

Attachment 1 - Site location - 152 -154 Keele Street

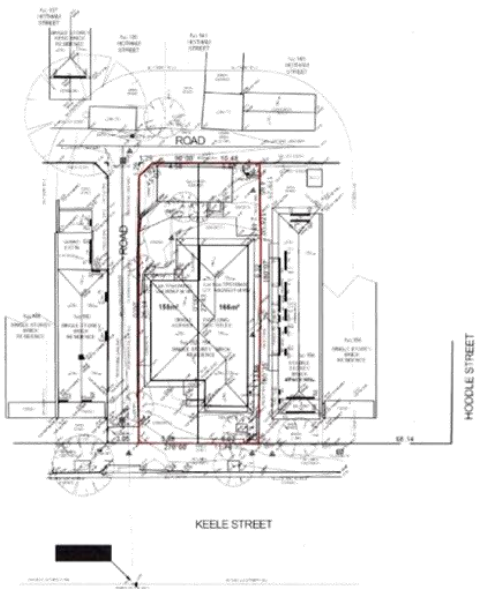
SUBJECT LAND: 152 -154 Keele Sreet, Collingwood



↑ North

★ Subject Site

Attachment 2 - S57(a) Amended Plans - Decision Plans - 152 - 154 Keele Street, Collingwood



1 EXISTING SITE ANALYSIS

SITE DESCRIPTION

- SITE IS SURROUNDED BY VARIOUS BUILDING TYPES, SINGLE & DOUBLE STOREY HOUSES AND MULTIPLE DWELLING DEVELOPMENTS ARE PRESENT IN THE STREET WITH VARIOUS ROOF STYLES SUCH AS PITCH, GABLE AND FLAT ROOF
- THE SITE IS ADJOINING NEXT TO A BULLESTONE LANEWAY.
- FENCING IN THE AREA IS VARIED WITH EXAMPLES OF BRICK, PICKET AND STONE TYPES EXISTING IN THE STREET.
- THE ADJOINING LOT ON THE EAST SIDE IS TWO STOREY BRICK DWELLING WITH PITCH ROOF.
- THERE ARE TWO CHILD CARE CENTRES THAT ARE PRESENT ON THIS AREA, ONE IS NEAR THE END OF KEELE STREET AND HOODLE STREET AND THE OTHER ONE IS AT THE CORNER OF HOTHAM STREET AND GOLD STREET.
- THE EXISTING VEGETATION IS LARGELY OF SMALL TO MEDIUM SIZED TREES.
- EXISTING CROSSOVER IS TO THE SOUTHERN WEST CORNER OF THE SITE AND RESIDE A BULLESTONE LANEWAY.
- THE SITE IS GENERALLY FLAT ACROSS THE BOUNDARY.

CONSTRAINTS

- EXISTING FENCE IS INSIDE THE PROPERTY BOUNDARY.
- POTENTIAL OVERSHADOWING INTO ADJACENT PROPERTY.
- POTENTIAL OVERLOOKING INTO NEIGHBOURING PROPERTIES.
- ANY PROPOSED BUILDING FORMS TO BE SYMPATHETIC TO THE AREA AND TRY NOT TO DOMINATE THE EXISTING DWELLINGS IN THE AREA.

OPPORTUNITIES

- THE LENGTH OF THE LAND IS APPROX 26.14M
- SITE IS GENERALLY FLAT AND WILL REQUIRE LESS EXCAVATION DURING DEMOLITION.
- SITE CONSISTS OF LAND APPROX 324.07 SQM

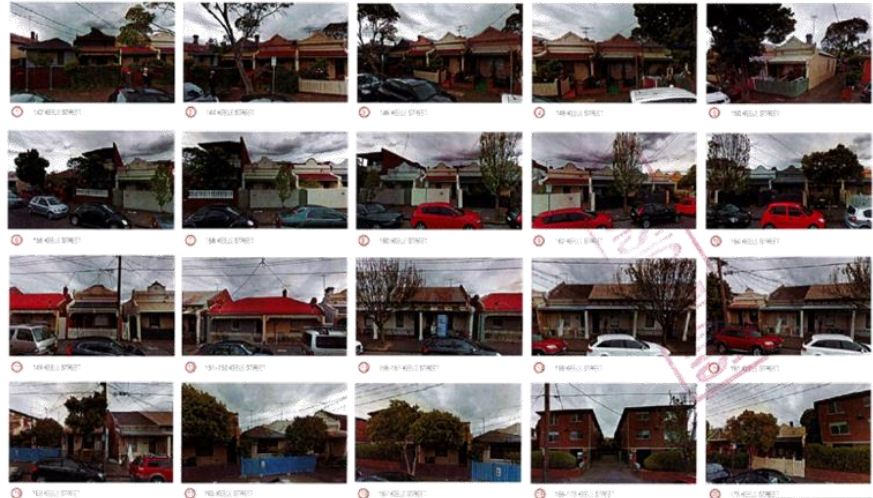


ZONING MAP

- NRZ: NEIGHBOURHOOD RESIDENTIAL ZONE
- NRZ1: NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 1
- HO: HERITAGE OVERLAY
- HO221: HERITAGE OVERLAY SCHEDULE
- SBO: SPECIAL BUILDING OVERLAY SCHEDULE
- SBO: SPECIAL BUILDING OVERLAY SCHEDULE



SITE LOCATION: 152-154 KEELE STREET



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PROJECT NOTES



EMFATON DESIGN
152-154 KEELE STREET
COLLINGWOOD VIC 3066
PH: 03 9397 1234
WWW.EMFATONDESIGN.COM.AU

PROJECT TITLE:
1806_152KEELE
152-154 Keele Street Collingwood VIC 3066

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1806 A115 2019
SITE ANALYSIS
TOWN PLANNING SET
TP3

Attachment 2 - S57(a) Amended Plans - Decision Plans - 152 - 154 Keele Street, Collingwood

1 STREET SCAPE ELEVATION

TOWN PLANNING SET

1806 152KEELE
 152-154 Keele Street Collingwood VIC 3066

EMFATON DESIGN
 4/111 Collins St, Melbourne VIC 3000
 Tel: 03 9412 2222
 www.emfatondesign.com.au

PROJECT TITLE: 1806 152KEELE
 152-154 Keele Street Collingwood VIC 3066

DRAWING NAME: NEIGHBOURHOOD CHARACTER
 1806 TP3

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1 - DESIGN RESPONSE
2 -

DESIGN RESPONSE

- THE PROPOSED DEVELOPMENT IS SITUATED AT NUMBER 152-154 KEELE STREET IN COLLINGWOOD. THE SITE AREA IS APPROX 374.03 SQM AND CURRENTLY HAS A SINGLE STOREY BRICK HOUSE WITH TILED PITCH ROOF.
- THE PROPOSAL IS TO BUILD TWO (2) DOUBLE STOREY DWELLINGS.
- MAINTAIN EXISTING CROSSOVER.
- THE PROPOSED BUILD FORMS ARE COMPLIANT WITH RESIDUAL SETBACK REQUIREMENTS.

- REQUIRED SCREENING AND WINDOW POSITIONING HAS BEEN CONSIDERED.
- WINDOWS HAVE BEEN MINIMIZED WHERE THERE IS POTENTIAL FOR OCCUPANTS TO FACE DIRECTLY ONTO NEIGHBOURING YARDS, WHERE THIS CANNOT BE AVOIDED. WINDOW SILL HEIGHTS ARE POSITIONED AT LEAST 1.7M ABOVE FINISHED FLOOR LEVEL OR HAVE OBLISCURED GLASS FITTER.

DESIGN RESPONSE LEGEND

- UNBUILT FUTURE SITE
- UNBUILT PROPOSED TO BE BUILT
- EXISTING BUILDING (AS SHOWN IN THIS PLAN) TO BE PROTECTED FROM REMOVAL OR ALTERATION
- EXISTING 100% SETBACK
- EXISTING 50% SETBACK
- EXISTING 10% SETBACK
- EXISTING 10% TO 15% SETBACK

DECISION PLANS

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8 1 AUG 2019

TOWN PLANNING SET

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PROJECT NOTES:



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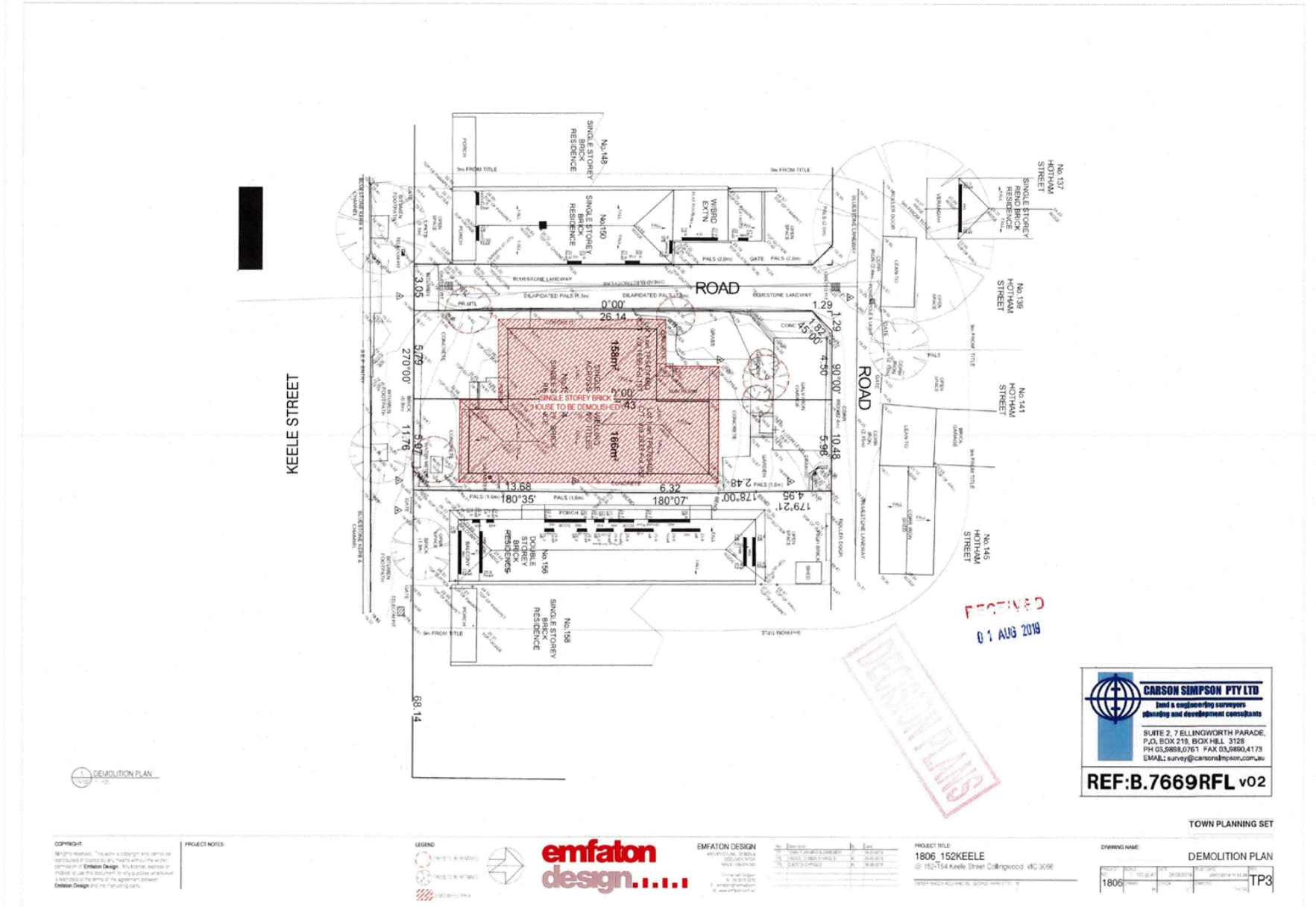
NO.	REVISION	DATE
1	ISSUE FOR PERMIT	15/08/2019
2	ISSUE FOR PERMIT	15/08/2019
3	ISSUE FOR PERMIT	15/08/2019

PROJECT TITLE:
1806-152KEELE
@ 152-154 Keele Street Collingwood VIC 3066

DRAWING NAME: DESIGN RESPONSE & SITE PLAN

1806	DESIGN RESPONSE & SITE PLAN	TP4
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Attachment 2 - S57(a) Amended Plans - Decision Plans - 152 - 154 Keele Street, Collingwood



DEMOLITION PLAN

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PROJECT NOTES:

LEGEND
 [Symbol] TO BE DEMOLISHED
 [Symbol] TO BE RETAINED
 [Symbol] EXISTING BRICK

emfaton design

EMFATON DESIGN
 152-154 KEELE STREET, COLLINGWOOD VIC 3066
 PH 03 9889 0761 FAX 03 9889 0173
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No.	Description	Date
1	Issue for Council Consideration	18/07/2019
2	Issue for Council Consideration	18/07/2019
3	Issue for Council Consideration	18/07/2019

PROJECT TITLE
 1806 152KEELE
 152-154 Keele Street Collingwood VIC 3066

DRAWING NAME

NO.	DATE	BY	CHKD BY	APP'D BY
1806	18/07/2019	[Signature]	[Signature]	[Signature]

DEMOLITION PLAN

TP3

CARSON SIMPSON PTY LTD
 Land & engineering surveyors
 planning and development consultants

SUITE 2, 7 ELLINGWORTH PARADE,
 P.O. BOX 219, BOX HILL 3128
 PH 03 9889 0761 FAX 03 9889 0173
 EMAIL: survey@carsonsimpson.com.au

REF: B.7669RFL v02

TOWN PLANNING SET

Attachment 2 - S57(a) Amended Plans - Decision Plans - 152 - 154 Keele Street, Collingwood

1. BASEMENT FLOOR PLAN

2. GROUND FLOOR PLAN

DECISION PLANS

REVISED 01 AUG 2019

DESCRIPTION	AREA (m ²)	TOTAL
CONCRETE DRIVEWAY	12.34	12.34
CONCRETE PATIO	15.67	15.67
CONCRETE PORCH	8.92	8.92
CONCRETE BALCONY	10.45	10.45
CONCRETE TERRACE	14.23	14.23
CONCRETE STAIRS	2.18	2.18
CONCRETE WALLS	1.56	1.56
CONCRETE ROOF	1.23	1.23
CONCRETE FLOOR	1.89	1.89
CONCRETE CEILING	1.45	1.45
CONCRETE CURBS	0.87	0.87
CONCRETE RISERS	0.65	0.65
CONCRETE FINISHES	0.98	0.98
CONCRETE TOTAL	63.52	63.52
CONCRETE TOTAL	63.52	63.52

DESCRIPTION	AREA (m ²)	PERCENT
TOTAL SITE AREA	324.87	100%
CONCRETE DRIVEWAY	12.34	3.8%
CONCRETE PATIO	15.67	4.8%
CONCRETE PORCH	8.92	2.8%
CONCRETE BALCONY	10.45	3.2%
CONCRETE TERRACE	14.23	4.4%
CONCRETE STAIRS	2.18	0.7%
CONCRETE WALLS	1.56	0.5%
CONCRETE ROOF	1.23	0.4%
CONCRETE FLOOR	1.89	0.6%
CONCRETE CEILING	1.45	0.4%
CONCRETE CURBS	0.87	0.3%
CONCRETE RISERS	0.65	0.2%
CONCRETE FINISHES	0.98	0.3%
CONCRETE TOTAL	63.52	19.6%

LEGEND

- PROPOSED TREE
- PROPOSED PLANT
- PROPOSED HATCH
- TREE TO BE RETAINED
- CONCRETE DRIVEWAY
- CONCRETE PATIO
- CONCRETE PORCH
- CONCRETE BALCONY
- CONCRETE TERRACE
- CONCRETE STAIRS
- CONCRETE WALLS
- CONCRETE ROOF
- CONCRETE FLOOR
- CONCRETE CEILING
- CONCRETE CURBS
- CONCRETE RISERS
- CONCRETE FINISHES

PROJECT TITLE
1806_152KEELE

DRAWING NAME
BASEMENT & GROUND FLOOR PLAN

TP4

Attachment 2 - S57(a) Amended Plans - Decision Plans - 152 - 154 Keele Street, Collingwood

1 FIRST FLOOR PLAN

2 ROOF TERRACE PLAN

DWELLING AREA CALCULATION

DWELLING	FOUNDATION	SKIN	FLOOR	CEILING	FRONT	REAR	INTERIOR	TOTAL
1	16.85 m ²	13.32 m ²	15.73 m ²	17.22 m ²	1.12 m ²	3.35 m ²	30.39 m ²	108.68 m ²
2	18.37 m ²	14.70 m ²	17.22 m ²	18.71 m ²	1.12 m ²	3.35 m ²	33.89 m ²	127.36 m ²
TOTAL	35.22 m²	28.02 m²	32.95 m²	35.93 m²	2.24 m²	6.70 m²	64.28 m²	236.04 m²
TOTAL AREA CALCULATION 603.32 m²								TOTAL SPREAD 82.34 m²

DEVELOPMENT SUMMARY

TOTAL SITE AREA: 324.87 m² (100%)
 DEVELOPABLE SITE AREA: 222.57 m² (68.57%)
 EXISTING DEVELOPABLE AREA: 82.64 m² (25.44%)
 PROPOSED DEVELOPABLE AREA: 139.93 m² (43.13%)
 DEVELOPABLE AREA: 603.32 m² (185.85%)
 DEVELOPABLE AREA: 82.34 m² (25.44%)

LEGEND

	PROPOSED BUILDING		PROPOSED DRIVEWAY		PROPOSED PARKING		PROPOSED TERRACE AREA		PROPOSED DECK AREA		PROPOSED PERGOLA AREA		PROPOSED GARDEN AREA		PROPOSED LAWN AREA		EXISTING GROUND LEVEL		EXISTING SURFACE AREA		EXISTING LAWN AREA		EXISTING DRIVEWAY AREA		EXISTING DECK AREA		EXISTING PERGOLA AREA		EXISTING GARDEN AREA		EXISTING LAWN AREA		EXISTING GROUND LEVEL
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DECISION PLANS

REVISED
8 1 AUG 2019

TOWN PLANNING SET

DRAWING NAME: FIRST & ROOF FLOOR PLAN
 PROJECT TITLE: 1806 152KEELE
 @ 152-154 Keele Street Collingwood VIC 3066

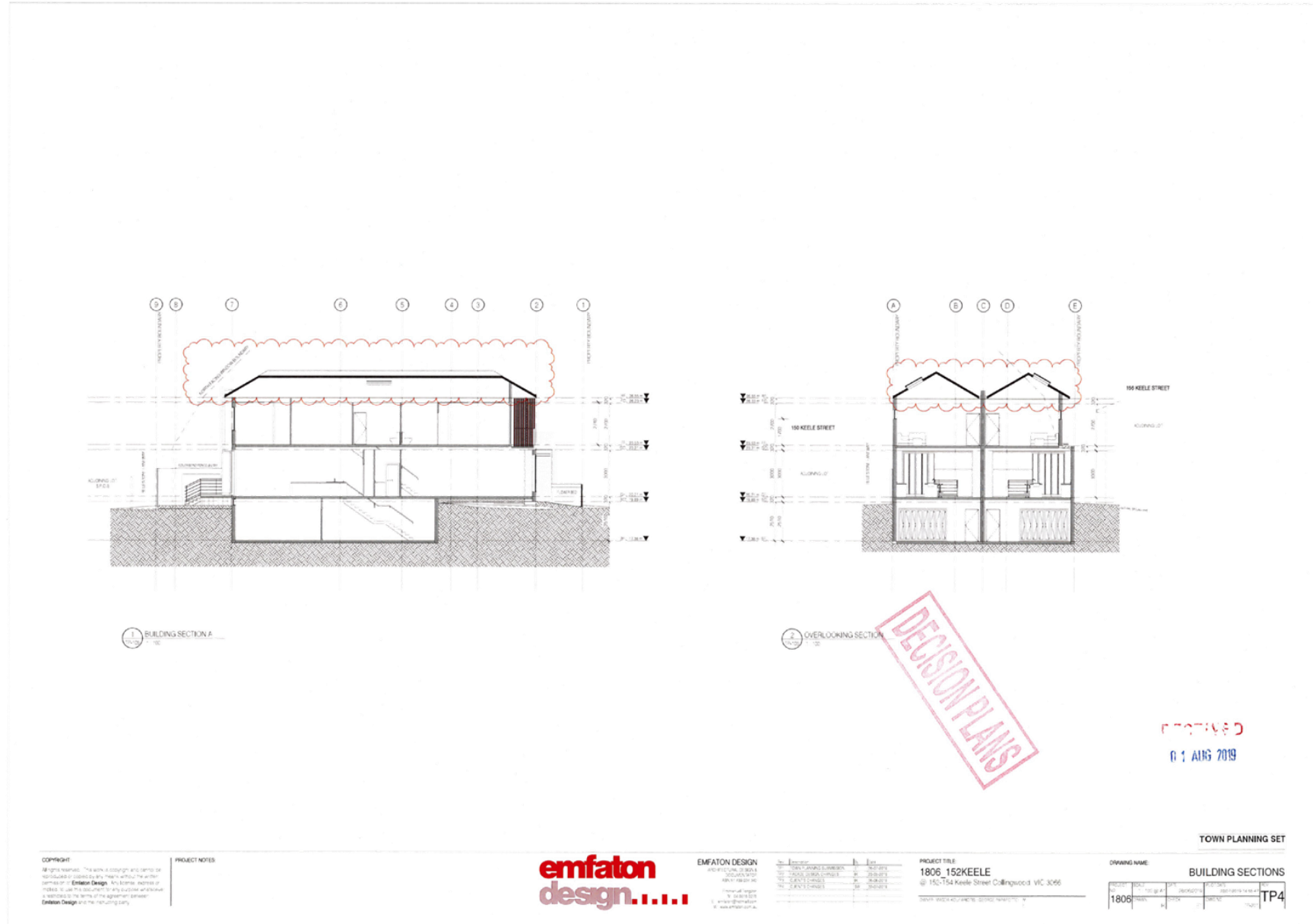
DRAWING NO: 1806
 SCALE: AS SHOWN
 DATE: 18/06/2019
 TP5

Yarra City Council – Internal Development Approvals Committee Agenda – Wednesday 20 November 2019

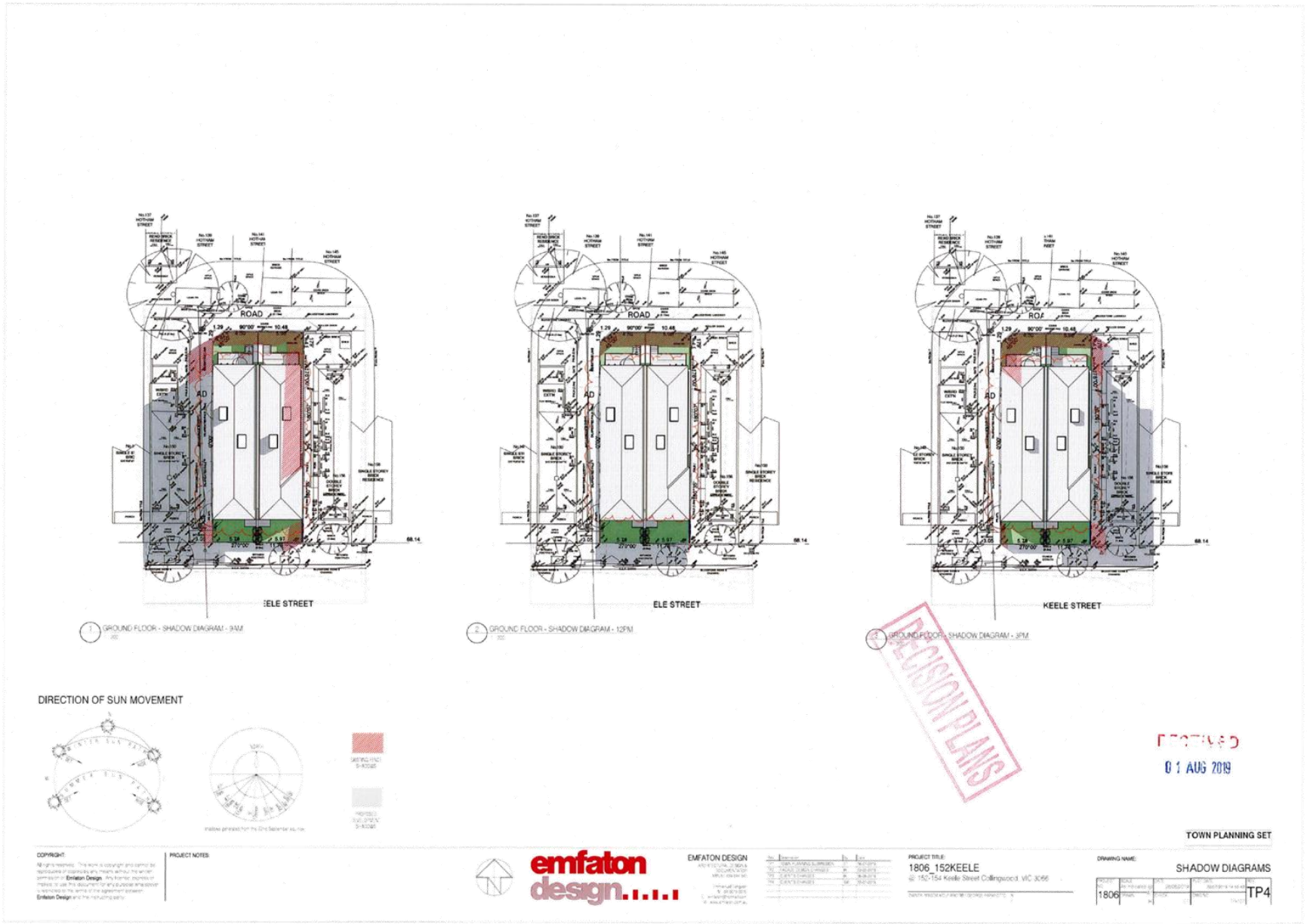
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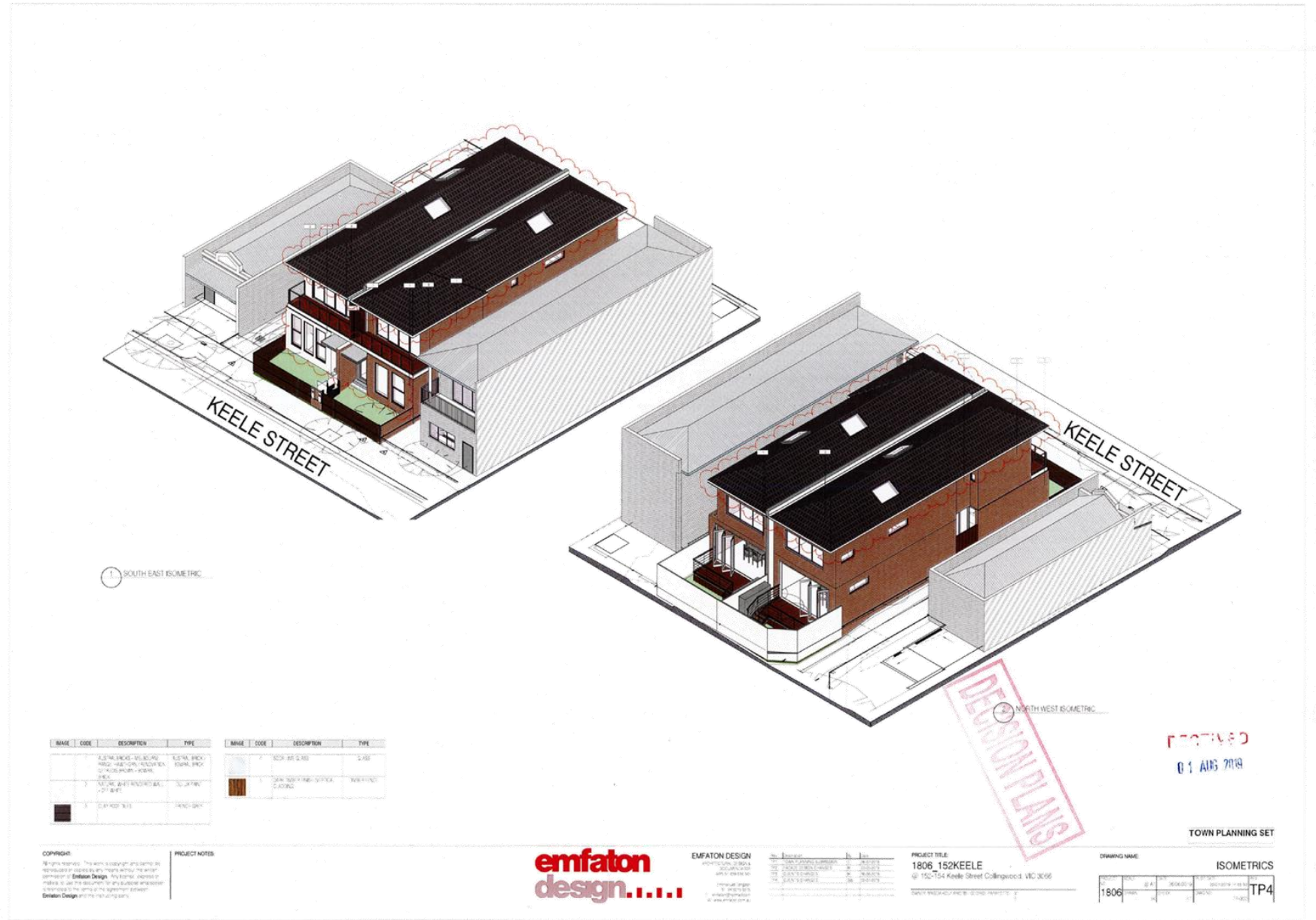
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Attachment 2 - S57(a) Amended Plans - Decision Plans - 152 - 154 Keele Street, Collingwood



Attachment 2 - S57(a) Amended Plans - Decision Plans - 152 - 154 Keele Street, Collingwood



Attachment 2 - S57(a) Amended Plans - Decision Plans - 152 - 154 Keele Street, Collingwood



1 FRONT VIEW



2 REAR VIEW



3 FENCE VIEW

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PROJECT NOTES:



NO.	REVISION	DATE
1	ISSUED FOR PERMIT	2019-07-23
2	FOR CLIENT REVIEW	2019-08-01
3	FOR CLIENT REVIEW	2019-08-01

PROJECT FILE:
1806_152KEELE
@ 152-154 Keele Street Collingwood VIC 3066

DRAWING NAME				RENDER
1806	TP3	TP3	TP3	TP3

TOWN PLANNING SET



26 February 2019

Madeleine Moloney
Yarra City Council
PO Box 168
Richmond VIC 3121

Dear Madeleine,

Proposal: Planning permit for development comprising the construction of two dwellings
Site location: 152-154 KEELE STREET, COLLINGWOOD

Melbourne Water reference: MWA-1109430
Council reference: PLN18/0579
Date referred: 08/02/2019

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:

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) The dwellings must be set with finished floor levels set no lower than 20.21 metres to Australian Height Datum, which is 300mm above the applicable flood level of 19.91 metres to Australian Height Datum.
2. The dwellings must be constructed with finished floor levels set no lower than 20.21 metres to Australian Height Datum, which is 300mm above the applicable flood level of 19.91 metres to Australian Height Datum
3. Prior to the issue of an Occupancy Permit, a certified survey plan, showing finished floor levels (as constructed) reduced to the Australian Height Datum, must be submitted to Melbourne Water to demonstrate that the floor levels have been constructed in accordance with Melbourne Water's requirements.
4. Imported fill must be kept to a minimum on the property and only be used for the sub floor areas of the dwellings.
5. Any new fence must be of an open style of construction (minimum 50% open) to allow for the passage of floodwaters/ overland flows
6. Any doors, windows, vents and openings to the basement must be a minimum of 20.21 metres to



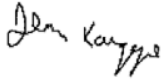
Attachment 3 - Referral Advice _ Melbourne Water and Council's Engineering Services Unit.

AHD which is 300mm above the applicable flood level of 19.91 metres to AHD.

Advice

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

Regards,



John Karageorge
Customer and Planning Services

Attachment 3 - Referral Advice _ Melbourne Water and Council's Engineering Services Unit.

Theodosakis, John

Subject: FW: Reduction in the car parking requirement. - 152 - 154 Keele Street Collingwood

From: Pisani, Mark

Sent: Thursday, 31 October 2019 11:01 AM

To: Theodosakis, John <John.Theodosakis@yarracity.vic.gov.au>

Subject: RE: Reduction in the car parking requirement. - 152 - 154 Keele Street Collingwood

Hi John

The Civil Engineering unit has no objection to the reduction in the car parking requirement for this site, based on the following:

- The site has excellent pedestrian access to public transport nodes and is in proximity to shops, businesses, essential facilities, potential places of employment and education;
- On-street car share facilities are within proximity to the site (closest car share pod is in Hotham Street, just east of Gold Street);
- The site has good connectivity to the on-road bicycle network; and
- The proposal is in line with Clause 21.06 of the Yarra Planning Scheme in terms of sustainable transport use.

Hope this information is helpful.

Regards

Mark Pisani

Senior Development Engineer

Traffic and Civil Engineering

PO BOX 168 Richmond VIC

T (03) 9205 5746

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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.