

Attachment 1 - PLN19 0924 - 88 Neptune Street Richmond - Decision Plans

**88 NEPTUNE ST, RICHMOND
TOWN PLANNING**

LAYOUT ID:	LAYOUT NAME
A1	PROPOSED GROUND FLOOR PLAN
A2	PROPOSED FIRST FLOOR PLAN
A3	PROPOSED ELEVATIONS
A4	PROPOSED ELEVATIONS
A5	PROPOSED DOOR SCHEDULE
A6	PROPOSED WINDOW SCHEDULE 1
A7	PROPOSED WINDOW SCHEDULE 2
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TP04	NEIGHBOURHOOD CHARACTER
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TPD32	SHADOW DIAGRAMS 3PM
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TPD34	NORTH OVERLOOKING STUDY - AXD
TPD35	NORTH OVERLOOKING STUDY - 28 CORSAR ST
TPD36	NORTH OVERLOOKING STUDY - 32 CORSAR ST
TPD37	NORTH OVERLOOKING STUDY - 30 CORSAR ST
TPD38	NORTH OVERLOOKING STUDY - SCREENING DETAIL



NOTES:

1. These areas are indicative only and subject to council and other requisite approval. Areas are not to be used for marketing purposes.
2. This scheme has been prepared generally within the bounds of the current site dimensions however is subject to detailed discussion with council, hence may be subject to change once advice is received.
3. This design has been prepared without structural or services engineering input hence is subject to change once advice is received.
4. The information contained herein is believed to be correct at time on preparation based on the information available at time of preparation. Recipients must make their own investigations to satisfy themselves in all aspects.
5. The design and accompanying documentation contained herein is and remains the intellectual property of Richard A Woodward Architect.

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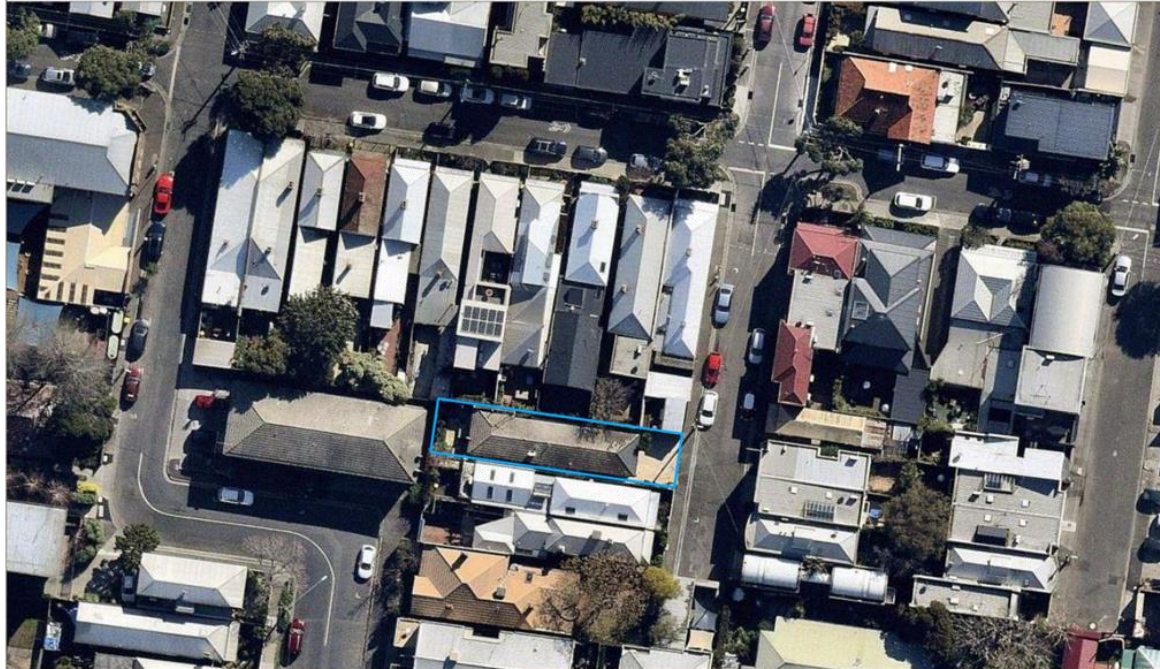
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Graeme and Bettina Chipp
1A Railway Place
Hawthorn 3122

PROJECT:
Proposed Residence

DRAWING:
TITLE PAGE

PROJECT No.
19006
DATE:
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TP00
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Address:
88 Neptune Street, Richmond VIC 3121

Zoning Classification:
General Residential Zone GR22

Planning Overlays:
None

Site Area:
202m²

Notes:
Narrow, inner-city block with a mixed variety of surrounding building types and scales ranging from single-storey workers cottages to industrial-style two-storey blocks.

Aerial view of subject site

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NEIGHBOURHOOD & SITE DESCRIPTION
88 Neptune St, Richmond

Site Description
The site is a small lot positioned within a well established medium-high density residential environment. The street frontage is 6.65m wide while the rear (Western) frontage is 6.74 wide. The side boundaries are 30.3m to the north and 30.25m to the south. The total site area is 202m². There is minimal fall to the site, rising from the East (Street) to the west.

There are no trees of significance on the site. Currently the site is occupied by a single, single-level painted brick residence. There is limited landscaping currently, and the street frontage is dominated by an open carparking space due to the lack of any formal fence or gate.

Character of the area
Because this area used to be a manufacturing and commercial part of Melbourne, there is still evidence of these past usages in some of the structures along Neptune Street, featuring robust, solid building forms. Examples of these close to the subject site include numbers 93, 95 and 97 Neptune St (directly across from the subject site), and number 36A on the nearby street corner with Crossair St. Generally, lot sizes in this area are long and narrow, which tends to favour townhouse and vertical living style dwellings. There are also a number of multi-unit developments nearby to the site, including 77 Fraser St to the rear of the site.

Services and facilities within close proximity include
The subject site is located within 800m of the busy Bridge Rd shopping strip with cafes, restaurants and supermarkets. It is also within close proximity to Bridge Rd trams and Burnley train station.

Design Response
The proposed residence has been designed to present as two building forms, connected by a central glazed bridge in the middle. This presents as a much smaller and less imposing massing when viewed from the North, almost as if it is two separate buildings. In addition to this, central courtyards to the North and south of the glazed link are deep planting zones suitable for 3-4m high mature trees to further soften the proposal's interface to adjacent properties.

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NEIGHBOURHOOD & SITE DESCRIPTION

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NEPTUNE ST - EAST



NEPTUNE ST - WEST



NEPTUNE ST - EAST



NEPTUNE ST - WEST



88 NEPTUNE ST
SUBJECT SITE

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NEIGHBOURHOOD CHARACTER

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47 NEPTUNE ST



48 NEPTUNE ST



67 NEPTUNE ST



42 CORSAIR ST



13 CORSAIR ST



NEPTUNE ST END

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NEIGHBOURHOOD CHARACTER

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PROPERTY DETAILS

Address: **88 NEPTUNE STREET RICHMOND 3121**
 Lot and Plan Number: **Lot 1 TP689981**
 Standard Parcel Identifier (SPI): **1\TP689981**
 Local Government Area (Council): **YARRA** www.yarracity.vic.gov.au
 Council Property Number: **201970**
 Planning Scheme: **Yarra** planning-schemes.delwp.vic.gov.au/schemes/yarra
 Directory Reference: **Melway 2H D8**

UTILITIES

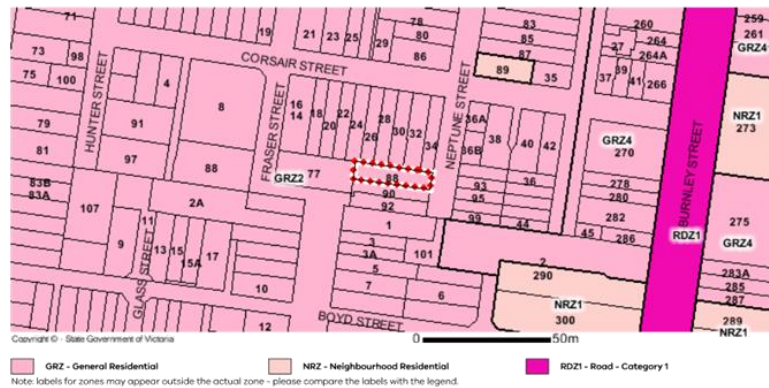
Rural Water Corporation: **Southern Rural Water**
 Melbourne Water Retailer: **City West Water**
 Melbourne Water: **inside drainage boundary**
 Power Distributor: **CITIPOWER**

STATE ELECTORATES

Legislative Council: **NORTHERN METROPOLITAN**
 Legislative Assembly: **RICHMOND**

Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)
[GENERAL RESIDENTIAL ZONE - SCHEDULE 2 \(GRZ2\)](#)



GRZ - General Residential NRZ - Neighbourhood Residential RDZ1 - Road - Category 1
 Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Planning Overlay

None affecting this land - there are overlays in the vicinity

[DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)

[HERITAGE OVERLAY \(HO\)](#)



DDO - Design and Development HO - Heritage
 Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend.

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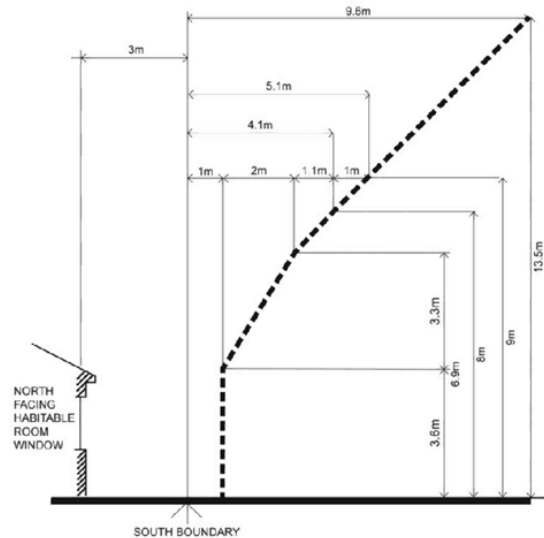
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 PLANNING CONTROLS

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Diagram B3 North-facing windows



Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- Existing sunlight to the north-facing habitable room window of the existing dwelling.
- The impact on the amenity of existing dwellings.

55.04-5
19/01/2006
VC37

Overshadowing open space objective

To ensure buildings do not significantly overshadow existing secluded private open space.

Standard B21

Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.

If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The impact on the amenity of existing dwellings.

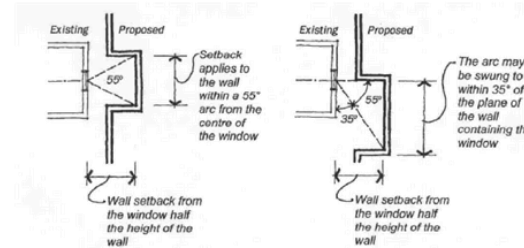
Standard B19

Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.

Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.

Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.

Diagram B2 Daylight to existing windows



Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The extent to which the existing dwelling has provided for reasonable daylight access to its habitable rooms through the siting and orientation of its habitable room windows.
- The impact on the amenity of existing dwellings.

55.04-4
10/12/2013
VC39

North-facing windows objective

To allow adequate solar access to existing north-facing habitable room windows.

Standard B20

If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window. A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.

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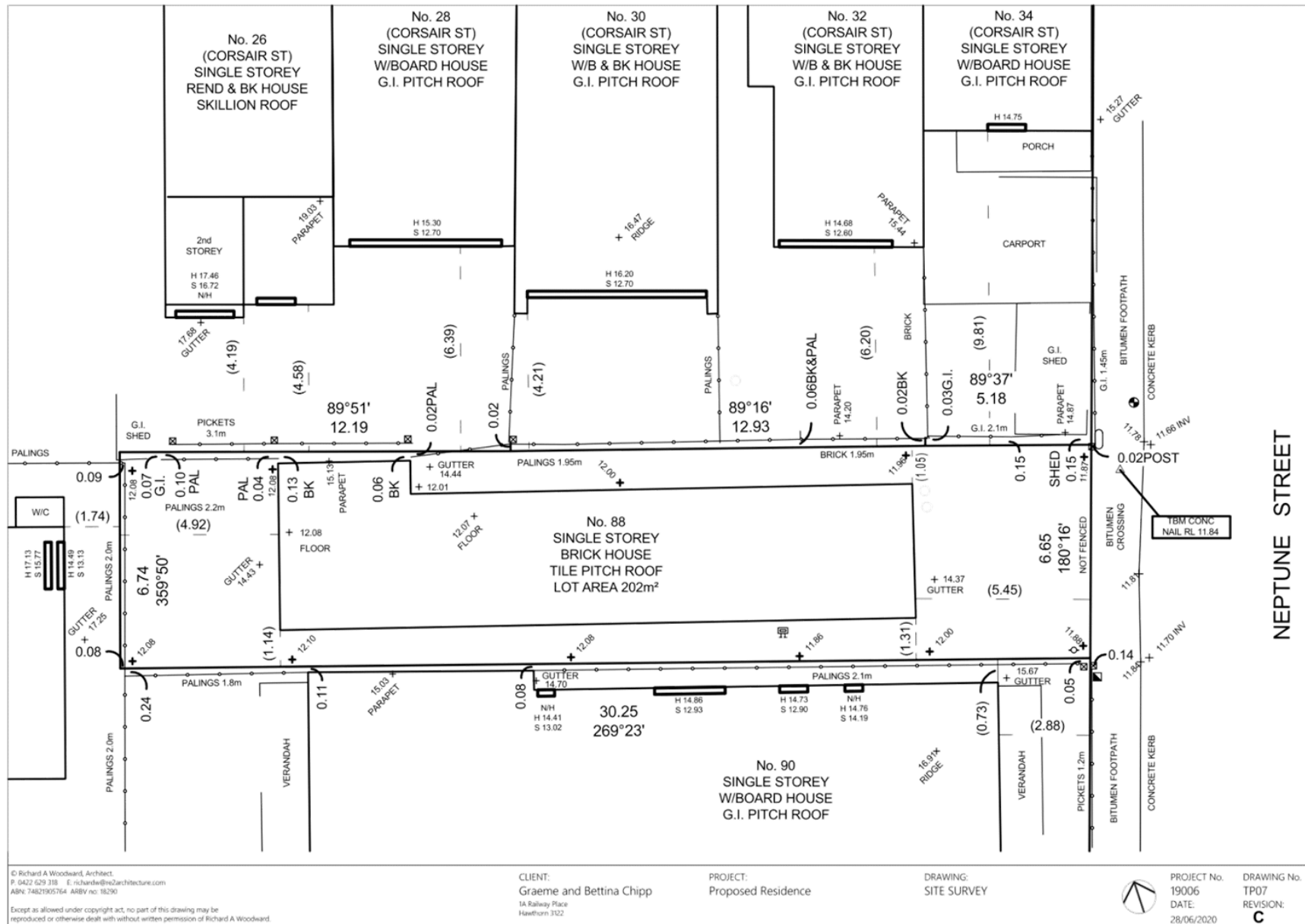
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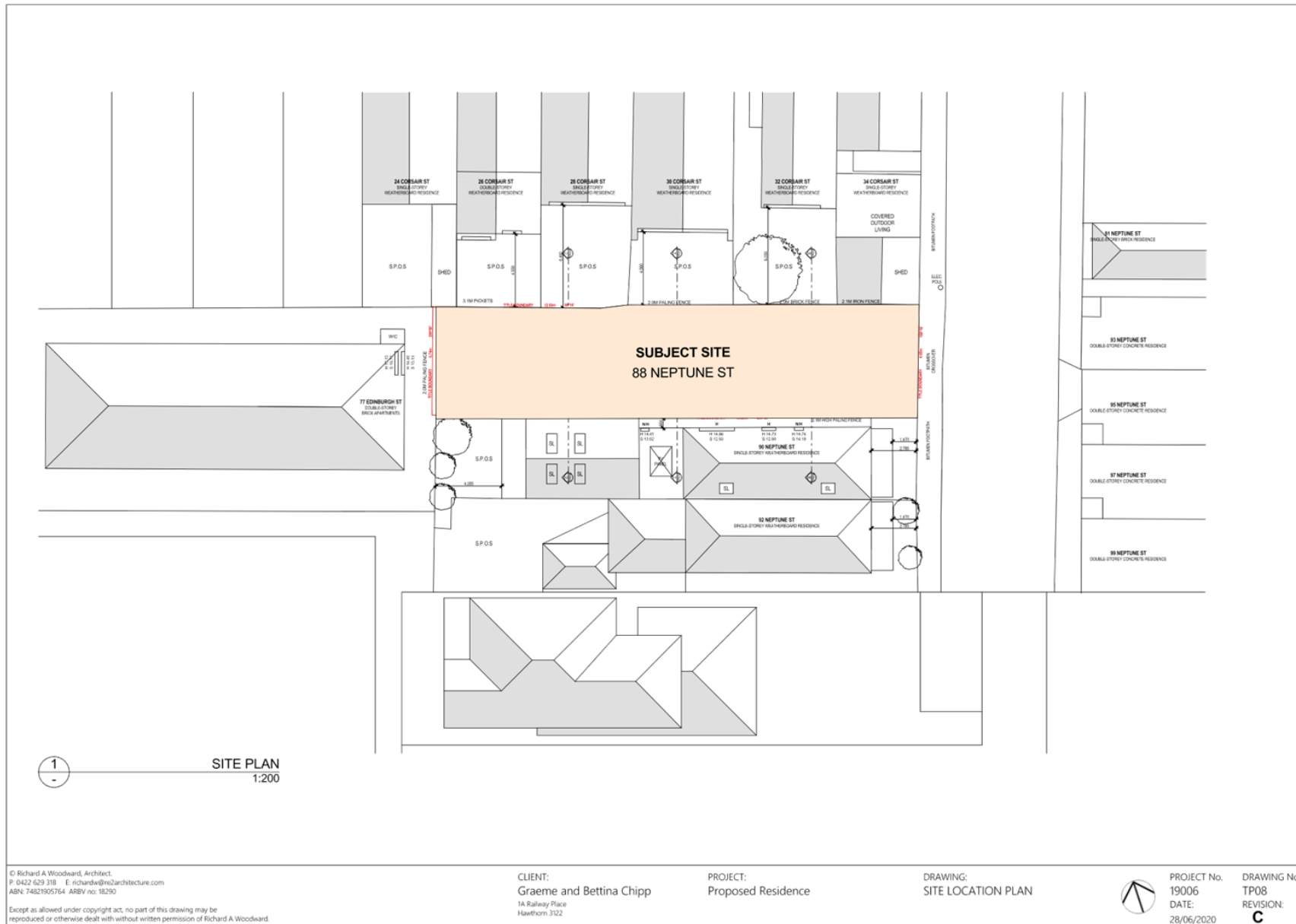
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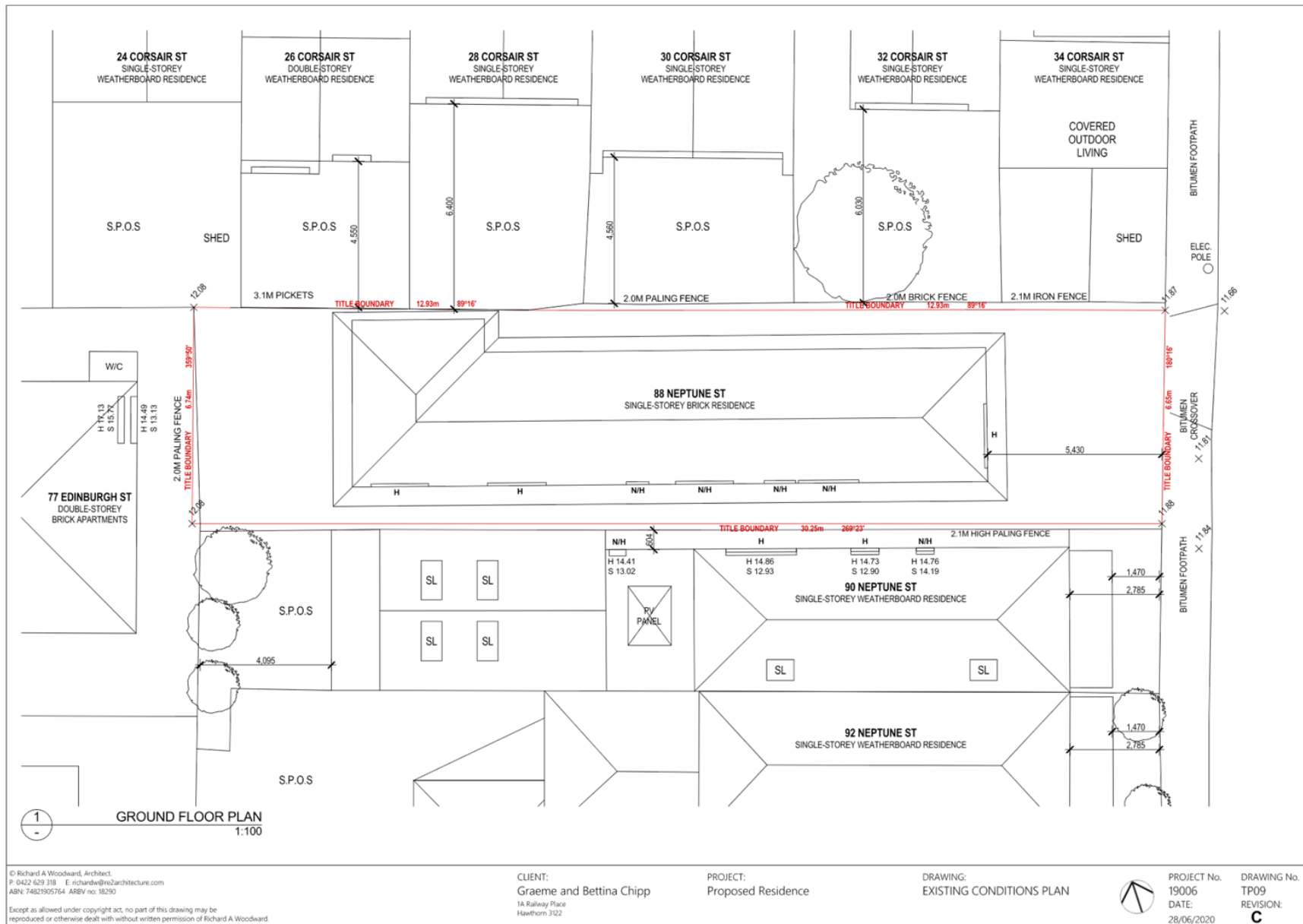
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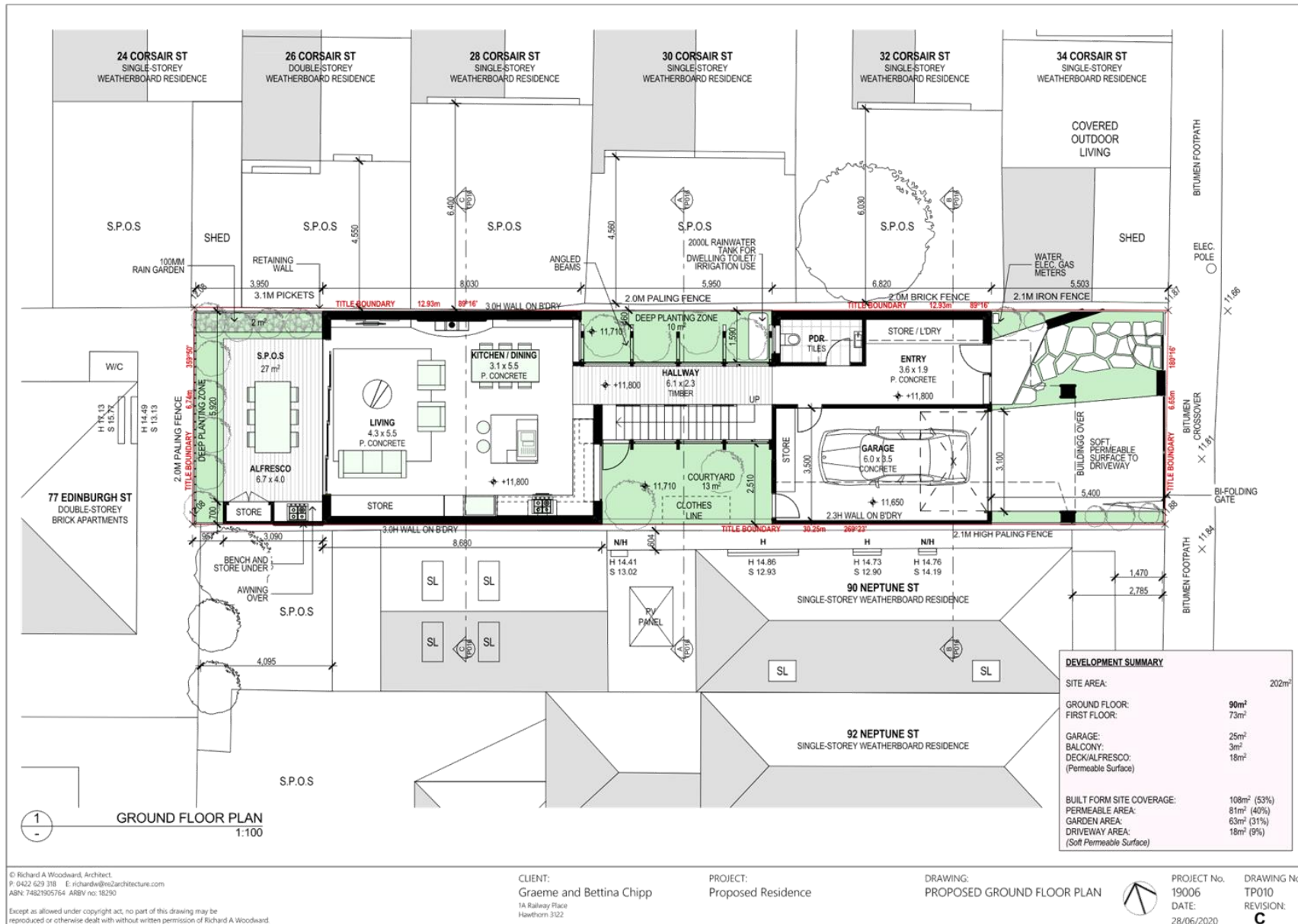
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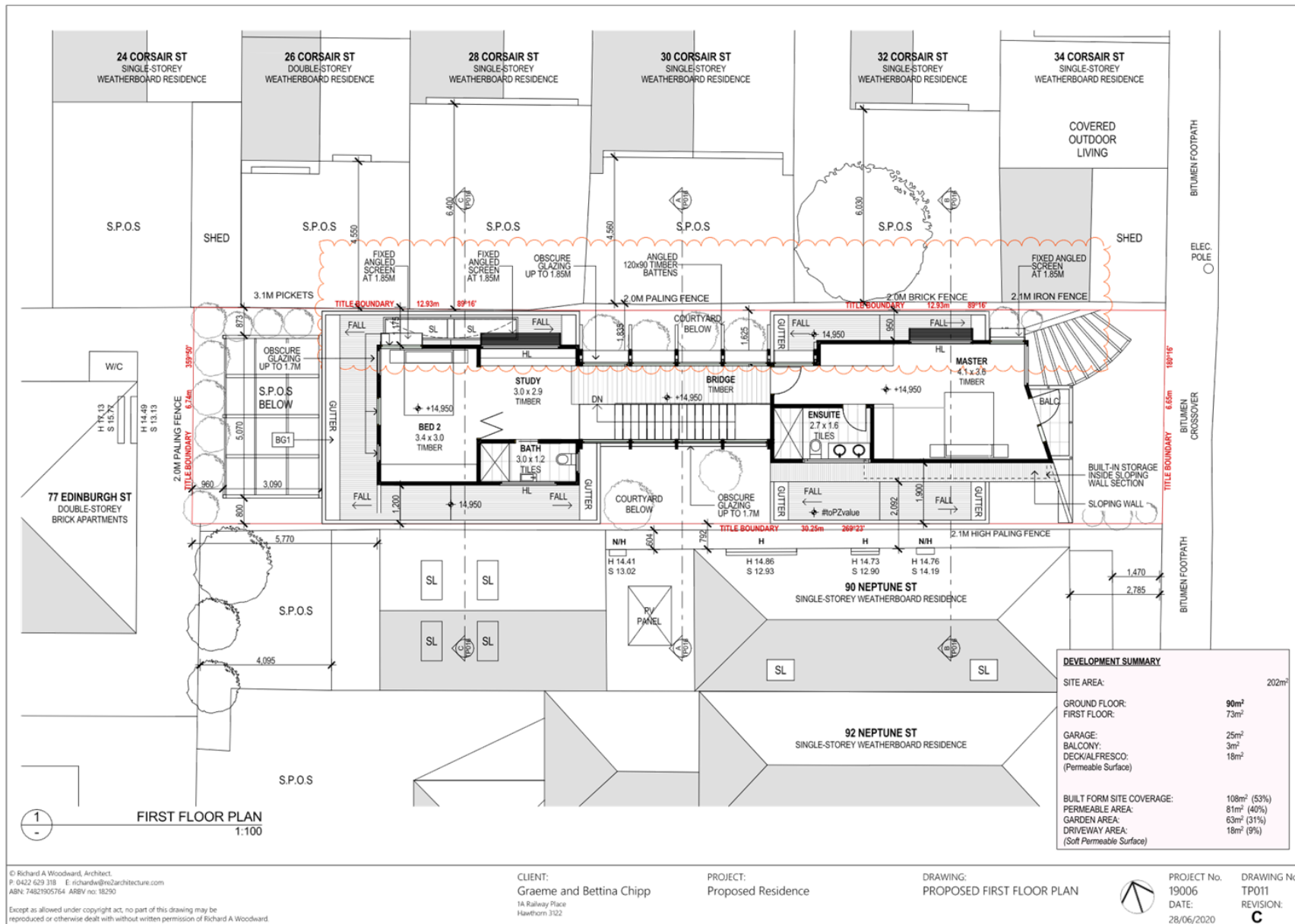
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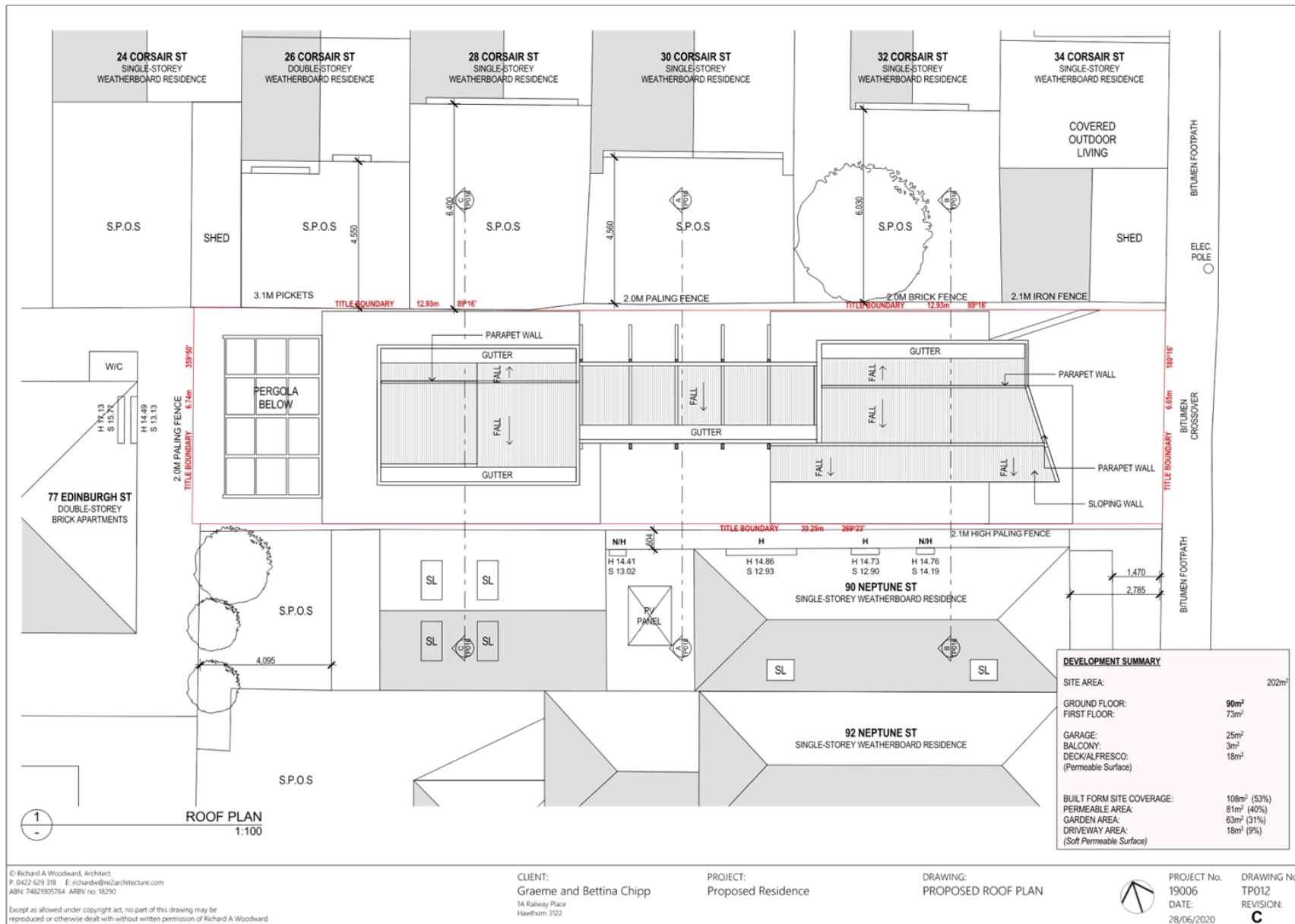
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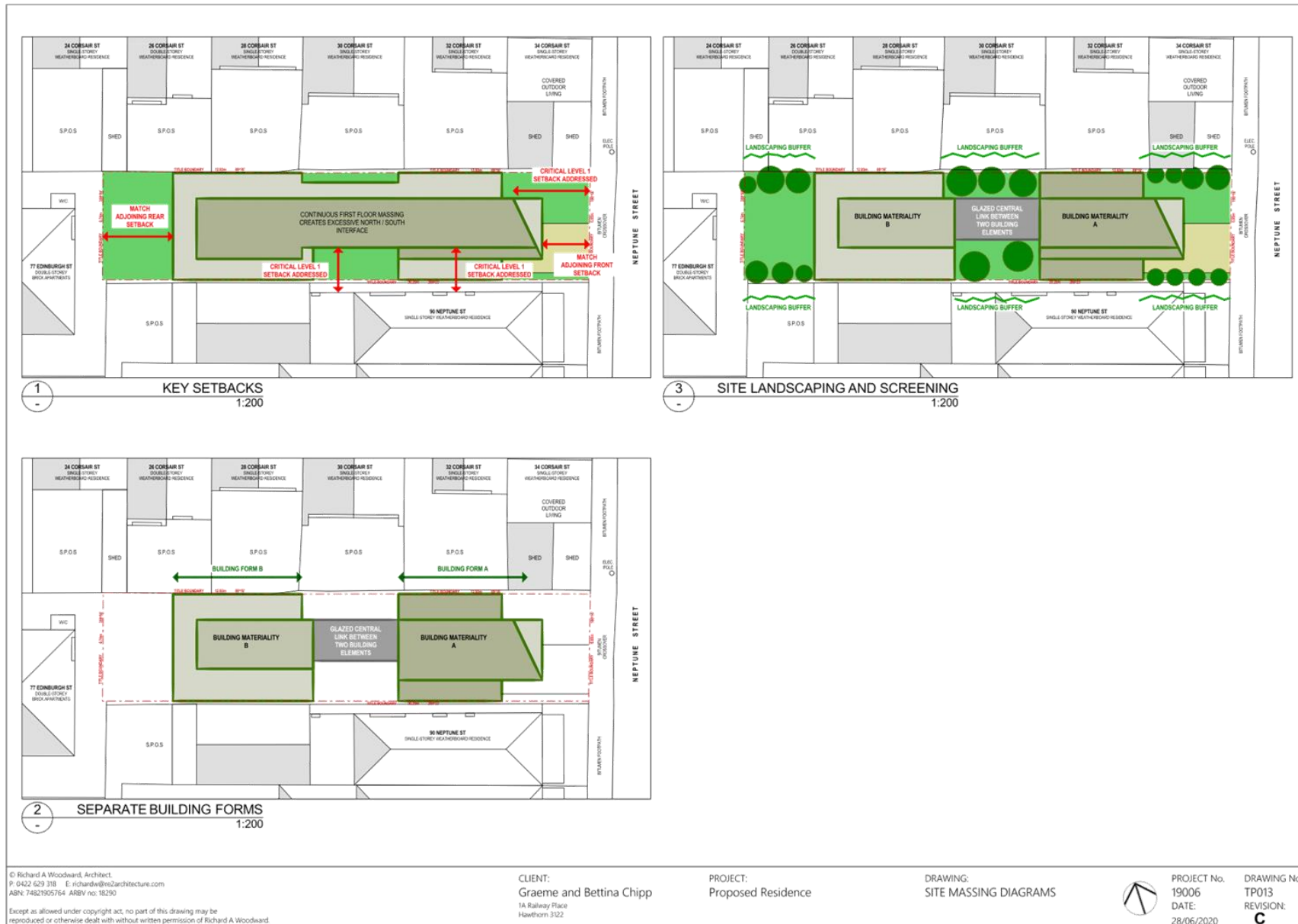
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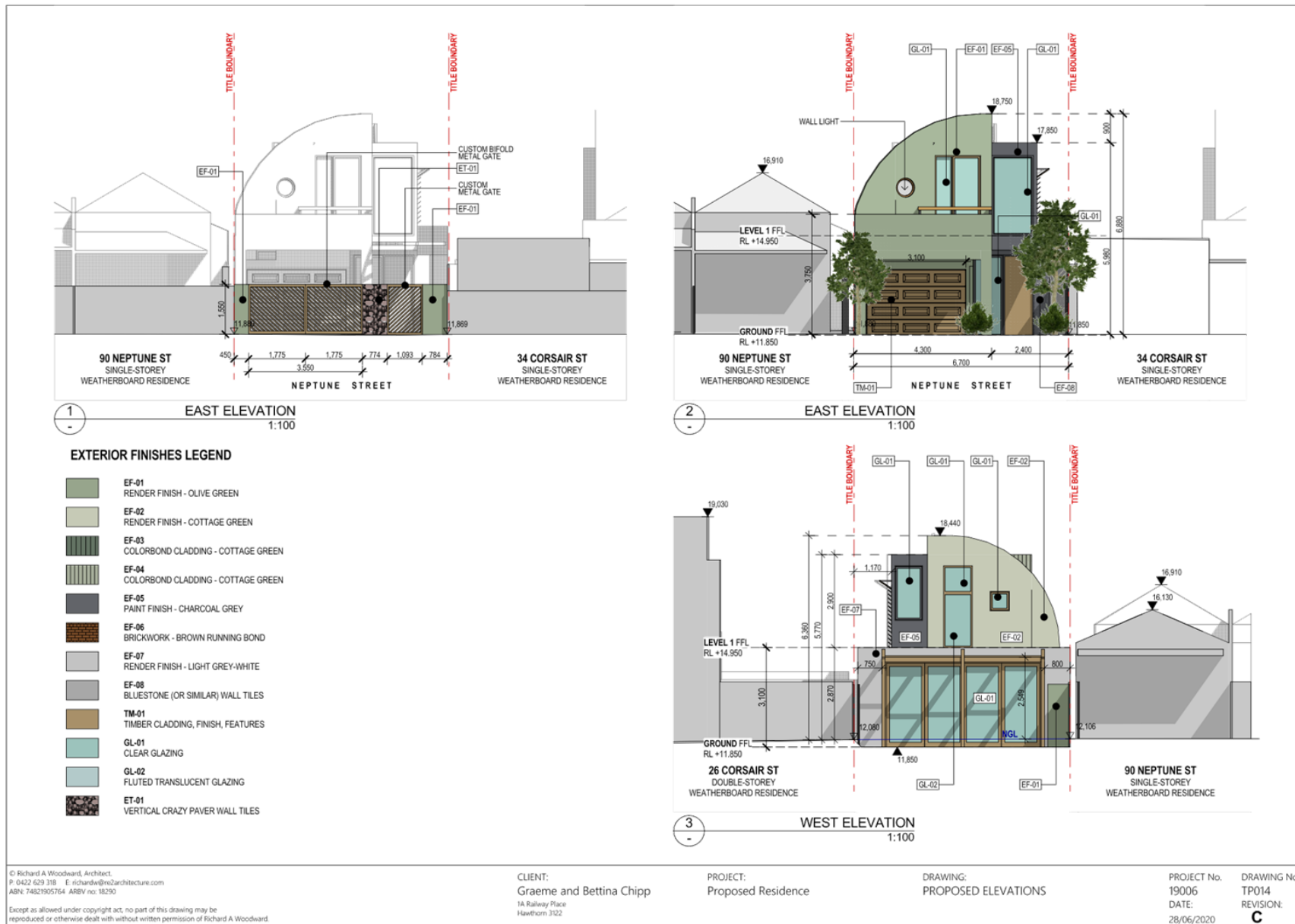
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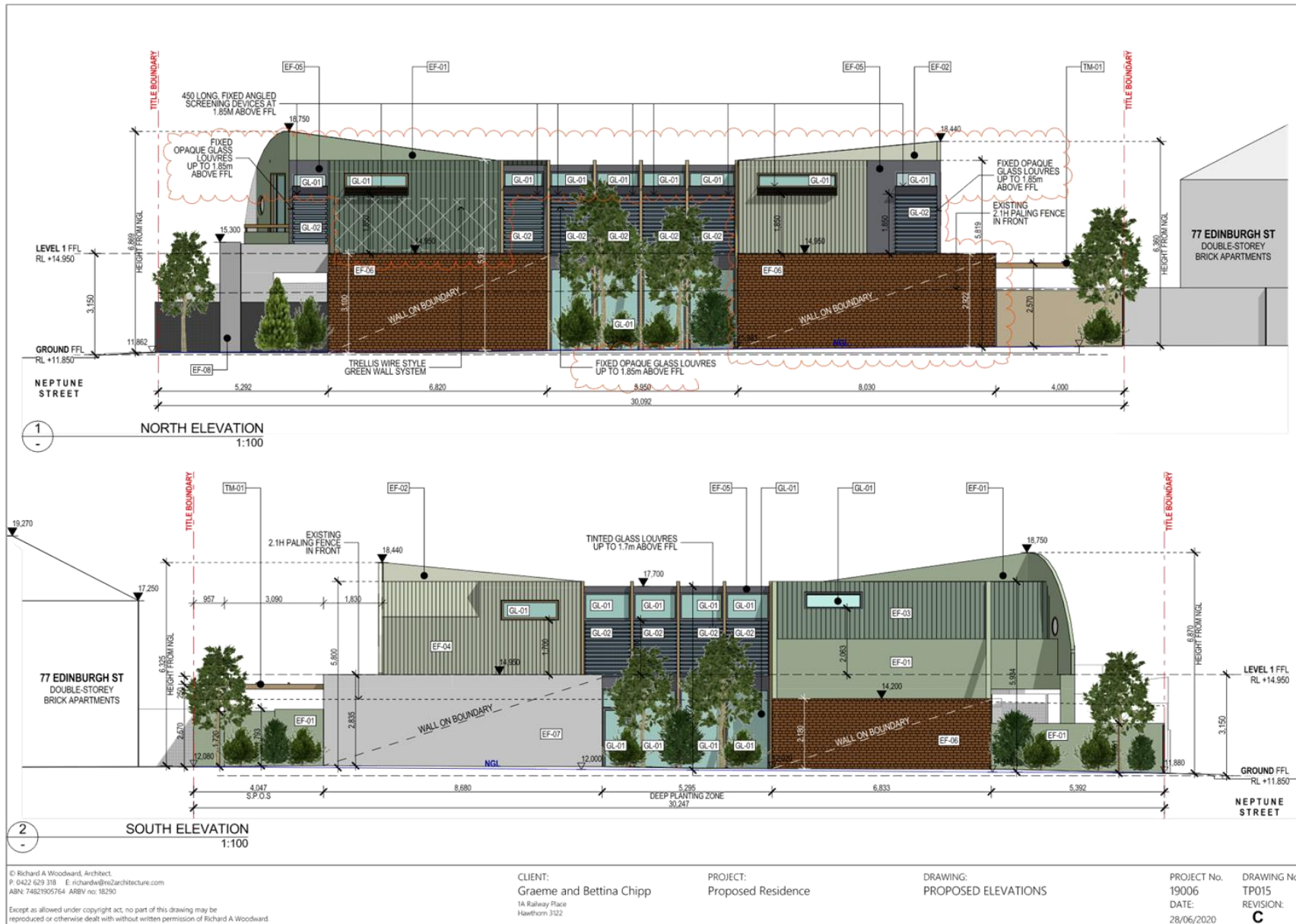
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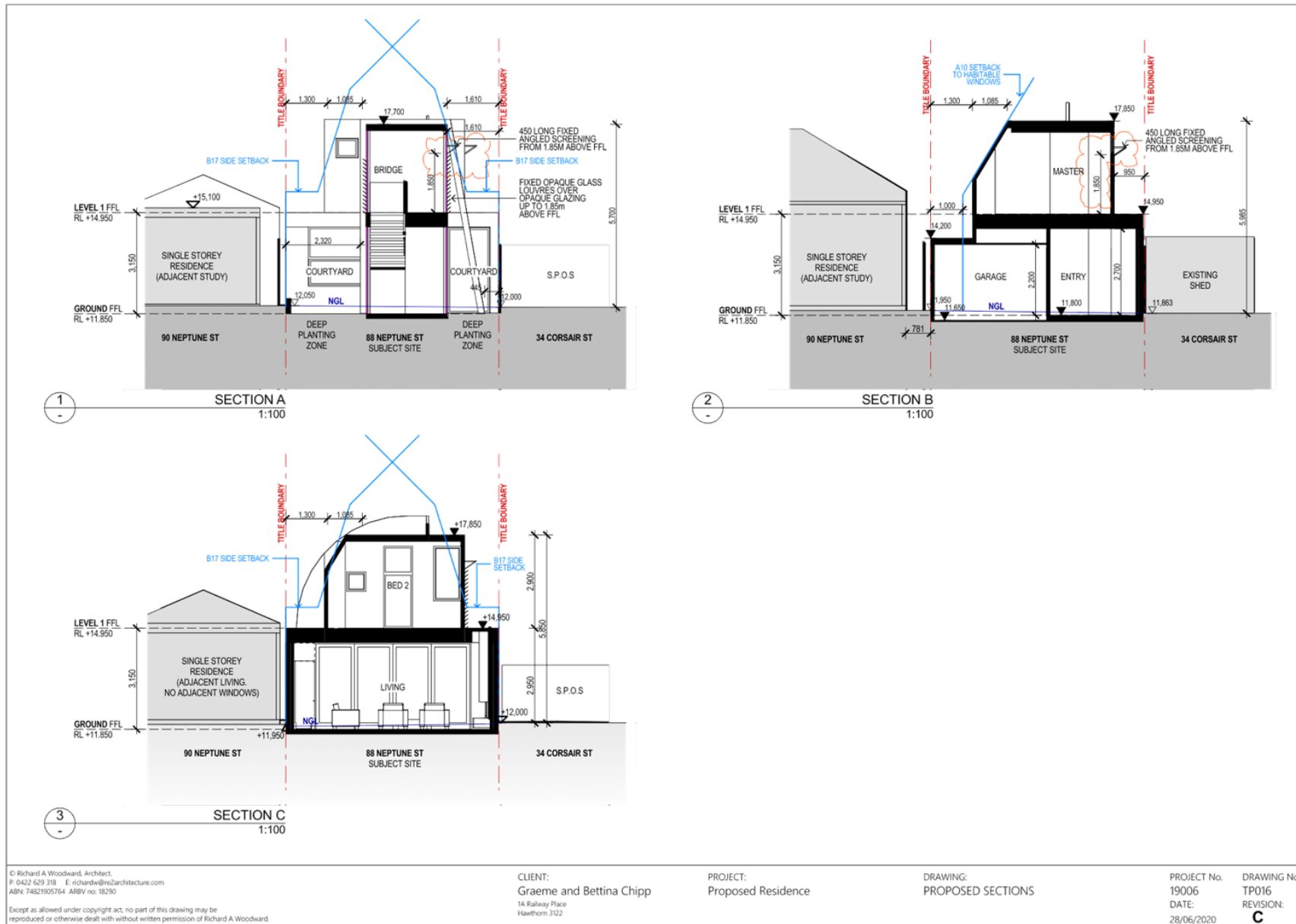
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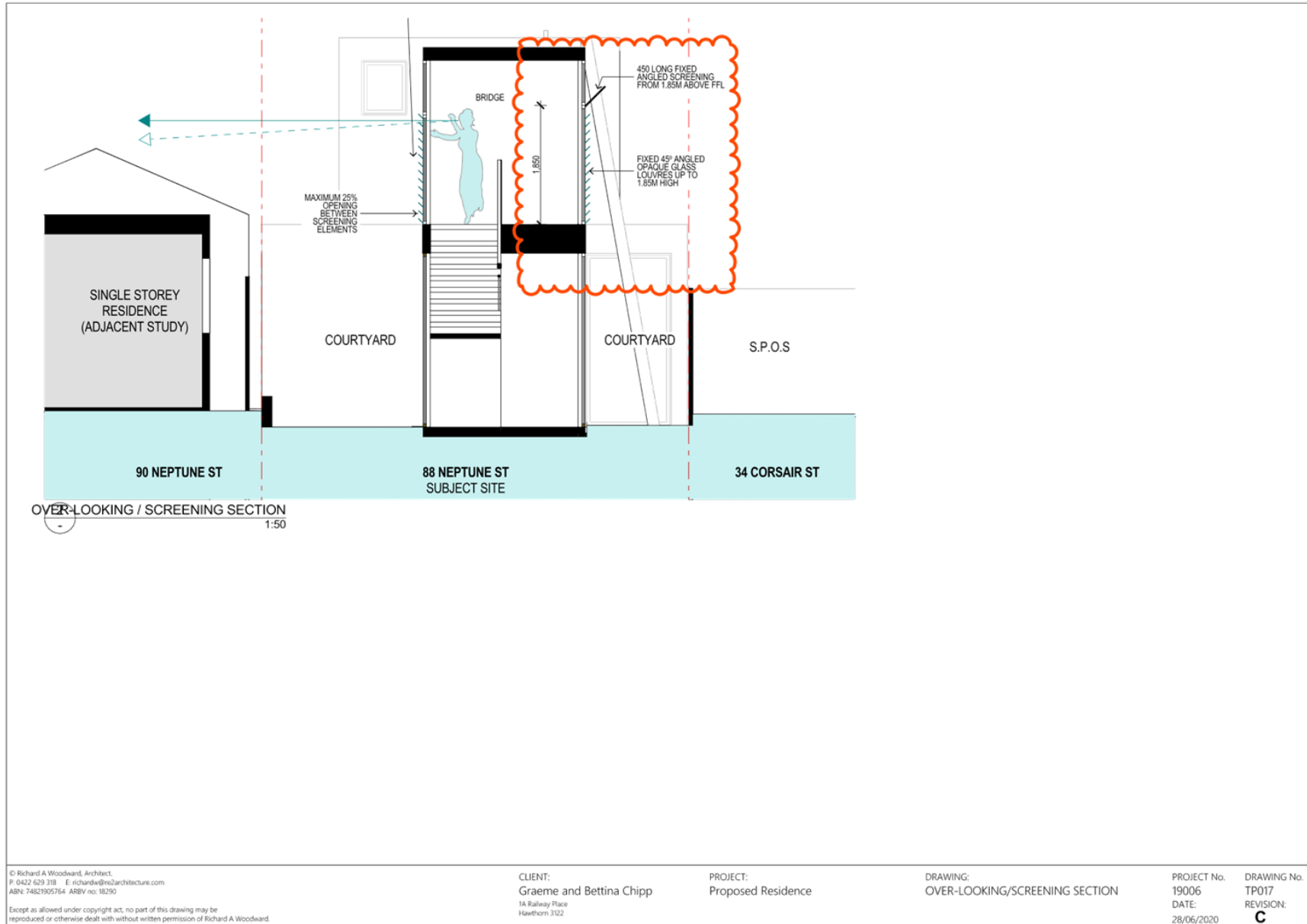
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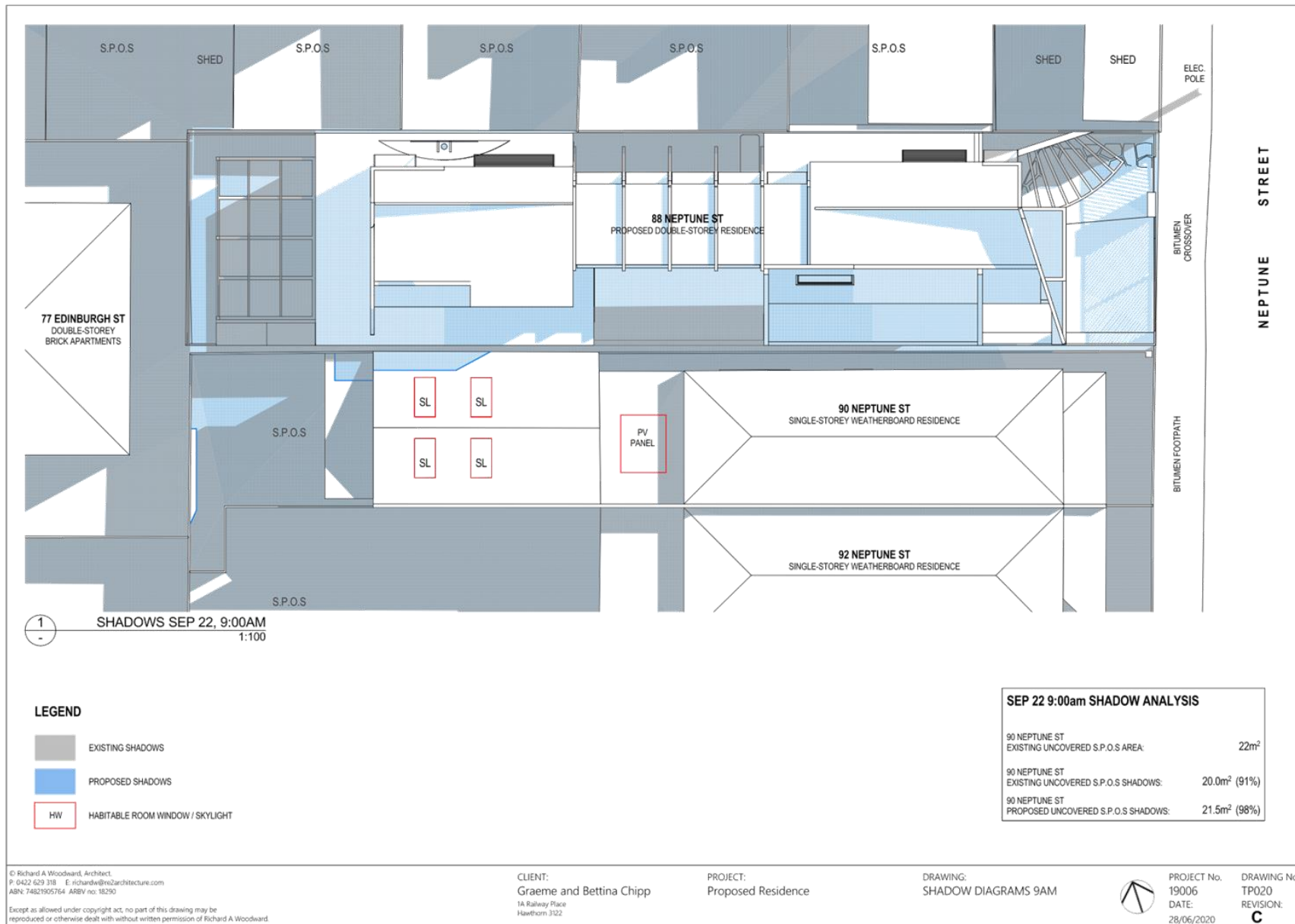
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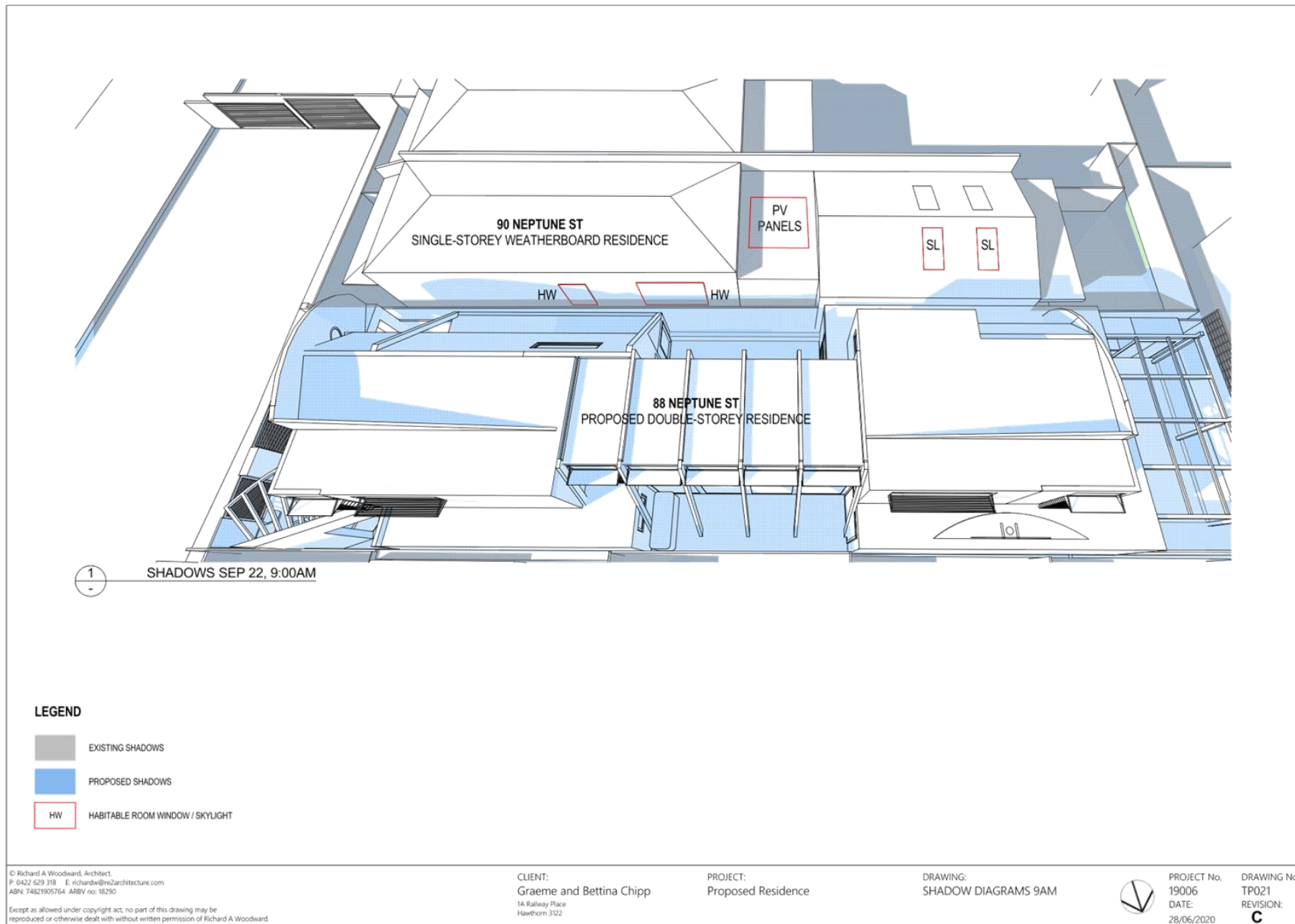
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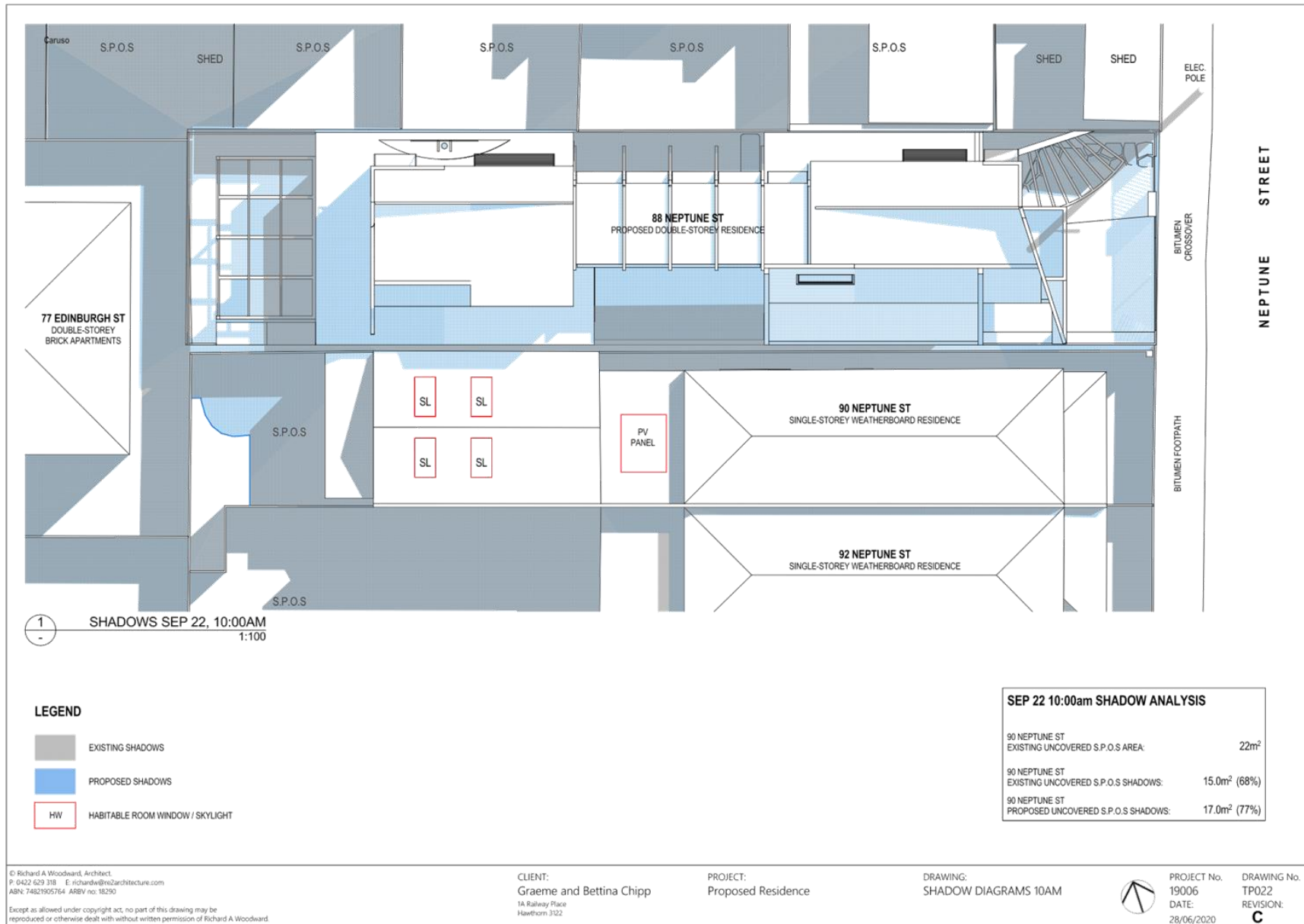
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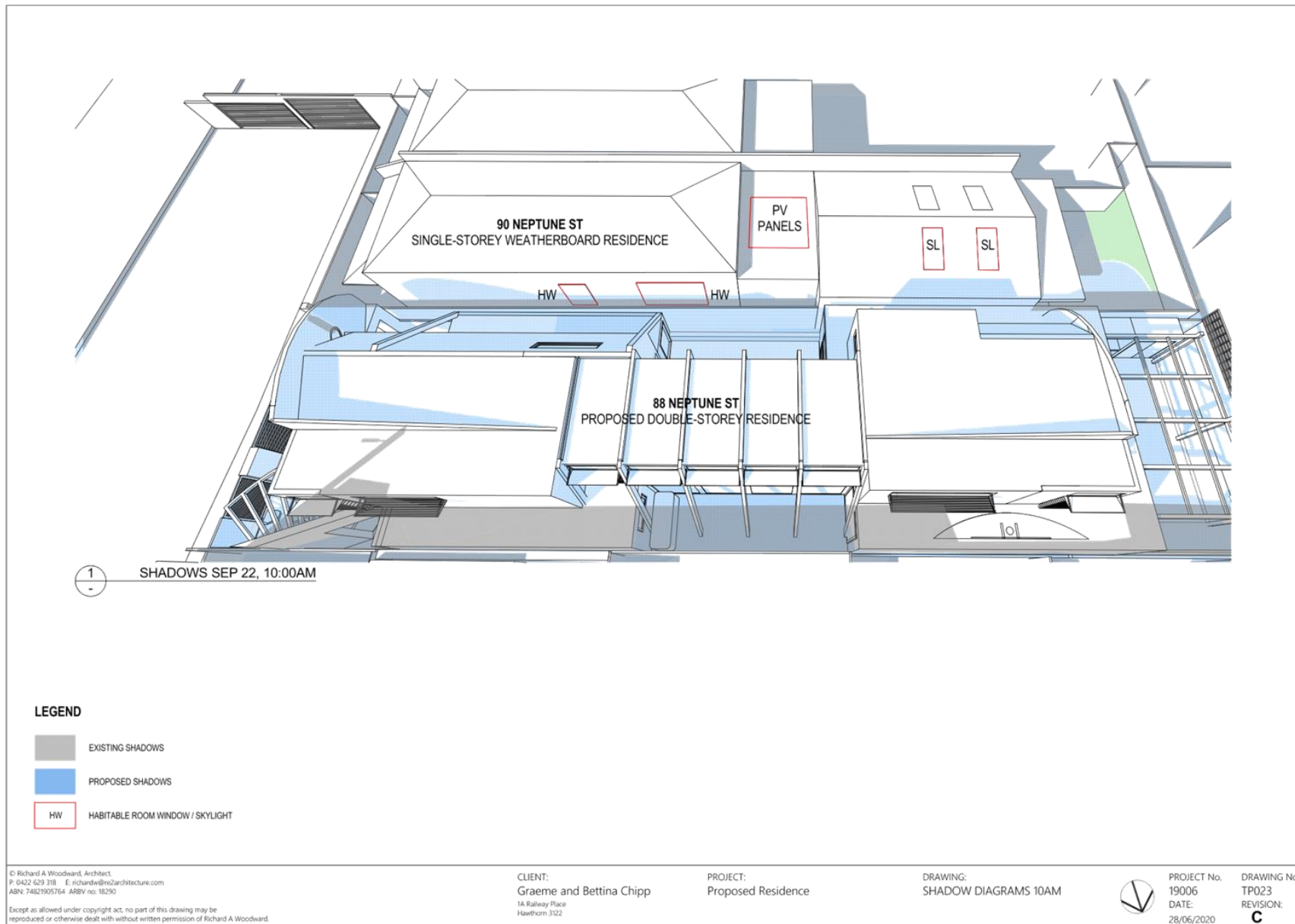
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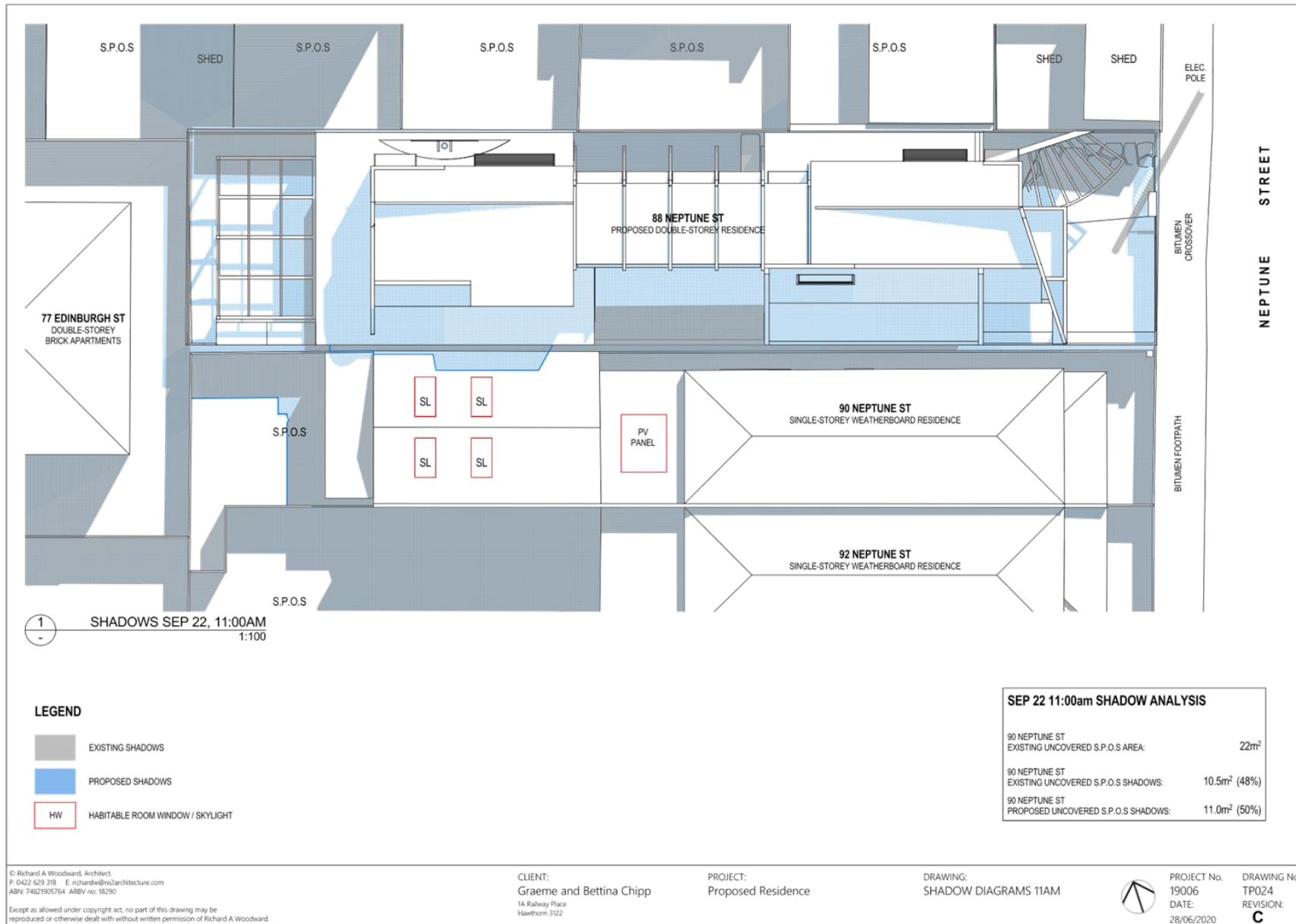
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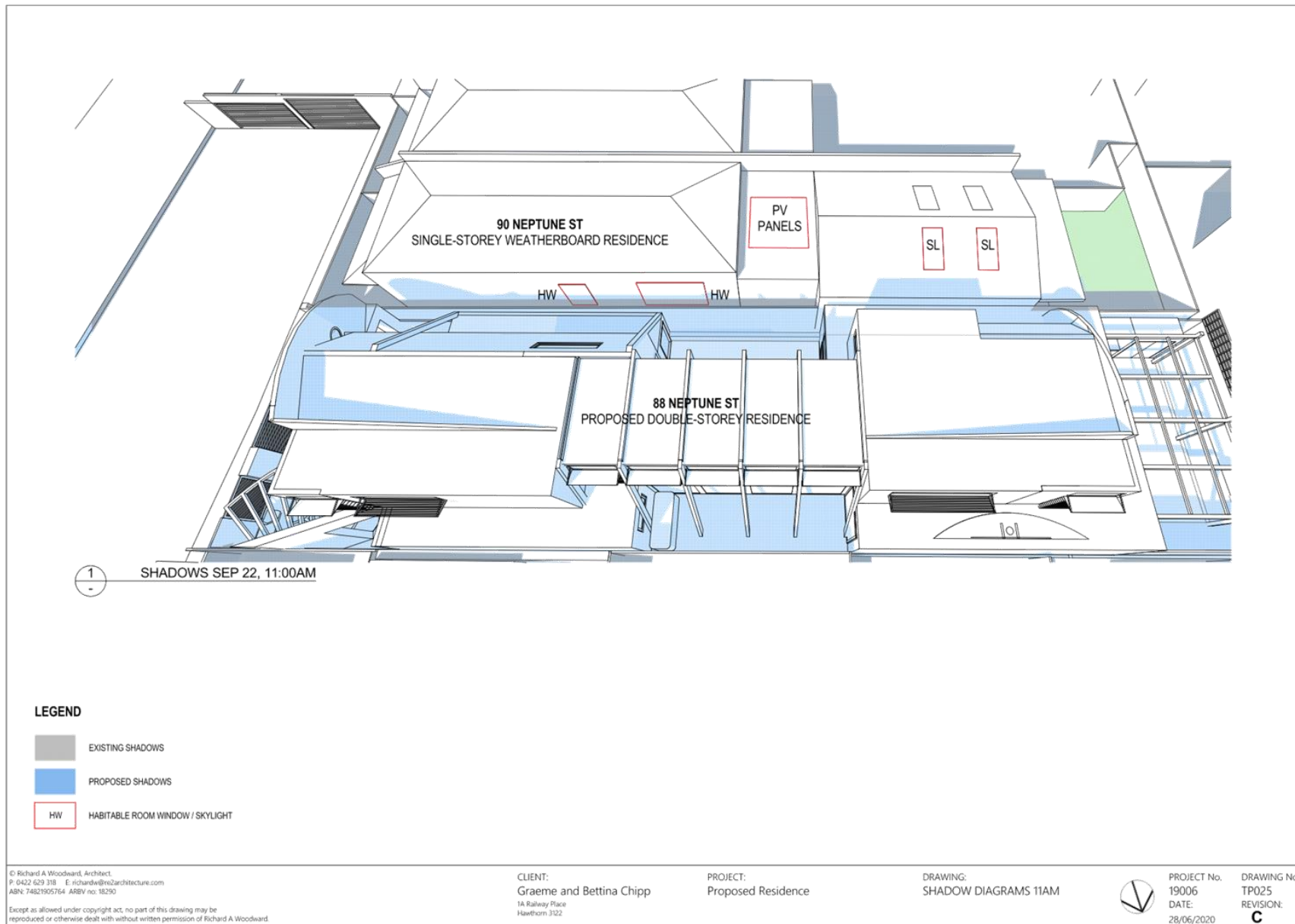
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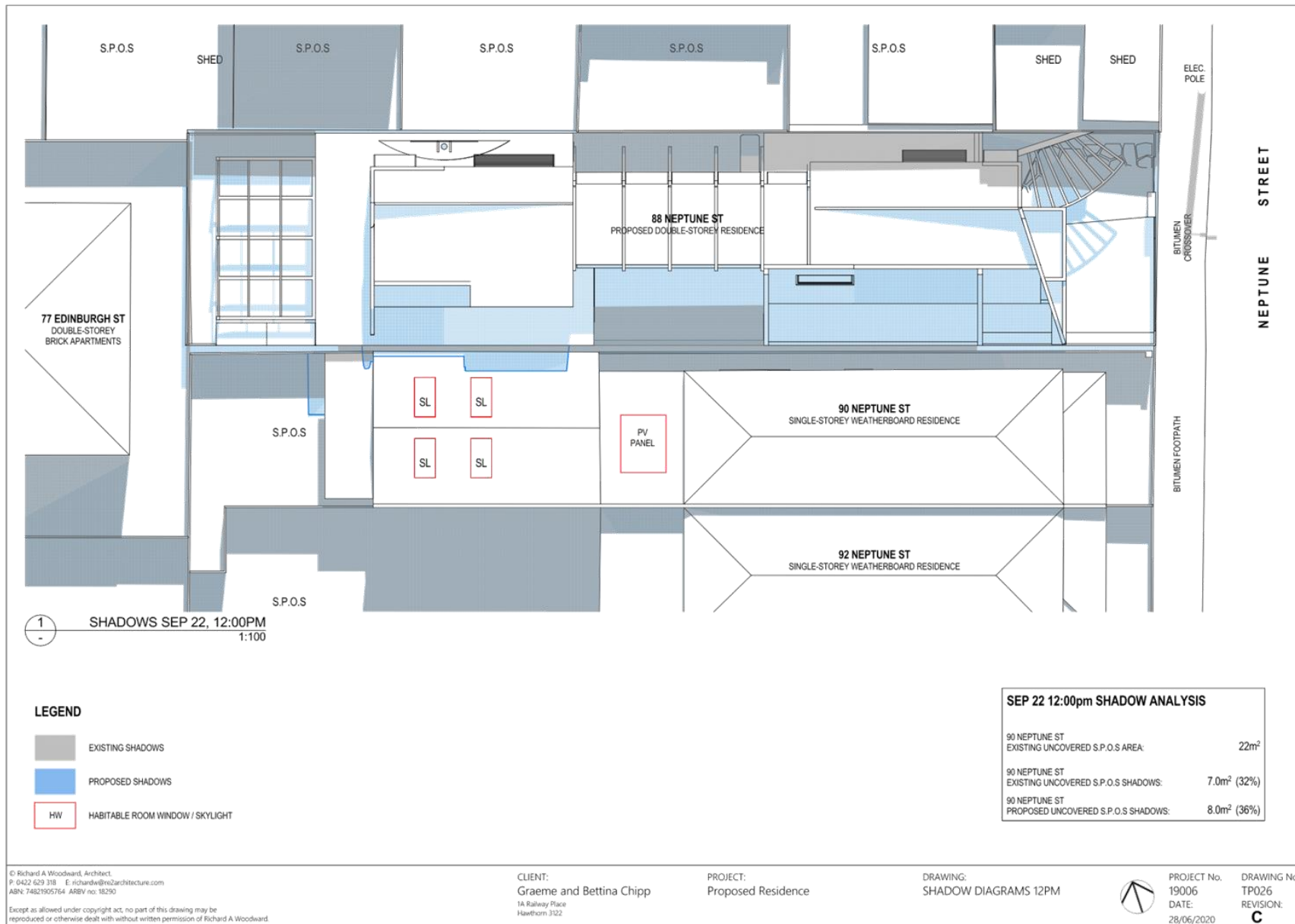
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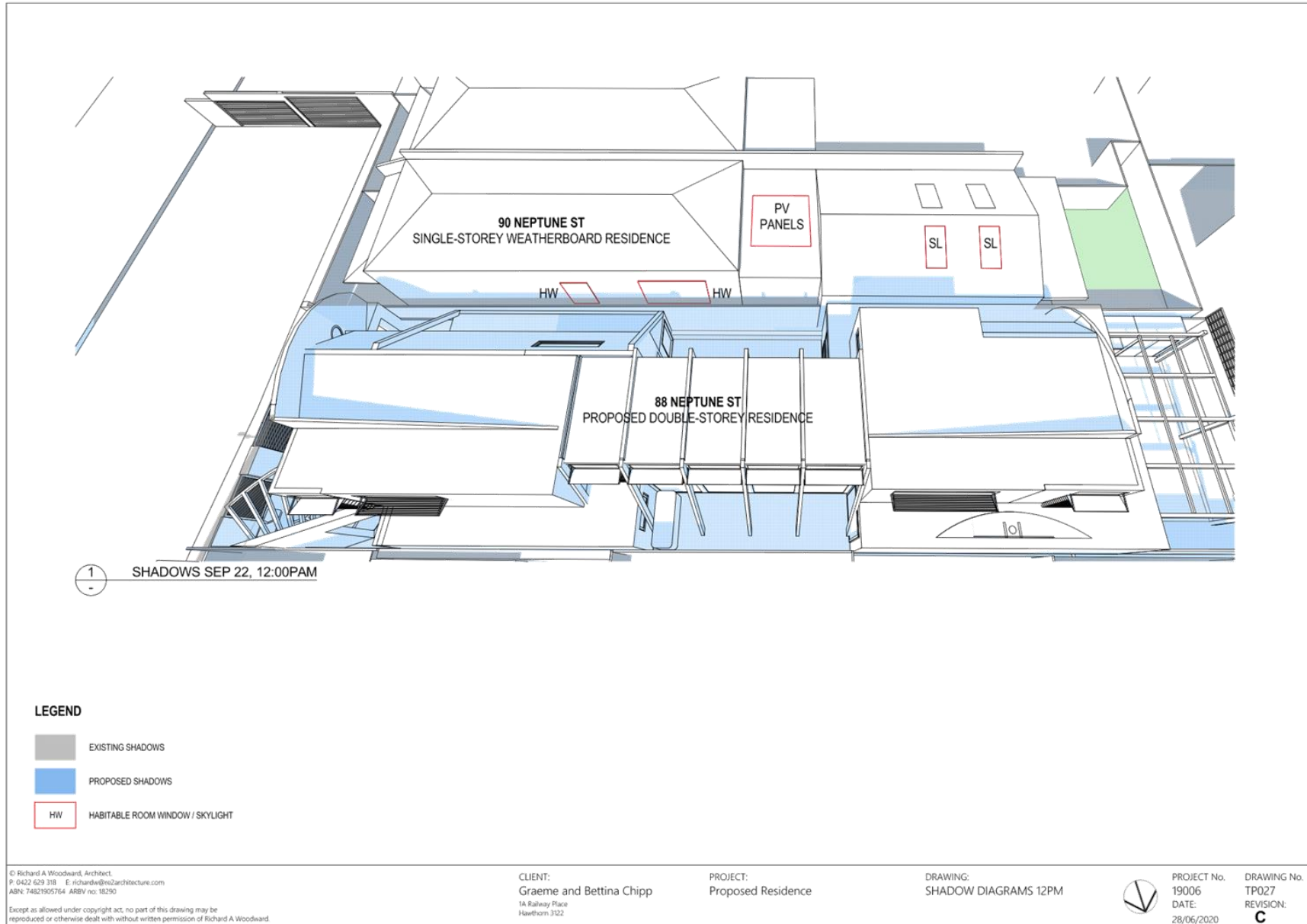
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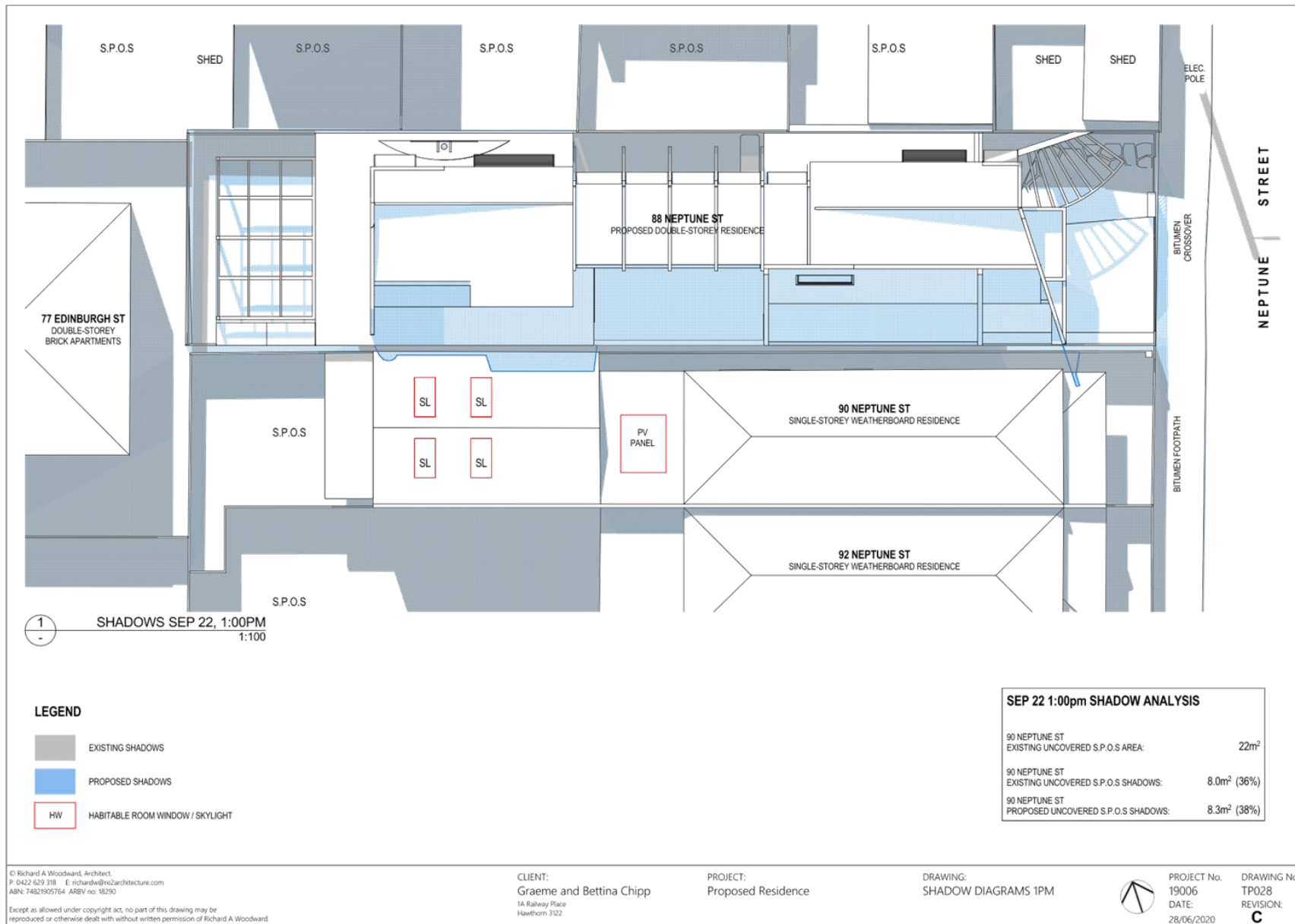
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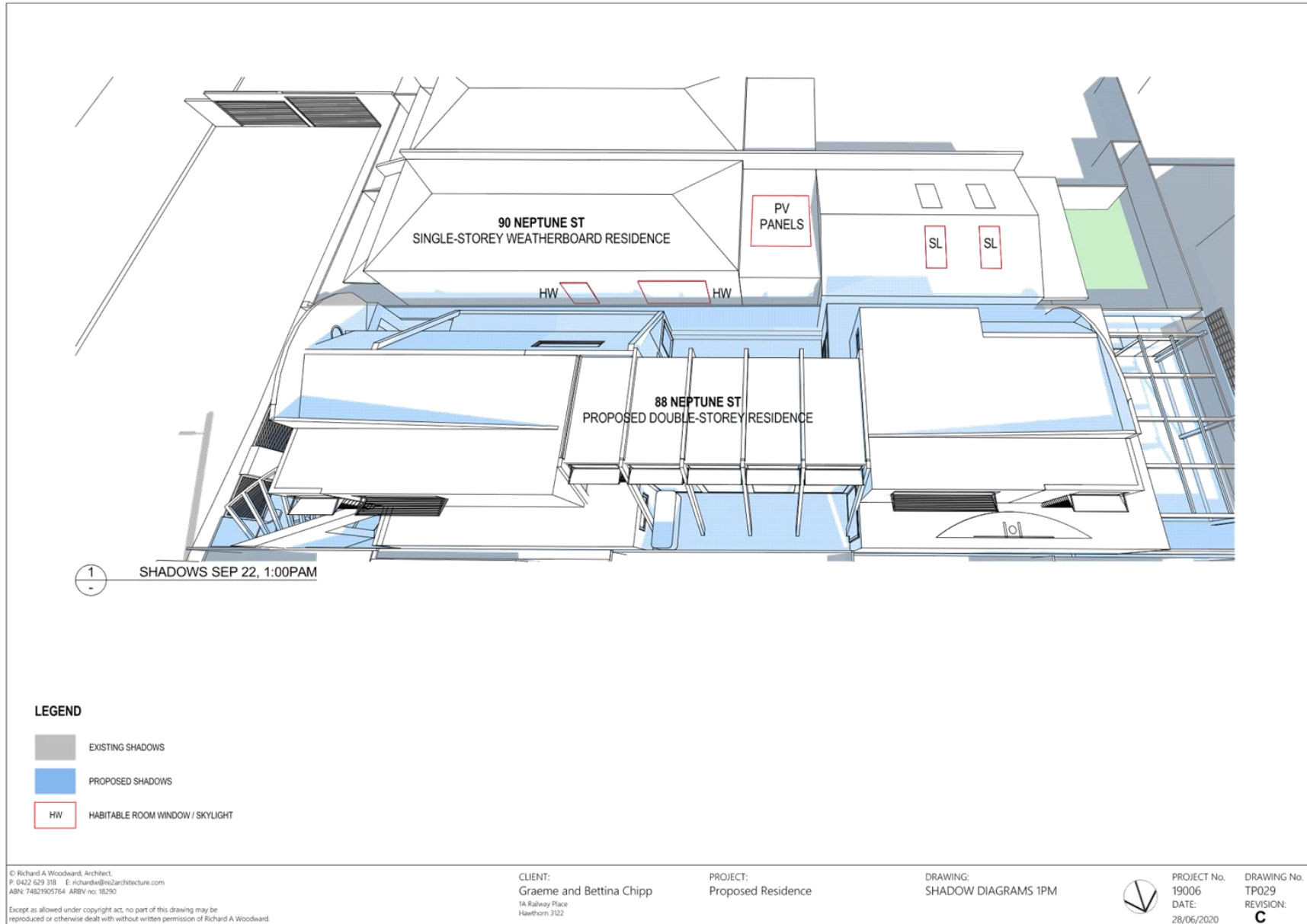
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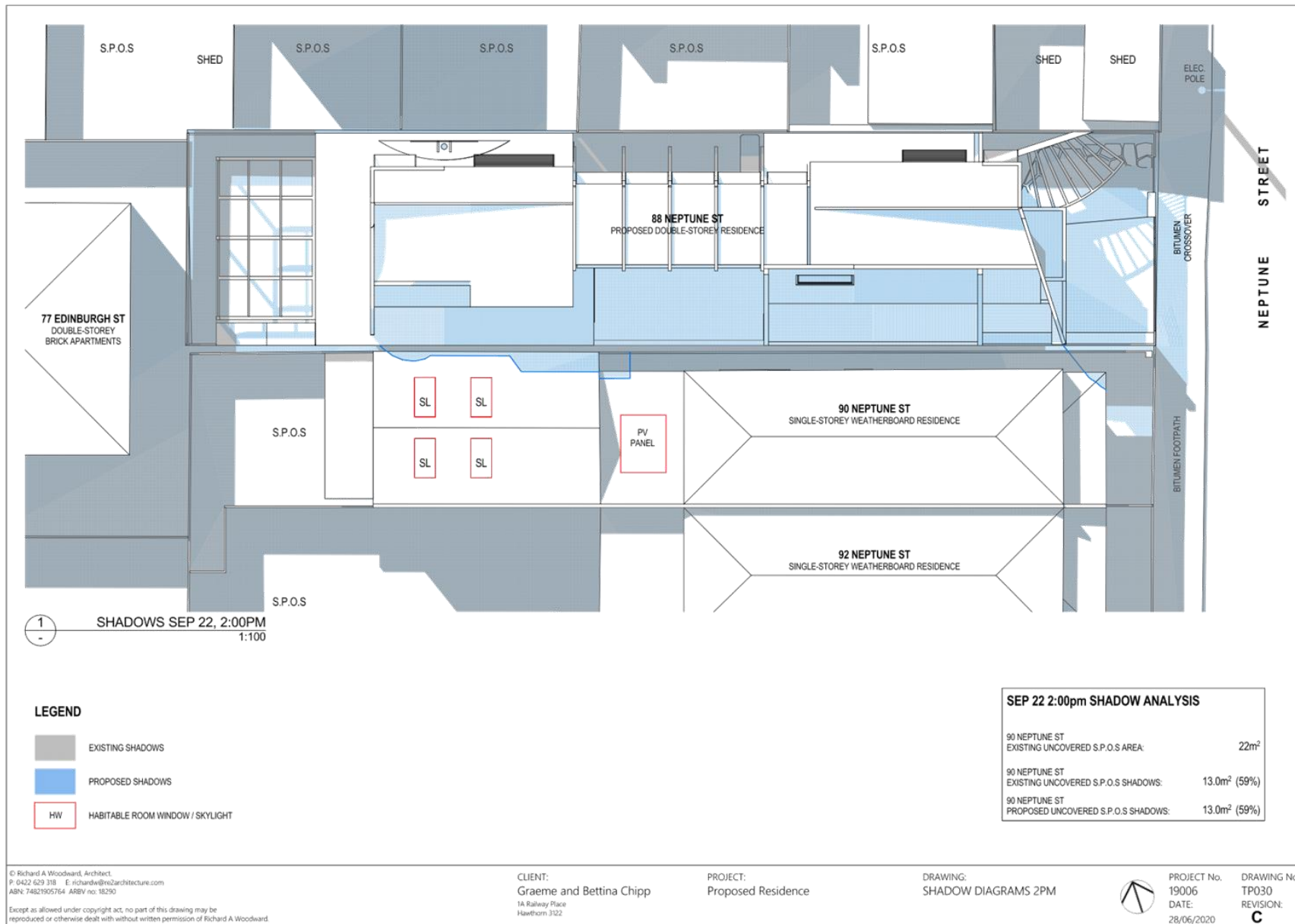
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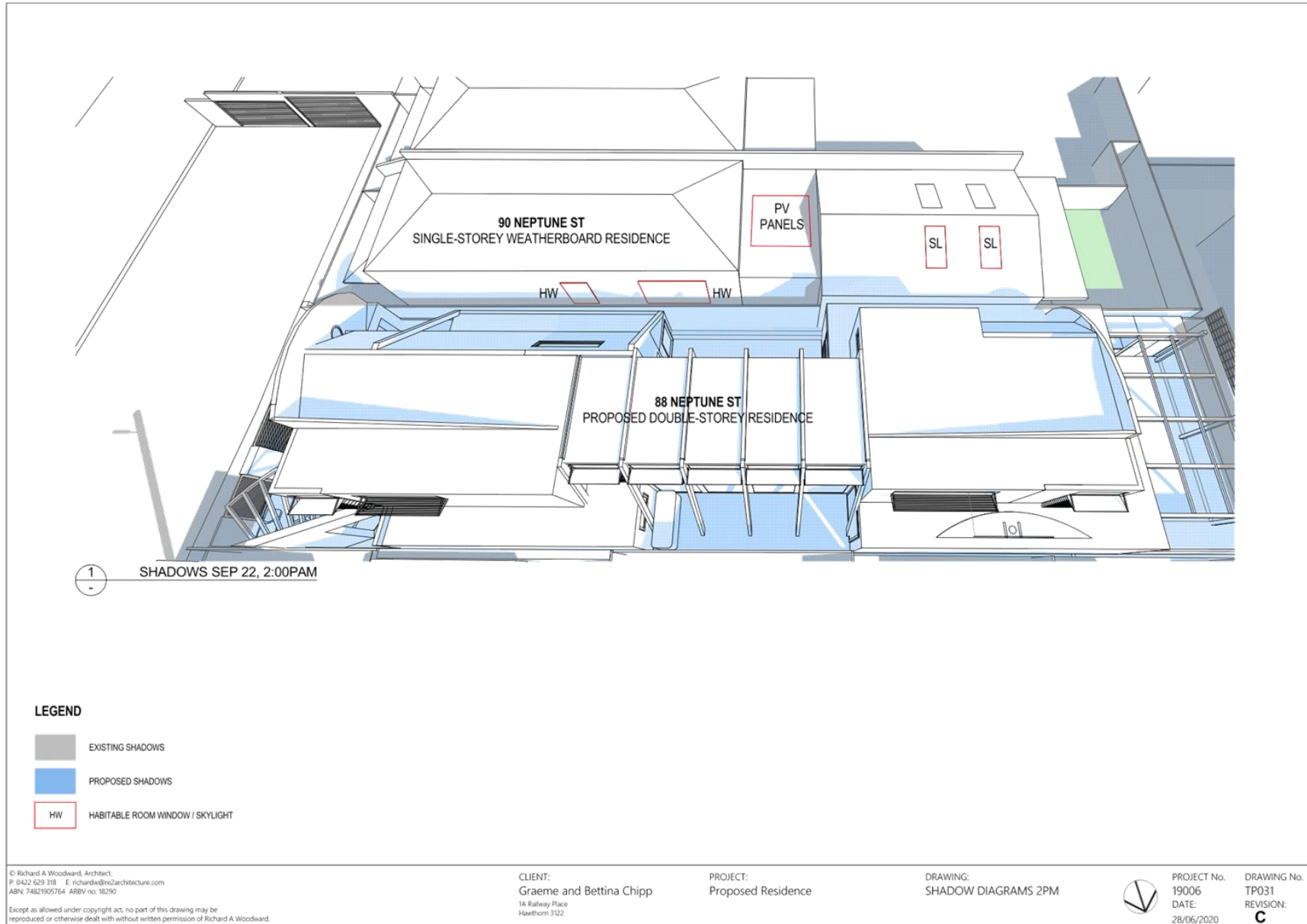
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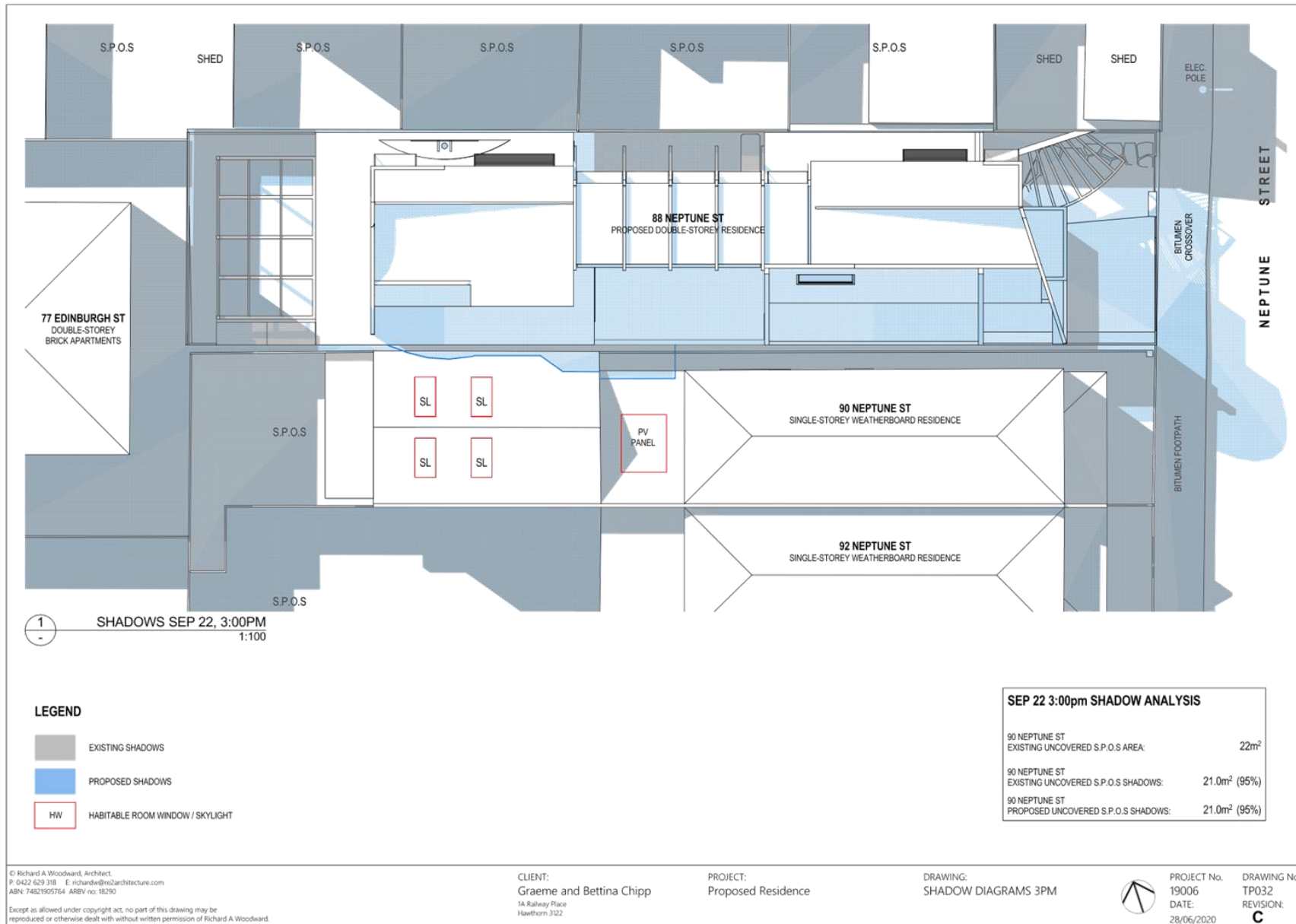
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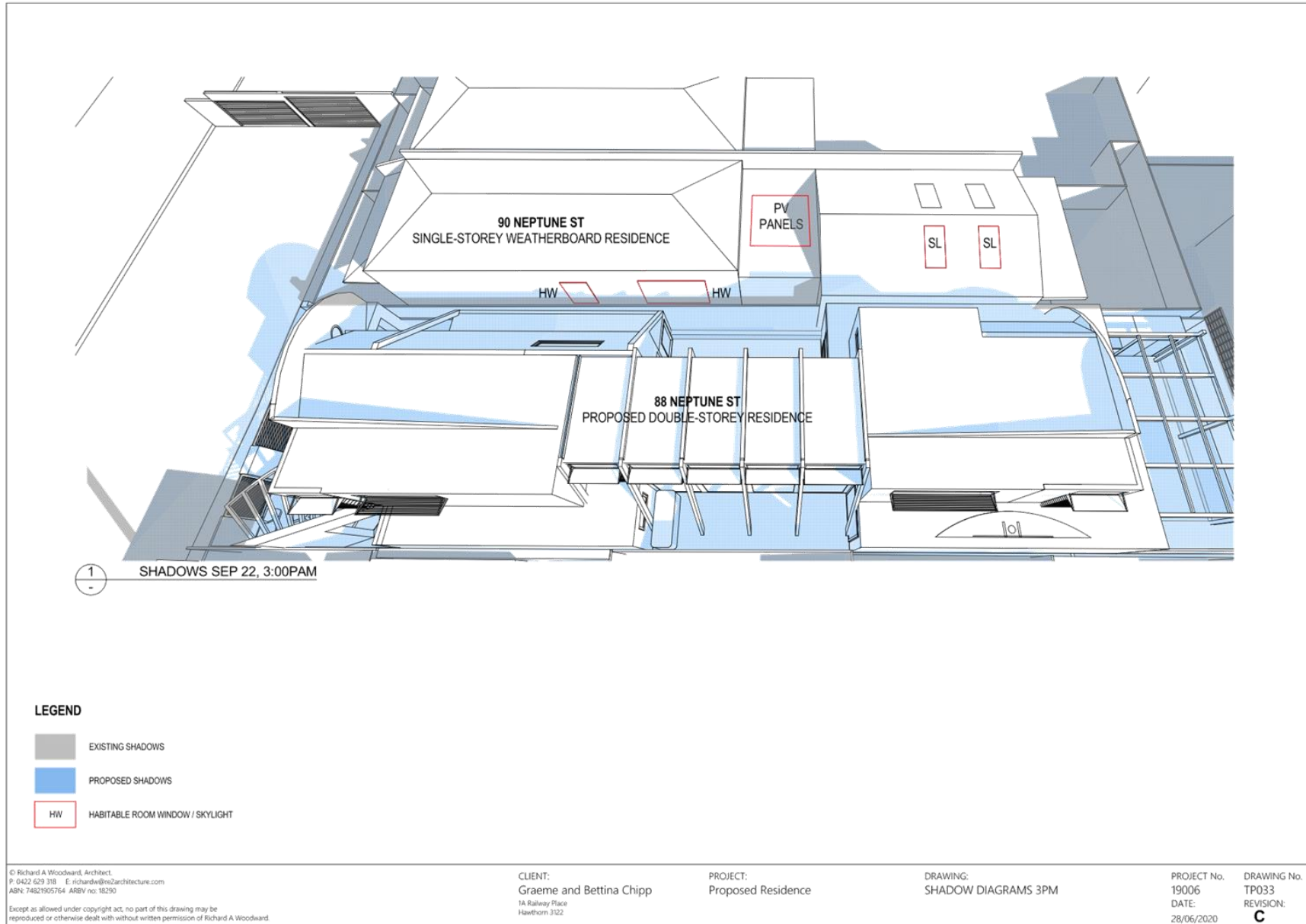
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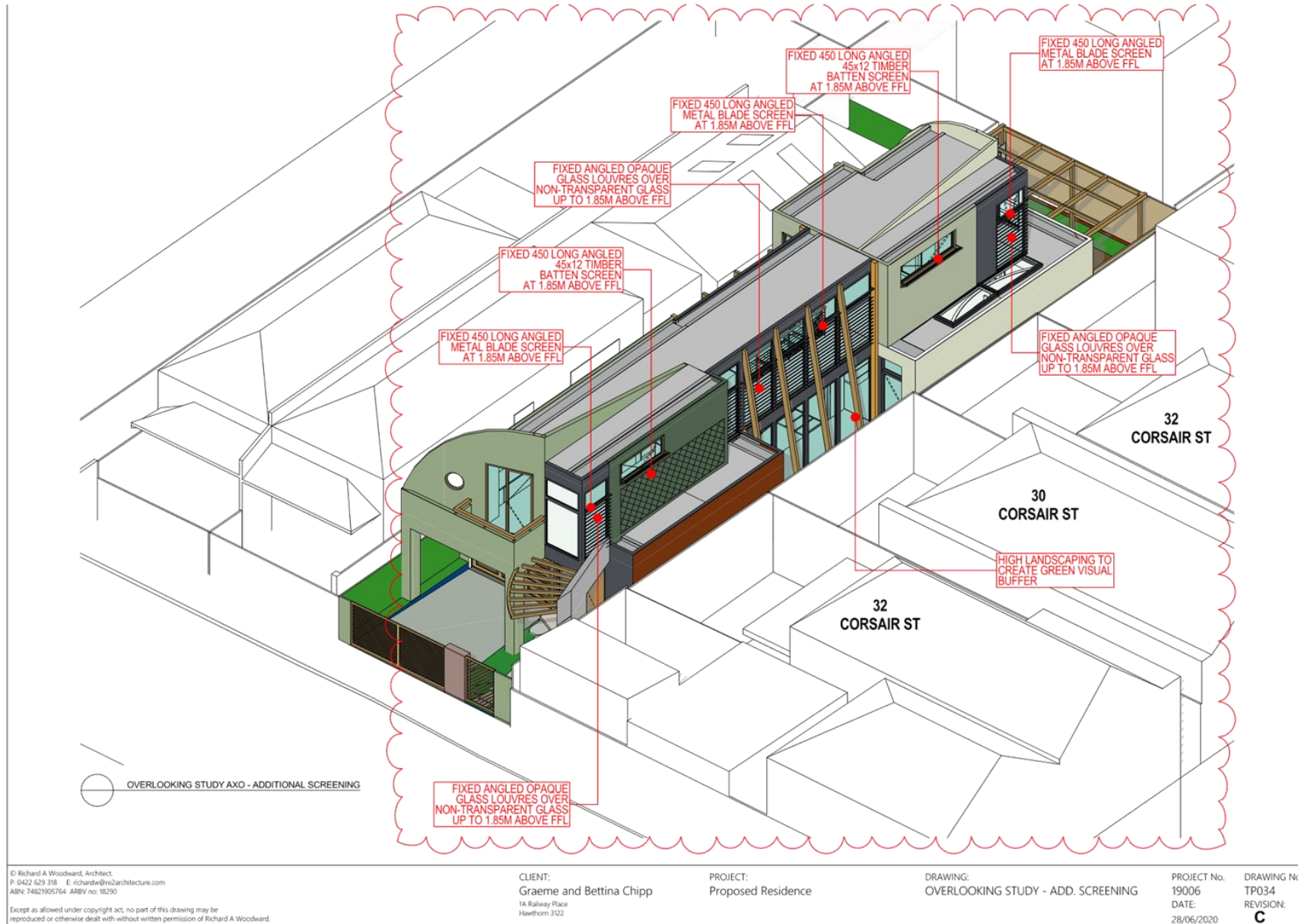
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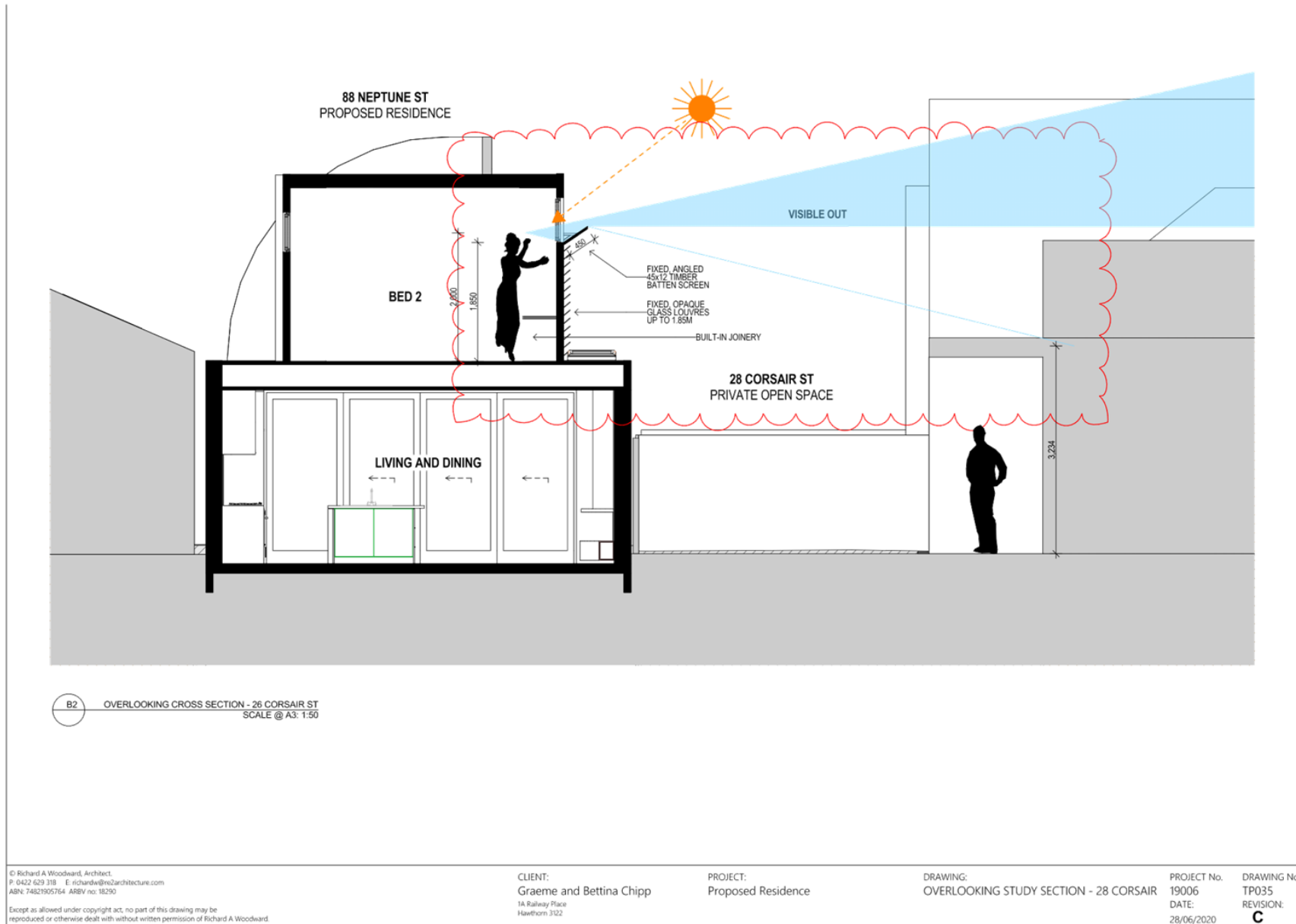
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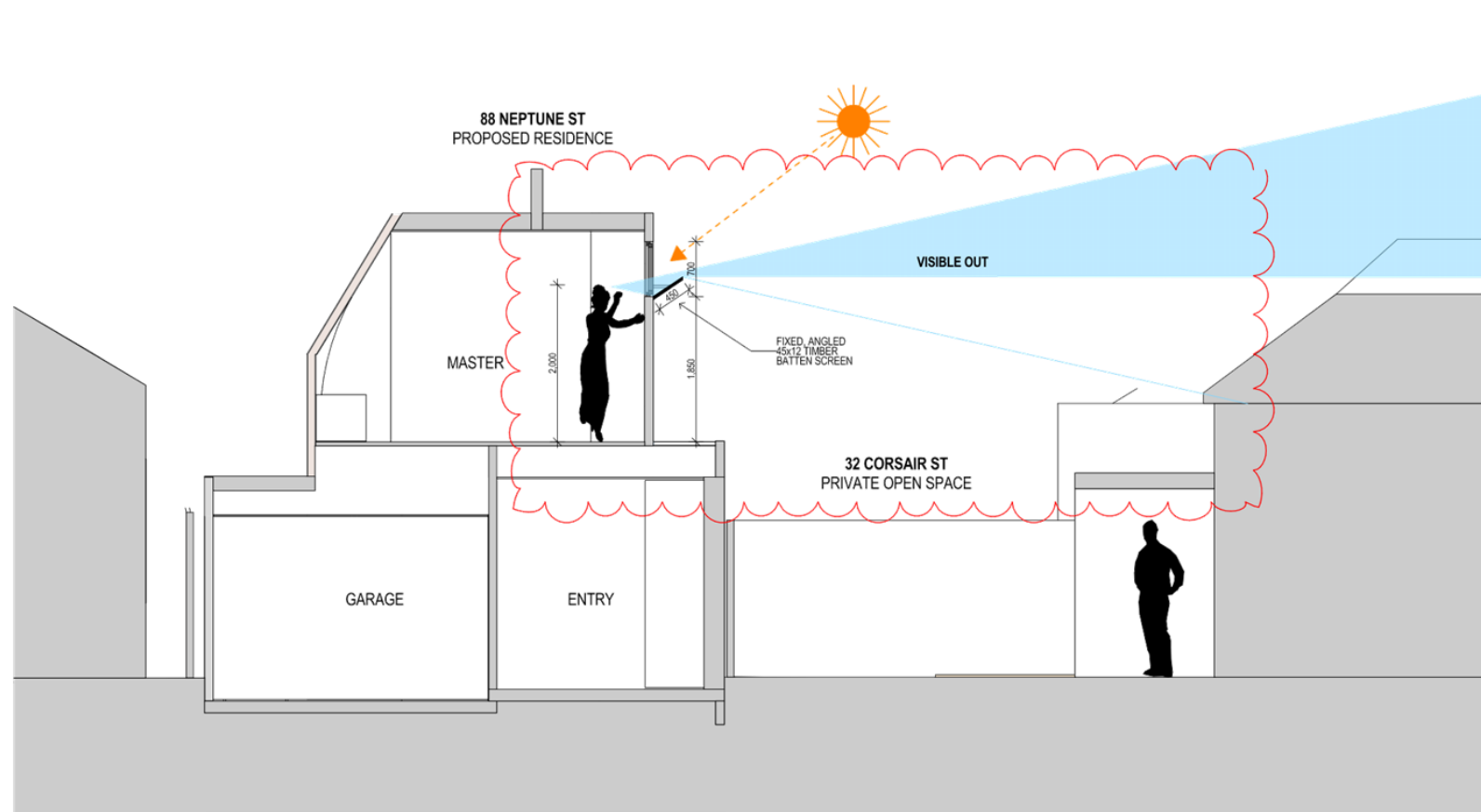
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B1 OVERLOOKING CROSS SECTION - 32 CORSAIR ST
SCALE @ A3: 1:50

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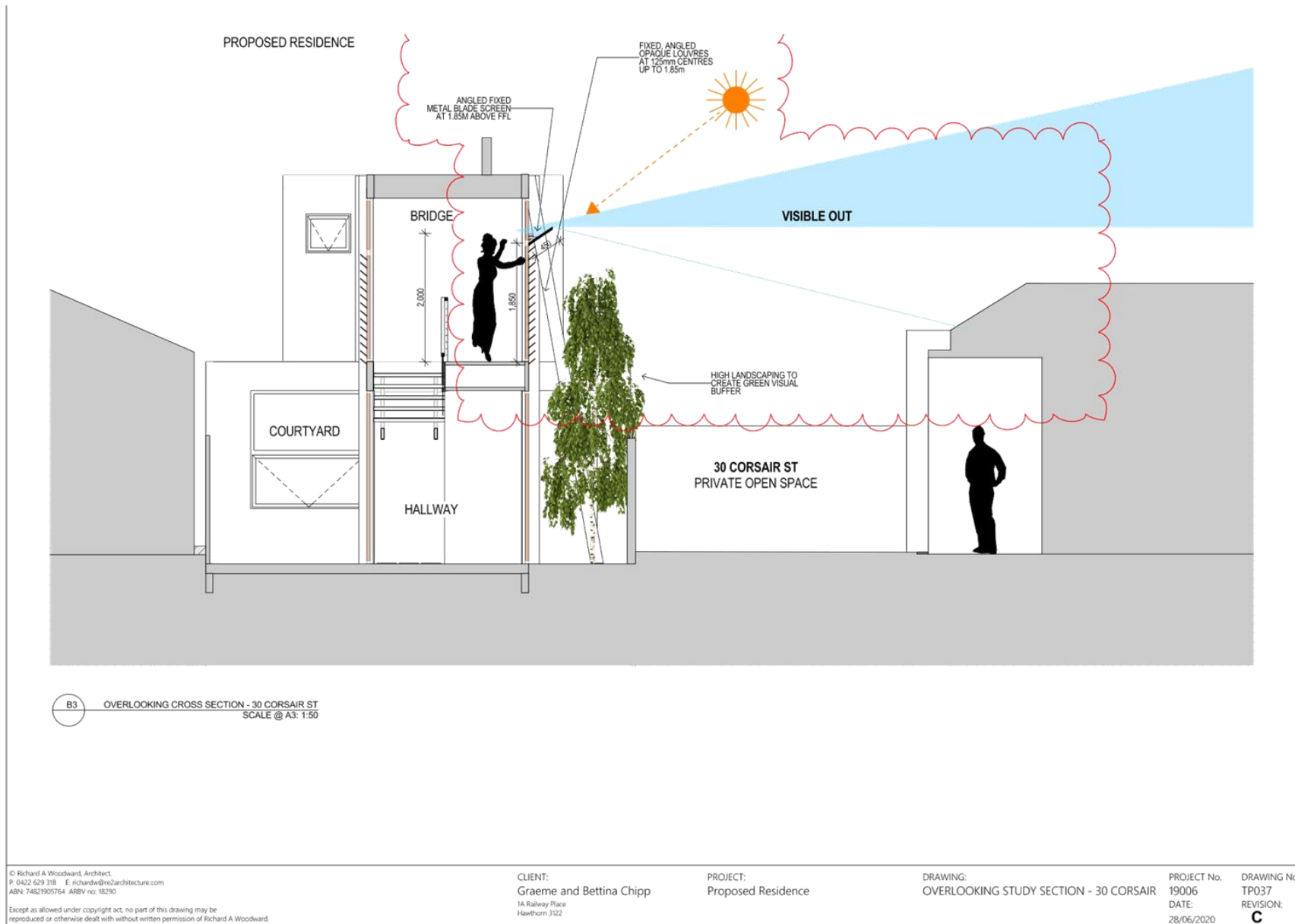
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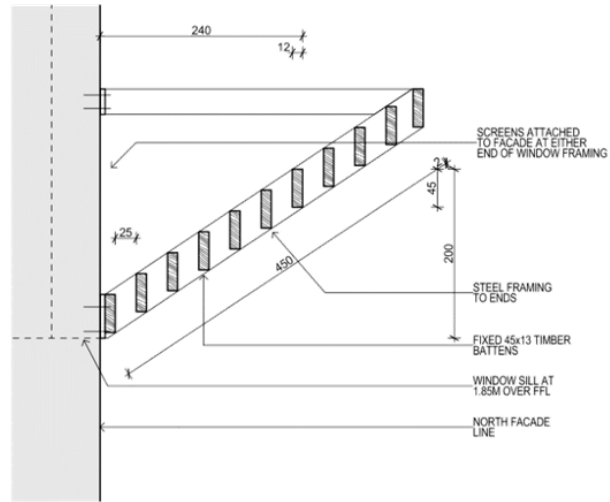
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1 NORTH WINDOWS SCREENING - DETAIL SECTION
SCALE @ A3: 1:5

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CLIENT:
Graeme and Bettina Chipp
1A Railway Place
Hawthorn 3122

PROJECT:
Proposed Residence

DRAWING:
OVERLOOKING STUDY - SCREENING DETAIL

PROJECT No.
19006
DATE:
28/06/2020

DRAWING No.
TP038
REVISION:
C

Attachment 2 - PLN19/0924 - 88 Neptune Street Richmond - Subject Land

Subject Land: 88 Neptune Street, Richmond



Attachment 3 - PLN19/0924 - 88 Neptune Street Richmond - Engineering Referral Response



MEMO

To: Daniel Goode
From: Mark Pisani
Date: 26 August 2020
Subject: **Application No:** PLN19/0924
Description: Domestic Development
Site Address: 88 Neptune Street, Richmond

I refer to the above Planning Application received on 25 August 2020 in relation to the proposed development at 88 Neptune Street, Richmond. Council's Civil Engineering unit provides the following information:

Drawings and Documents Reviewed

	Drawing No. or Document	Revision	Dated
Richard A. Woodward, Architect	TP02 <i>Neighbourhood & Site Description</i>	C	28 June 2020
	TP03 <i>Neighbourhood Character</i>	C	28 June 2020
	TP04 <i>Neighbourhood Character</i>	C	28 June 2020
	TP07 <i>Site Survey</i>	C	28 June 2020
	TP10 <i>Proposed Ground Floor Plan</i>	C	28 June 2020
	TP11 <i>Proposed First Floor Plan</i>	C	28 June 2020
	TP014 <i>Proposed Elevations</i>	C	28 June 2020

DEVELOPMENT LAYOUT DESIGN

Layout Design Assessment

Item	Assessment
Access Arrangements	
Development Entrance	The proposed vehicle crossing and its width (at the property line) have not been depicted on the drawings.
Garage Door Width	The 3.1 metre wide single garage doorway satisfies the Australian/New Zealand Standard AS/NZS 2890.1:2004.
Access via Neptune Street	The entrance width (not dimensioned on the drawings) is approximately 3.7 metres along the property line. With parallel parking taking place on both sides of the street, the total manoeuvring width (measured from the property boundary to the edge of the parallel parking on the east side of the street) is approximately 6.2 metres. The manoeuvring width and the entrance width into the property can adequately accommodate the turning movements of a B85 design vehicle.
Headroom Clearance	The headroom clearance at the garage door has not been dimensioned.

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Item	Assessment
Car Parking Modules	
Single Garage	The internal dimensions of the single garage (3.5 metres by 5.4 metres) satisfy <i>Design standard 2 – Car parking spaces</i> of Clause 52.06-9.
Setback Area	The 5.4 metre setback from the property line to the garage satisfies AS/NZS 2890.1:2004 for accommodating a B85 design vehicle entirely within the curtilage of the property.
Other Items	
Proposed Vehicle Crossing – Ground Clearance Check	A vehicle crossing ground clearance checks is to be undertaken by the applicant’s designer to confirm that a B99 design vehicle can enter and exit the property without scraping out (Please see under ‘ <i>Design Items to be Addressed</i> ’ section).
Redundant Vehicle Crossing	The redundant vehicle crossing has not been depicted on the drawings.

Design Items to be Addressed

Item	Details
Development Entrance	The width of the entrance at the property line is to be dimensioned on the drawings. The new vehicle crossing and the redundant vehicle crossing should be shown on the drawings.
Headroom Clearance	To be dimensioned for the garage door.
Vehicle Crossing Ground Clearance Check	<p>To assist the applicant, a Vehicle Crossing Information Sheet has been appended to this memo. For the vehicle crossing, the ground clearance check requires the applicant to obtain a number of spot levels out on site which includes the reduced level 2.0 metres inside the property, the property boundary level, the bottom of kerb (invert) level, the edge of the channel level and a few levels on the road pavement – in this case, Neptune Street.</p> <p>These levels are to be shown on the cross sectional drawing with dimensions, together with the B85 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> <p>Further information on vehicle crossings can be found at: https://www.yarracity.vic.gov.au/services/building-in-yarra/permits-and-consents/permanent-vehicle-crossings</p>

Attachment 3 - PLN19/0924 - 88 Neptune Street Richmond - Engineering Referral Response**ENGINEERING CONDITIONS****Vehicle Crossing**

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

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

Reinstatement of Redundant Vehicle Crossing

- The redundant vehicle crossing on the west side of Neptune Street must be demolished and reinstated with paving, kerb and channel to Council's satisfaction and at the Permit Holder's cost.

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, boundary traps, valves or meters on Council property will be accepted.

Discharge of Water from Development

- Only roof runoff, surface water and clean groundwater seepage from above the water table can be discharged into Council drains.
- Council will not permit clean groundwater from below the groundwater table to be discharged into Council's drainage system. Basements that extend into the groundwater table must be waterproofed/tanked.

Removal, Adjustment, Changing or Relocation of Parking Restriction Signs

- No parking restriction signs or line-marked on-street parking bays are to be removed, adjusted, changed or relocated without approval or authorisation from Council's Parking Management unit and Construction Management branch.
- Any on-street parking reinstated as a result of development works must be approved by Council's Parking Management unit.

Attachment 3 - PLN19/0924 - 88 Neptune Street Richmond - Engineering Referral Response

ADDITIONAL ENGINEERING ADVICE FOR THE APPLICANT

Item	Details
Legal Point of Discharge	The applicant must apply for a Legal Point of Discharge under Regulation 133 – Stormwater Drainage of the <i>Building Regulations</i> 2018 from Yarra Building Services unit. Any storm water drainage within the property must be provided and be connected to the nearest Council pit of adequate depth and capacity (legal point of discharge), or to Council's satisfaction under Section 200 of the <i>Local Government Act</i> 1989 and Regulation 133.

Attachment 3 - PLN19/0924 - 88 Neptune Street Richmond - Engineering Referral Response

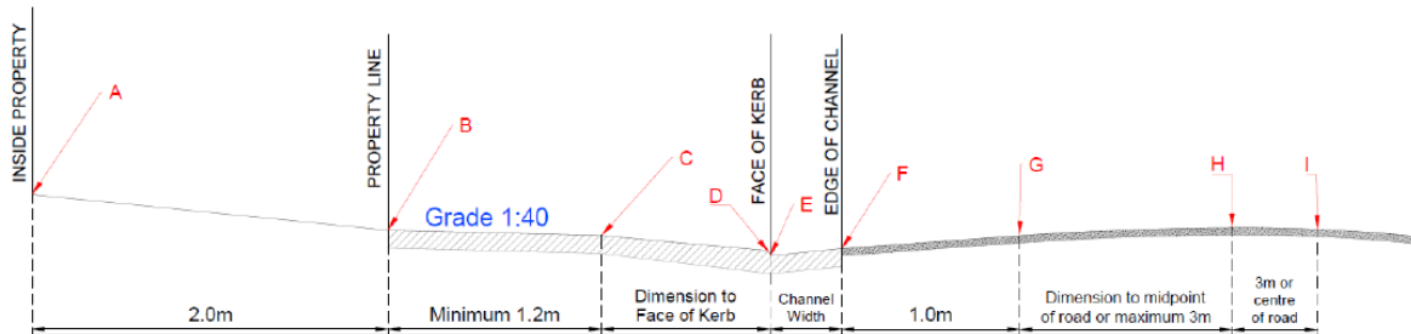
Vehicle Crossing – Cross Section



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

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

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



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Attachment 4 - PLN19/0924 - 88 Neptune Street Richmond - Urban Design Referral Response



MEMO

TO: Daniel Goode (Statutory Planning)
 FROM: Amruta Pandhe (Urban Design)
 DATE: 25 August 2020
 SUBJECT: 88 Neptune Street, Richmond
 APPLICATION NO: PLN19/0924
 DESCRIPTION: Construction of a double storey dwelling

COMMENTS SOUGHT

Urban Design comments have been sought on the overall built form of the proposal. These set of comments are sought on the plans dated 28th June 2020.

COMMENTS SUMMARY

The proposal is overall supported in its current form. In summary, it is recommended to use less variation in the material palette on the north and south elevations so the design does not appear to be overcrowded.

Proposal

The development proposes demolition of an existing single storey dwelling, and construction of a new two-storey, two-bedroom dwelling with secluded private open space to the rear, and single car garage accessed via Neptune Street.

URBAN DESIGN FEEDBACK

Surrounding development includes a mix of 1 and 2 storey dwellings. The proposed overall building height (between approximately 6.3 – 6.9 metres) is well within the overall height provisions set by the zone (GRZ1) and from an urban design perspective it sits comfortably within the streetscape context.

Clause 22.13 seeks to limit the impact of new development on surrounding land, particularly in low rise residential areas. For single house sites within inner suburban residential neighbourhoods, the policy recommends maintaining the existing pattern of front setbacks, as well as limiting height variations to a maximum of one storey compared to adjacent properties. Overall, the proposed development is modest in its built form and massing and reflects the scale of the street. The design of the dwelling presents an odd frontage, however, given this section of the street is dominated with garages and blank side walls the front facade is acceptable.

The design incorporates too much variation in materials that will make the facades appear overcrowded. The front and the rear elevation are acceptable but the side elevations could be simplified, particularly towards the rear. One of the ways to simplify this is by replacing EF01 or EF02.

The front fence is high but not inconsistent with surrounds as this section of the street contains hard edge developments with high side fencing. The high level of transparency and the existing surrounding context makes the fence design and height acceptable.