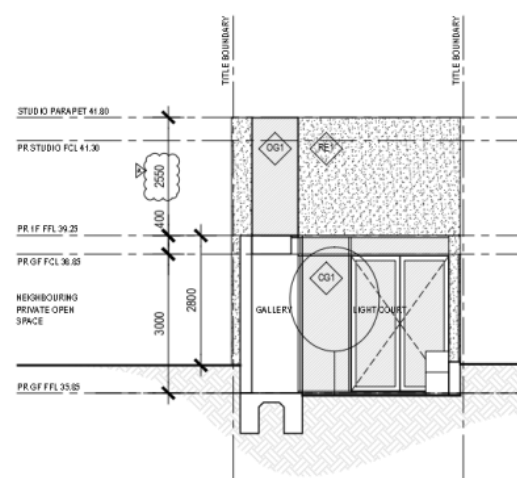
Attachment 2 - PLN20/0184 - 1027 Drummond Street Carlton North - Advertised Plans



PROPOSED SECTION BB - 1/2  
1:50



PROPOSED SECTION BB - 2/2  
1:50



PROPOSED SECTION CC  
1:50

FINISHES		FIN
XF01	EXISTING ROOF SHEETING	
XF02	EXISTING RENDERED BRICKWORK	
XF03	EXISTING GLAZING	
XF04	EXISTING ROOF TILES	
XF05	EXISTING PAINTED BRICKWORK	
XF06	EXISTING METAL DOOR	
CG1	SELECTED CLEAR GLAZING	
CR1	SELECTED CRUSHED ROCK	
OG1	SELECTED OPAQUE GLAZING	
RE1	SELECTED SAND BASED RENDER	
RS1	SELECTED ROOF SHEETING	
SB1	SELECTED STEEL BLADES	
TB1	SELECTED TIMBER BATTENS	

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REVISION	DATE	DESCRIPTION
A	06.05.20	RESPONSE TO RF1

PROJECT  
1027 DRUMMOND STREET, CARLTON NORTH

CLIENT  
VIRTUS PROGRESSIO PTY LTD

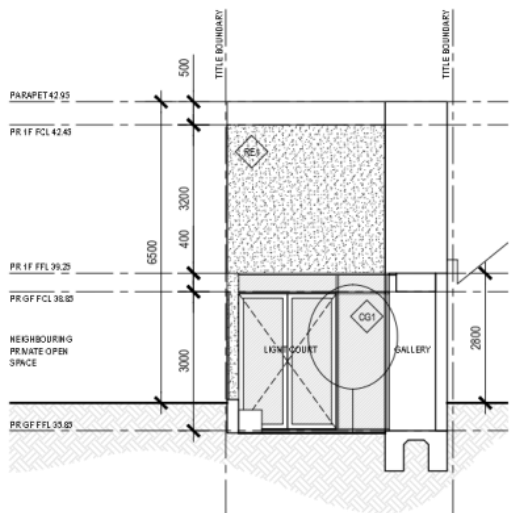
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PROPOSED SECTION BB + CC

**TOWN PLANNING**

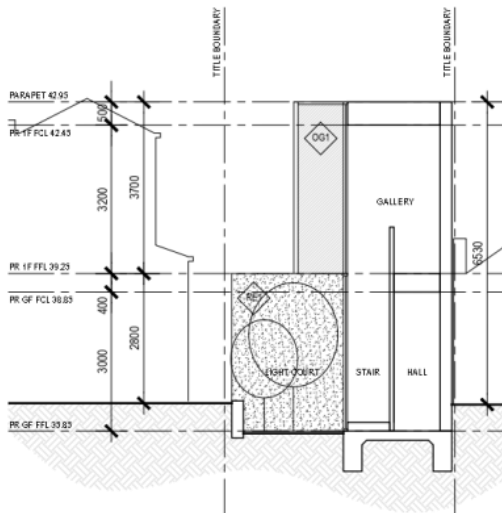
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DRAWN	MM	JOB NO.	19019
CHECK	HW	DRW NO.	PL30
		REV.	A



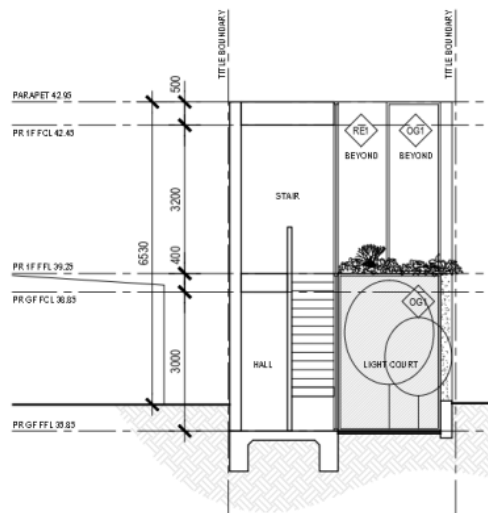
Attachment 2 - PLN20/0184 - 1027 Drummond Street Carlton North - Advertised Plans



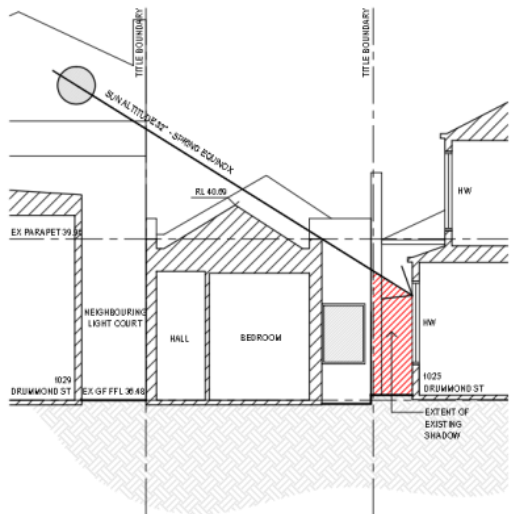
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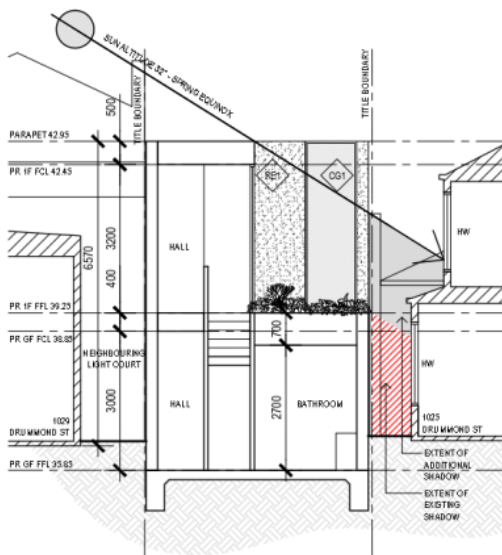
PROPOSED SECTION EE  
1:100



PROPOSED SECTION FF  
1:100



EXISTING SECTION GG - 9AM  
1:100



PROPOSED SECTION GG - 9AM  
1:100

FINISHES		FIN
XF01	EXISTING ROOF SHEETING	
XF02	EXISTING RENDERED BRICKWORK	
XF03	EXISTING GLAZING	
XF04	EXISTING ROOF TILES	
XF05	EXISTING PAINTED BRICKWORK	
XF06	EXISTING METAL DOOR	
CG1	SELECTED CLEAR GLAZING	
CR1	SELECTED CRUSHED ROCK	
OG1	SELECTED OPAQUE GLAZING	
RE1	SELECTED SAND BASED RENDER	
RS1	SELECTED ROOF SHEETING	
SB1	SELECTED STEEL BLADES	
TB1	SELECTED TIMBER BATTENS	

**TOWN PLANNING**

SCALE	1:100_A3	DATE	18.03.20
		JOB NO.	19019
DRAWN	MM	DRW NO.	PL.31
CHECK	HW	REV.	A

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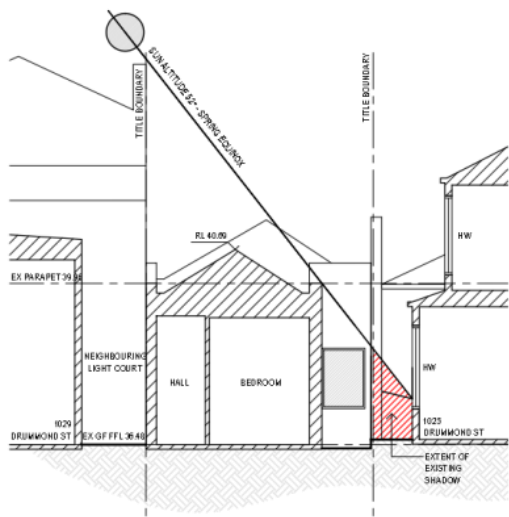
REVISION	DATE	DESCRIPTION
A	06.05.20	RESPONSE TO RF1

PROJECT  
1027 DRUMMOND STREET, CARLTON NORTH

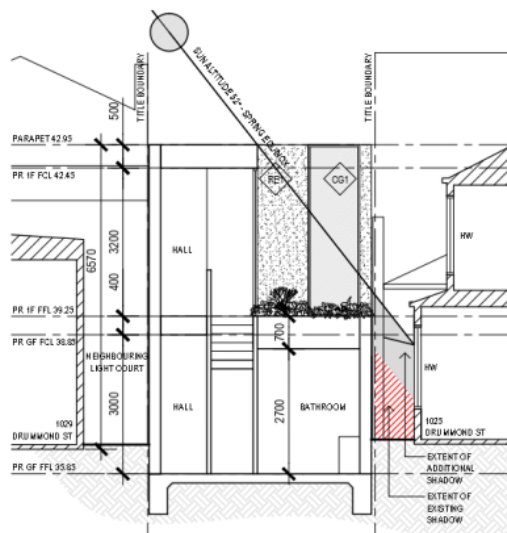
CLIENT  
VIRTUS PROGRESSIO PTY LTD

DRAWING TITLE  
PROPOSED SECTIONS DD, EE, FF + GG

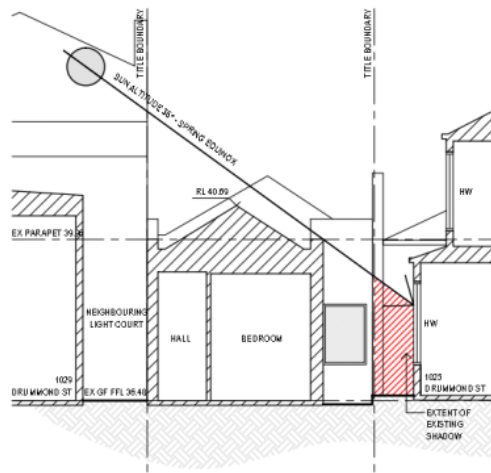
### Attachment 2 - PLN20/0184 - 1027 Drummond Street Carlton North - Advertised Plans



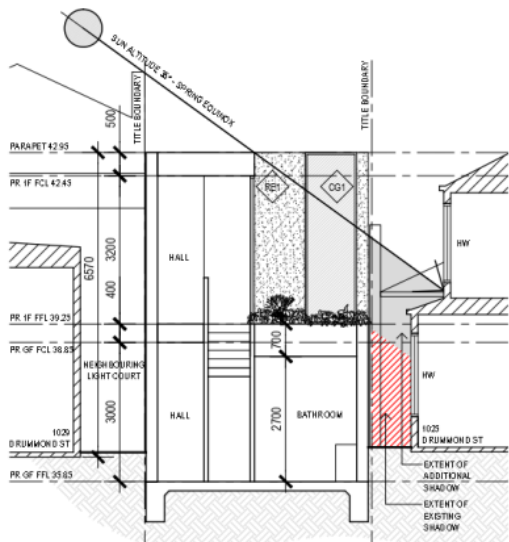
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1:100



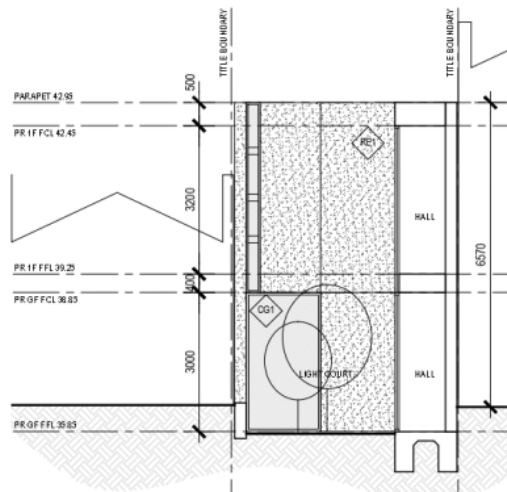
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1:100



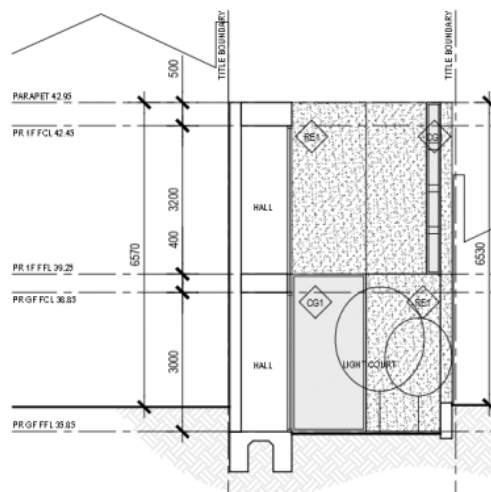
EXISTING SECTION GG - 3PM  
1:100



PROPOSED SECTION GG - 3PM  
1:100



PROPOSED SECTION HH  
1:100



PROPOSED SECTION JJ  
1:100

FINISHES		FIN
XF01	EXISTING ROOF SHEETING	
XF02	EXISTING RENDERED BRICKWORK	
XF03	EXISTING GLAZING	
XF04	EXISTING ROOF TILES	
XF05	EXISTING PAINTED BRICKWORK	
XF06	EXISTING METAL DOOR	
CG1	SELECTED CLEAR GLAZING	
CR1	SELECTED CRUSHED ROCK	
OG1	SELECTED OPAQUE GLAZING	
RE1	SELECTED SAND BASED RENDER	
RS1	SELECTED ROOF SHEETING	
SB1	SELECTED STEEL BLADES	
TB1	SELECTED TIMBER BATTENS	

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2014/05/15/10:17:07:37 (MILB02) (REV. 0.0)

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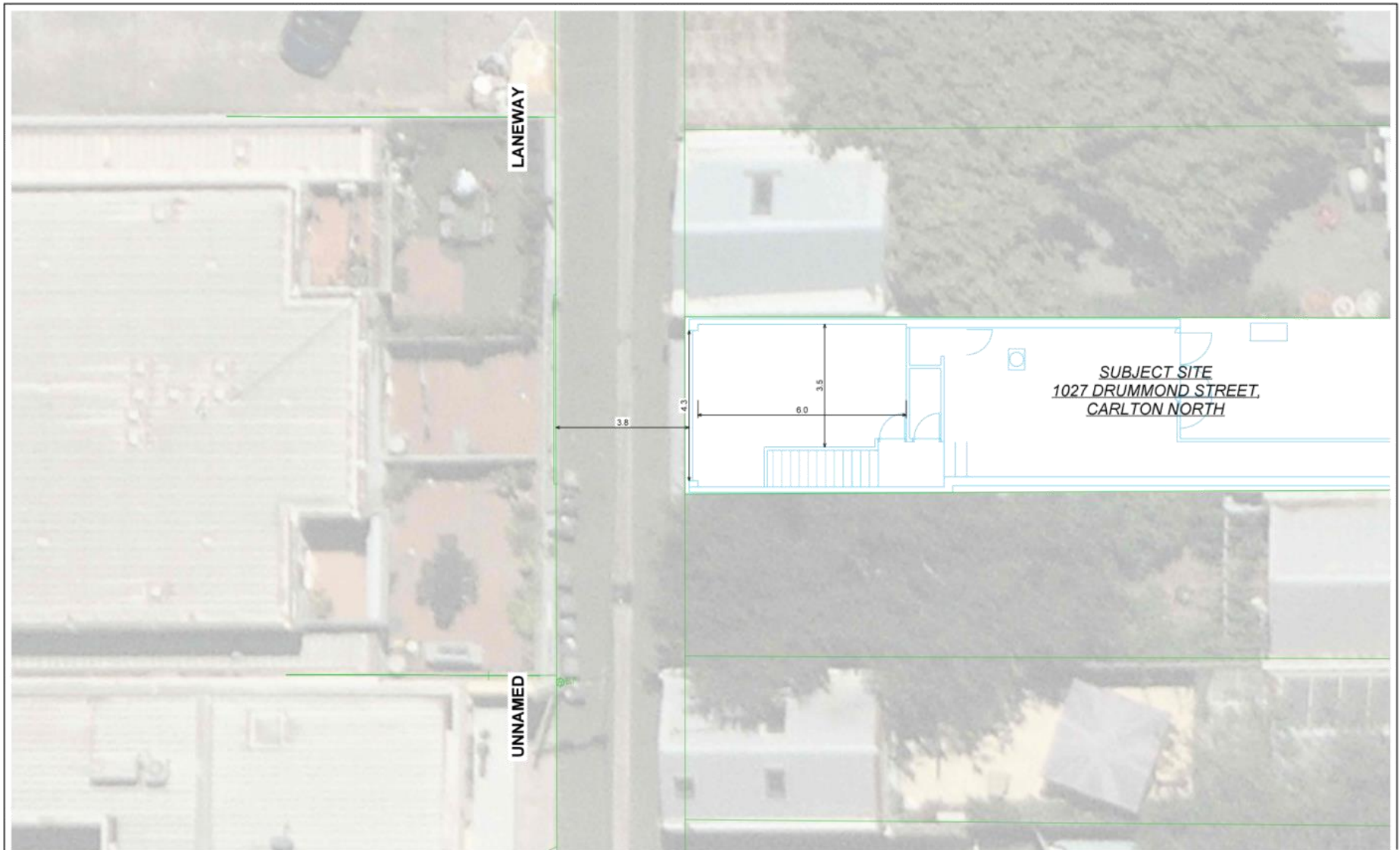
REVISION	DATE	DESCRIPTION
A	06.05.20	RESPONSE TO RF1

PROJECT: 1027 DRUMMOND STREET, CARLTON NORTH  
CLIENT: VIRTUS PROGRESSIO PTY LTD  
DRAWING TITLE: PROPOSED SECTIONS GG, HH & JJ

**TOWN PLANNING**

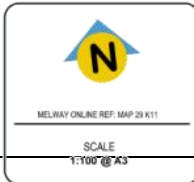
SCALE	1:100_A3	DATE	18.03.20
DRAWN	MM	JOB NO.	19019
CHECK	HW	DRW NO.	PL32
REV.			A

Attachment 2 - PLN20/0184 - 1027 Drummond Street Carlton North - Advertised Plans



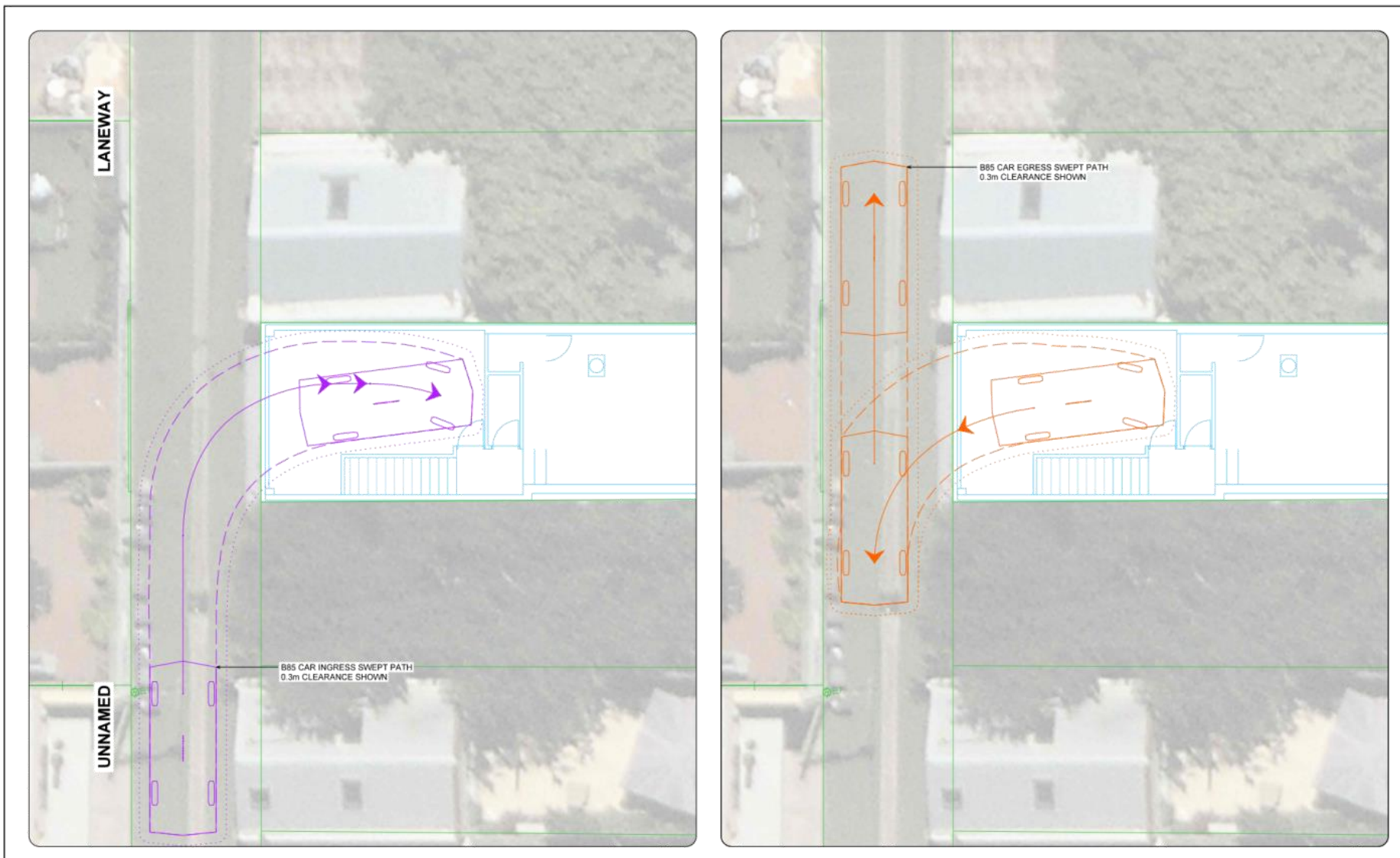
GENERAL NOTES:  
 1. ALL DIMENSIONS ARE TO FACE OF KERB AND CHANNEL UNLESS NOTED OTHERWISE.  
 2. LOCAL ROADS - UNNAMED LANEWAY  
 3. BASE INFORMATION FROM NEARMAP AERIAL PHOTOGRAPHY DATED 11.01.2019 AND WELLARD ARCHITECTS P-PROPOSED GF PLAN.dwg & XREF\_SURVEY.dwg DATED 22.05.2020

22/05/2020 3:04:08 PM

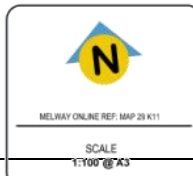


Client <b>HUMAN HABITATS</b>	Status <b>PRELIMINARY</b>
Project RESIDENTIAL DEVELOPMENT 1027 DRUMMOND STREET, CARLTON NORTH CITY OF YARRA	Revision Description ISSUED FOR INFORMATION
Date 2020-05-25 Drawn / Approved JT / WD	Revision <b>C</b>
Title SITE LAYOUT PLAN	Drawing Number <b>IMP200518 - DG-01-01</b>

Attachment 2 - PLN20/0184 - 1027 Drummond Street Carlton North - Advertised Plans

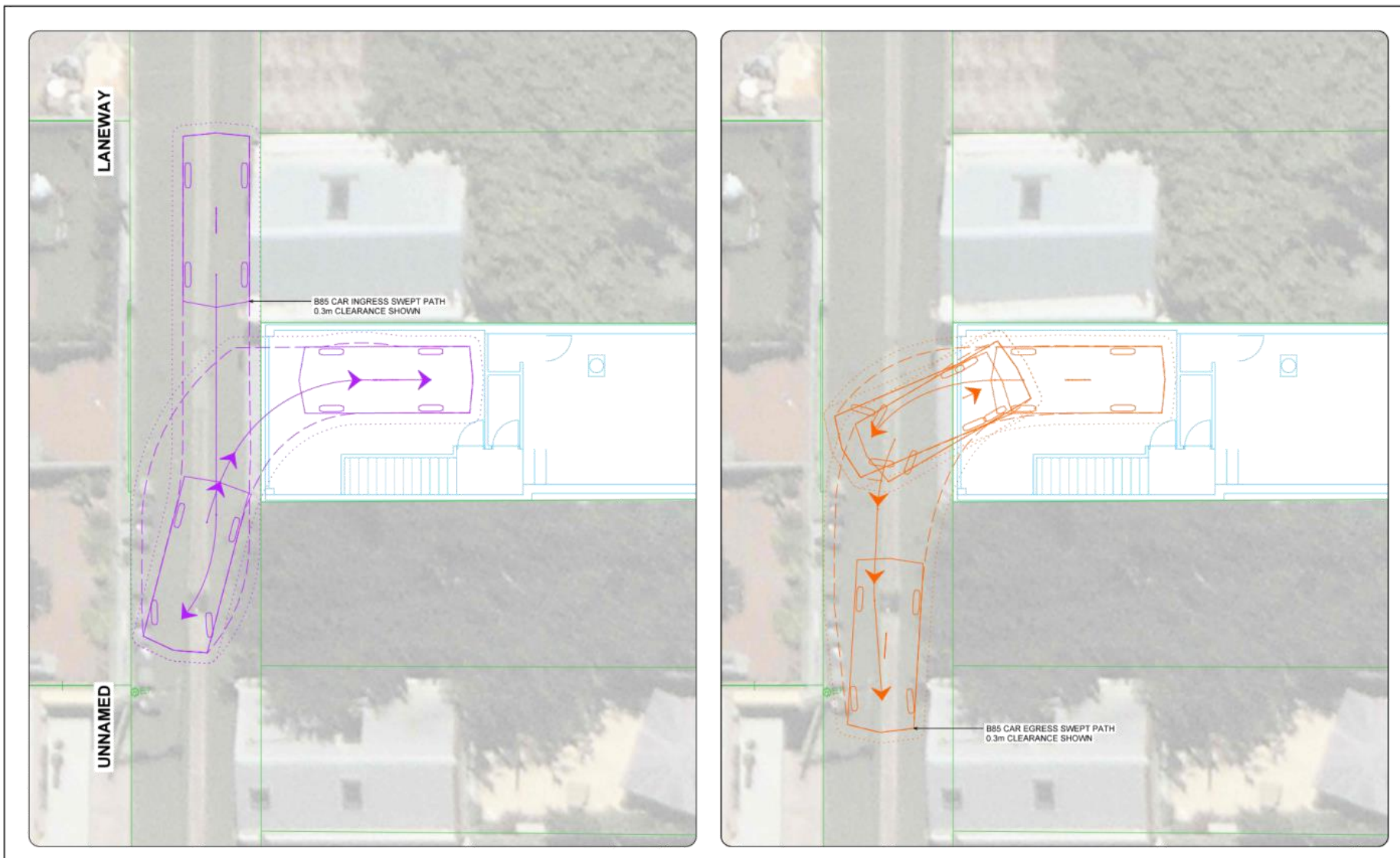


25/05/2020 3:04:10 PM

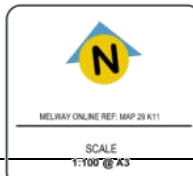


Client <b>HUMAN HABITATS</b>	Status <b>PRELIMINARY</b>
Project RESIDENTIAL DEVELOPMENT 1027 DRUMMOND STREET, CARLTON NORTH CITY OF YARRA	Revision Description ISSUED FOR INFORMATION
Date 2020-05-25 Drawn / Approved JT / WD	Revision <b>C</b>
Title <b>B85 CAR SWEEP PATH ANALYSIS FORWARD INGRESS</b>	Drawing Number <b>IMP200518 - DG-01-02</b>

Attachment 2 - PLN20/0184 - 1027 Drummond Street Carlton North - Advertised Plans



25/05/2020 3:04:12 PM



Client  
**HUMAN HABITATS**

Project  
**RESIDENTIAL DEVELOPMENT  
1027 DRUMMOND STREET, CARLTON NORTH  
CITY OF YARRA**

Title  
**B85 CAR SWEEP PATH ANALYSIS  
REVERSE INGRESS**

Date  
**2020-05-25**

Drawn / Approved  
**JT / WD**

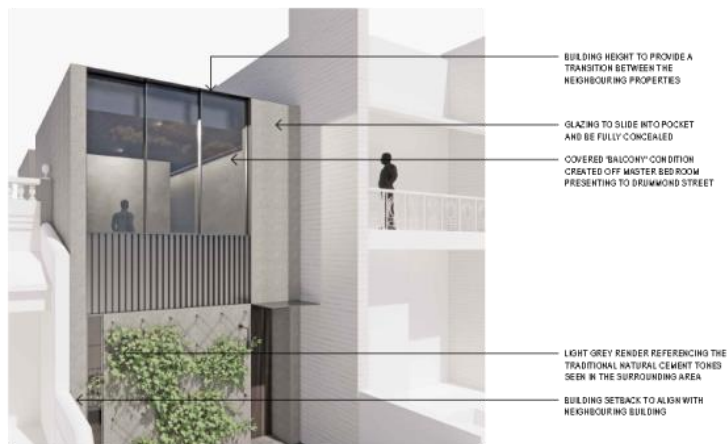
Drawing Number  
**IMP200518 - DG-01-03**

Status  
**PRELIMINARY**

Revision Description  
**ISSUED FOR INFORMATION**

Revision  
**C**

Attachment 2 - PLN20/0184 - 1027 Drummond Street Carlton North - Advertised Plans



HERITAGE RESPONSE DIAGRAM 01

HERITAGE RESPONSE DIAGRAM 02

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REVISION	DATE	DESCRIPTION
A	06.05.20	RESPONSE TO RF1

PROJECT  
1027 DRUMMOND STREET, CARLTON NORTH

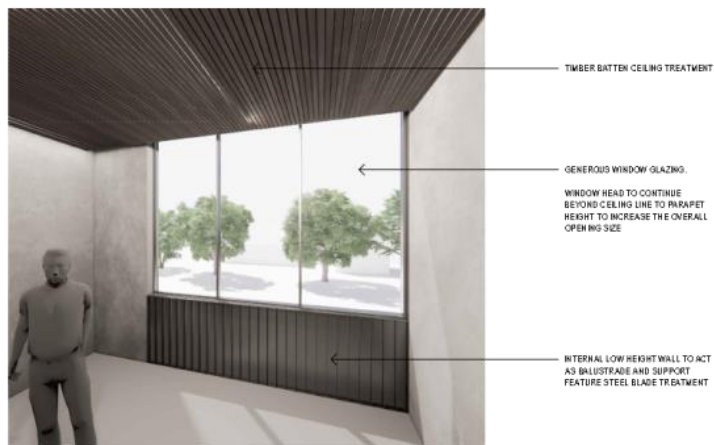
CLIENT  
VIRTUS PROGRESSIO PTY LTD

DRAWING TITLE  
HERITAGE RESPONSE DIAGRAMS

**TOWN PLANNING**

SCALE	NTS	DATE	18.03.20
		JOB NO.	19019
DRAWN	MM	DRW NO.	PL33
CHECK	HW	REV.	A

Attachment 2 - PLN20/0184 - 1027 Drummond Street Carlton North - Advertised Plans



HERITAGE RESPONSE DIAGRAM 03

HERITAGE RESPONSE DIAGRAM 04

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REVISION	DATE	DESCRIPTION
A	06.05.20	RESPONSE TO RF1

PROJECT  
1027 DRUMMOND STREET, CARLTON NORTH

CLIENT  
VIRTUS PROGRESSIO PTY LTD

DRAWING TITLE  
HERITAGE RESPONSE DIAGRAMS

**TOWN PLANNING**

SCALE	NTS	DATE	18.03.20
		JOB NO.	19019
DRAWN	MM	DRW NO.	PL34
CHECK	HW	REV.	A

## Attachment 3 - PLN20/0184 - 1027 Drummond Street Carlton North - Heritage Comments (Advertised Plans)

### City of Yarra Heritage Advice

---

<b>Application No.:</b>	<i>PLN20/0184</i>
<b>Address of Property:</b>	<b>1027 Drummond St Carlton North</b>
<b>Planner:</b>	<i>Nish Goonetilleke</i>
<b>Yarra Planning Scheme References:</b>	<ul style="list-style-type: none"><li>• <i>Clause 15.03 Heritage</i></li><li>• <i>Clause 21.05-1 Built Form (Heritage)</i></li><li>• <i>Clause 22.02 Development Guidelines for sites subject to the Heritage Overlay</i></li><li>• <i>Clause 43.01 Heritage Overlay</i></li><li>• <i>Clause 59.07 Applications Under A Heritage Overlay</i></li></ul>
<b>Heritage Overlay No. &amp; Precinct:</b>	<i>HO326 - North Carlton Precinct</i>
<b>Level of significance:</b>	<i>Not contributory, constructed 1850-1890 (City of Yarra Review of Heritage Areas 2007 Appendix 8 (as updated from time to time)</i>
<b>General description:</b>	<i>Full demolition of existing built form on-site and construction of a double-storey dwelling</i>
<b>Drawing Nos.:</b>	<i>Set of 38 drawings, entitled "1027 Drummond Street, Carlton North", prepared by Wellard Architects received by Council</i>

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#### CONTEXT IMAGES:





**Attachment 3 - PLN20/0184 - 1027 Drummond Street Carlton North - Heritage Comments (Advertised Plans)**



**PREVIOUSLY ISSUED COMMENTS**

The following pre-application comments on this application were issued on 28 April 2020:

**Demolition:**

*Full demolition: OK, building identified as non-contributory*

**New building:**

*Setback front: The front setback of the new building at ground level is slightly forward of the adjoining properties on either side. There is no reason why the setback cannot match.*

*Setback sides: The side setbacks (zero) on both sides are supported.*

*Scale: The scale of the proposed building is acceptable as a transition between the differing heights of the buildings on either side.*

*Roof: The roofs on either side of the subject site are basically concealed from the street by parapets. The proposed flat roof of the new building therefore could be supported as it mimics the appearance of the adjacent parapet without adornment.*

*Appearance: The appearance of the proposed new building will be alien in the street.*

*The dark rendered facade at ground level will present to the street as a blank wall with nothing more than a slit window to one side. The lack of reference to the traditional fenestration of houses in the street will make the proposed building stand out rather than respectfully sit amongst the existing houses in the street.*

**Attachment 3 - PLN20/0184 - 1027 Drummond Street Carlton North - Heritage Comments (Advertised Plans)**

*It is strongly suggested that the colour of the rendered facade be modified to a colouring closer to natural cement to avoid the new building having such a bold, monolithic appearance within a streetscape characterised by facade that are composed of traditional colours and materials combined with finer details.*

*A front verandah, even a stylised version, is suggested to enable the building to reflect the Victorian character of the nearby properties.*

**ASSESSMENT OF PROPOSED WORKS:**

Based on the comments above, there were only two heritage concerns regarding this application:

*Front setback:*

The proposed front setback has been increased from 3.33 metres to 3.43 metres, in line with the front walls of adjoining properties.

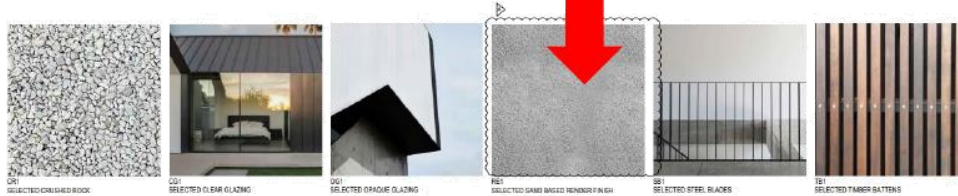
This is supported.

*Appearance:*

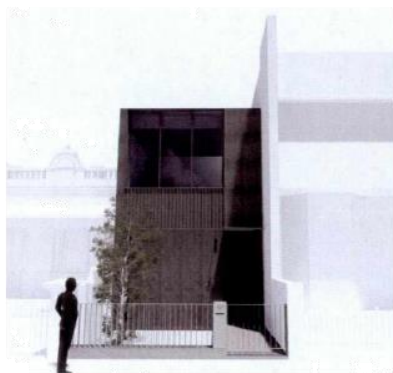
In response to the previous heritage comments, the only change to the proposed material schedule is the change from the very dark rendered wall finish to a mid-grey coloured finish. This is considered acceptable. The contrast created by the window spandrel and door is also acceptable.



Above: Pre-app colour scheme



Above: Current proposed colour scheme



Above: Pre-app façade proposal



Above: Current façade proposal

**Attachment 3 - PLN20/0184 - 1027 Drummond Street Carlton North - Heritage Comments (Advertised Plans)**



Above: Current proposed façade, no change from pre-app design

The lack of reference to the traditional fenestration of houses in the street continues to remain a concern for this proposal as the design has not changed.

The proposal to create a green wall on the ground floor façade is not considered a suitable design response to the lack of fenestration to the street frontage at ground level. There are no guarantees that the proposed vegetation will grow or remain alive. The proposal must be acceptable, with or without the soft landscaping.

The extent of first floor glazing is acceptable as it loosely relates to the upper floor façade of the neighbouring property.

The appearance of the proposed front fence is acceptable.

**RECOMMENDATIONS:**

1. On heritage grounds the works proposed in this application may be approved subject to the following conditions:

	<b>Suggested condition</b>	<b>Explanation</b>
1.	That the door and window openings in the ground floor façade should be of traditional proportions and make up about 40% of the ground floor façade.	<i>The character of the heritage precinct is identified by various contributory elements including street facades that are comprised with openings such as windows and doors that make up about 40%.</i>

**SIGNED:**

Diahnn McIntosh

**DATED: 27 July 2020**

**Attachment 4 - PLN20/0184 - 1027 Drummond Street Carlton North - Melbourne Water  
Comments (Advertised Plans)**



10 August 2020

Nish Goonetilleke  
Yarra City Council  
333 Bridge Road  
Richmond VIC 3121

Dear Nish,

**Proposal:** Construction of dwelling

**Site location:** Lot No 2, 1027 DRUMMOND STREET CARLTON NORTH 3054

**Melbourne Water reference:** MWA-1179769

**Date referred:** 14/07/2020

**Our Decision**

Melbourne Water, pursuant to Section 56(1) of the Planning and Environment Act 1987, does not object to the proposal, subject to the following conditions:

1. Prior to the endorsement of plans, amended plans must be submitted to Council and Melbourne Water addressing Melbourne Water's conditions. Plans must be submitted with surface and floor levels to Australian Height Datum (AHD) and must be modified to show:

- a. Finished floor levels of the dwelling set no lower than 36.18 metres to AHD.
- b. Finished floor levels of the garage set no lower than 36.23 metres to AHD.

2. The dwelling must be constructed with finished floor levels set no lower than 36.18 metres to Australian Height Datum, which is 300mm above the applicable flood level at location of development at 36.18m to AHD.

3. The garage must be constructed with finished floor levels set no lower than the applicable flood level at location of development at 36.23m to AHD.

**Advice**

For general development enquiries contact our Customer Service Centre on 131 722.

Regards,

A handwritten signature in black ink, appearing to read "Segujja Kakembo".

Segujja Kakembo  
Development Planning Services



**Attachment 5 - PLN20/0184 - 1027 Drummond Street Carlton North - Engineering Referral Comments (Advertised Plans)**



**MEMO**

**To:** Nish Goonetilleke  
**From:** Artemis Bacani  
**Date:** 13 August 2020  
**Subject:** Application No: PLN20/0184  
 Description: Rear Garage and Vehicle Access  
 Site Address: 1027 Drummond Street, Carlton North

I refer to the above Planning Application received on 14 July 2020 in relation to the proposed development at 1027 Drummond Street, Carlton North. Council's Civil Engineering unit provides the following information:

**Drawings and Documents Reviewed**

	Drawing No. or Document	Revision	Dated
Wellard	PL03 <i>Ground Demolition and Proposed Ground Floor Plan</i>	B	9 June 2020
	PL06 <i>Proposed Elevations</i>	A	6 May 2020

**DEVELOPMENT LAYOUT DESIGN  
 Layout Design Assessment**

Item	Assessment
<b>Access Arrangements</b>	
Laneway Width	The rear laneway has a carriageway width of 3.64 metres.
Garage Doorway Width	The garage doorway is 4.28 metres in width. Off A 3.63 metre apron, the doorway width is considered adequate to provide satisfactory turning movements into and out of the garage for a B85 design vehicle.
Garage Headroom Clearance	A headroom clearance of 2.38 metres has been provided to satisfy <i>Design standard 1 – Accessways</i> .
<b>Car Parking Modules</b>	
Single Garage	The internal dimensions of the single garage of 3.5 metres wide by 6.0 metres in depth to satisfy <i>Design standard 2 – Car parking spaces</i> .
<b>Other Items</b>	
Proposed Vehicle Access – Off the Laneway	To demonstrate the provision of the 40mm lip from the edge of the laneway to the finished floor level of the front edge of the slab at ground level, the applicant must prepare a cross sectional drawing showing the reduced level of the north and south edge of the laneway, the centreline of the laneway and the finished floor level of the slab.

**Attachment 5 - PLN20/0184 - 1027 Drummond Street Carlton North - Engineering Referral Comments (Advertised Plans)**

**Design Items to be Addressed**

Item	Details
Proposed Vehicle Access – Off the Laneway	<p>To demonstrate the provision of the 40mm lip from the edge of the laneway to the finished floor level of the front edge of the slab at ground level, the applicant must prepare a 1 in 20 scale cross sectional drawing showing the reduced level of the west and east edge of the laneway, the centreline of the laneway and the finished floor level of the slab.</p> <p>These levels are to be shown on a cross sectional drawing, with dimensions, together with the B99 design vehicle ground clearance template demonstrating access into and out of the development.</p> <p>Providing the ground clearance check early in the design phase can also determine whether further modification works are required, such as lowering the finished floor level inside the property or making any adjustments to Council's footpaths or road infrastructure.</p>

**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.

**ADDITIONAL ENGINEERING ADVICE FOR THE APPLICANT**

Item	Details
Legal Point of Discharge	<p>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.</p>
Clearances to Electrical Assets	<p>Overhead power lines run along the east side of the laneway, close to the property boundary.</p> <p>The developer needs to ensure that the building has adequate clearances from overhead power cables, transformers, substations or any other electrical assets where applicable. Energy Safe Victoria has published an information brochure, <i>Building design near powerlines</i>, which can be obtained from their website:</p> <p><a href="http://www.esv.vic.gov.au/About-ESV/Reports-and-publications/Brochures-stickers-and-DVDs">http://www.esv.vic.gov.au/About-ESV/Reports-and-publications/Brochures-stickers-and-DVDs</a></p>

**Attachment 6 - PLN20/0184 - 1027 Drummond Street Carlton North - S57A Plans**

**PRELIMINARY ISSUE**

**1027 DRUMMOND STREET, CARLTON NORTH**

DRAWING	SCALE	
PL01	EXISTING SITE PLAN / SITE ANALYSIS	1:250
PL02	PROPOSED SITE PLAN / DESIGN RESPONSE	1:250
PL03	GROUND DEMOLITION AND PROPOSED GROUND FLOOR PLAN	1:200
PL04	PROPOSED FIRST FLOOR AND PROPOSED ROOF PLAN	1:200
PL05	DEMOLITION ELEVATIONS	1:200
PL06	PROPOSED ELEVATIONS	1:200
PL07	PROPOSED SECTIONS AA B CC DD EE FF	1:200
PL08	PROPOSED SECTIONS GG HH JJ AND LANEWAY	VARIES
PL09	EXISTING AND PROPOSED SHADOWS 9AM	1:200
PL10	EXISTING AND PROPOSED SHADOWS 10AM	1:200
PL11	EXISTING AND PROPOSED SHADOWS 11AM	1:200
PL12	EXISTING AND PROPOSED SHADOWS 12PM	1:200
PL13	EXISTING AND PROPOSED SHADOWS 1PM	1:200
PL14	EXISTING AND PROPOSED SHADOWS 2PM	1:200
PL15	EXISTING AND PROPOSED SHADOWS 3PM	1:200
PL16	MATERIALS SCHEDULE	NTS
PL17	3D VIEWS	NTS
PL18	3D VIEWS	NTS
PL19	GROUND DEMOLITION PLAN	1:100
PL20	GARAGE DEMOLITION AND PROPOSED PLAN	1:100
PL21	PROPOSED GROUND FLOOR PLAN	1:100
PL22	PROPOSED FIRST FLOOR PLAN	1:100
PL23	PROPOSED ROOF PLAN	1:100
PL24	PROPOSED STUDIO AND GARAGE ROOF PLAN	1:100
PL25	DEMOLITION NORTH AND EAST ELEVATIONS	1:100
PL26	DEMOLITION SOUTH AND WEST ELEVATIONS	1:100
PL27	PROPOSED NORTH AND EAST ELEVATIONS	1:100
PL28	PROPOSED SOUTH AND WEST ELEVATIONS	1:100
PL29	PROPOSED SECTION AA	1:100
PL30	PROPOSED SECTION BB CC	1:100
PL31	PROPOSED SECTION DD EE FF GG	1:100
PL32	PROPOSED SECTIONS GG HH JJ	1:100
PL33	HERITAGE RESPONSE DIAGRAMS	NTS
PL34	HERITAGE RESPONSE DIAGRAMS	NTS
PL35	LIGHT COURT SHADOW DIAGRAMS	NTS



AERIAL SITE PHOTOGRAPH

**SUMMARY:**  
 SITE ADDRESS: 1027 DRUMMOND STREET  
 CARLTON NORTH 3054  
 EXISTING USE: RESIDENTIAL  
 PROPOSED USE: RESIDENTIAL  
 TITLE INFORMATION: VOL 8058  
 FOL 007  
 TP 219888Q

**AREA ANALYSIS:**  
 SITE AREA: 240 M2 100%  
 PRO. BLDG COVERAGE: 178M2 74%  
 PRO. SITE PERMEABILITY: 47M2 20%  
 PRO. PRIVATE OPEN SPACE: 38M2 16%  
 PRO. CARPARKS: 1

**PRELIMINARY**



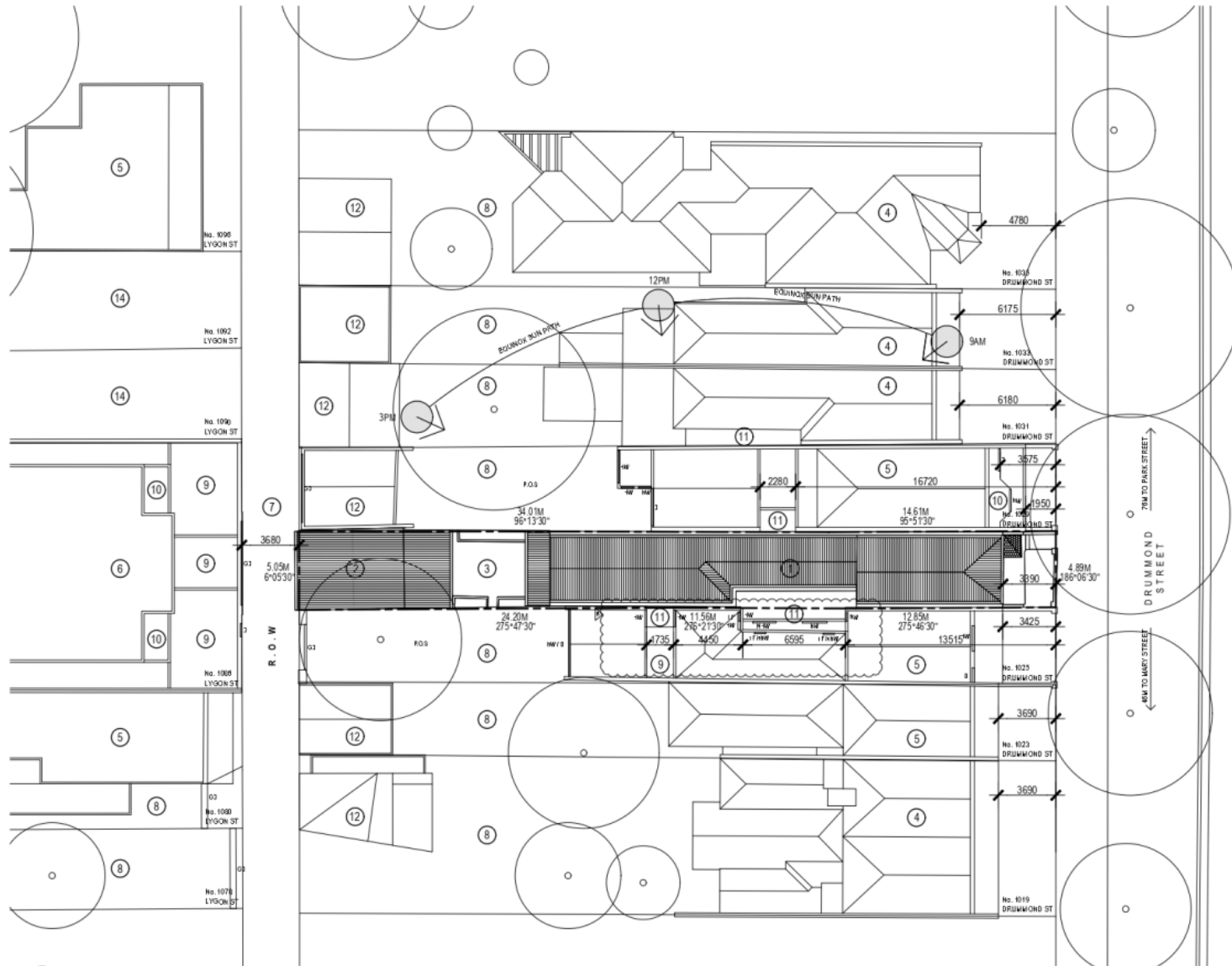
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REVISION	DATE	DESCRIPTION
A	06.05.20	RESPONSE TO RFI
B	26.08.20	PLANS TO NEIGHBOUR FOR COMMENT

PROJECT	CLIENT
1027 DRUMMOND STREET, CARLTON NORTH	VIRTUS PROGRESSIO PTY LTD
DRAWING TITLE	
DRAWING INDEX	

SCALE	NTS	DATE	18.03.20
		JOB NO.	19019
DRAWN	MM	DRW NO.	P100
CHECK	HW	REV.	B

Attachment 6 - PLN20/0184 - 1027 Drummond Street Carlton North - S57A Plans



**SITE ANALYSIS:**

1. EXISTING BUILDING TO BE DEMOLISHED
2. REAR GARAGE AND PERGOLA TO BE DEMOLISHED
3. REAR WEST FACING COURTYARD
4. NEIGHBOURING SINGLE STOREY DWELLING
5. NEIGHBOURING DOUBLE STOREY DWELLING
6. NEIGHBOURING TRIPLE STOREY APARTMENT BUILDING
7. ADJOINING LANEWAY
8. NEIGHBOURING PRIVATE OPEN SPACE
9. NEIGHBOURING FIRST FLOOR TERRACE
10. NEIGHBOURING BALCONY
11. NEIGHBOURING LIGHT COURT
12. NEIGHBOURING GARAGE
13. NEIGHBOURING GARAGE / STUDIO
14. OPEN CARPARK

**AREA ANALYSIS:**

SITE AREA:	240	sqm	100%
EX. BLDG COVERAGE	168	sqm	70%
EX. SITE PERMEABILITY	11.5	sqm	5%
EX. PRIVATE OPEN SPACE	46	sqm	19%
EX. CARPARKS	1		

H.W.	-	HABITABLE WINDOW
N.H.W.	-	NON HABITABLE WINDOW
G.D.	-	GARAGE DOOR
D	-	DOOR

**PRELIMINARY**

EXISTING SITE PLAN  
1:200

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ONLY. PROJECT NUMBER 1027 DRUMMOND STREET

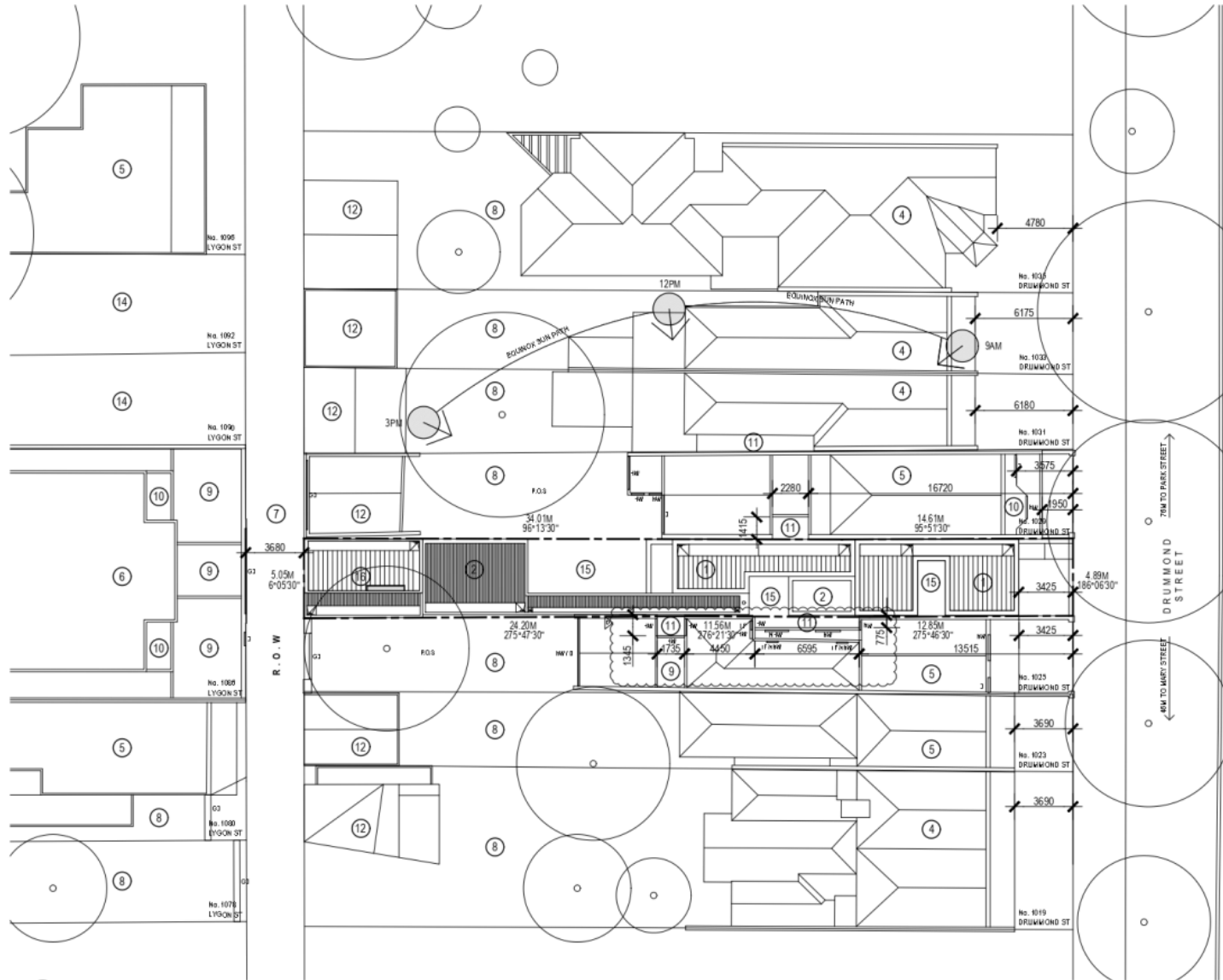
REVISION	DATE	DESCRIPTION
A	06.05.20	RESPONSE TO RF1
B	22.09.20	GF H.W NOTED

PROJECT	1027 DRUMMOND STREET, CARLTON NORTH	CLIENT	VIRTUS PROGRESSIO PTY LTD
DRAWING TITLE	EXISTING SITE PLAN / SITE ANALYSIS		

SCALE	1:250_A3	DATE	18.03.20
		JOB NO.	19019
DRAWN	MM	DRW NO.	PL01
CHECK	HW	REV.	B



Attachment 6 - PLN20/0184 - 1027 Drummond Street Carlton North - S57A Plans



**HERITAGE STATEMENT**

THE SUBJECT SITE IS LOCATED AT 1027 DRUMMOND STREET, CARLTON NORTH. THE SITE DIMENSIONS ARE APPROX. 4.9 METRES WIDE BY 48.5 METRES IN LENGTH. THE WESTERN BOUNDARY ABUTS A REAR R.O.W. THE PROPERTY HAS BEEN IDENTIFIED AS 'NON-CONTRIBUTORY' AS PART OF THE YARRA PLANNING SCHEME.

THE EXISTING HOUSE IS OF A 'VICTORIAN' ERA BUT HAS BEEN HEAVILY MODIFIED OVER THE YEARS RESULTING IN A BUILDING WITH LITTLE OR NO HERITAGE APPEAL FROM THE STREET INTERFACE. THERE ARE NO HERITAGE FEATURES IN THE EXISTING HOUSE WHICH HAS BEEN STRIPPED OF ITS ORIGINAL DOORS, WINDOWS AND EXTERNAL CLADDING. INTERNALLY THE ORIGINAL FLOORS, ARCHTRAVES, SKIRTING'S AND CORNICES HAVE ALL BEEN REMOVED AT SOME POINT IN TIME.

THE PROPOSED DWELLING IS DOUBLE STOREY IN HEIGHT WITH A FRONT PARAPET THAT REFERENCES THE EXISTING PROPORTIONS OF THE NEIGHBOURING BUILDINGS, PROVIDES A TRANSITION BETWEEN THE LARGE DOUBLE STOREY DWELLING AT 1029 DRUMMOND AND THE SINGLE STOREY DWELLING AT 1025 DRUMMOND ST. A NUMBER OF DOUBLE HEIGHT COURTYARDS HAVE BEEN INTRODUCED TO REDUCE THE OVERALL BUILDING MASS WHILE ALSO ALLOWING FOR CONSIDERED DROPS IN BUILDING HEIGHTS. THE LOCATION OF THESE HAS BEEN CONSIDERED TO RESPOND TO THE NEIGHBOURING CONDITIONS AND PROVIDES RELIEF ALONG THE BOUNDARY AND P.O.S. CONDITIONS. GLAZED METAL FRAMED SLIDING WINDOWS CAN BE CONCEALED BEHIND A RENDERED WALL TO PROVIDE A GENEROUS OPENING WITHIN THE FRONT FACADE REFERENCING THE NEIGHBOURING FIRST FLOOR BALCONY CONDITION WITHOUT THE FEAR OF COPYING OR TOO CLOSELY REFERENCING NEIGHBOURING HERITAGE CONDITION.

THE PROPOSED FRONT FENCE IS A CONTEMPORARY RESPONSE TO THE ADJACENT TRADITIONAL WROUGHT IRON FENCES PRESENT IN THE SURROUNDING AREA. HIGHLY DETAILED STEEL BLADES FIXED TO A RENDERED PLINTH REFERENCE THE PROPORTIONS OF ADJACENT FENCES YET DON'T ATTEMPTING TO MIMIC EXISTING DETAILING AND MATERIALITY IN A PEDESTRIAN MANNER.

THE PROPOSAL IS OF A HIGH DESIGN QUALITY AND INTERPRETS AND RESPONDS POSITIVELY TO ITS HERITAGE CONTEXT.

**SITE ANALYSIS / DESIGN RESPONSE:**

1. PROPOSED DOUBLE STOREY DWELLING
2. PROPOSED SINGLE STOREY DWELLING
3. REAR WEST FACING COURTYARD
4. NEIGHBOURING SINGLE STOREY DWELLING
5. NEIGHBOURING DOUBLE STOREY DWELLING
6. NEIGHBOURING TRIPLE STOREY APARTMENT BUILDING
7. ADJOINING LANEWAY
8. NEIGHBOURING PRIVATE OPEN SPACE
9. NEIGHBOURING FIRST FLOOR TERRACE
10. NEIGHBOURING BALCONY
11. NEIGHBOURING LIGHT COURT
12. NEIGHBOURING GARAGE
13. NEIGHBOURING GARAGE / STUDIO
14. OPEN CARPARK
15. PROPOSED LIGHT COURT
16. PROPOSED DOUBLE STOREY GARAGE / STUDIO

**AREA ANALYSIS:**

SITE AREA:	240	sqm	100%
EX. BLDG COVERAGE	168	sqm	70%
EX. SITE PERMEABILITY	11.5	sqm	5%
EX. PRIVATE OPEN SPACE	46	sqm	19%
PRO. BLDG COVERAGE	178	sqm	74%
PRO. SITE PERMEABILITY	47	sqm	20%
PRO. PRIVATE OPEN SPACE	38	sqm	16%
CARPARKS	1		

H.W. - HABITABLE WINDOW  
 N.H.W. - NON HABITABLE WINDOW  
 G.D. - GARAGE DOOR  
 D - DOOR

**PRELIMINARY**

PROPOSED SITE PLAN  
 1:200

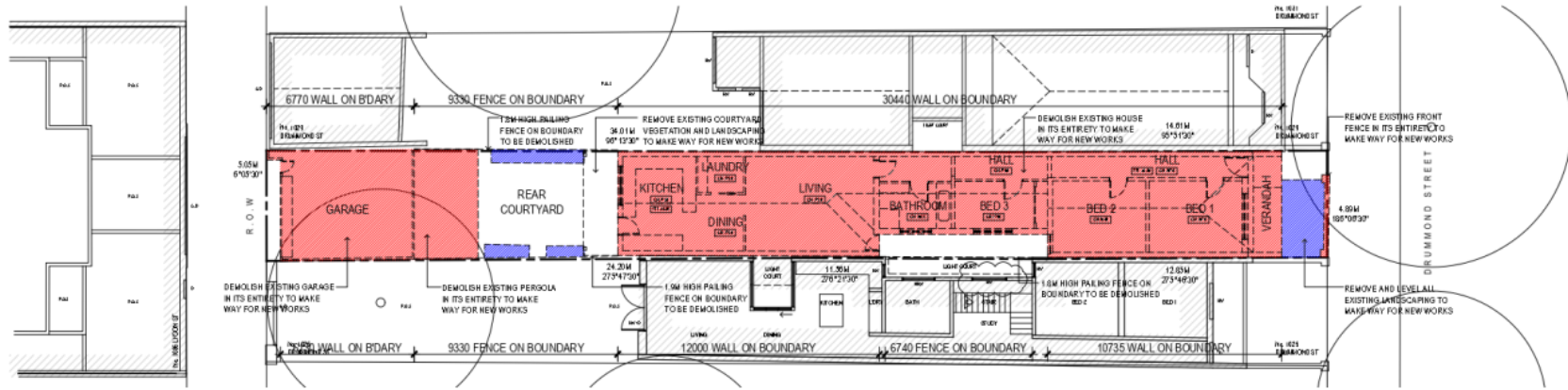
**WELLARD.**  
 21140/51/STREET, ST 14 MELBOURNE VIC 3015  
 www.wellard.com.au

REVISION	DATE	DESCRIPTION
A	06.05.20	RESPONSE TO RFI
B	09.06.20	RESPONSE TO RFI
C	26.08.20	PLANS TO NEIGHBOUR FOR COMMENT
D	22.09.20	GP H.W. NOTED

PROJECT	1027 DRUMMOND STREET, CARLTON NORTH	CLIENT	VIRTUS PROGRESSIO PTY LTD
DRAWING TITLE	PROPOSED SITE PLAN / DESIGN RESPONSE		

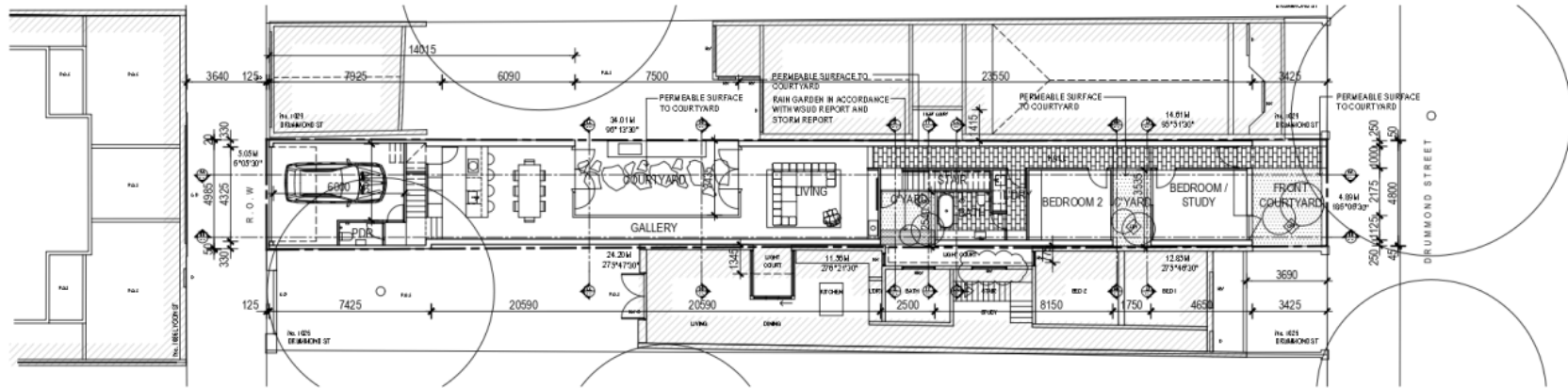
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JOB NO.	19019		
DRAWN	MM	DRW NO.	PL02
CHECK	HW	REV.	D

Attachment 6 - PLN20/0184 - 1027 Drummond Street Carlton North - S57A Plans



GROUND DEMOLITION PLAN  
1:500

- DEMOLITION LEGEND:
- EXISTING CONDITIONS DEMOLITION PLAN
  - WALLS TO BE DEMOLISHED
  - WINDOWS TO BE DEMOLISHED
  - DOORS TO BE DEMOLISHED
  - EXTENT OF DEMOLITION
  - EXISTING PERMEABLE SURFACE



PROPOSED GROUND FLOOR PLAN  
1:500

**PRELIMINARY**



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SPECIFIED TO BE USED IN CONJUNCTION WITH  
SPECIFICATIONS AND/OR CONSULT ENGINEER  
NOTIFY PROJECT MANAGER IMMEDIATELY OF ANY DISCREPANCY

REVISION	DATE	DESCRIPTION
A	06.05.20	RESPONSE TO RFI
B	09.06.20	RESPONSE TO RFI
C	30.07.20	RESPONSE TO COUNCIL
D	26.08.20	PLANS TO NEIGHBOUR FOR COMMENT
E	22.09.20	GF H.W NOTED

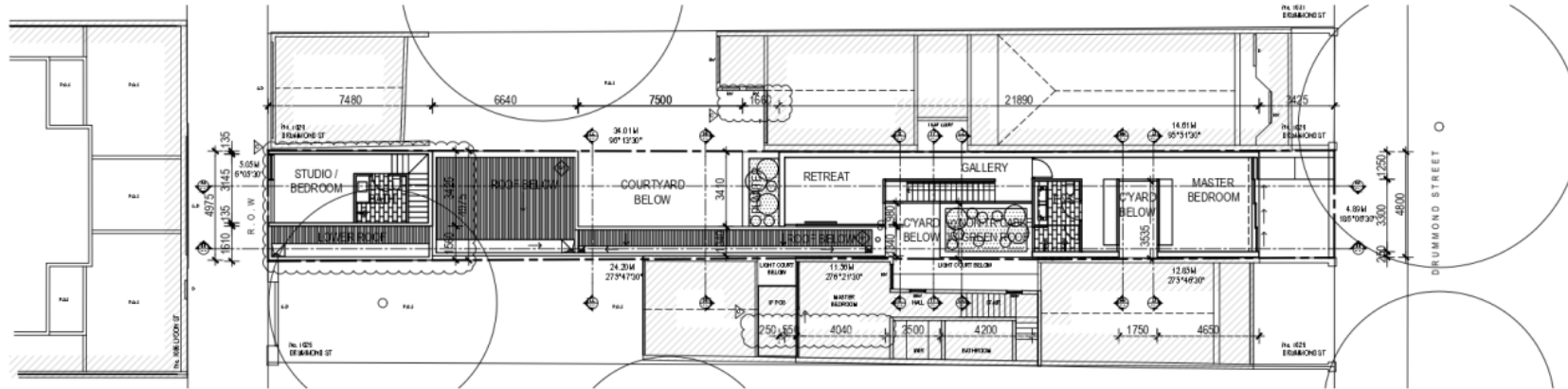
PROJECT  
1027 DRUMMOND STREET, CARLTON NORTH

CLIENT  
VIRTUS PROGRESSIO PTY LTD

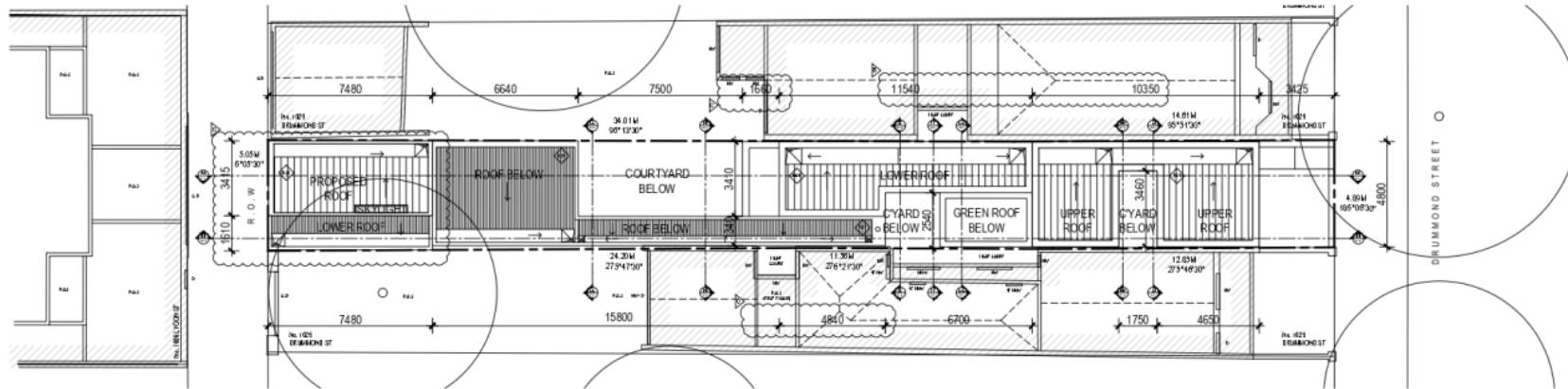
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GROUND DEMOLITION AND PROPOSED GROUND FLOOR PLAN

SCALE	1:200_A3	DATE	18.03.20
JOB NO.	19019	REV.	E
DRAWN	MM	DRW NO.	PL03
CHECK	HW	REV.	E

Attachment 6 - PLN20/0184 - 1027 Drummond Street Carlton North - S57A Plans



PROPOSED FIRST FLOOR PLAN  
1:200



PROPOSED ROOF PLAN  
1:200

**PRELIMINARY**

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REVISION	DATE	DESCRIPTION
A	06.05.20	RESPONSE TO RFI
B	28.07.20	RESPONSE TO COUNCIL
C	26.08.20	PLANS TO NEIGHBOUR FOR COMMENT

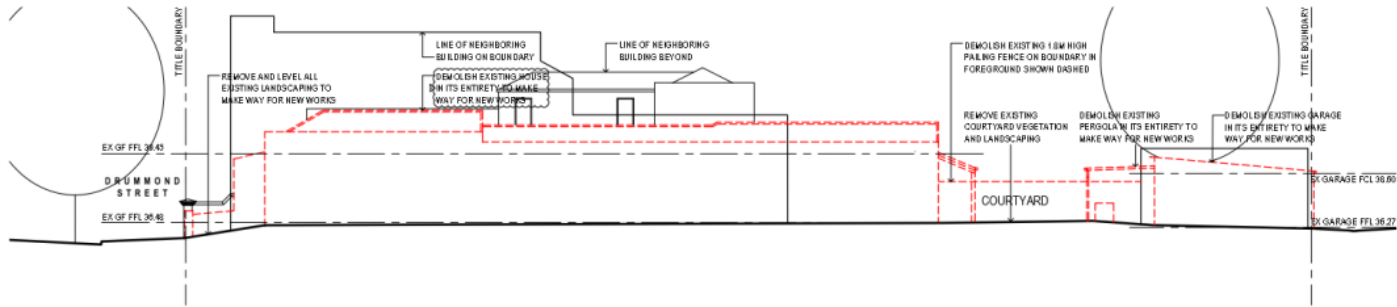
PROJECT  
1027 DRUMMOND STREET, CARLTON NORTH

CLIENT  
VIRTUS PROGRESSIO PTY LTD

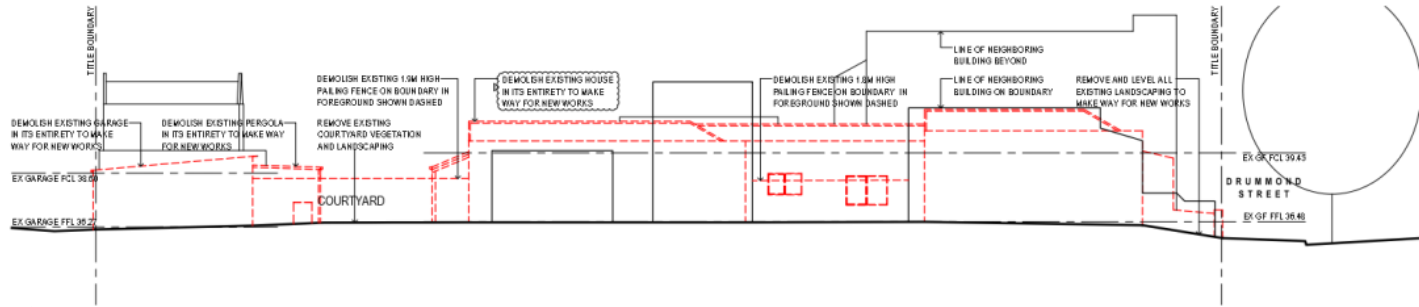
DRAWING TITLE  
PROPOSED FIRST FLOOR AND PROPOSED ROOF PLAN

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		JOB NO.	19019
DRAWN	MM	DRW NO.	PL04
CHECK	HW	REV.	C

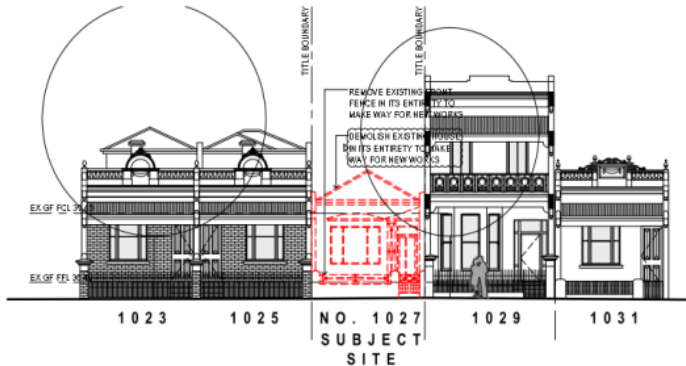
Attachment 6 - PLN20/0184 - 1027 Drummond Street Carlton North - S57A Plans



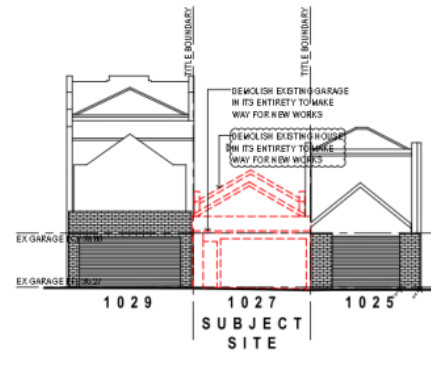
DEMOLITION NORTH ELEVATION  
1:200



DEMOLITION SOUTH ELEVATION  
1:200



DEMOLITION EAST ELEVATION  
1:200



DEMOLITION WEST ELEVATION  
1:200

FINISHES		FIN
XF01	EXISTING ROOF SHEETING	
XF02	EXISTING RENDERED BRICKWORK	
XF03	EXISTING GLAZING	
XF04	EXISTING ROOF TILES	
XF05	EXISTING PAINTED BRICKWORK	
XF06	EXISTING METAL DOOR	
CG1	SELECTED CLEAR GLAZING	
CR1	SELECTED CRUSHED ROCK	
OG1	SELECTED OPAQUE GLAZING	
RE1	SELECTED SAND BASED RENDER	
RS1	SELECTED ROOF SHEETING	
SB1	SELECTED STEEL BLADES	
TB1	SELECTED TIMBER BATTENS	

**PRELIMINARY**

**WELLARD.**  
21140/57 STREET, ST ILMERS VIC 3015  
PH: 08 9438 1511 FAX: 08 9438 1512

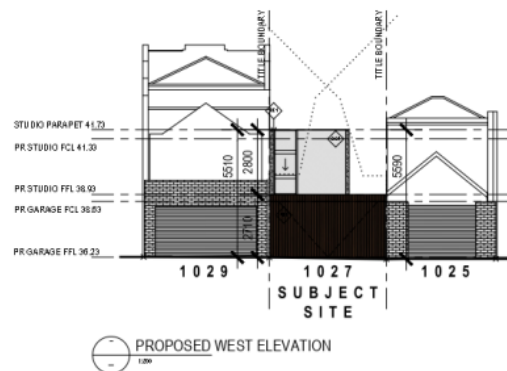
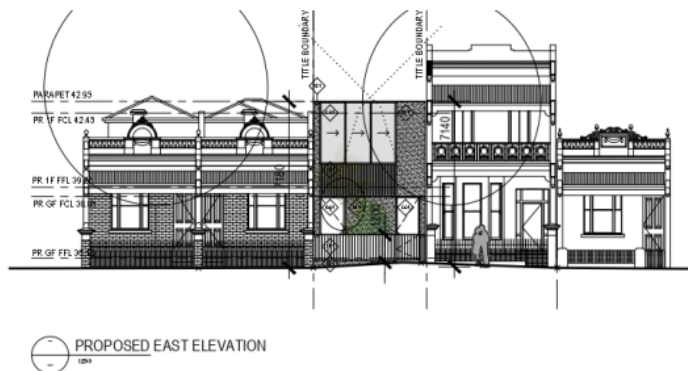
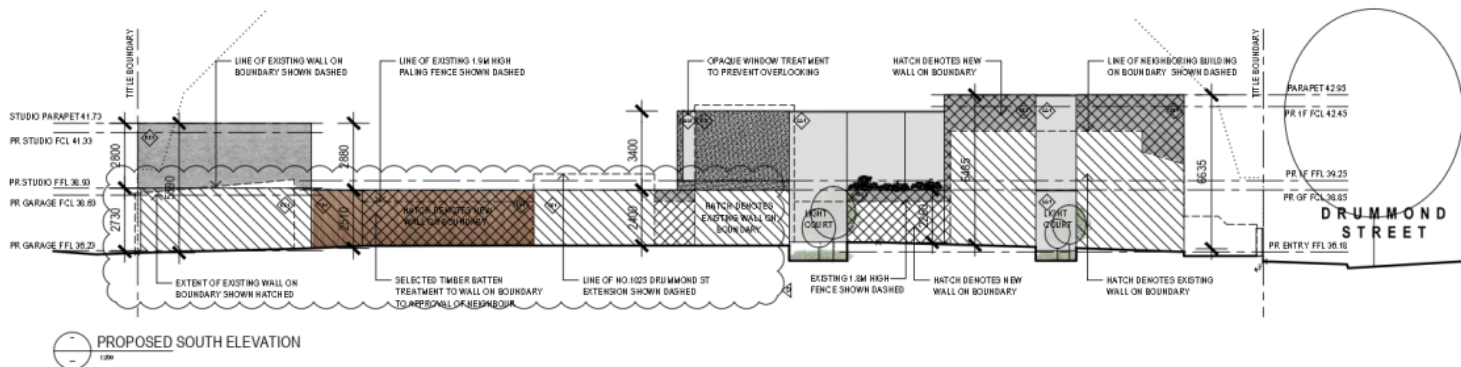
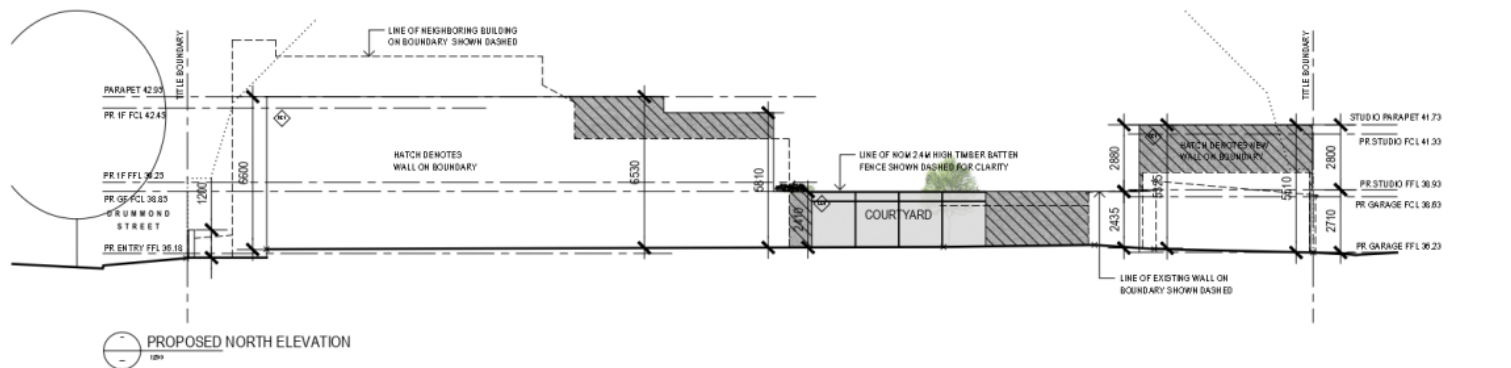
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REVISION	DATE	DESCRIPTION
A	06.05.20	RESPONSE TO RF1

PROJECT	1027 DRUMMOND STREET, CARLTON NORTH	CLIENT	VIRTUS PROGRESSIO PTY LTD
DRAWING TITLE	DEMOLITION ELEVATIONS		

SCALE	1:200_A3	DATE	18.03.20
DRAWN	MM	JOB NO.	19019
CHECK	HW	PLG NO.	PL05
		REV.	A

Attachment 6 - PLN20/0184 - 1027 Drummond Street Carlton North - S57A Plans



FINISHES		FIN
XF01	EXISTING ROOF SHEETING	
XF02	EXISTING RENDERED BRICKWORK	
XF03	EXISTING GLAZING	
XF04	EXISTING ROOF TILES	
XF05	EXISTING PAINTED BRICKWORK	
XF06	EXISTING METAL DOOR	
CG1	SELECTED CLEAR GLAZING	
CR1	SELECTED CRUSHED ROCK	
OG1	SELECTED OPAQUE GLAZING	
RE1	SELECTED SAND BASED RENDER	
RS1	SELECTED ROOF SHEETING	
SB1	SELECTED STEEL BLADES	
TB1	SELECTED TIMBER BATTENS	

**WELLARD.**  
2014015/ST/07-07/14/BLD/PLN/VC 001  
WELLARD ARCHITECTURE

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REVISION	DATE	DESCRIPTION
A	06.05.20	RESPONSE TO RFI
B	31.07.20	SKETCH PLANS TO COUNCIL
C	26.08.20	PLANS TO NEIGHBOUR FOR COMMENT
D	22.09.20	TIMBER BATTEN TREATMENT TO BOUNDARY WALL

PROJECT  
1027 DRUMMOND STREET, CARLTON NORTH

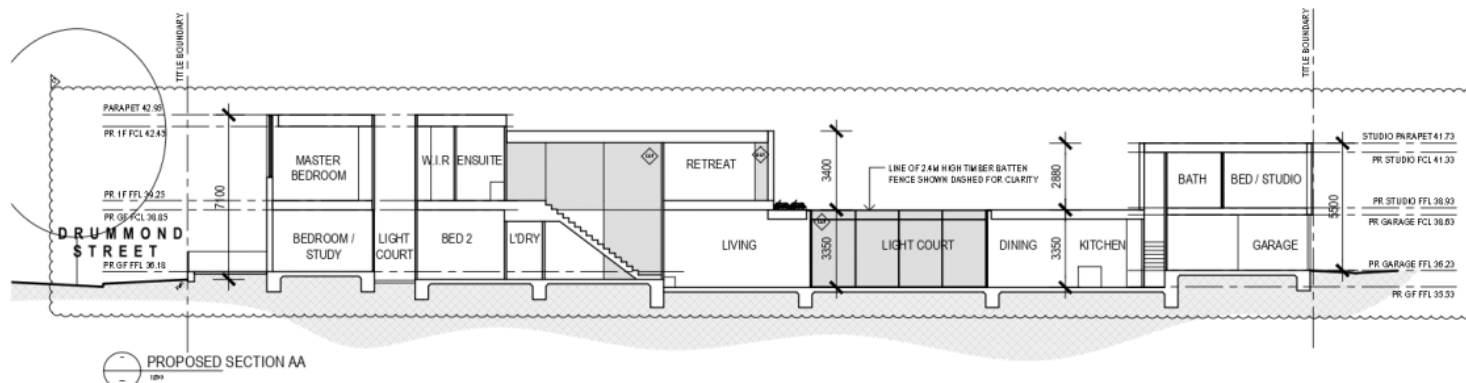
CLIENT  
VIRTUS PROGRESSIO PTY LTD

DRAWING TITLE  
PROPOSED ELEVATIONS

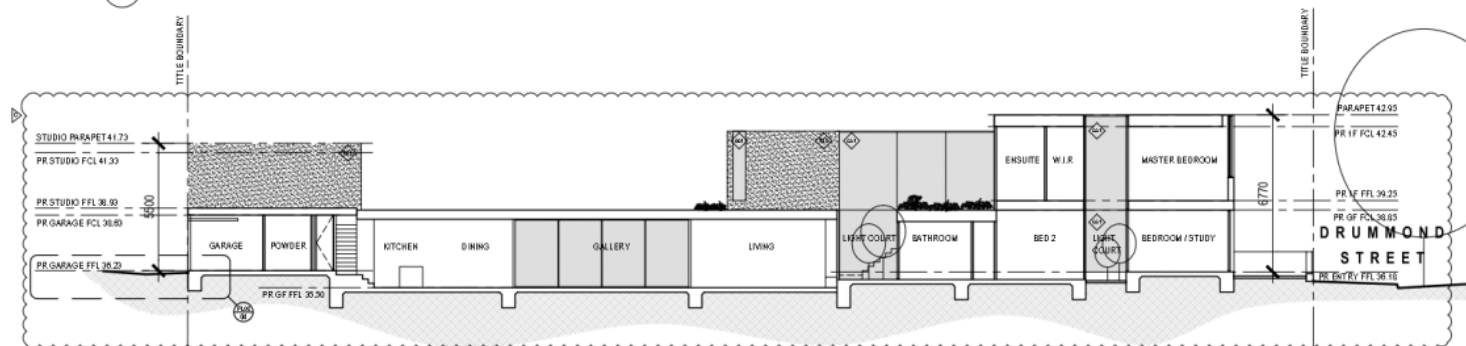
**PRELIMINARY**

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		JOB NO.	19019
DRAWN	MM	DRW NO.	PL06
CHECK	HW	REV.	D

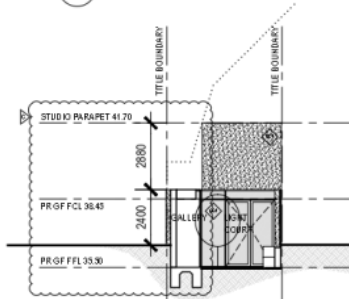
Attachment 6 - PLN20/0184 - 1027 Drummond Street Carlton North - S57A Plans



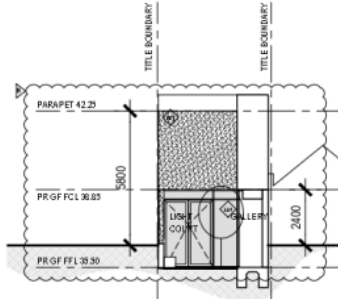
PROPOSED SECTION AA  
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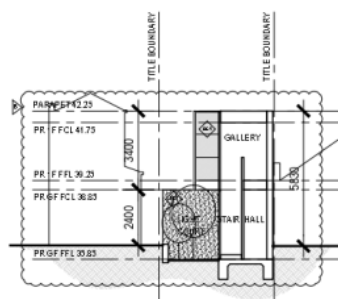
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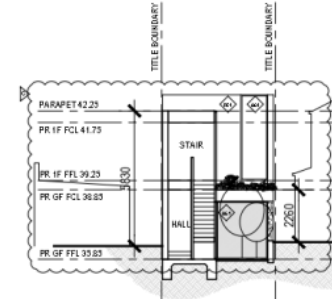
PROPOSED SECTION CC  
1:20



PROPOSED SECTION DD  
1:20



PROPOSED SECTION EE  
1:20



PROPOSED SECTION FF  
1:20

FINISHES		FIN
XF01	EXISTING ROOF SHEETING	
XF02	EXISTING RENDERED BRICKWORK	
XF03	EXISTING GLAZING	
XF04	EXISTING ROOF TILES	
XF05	EXISTING PAINTED BRICKWORK	
XF06	EXISTING METAL DOOR	
CG1	SELECTED CLEAR GLAZING	
CR1	SELECTED CRUSHED ROCK	
OG1	SELECTED OPAQUE GLAZING	
RE1	SELECTED SAND BASED RENDER	
RS1	SELECTED ROOF SHEETING	
SB1	SELECTED STEEL BLADES	
TB1	SELECTED TIMBER BATTENS	

**PRELIMINARY**

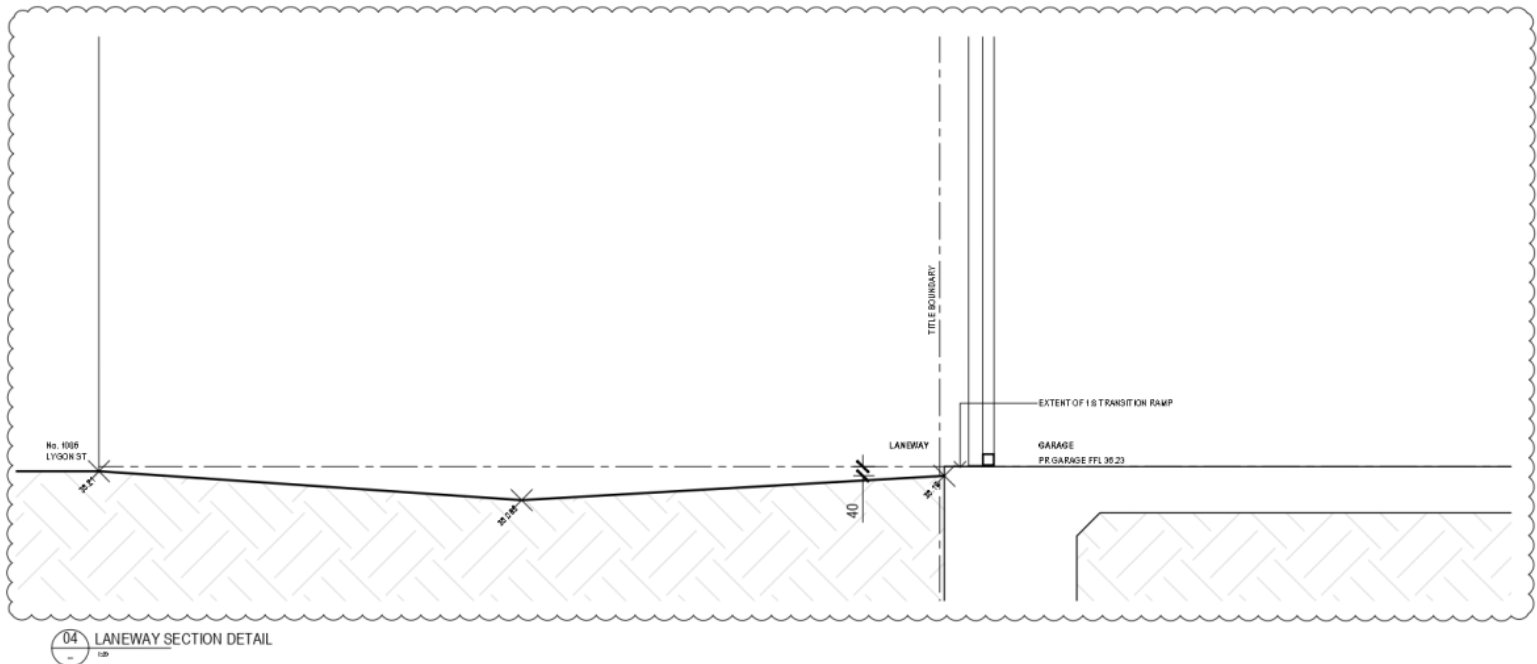
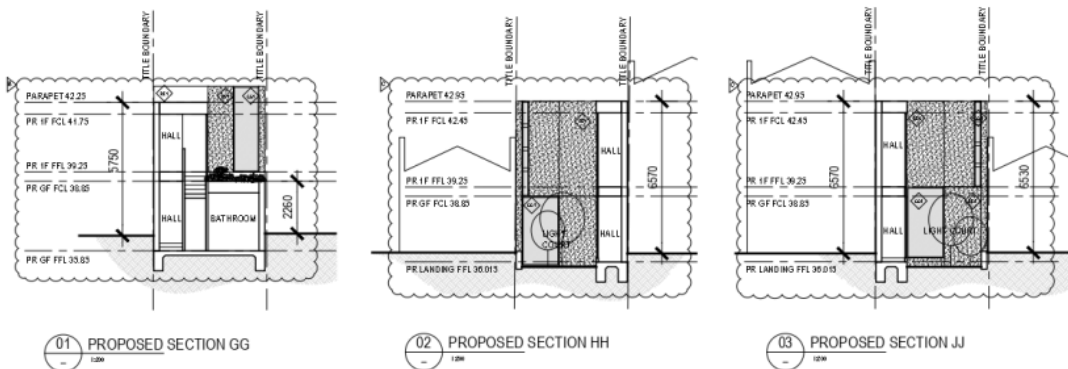
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REVISION	DATE	DESCRIPTION
A	06.05.20	RESPONSE TO RFI
B	30.07.20	RESPONSE TO COUNCIL
C	26.08.20	PLANS TO NEIGHBOUR FOR COMMENT

PROJECT  
**1027 DRUMMOND STREET, CARLTON NORTH**  
 CLIENT  
 VIRTUS PROGRESSIO PTY LTD  
 DRAWING TITLE  
 PROPOSED SECTION AA BB CC DD EE + FF

SCALE	1:200_A3	DATE	18.03.20
		JOB NO.	19019
DRAWN	MM	DRW NO.	PL07
CHECK	HW	REV.	C

Attachment 6 - PLN20/0184 - 1027 Drummond Street Carlton North - S57A Plans



FINISHES		FIN
XF01	EXISTING ROOF SHEETING	
XF02	EXISTING RENDERED BRICKWORK	
XF03	EXISTING GLAZING	
XF04	EXISTING ROOF TILES	
XF05	EXISTING PAINTED BRICKWORK	
XF06	EXISTING METAL DOOR	
CG1	SELECTED CLEAR GLAZING	
CR1	SELECTED CRUSHED ROCK	
OG1	SELECTED OPAQUE GLAZING	
RE1	SELECTED SAND BASED RENDER	
RS1	SELECTED ROOF SHEETING	
SB1	SELECTED STEEL BLADES	
TB1	SELECTED TIMBER BATTENS	

**PRELIMINARY**

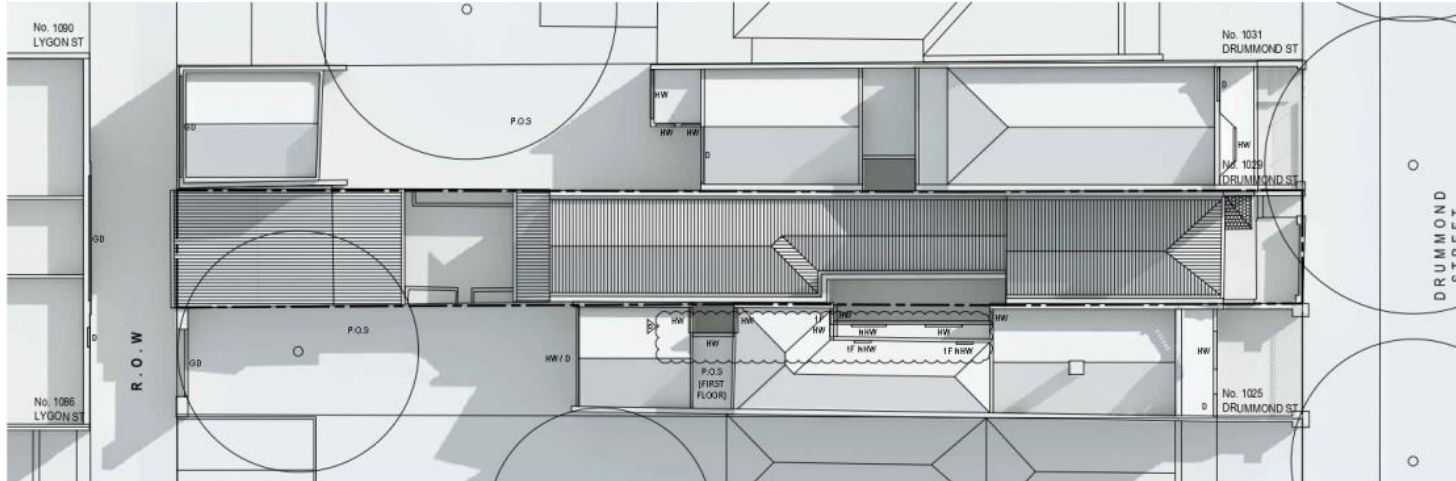
**WELLARD.**  
 2014015/STREET\_01 (M.B.O.C.) (VIC) 2015  
 1935/2015/STREET\_01 (M.B.O.C.) (VIC) 2015

REVISION	DATE	DESCRIPTION
A	06.05.20	RESPONSE TO RFI
B	30.07.20	RESPONSE TO COUNCIL
C	26.08.20	PLANS TO NEIGHBOUR FOR COMMENT
D	21.10.20	REVISED GARAGE TYPRES/PCD

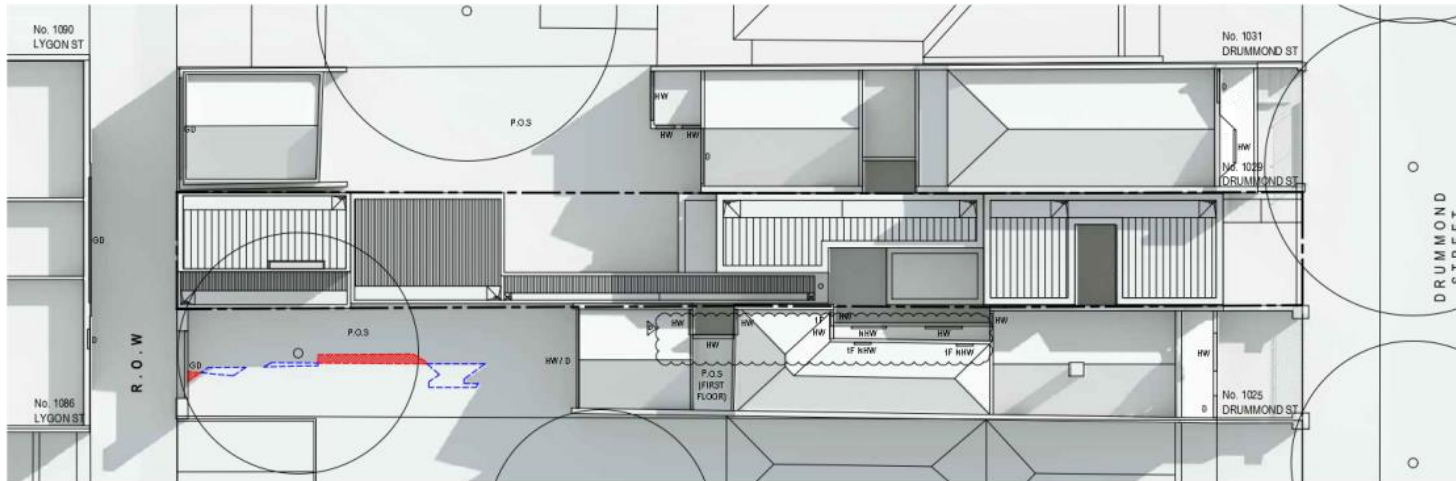
PROJECT  
 1027 DRUMMOND STREET, CARLTON NORTH  
 CLIENT  
 VIRTUS PROGRESSIO PTY LTD  
 DRAWING TITLE  
 PROPOSED SECTIONS GG, HH + JJ

SCALE	VARIAS	DATE	18.03.20
		JOB NO.	19019
DRAWN	MM	DRW NO.	PL08
CHECK	HW	REV.	D

Attachment 6 - PLN20/0184 - 1027 Drummond Street Carlton North - S57A Plans



EXISTING SHADOWS - 9AM SEPTEMBER 22ND



PROPOSED SHADOWS - 9AM SEPTMEBER 22ND

**1025 DRUMMOND STREET**  
 PRIVATE OPEN SPACE: 84.37m<sup>2</sup>  
 AMOUNT OF EXISTING SUNLIGHT TO P.O.S: 26.42m<sup>2</sup> (31.3%)  
 AMOUNT OF PROPOSED SUNLIGHT TO P.O.S: 27.21m<sup>2</sup> (32.3%)  
 ADDITIONAL SHADOW: 1.84m<sup>2</sup>  
 ADDITIONAL SUNLIGHT: 2.58m<sup>2</sup>

**PREVIOUSLY ADVERTISED 1025 DRUMMOND STREET**  
 AMOUNT OF PROPOSED SUNLIGHT TO P.O.S: 20.55m<sup>2</sup> (24.4%)  
 ADDITIONAL SHADOW: 6.96m<sup>2</sup>  
 ADDITIONAL SUNLIGHT: 1.07m<sup>2</sup>

PROPOSED OVERSHADOWING  
 ADDITIONAL SUNLIGHT

**PRELIMINARY**

**WELLARD.**  
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 W@WELLARD.COM.VIC P@WELLARD.COM.VIC

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REVISION	DATE	DESCRIPTION
A	06.05.20	RESPONSE TO RFI
B	30.07.20	RESPONSE TO COUNCIL
C	26.08.20	PLANS TO NEIGHBOUR FOR COMMENT
D	22.09.20	GP FOR NOTE

PROJECT  
**1027 DRUMMOND STREET, CARLTON NORTH**

DRAWING TITLE  
 EXISTING AND PROPOSED SHADOWS 9AM

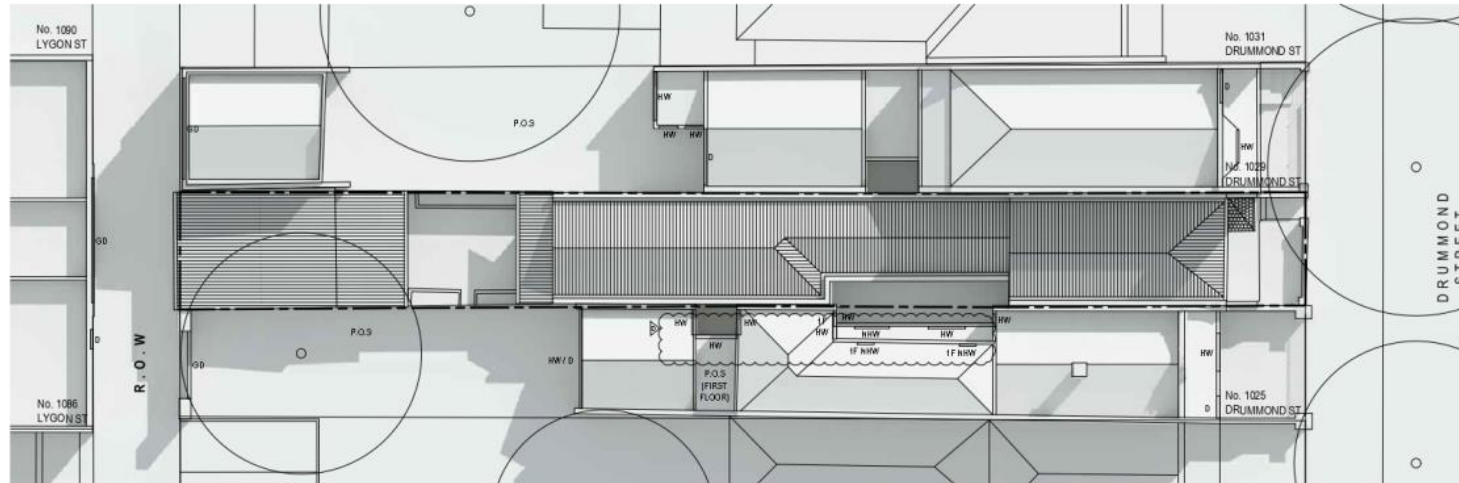
CLIENT  
 VIRTUS PROGRESSIO PTY LTD



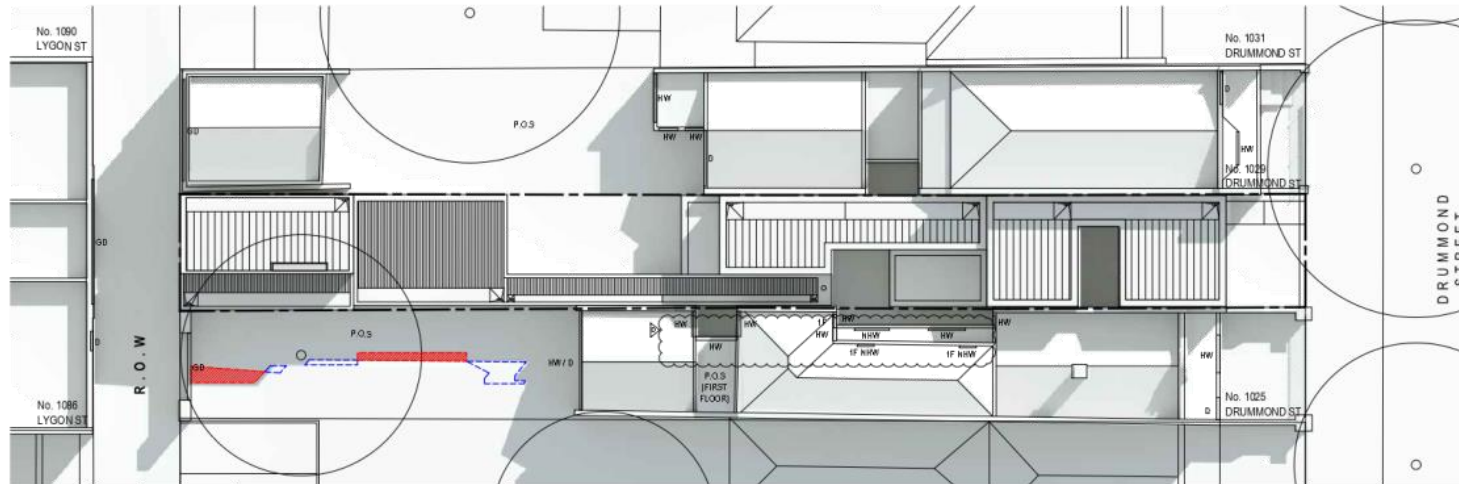
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DRAWN	MM	JOB NO.	19019
CHECK	HW	DRW NO.	PL09
	REV.		D



Attachment 6 - PLN20/0184 - 1027 Drummond Street Carlton North - S57A Plans



EXISTING SHADOWS - 10AM SEPTEMBER 22ND



PROPOSED SHADOWS - 10AM SEPTMEBER 22ND

**1025 DRUMMOND STREET**  
 PRIVATE OPEN SPACE: 84.37m<sup>2</sup>  
 AMOUNT OF EXISTING SUNLIGHT TO P.O.S: 33.44m<sup>2</sup> (39.6%)  
 AMOUNT OF PROPOSED SUNLIGHT TO P.O.S: 32.05m<sup>2</sup> (37.99%)  
 ADDITIONAL SHADOW: 3.42m<sup>2</sup>  
 ADDITIONAL SUNLIGHT: 2.23m<sup>2</sup>

**PREVIOUSLY ADVERTISED 1025 DRUMMOND STREET**  
 AMOUNT OF PROPOSED SUNLIGHT TO P.O.S: 22.38m<sup>2</sup> (26.5%)  
 ADDITIONAL SHADOW: 11.97m<sup>2</sup>  
 ADDITIONAL SUNLIGHT: 0.83m<sup>2</sup>

PROPOSED OVERSHADOWING  
 ADDITIONAL SUNLIGHT

**PRELIMINARY**

**WELLARD.**  
 2114/51 STREET, ST ALBANS VIC 3011  
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REVISION	DATE	DESCRIPTION
A	06.05.20	RESPONSE TO RFI
B	30.07.20	RESPONSE TO COUNCIL
C	26.08.20	PLANS TO NEIGHBOUR FOR COMMENT
D	22.09.20	GP NOW NOTED

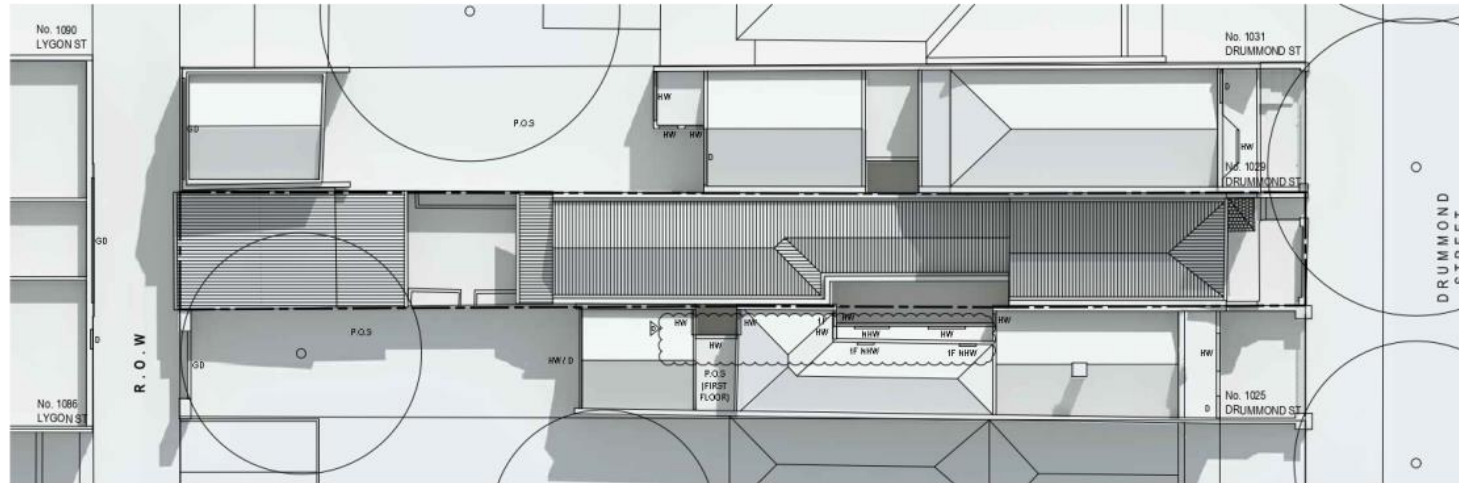
PROJECT  
**1027 DRUMMOND STREET, CARLTON NORTH**  
 DRAWING TITLE  
 EXISTING AND PROPOSED SHADOWS 10AM

CLIENT  
 VIRTUS PROGRESSIO PTY LTD

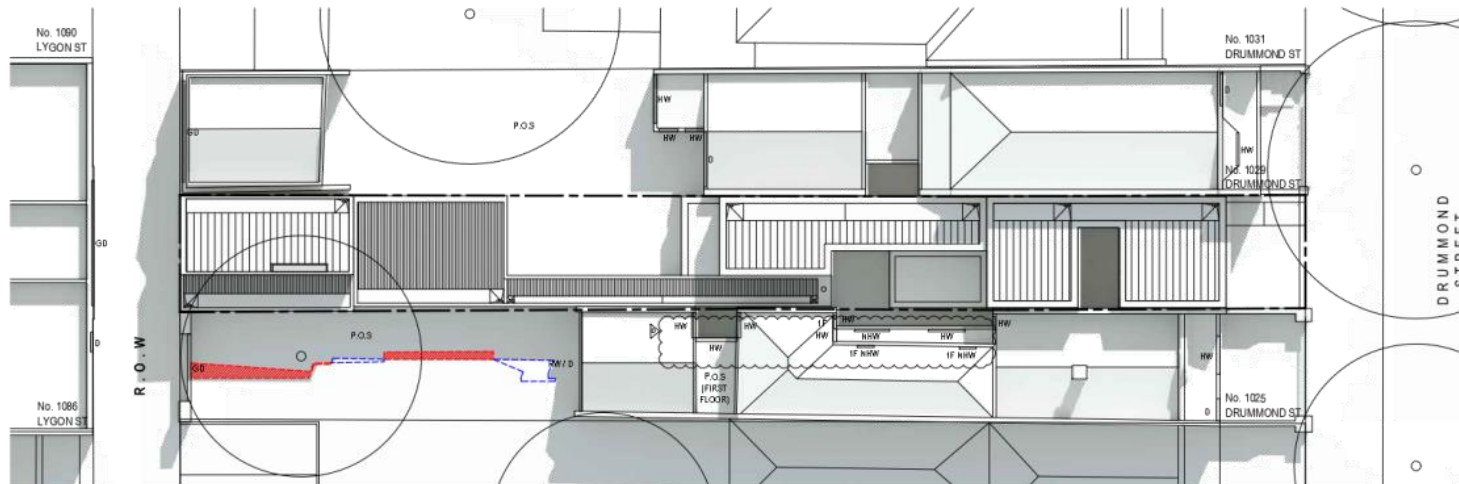


SCALE	1:200_A3	DATE	18.03.20
DRAWN	MM	JOB NO.	19019
CHECK	HW	DRW NO.	PL10
	REV.		D

Attachment 6 - PLN20/0184 - 1027 Drummond Street Carlton North - S57A Plans



EXISTING SHADOWS - 11AM SEPTEMBER 22ND



PROPOSED SHADOWS - 11AM SEPTMEBER 22ND

**1025 DRUMMOND STREET**  
 PRIVATE OPEN SPACE: 84.37m<sup>2</sup>  
 AMOUNT OF EXISTING SUNLIGHT TO P.O.S: 41.47m<sup>2</sup> (49.2%)  
 AMOUNT OF PROPOSED SUNLIGHT TO P.O.S: 36.24m<sup>2</sup> (42.95%)  
 ADDITIONAL SHADOW: 3.98m<sup>2</sup>  
 ADDITIONAL SUNLIGHT: 1.80m<sup>2</sup>

**PREVIOUSLY ADVERTISED 1025 DRUMMOND STREET**  
 AMOUNT OF PROPOSED SUNLIGHT TO P.O.S: 26.19m<sup>2</sup> (31.0%)  
 ADDITIONAL SHADOW: 16.05m<sup>2</sup>  
 ADDITIONAL SUNLIGHT: 0.75m<sup>2</sup>

PROPOSED OVERSHADOWING  
 ADDITIONAL SUNLIGHT

**PRELIMINARY**

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 NOTIFIED TO THE CONTRARY BY THE CLIENT.

REVISION	DATE	DESCRIPTION
A	06.05.20	RESPONSE TO RFI
B	30.07.20	RESPONSE TO COUNCIL
C	26.08.20	PLANS TO NEIGHBOUR FOR COMMENT
D	22.09.20	GP REVIEW NOTED

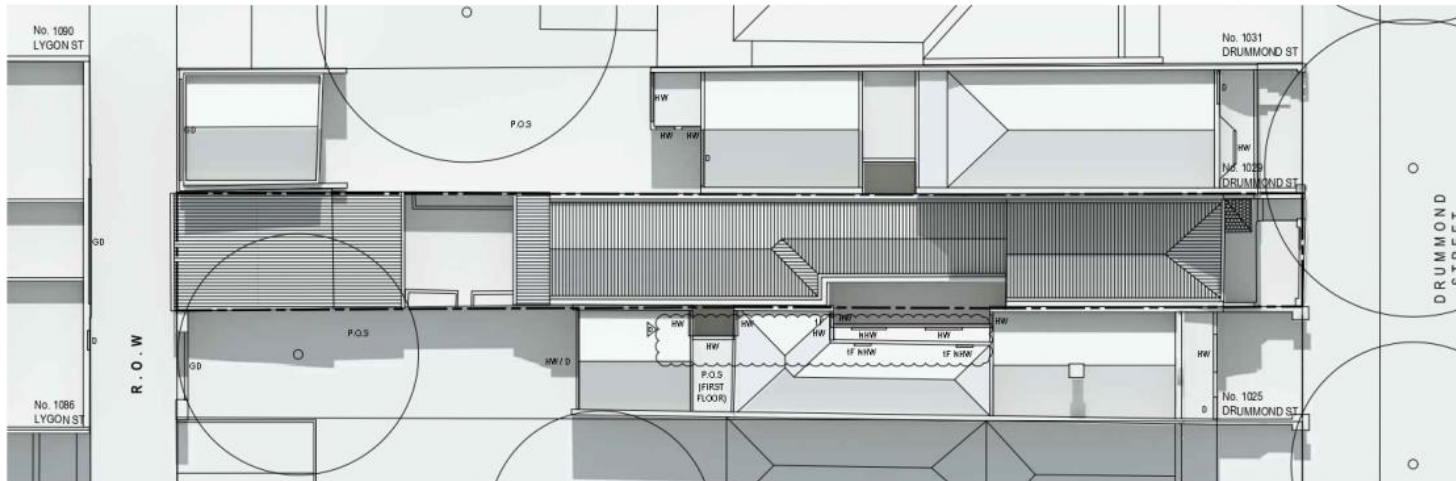
PROJECT  
**1027 DRUMMOND STREET, CARLTON NORTH**  
 DRAWING TITLE  
 EXISTING AND PROPOSED SHADOWS 11AM

CLIENT  
 VIRTUS PROGRESSIO PTY LTD

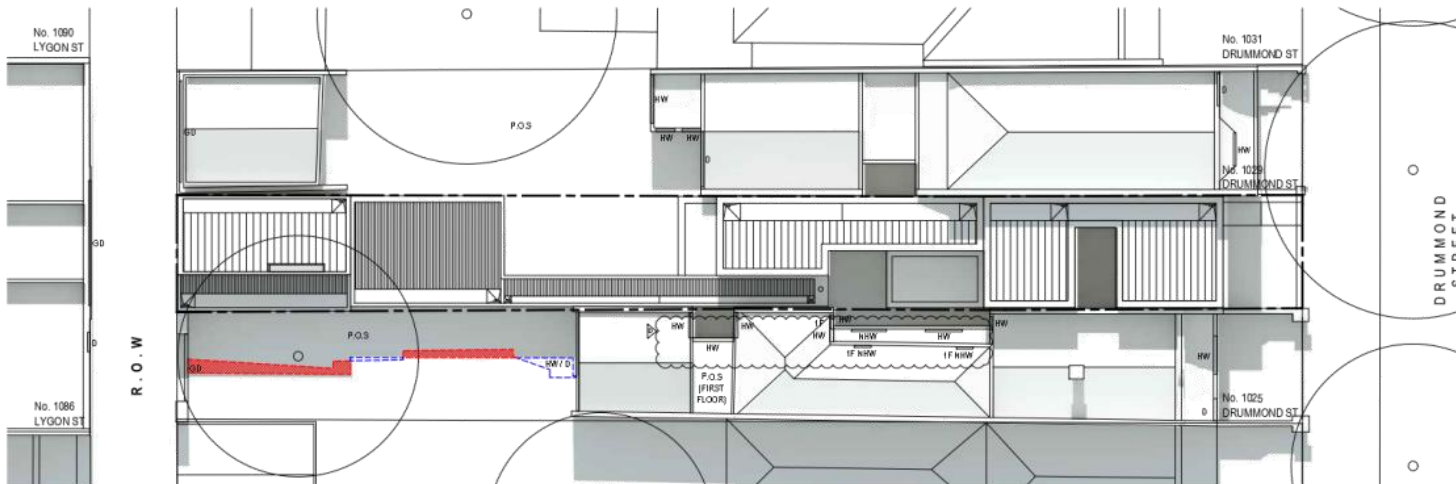


SCALE	1:200_A3	DATE	18.03.20
JOB NO.	19019	REV.	D
DRAWN	MM	DRW NO.	PL.11
CHECK	HW		

Attachment 6 - PLN20/0184 - 1027 Drummond Street Carlton North - S57A Plans



EXISTING SHADOWS - 12PM SEPTEMBER 22ND



PROPOSED SHADOWS - 12PM SEPTMEBER 22ND

**1025 DRUMMOND STREET**  
 PRIVATE OPEN SPACE: 84.37m<sup>2</sup>  
 AMOUNT OF EXISTING SUNLIGHT TO P.O.S: 48.69m<sup>2</sup> (57.7%)  
 AMOUNT OF PROPOSED SUNLIGHT TO P.O.S: 40.05m<sup>2</sup> (47.47%)  
 ADDITIONAL SHADOW: 4.62m<sup>2</sup>  
 ADDITIONAL SUNLIGHT: 1.49m<sup>2</sup>

**PREVIOUSLY 1025 DRUMMOND STREET**  
 AMOUNT OF PROPOSED SUNLIGHT TO P.O.S: 30.40m<sup>2</sup> (36.0%)  
 ADDITIONAL SHADOW: 18.86m<sup>2</sup>  
 ADDITIONAL SUNLIGHT: 0.60m<sup>2</sup>

PROPOSED OVERSHADOWING  
 ADDITIONAL SUNLIGHT

**PRELIMINARY**

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REVISION	DATE	DESCRIPTION
A	06.05.20	RESPONSE TO RFI
B	30.07.20	RESPONSE TO COUNCIL
C	26.08.20	PLANS TO NEIGHBOUR FOR COMMENT
D	22.09.20	GP FOR NOTE

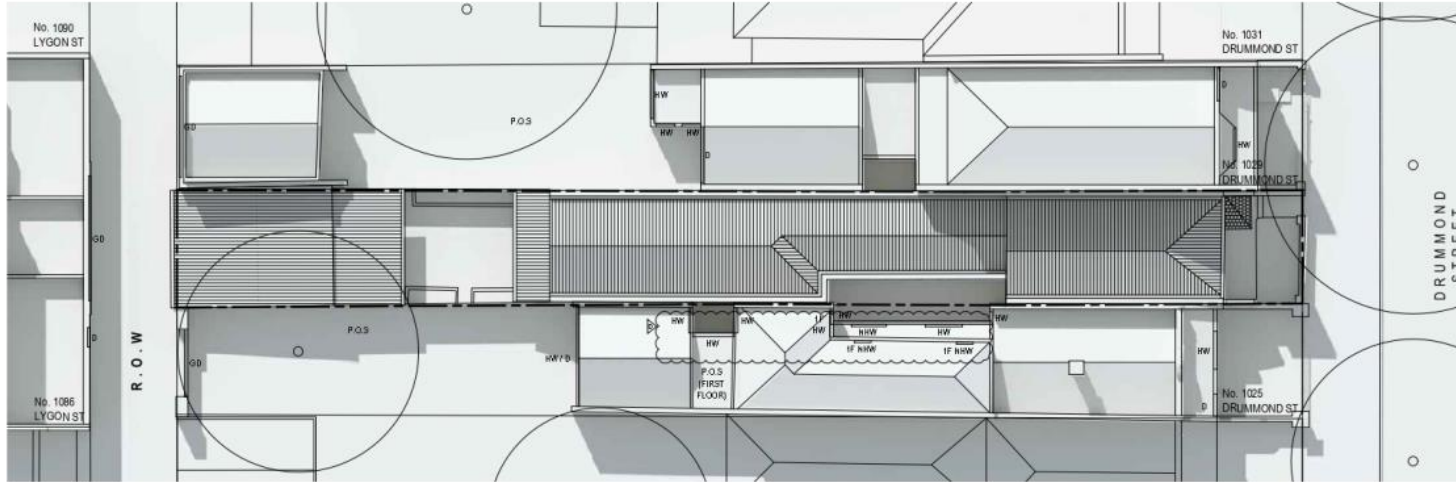
PROJECT  
**1027 DRUMMOND STREET, CARLTON NORTH**  
 DRAWING TITLE  
 EXISTING AND PROPOSED SHADOWS 12PM

CLIENT  
 VIRTUS PROGRESSIO PTY LTD

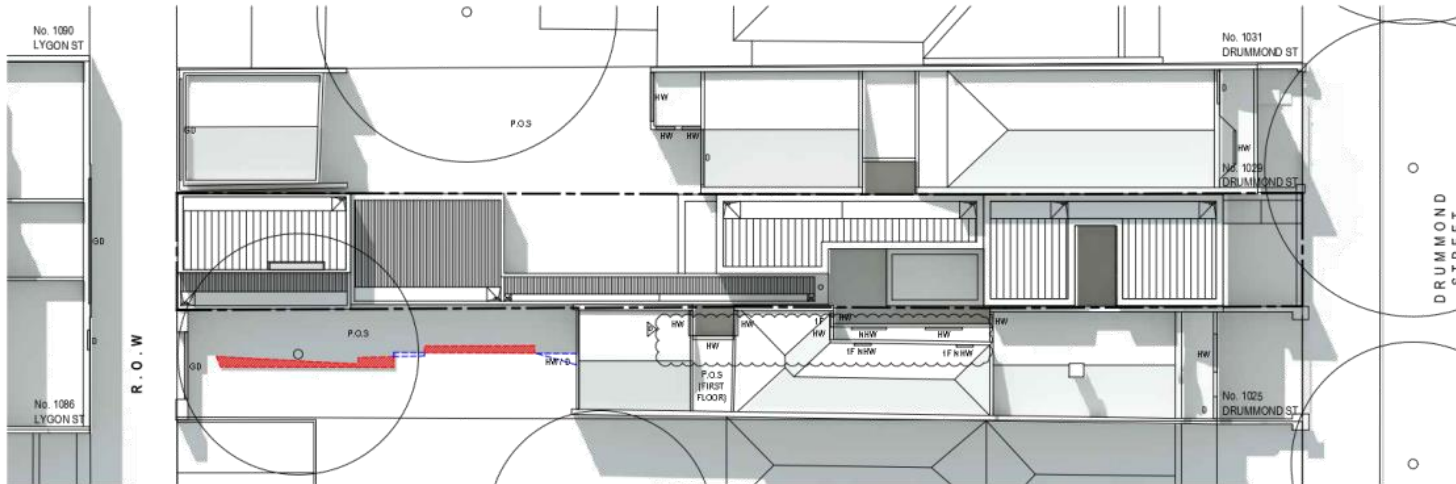


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DRAWN	MM	JOB NO.	19019
CHECK	HW	DRW NO.	PL12
		REV.	D

Attachment 6 - PLN20/0184 - 1027 Drummond Street Carlton North - S57A Plans



EXISTING SHADOWS - 1PM SEPTEMBER 22ND



PROPOSED SHADOWS - 1PM SEPTMEBER 22ND

**1025 DRUMMOND STREET**  
 PRIVATE OPEN SPACE: 84.37m<sup>2</sup>  
 AMOUNT OF EXISTING SUNLIGHT TO P.O.S: 48.67m<sup>2</sup> (57.7%)  
 AMOUNT OF PROPOSED SUNLIGHT TO P.O.S: 40.52m<sup>2</sup> (48.03%)  
 ADDITIONAL SHADOW: 3.85m<sup>2</sup>  
 ADDITIONAL SUNLIGHT: 0.64m<sup>2</sup>

**PREVIOUSLY ADVERTISED 1025 DRUMMOND STREET**  
 AMOUNT OF PROPOSED SUNLIGHT TO P.O.S: 29.25m<sup>2</sup> (34.7%)  
 ADDITIONAL SHADOW: 19.53m<sup>2</sup>  
 ADDITIONAL SUNLIGHT: 0.07m<sup>2</sup>

PROPOSED OVERSHADOWING  
 ADDITIONAL SUNLIGHT

**PRELIMINARY**

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REVISION	DATE	DESCRIPTION
A	06.05.20	RESPONSE TO RFI
B	30.07.20	RESPONSE TO COUNCIL
C	26.08.20	PLANS TO NEIGHBOUR FOR COMMENT
D	22.09.20	GP FOR NOTE

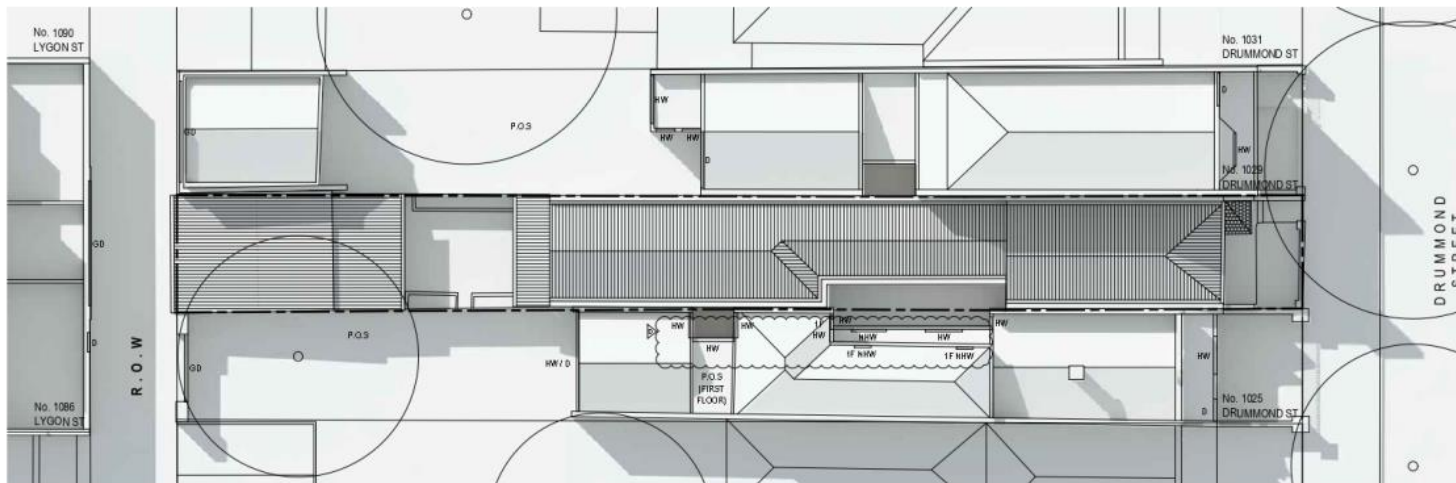
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**1027 DRUMMOND STREET, CARLTON NORTH**  
 DRAWING TITLE  
 EXISTING AND PROPOSED SHADOWS 1PM

CLIENT  
 VIRTUS PROGRESSIO PTY LTD

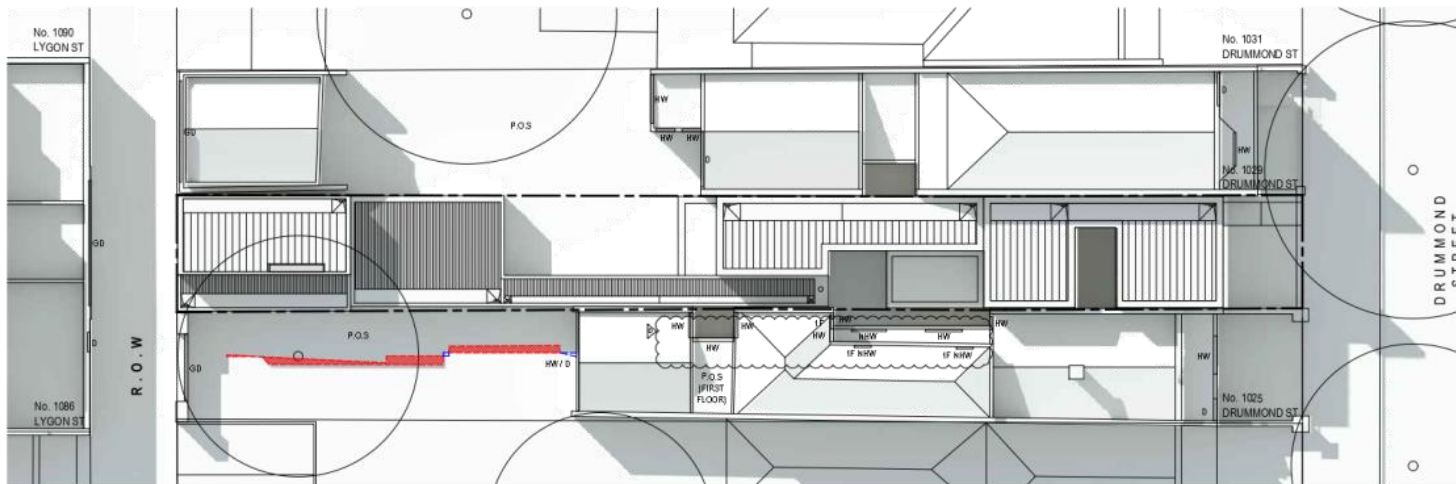


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DRAWN	JOB NO.
MM	19019
CHECK	DRW NO.
HW	PL13
REV.	D

Attachment 6 - PLN20/0184 - 1027 Drummond Street Carlton North - S57A Plans



EXISTING SHADOWS - 2PM SEPTEMBER 22ND



PROPOSED SHADOWS - 2PM SEPTMEBER 22ND

**1025 DRUMMOND STREET**  
 PRIVATE OPEN SPACE: 84.37m<sup>2</sup>  
 AMOUNT OF EXISTING SUNLIGHT TO P.O.S: 47.66m<sup>2</sup> (56.5%)  
 AMOUNT OF PROPOSED SUNLIGHT TO P.O.S: 40.20m<sup>2</sup> (47.65%)  
 ADDITIONAL SHADOW: 3.30m<sup>2</sup>  
 ADDITIONAL SUNLIGHT: 0.08m<sup>2</sup>

**PREVIOUSLY ADVISED 1025 DRUMMOND STREET**  
 AMOUNT OF PROPOSED SUNLIGHT TO P.O.S: 28.06m<sup>2</sup> (33.3%)  
 ADDITIONAL SHADOW: 19.68m<sup>2</sup>

PROPOSED OVERSHADOWING  
 ADDITIONAL SUNLIGHT

**PRELIMINARY**

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B	30.07.20	RESPONSE TO COUNCIL
C	26.08.20	PLANS TO NEIGHBOUR FOR COMMENT
D	22.09.20	GP FOR NOTE

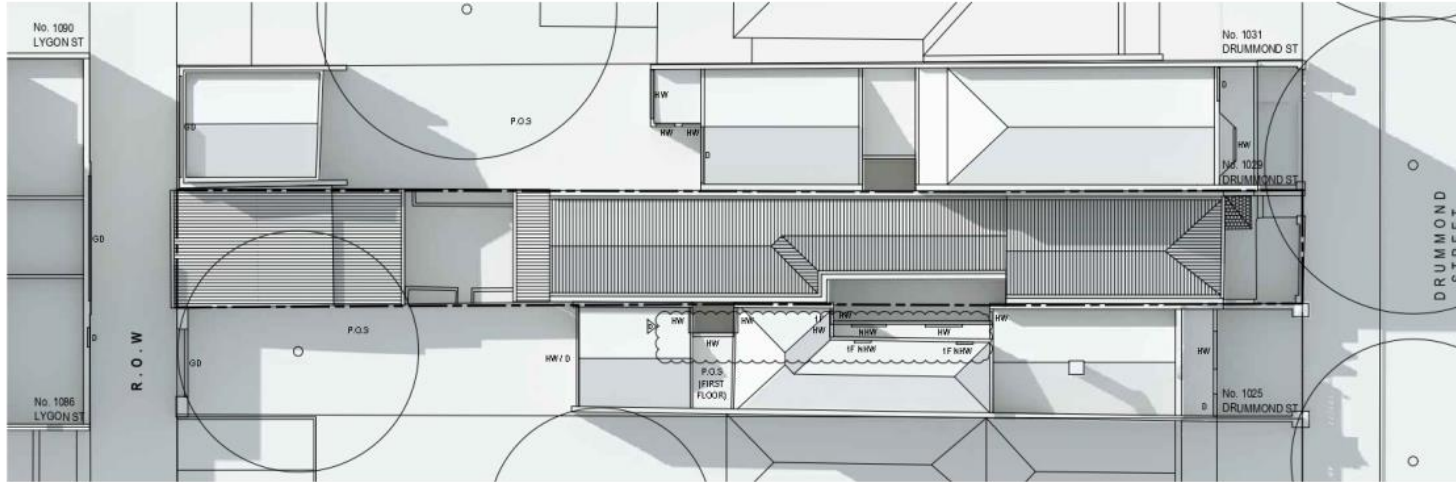
PROJECT  
**1027 DRUMMOND STREET, CARLTON NORTH**  
 DRAWING TITLE  
 EXISTING AND PROPOSED SHADOWS 2PM

CLIENT  
 VIRTUS PROGRESSIO PTY LTD

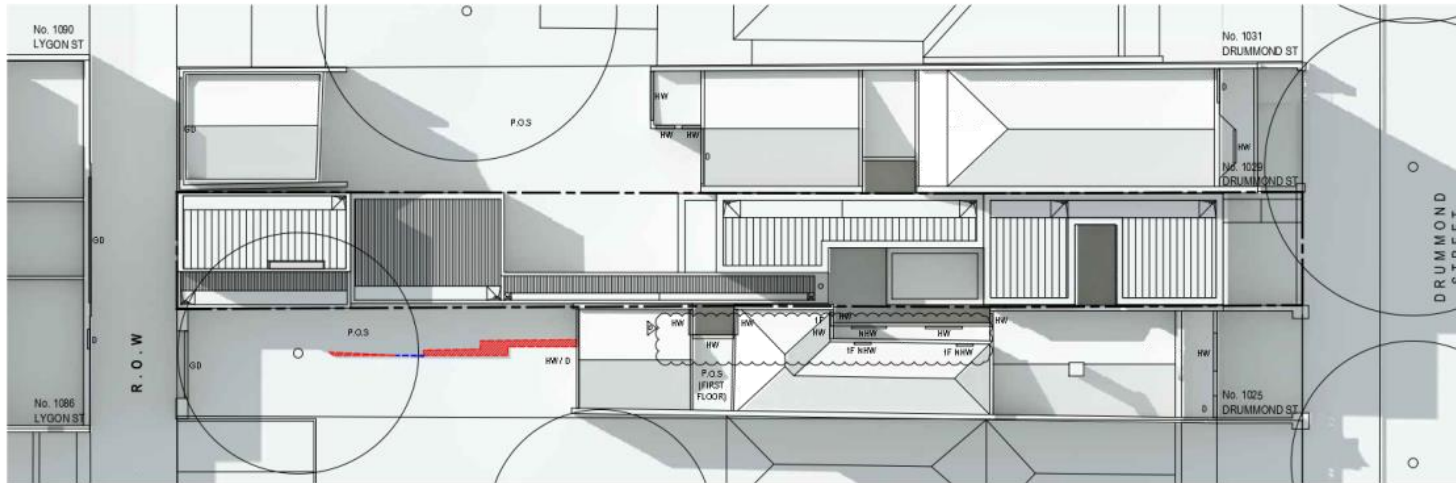


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DRAWN	MM	JOB NO.	19019
CHECK	HW	DRW NO.	PL14
	REV.		D

Attachment 6 - PLN20/0184 - 1027 Drummond Street Carlton North - S57A Plans



EXISTING SHADOWS - 3PM SEPTEMBER 22ND



PROPOSED SHADOWS - 3PM SEPTMEBER 22ND

**1025 DRUMMOND STREET**  
 PRIVATE OPEN SPACE: 84.37m<sup>2</sup>  
 AMOUNT OF EXISTING SUNLIGHT TO P.O.S: 43.97m<sup>2</sup> (52.1%)  
 AMOUNT OF PROPOSED SUNLIGHT TO P.O.S: 38.18m<sup>2</sup> (45.25%)  
 ADDITIONAL SHADOW: 2.36m<sup>2</sup>

**PREVIOUSLY ADVERTISED 1025 DRUMMOND STREET**  
 AMOUNT OF PROPOSED SUNLIGHT TO P.O.S: 24.65m<sup>2</sup> (29.2%)  
 ADDITIONAL SHADOW: 19.38m<sup>2</sup>

PROPOSED OVERSHADOWING  
 ADDITIONAL SUNLIGHT

**PRELIMINARY**

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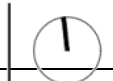
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REVISION	DATE	DESCRIPTION
A	06.05.20	RESPONSE TO RFI
B	30.07.20	RESPONSE TO COUNCIL
C	26.08.20	PLANS TO NEIGHBOUR FOR COMMENT
D	22.09.20	GP FOR NOTE

PROJECT  
**1027 DRUMMOND STREET, CARLTON NORTH**

DRAWING TITLE  
 EXISTING AND PROPOSED SHADOWS 3PM

CLIENT  
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SCALE	1:200_A3	DATE	18.03.20
DRAWN	MM	JOB NO.	19019
CHECK	HW	DRW NO.	PL15
		REV.	D

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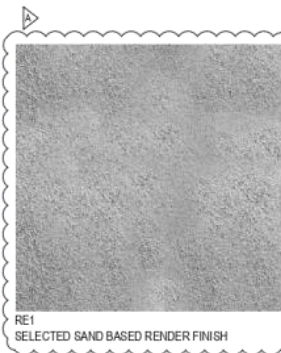
CR1  
SELECTED CRUSHED ROCK



CG1  
SELECTED CLEAR GLAZING



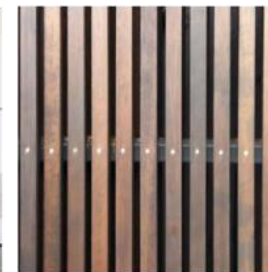
OG1  
SELECTED OPAQUE GLAZING



RE1  
SELECTED SAND BASED RENDER FINISH



SB1  
SELECTED STEEL BLADES



TB1  
SELECTED TIMBER BATTENS

MATERIAL SCHEDULE

FINISHES	
XF01	EXISTING ROOF SHEETING
XF02	EXISTING RENDERED BRICKWORK
XF03	EXISTING GLAZING
XF04	EXISTING ROOF TILES
XF05	EXISTING PAINTED BRICKWORK
XF06	EXISTING METAL DOOR
CG1	SELECTED CLEAR GLAZING
CR1	SELECTED CRUSHED ROCK
OG1	SELECTED OPAQUE GLAZING
RE1	SELECTED SAND BASED RENDER
RS1	SELECTED ROOF SHEETING
SB1	SELECTED STEEL BLADES
TB1	SELECTED TIMBER BATTENS

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REVISION	DATE	DESCRIPTION
A	06.05.20	RESPONSE TO RFI

PROJECT  
1027 DRUMMOND STREET, CARLTON NORTH

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DRAWING TITLE  
MATERIALS SCHEDULE

SCALE	NTS	DATE	18.03.20
		JOB NO.	19019
DRAWN	MM	DRW NO.	PL16
CHECK	HW	REV.	A

Attachment 6 - PLN20/0184 - 1027 Drummond Street Carlton North - S57A Plans



EXTERNAL - 01  
DRUMMOND STREET PERSPECTIVE



EXTERNAL - 02  
DRUMMOND STREET PERSPECTIVE



EXTERNAL - 03  
DRUMMOND STREET - WINDOWS CLOSED



EXTERNAL - 04  
DRUMMOND STREET - WINDOWS OPEN

**PRELIMINARY**

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REVISION	DATE	DESCRIPTION
A	06.05.20	RESPONSE TO RFI
B	23.09.20	HERITAGE UPDATES

PROJECT  
**1027 DRUMMOND STREET, CARLTON NORTH**  
DRAWING TITLE  
ARTIST IMPRESSIONS

CLIENT  
VIRTUS PROGRESSIO PTY LTD

SCALE	NTS	DATE	18.03.20
		JOB NO.	19019
DRAWN	MM	DRW NO.	PL17
CHECK	HW	REV.	B



Attachment 6 - PLN20/0184 - 1027 Drummond Street Carlton North - S57A Plans



EXTERNAL - 01  
REAR LANEWAY PERSPECTIVE



INTERNAL - 01  
HALLWAY COURTYARD PERSPECTIVE



INTERNAL - 02  
CENTRAL COURTYARD PERSPECTIVE

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AGREEMENT FROM WELLARD ARCHITECTURE

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B	23.09.20	REVISED LANEWAY IMAGE

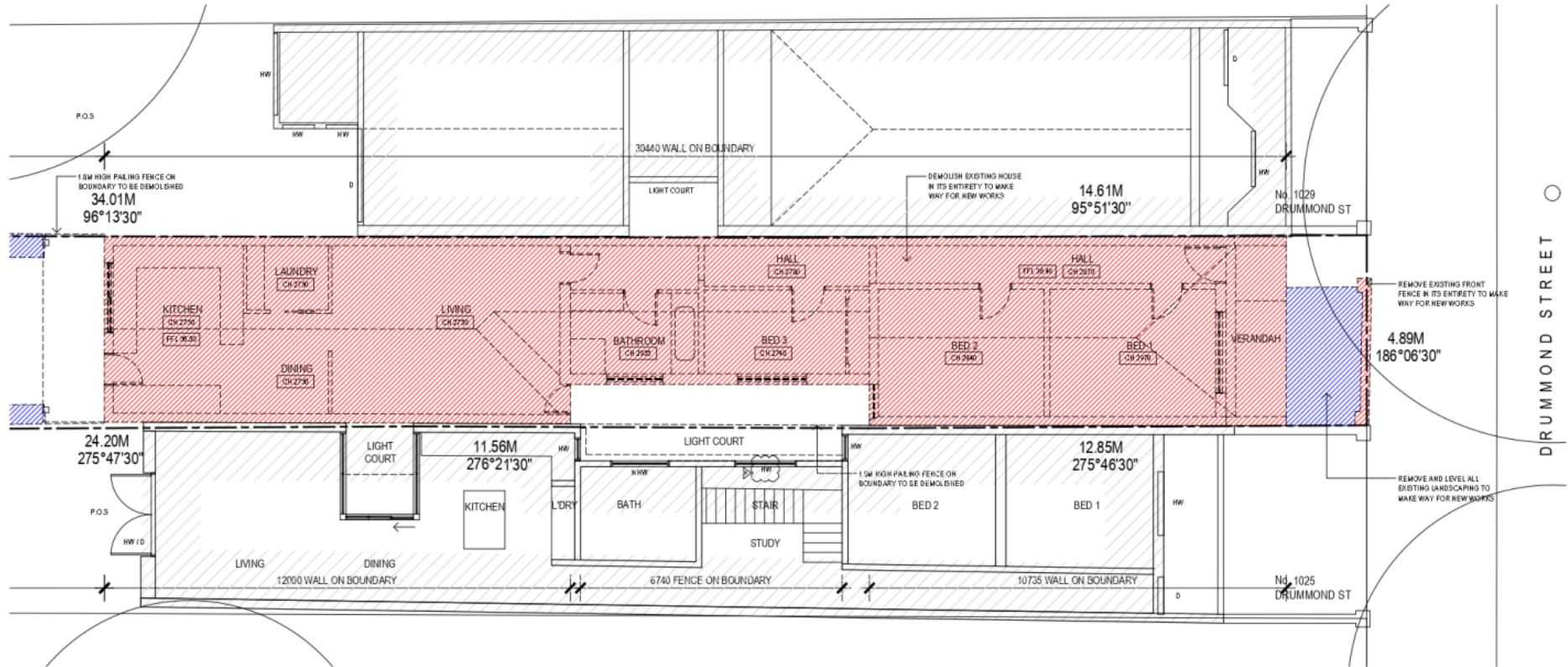
PROJECT  
1027 DRUMMOND STREET, CARLTON NORTH

CLIENT  
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DRAWING TITLE  
ARTIST IMPRESSIONS

SCALE	NTS	DATE	18.03.20
		JOB NO.	19019
DRAWN	MM	DRW NO.	PL18
CHECK	HW	REV.	B

Attachment 6 - PLN20/0184 - 1027 Drummond Street Carlton North - S57A Plans



GROUND DEMOLITION PLAN  
1:100

- DEMOLITION LEGEND:
- EXISTING CONDITIONS DEMOLITION PLAN
  - WALLS TO BE DEMOLISHED
  - WINDOWS TO BE DEMOLISHED
  - DOORS TO BE DEMOLISHED
  - EXTENT OF DEMOLITION
  - EXISTING PERMEABLE SURFACE

**WELLARD.**  
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REVISION	DATE	DESCRIPTION
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B	22.09.20	GF H/W NOTED

PROJECT  
1027 DRUMMOND STREET, CARLTON NORTH

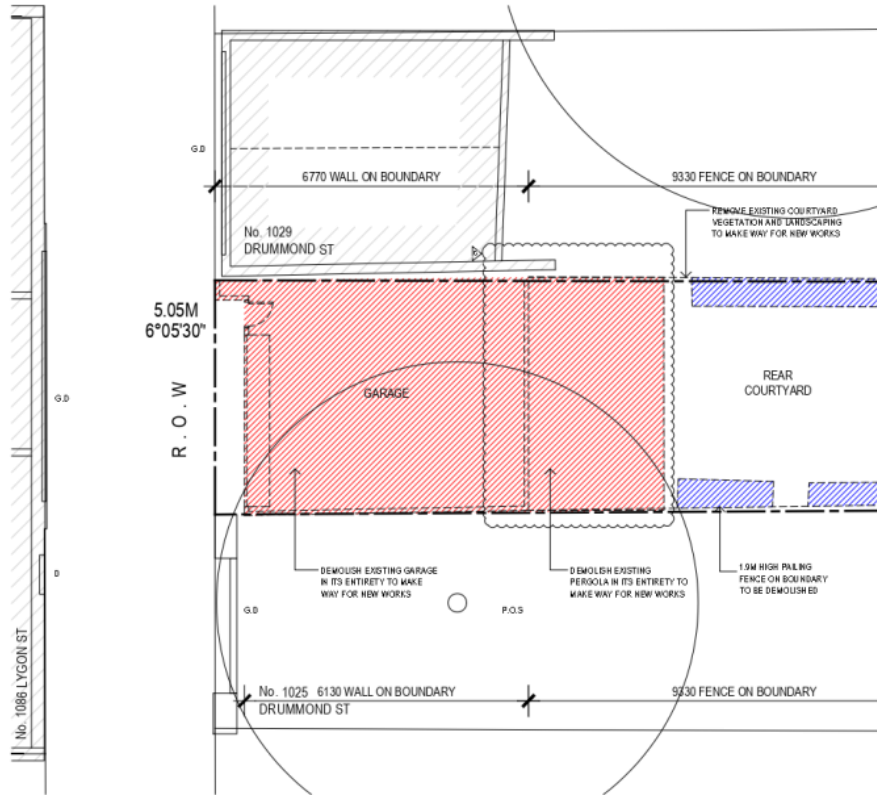
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DRAWING TITLE  
GROUND DEMOLITION PLAN

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		REV.	B	

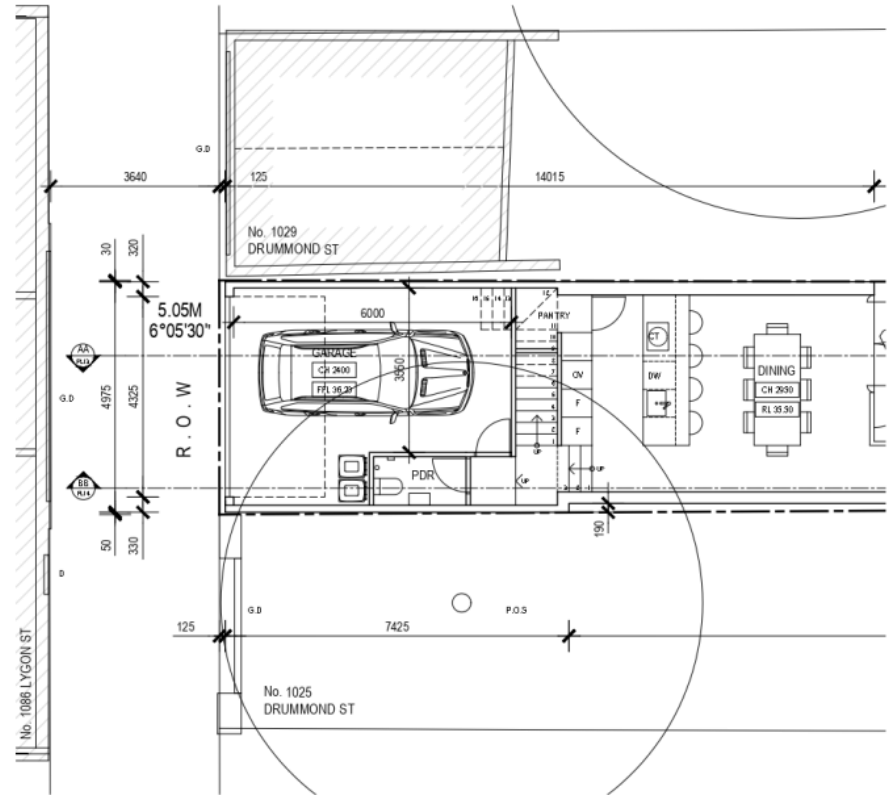
**PRELIMINARY**

Attachment 6 - PLN20/0184 - 1027 Drummond Street Carlton North - S57A Plans



**GARAGE DEMOLITION PLAN**  
1:100

- DEMOLITION LEGEND:**
- EXISTING CONDITIONS DEMOLITION PLAN
  - WALLS TO BE DEMOLISHED
  - WINDOWS TO BE DEMOLISHED
  - DOORS TO BE DEMOLISHED
  - EXTENT OF DEMOLITION
  - EXISTING PERMEABLE SURFACE



**PROPOSED GARAGE PLAN**  
1:100

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B	09.06.20	RESPONSE TO RFI
C	28.07.20	RESPONSE TO COUNCIL
D	26.08.20	PLANS TO NEIGHBOUR FOR COMMENT

PROJECT  
**1027 DRUMMOND STREET, CARLTON NORTH**

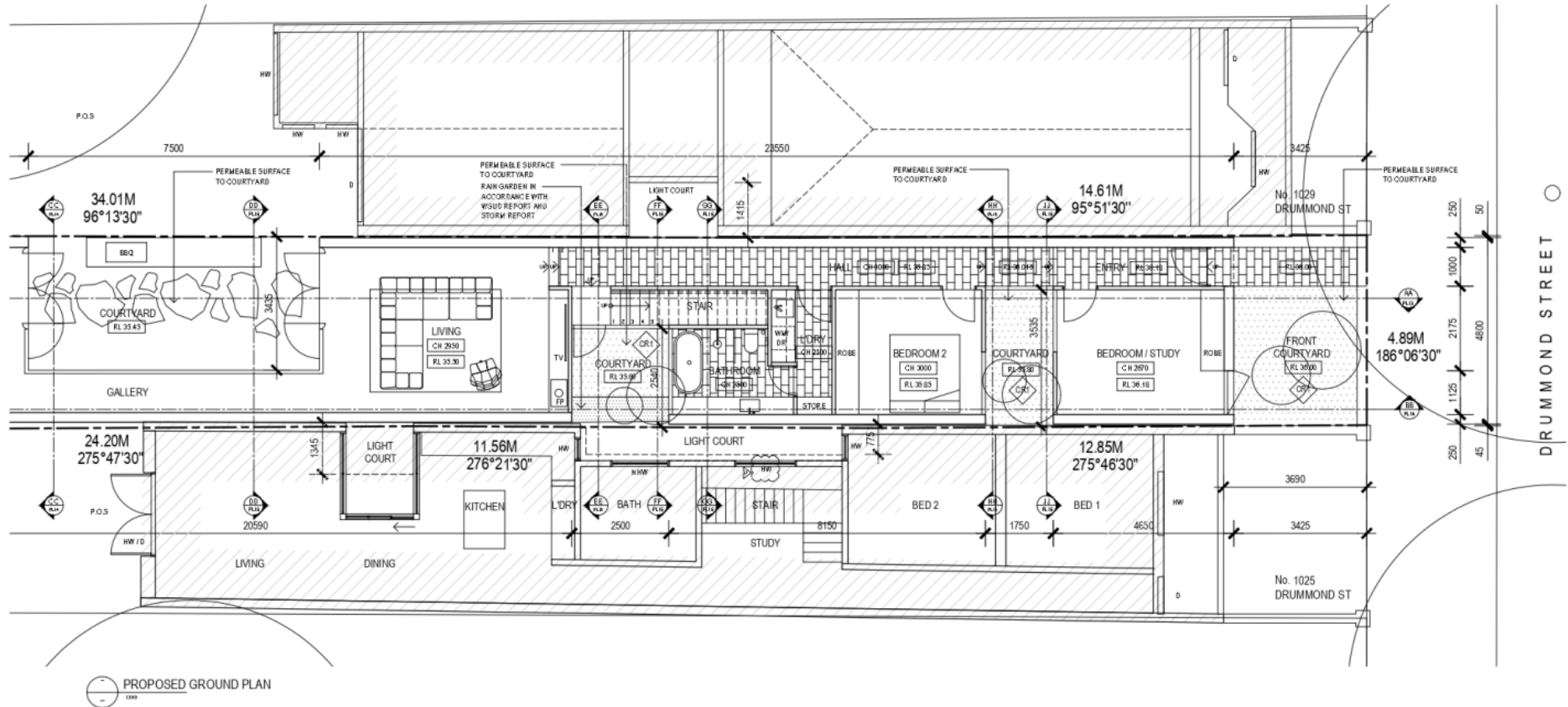
DRAWING TITLE  
GARAGE DEMOLITION AND PROPOSED PLAN

CLIENT  
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		JOB NO.	19019
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C	26.08.20	PLANS TO NEIGHBOUR FOR COMMENT
D	22.09.20	GP FLOOR NOTED

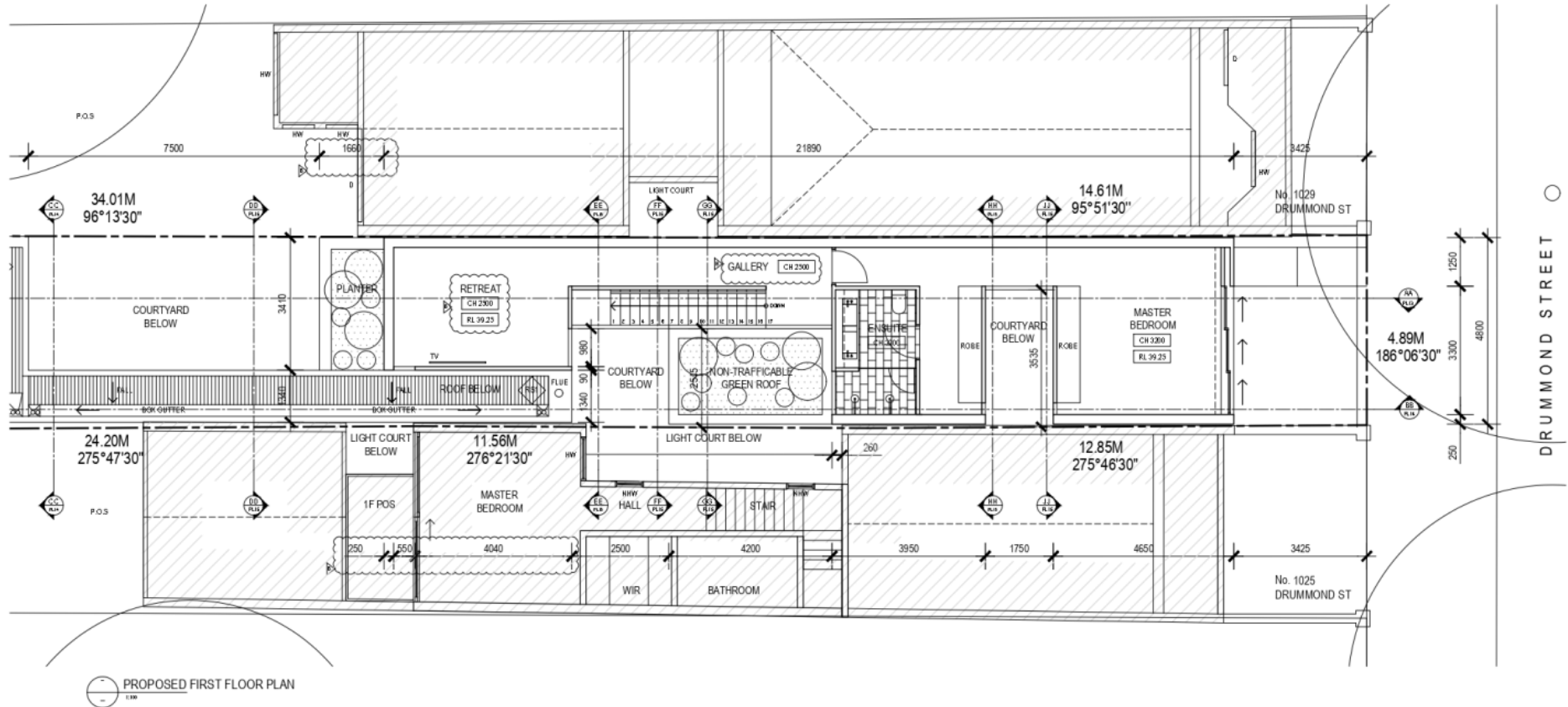
PROJECT  
1027 DRUMMOND STREET, CARLTON NORTH

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DRAWING TITLE  
PROPOSED GROUND FLOOR PLAN

SCALE	1:100_A3	DATE	18.03.20
DRAWN	MM	JOB NO.	19019
CHECK	HW	DRW NO.	PL.21
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PROPOSED FIRST FLOOR PLAN

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REVISION	DATE	DESCRIPTION
A	06.05.20	RESPONSE TO RFI
B	26.08.20	PLANS TO NEIGHBOUR FOR COMMENT

PROJECT  
 1027 DRUMMOND STREET, CARLTON NORTH

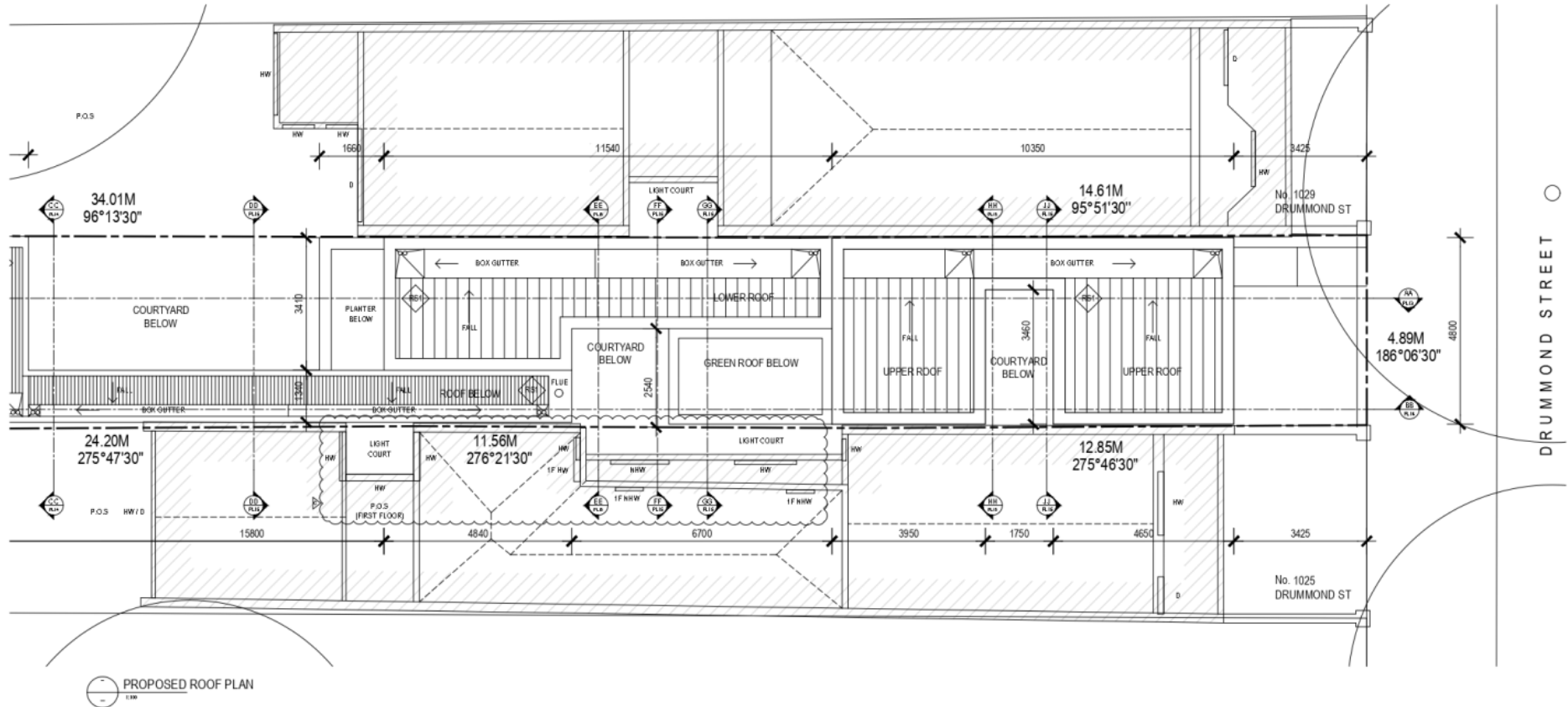
DRAWING TITLE  
 PROPOSED FIRST FLOOR PLAN

CLIENT  
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SCALE	DATE
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DRAWN	JOB NO.
MM	19019
CHECK	DRW NO.
HW	PL22
REV.	B

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REVISION	DATE	DESCRIPTION
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B	26.08.20	PLANS TO NEIGHBOUR FOR COMMENT
C	22.09.20	GF HW NOTED

PROJECT  
1027 DRUMMOND STREET, CARLTON NORTH

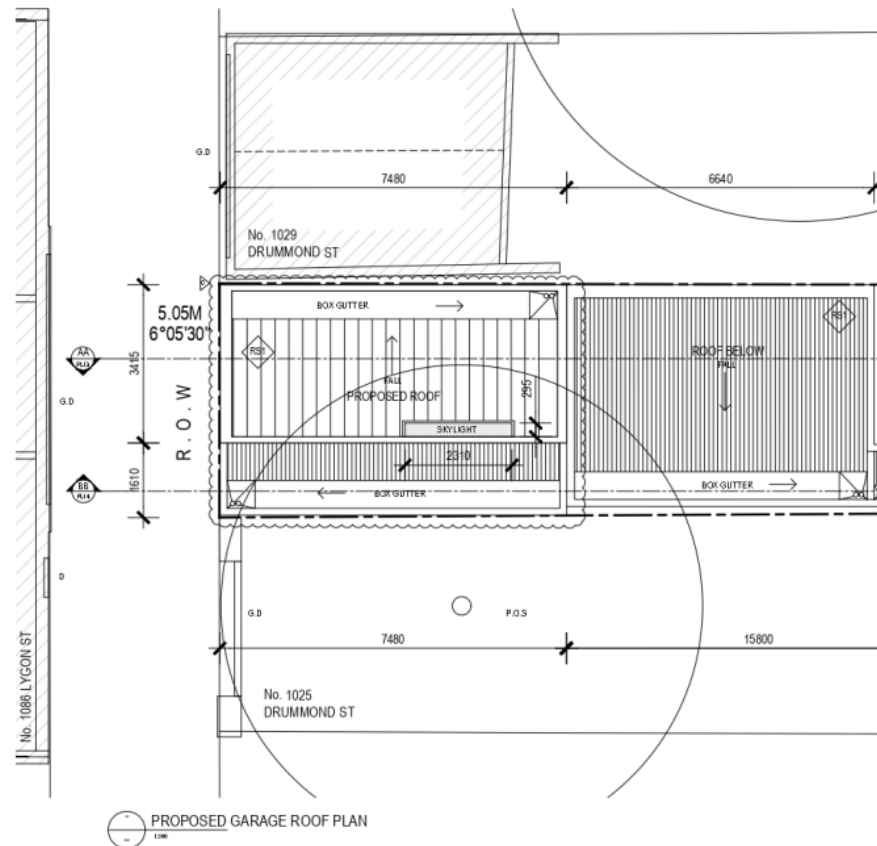
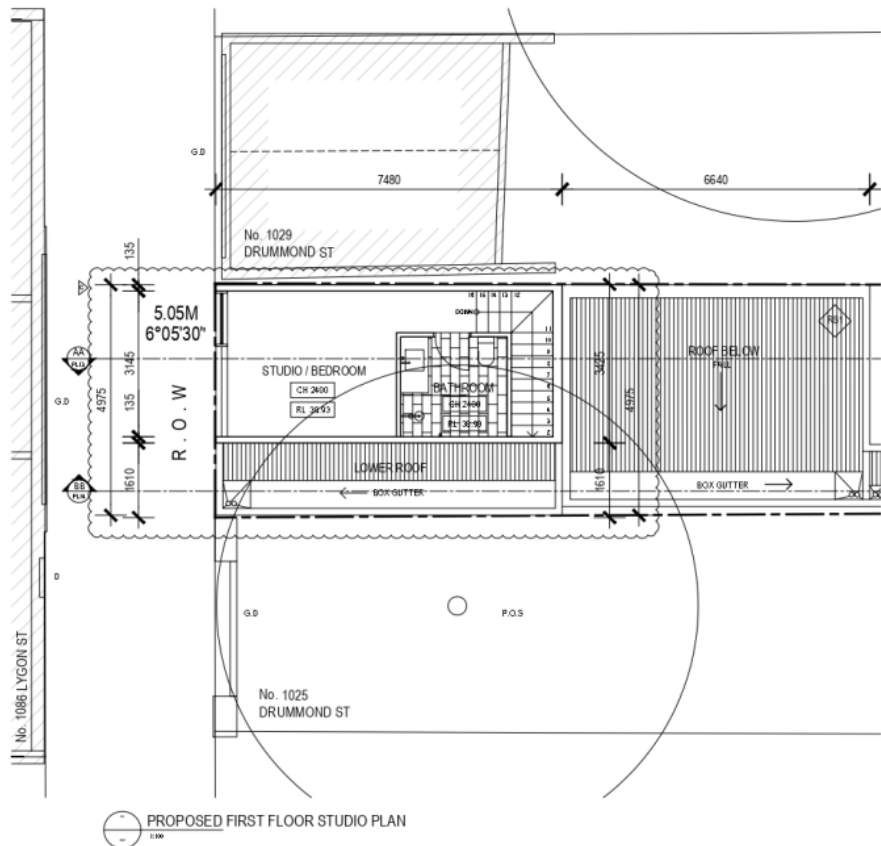
DRAWING TITLE  
PROPOSED ROOF PLAN

CLIENT  
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SCALE	DATE
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CHECK	DRW NO.
HW	PL23
REV.	C

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REVISION	DATE	DESCRIPTION
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B	30.07.20	RESPONSE TO COUNCIL
C	26.08.20	PLANS TO NEIGHBOUR FOR COMMENT

PROJECT  
1027 DRUMMOND STREET, CARLTON NORTH

DRAWING TITLE  
PROPOSED STUDIO PLAN AND GARAGE ROOF PLAN

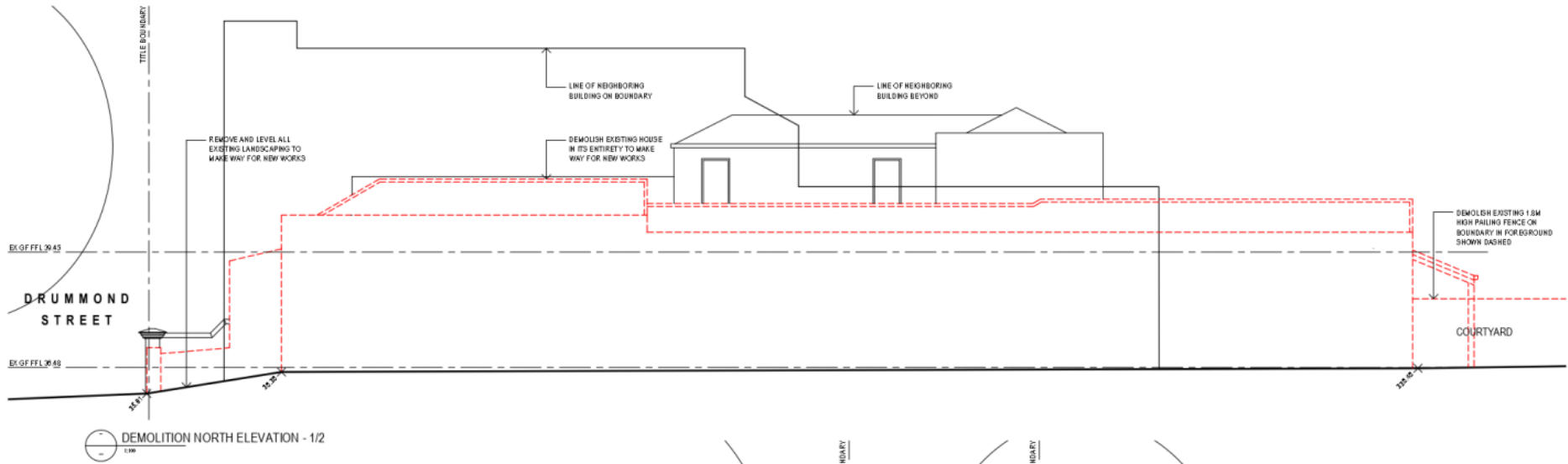
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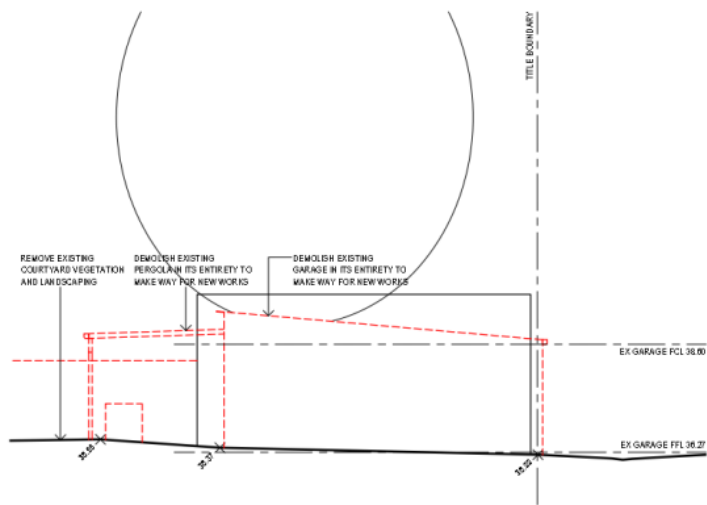
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REV.	C

**PRELIMINARY**

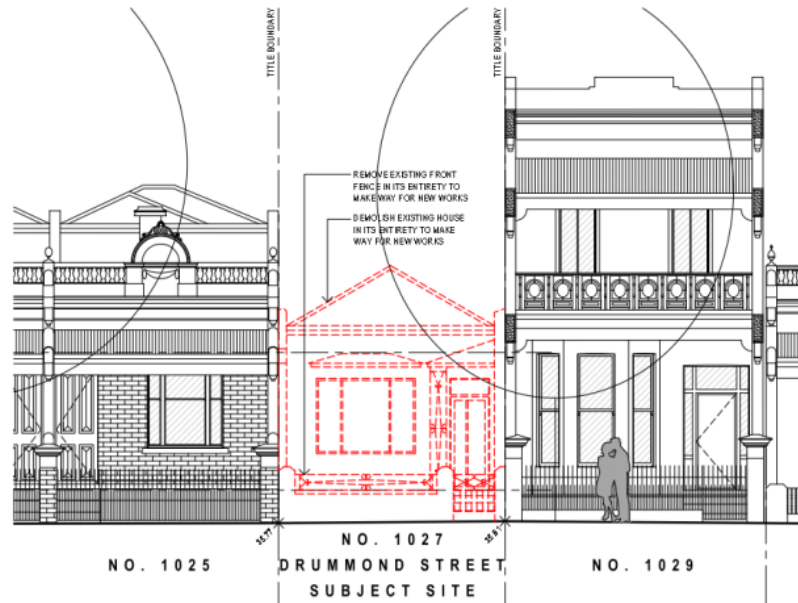
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DEMOLITION NORTH ELEVATION - 1/2



DEMOLITION NORTH ELEVATION - 2/2



DEMOLITION EAST ELEVATION

FINISHES		FIN
XF01	EXISTING ROOF SHEETING	
XF02	EXISTING RENDERED BRICKWORK	
XF03	EXISTING GLAZING	
XF04	EXISTING ROOF TILES	
XF05	EXISTING PAINTED BRICKWORK	
XF06	EXISTING METAL DOOR	
CG1	SELECTED CLEAR GLAZING	
CR1	SELECTED CRUSHED ROCK	
OG1	SELECTED OPAQUE GLAZING	
RE1	SELECTED SAND BASED RENDER	
RS1	SELECTED ROOF SHEETING	
SB1	SELECTED STEEL BLADES	
TB1	SELECTED TIMBER BATTENS	

**PRELIMINARY**

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PROFILES OR OTHER CLEAR DIMENSIONAL  
NOTES. PROJECT MANAGER: JEFFREY WOODWARD

REVISION	DATE	DESCRIPTION
A	06.05.20	RESPONSE TO RF1

PROJECT  
1027 DRUMMOND STREET, CARLTON NORTH

CLIENT  
VIRTUS PROGRESSIO PTY LTD

SCALE 1:100\_A3 DATE 18.03.20

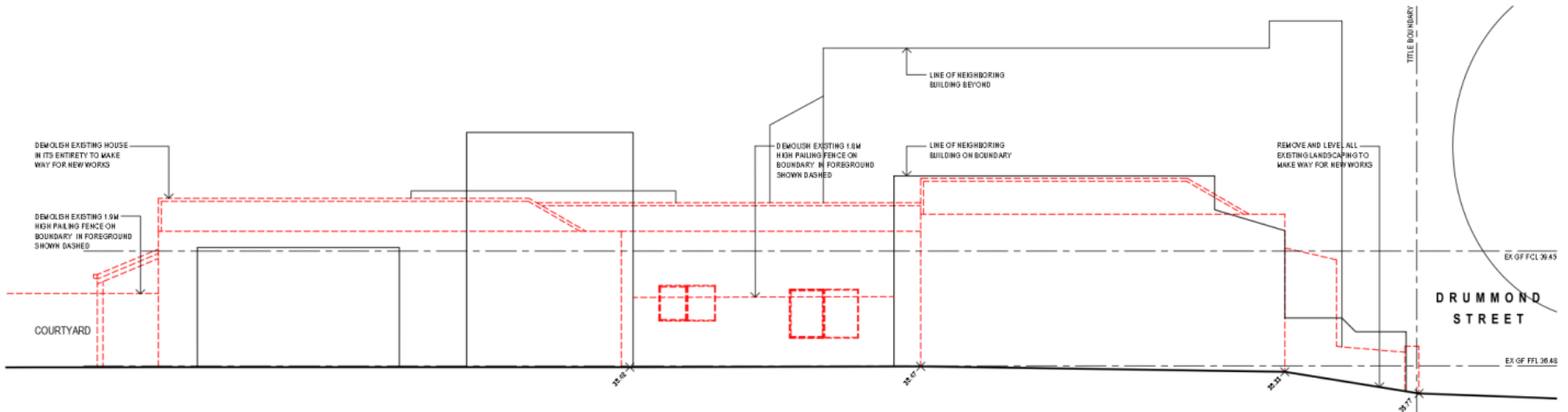
DRAWING TITLE  
DEMOLITION NORTH AND EAST ELEVATIONS

JOB NO. 19019  
DRAWN MM DRW NO. PL25

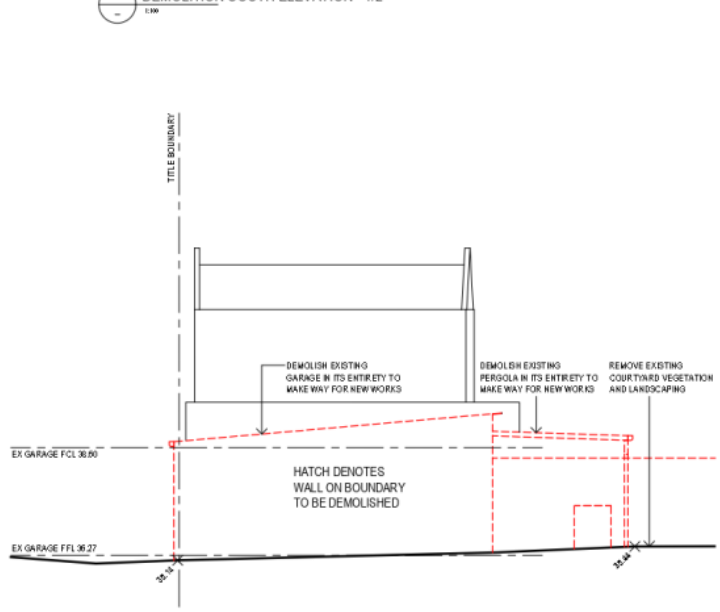
CHECK HW REV. A



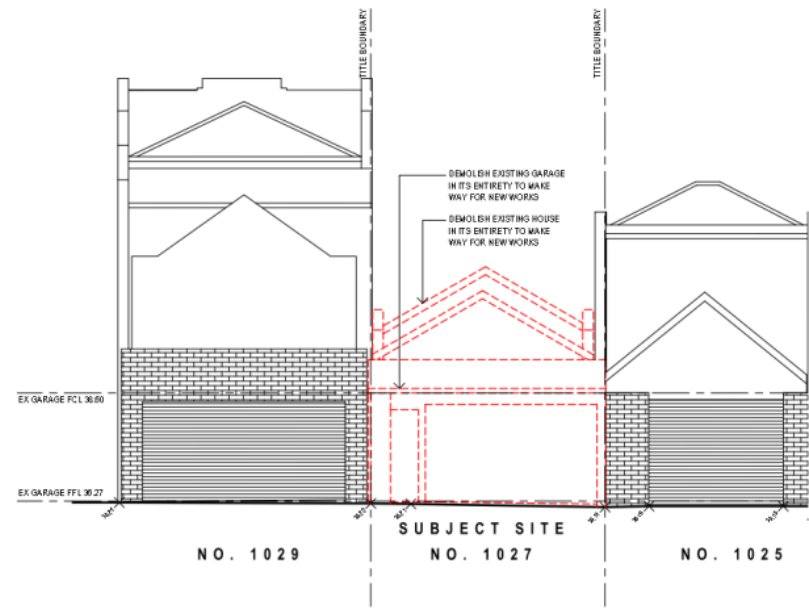
Attachment 6 - PLN20/0184 - 1027 Drummond Street Carlton North - S57A Plans



DEMOLITION SOUTH ELEVATION - 1/2  
1:100



DEMOLITION SOUTH ELEVATION - 2/2  
1:100



DEMOLITION WEST ELEVATION  
1:100

FINISHES		FIN
XF01	EXISTING ROOF SHEETING	
XF02	EXISTING RENDERED BRICKWORK	
XF03	EXISTING GLAZING	
XF04	EXISTING ROOF TILES	
XF05	EXISTING PAINTED BRICKWORK	
XF06	EXISTING METAL DOOR	
CG1	SELECTED CLEAR GLAZING	
CR1	SELECTED CRUSHED ROCK	
OG1	SELECTED OPAQUE GLAZING	
RE1	SELECTED SAND BASED RENDER	
RS1	SELECTED ROOF SHEETING	
SB1	SELECTED STEEL BLADES	
TB1	SELECTED TIMBER BATTENS	

**PRELIMINARY**

**WELLARD.**  
21140/51 STREET, ST ILLIELVA VIC 3015  
PH: 0838 215 151 | WWW.WELLARD.COM.AU

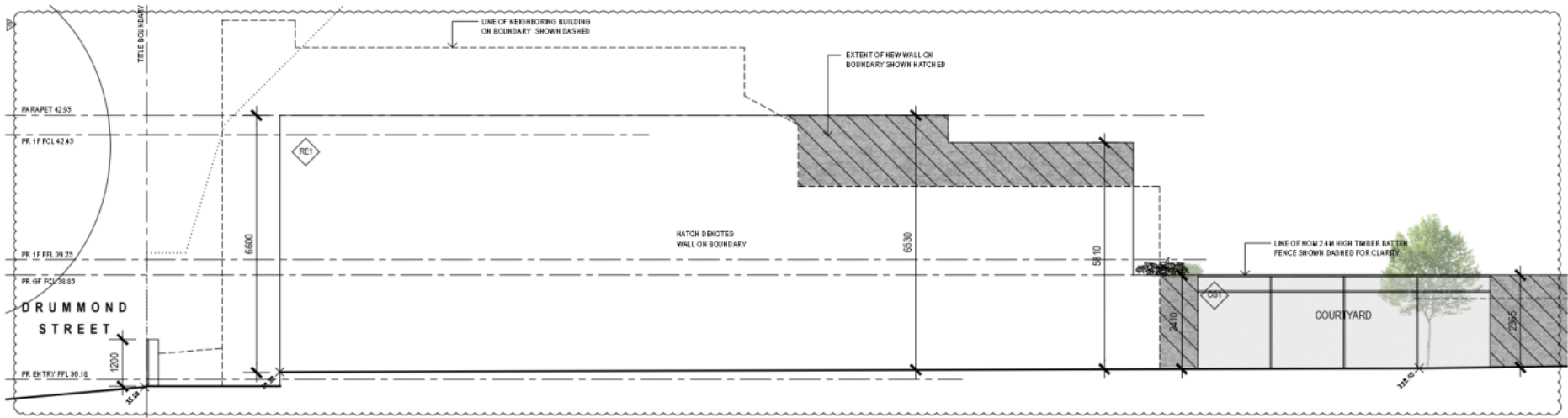
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REVISION	DATE	DESCRIPTION
A	06.05.20	RESPONSE TO RF1

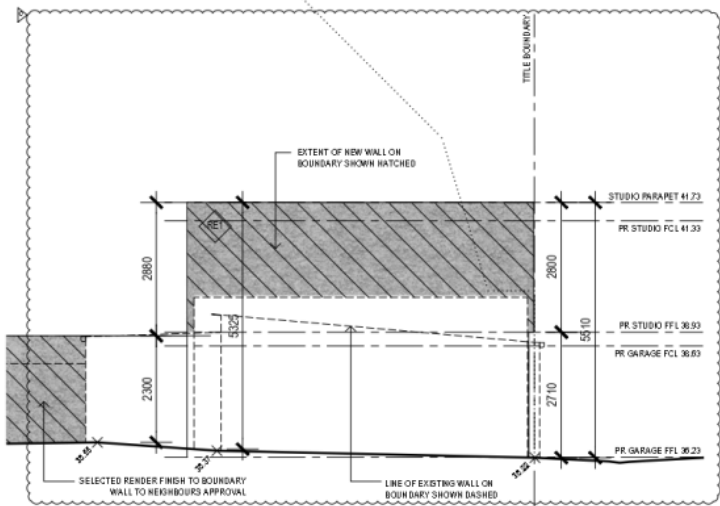
PROJECT 1027 DRUMMOND STREET, CARLTON NORTH	CLIENT VIRTUS PROGRESSIO PTY LTD
DRAWING TITLE DEMOLITION SOUTH AND WEST ELEVATIONS	

SCALE 1:100_A3	DATE 18.03.20
DRAWN MM	JOB NO. 19019
CHECK HW	REV. PL26

Attachment 6 - PLN20/0184 - 1027 Drummond Street Carlton North - S57A Plans



PROPOSED NORTH ELEVATION - 1/2  
1:100



PROPOSED NORTH ELEVATION - 2/2  
1:100



PROPOSED EAST ELEVATION  
1:100

FINISHES		FIN
XF01	EXISTING ROOF SHEETING	
XF02	EXISTING RENDERED BRICKWORK	
XF03	EXISTING GLAZING	
XF04	EXISTING ROOF TILES	
XF05	EXISTING PAINTED BRICKWORK	
XF06	EXISTING METAL DOOR	
CG1	SELECTED CLEAR GLAZING	
CR1	SELECTED CRUSHED ROCK	
OG1	SELECTED OPAQUE GLAZING	
RE1	SELECTED SAND BASED RENDER	
RS1	SELECTED ROOF SHEETING	
SB1	SELECTED STEEL BLADES	
TB1	SELECTED TIMBER BATTENS	

**PRELIMINARY**

**WELLARD.**  
21140/57 STREET, ST IVO (VIC) 3156  
PH: 03 9581 5111

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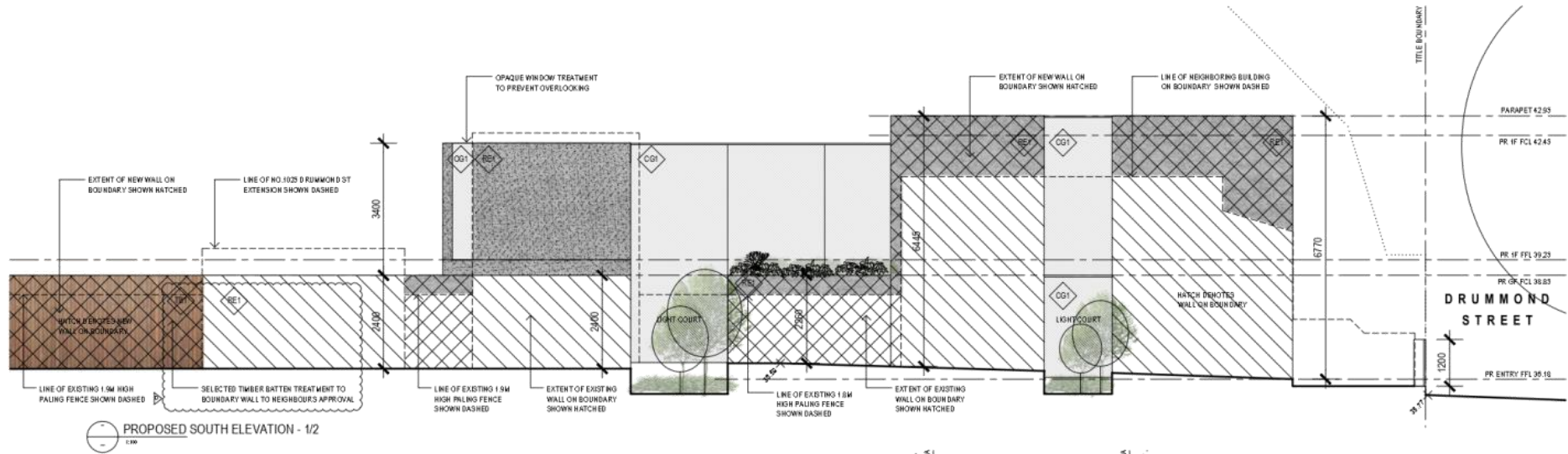
REVISION	DATE	DESCRIPTION
A	06.05.20	RESPONSE TO RFI
B	30.07.20	RESPONSE TO COUNCIL
C	26.08.20	PLANS TO NEIGHBOUR FOR COMMENT

PROJECT  
1027 DRUMMOND STREET, CARLTON NORTH  
DRAWING TITLE  
PROPOSED NORTH AND EAST ELEVATIONS

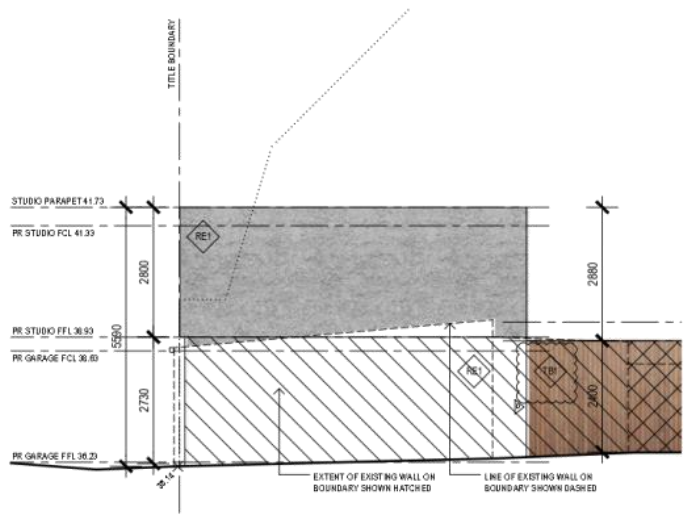
CLIENT  
VIRTUS PROGRESSIO PTY LTD

SCALE	DATE
1:100_A3	18.03.20
	JOB NO. 19019
DRAWN MM	DRW NO. PL27
CHECK HW	REV. C

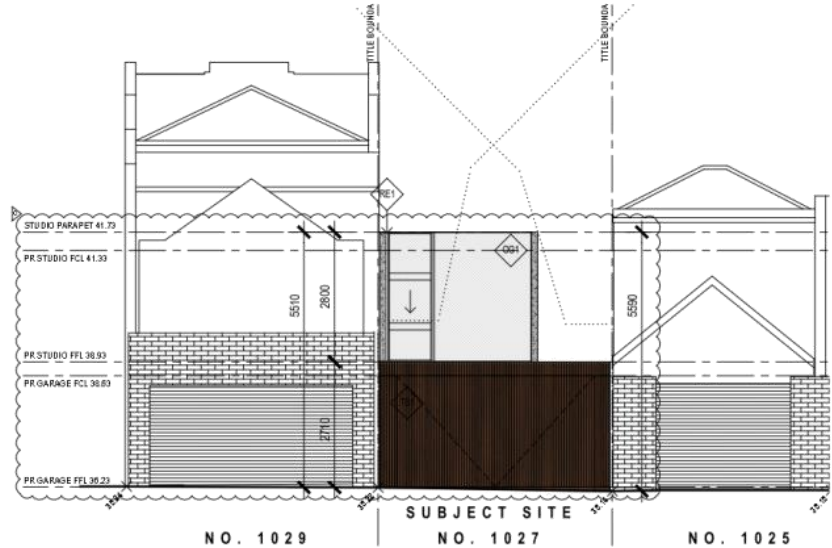
Attachment 6 - PLN20/0184 - 1027 Drummond Street Carlton North - S57A Plans



PROPOSED SOUTH ELEVATION - 1/2  
1:100



PROPOSED SOUTH ELEVATION - 2/2  
1:100



PROPOSED WEST ELEVATION  
1:100

FINISHES		FIN
XF01	EXISTING ROOF SHEETING	
XF02	EXISTING RENDERED BRICKWORK	
XF03	EXISTING GLAZING	
XF04	EXISTING ROOF TILES	
XF05	EXISTING PAINTED BRICKWORK	
XF06	EXISTING METAL DOOR	
CG1	SELECTED CLEAR GLAZING	
CR1	SELECTED CRUSHED ROCK	
OG1	SELECTED OPAQUE GLAZING	
RE1	SELECTED SAND BASED RENDER	
RS1	SELECTED ROOF SHEETING	
SB1	SELECTED STEEL BLADES	
TB1	SELECTED TIMBER BATTENS	

**PRELIMINARY**

**WELLARD.**  
2114/51 STREET, ST ALBANS VIC 3015  
PH: 03 9452 5155 FAX: 03 9452 5156

REVISION	DATE	DESCRIPTION
A	06.05.20	RESPONSE TO RFI
B	31.07.20	SKETCH PLANS TO COUNCIL
C	26.08.20	PLANS TO NEIGHBOUR FOR COMMENT
D	22.09.20	REVISED BOUNDARY WALL TREATMENT

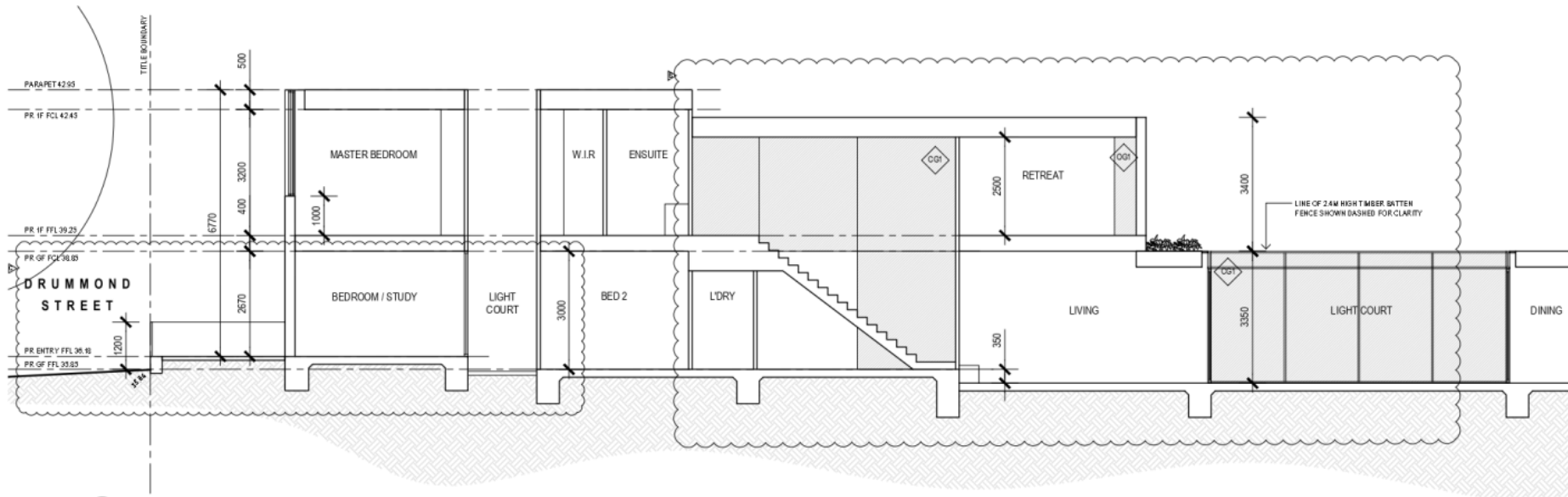
PROJECT  
1027 DRUMMOND STREET, CARLTON NORTH

CLIENT  
VIRTUS PROGRESSIO PTY LTD

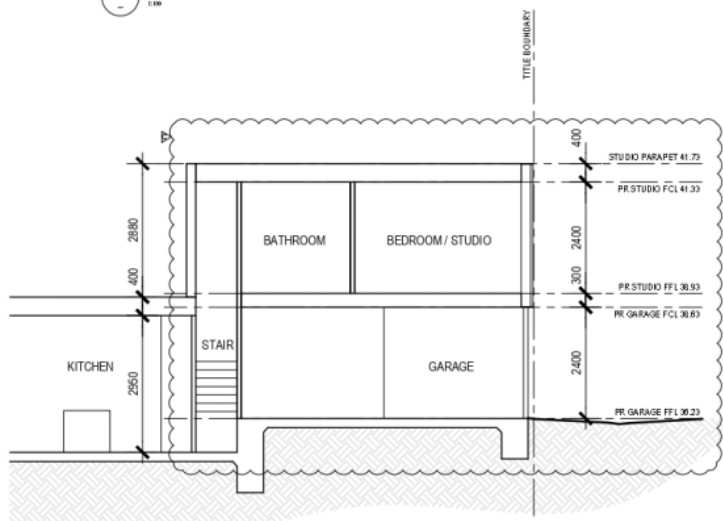
DRAWING TITLE  
PROPOSED SOUTH AND WEST ELEVATIONS

SCALE	DATE
1:100_A3	18.03.20
	JOB NO. 19019
	DRAWN MM DRW NO. PL28
CHECK HW	REV. D

Attachment 6 - PLN20/0184 - 1027 Drummond Street Carlton North - S57A Plans



PROPOSED SECTION AA - 1/2  
1:100



PROPOSED SECTION AA - 2/2  
1:100

FINISHES		FIN
XF01	EXISTING ROOF SHEETING	
XF02	EXISTING RENDERED BRICKWORK	
XF03	EXISTING GLAZING	
XF04	EXISTING ROOF TILES	
XF05	EXISTING PAINTED BRICKWORK	
XF06	EXISTING METAL DOOR	
CG1	SELECTED CLEAR GLAZING	
CR1	SELECTED CRUSHED ROCK	
OG1	SELECTED OPAQUE GLAZING	
RE1	SELECTED SAND BASED RENDER	
RS1	SELECTED ROOF SHEETING	
SB1	SELECTED STEEL BLADES	
TB1	SELECTED TIMBER BATTENS	

**WELLARD.**  
21140/51/STREET, ST IVO, VIC 3011  
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REVISION	DATE	DESCRIPTION
A	06.05.20	RESPONSE TO RFI
B	30.07.20	RESPONSE TO COUNCIL
C	26.08.20	PLANS TO NEIGHBOUR FOR COMMENT

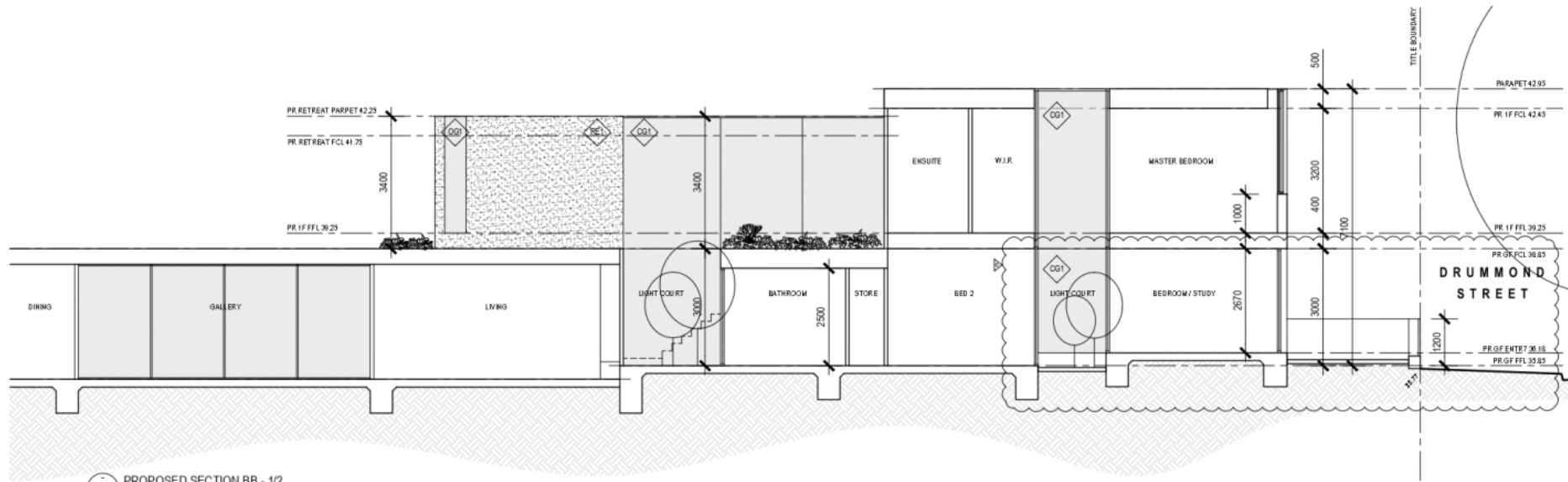
PROJECT  
1027 DRUMMOND STREET, CARLTON NORTH

CLIENT  
VIRTUS PROGRESSIO PTY LTD

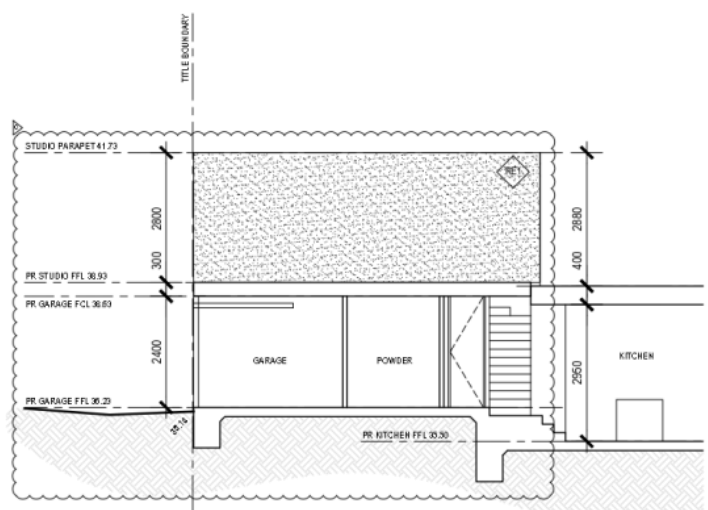
DRAWING TITLE  
PROPOSED SECTION AA

PRELIMINARY			
SCALE	1:100_A3	DATE	18.03.20
		JOB NO.	19019
DRAWN	MM	DRW NO.	PL29
CHECK	HW	REV.	C

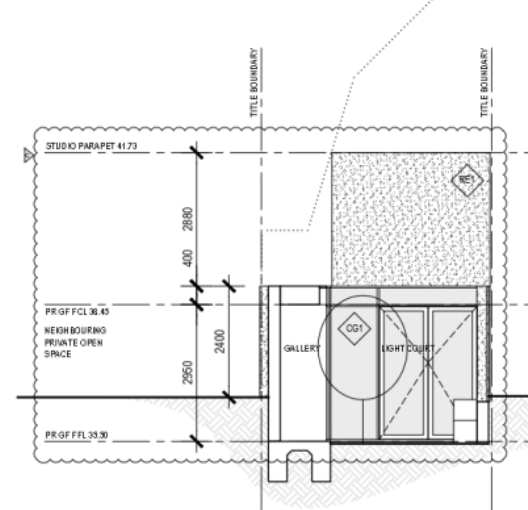
Attachment 6 - PLN20/0184 - 1027 Drummond Street Carlton North - S57A Plans



PROPOSED SECTION BB - 1/2  
1:50



PROPOSED SECTION BB - 2/2  
1:50



PROPOSED SECTION CC  
1:50

FINISHES		FIN
XF01	EXISTING ROOF SHEETING	
XF02	EXISTING RENDERED BRICKWORK	
XF03	EXISTING GLAZING	
XF04	EXISTING ROOF TILES	
XF05	EXISTING PAINTED BRICKWORK	
XF06	EXISTING METAL DOOR	
CG1	SELECTED CLEAR GLAZING	
CR1	SELECTED CRUSHED ROCK	
OG1	SELECTED OPAQUE GLAZING	
RE1	SELECTED SAND BASED RENDER	
RS1	SELECTED ROOF SHEETING	
SB1	SELECTED STEEL BLADES	
TB1	SELECTED TIMBER BATTENS	

**PRELIMINARY**

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21140/51/STREET, ST ILLIUMINA VIC 3015  
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E: info@wellard.com.au

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REVISION	DATE	DESCRIPTION
A	06.05.20	RESPONSE TO RFI
B	28.07.20	RESPONSE TO COUNCIL
C	26.08.20	PLANS TO NEIGHBOUR FOR COMMENT

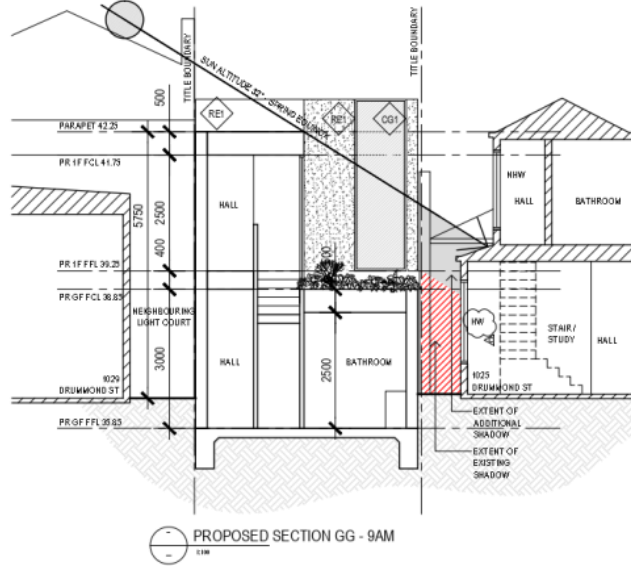
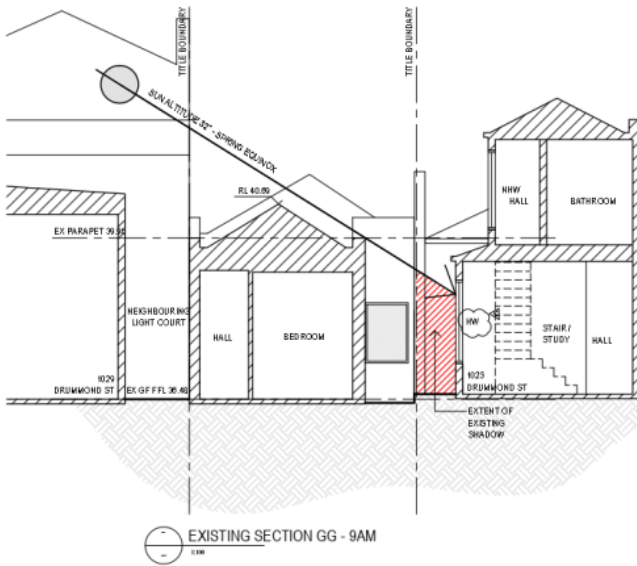
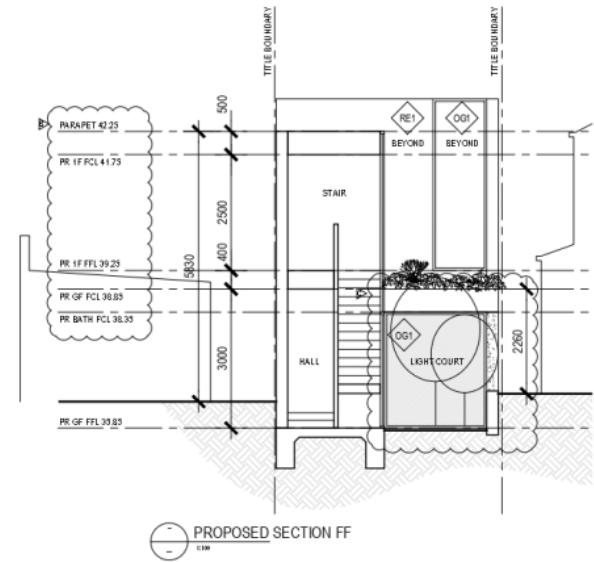
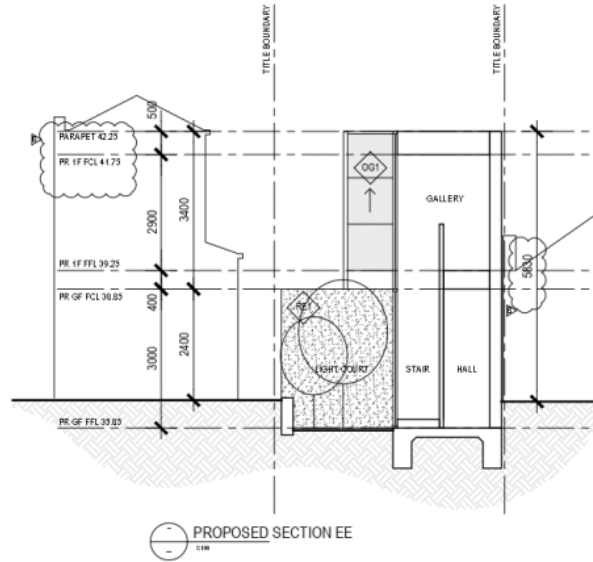
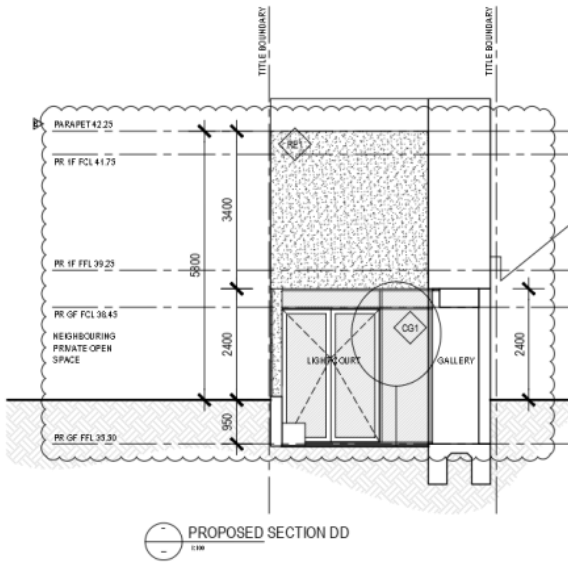
PROJECT  
1027 DRUMMOND STREET, CARLTON NORTH

CLIENT  
VIRTUS PROGRESSIO PTY LTD

DRAWING TITLE  
PROPOSED SECTION BB + CC

SCALE	DATE
1:100_A3	18.03.20
	JOB NO.
	19019
DRAWN	PL30
MM	DRW NO.
CHECK	REV.
HW	C

Attachment 6 - PLN20/0184 - 1027 Drummond Street Carlton North - S57A Plans



FINISHES		FIN
XF01	EXISTING ROOF SHEETING	
XF02	EXISTING RENDERED BRICKWORK	
XF03	EXISTING GLAZING	
XF04	EXISTING ROOF TILES	
XF05	EXISTING PAINTED BRICKWORK	
XF06	EXISTING METAL DOOR	
CG1	SELECTED CLEAR GLAZING	
CR1	SELECTED CRUSHED ROCK	
OG1	SELECTED OPAQUE GLAZING	
RE1	SELECTED SAND BASED RENDER	
RS1	SELECTED ROOF SHEETING	
SB1	SELECTED STEEL BLADES	
TB1	SELECTED TIMBER BATTENS	

**WELLARD.**  
 2014/05/31/ST/ET/ST/14/03/20/PLN/20/0184/001  
 1027 DRUMMOND STREET, CARLTON NORTH

REVISION	DATE	DESCRIPTION
A	06.05.20	RESPONSE TO RFI
B	30.07.20	RESPONSE TO RFI
C	26.08.20	PLANS TO NEIGHBOUR FOR COMMENT

PROJECT  
 1027 DRUMMOND STREET, CARLTON NORTH

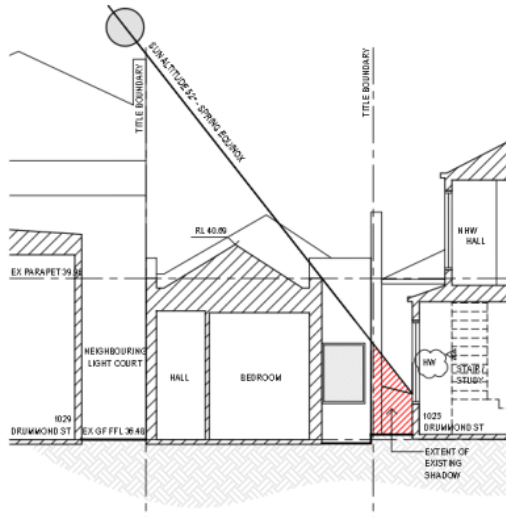
CLIENT  
 VIRTUS PROGRESSIO PTY LTD

DRAWING TITLE  
 PROPOSED SECTIONS DD, EE, FF + GG

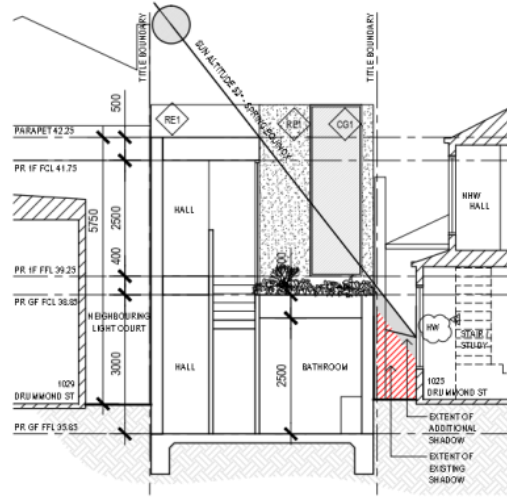
**PRELIMINARY**

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		JOB NO.	19019
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CHECK	HW	REV.	C

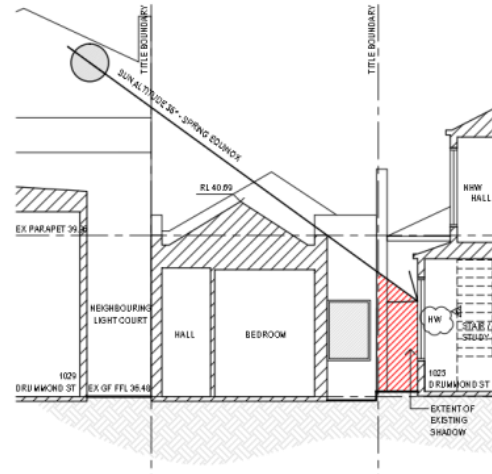
Attachment 6 - PLN20/0184 - 1027 Drummond Street Carlton North - S57A Plans



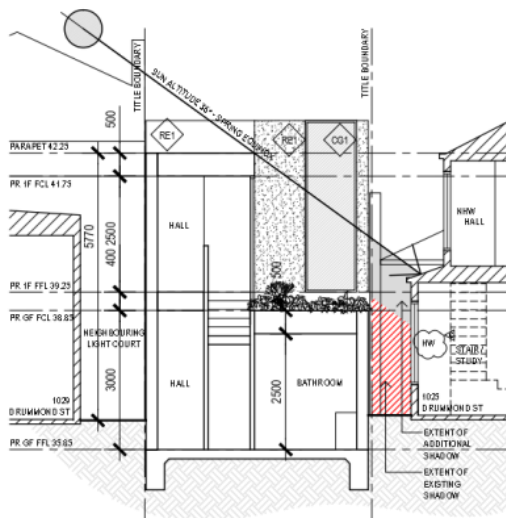
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1:100



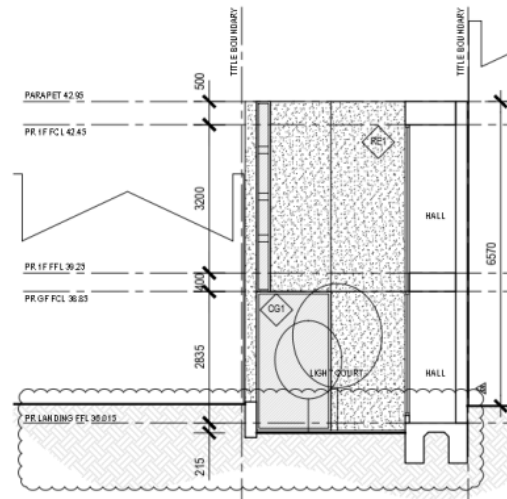
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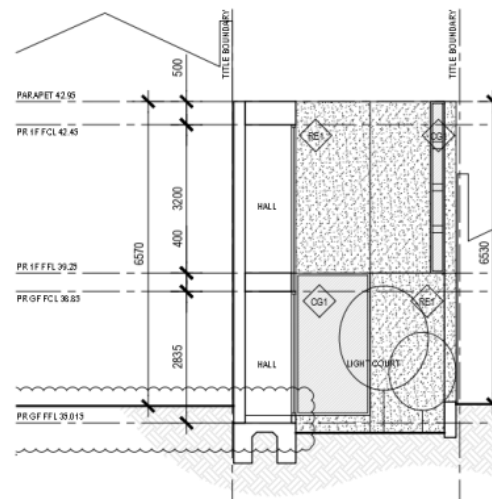
EXISTING SECTION GG - 3PM  
1:100



PROPOSED SECTION GG - 3PM  
1:100



PROPOSED SECTION HH  
1:100



PROPOSED SECTION JJ  
1:100

FINISHES		FIN
XF01	EXISTING ROOF SHEETING	
XF02	EXISTING RENDERED BRICKWORK	
XF03	EXISTING GLAZING	
XF04	EXISTING ROOF TILES	
XF05	EXISTING PAINTED BRICKWORK	
XF06	EXISTING METAL DOOR	
CG1	SELECTED CLEAR GLAZING	
CR1	SELECTED CRUSHED ROCK	
OG1	SELECTED OPAQUE GLAZING	
RE1	SELECTED SAND BASED RENDER	
RS1	SELECTED ROOF SHEETING	
SB1	SELECTED STEEL BLADES	
TB1	SELECTED TIMBER BATTENS	

**PRELIMINARY**

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WELLS/2014/05/15/ST/ET. ST 14/03/2014/VC. 001

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IDENTIFYING THE DIMENSIONS OF ANY DIMENSIONS

REVISION	DATE	DESCRIPTION
A	06.05.20	RESPONSE TO RFI
B	30.07.20	RESPONSE TO COUNCIL
C	26.08.20	PLANS TO NEIGHBOUR FOR COMMENT

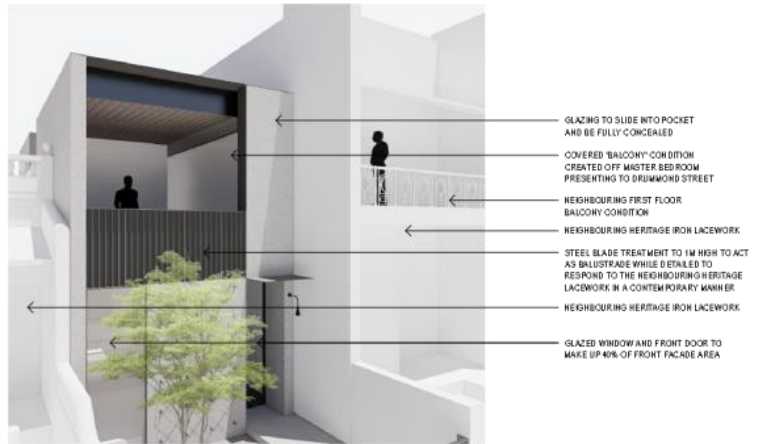
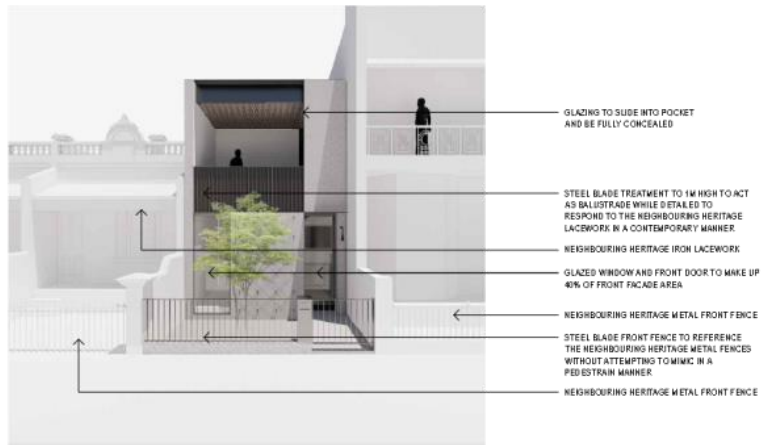
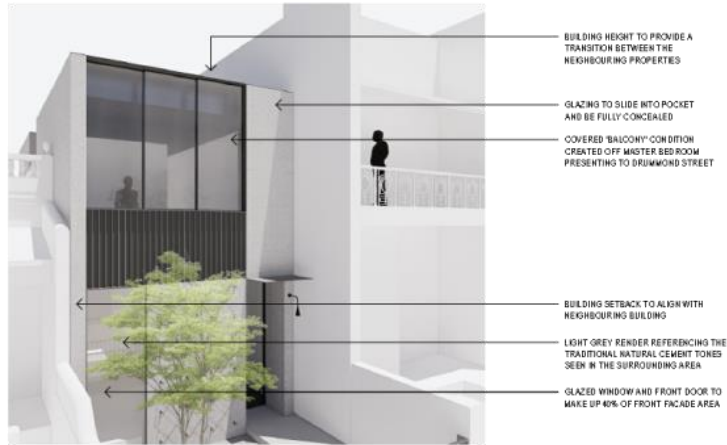
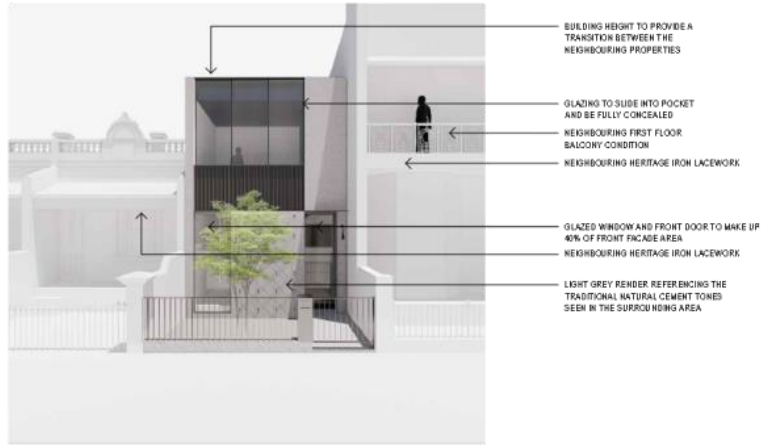
PROJECT  
**1027 DRUMMOND STREET, CARLTON NORTH**

CLIENT  
VIRTUS PROGRESSIO PTY LTD

DRAWING TITLE  
PROPOSED SECTIONS GG, HH + JJ

SCALE	DATE	JOB NO.
1:100_A3	18.03.20	19019
DRAWN	MM	DRW NO. PL.32
CHECK	HW	REV. C

Attachment 6 - PLN20/0184 - 1027 Drummond Street Carlton North - S57A Plans



HERITAGE RESPONSE DIAGRAM 01

HERITAGE RESPONSE DIAGRAM 02

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REVISION	DATE	DESCRIPTION
A	06.05.20	RESPONSE TO RFI
B	23.09.20	HERITAGE UPDATES

PROJECT  
1027 DRUMMOND STREET, CARLTON NORTH

CLIENT  
VIRTUS PROGRESSIO PTY LTD

DRAWING TITLE  
HERITAGE RESPONSE DIAGRAMS

SCALE	NTS	DATE	18.03.20
		JOB NO.	19019
		DRAWN	MM
		DRW NO.	PL33
CHECK	HW	REV.	B



Attachment 6 - PLN20/0184 - 1027 Drummond Street Carlton North - S57A Plans



HERITAGE RESPONSE DIAGRAM 03

HERITAGE RESPONSE DIAGRAM 04

**PRELIMINARY**

**WELLARD.**  
21140/51 STREET, ST ILMARIN VIC 3015  
W@WELLARD.COM.AU P087226262

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DRAWINGS TO BE USED IN CONJUNCTION WITH  
SPECIFICATIONS AND OTHER CONSULTANT DRAWINGS  
NOTIFY PROJECT MANAGER OF ANY DISCREPANCIES

REVISION	DATE	DESCRIPTION
A	06.05.20	RESPONSE TO RF1

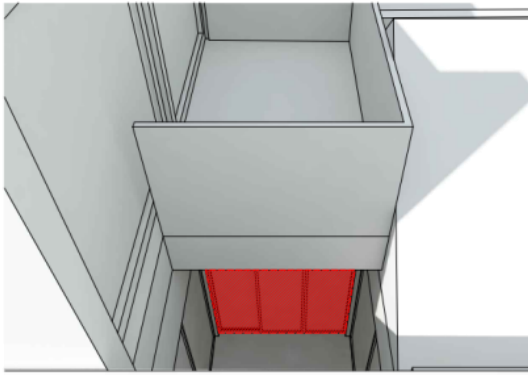
PROJECT  
1027 DRUMMOND STREET, CARLTON NORTH

CLIENT  
VIRTUS PROGRESSIO PTY LTD

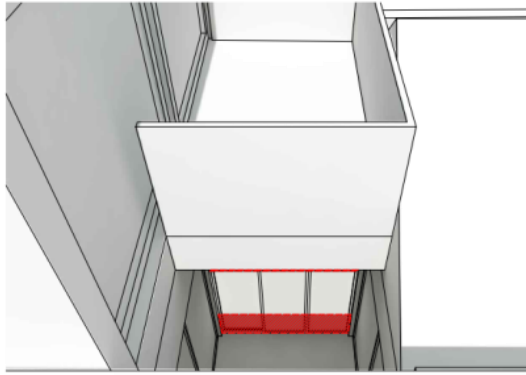
DRAWING TITLE  
HERITAGE RESPONSE DIAGRAMS

SCALE	NTS	DATE	18.03.20
		JOB NO.	19019
DRAWN	MM	DRW NO.	PL34
CHECK	HW	REV.	A

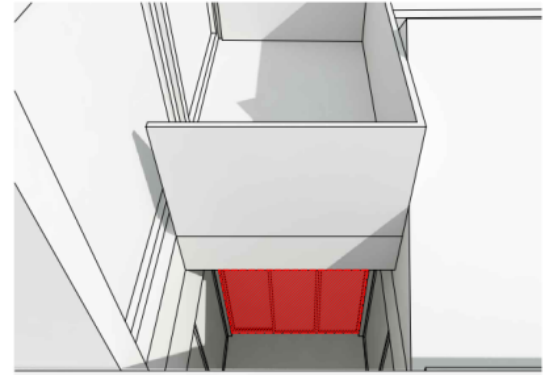
Attachment 6 - PLN20/0184 - 1027 Drummond Street Carlton North - S57A Plans



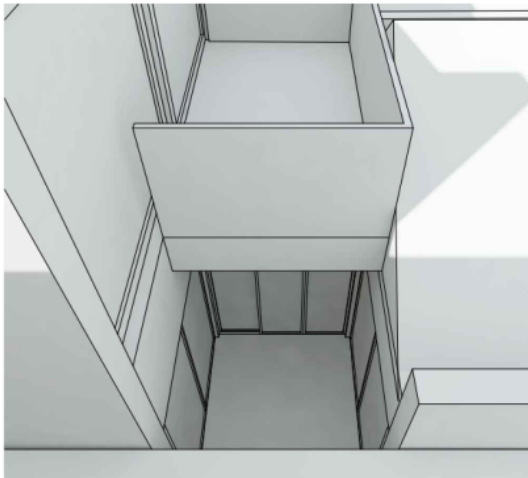
EXISTING SHADOWS - 9AM SEPTEMBER 22ND



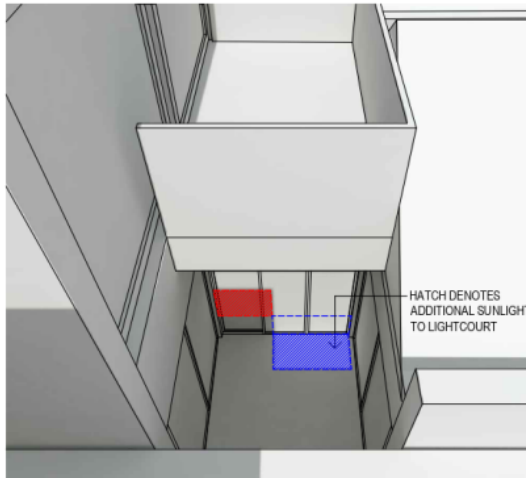
EXISTING SHADOWS - 12PM SEPTEMBER 22ND



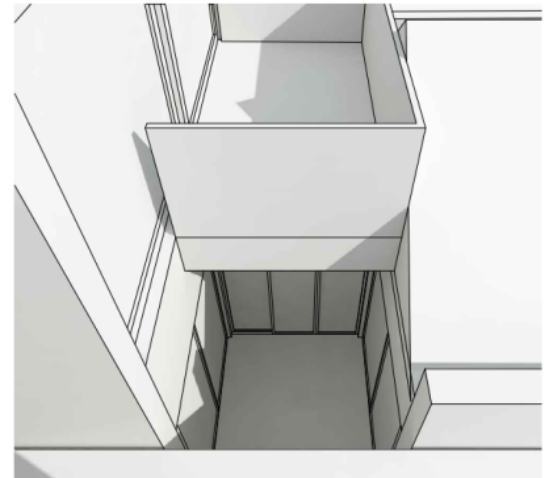
EXISTING SHADOWS - 3PM SEPTEMBER 22ND



PROPOSED SHADOWS - 9AM SEPTMEBER 22ND



PROPOSED SHADOWS - 12PM SEPTMEBER 22ND



PROPOSED SHADOWS - 3PM SEPTMEBER 22ND

▨ OVERSHADOWING    ▨ ADDITIONAL SUNLIGHT  
**1025 DRUMMOND STREET LIGHT COURT GLAZING - 12PM**  
 AMOUNT OF EXISTING SUNLIGHT TO NORTH FACING WINDOW: 1.7m<sup>2</sup>  
 AMOUNT OF PROPOSED SUNLIGHT TO NORTH FACING WINDOW: 1.7m<sup>2</sup>

HATCH DENOTES ADDITIONAL SUNLIGHT TO LIGHTCOURT

**PRELIMINARY**

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REVISION	DATE	DESCRIPTION
A	06.05.20	RESPONSE TO RFI
B	26.08.20	PLANS TO NEIGHBOUR FOR COMMENT

PROJECT  
**1027 DRUMMOND STREET, CARLTON NORTH**  
 DRAWING TITLE  
 LIGHT COURT SHADOW DIAGRAMS

CLIENT  
 VIRTUS PROGRESSIO PTY LTD

SCALE	NTS	DATE	18.03.20
		JOB NO.	19019
		DRAWN	MM
		DRW NO.	PL35
CHECK	HW	REV.	B

**Attachment 7 - PLN20/0184 - 1027 Drummond Street Carlton North - Melbourne Water Comments (S57A Plans)**



14 October 2020

Nish Goonetilleke  
Yarra City Council  
333 Bridge Road  
Richmond VIC 3121

Dear Nish,

**Proposal:** Review of amended plans

**Site location:** Lot No 2, 1027 DRUMMOND STREET CARLTON NORTH 3054

**Melbourne Water reference:** MWA-1188258

**Date referred:** 08/10/2020

**Plan reference:** Job no. 19019, Rev D, dated 22 September 2020.

Melbourne Water has reviewed the submitted information and confirms that the above referenced plans are in compliance with our minimum finished floor level requirements.

**Advice**

For general development enquiries contact our Customer Service Centre on 131722.

Regards,

A handwritten signature in black ink, appearing to read "Segujja Kakembo".

Segujja Kakembo  
Development Planning Services



**Attachment 8 - PLN20/0184 - 1027 Drummond Street Carlton North - Heritage Comments (S57A Plans)**

**Goonetilleke, Nish**

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**From:** McIntosh, Diahnn  
**Sent:** Wednesday, 14 October 2020 8:29 AM  
**To:** Goonetilleke, Nish  
**Subject:** Re: PLN20/0184 - 1027 Drummond Street Carlton North - Heritage Comments on S57A Plans

Dear Nish

I've looked at the original and modified plans of the front elevation.

The proportion of the window at ground level currently appears to satisfy the condition in regard to proportion.

I haven't got the necessary tools to calculate the ratio of openings to solid wall, but from what I can tell it appears to be about right.

Kind regards,

DIAHNN McINTOSH  
Heritage Advisor

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**From:** Goonetilleke, Nish <Nish.Goonetilleke@yarracity.vic.gov.au>  
**Sent:** Tuesday, 13 October 2020 14:39  
**To:** McIntosh, Diahnn <Diahnn.McIntosh@yarracity.vic.gov.au>  
**Subject:** PLN20/0184 - 1027 Drummond Street Carlton North - Heritage Comments on S57A Plans

Good Afternoon Diahnn,

Hope you're well.

I had a question about the abovementioned application. I have already received formal heritage comments from you (see attached). The key recommendation was for *the door and window openings in the ground floor façade to be of traditional proportions and make up about 40% of the ground floor façade.*

The application is going up to an IDAC (now known as PDC) and I wanted to know if the changes made by the applicant are acceptable and sufficient.

I have attached the advertised plans (original plans) and S57A plans (amended plans).

Thank you very much.

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

**Attachment 8 - PLN20/0184 - 1027 Drummond Street Carlton North - Heritage Comments (S57A Plans)**

T (03) 9205 5005

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)



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 - PLN20/0184 - 1027 Drummond Street Carlton North - Engineering Referral Comments (S57A Plans)**



# MEMO

**To:** Nish Goonetilleke  
**From:** Artemis Bacani  
**Date:** 21 October 2020  
**Subject:** Application No: PLN20/0184  
 Description: Ground Clearance Check  
 Site Address: 1027 Drummond Street, Carlton North

I refer to the above Planning Application received on 8 October 2020 in relation to the proposed development at 1027 Drummond Street, Carlton North. Council's Civil Engineering unit provides the following information:

**Drawings and Documents Reviewed**

	Drawing No. or Document	Revision	Dated
Wellard	PL08 Proposed Sections GG, HH + JJ	C	26 August 2020

**DEVELOPMENT LAYOUT DESIGN**

**Design Items to be Addressed**

Item	Details
Proposed Vehicle Access – Off the Laneway	<p>The applicant is to confirm the finished floor level inside the garage.</p> <p>According to the submitted cross-sectional drawing, the level along the eastern edge of the laneway is 36.19. The provision of the 40 millimetre lip and 1 in 8 ramp (20 millimetres) would not result in a level of 36.23.</p>