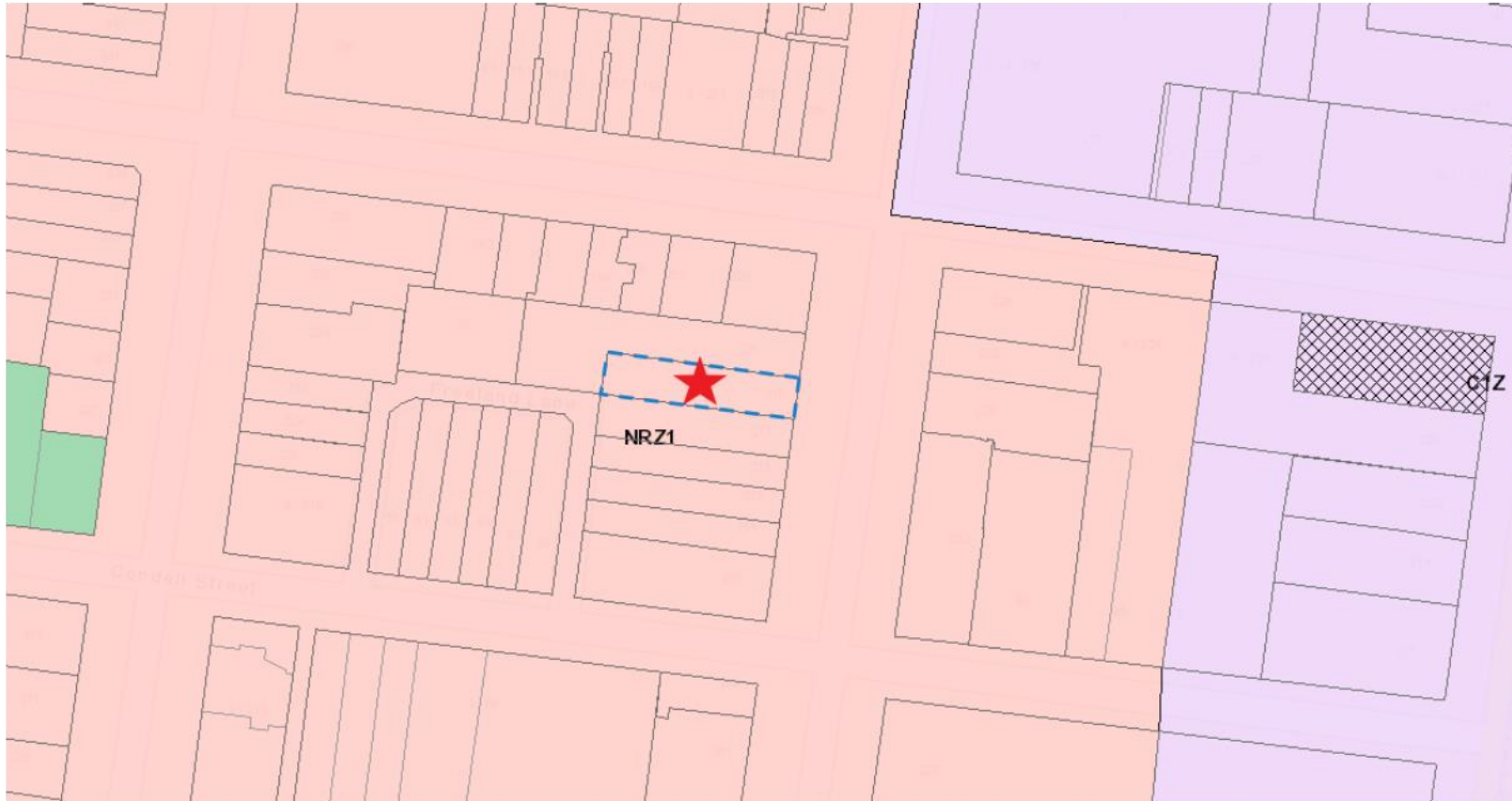


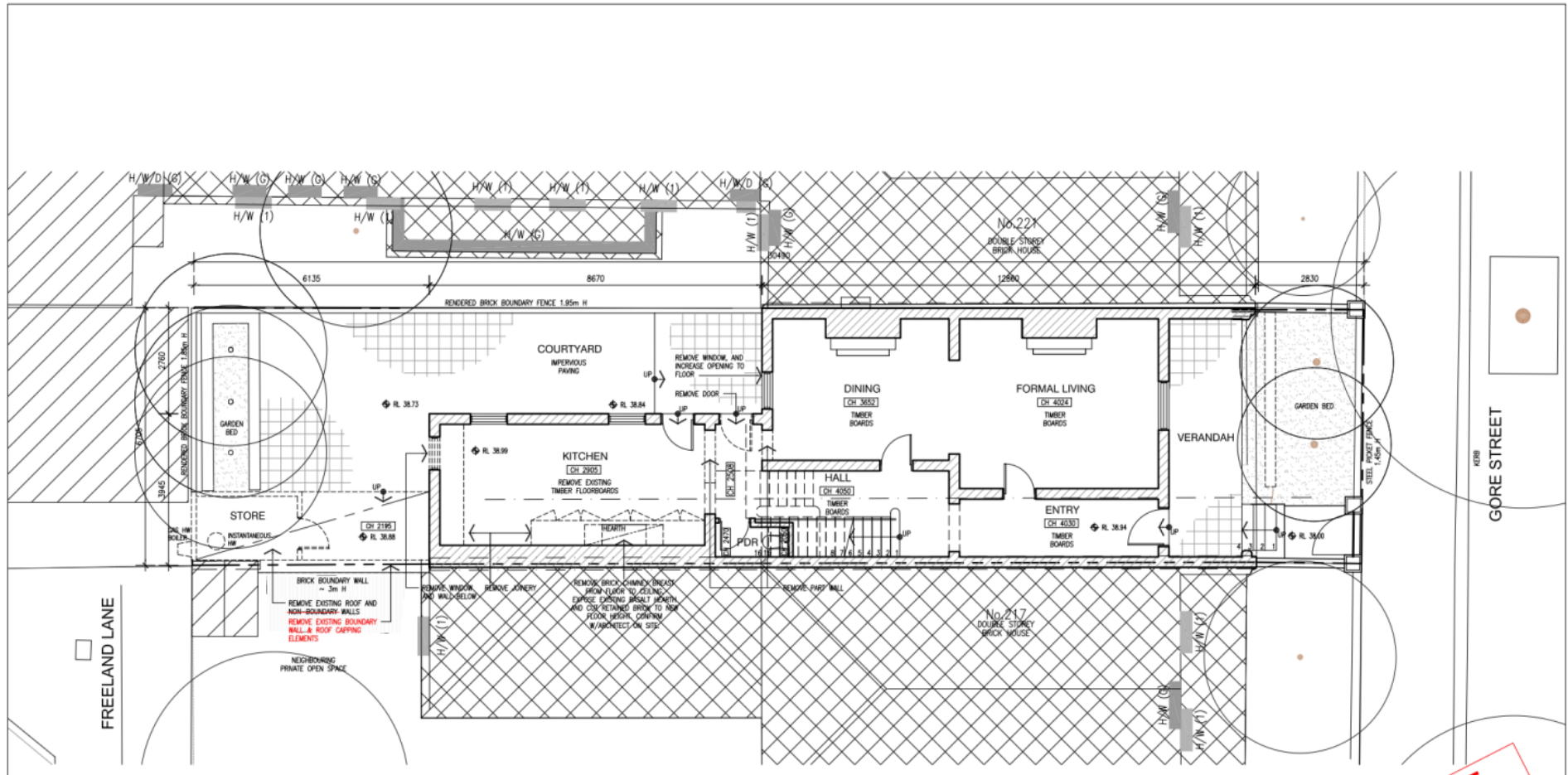
Attachment 1 - PLN19/0384.01 - 219 Gore St Fitzroy - Locality Map

PLN19/0384.01 – 219 Gore Street, Fitzroy

Locality Map



Attachment 2 - PLN19/0384.01 - 219 Gore Street Fitzroy - Advertising S52 - Plans

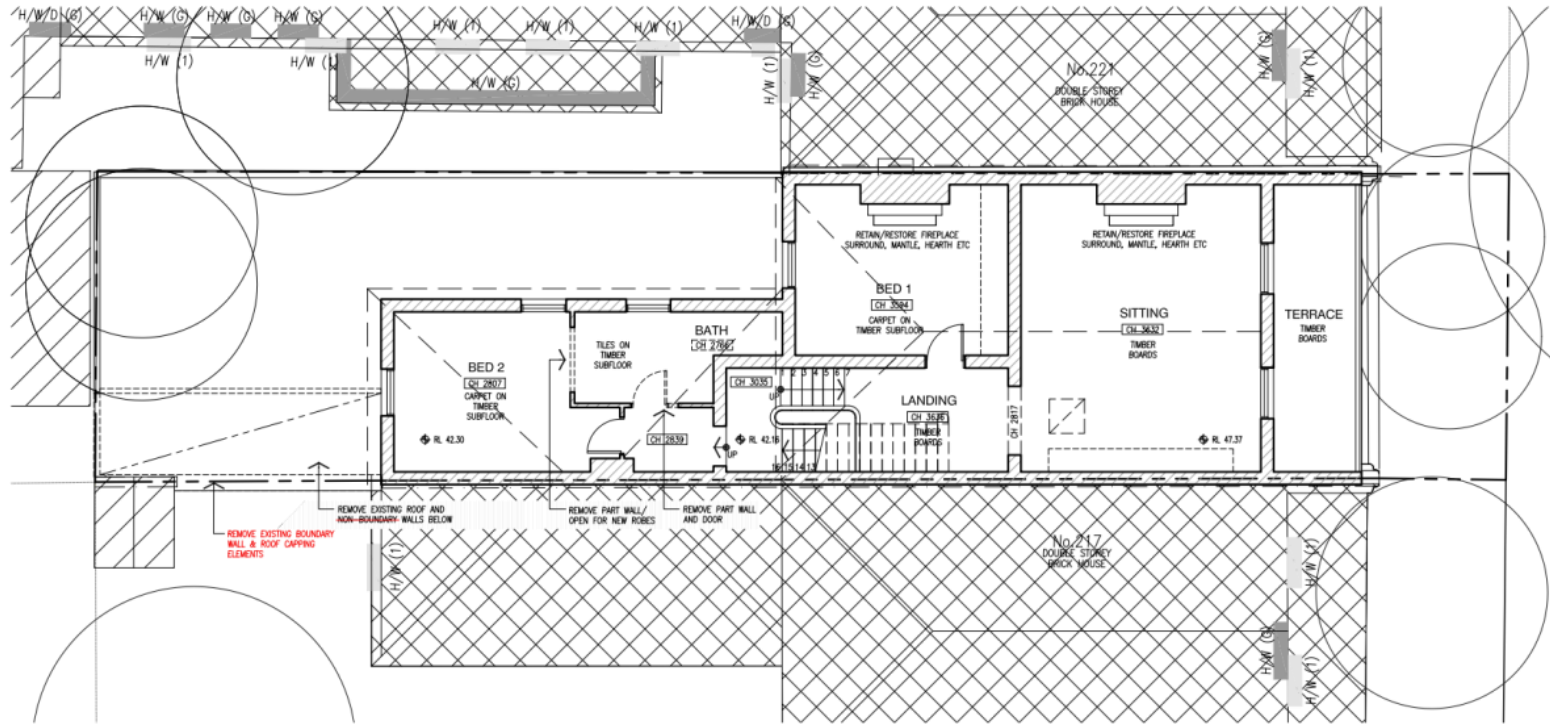


EXISTING CONDITIONS/DEMOLITION GROUND FLOOR PLAN 1:100

TP ISSUE

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	Dwg. by PB Check LM	Proj. No. 1817 Stage PL	A-002	Rev. A	

Attachment 2 - PLN19/0384.01 - 219 Gore Street Fitzroy - Advertising S52 - Plans



EXISTING CONDITIONS / DEMOLITION FIRST FLOOR PLAN

1:100

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Rev.	Date	Note	By
A	04.05.21	PLANNING ISSUE - AMENDMENT	CS



 matt gibson
 29 derby street colingwood victoria australia 3066
 [t] +61 9419 6677
 [w] www.mattgibson.com.au

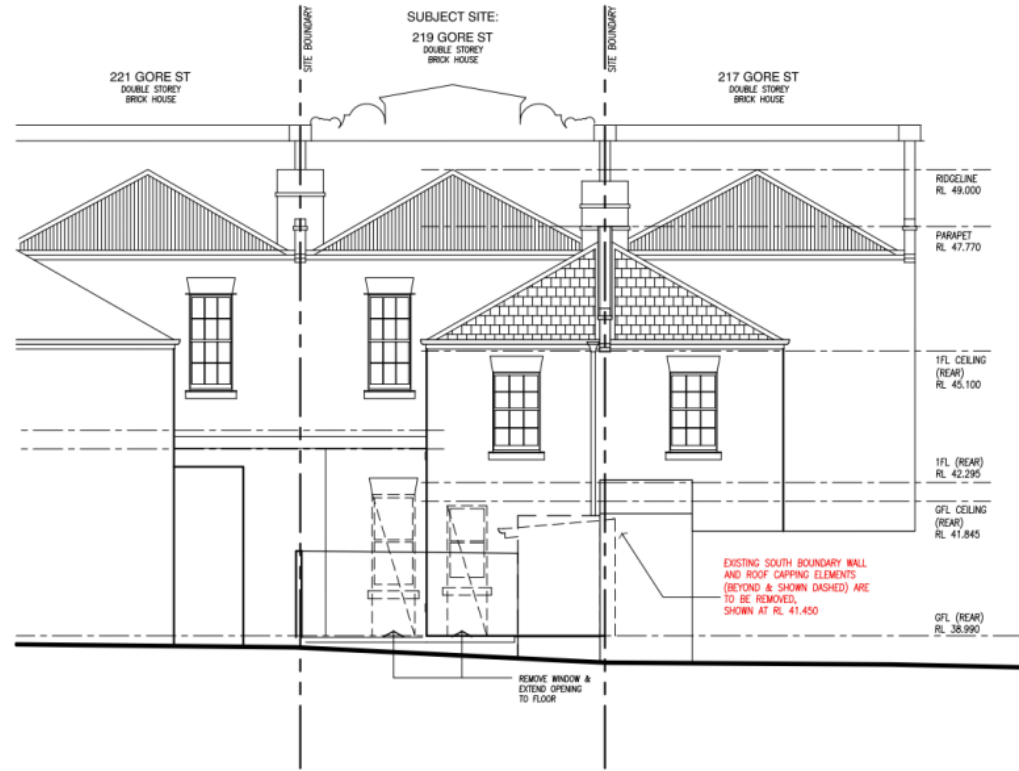
Project PROPOSED ALTERATIONS & ADDITIONS AT 219 GORE STREET FITZROY, VIC 3065
 Client LUKE MERRICK

North 
 Dwg. by PB
 Check LM

Scale 1:100 @A3
 Date 14.05.19
 Proj. No. 1817
 Stage PL

Dwg. Title. EXISTING CONDITIONS/DEMOLITION FIRST FLOOR PLAN
A-003
 Rev. A

Attachment 2 - PLN19/0384.01 - 219 Gore Street Fitzroy - Advertising S52 - Plans

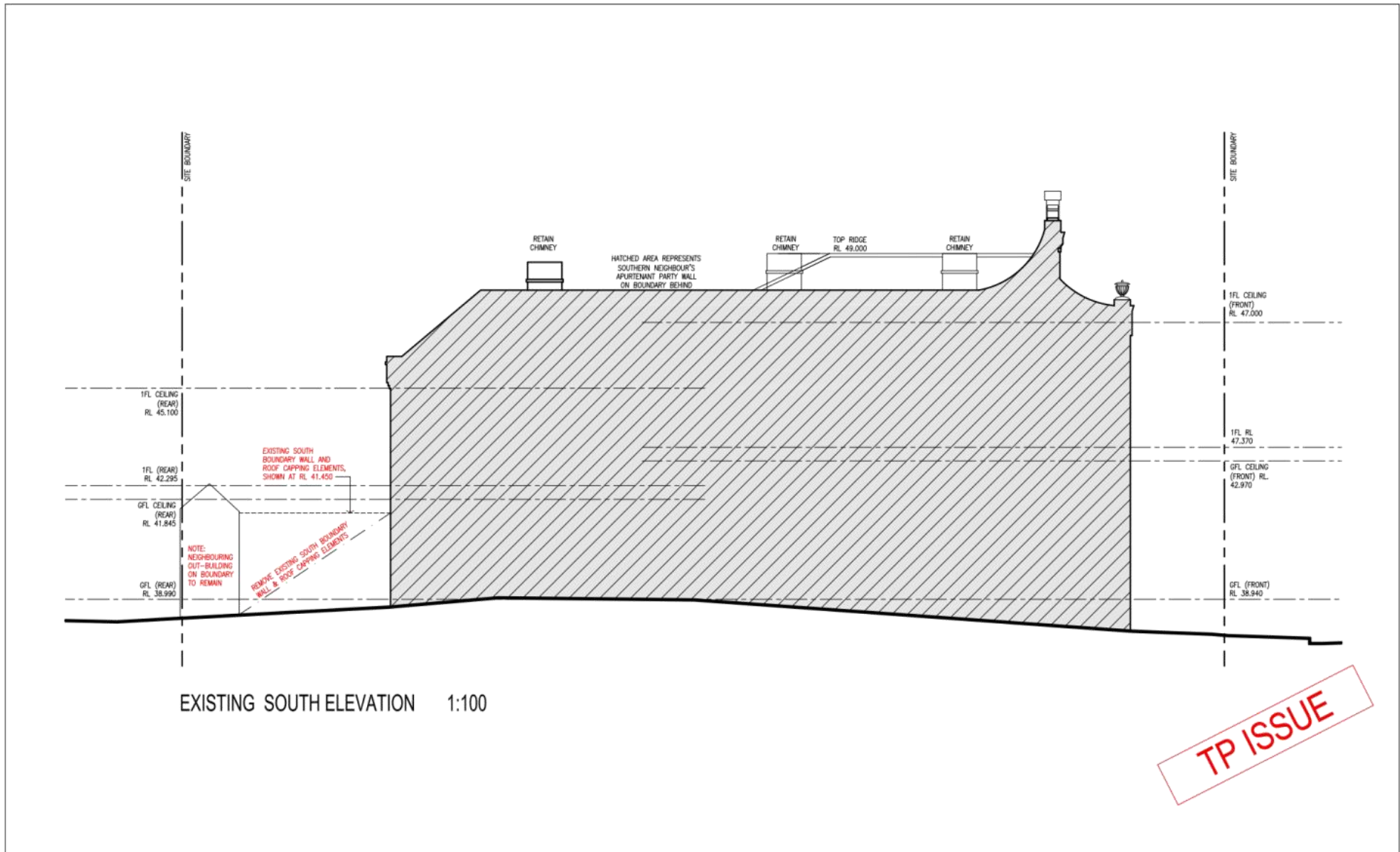


EXISTING WEST ELEVATION 1:100

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	A	04.05.21	PLANNING ISSUE - AMENDMENT	CS			Client	LUKE MERRICK	Dwg. by	PB	Proj. No.	1817	Stage	PL	A-006

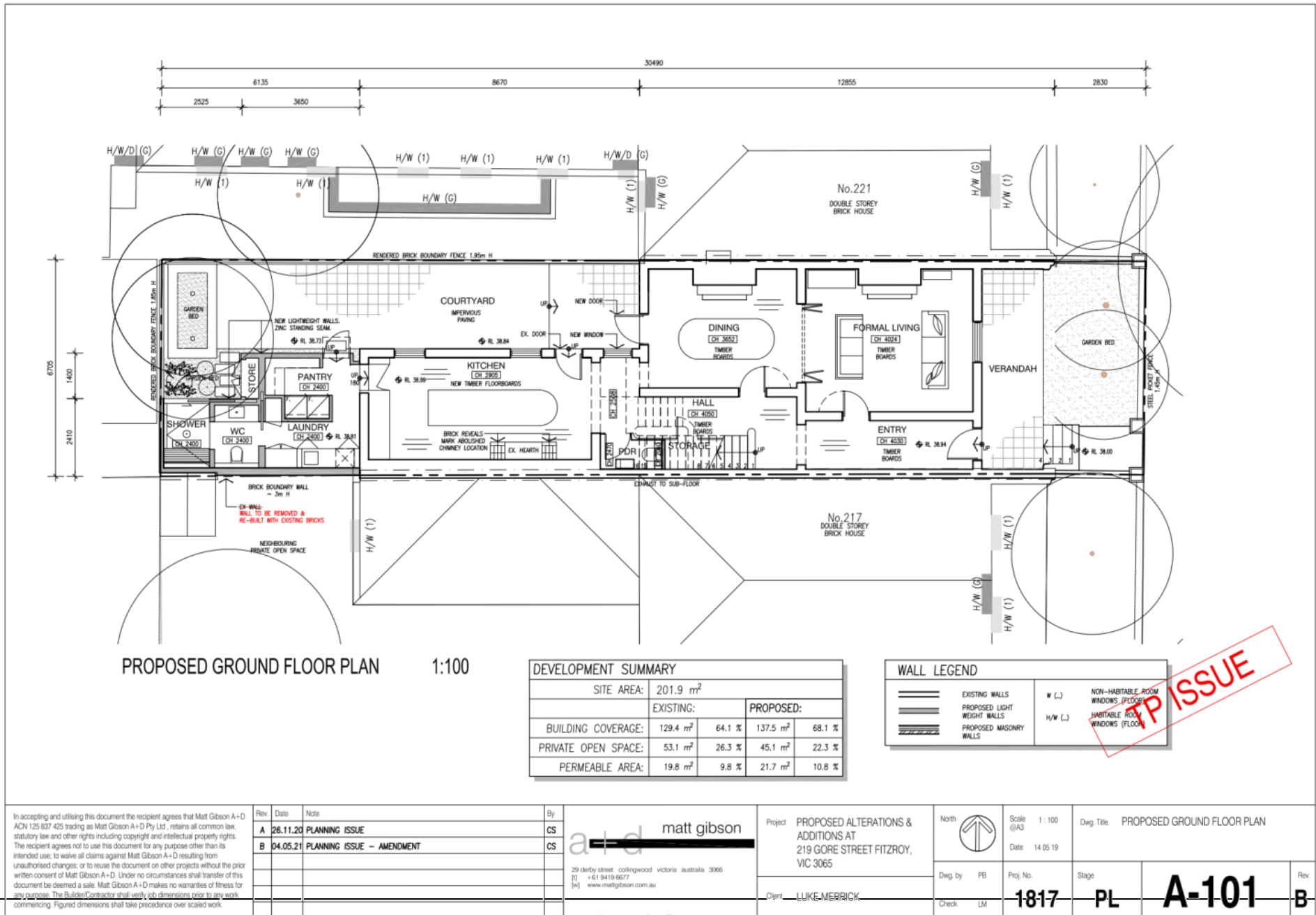
Attachment 2 - PLN19/0384.01 - 219 Gore Street Fitzroy - Advertising S52 - Plans



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Rev.	Date	Note															
A	04.05.21	PLANNING ISSUE - AMENDMENT															

Attachment 2 - PLN19/0384.01 - 219 Gore Street Fitzroy - Advertising S52 - Plans



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Rev.	Date	Note	By
A	26.11.20	PLANNING ISSUE	CS
B	04.05.21	PLANNING ISSUE - AMENDMENT	CS

a+d matt gibson

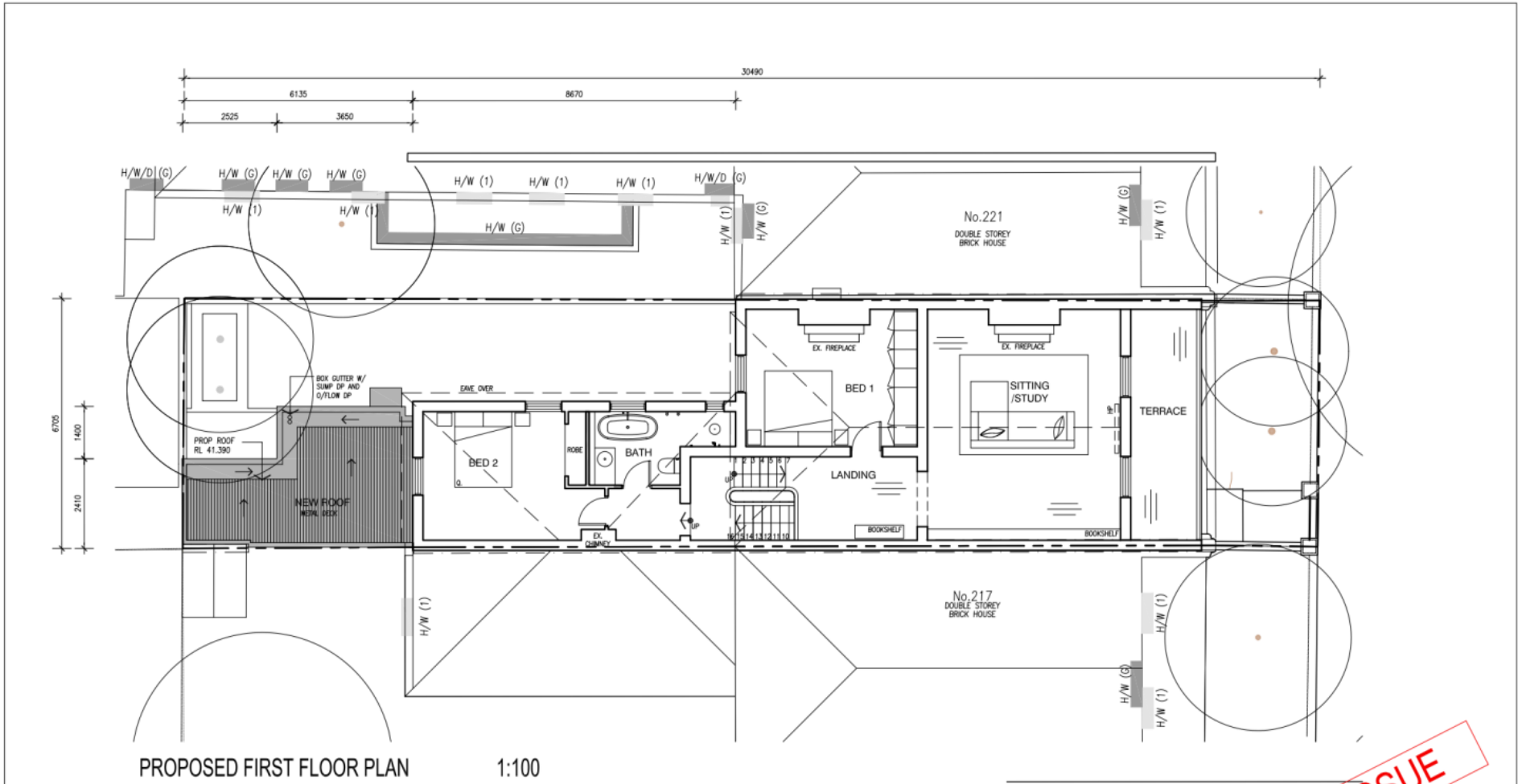
29 derby street colingwood victoria australia 3066
 [t] +61 9419 6677
 [w] www.mattgibson.com.au

Project PROPOSED ALTERATIONS & ADDITIONS AT 219 GORE STREET FITZROY, VIC 3065

Client LUKE MERRICK

North	Scale 1:100 @A3	Dwg. Title. PROPOSED GROUND FLOOR PLAN
Dwg. by PB	Date 14 05 19	
Proj. No. 1817	Stage PL	Rev. B

Attachment 2 - PLN19/0384.01 - 219 Gore Street Fitzroy - Advertising S52 - Plans

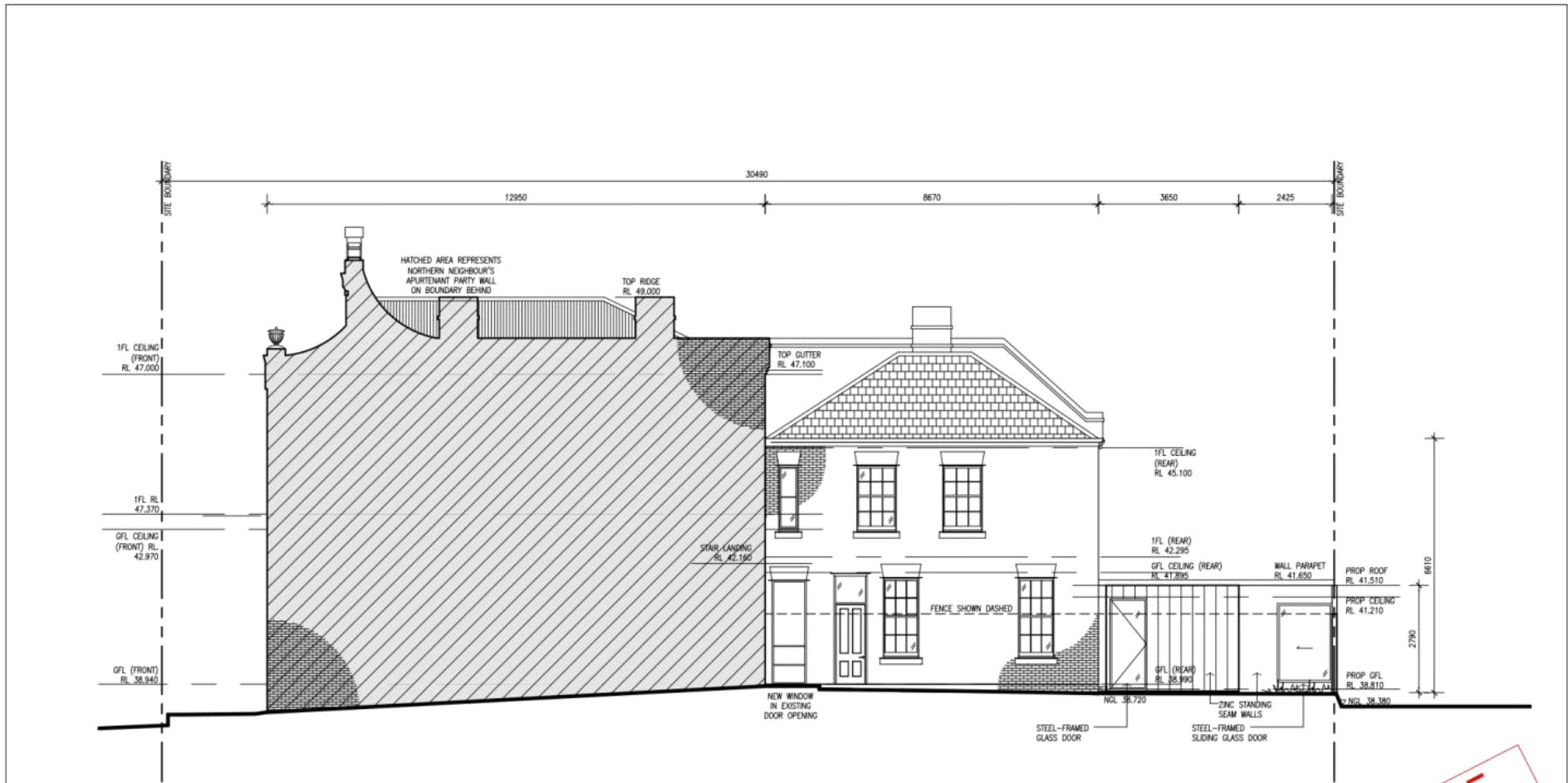


WALL LEGEND		
	EXISTING WALLS	W (L)
	PROPOSED LIGHT WEIGHT WALLS	H/W (L)
	PROPOSED MASONRY WALLS	
	NON-HABITABLE ROOM WINDOWS (FLOOR)	
	HABITABLE ROOM WINDOWS (FLOOR)	

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					Client LUKE MEBBRICK	Dwg. by PB	Proj. No. 1817	Stage PL	A-102

Attachment 2 - PLN19/0384.01 - 219 Gore Street Fitzroy - Advertising S52 - Plans

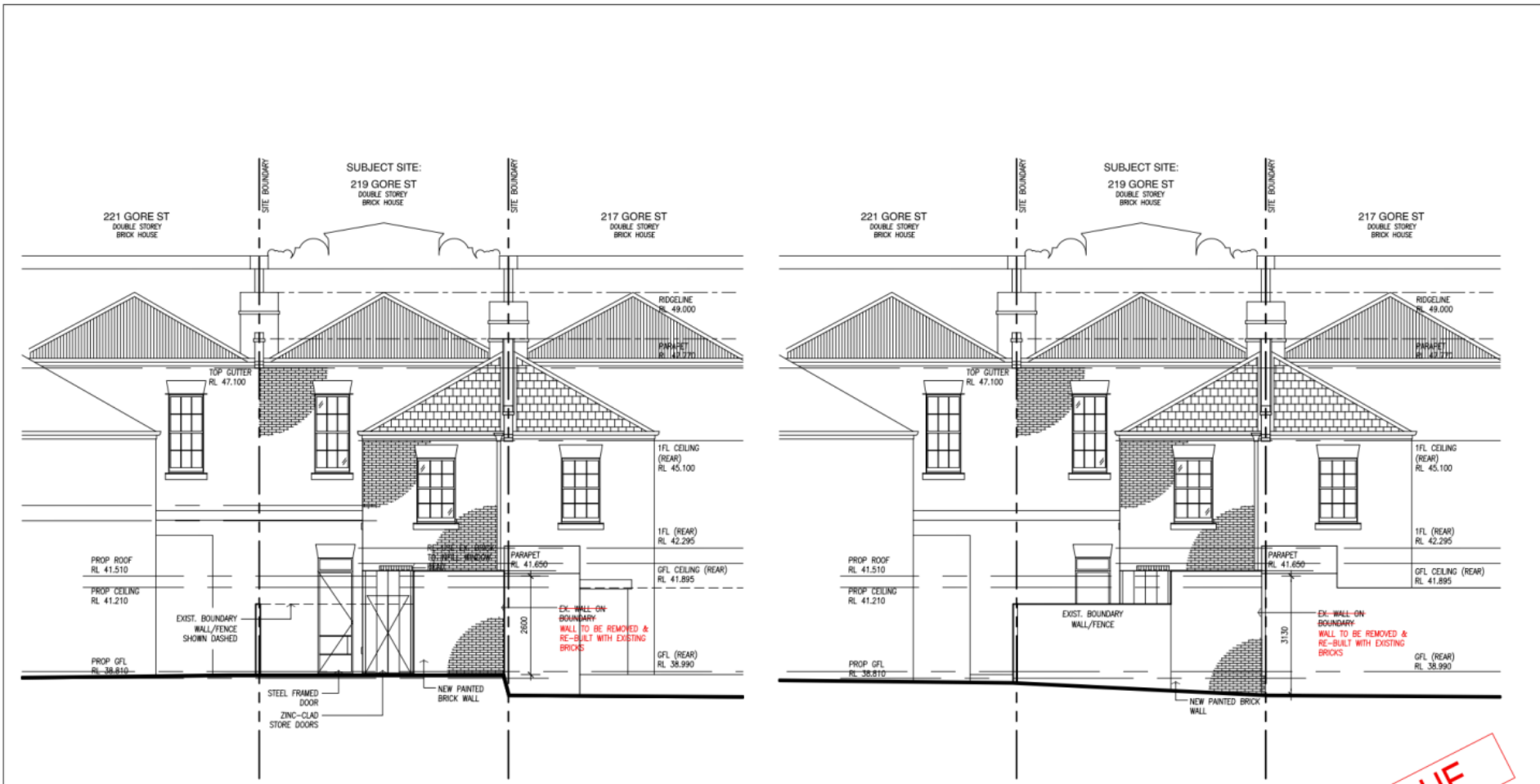


PROPOSED NORTH ELEVATION 1:100

TP ISSUE

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									Dwg by PB

Attachment 2 - PLN19/0384.01 - 219 Gore Street Fitzroy - Advertising S52 - Plans



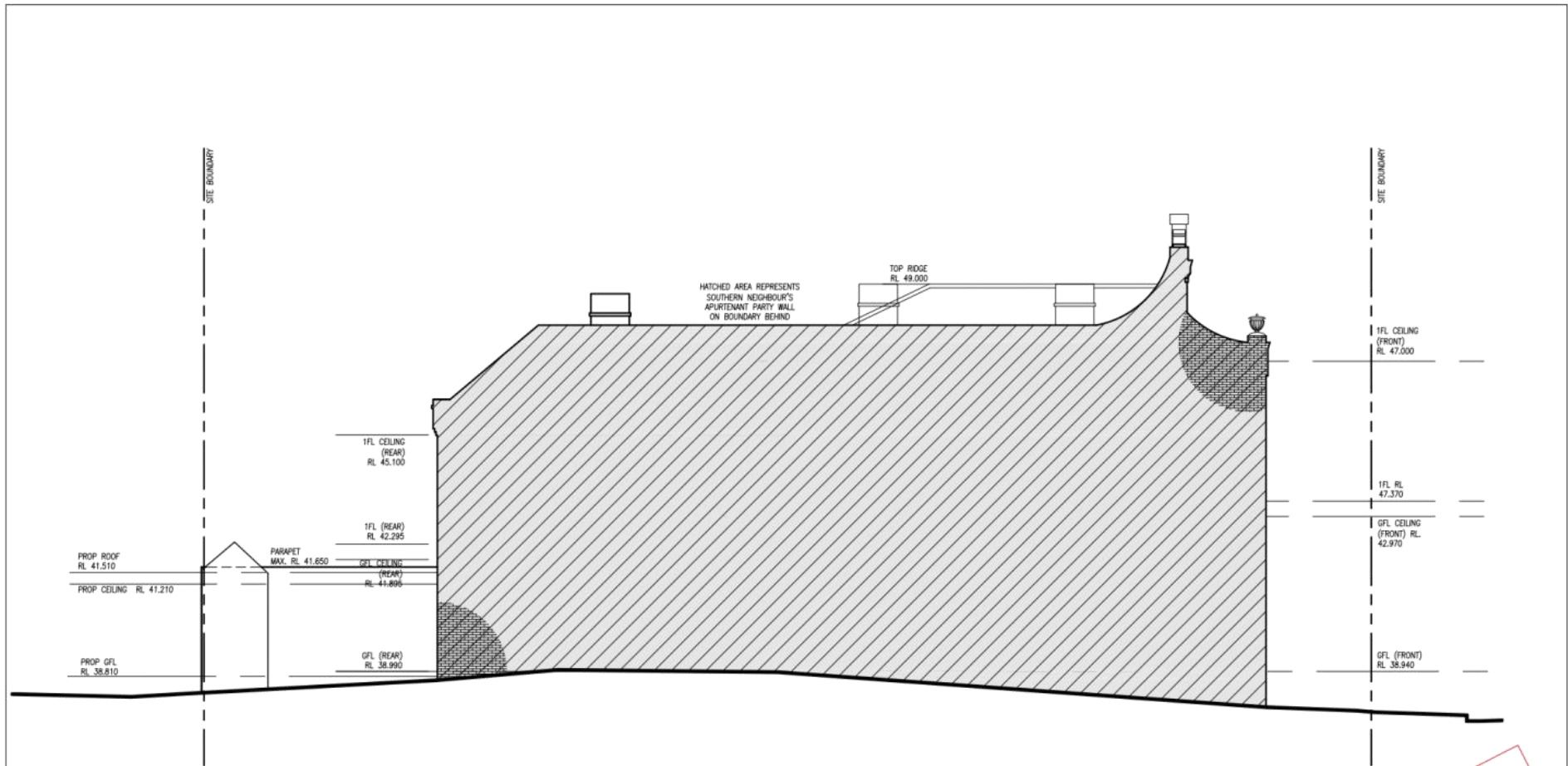
PROPOSED WEST ELEVATION 1:100

PROPOSED WEST (REAR FENCE) ELEVATION 1:100

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	A	26.11.20	PLANNING ISSUE	CS				Dwg by PB	Proj. No. 1817		
	B	04.05.21	PLANNING ISSUE - AMENDMENT	CS							

Attachment 2 - PLN19/0384.01 - 219 Gore Street Fitzroy - Advertising S52 - Plans

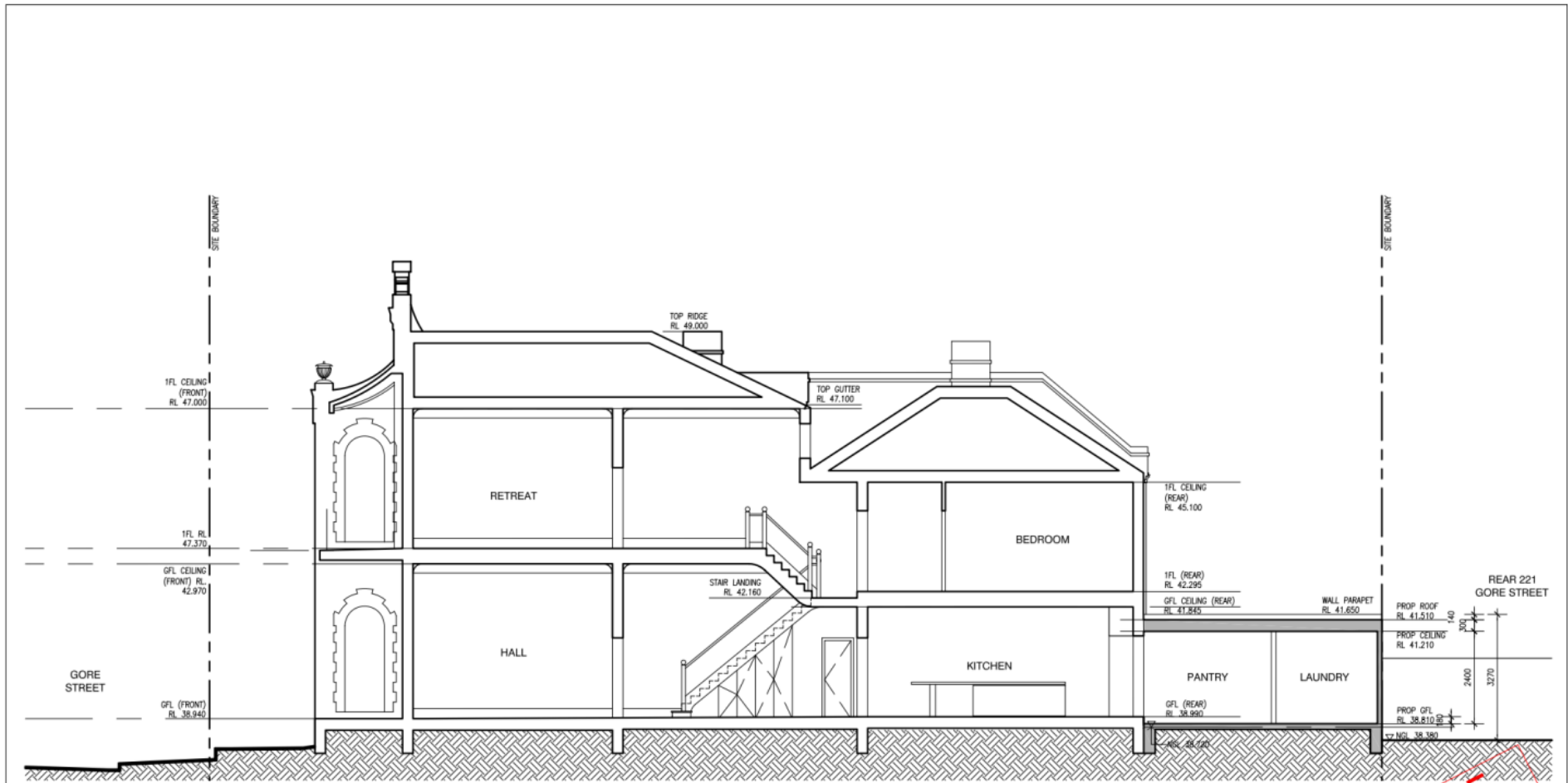


PROPOSED SOUTH ELEVATION 1:100

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	A	04.05.21	PLANNING ISSUE - AMENDMENT	CS								

Attachment 2 - PLN19/0384.01 - 219 Gore Street Fitzroy - Advertising S52 - Plans

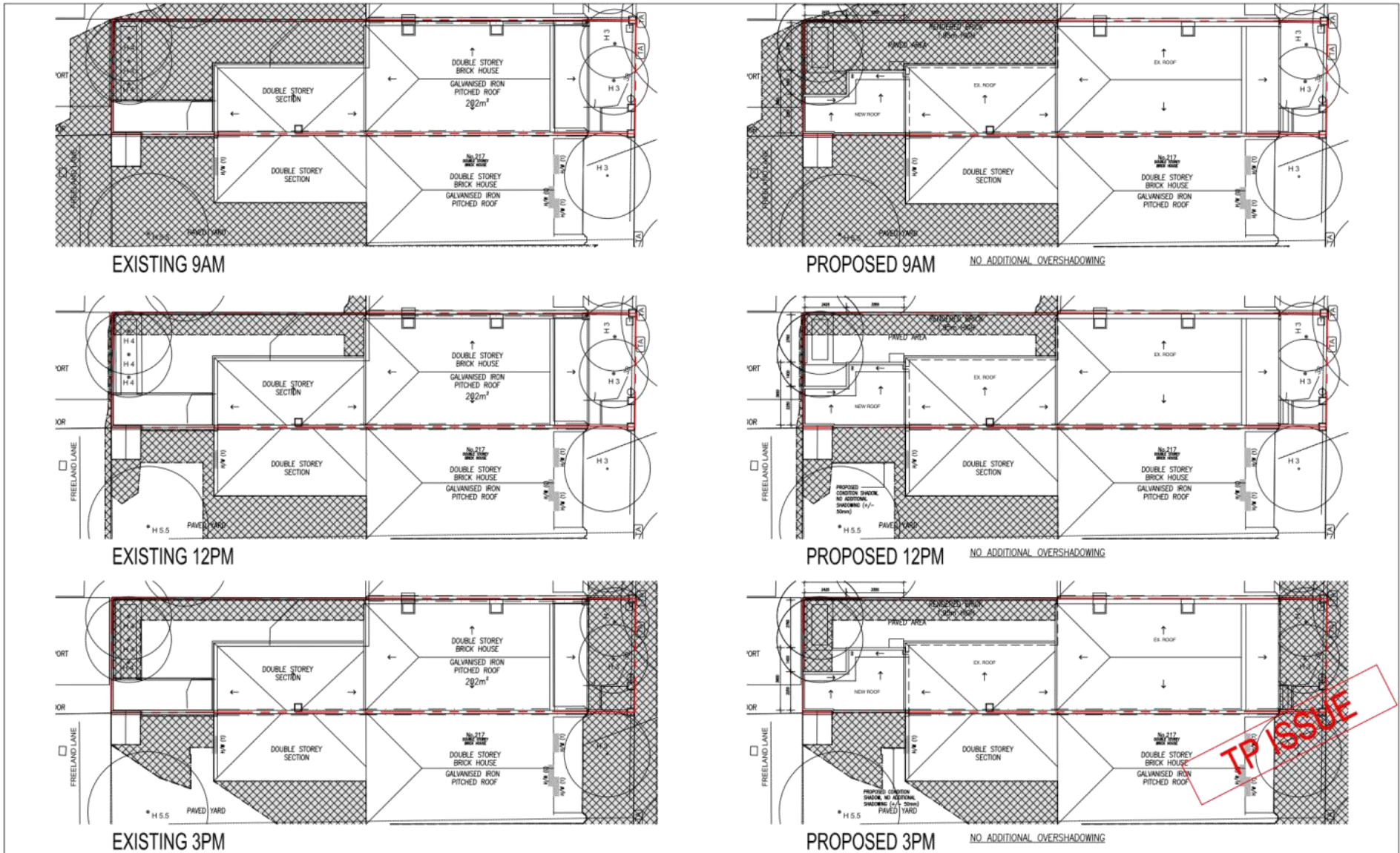


PROPOSED SECTION AA' 1:100

TP ISSUE

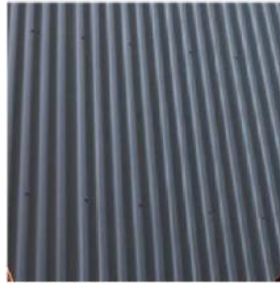
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Rev.	Date	Note																	

Attachment 2 - PLN19/0384.01 - 219 Gore Street Fitzroy - Advertising S52 - Plans



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	<p>Client LUKE MEBRICK</p>	<p>Dwg. by PB</p>	<p>Proj. No. 1817</p>	<p>Date 14 05 19</p>		<p>Stage PL</p>	<p>Rev. A</p>		

Attachment 2 - PLN19/0384.01 - 219 Gore Street Fitzroy - Advertising S52 - Plans



'MONUMENT'
STEEL ROOFING



DARK (STANDING SEAM)
METAL CLADDING



SOUTH BOUNDARY WALL
EXPOSED RED BRICK
(RE-USE HERITAGE REDS)



'DOMINO' DARK-PAINTED
BRICKWORK



STEEL FRAME DOORS

TP ISSUE

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	A	04.05.21	PLANNING ISSUE -- AMENDMENT	CS				Dwg. by PB	Proj. No. 1817	Stage PL	<p>A-902</p>	<p>Rev. A</p>
									Check LM			

Attachment 3 - PLN19/0384 - 219 Gore Street Fitzroy - Existing Planning Permit

Helping you understand your planning needs



PLANNING PERMIT

Permit No: PLN19/0384
Planning Scheme: Yarra
Responsible Authority: City Of Yarra

ADDRESS OF THE LAND:

219 Gore St Fitzroy VIC 3065

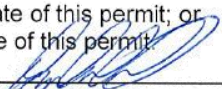
THE PERMIT ALLOWS:

Construction of a ground floor addition to the existing dwelling.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. The development as shown on the endorsed plans must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.
2. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure resulting from the development must be reinstated:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
3. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, all new on-boundary walls must be cleaned and finished to the satisfaction of the Responsible Authority.
4. Except with the prior written consent of the Responsible Authority, demolition or construction works must not be carried out:
 - (a) Monday-Friday (excluding public holidays) before 7 am or after 6 pm,;
 - (b) Saturdays and public holidays (other than ANZAC Day, Christmas Day and Good Friday) before 9 am or after 3 pm; or
 - (c) Sundays, ANZAC Day, Christmas Day and Good Friday at any time.
5. This permit will expire if:
 - (a) the development is not commenced within two years of the date of this permit; or
 - (b) the development is not completed within four years of the date of this permit.

Date: 09 August 2019


Danielle Connell
Signature for the Responsible Authority

Attachment 3 - PLN19/0384 - 219 Gore Street Fitzroy - Existing Planning Permit

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within six months afterwards for commencement or within twelve months afterwards for completion.

Notes:

A building permit may be required before development is commenced. Please contact Council's Building Services on 9205 5585 to confirm.

A local law permit (e.g. Asset Protection Permit, Road Occupation Permit) may be required before development is commenced. Please contact Council's Construction Management Branch on Ph. 9205 5585 to confirm.

No Heritage Assessment

This application was not assessed against Clause 43.01 of the Yarra Planning Scheme (Heritage Overlay) as heritage matters are considered by Heritage Victoria.

Date: 09 August 2019



Danielle Connell
Signature for the Responsible Authority

Attachment 3 - PLN19/0384 - 219 Gore Street Fitzroy - Existing Planning Permit

PLANNING PERMIT

IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit.

(Note: This is not a permit granted under Division 5 or 6 of Part 4 of the **Planning and Environment Act 1987**.)

WHEN DOES A PERMIT BEGIN?

A permit operates:

- from the date specified in the permit; or
- if no date is specified, from—
 - (i) the date of the decision of the Victorian Civil and Administrative Tribunal, if the permit was issued at the direction of the Tribunal; or
 - (ii) the date on which it was issued, in any other case.

WHEN DOES A PERMIT EXPIRE?

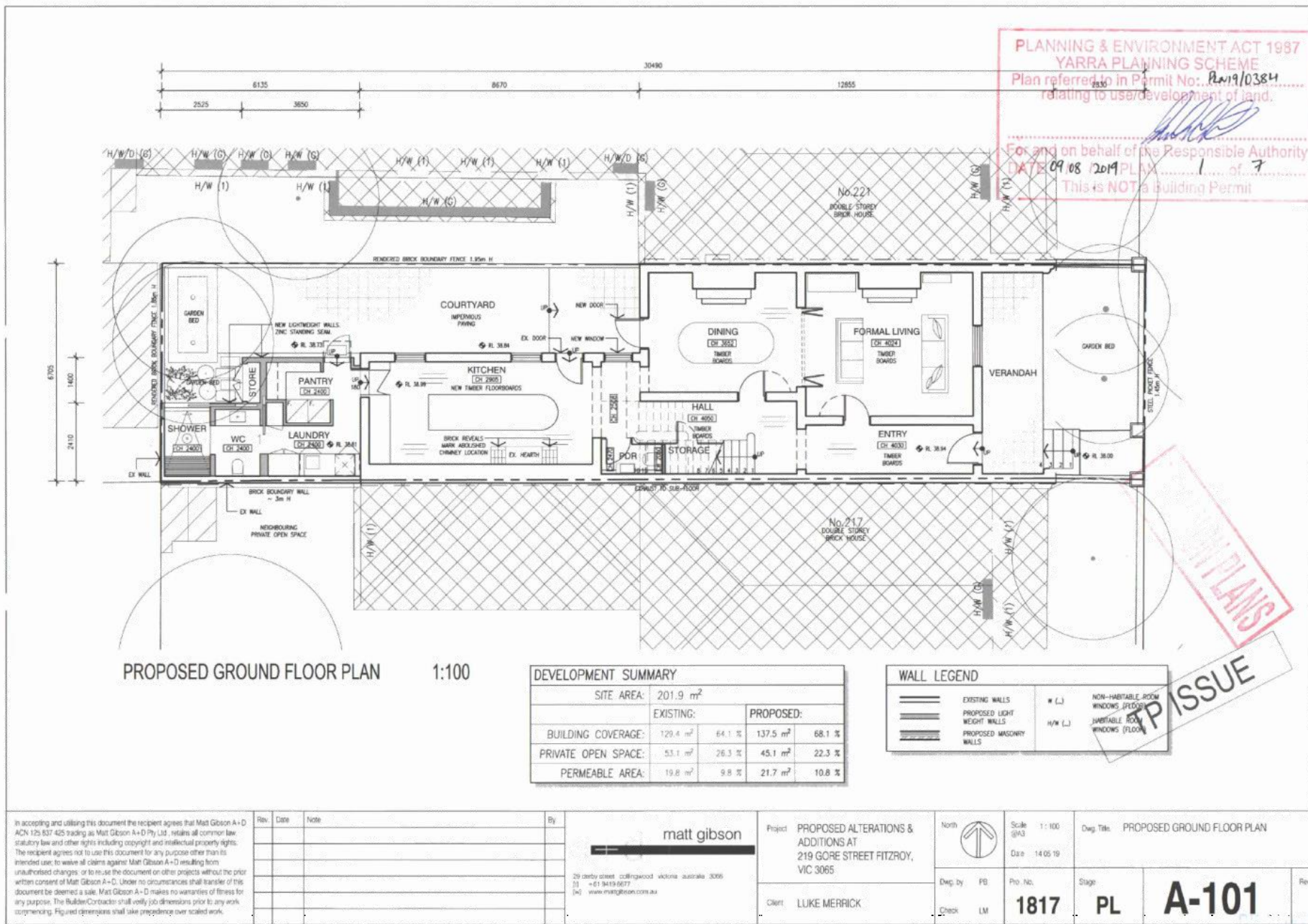
1. A permit for the development of land expires if—
 - the development or any stage of it does not start within the time specified in the permit; or
 - the development requires the certification of a plan of subdivision or consolidation under the Subdivision Act 1988 and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision; or
 - the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within 5 years of the certification of the plan of subdivision or consolidation under the **Subdivision Act 1988**.
2. A permit for the use of land expires if—
 - the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
 - the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if—
 - the development or any stage of it does not start within the time specified in the permit; or
 - the development or any stage of it is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit; or
 - the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development; or
 - the use is discontinued for a period of two years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the **Planning and Environment Act 1987**, or to any combination of use, development or any of those circumstances requires the certification of a plan under the **Subdivision Act 1988**, unless the permit contains a different provision—
 - the use or development of any stage is to be taken to have started when the plan is certified; and
 - the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

WHAT ABOUT REVIEWS?

- The person who applied for the permit may apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal, in which case no right of review exists.
- An application for review must be lodged within 60 days after the permit was issued, unless a notice of decision to grant a permit has been issued previously, in which case the application for review must be lodged within 60 days after the giving of that notice.
- An application for review is lodged with the Victorian Civil and Administrative Tribunal.
- An application for review must be made on relevant form which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the applicable fee.
- An application for review must state the grounds upon which it is based.
- A copy of an application for review must be served on the responsible authority.
- Details about applications for review and the fees payable can be obtained from the Victorian Civil and Administrative Tribunal.

Planning and Environment Regulations 2015 No. 33/2015 Form 4 Sections 63, 64, 64A and 86

Attachment 4 - PLN19/0384 - 219 Gore Street Fitzroy - Existing Endorsed Plans



PROPOSED GROUND FLOOR PLAN 1:100

DEVELOPMENT SUMMARY			
SITE AREA:	201.9 m ²		
	EXISTING:	PROPOSED:	
BUILDING COVERAGE:	129.4 m ² 64.1 %	137.5 m ²	68.1 %
PRIVATE OPEN SPACE:	53.1 m ² 26.3 %	45.1 m ²	22.3 %
PERMEABLE AREA:	19.8 m ² 9.8 %	21.7 m ²	10.8 %

WALL LEGEND		
	EXISTING WALLS	* (L) NON-HABITABLE ROOM WINDOWS/FLOOR
	PROPOSED LIGHT WEIGHT WALLS	H/W (L) HABITABLE ROOM WINDOWS/FLOOR
	PROPOSED MASONRY WALLS	

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Rev	Date	Note	By

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Project: PROPOSED ALTERATIONS & ADDITIONS AT 219 GORE STREET FITZROY, VIC 3065

Client: LUKE MERRICK

North

Scale: 1:100
 Date: 14/05/19

Dwg. by: PE
 Check: LM

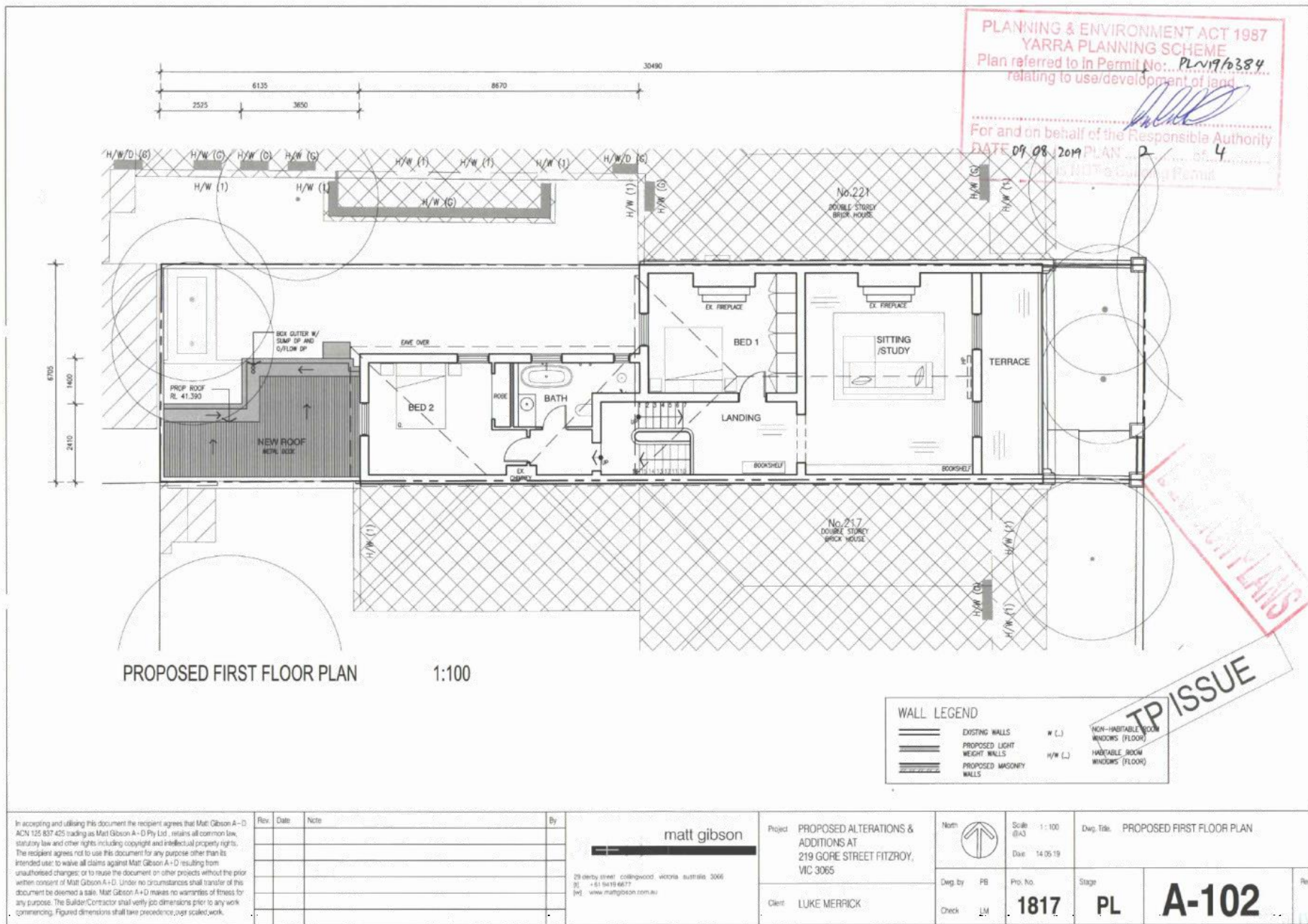
Dwg. Title: PROPOSED GROUND FLOOR PLAN

Stage: PL

Pro. No.: 1817

Rev. A-101

Attachment 4 - PLN19/0384 - 219 Gore Street Fitzroy - Existing Endorsed Plans



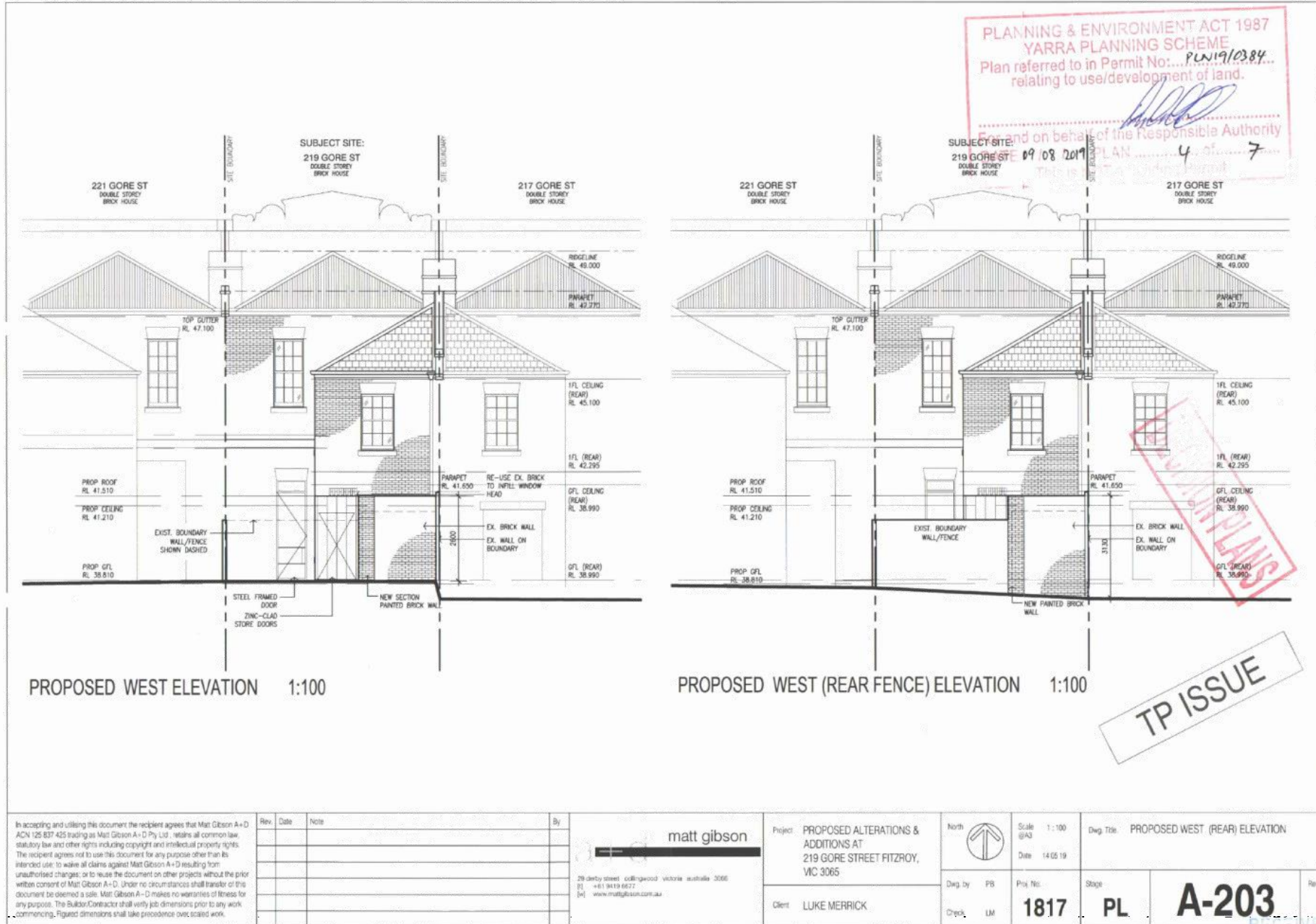
Attachment 4 - PLN19/0384 - 219 Gore Street Fitzroy - Existing Endorsed Plans



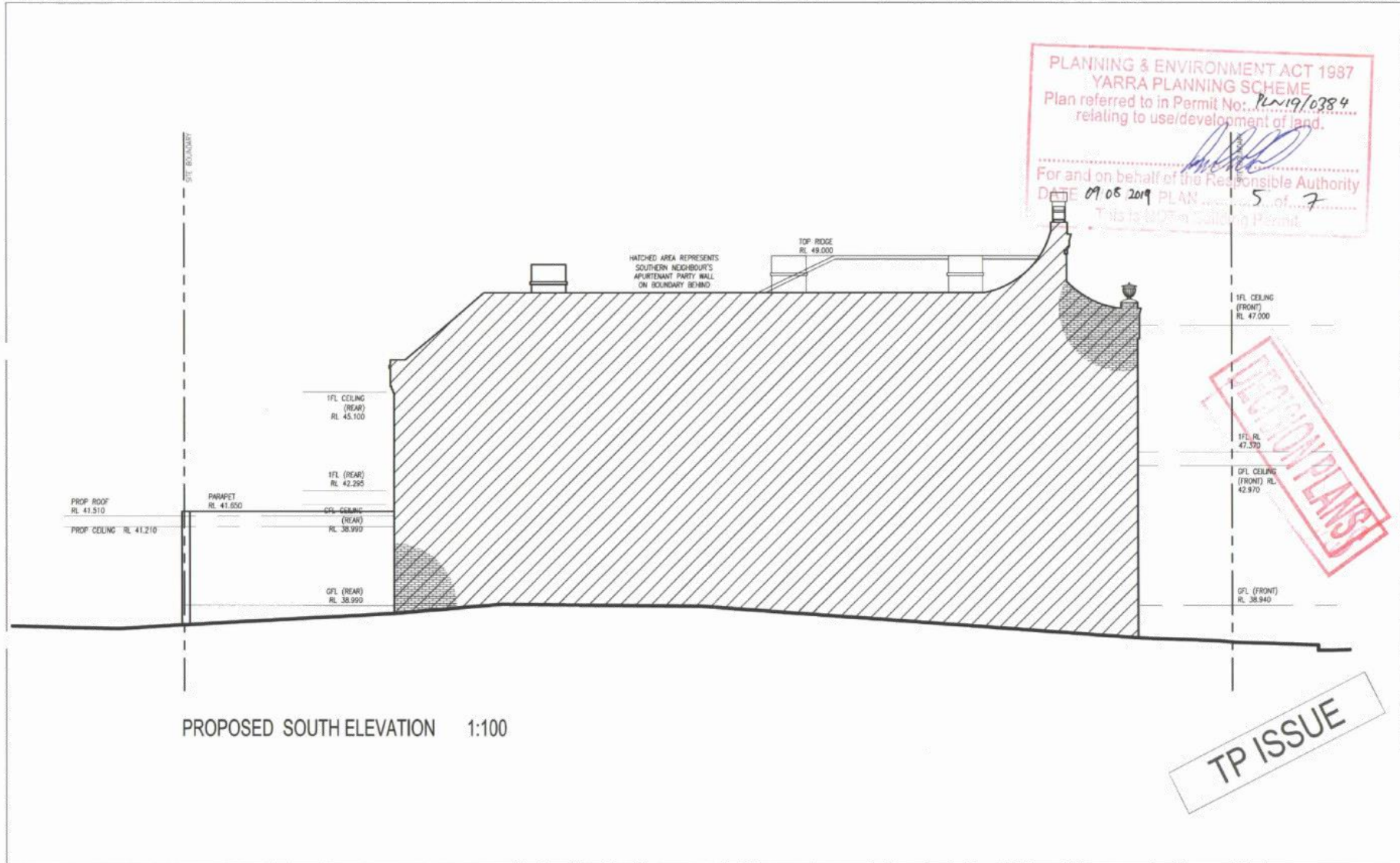
PROPOSED NORTH ELEVATION 1:100

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								Client	LUKE MERRICK	Dwg. by	PB	Proj. No.	1817		Stage		PL

Attachment 4 - PLN19/0384 - 219 Gore Street Fitzroy - Existing Endorsed Plans

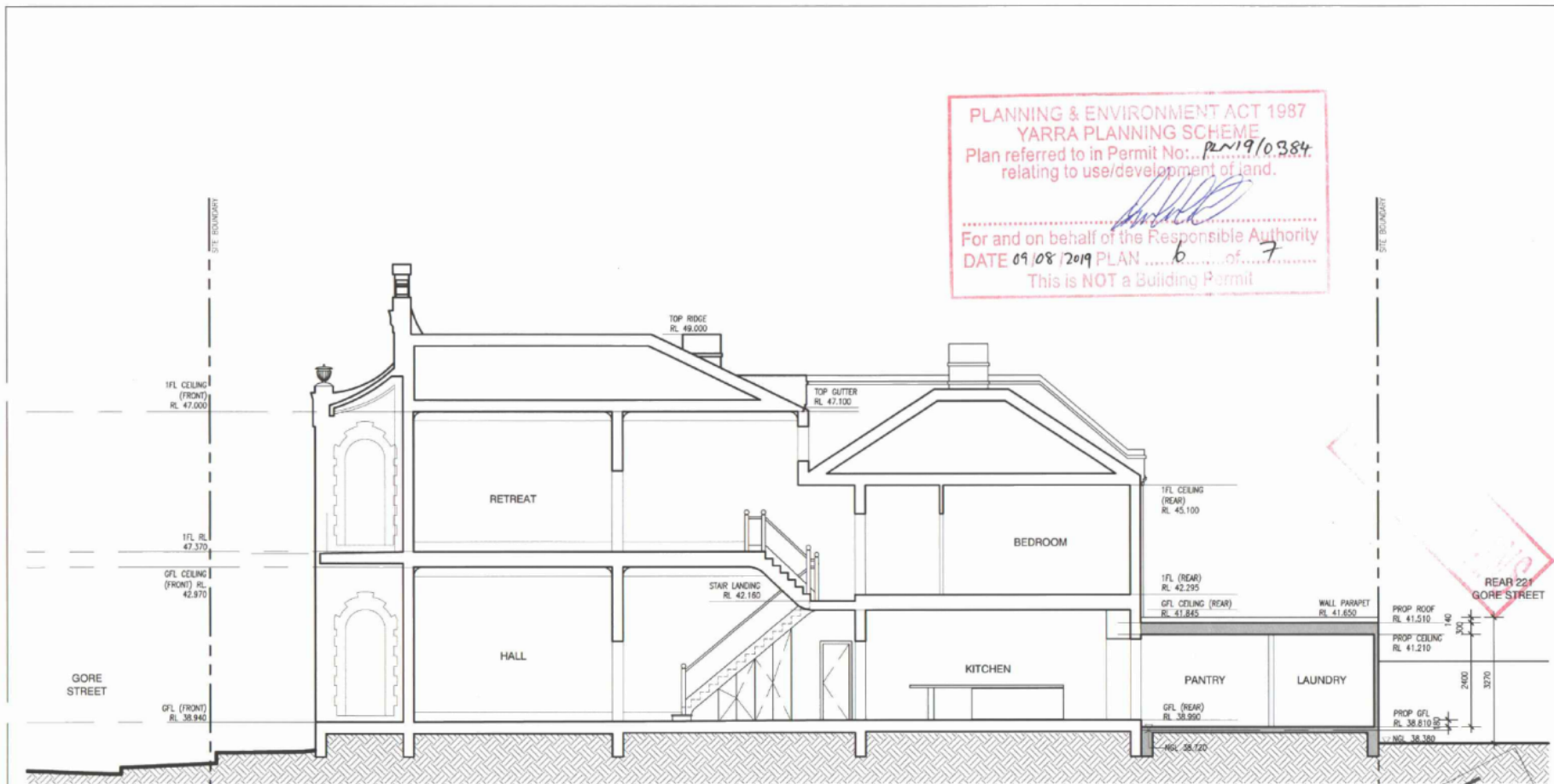


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	Rev.	Date	Note	By																							

Attachment 4 - PLN19/0384 - 219 Gore Street Fitzroy - Existing Endorsed Plans



PLANNING & ENVIRONMENT ACT 1987
 YARRA PLANNING SCHEME
 Plan referred to in Permit No... PLN19/0384
 relating to use/development of land.

For and on behalf of the Responsible Authority
 DATE 09/08/2019 PLAN 6 of 7
 This is NOT a Building Permit

PROPOSED SECTION AA' 1:100

TP ISSUE

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							Client	LUKE MERRICK	Dwg. by	PB	Proj. No.	1817	Stage	PL	A-301

Attachment 4 - PLN19/0384 - 219 Gore Street Fitzroy - Existing Endorsed Plans



'MONUMENT'
STEEL ROOFING



ZINC (STANDING SEAM)



'DOMINO' DARK-PAINTED
BRICKWORK



STEEL FRAME DOORS

PLANNING & ENVIRONMENT ACT 1987
YARRA PLANNING SCHEME
Plan referred to in Permit No: PLN19/0384
relating to use/development of land.

[Signature]
For and on behalf of the Responsible Authority
DATE 09 08 2019 PLAN 7 7
This is NOT a stamp

TP ISSUE

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