

Attachment 1 - PLN19/0904 - 25 Abbotsford Street Abbotsford - Decision Plans

TOWN PLANNING SUBMISSION

No.25 ABBOTSFORD STREET, ABBOTSFORD



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ARCHITECTURE & DESIGN

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BUILDER:
 NEW HOME SHOP

PROJECT:
 NEW RESIDENCE

PROJECT STAGE:
 TOWN PLANNING

SITE ADDRESS:
 No. 25 ABBOTSFORD STREET,
 ABBOTSFORD

CLIENTS NAME:
 RODNEY AND STELLA RODI

CHECKED BY PRINCIPLE ARCHITECT:
 PAUL MIKATOA-REG. 17604

DRAWN BY: Author

REVISION **DATE**

NOTES:
 Cover Sheet

DATE: 12/10/19

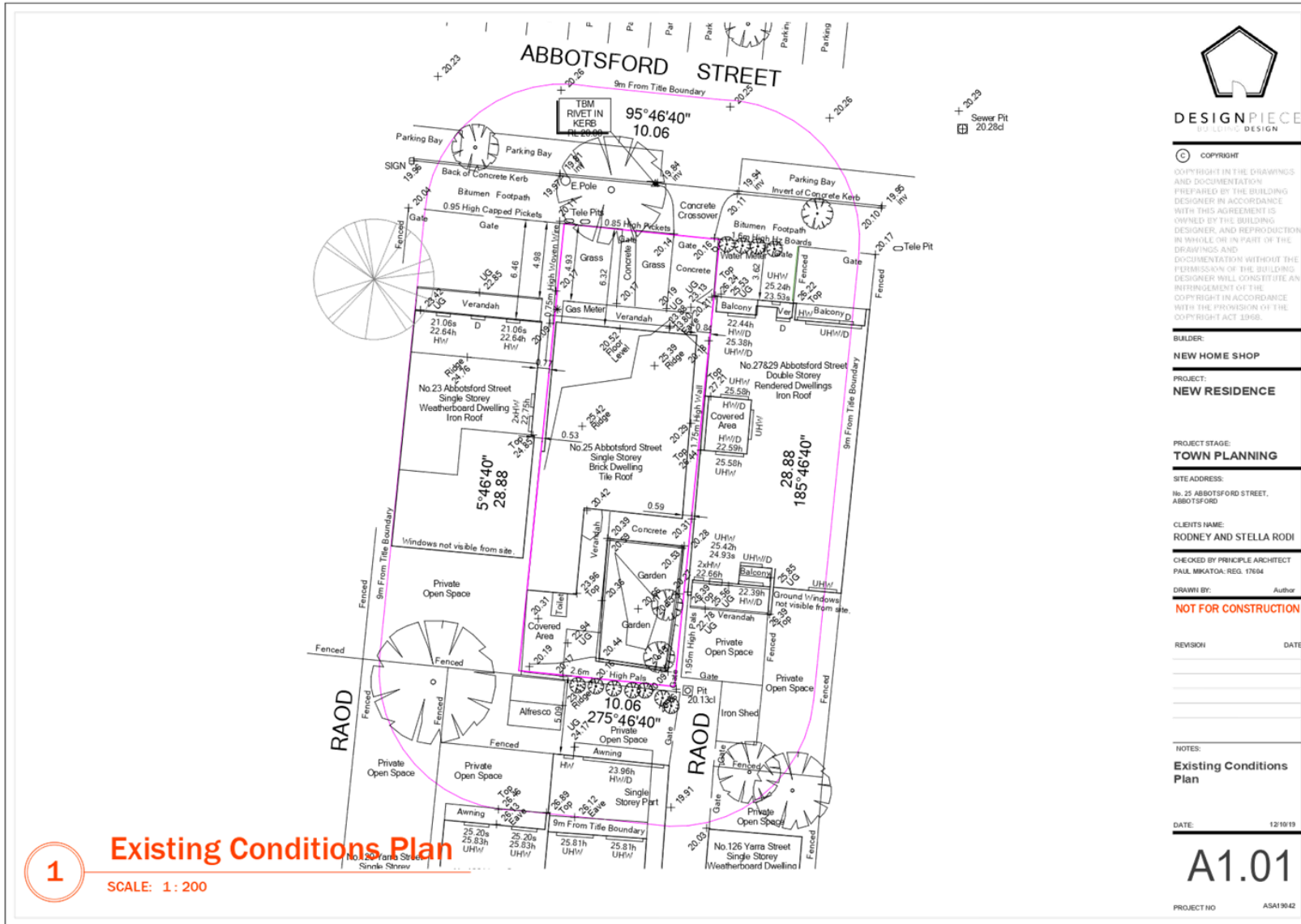
A1.00

PROJECT NO: ASA19042

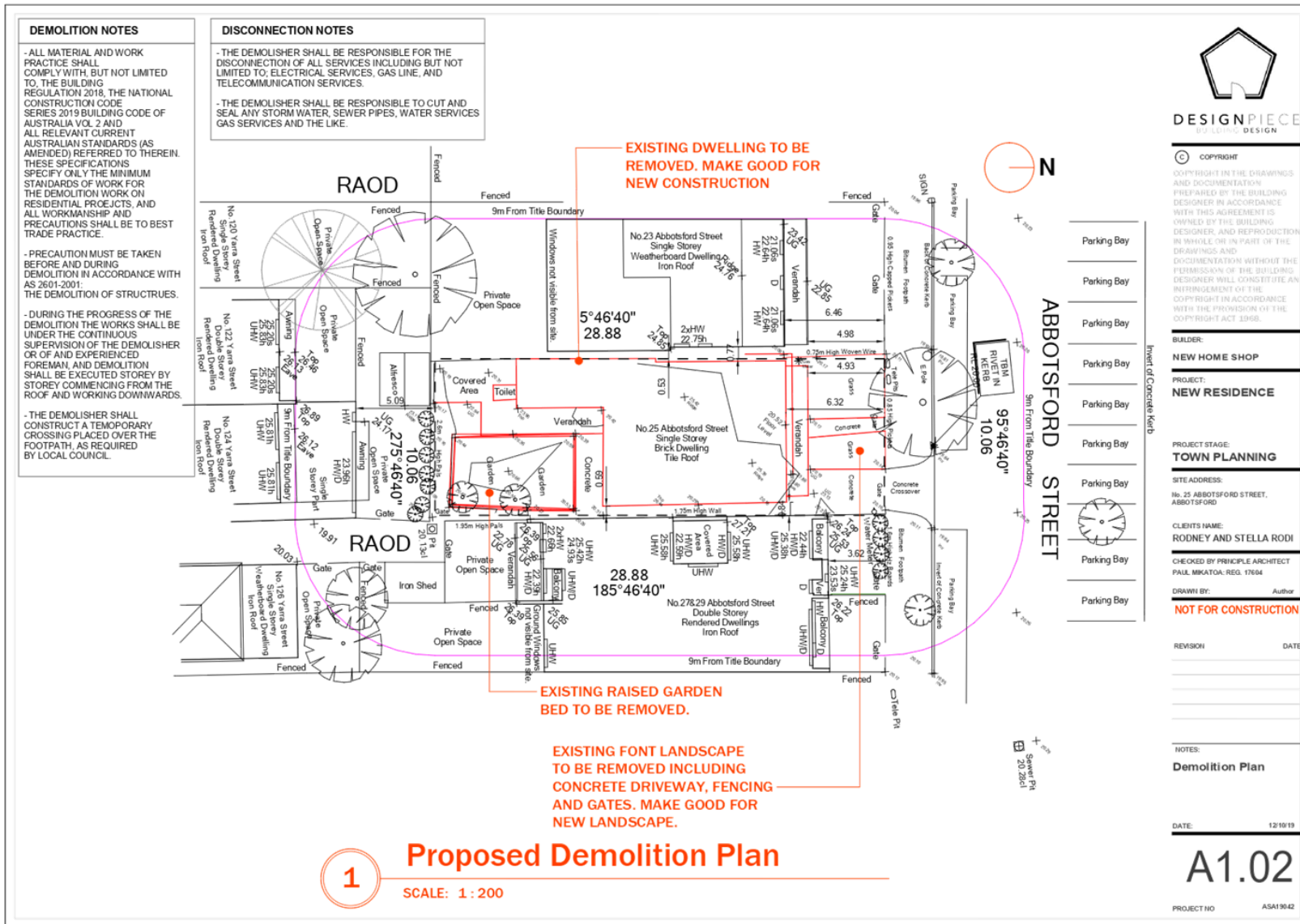
Sheet List	
Sheet No.	Sheet Name
A1.00	Cover Sheet
A1.01	Existing Conditions Plan
A1.02	Demolition Plan
A1.03	Neighbourhood Character Plan
A1.04	Proposed Site Plan
A1.05	Proposed Floor Plan
A1.06	Proposed First Floor Plan
A1.07	Proposed Roof Plan
A2.01	Proposed Elevation
A2.02	Proposed Elevation - 02
A2.03	Proposed Elevations - 03
A4.01	Proposed Shadow Diagram 9am
A4.02	Proposed Shadow Diagram 10am
A4.03	Proposed Shadow Diagram 11am
A4.04	Proposed Shadow Diagram 12pm
A4.07	Proposed Shadow Diagram 1pm
A4.08	Proposed Shadow Diagram 2pm
A4.09	Proposed Shadow Diagram 3pm



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DEMOLITION NOTES

- ALL MATERIAL AND WORK PRACTICE SHALL COMPLY WITH, BUT NOT LIMITED TO, THE BUILDING REGULATION 2018, THE NATIONAL CONSTRUCTION CODE SERIES 2019 BUILDING CODE OF AUSTRALIA VOL 2 AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THEREIN. THESE SPECIFICATIONS SPECIFY ONLY THE MINIMUM STANDARDS OF WORK FOR THE DEMOLITION WORK ON RESIDENTIAL PROJECTS, AND ALL WORKMANSHIP AND PRECAUTIONS SHALL BE TO BEST TRADE PRACTICE.
- PRECAUTION MUST BE TAKEN BEFORE AND DURING DEMOLITION IN ACCORDANCE WITH AS 2601:2001: THE DEMOLITION OF STRUCTURES.
- DURING THE PROGRESS OF THE DEMOLITION THE WORKS SHALL BE UNDER THE CONTINUOUS SUPERVISION OF THE DEMOLISHER OR OF AN EXPERIENCED FOREMAN, AND DEMOLITION SHALL BE EXECUTED STOREY BY STOREY COMMENCING FROM THE ROOF AND WORKING DOWNWARDS.
- THE DEMOLISHER SHALL CONSTRUCT A TEMPORARY CROSSING PLACED OVER THE FOOTPATH, AS REQUIRED BY LOCAL COUNCIL.

DISCONNECTION NOTES

- THE DEMOLISHER SHALL BE RESPONSIBLE FOR THE DISCONNECTION OF ALL SERVICES INCLUDING BUT NOT LIMITED TO: ELECTRICAL SERVICES, GAS LINE, AND TELECOMMUNICATION SERVICES.
- THE DEMOLISHER SHALL BE RESPONSIBLE TO CUT AND SEAL ANY STORM WATER, SEWER PIPES, WATER SERVICES GAS SERVICES AND THE LIKE.



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PROJECT: **NEW RESIDENCE**

PROJECT STAGE: **TOWN PLANNING**

SITE ADDRESS: **No. 25 ABBOTSFORD STREET, ABBOTSFORD**

CLIENTS NAME: **RODNEY AND STELLA RODI**

CHECKED BY PRINCIPLE ARCHITECT: **PAUL MIKATGAJ-REG. 17604**

DRAWN BY: **Author**

NOT FOR CONSTRUCTION

REVISION: _____ DATE: _____

NOTES: **Demolition Plan**

DATE: 12/10/19

A1.02

PROJECT NO: ASA19042

1
SCALE: 1 : 200

Attachment 1 - PLN19/0904 - 25 Abbotsford Street Abbotsford - Decision Plans

ZONES AND OVERLAYS

PLANNING CONTROLS

ZONE
NEIGHBOURHOOD RESIDENTIAL ZONE (NRZ)
SCHEDULE 1

OVERLAYS
THERE ARE NO OVERLAYS AFFECTING THIS PROPERTY

NEARBY OVERLAYS
HERITAGE OVERLAY (HO)
PROPERTY IS NOT IN A BUSHFIRE PRONE AREA

NOTES:

NEIGHBOURHOOD CHARACTER:

THE DWELLINGS IN THE AREA SHOW A MIXTURE OF SINGLE STOREY AND DOUBLE STOREY DWELLINGS AS WELL AS UNIT DEVELOPMENTS. ROOFING MATERIALS ARE GENERALLY A MIXTURE BETWEEN TILES, AND METAL ROOF SHEETS AND ARE EITHER PITCHED, GABLE OR SKILLION IN FORM. FRONT FENCES ALONG ABBOTSFORD STREET ARE A MIX OF BRICKWORK, TIMBER SLATES AS WELL AS A COMBINATION OF LOW BRICK AND EITHER STEEL OR TIMBER INFILLS.

SUBJECT SITE:

THE EXISTING SINGLE STOREY DWELLING TO BE DEMOLISHED INCLUDING REAR EXTENSIONS, AND OUT DOOR TOILET. THERE ARE NO SIGNIFICANT TREES, SMALL PLANTS OR SHRUBS IDENTIFIED ON THE SITE. NO KNOWN CONTAMINATED SOIL.

ALL SERVICES ARE AVAILABLE.

THIS PLAN IS BASED ON THE SITE FEATURE SURVEY AND INFORMATION OBTAINED BY THE SITE VISIT. BUILDING FOOTPRINT, ACCESS - WAYS, FOOTPATH AND ROOFS HAVE BEEN DETERMINED ON SITE VISIT. THE PLAN IS A SCHEMATIC DESIGN RESPONSE AND SHOULD BE USED FOR THE PURPOSE OF THIS SITE ANALYSIS ONLY.



**SUBJECT SITE:
No.25 ABBOTSFORD STREET,
ABBOTSFORD**



**NEIGHBOURING PROPERTY
No. 27 & 29 ABBOTSFORD
STREET, ABBOTSFORD**



**NEIGHBOURING PROPERTY
No. 31 ABBOTSFORD STREET,
ABBOTSFORD**



**NEIGHBOURING
PROPERTY
No. 23 ABBOTSFORD
STREET, ABBOTSFORD**



**DESIGNPIECE
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PAUL MIKATOA-REG. 17604

DRAWN BY: Author

NOT FOR CONSTRUCTION

REVISION **DATE**

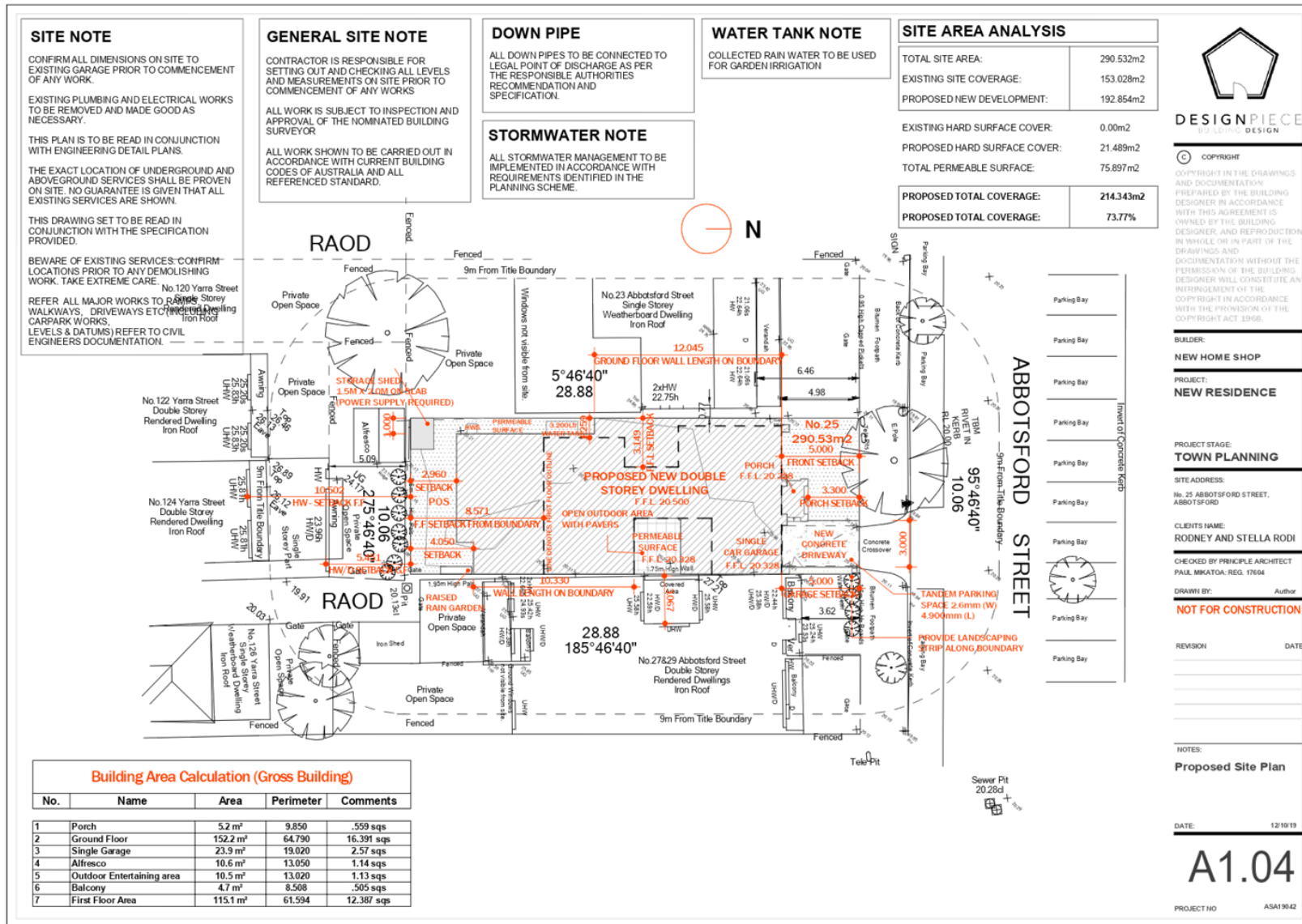
NOTES:
Neighbourhood
Character Plan

DATE: 12/10/19

A1.03

PROJECT NO: ASA19042

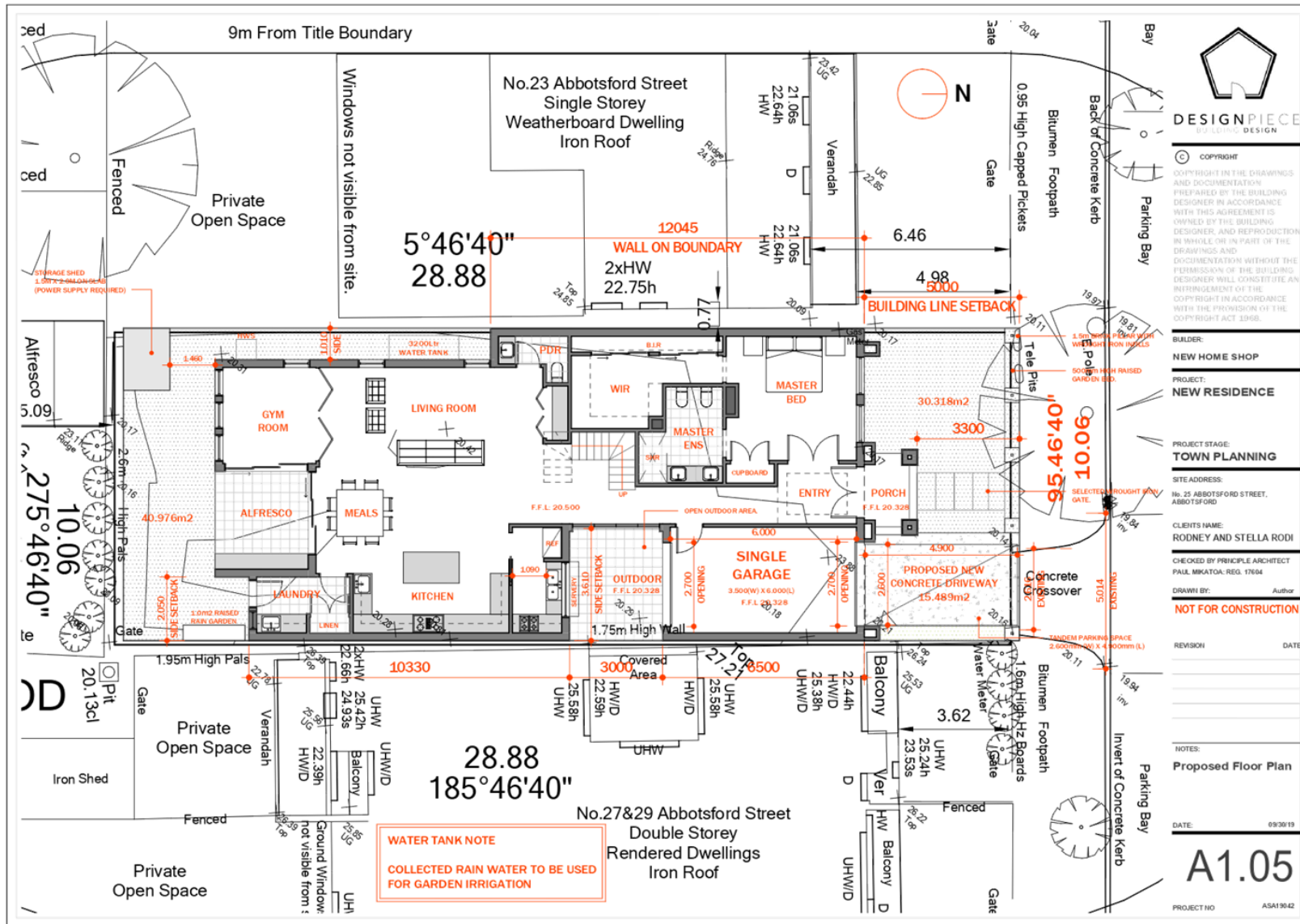
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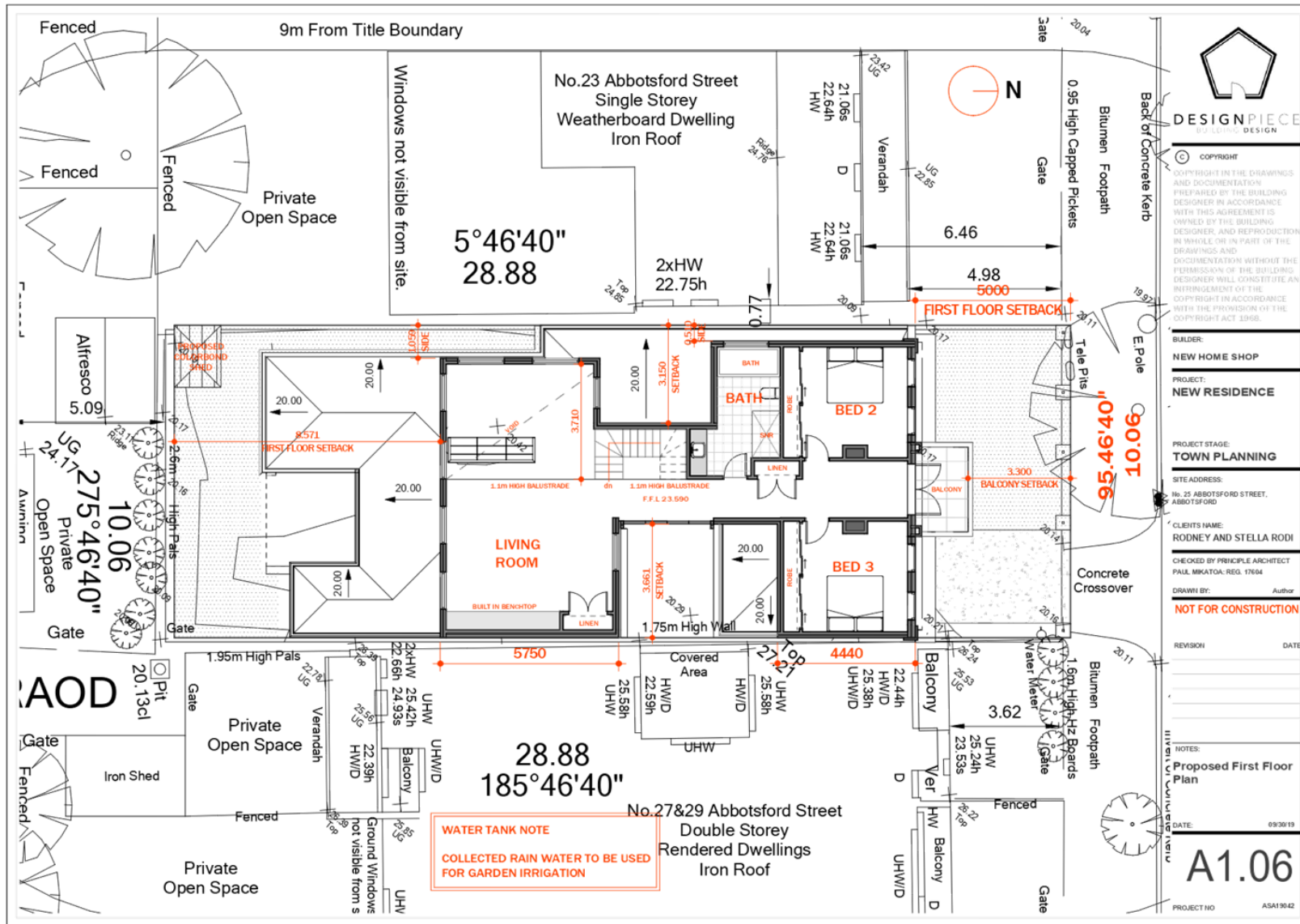
Building Area Calculation (Gross Building)

No.	Name	Area	Perimeter	Comments
1	Porch	5.2 m ²	9.850	.559 sqs
2	Ground Floor	152.2 m ²	64.790	16.391 sqs
3	Single Garage	23.9 m ²	19.020	2.57 sqs
4	Alfresco	10.6 m ²	13.050	1.14 sqs
5	Outdoor Entertaining area	10.5 m ²	13.020	1.13 sqs
6	Balcony	4.7 m ²	8.508	.505 sqs
7	First Floor Area	115.1 m ²	61.594	12.387 sqs

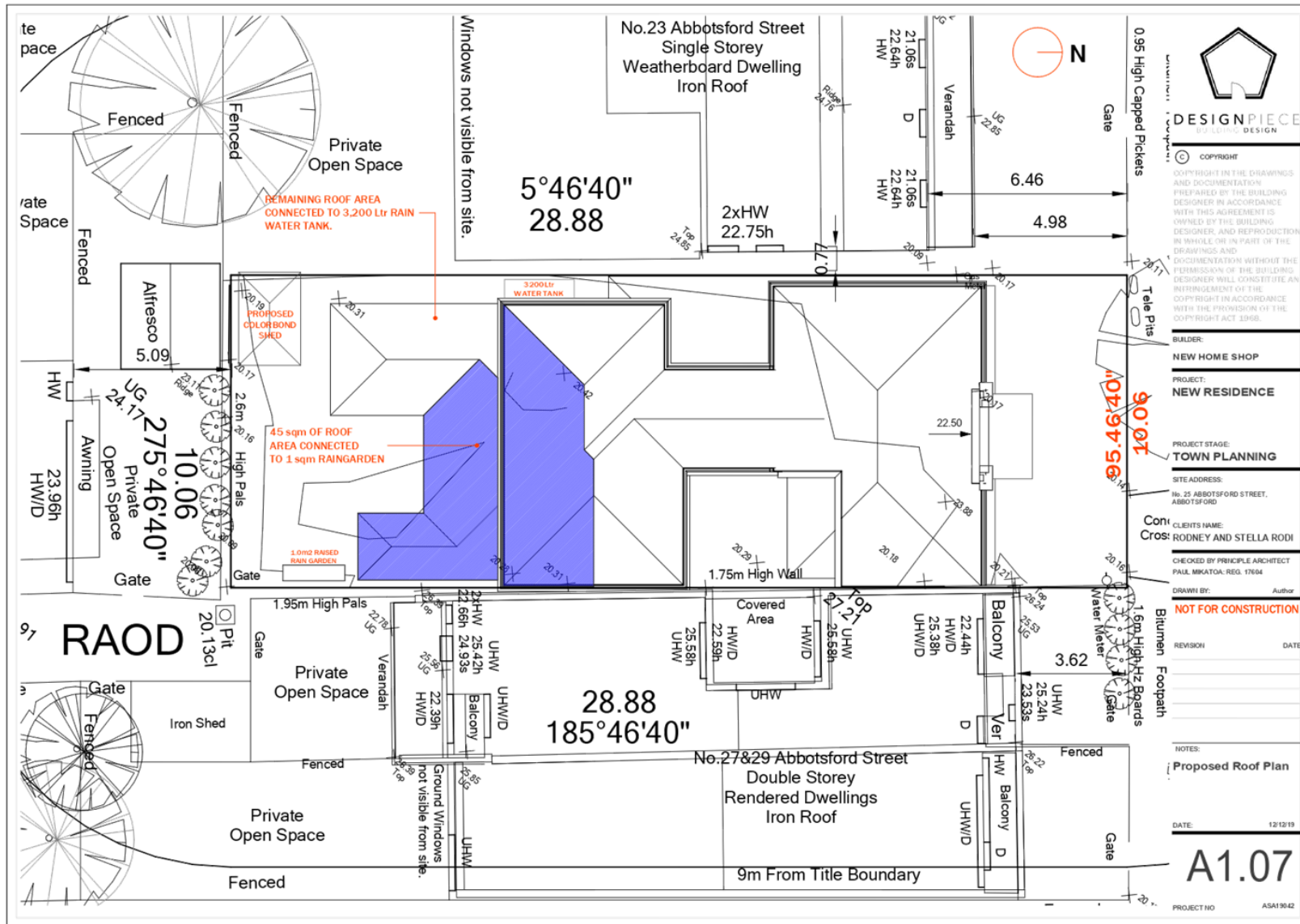
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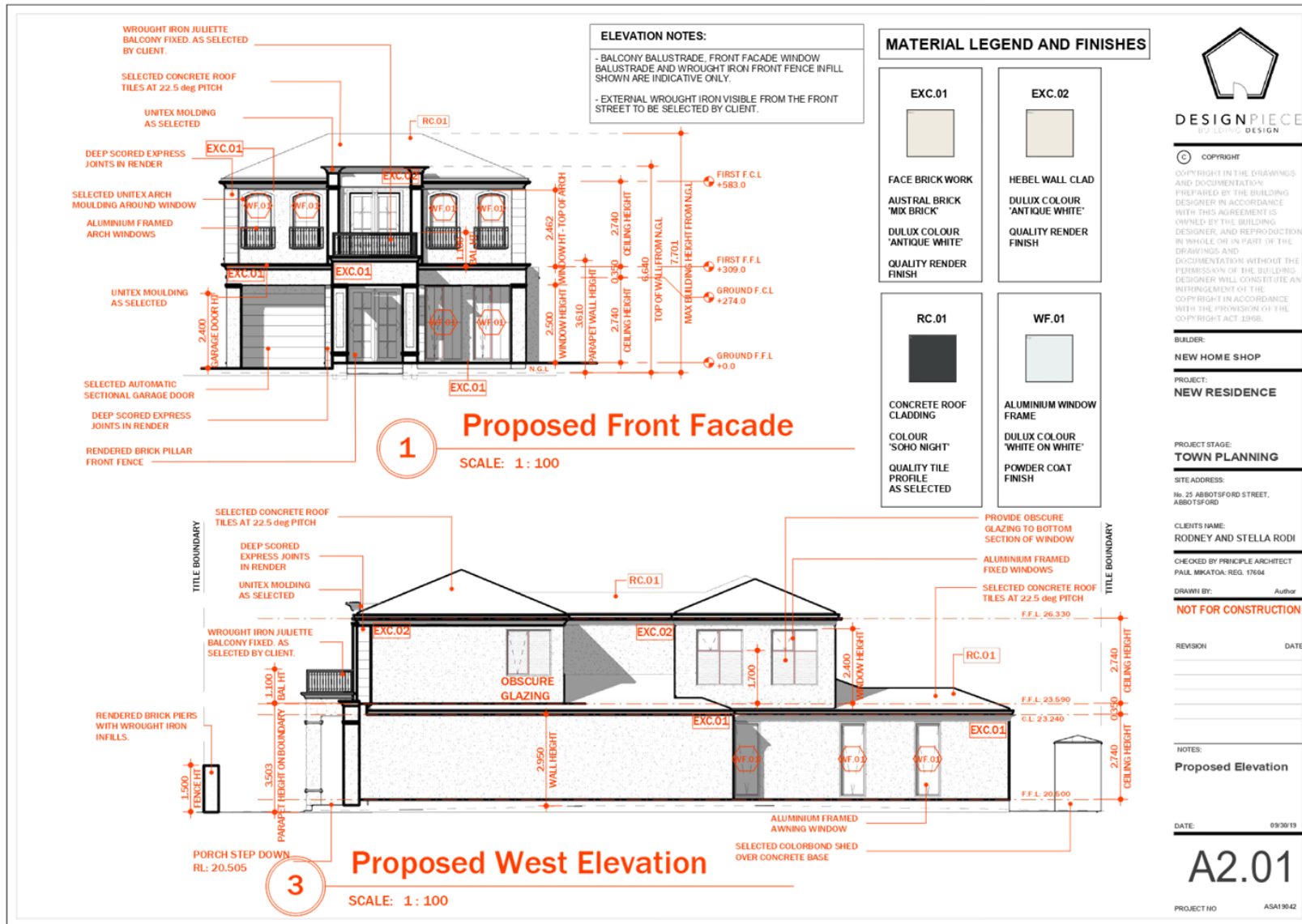
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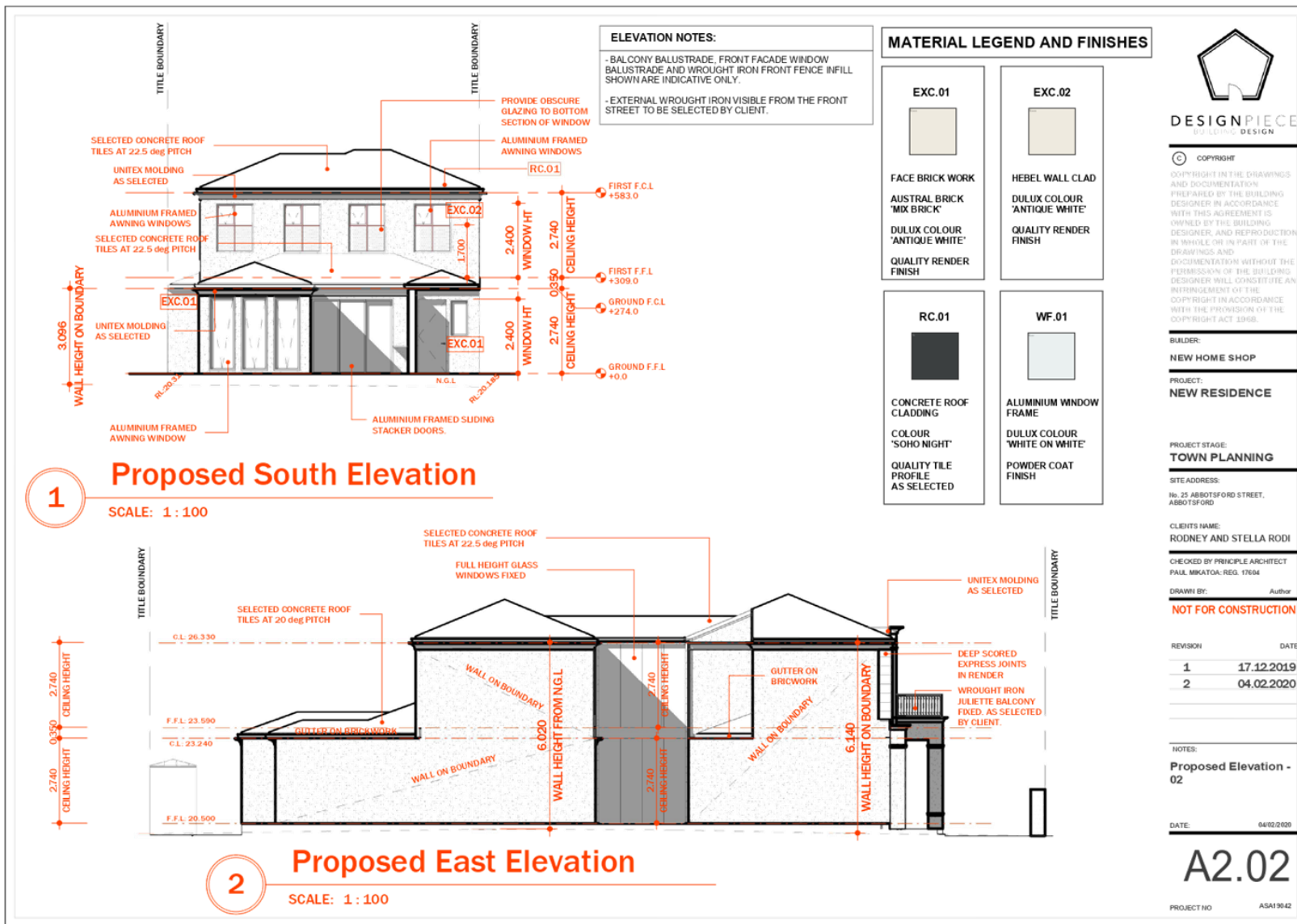
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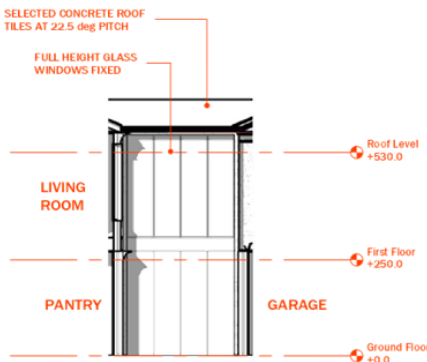
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SELECTED CONCRETE ROOF TILES AT 22.5 deg PITCH

FULL HEIGHT GLASS WINDOWS FIXED

LIVING ROOM

PANTRY

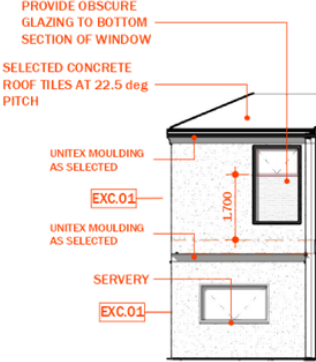
GARAGE

Roof Level +530.0

First Floor +250.0

Ground Floor +0.0

1 East Facing Internal Wall
SCALE: 1 : 100



PROVIDE OBSCURE GLAZING TO BOTTOM SECTION OF WINDOW

SELECTED CONCRETE ROOF TILES AT 22.5 deg PITCH

UNITEX MOULDING AS SELECTED

EXC.01

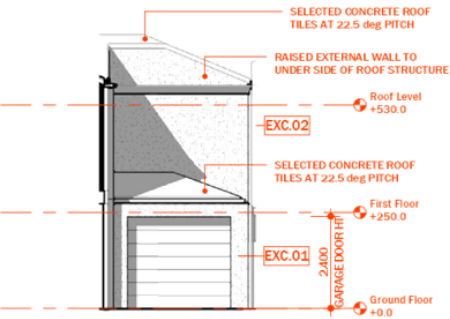
UNITEX MOULDING AS SELECTED

SERVERY

EXC.01

1.700

2 North Facing Internal Wall
SCALE: 1 : 100



SELECTED CONCRETE ROOF TILES AT 22.5 deg PITCH

RAISED EXTERNAL WALL TO UNDER SIDE OF ROOF STRUCTURE

EXC.02

SELECTED CONCRETE ROOF TILES AT 22.5 deg PITCH

EXC.01

2.400

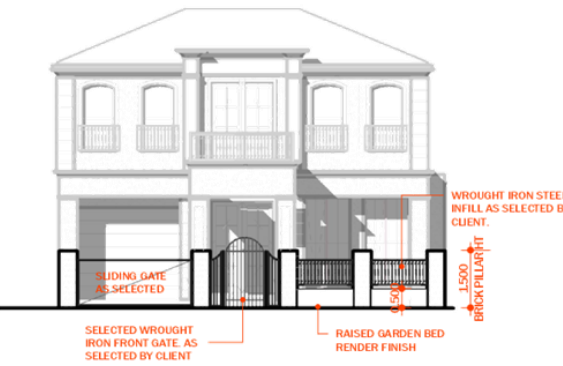
GARAGE DOOR HT

Roof Level +530.0

First Floor +250.0

Ground Floor +0.0

3 South Facing Internal Wall
SCALE: 1 : 100



WROUGHT IRON STEEL INFILL AS SELECTED BY CLIENT

SLIDING GATE AS SELECTED

RAISED GARDEN BED RENDER FINISH

1.500

BRICK PILLAR HT


0.800

SELECTED WROUGHT IRON FRONT GATE, AS SELECTED BY CLIENT

4 North Elevation - Front Fence
SCALE: 1 : 100

ELEVATION NOTES:

- BALCONY BALUSTRADE, FRONT FACADE WINDOW BALUSTRADE AND WROUGHT IRON FRONT FENCE INFILL SHOWN ARE INDICATIVE ONLY.
- EXTERNAL WROUGHT IRON VISIBLE FROM THE FRONT STREET TO BE SELECTED BY CLIENT.



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PAUL MKATGA-REG. 17604

DRAWN BY: Author

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REVISION	DATE

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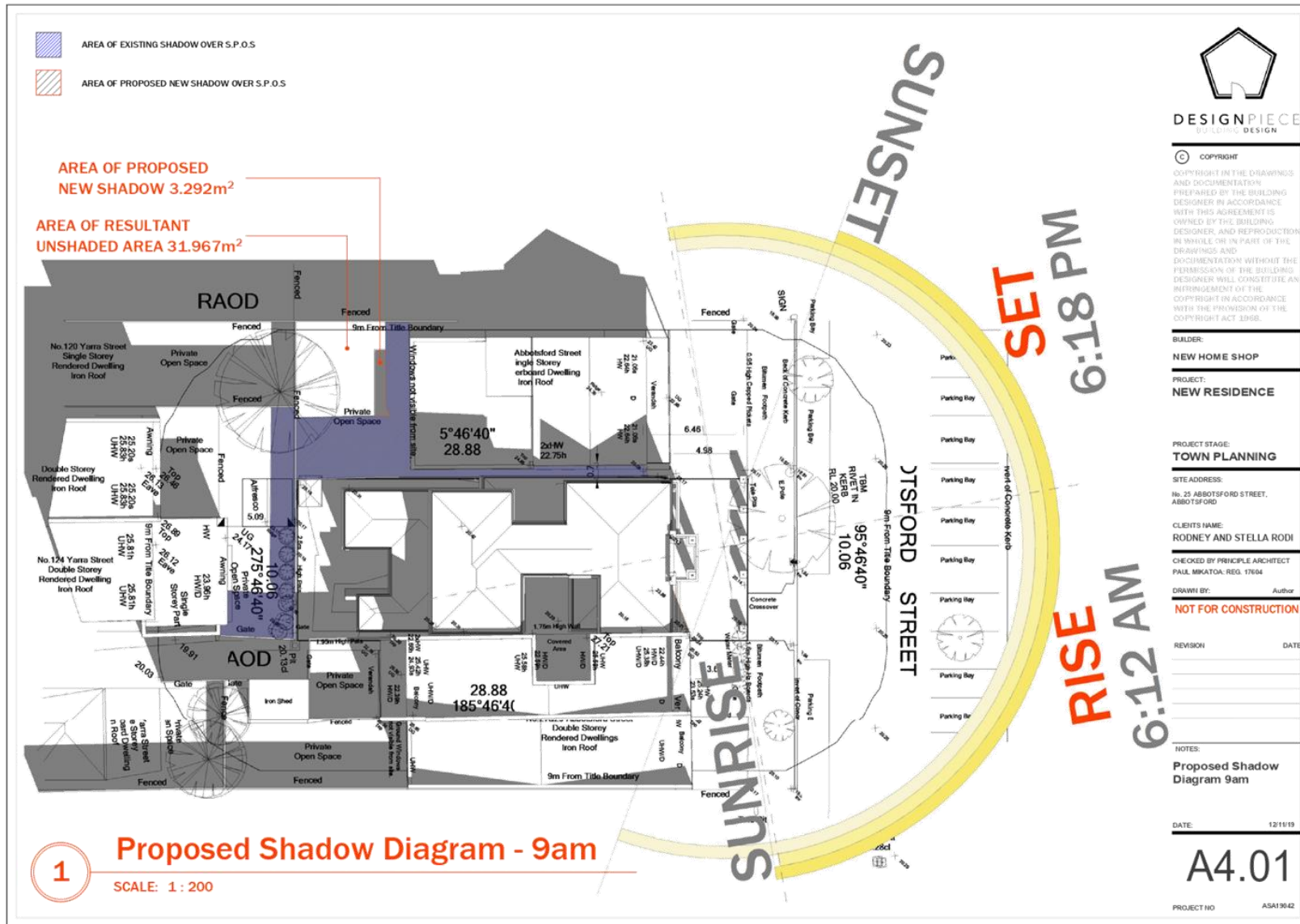
Proposed Elevations - 03

DATE: 02/05/20

A2.03

PROJECT NO: ASA19042

Attachment 1 - PLN19/0904 - 25 Abbotsford Street Abbotsford - Decision Plans



1

Proposed Shadow Diagram - 9am

SCALE: 1 : 200



DESIGN PIECE
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PAUL MCKAY (REG. 17604)

DRAWN BY: Author
NOT FOR CONSTRUCTION

REVISION: DATE

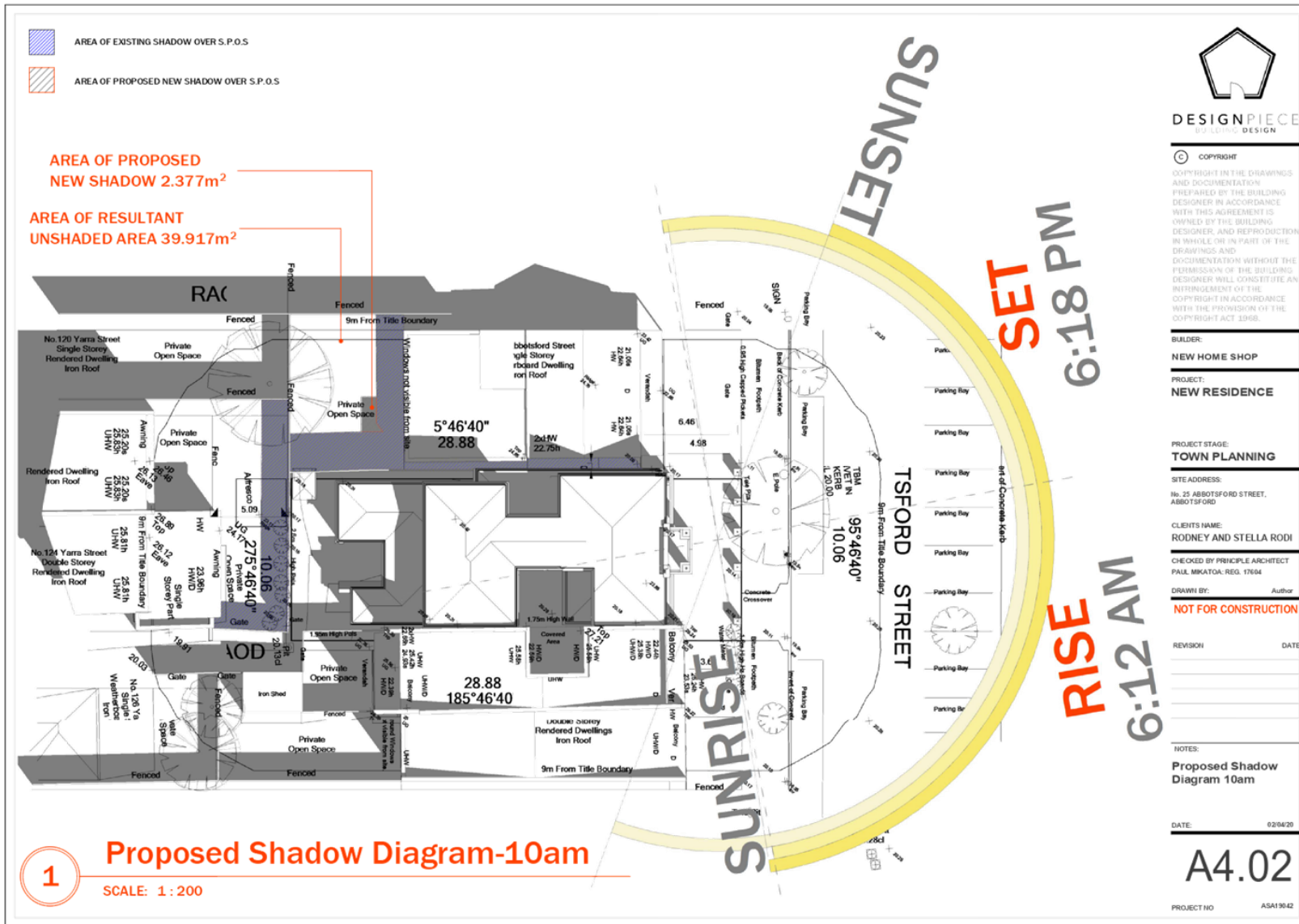
NOTES:
Proposed Shadow Diagram 9am

DATE: 12/11/19

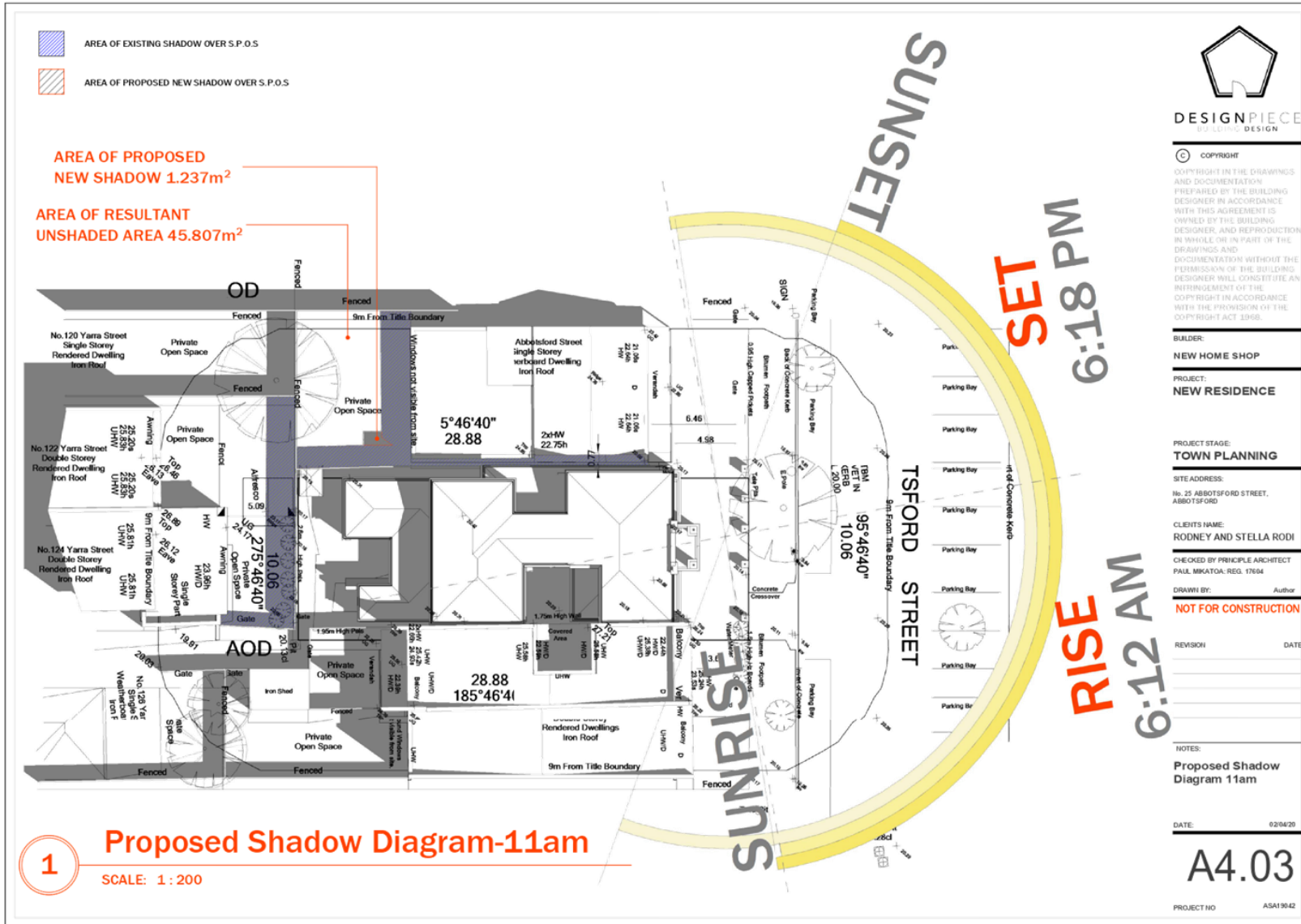
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PROJECT NO: ASA19042

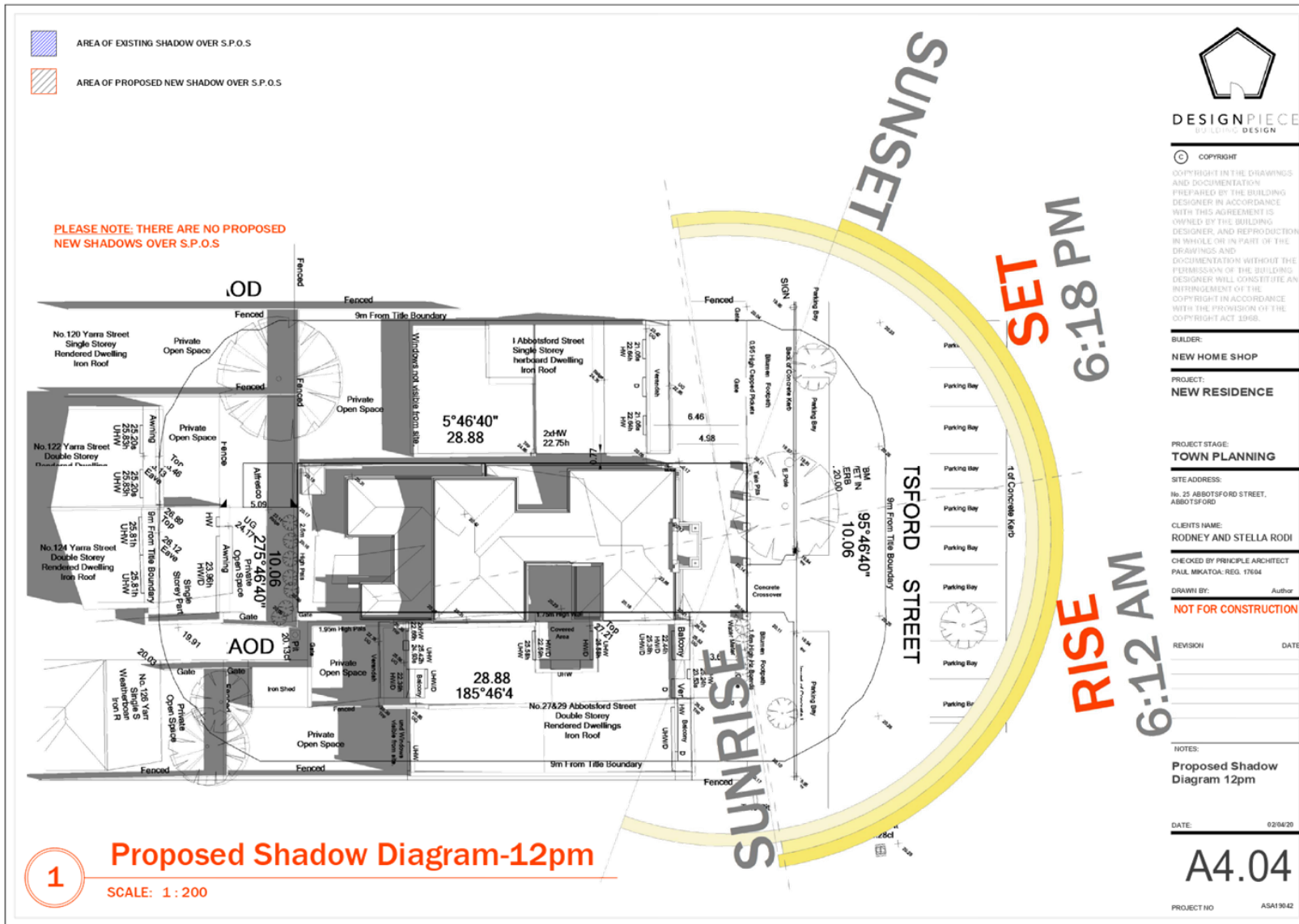
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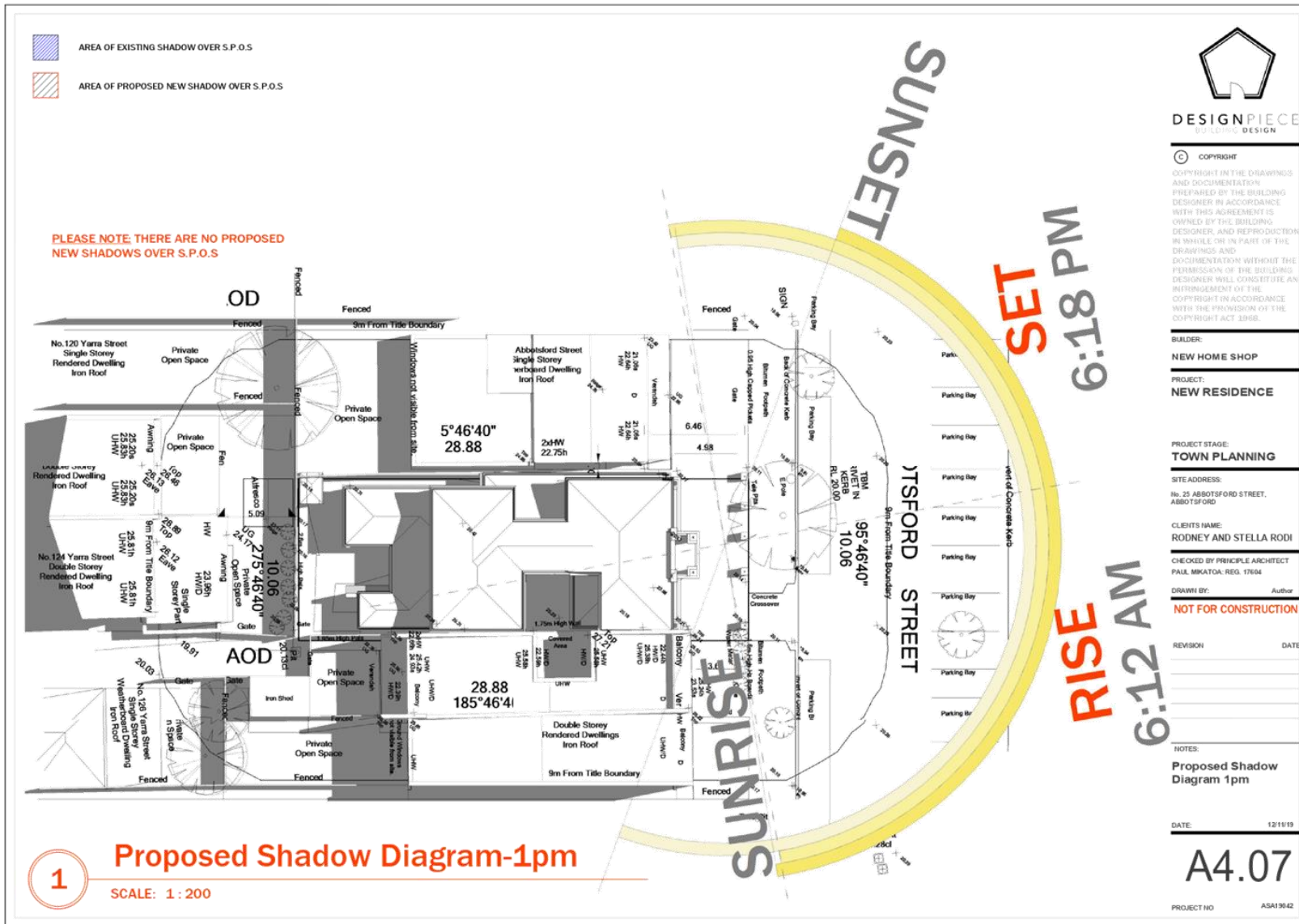
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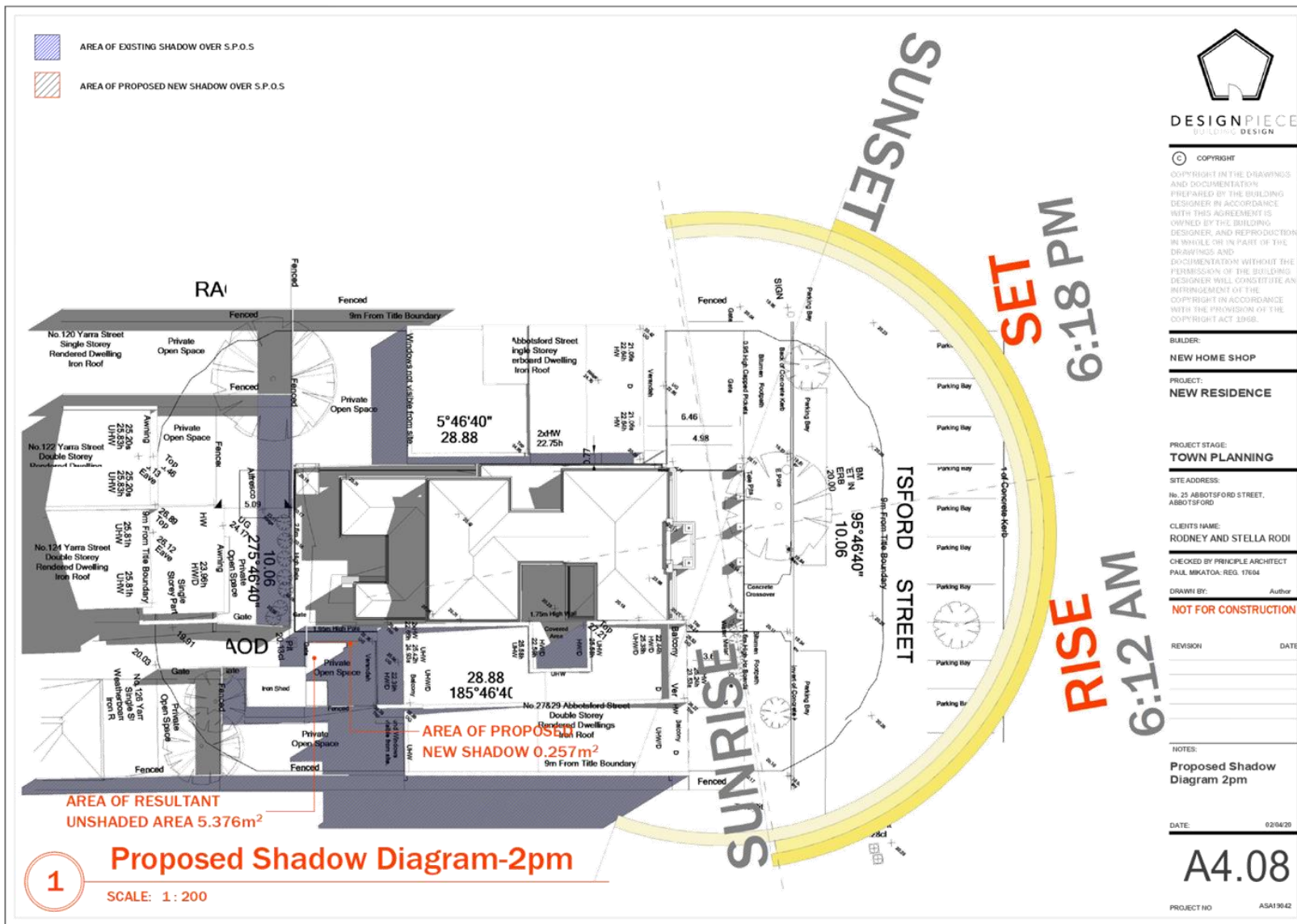
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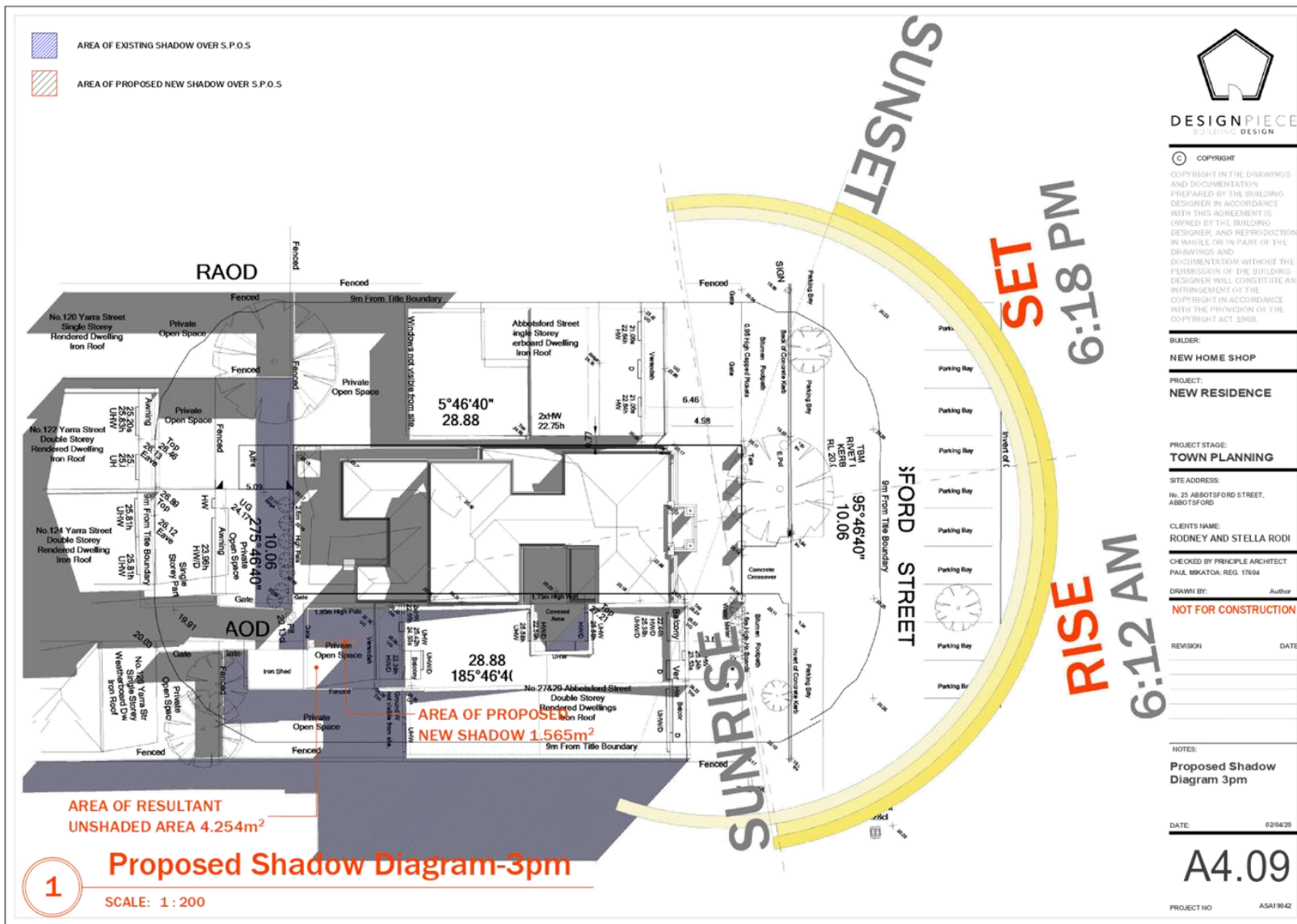
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MEMO



To: Chris Stathis (Statutory Planning)
From: Daniel Perrone (Urban Design)
Cc: none
Date: 06 May 2020
Site address: 25 Abbotsford Street Abbotsford
Application No: PLN19/0904
Subject: **Informal Urban Design Advice**

Dear Chris,

As per our phone discussion on 29 April 2020, please find a summary of my concerns regarding the above application. Please note that these comments are preliminary in nature and do not represent a full urban design assessment.

- The width of the development at first floor adds to the bulk of the building. However, as boundary-to-boundary development is common in the surrounding area, this particular aspect of the development is not discordant with the neighbourhood character.
- The balcony above the porch adds to bulk of the porch and is not encouraged;
- The proposed architectural detailing is not typical of the area. Furthermore, the presented moulding details around the windows and columns are not encouraged as they are extraneous details that appear as "faux-heritage".
- Juliet balconies are not reflective of the surrounding area and are not encouraged (see point above).
- The extensive use of rendered surfaces adds to the bulk of the front façade. It is recommended that the rendered finish be deleted and that an appropriate face brick is selected instead, to better reflect the materiality and detailing of the street.
- The drawing set includes a number of notations stating 'as selected by client' these should be deleted and all material nominations made clear.
- A material has not been specified for the front fence – this should be addressed, see point above.

Kind regards,

Daniel Perrone
Urban Designer
City Strategy

Attachment 3 - PLN19/0904 - 25 Abbotsford Street Abbotsford - Engineering Comments

Hi Chris

Further to our discussion, please find below the following information:

The parking space in front of the garage must have a minimum length of 5.4 metres as required by the Australian/New Zealand Standard AS/NZS 2890.1:2004 since this space immediately abuts a Public Highway. A space less than 5.4 metres in length would invariably cause a B85 design vehicle to partially overhang the footpath, which is an offence under the *Road Safety Road Rules 2017*.

The garage length could be slightly reduced to as much as say, 5.8 metres, which would be 400 mm more the minimum Australian/New Zealand Standard. We are satisfied that a variation to *Design standard 2: Car parking spaces* of Clause 52.06-9 (i.e. providing a 5.8 metre long garage) is appropriate in this particular situation as it would ensure that a car parked in front of the garage is wholly contained within the curtilage of the property. In addition, the variation to *Design standard 2* will also ensure that a B85 design vehicle can still comfortably park in this garage.

I hope this information is helpful.

Regards

Mark

Mark Pisani

Senior Development Engineer
Traffic and Civil Engineering

PO BOX 168 Richmond VIC

T (03) 9205 5746

E mark.pisani@yarracity.vic.gov.au

W yarracity.vic.gov.au

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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.