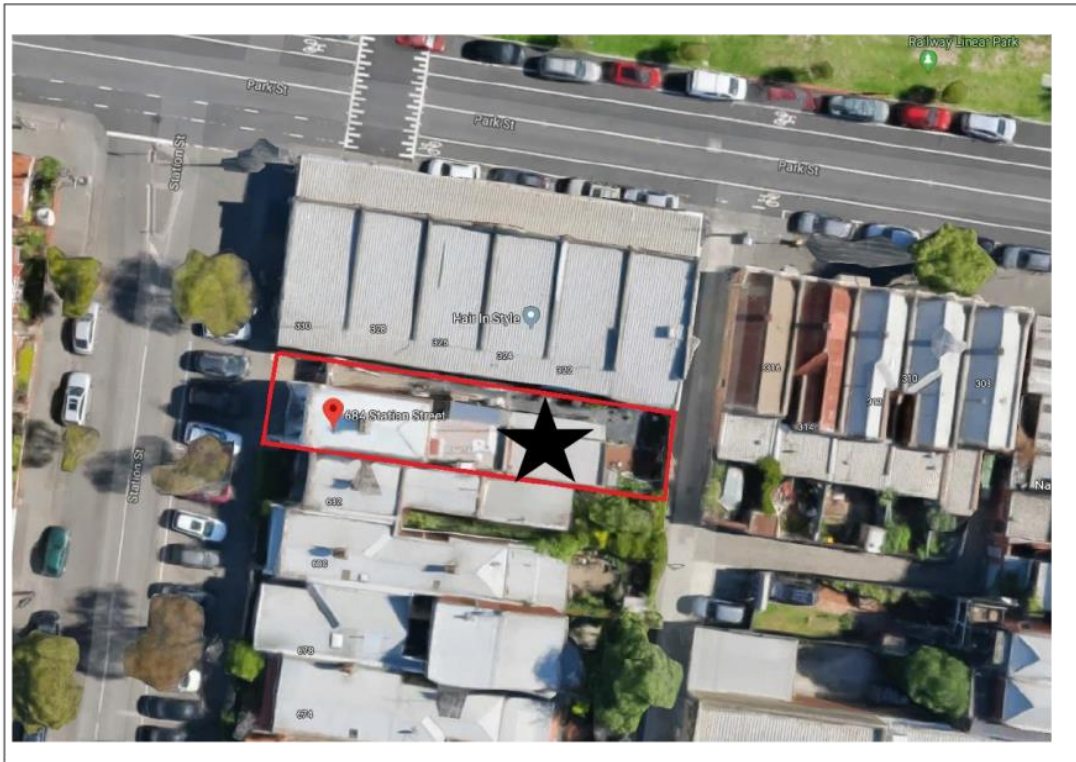


Attachment 1 - PLN19/0121 - 684 Station Street Carlton North - Site location map

SUBJECT LAND: 684 Station Street Carlton North



↑ North

★ Subject Site

Attachment 2 - PLN19/0121 - 684 Station Street Carlton North - Decision plans (June 2020)

NOTICE OF AN APPLICATION FOR A PLANNING PERMIT Pursuant To Section 57B Of The Planning And Environment Act 1987	
The land affected by the application is located at:	684 STATION ST CARLTON NORTH VIC 3054
The application is for a permit to:	SECTION 57A AMENDMENT TO THE PLANS TO SHOW (AMONGST OTHER CHANGES): - THE ROOF TERRACE CONSTRUCTED TO THE NORTHERN TITLE BOUNDARY, RESULTING IN A BOUNDARY WALL HEIGHT OF 9.021 METRES, AND SETBACK (IN PART) FROM THE SOUTHERN TITLE BOUNDARY BY 3.09 METRES. - THE FIRST FLOOR BALCONY SETBACK 1.85 METRES FROM THE SOUTHERN BOUNDARY (PREVIOUSLY SETBACK 750MM). - THE SHADOW DIAGRAMS REVISED ACCORDINGLY.
The applicant for the permit is:	TIMOTHY ASH
The application reference number is:	PLN19/0121
You may look at the application and any documents that support the application at the website of the responsible authority at	www.yarracity.vic.gov.au/services/planning-and-development/planning-applications/advertised-planning-applications
<p>This can be done anytime, free of charge, at the above link.</p> <p>Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.</p> <p>The responsible authority must make a copy of every objection available free of charge until the end of the period during which an application may be made for review of a decision on the application.</p>	
An objection must:	<ul style="list-style-type: none"> • Be sent to the responsible authority in writing • Include the reasons for the objection, and • State how the objector would be affected
The responsible authority will not decide on the application before:	21 Jul 2020
If you make a submission, the Responsible Authority will tell you its decision.	

Attachment 2 - PLN19/0121 - 684 Station Street Carlton North - Decision plans (June 2020)

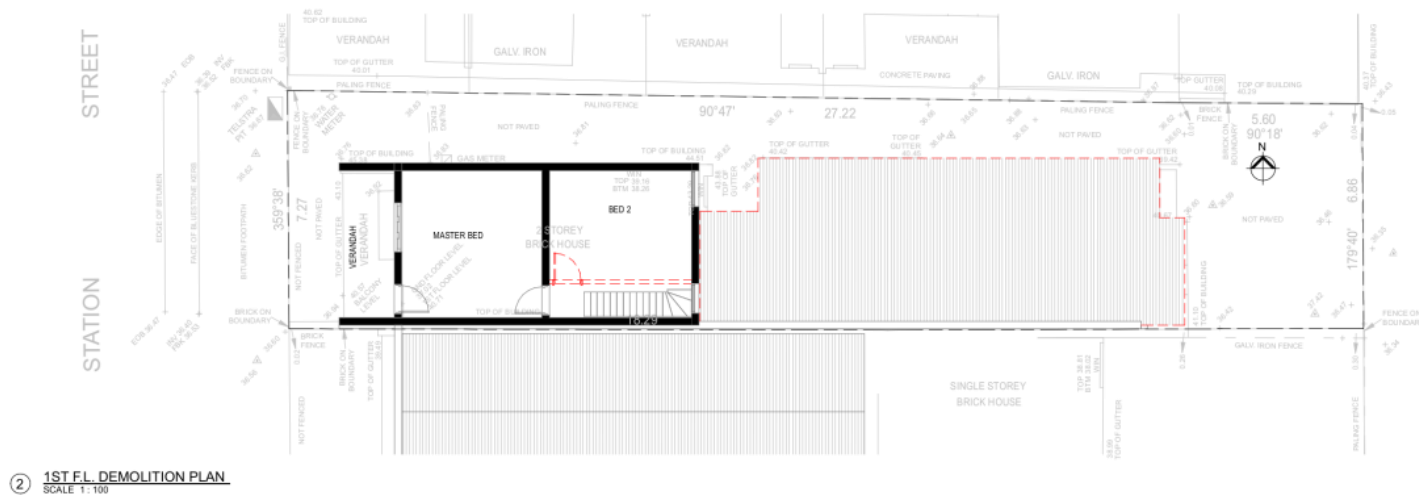
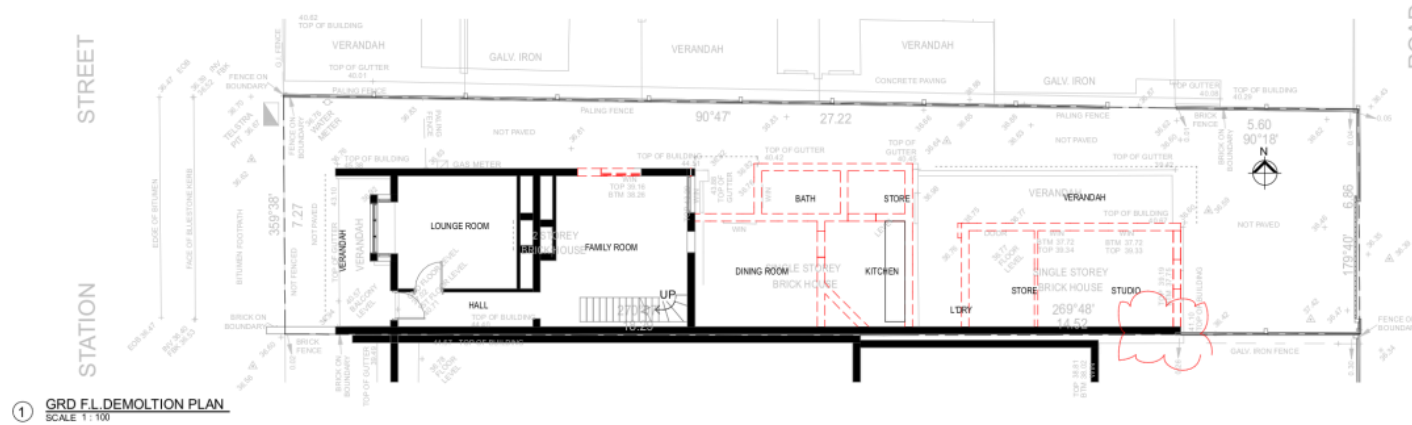


Attachment 2 - PLN19/0121 - 684 Station Street Carlton North - Decision plans (June 2020)



Attachment 2 - PLN19/0121 - 684 Station Street Carlton North - Decision plans (June 2020)

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Rev	Description	Date
0	PRELIMINARY ISSUE	12/12/18
1	REVISED ISSUE	18/12/19
2	REVISED ISSUE	28/05/20
3	REVISED ISSUE	02/06/20

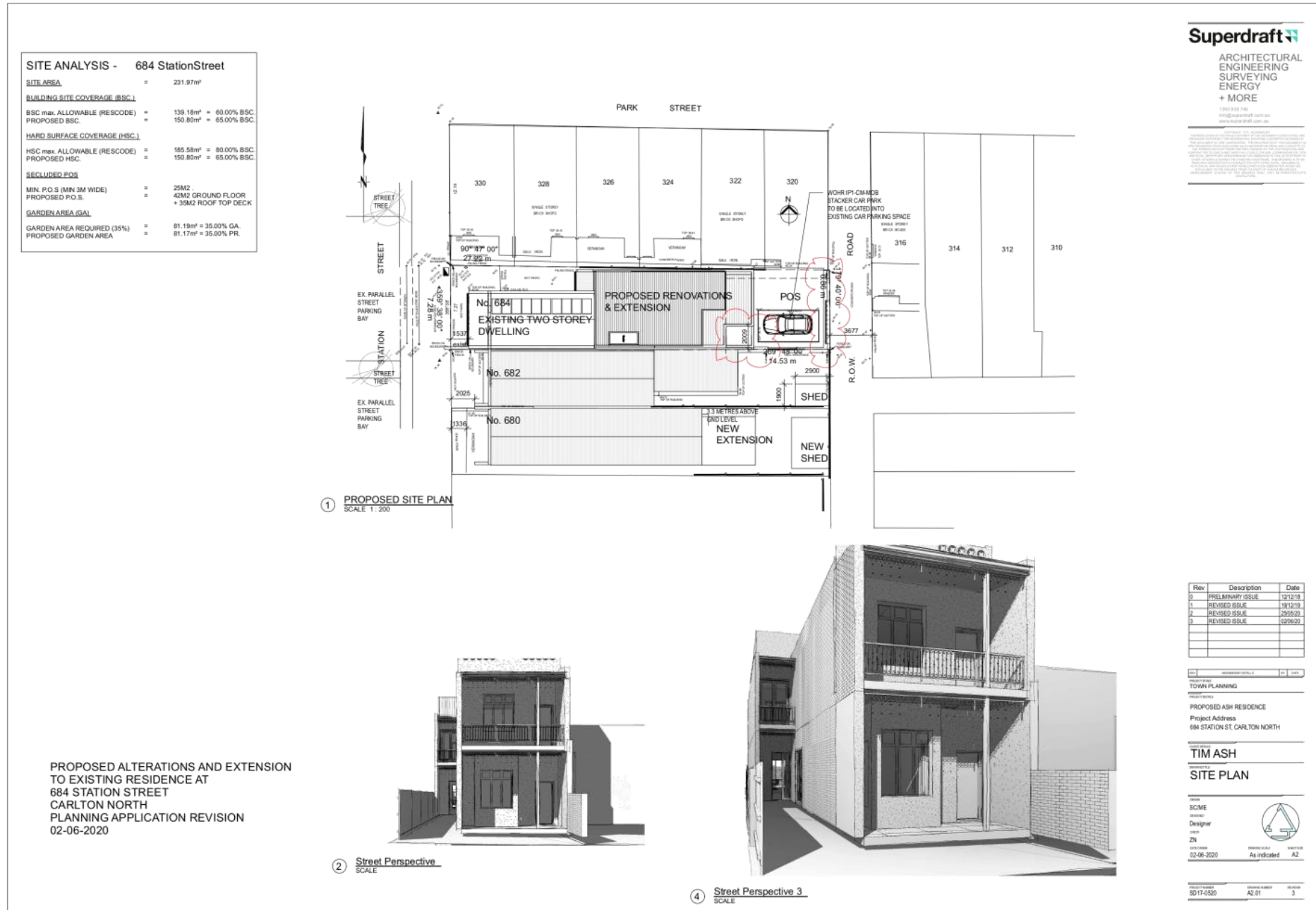
TOWN PLANNING
PROPOSED ASH RESIDENCE
Project Address
684 STATION ST, CARLTON NORTH

TIM ASH
DEMOLITION PLANS

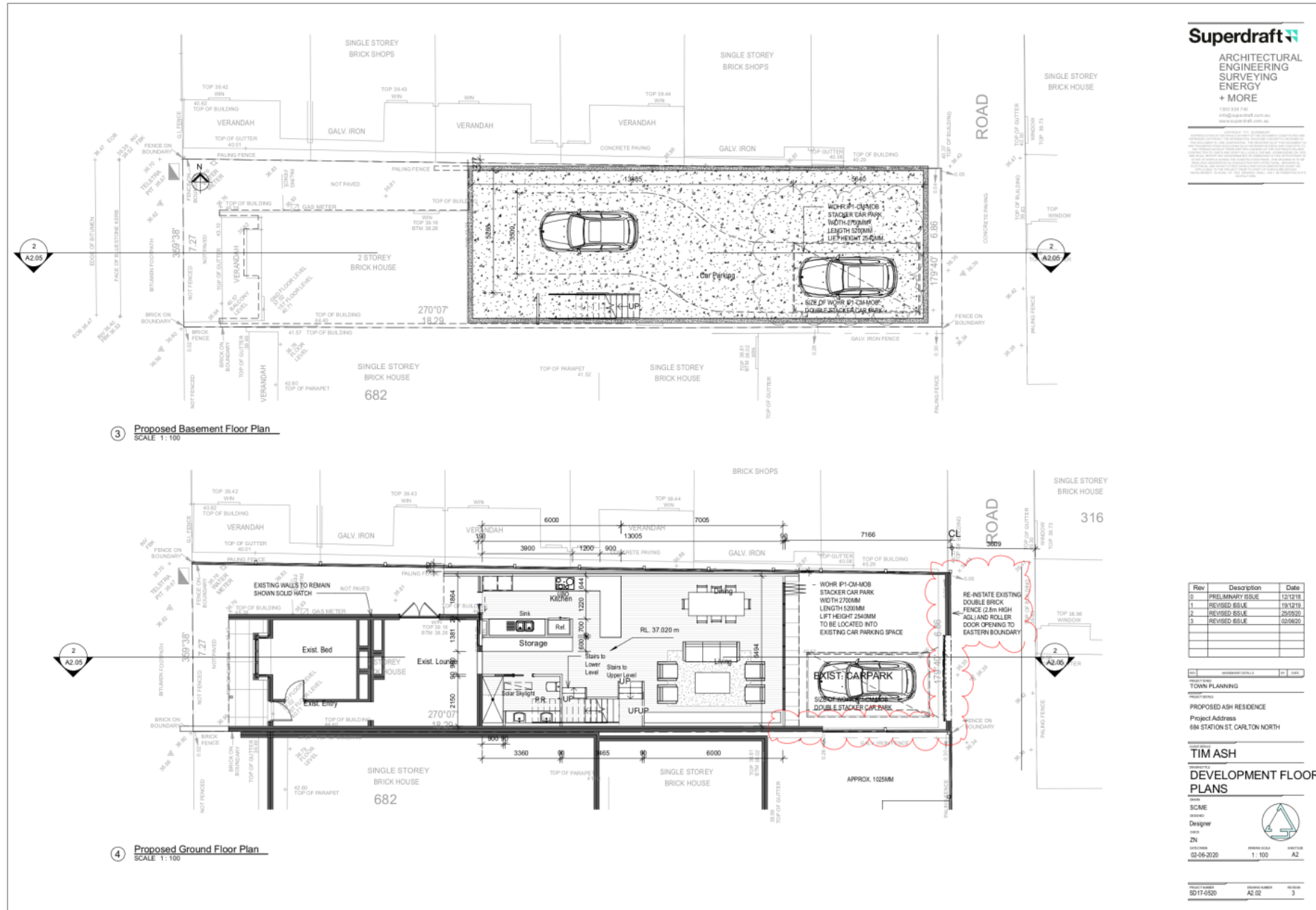
SCME
Designer
ZM
02-06-2020
DRAWING SCALE
1:100
SHEET NO
A2

SD17-0520
A1.03
3

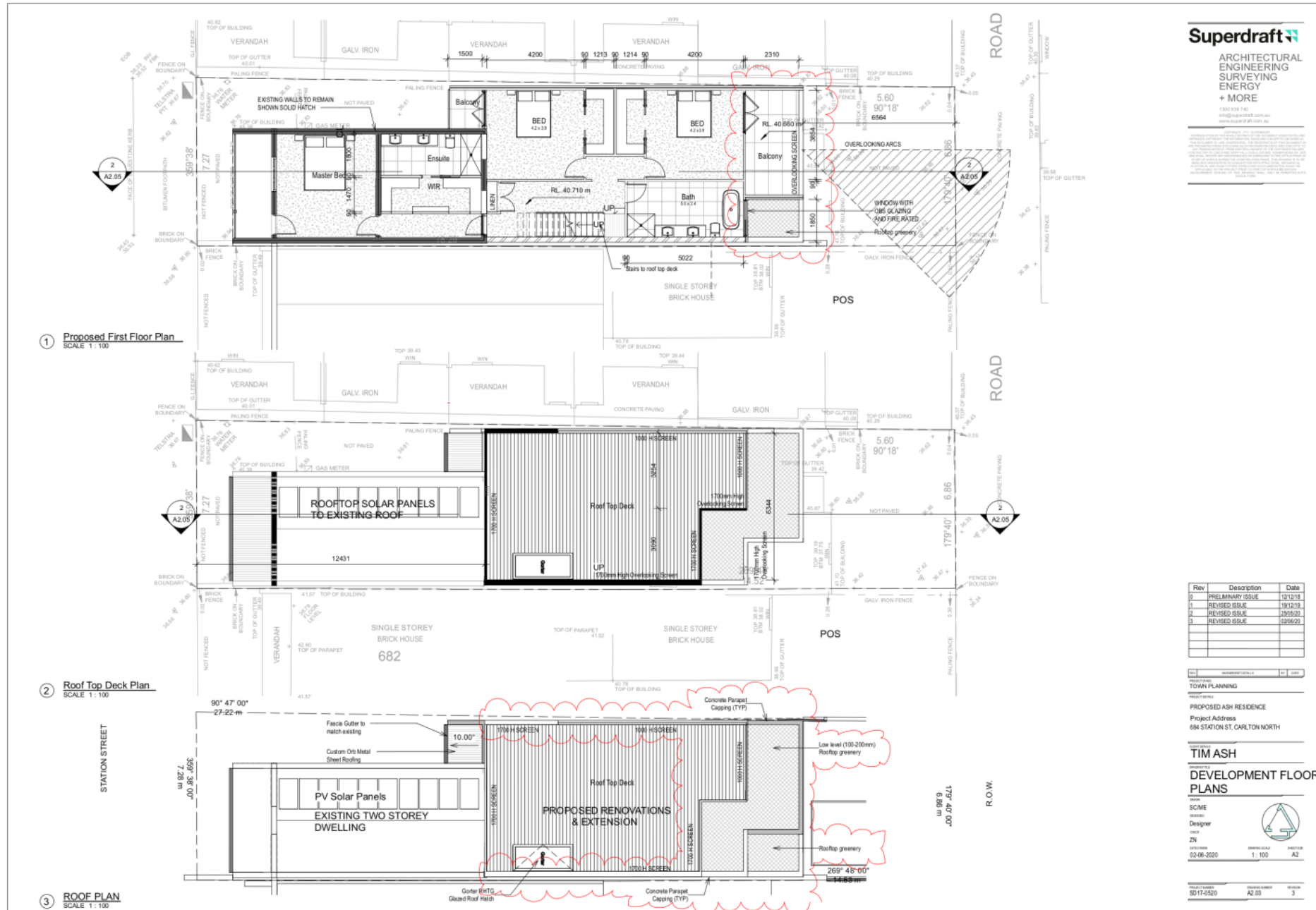
Attachment 2 - PLN19/0121 - 684 Station Street Carlton North - Decision plans (June 2020)



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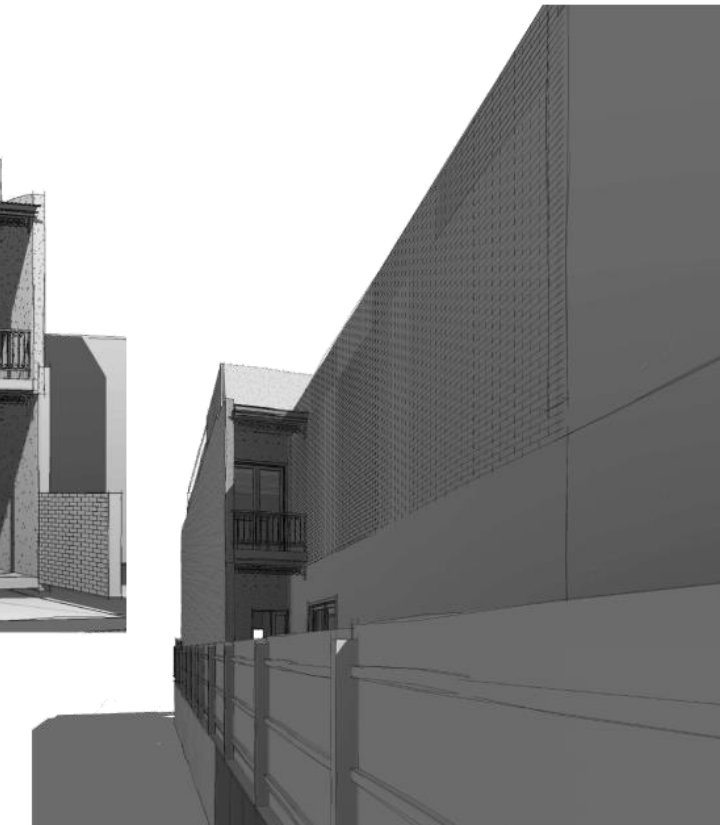
① Proposed Streetscape Elevation
SCALE: 1:100



① Streetscape Perspective 1
NTS



② Streetscape Perspective 3
NTS



④ Streetscape Perspective 3
SCALE

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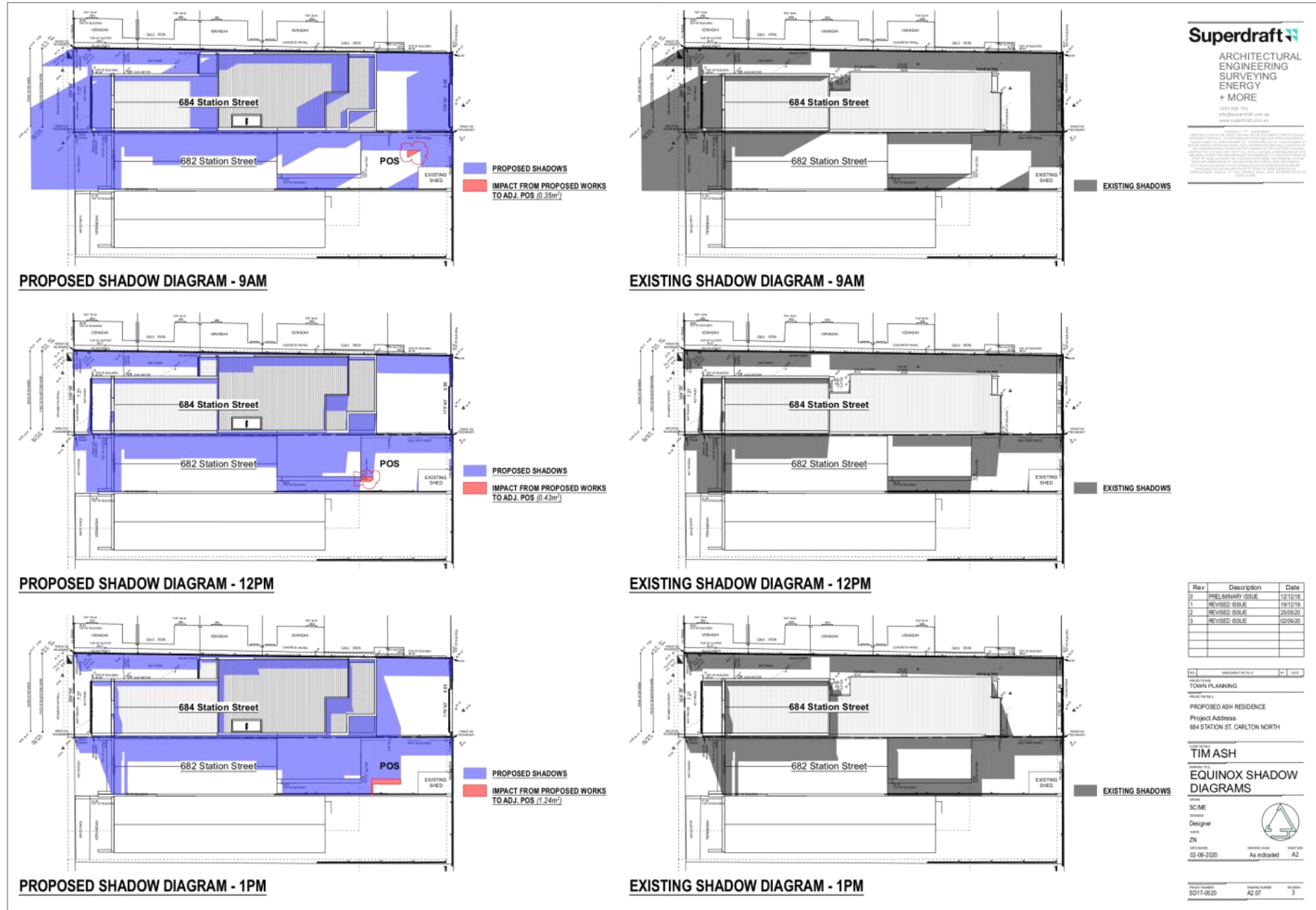
PROJECT NAME
TOWN PLANNING
PROPOSED NAME
PROPOSED ASH RESIDENCE
Project Address
684 STATION ST, CARLTON NORTH

TIM ASH
DESIGNER
STREETScape

PROJECT
SCME
DESIGNED BY
Designer
CHECKED BY
ZM
DATE COMPLETED
02-06-2020
DRAWING SCALE
1:100
SHEET NO.
A2

PROJECT NUMBER
SD17-0320
DRAWING NUMBER
A2.06
SHEET NO.
3

Attachment 2 - PLN19/0121 - 684 Station Street Carlton North - Decision plans (June 2020)



Attachment 2 - PLN19/0121 - 684 Station Street Carlton North - Decision plans (June 2020)



Attachment 3 - PLN19/0121 - 684 Station Street Carlton North - Heritage advice

Sutherland, Jessica

From: McIntosh, Diahnn
Sent: Monday, 17 August 2020 12:07 PM
To: Sutherland, Jessica
Subject: Re: PLN19/0121 - 684 Station Street Carlton North - Heritage comments

Extent of demolition:

The extent proposed is acceptable, as it will not alter the character or appearance of the existing building within the streetscape.

Proposed rear addition:

- The proposed rear addition will be setback behind the depth of the two original rooms of the house which is acceptable.
- The scale of the proposed rear addition is acceptable as, from the opposite side of the street, it will be almost fully concealed by the two-storey height of the remaining original house.
- Although the proposed rear addition (including a small balcony) will be partially visible along the northern boundary of the site, it is well beyond the recommended area for side additions shown in Figure 1 of Clause 22.02.
- Views of the proposed rear addition will be obscured from oblique angles by the existing built form facing Park Street,

I therefore believe that the proposed addition is acceptable on heritage grounds.

Don't hesitate to contact me if you require any further advice in regard to this referral.

Kind regards,

DIAHNN MCINTOSH
Heritage Advisor

From: Sutherland, Jessica <Jessica.Sutherland@yarracity.vic.gov.au>
Sent: Monday, 17 August 2020 10:55
To: McIntosh, Diahnn <Diahnn.McIntosh@yarracity.vic.gov.au>
Subject: PLN19/0121 - 684 Station Street Carlton North - Heritage comments

Hi Diahnn,

Thank you for the phone discussion just now. I was just hoping to get some formal comments on the proposal at No. 684 Station Street Carlton North, and whether you support the following:

- The extent of demolition
- The setback and location of the rear extension, notably within the northern setback

Thank you for your assistance,

Jess

Attachment 4 - PLN19/0121 - 684 Station Street Carlton North - Traffic Engineering Unit referral comments



MEMO

To: Jessica Sutherland
From: Mark Pisani
Date: 12 August 2019
Subject: Application No: PLN19/0121
 Description: Domestic Dwelling
 Site Address: 684 Station Street, Carlton North

I refer to the above Planning Application received on 7 June 2019 in relation to the proposed development at 684 Station Street, Carlton North. Council's Civil Engineering unit provides the following information:

DEVELOPMENT LAYOUT DESIGN

Superdraft Drawing Nos. A2.02, A2.04 and A2.05 Revision 1 dated 3 June 2019

Layout Design Assessment

Item	Assessment
Access Arrangements	
Access via Right of Way	The proposed doorway off the rear Right of Way has a width of 3.6 metres. The Right of Way has a carriageway width of approximately 3.6 metres/ A check of the doorway using the Trapeze plan management tool indicates that a B85 design vehicle can enter and exit the proposed doorway via the Right of Way.
Car Parking Modules and Mechanical Parking	
Car Lift	The development would be provided with a Wöhr IP1-CM MOB car lift. The device has a platform length of 5.2 metres and a width of 2.7 metres.
Vehicle Clearance Height	According to the technical specifications, the lift has a vehicle clearance height of 2.1 metres – satisfactory for a B85 design vehicle.
Basement Floor – Car Parking Area	The available parking area within the basement measures 5.288 metres by 13.885 metres, which can adequately accommodate two B85 design vehicles in tandem.

Attachment 4 - PLN19/0121 - 684 Station Street Carlton North - Traffic Engineering Unit referral comments

GENERAL 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.

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.

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.