

**YARRA CITY COUNCIL**

**Internal Development Approvals Committee**

**Agenda**

**to be held on Wednesday 26 April 2017 at 6.30pm  
in Meeting Room 3 at the Richmond Town Hall**

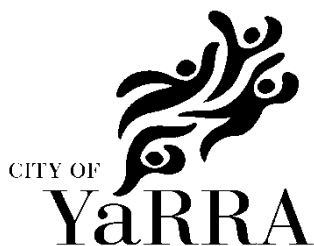
**Rostered Councillor membership**

Councillor Amanda Stone  
Councillor Jackie Fristacky  
Councillor Mi-Lin Chen Yi Mei

- I. ATTENDANCE**  
Tarquin Leaver (Coordinator Statutory Planning)  
Michelle King (Senior Statutory Planner)  
Cindi Johnston (Governance Officer)
- II. DECLARATIONS OF PECUNIARY INTEREST AND CONFLICT OF INTEREST**
- III. CONFIRMATION OF MINUTES**
- IV. COMMITTEE BUSINESS REPORTS**

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***"Welcome to the City of Yarra.  
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."***



## **Guidelines for public participation at Internal Development Approval Committee meetings**

### **POLICY**

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Council provides the opportunity for members of the public to address the Internal Development Approvals Committee.

The following guidelines have been prepared to assist members of the public in presenting submissions at these meetings:

- public submissions are limited to a maximum of five (5) minutes
- where there is a common group of people wishing to make a submission on the same matter, it is recommended that a representative speaker be nominated to present the views of the group
- all public comment must be made prior to commencement of any discussion by the committee
- any person accepting the chairperson's invitation to address the meeting shall confine himself or herself to the subject under consideration
- people making submissions shall address the meeting as a whole and the meeting debate shall be conducted at the conclusion of submissions
- the provisions of these guidelines shall be made known to all intending speakers and members of the public generally prior to the commencement of each committee meeting.

For further information regarding these guidelines or presenting submissions at Committee meetings generally, please contact the Governance Branch on (03) 9205 5110.

**Governance Branch  
2008**

## 1. Committee business reports

Item		Page	Rec. Page
1.1	2 St Phillips Street, Abbotsford VIC 3067 - Planning Application Permit No. PLN16/0610 - Demolition of the existing dwelling to allow for the construction of two dwellings and a reduction in the car parking requirement of the Yarra Planning Scheme.	5	24



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**1.1 2 St Phillips Street, Abbotsford VIC 3067 - Planning Application Permit No. PLN16/0610 - Demolition of the existing dwelling to allow for the construction of two dwellings and a reduction in the car parking requirement of the Yarra Planning Scheme.**

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**Executive Summary**

**Purpose**

1. This report provides an assessment of the above planning application, which seeks the full demolition of the existing dwelling and the construction of two dwellings and a reduction in the car parking requirement of the Yarra Planning Scheme.

**Key Planning Considerations**

2. Key planning considerations include:
  - (a) Clause 22.02 – Development Guidelines for Sites Subject to the Heritage Overlay;
  - (b) Clause 22.07 – Development Abutting Laneways;
  - (c) Clause 43.01 – Heritage Overlay;
  - (d) Clause 55 –ResCode; and
  - (e) Clause 52.06 – Car parking.

**Key Issues**

3. The key issues for Council in considering the proposal relate to:
  - (a) Heritage / Neighbourhood character;
  - (b) Off-site amenity impacts;
  - (c) Car parking; and
  - (d) Objector concerns.

**Objector Concerns**

4. To date, there are ten (10) objections to the application, summarised as follows:
  - (a) The proposal does not respond to the site context or neighbourhood character;
  - (b) Off-site amenity impacts (overshadowing, overlooking and visual bulk);
  - (c) The height is excessive;
  - (d) Inadequate side and rear setbacks;
  - (e) The car spaces are too small and the reduction in the car parking requirement should not be supported; and
  - (f) More information is required in relation to the mechanical ventilation of kitchen and bathroom areas.

**Conclusion**

5. Based on the following report, the proposal is considered to comply with the relevant planning policy and should therefore be supported, subject to conditions.

**CONTACT OFFICER: John Theodosakis**  
**TITLE: Senior Statutory Planner**  
**TEL: 9205 5307**

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**1.1 2 St Phillips Street, Abbotsford VIC 3067 - Planning Application Permit No. PLN16/0610 - Demolition of the existing dwelling to allow for the construction of two dwellings and a reduction in the car parking requirement of the Yarra Planning Scheme.**

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Trim Record Number: D17/43321

Responsible Officer: Coordinator Statutory Planning

**Proposal:** Demolition of the existing dwelling to allow for the construction of two dwellings and a reduction in the car parking requirements of the Yarra Planning Scheme.

**Existing use:** Dwelling.

**Applicant:** Natalie Yong

**Zoning / Overlays:** Neighbourhood Residential Zone (Schedule 1) / Heritage Overlay (Schedule 313 – Charles Street Precinct)

**Date of Application:** 07 July 2016

**Application Number:** PLN16/0610

### Background

6. The current planning application was received by Council on 07 July 2016. Following the submission of further information, the application was advertised on 10 October 2016. Ten objections were received.
7. A planning consultation meeting was held on 29 November 2016, attended by planning officers, the permit applicant and objectors.
8. In response to comments provided by Council's Heritage Advisor and Engineering Services Unit, sketch plans were emailed to Council on 16 March 2017. These sketch plans included the following alterations:
  - (a) Each garage shown with a minimum width dimension of 3m;
  - (b) The swept path diagrams of the vehicle turning circle at the corner of the laneway;
  - (c) A plan notation indicating that the rear setback will be paved with concrete and the levels raised to the garage and the first floor of each dwelling by 300mm (without impacting the maximum building height);
  - (d) The red bricks replaced with honed light coloured masonry blockwork;
  - (e) The front verandah / canopy to each dwelling painted in black in lieu of a dark timber stain finish;
  - (f) The timber fence painted in black in lieu of a timber stained finish; and
  - (g) The articulation of the metal standing seam at the first floor modified from a simple vertical composition to a combination of horizontal, vertical and diagonal.
9. The sketch plans will be referenced throughout this report where necessary.

### Amendment VC110

10. On 27 March 2017, an amended Neighbourhood Residential Zone was gazetted into the Yarra Planning Scheme ("the Scheme") that amongst other changes, introduced minimum garden area requirements at Clause 32.09-4 and maximum building height requirements at Clause 32.09-9.

### Amendment VC134

11. This amendment was gazetted into the Scheme on 31 March 2017 and introduced the new Metropolitan Planning Strategy by making corresponding updates to the State Planning Policy Framework (SPPF). It also restructured Clause 11 (Settlement) and included policy-neutral updates and administrative changes and new and updated incorporated and reference documents.

## Existing Conditions

### Subject Site

12. The subject site is located on the eastern side of St Phillips Street, Abbotsford, approximately 40m to the north of Gipps Street. A laneway wraps around the eastern and southern boundaries of the site. The site has a street frontage to St Phillips Street of 10.06m and a maximum site depth of 21.34m, yielding an overall site area of approximately 214.6sqm. The site is rectangular in shape, with the exception of a splay at the south-east corner. The site has a minimal fall of 0.5m from west to east.
13. The site is developed with a single-storey, post-war bungalow dwelling of masonry construction with a pitched roof. The dwelling is setback 3m from the western (front) boundary, 900mm from the northern boundary, 0.5m-0.6m from the southern boundary and 7.2m from the eastern boundary where an area of approximately 70sq.m. of private open space is provided.
14. There is no vehicle access and there are no restrictive covenants or easements that affect the site.

### Surrounding Land

15. The surrounding area is residential. The surrounding area is characterised by dwellings that are predominantly single-storey (with first floor additions) and detached, and built at the turn of the century.
16. Construction is predominantly timber weatherboard with brick terraces also found in the street. Roofing in both terracotta tile and sheet steel are present either in gabled or hipped configurations with skillion sections to the rear. Various forms of verandahs are also found on dwellings with front fencing that is typically low (i.e. less than 1.5m in height).



Aerial Photo – Subject Site identified with a star.

17. The site to the north is occupied by a double-fronted, detached, single-storey dwelling that was originally constructed in the Edwardian era but has been significantly modified since this time. The dwelling has faux brick cladding to the front facade, a front verandah with iron posts and a hipped roof form at the front and skillion roof to the rear. A low cyclone wire fence extends across the St Phillips Street frontage. Planning permit no. PLN15/0439 was issued on 10 August 2015 to allow for the construction of a ground floor extension at the rear. To date, plans have been endorsed but the works have not commenced. As such, the existing context will be considered for the purpose of this assessment.
18. To the south is a laneway, and beyond that are the secluded areas of private open space associated with dwellings fronting onto Gipps Street. The dwelling at the north-east corner of the intersection with St Phillips Street has vehicle access into a garage located on its northern boundary.
19. To the west of the subject site is St Phillips Street which is a two-way road, and directly opposite is a double-storey dwelling of masonry construction, with single-storey dwellings located to the north of this.
20. To the east is a laneway and beyond that are the secluded private open spaces of dwellings fronting onto Nicholson Street.
21. The subject site is well serviced by retail facilities, public transport and public open space facilities, including:
  - (a) The Victoria Street Major Activity Centre and trams, located 530m south of the site;
  - (b) The Johnston Street Neighbourhood Activity Centre 540m to the north of the site;
  - (c) Bus services operating along Hoddle Street, located 330m west of the site;
  - (d) The Collingwood Railway Station located 210m west of the site;
  - (e) Gahan Reserve located 215m north-west of the site; and
  - (f) Yarra Bend Park, located 350m north-east of the site.

## **The Proposal**

22. The application is for full demolition of the existing dwelling and the construction of two, double-storey dwellings, including a reduction in the associated car parking requirement of the Yarra Planning Scheme. The development can be summarised as follows:

### Demolition

- (a) Demolition of the existing dwelling and clearance of the land;

### New dwellings

#### *Layout:*

- (a) Construction of two contemporary, side-by-side dwellings with both dwellings fronting onto St Phillips Street;
- (b) The dwellings would consist of three bedrooms with private open space in courtyards;
- (c) Pedestrian access to the dwellings would be provided from St Phillips Street;
- (d) Living, kitchen and dining areas would be located at the ground floor and the bedrooms would be located at the first floor of each dwelling;

#### *Setbacks and heights*

- (e) The dwellings would be setback a minimum distance of 3m from the western (front) boundary to St Phillips Street;

- (f) The dwellings would be constructed to both northern and southern boundaries for a length of 14.38m with wall heights that range between 7.17m to 7.77m (maximum building height); apart from Bedroom 2 (Dwelling 2) which would be setback 0.75m from the northern boundary; and
- (g) The dwellings would be setback between 0.6m and 1.53m from the eastern (rear) boundary;

#### *Construction materials*

- (h) The dwellings will be contemporary and will include a combination of metal clad and blockwork walls and aluminium-framed windows and doors;

#### *Car parking*

- (i) A total of 2 car parking spaces are provided within single garages at the ground floor with vehicle access from the laneway to the east;

#### *ESD features*

- (j) Two rainwater tanks (one to each dwelling) with a capacity of 1,500 litres for water reuse (i.e. connected to toilets).

### **Planning Scheme Provisions**

#### Zoning

##### *Neighbourhood Residential Zone (NRZ) – Schedule 1*

- 23. Pursuant to Clause 32.09-6 (NRZ) of the Scheme a planning permit is required to construct two or more dwellings on a lot. Pursuant Clause 32.09-9 of the Scheme, *if no maximum building height or maximum number of storeys is specified in a schedule to this zone:*
  - (a) *the building height must not exceed 9 metres; and*
  - (b) *the building must contain no more than 2 storeys at any point.*
- 24. Pursuant to Clause 32.09-14 (Transitional Provisions) *the minimum garden area requirement of Clause 32.09-4 and the maximum building height and number of storeys requirements of Clause 32.09-9 introduced by Amendment VC110 do not apply to:*
  - (a) *A planning permit application for the construction or extension of a dwelling or residential building lodged before the approval date of Amendment VC110.*
- 25. A development should meet all the standards and must meet all the objectives of Clause 55 – Two or more dwelling on a lot and residential buildings.

#### Overlays

##### *Heritage Overlay*

- 26. Pursuant to Clause 43.01-1 of the Scheme, a planning permit is required to demolish a building, construct a building and construct or carry out works.

#### Particular Provisions

##### *Clause 52.06 – Car Parking*

27. The provisions of Clause 52.06-2 of the Scheme state that prior to a new building being occupied, *“the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay must be provided to the satisfaction of the responsible authority”*.
28. The requirements at Clause 52.06 are outlined in the following table:

Proposed Use	No. of houses	Statutory Parking Rate	No. of Spaces Required	No. of Spaces Provided
Three-bedroom dwelling	2	2 spaces per dwelling	4	2
Dwelling visitor rate		1 space per 5 dwellings	0	0
<b>Total</b>			<b>4</b>	<b>2</b>

29. Three bedroom dwellings require two car parking spaces each. In this instance the dwellings have been provided with one car space each and therefore a reduction of two car spaces is required. No visitor car parking is required.

*Clause 55 – Two or more dwellings on a lot and residential buildings*

30. Under the provisions of the NRZ, the proposed development must satisfy the provisions of Clause 55 (ResCode).

General Provisions

*Clause 65 – Decision Guidelines*

31. The decision guidelines outlined at Clause 65 of the Scheme are relevant to all applications. Because a permit can be granted does not imply that a permit should or will be granted. Before deciding on an application, the Responsible Authority must consider a number of matters. Amongst other things, the Responsible Authority must consider the relevant State and Local Planning Policy Frameworks, as well as the purpose of the zone, overlay or any other provision. An assessment of the application against the relevant sections of the Scheme is offered later in this report.

State Planning Policy Framework (SPPF)

32. The following SPPF provisions of the Scheme are relevant:

*Clause 11 – Settlement*

33. *Planning is to recognise the need for, and as far as practicable contribute towards (as relevant);*

- (a) *Diversity of choice.*
- (b) *Adaptation in response to changing technology.*
- (c) *Economic viability.*
- (d) *A high standard of urban design and amenity.*
- (e) *Energy efficiency.*
- (f) *Accessibility.*
- (g) *Land use and transport integration.*

34. *Planning is to facilitate sustainable development that takes full advantage of existing settlement patterns, and investment in transport and communication, water and sewerage and social facilities.*

*Clause 11.02 – Urban growth*

35. The objective of this clause is: *to ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.*

*Clause 15 – Built Environment and Heritage*

*Clause 15.01-1 – Urban design*

36. The objective of this clause is: *to create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity.*

*Clause 15.01-2 – Urban Design Principles*

37. The objective of this clause is: *to achieve architectural and urban design outcomes that contribute positively to local urban character and enhance the public realm while minimising detrimental impact on neighbouring properties.*

*Clause 15.01-4 – Design for safety*

38. The Objective of this clause is *‘to improve community safety and encourage neighbourhood design that makes people feel safe’.*

*Clause 15.01-5 – Cultural identity and neighbourhood character*

39. The objective of this clause is *‘to recognise and protect cultural identity, neighbourhood character and sense of place’.*

*Clause 15.02-1 – Energy and resource efficiency*

40. The objective of this clause is *‘to encourage land use and development that is consistent with the efficient use of energy and the minimisation of greenhouse gas emissions’.*

*Clause 15.03 – Heritage*

41. The objective of this clause is: *to ensure the conservation of places of heritage significance*

*Clause 16 – Housing*

*Clause 16.01-1 – Integrated housing*

42. The objective of this clause is *‘to promote a housing market that meets community needs’.*

*Clause 16.01-4 – Housing diversity*

43. The objective of this clause is *‘to provide for a range of housing types to meet increasingly diverse needs’.*

*Clause 18.02-1 - Sustainable personal transport*

44. The objective of this clause is *‘to promote the use of sustainable personal transport’.*

*Clause 18.02-5 - Car parking*

45. The objective of this clause is *‘to ensure an adequate supply of car parking that is appropriately designed and located’.*

Local Planning Policy Framework (LPPF)

46. The following LPPF provisions of the Scheme are relevant:

*Clause 21 – Municipal Strategic Statement (MSS)*

*Clause 21.04 – Land use*

*Clause 21.04-1 – Accommodation and Housing*

47. The relevant Objectives and Strategies of this clause are:

- (a) *Objective 1 To accommodate forecast increases in population.*
- (b) *Objective 2 To retain a diverse population and household structure.*

*Clause 21.05 Built Form*

*Clause 21.05-1 Heritage*

48. The objective of this clause is: *to protect and enhance Yarra's heritage places;*

*Clause 21.05-2 – Urban design*

49. Built form in the municipality is characterised by low-rise urban form with pockets of higher development, which distinguishes Yarra from adjoining municipalities. In managing the City's built form, development that builds upon Yarra's existing sense of place is to be encouraged alongside new development that aspires to high quality architectural design, environmental sustainability and public domain enhancements. This clause incorporates the following objectives to achieve this:

- (a) *Objective 16 - To reinforce the existing urban framework of Yarra;*
- (b) *Objective 17 - To retain Yarra's identity as a low-rise urban form with pockets of higher development;*
- (c) *Objective 18 - To retain, enhance and extend Yarra's fine grain street pattern;*
- (d) *Objective 20 - To ensure that new development contributes positively to Yarra's urban fabric.*

*Clause 21.06 – Transport*

*Clause 21.06-1 – Walking and cycling*

50. This clause builds upon the Objectives outlined at Clause 18, promoting cycling, walking and public transport as alternatives to private motor vehicle usage.

- (a) *Objective 30 - To provide safe and convenient bicycle environments;*
- (b) *Objective 32 - To reduce the reliance on the private motor car;*
- (c) *Objective 33 - To reduce the impact of traffic;*

*Clause 21.07 Environmental Sustainability*

*Clause 21.07-1 – Ecologically sustainable development*

51. The relevant objective of this clause is:

- (a) *Objective 34 To promote ecologically sustainable development:*

*Clause 21.08 Neighbourhoods*

52. *Clause 21.08-1 – Abbotsford – Abbotsford is a highly varied neighbourhood with a substantial number of industrial and commercial buildings of various types and eras. The residential precincts are surrounded by industrial development located in the vicinity of Hoddle Street and the Yarra River.*

Relevant Local Policies

*Clause 22.02 - Development Guidelines for Sites Subject to the Heritage Overlay*



53. Clause 22.02 of the Scheme applies to all development where a planning permit is required under the Heritage Overlay. The objectives of the policy include:

- (a) *to conserve Yarra's natural and cultural heritage;*
- (b) *to conserve the historic fabric and maintain the integrity of places of cultural heritage significance;*
- (c) *to retain significant view lines to, and vistas of, heritage places;*
- (d) *to preserve the scale and pattern of streetscapes in heritage places;*
- (e) *to encourage the preservation, maintenance, restoration and where appropriate, reconstruction of heritage places;*
- (f) *to ensure the adaption of heritage places is consistent with the principles of good conservation practice;*
- (g) *to ensure that additions and new works to a heritage place respect the significance of the place;*
- (h) *to encourage the retention of 'individually significant' and 'contributory' heritage places; and*
- (i) *to protect archaeological sites of cultural heritage significance.*

*Clause 22.02-5.1 Demolition - Removal of Part of a Heritage Place or Contributory Elements*

54. *Generally discourage the demolition of part of an individually significant or contributory building or removal of contributory elements.*

*Clause 22.02-5.7 - New Development, Alterations or Additions*

*Clause 22.02-5.7.1 - General*

55. *Encourage the design of new development and alterations and additions to a heritage place or a contributory element to a heritage place to:*

- (a) *Respect the pattern, rhythm, orientation to the street, spatial characteristics, fenestration, roof form, materials and heritage character of the surrounding historic streetscape.*
- (b) *Be articulated and massed to correspond with the prevailing building form of the heritage place or contributory elements to the heritage place.*
- (c) *Be visually recessive and not dominate the heritage place.*
- (d) *Be distinguishable from the original historic fabric.*
- (e) *Not remove, cover, damage or change original historic fabric.*
- (f) *Not obscure views of principle façades.*
- (g) *Consider the architectural integrity and context of the heritage place or contributor element.*

56. *Encourage setbacks from the principal street frontage to be similar to those of adjoining contributory buildings; where there are differing adjoining setbacks, the greater setback will apply.*

57. *Encourage similar façade heights to the adjoining contributory elements in the street. Where there are differing façade heights, the design should adopt the lesser height.*

58. The "City of Yarra Review of Heritage Overlay Areas 2007 (Graeme Butler and Associates)" identifies the site as being 'not-contributory'.

*Clause 22.07 – Development Abutting Laneways*

59. The objectives at Clause 22.07-2 include:

- (a) *To provide an environment which has a feeling of safety for users of the laneway.*

- (b) *To ensure that development along a laneway acknowledges the unique character of the laneway.*
- (c) *To ensure that where development is accessed off a laneway, all services can be provided to the development.*
- (d) *To ensure that development along a laneway is provided with safe pedestrian and vehicular access.*

*Clause 22.16 – Stormwater Management (Water Sensitive Urban Design)*

60. This policy applies to applications for new buildings and recognises that increased development can result in greater hard surface area and changes to the volume, velocity and quality of stormwater drainage into natural waterways. The relevant objectives of this Clause are as follows:
- (a) *To achieve the best practice water quality performance objectives set out in the Urban Stormwater Best Practice Environmental Management Guidelines, CSIRO 1999 (or as amended).*
  - (b) *To promote the use of water sensitive urban design, including stormwater re-use.*
  - (c) *To mitigate the detrimental effect of development on downstream waterways, by the application of best practice stormwater management through water sensitive urban design for new development.*
  - (d) *To minimise peak stormwater flows and stormwater pollutants to improve the health of water bodies, including creeks, rivers and bays.*
  - (e) *To reintegrate urban water into the landscape to facilitate a range of benefits including microclimate cooling, local habitat and provision of attractive spaces for community use and well-being.*

*Clause 22.17 Environmentally Sustainable Development*

61. The overarching objective outlined at Clause 22.17-2 is:
- (a) *That development should achieve best practice in environmentally sustainable development from the design stage through to construction and operation.*

**Advertising**

62. The application was advertised in accordance with Section 52 of the *Planning and Environment Act 1987* [the Act] by way of 26 letters sent to surrounding property owners and occupiers, and one sign displayed on site, facing St Phillips Street.
63. A total of 10 objections were received. The grounds of objection are summarised as follows.
- (a) The proposal does not respond to the site context or neighbourhood character;
  - (b) Off-site amenity impacts (overshadowing, overlooking and visual bulk);
  - (c) The height is excessive;
  - (d) Inadequate side and rear setbacks;
  - (e) The car spaces are too small and the reduction in the car parking requirement should not be supported; and
  - (f) More information is required in relation to the mechanical ventilation of kitchen and bathroom areas.
64. A planning consultation meeting was held on 29<sup>th</sup> November 2016, attended by planning officers, the permit applicant and objectors. There was no resolution of the concerns raised.

**Referrals**

External

65. The application was not required to be referred externally under the provisions of the Scheme.

Internal

66. The following internal referrals were made:
- (a) Engineering Services Unit;
  - (b) Heritage Advisor; and
  - (c) Environmental Sustainable Development Advisor.
67. Referral responses are contained in appendices to this report.

**Planning Considerations**

68. The key planning considerations for Council in considering the proposal relate to:
- (a) State and Local Policy Frameworks;
  - (b) Clause 55 – ResCode;
  - (c) Heritage;
  - (d) Car parking; and
  - (e) Objector concerns.

State and Local Policy Frameworks

69. In relation to the SPPF and LPPF it is considered that the proposed development achieves the various land use and development objectives outlined earlier in this report and compliance with the relevant policies. The proposed development of two dwellings is afforded a high level of strategic policy support.
70. The three bedroom dwellings would provide housing opportunities consistent with Clause 16.01-2 which seeks to encourage new housing with good access to services and transport that is also encouraged by Clause 18.01. As outlined earlier, the subject site is located in Abbotsford, and is close to Victoria Street which is located approximately 530m south of the site that provides shops, restaurants and supermarkets, including a tram line and the Johnston Street Neighbourhood Activity Centre 540m to the north which also includes shops and a bus service. The proposal will result in efficient use of existing infrastructure, consistent with Clause 21.04-1 of Council's MSS. This ensures efficient use of infrastructure and supports Council's preference within clause 21.04-1 (Strategy 1.3) that established residential areas experience residual increase in population and density.
71. Clause 21.04-4 encourages new development to provide for a diversity of housing types. This proposal will deliver two, three bedroom dwellings in an inner city location that readily contains the appropriate infrastructure to accommodate this development.
72. In summary, the subject site is considered to be appropriate for a residential development of the nature proposed.

Clause 55 - Rescode

73. Clause 55 states that a development must meet all of the objectives, and should meet the standards. This particular provision comprises 32 design objectives and standards to guide the assessment of new residential development. Reference in relation to Clause 22.07 (Development Abutting Laneways) of the Scheme will also be included where relevant.
74. The following standards are not applicable to the consideration of this application:
- (a) Standard B3 - Dwelling diversity – (this application is for less than ten dwellings);

- (b) Standard B11 – Open Space (there is no communal open space provided);
- (c) Standard B14 – Access – (no vehicle crossovers onto any street frontages are proposed);
- (d) Standard B20 - North-facing windows (there are no north-facing windows within 3m of the development); and
- (e) Standard B33 – Common property - (there are no common areas provided).

*Standard B1 – Neighbourhood character objectives*

- 75. Whilst the predominant character of St Phillips Street is single-storey in scale, sites directly to the north and west, have been graded as non-contributory to the Heritage Overlay.
- 76. The immediate context, including the double-storey dwelling opposite justifies the contemporary approach. The subject site is located at the end of a row of single-storey dwellings on a laneway, where there is scope to adopt a more robust design. The site has an immediate abuttal with a laneway to the south and east and is removed from the intact and consistent row of Victorian-era dwellings further north, with the immediate two dwellings to the north providing a buffer. To the west of St Phillips Street, is a double-storey dwelling constructed in the 1980's and a non-contributory dwelling of the Victoria-era to the north of this. With the surrounding context in mind, the height, mass and scale of the proposed development is considered to be acceptable. Whilst the dwellings would read as being one storey taller than the adjoining single-storey dwelling to the north, the height is comparable to the double-storey dwelling opposite.
- 77. The adopted front setback to the west of 3.02m maintains the pattern of setbacks along the street and assists in the height transition with the single-storey dwelling to the north. The location of the pedestrian entries facing St Phillips Street, and height of the front verandahs to each dwelling also reference the location of pedestrian entries, including the alignment of the verandah of the dwelling to the north. These elements, together with the additional articulation to the metal standing seam at the first floor (a per sketch plans), will provide an interesting built form and design to St Phillips Street.
- 78. The local area is also characterised by on-boundary development, high site coverage and hard-edges. At a wider scale, the surrounding development comprises contemporary built forms, with some constructed to boundaries. As such, the development would also respect the character of the broader area and is of an appropriate design response for an inner-city residential setting such as this.
- 79. The proposal would also activate the laneway through further pedestrian usage, therefore increasing the feeling of personal safety and passive surveillance. It is therefore considered that the proposal complies with the policy objectives of Clause 22.07 (Development Abutting Laneways) of the Scheme outlined earlier within the LPPF in this regard.
- 80. Overall, it is considered that the development will fit in with the existing character of the area and will respond to the features of the site, the immediate context, and the character of the laneway to the south and east.

*Standard B2 - Residential policy*

- 81. Generally complies. The proposal demonstrates consistency with State policies by contributing to urban consolidation and utilising existing infrastructure without adversely affecting the existing character of the surrounding neighbourhood. The site is well placed to make such a contribution, being located within an inner city context, with all the services that result from such a location (public transport, shops and community services).

*Standard B4 – Infrastructure objectives*

82. The development is located within an area that is already established. It is not expected that the dwellings would overload the utility services and infrastructure, particularly as this level of development would be anticipated on a lot of this size. The site is capable of supporting the proposed dwellings within an established inner-urban area which has access to utilities, services and transport.

*Standard B5 – Integration with the street objective*

83. The dwellings will have an orientation towards St Phillips Street, with easily accessible pedestrian access. The existing front fence will be replaced with a visually permeable, 1.5m high timber picket fence. Vehicle access will be located at the rear of the site, with both dwellings having clearly identifiable pedestrian entrances to the street. Glazing in both dwellings will provide adequate surveillance to the street and ensure a level of public-private interaction is achieved.

*Standard B6 – Street setback*

84. Complies with the standard. The dwellings have adopted a minimum setback of 3m from the front boundary to the façade which is consistent with the front setback of the adjoining dwelling to the immediate north. The front verandah of each dwelling will extend 1.39m into the setback that is similar to the encroachment of verandahs in the front setbacks of dwellings to the immediate north of the site.

*Standard B7 – Building height objective*

85. Complies with the standard. The maximum building height is 7.77m above the natural ground level thereby achieving compliance with the maximum 9m height specified in this standard.

*Standard B8 – Site coverage objective*

86. The overall degree of built form coverage on the site equates to approximately 75%, thereby exceeding the 60% standard specified in the Scheme. The degree of site coverage proposed is considered acceptable given the size of the allotment and the context of the area which contains similar levels of site coverage. The proposed site coverage in this instance is therefore considered to meet the objectives of this standard.

*Standard B9 – Permeability objectives*

87. The applicant's submission states that approximately 20% of the site would be permeable. A condition will require the plans to demonstrate this.

*Standard B10 – Energy efficiency objectives*

88. In terms of energy efficiency and environmentally sustainable development, a Built Environment Sustainability Scorecard was submitted with the application and addresses the key design and sustainability criteria contained in the policy at Clause 22.17 of the Scheme and will achieve an acceptable level of energy efficiency in accordance with the relevant energy efficiency objectives at Clause 55.03-5 for the following reasons:

- (a) The dwellings windows and doors for natural daylight access to the habitable rooms of the dwellings and ventilation (a condition will require the plans to be revised to show windows to the habitable rooms as being operable);
- (b) The provision of private open space with rainwater tanks with a capacity of 1500 litres that will be connected to the toilets;
- (c) West-facing windows have been minimised (which would reduce summer heat gain) while providing articulation to the street; and
- (d) The attached, side-by-side, built form allows for improved insulation properties and the design and materials would assist thermal performance.

89. The Built Environment Sustainability Scorecard (BESS) score shows that the proposal would exceed the best practice target of 50% with an overall score of 58%. However the windows do not show whether they are operable (although the words appear to suggest some will be). Therefore a condition will require the elevations to show operable windows, with at least one operable window for each habitable room.

*Standard B12 – Safety objective*

90. The entrances to the new dwellings have been designed to allow good levels of visibility, safe access and security. The walkways are short and have clearly delineated paths with porches / verandahs. The pedestrian line of travel to each new dwelling is short and is directly from the street.
91. The plans do not identify any external lighting within the front setbacks of the new dwellings. This will be addressed with a condition that will require provision of adequate lighting within the front setbacks to Council's satisfaction. This is required to emphasise each entry point in the evening hours which will further enhance the safety of the dwellings.

*Standard B13 – Landscaping objectives*

92. Complies with the objective. The setback from the street will provide opportunities for landscaping that is consistent with that found on adjacent sites, particularly those to the immediate north.

*Standard B15 – Parking location objectives*

93. The on-site car parking spaces are conveniently located for the future residents. A condition will require the south-east corner of the southern-most dwelling setback an additional 0.5m from the western edge of the splay as requested by Council's Engineer.

*Standard B17 – Side and rear setbacks objective*

94. In accordance with this standard, *A new building not on or within 200mm of a boundary should be set back from side or rear boundaries:*
- (a) *At least the distance specified in a schedule to the zone, or*
  - (b) *If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 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.*
95. The ground and first floor setbacks of the new dwellings, are shown in the following table:

<b>Proposed wall</b>	<b>Proposed setback</b>	<b>Maximum wall height</b>	<b>Compliance with Standard B17</b>
Northern setback for the light-court/open space.	2.74m	7.7m (max)	Complies (minimum setback of 2.7m required).
Northern, first floor setback for the length of bedroom 2.	750mm	7.6m (max)	Does not comply (minimum setback of 2.6m required).
Southern setback for the light-court/open space	2.74m	7.7m (max)	Complies (minimum setback of 2.7m required).
Setback from the eastern (rear)	Between 0.6m and 1.53m	7.6m (max)	Does not comply (minimum setback of 2.6m required).

Proposed wall	Proposed setback	Maximum wall height	Compliance with Standard B17
boundary.			required).

96. The setbacks incorporated to the light-courts comply with the standard. In relation to the first floor setback to the north of bedroom 2 associated with Dwelling 2 and the setback to the east (rear), these are required to meet the objective which is *“to ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings”*.
97. The setback of 0.75m at the first floor provides articulation of the first floor, breaking down the visual massing of the wall as this presents to the private open space to the north. The adjoining dwelling also has planning permission to develop the site with a ground floor extension at its rear which would visually buffer the proposed development from the private open space (i.e. as permitted under planning permit no. PLN15/0439). However as works have not commenced, this planning application must consider the present conditions (while having regard to the approved development).
98. The application plans identify the extent of the addition that has been approved for the northern property; and it is considered that in both current and potential future conditions, the setback proposed at the first floor is worthy of support, given its limited length (2.86m), and location to the south of this adjoining dwelling (i.e. no additional shadows cast). With the ground floor wall proposed on the boundary, the setback allows a visual break in the proposed building. The private open space to the north (at approximately 70sq.m.) is of a size that can accommodate this lesser setback, especially as the sheds located along the southern and eastern boundary assist in further turning the open space away from the southern boundary. In addition, it is not unusual to have lesser setbacks from side boundaries within the area; particularly where there are minimal amenity impacts.
99. The setbacks adopted from the eastern boundary are supported because the walls would be located opposite the rear laneway and when combined with the laneway width of 3m, would have a minimum separation distance of 4.5m from the rear boundary fences of properties fronting onto Nicholson Street.

*Standard B18 – Walls on boundaries objective*

100. Applying the standard, an on-boundary wall length of 12.8m is permitted along the northern boundary and 12.6m is permitted along the southern boundary. In this instance the development will provide on-boundary wall lengths of 14.38m across both northern and southern boundaries with wall heights that range between 7.17m to 7.77m above the natural ground level. As such, a variation to the standard is required in relation to the additional length and wall height (being in excess of 3.6m on the boundary).
101. The majority of the additional wall length and height proposed across the northern boundary would be constructed opposite a service side associated with a single-storey dwelling and in part, opposite the secluded private open space. The dwelling to the north is setback 1.1m from the shared boundary and this narrow width justifies the majority of the wall height and location of on-boundary walls associated with Dwelling 2.
102. However, bedroom 1 of Dwelling 2 will extend to the boundary, and given its location opposite existing private open space, this wall will be visually bulky and is therefore required to be setback. Should the adjacent dwelling have been developed as per planning PLN15/0439, there would be no need to set this wall back as it would be adjacent a blank wall. However, a two-storey wall on the boundary of private open space is not supportable.

103. As such, a condition will require the first floor wall to the bedroom to continue the 0.75m setback from the northern boundary. This setback is considered appropriate as part of the room would be adjacent the blank side of the northern dwelling. In addition the 0.75m setback will continue to break the visual massing of this wall (similar to the treatment of bedroom 2). Whilst this will result in a smaller room, this could be transformed into a study. The additional setback, together with a combination of materials (including rendered finishes and honed coloured blockwork) would reduce the perception of visual bulk to the north.
104. The walls to the south would be located on the laneway which provides a buffer of approximately 3m from the rear boundaries of dwellings that front onto Gipps Street. On-boundary walls are also common in the wider area and given the non-sensitive interface to the south (i.e. garage and shed), a variation to the standard is supported. It is also considered that both northern and southern elevations have been appropriately treated with a combination of materials and windows which will reduce the visual massing of the upper level walls. In this regard, it is also considered that the proposal complies with the policy objectives of Clause 22.07 (Development Abutting Laneways) of the Scheme outlined earlier.

*Standard B19 - Daylight to existing windows*

105. Complies with the standard and the objective. The closest habitable room window is that associated with the adjoining dwelling to the north which has limited access to daylight. Given the existing setback of just over 1m from its southern boundary, the minimum provision of a 1m width and 3sq.m. light-court will continue.

*Standard B21 – Overshadowing open space objective*

106. According to the standard, *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.*

107. The only impacted areas of secluded private open space are associated with the dwellings on the opposite side of the laneway to the south, fronting onto Gipps Street (i.e. No. 198) and to the east, fronting onto Nicholson Street (i.e. No's. 143 and 145). The shadow impact to the south at No. 198 Gipps Street (while impacting this property between 10am-3pm) would only increase existing shadow between 0.65sq.m and 1.8sq.m (with the greatest impact being in the afternoon). Similar levels of additional shadowing would affect No. 143 Nicholson Street (approximately 2.1sq.m.) from 12 noon; while No. 145 Nicholson Street would only be impacted at 3pm.
108. On balance, this level of additional shadow (with the worst shadow evident at 3pm) can be supported in an inner city location. The secluded private open spaces of the impacted sites have a northern orientation and will continue to receive excellent solar access. All other shadows will be cast over the laneway to the south and east.

*Standard B22 – Overlooking objective*

109. The standard requires *a habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.*



110. The most sensitive interfaces with regards to overlooking are the secluded private open spaces of dwellings on the opposite side of the laneway to the east and south, and to the property to the immediate north. Overlooking opportunities are evident from the upper level bedrooms, including from the master bedroom of Dwelling 1. As such, a condition will require full compliance with the standard. The stairwell and ensuite windows are not required to be screened as these are to non-habitable areas. The setback (as proposed by condition) to bedroom 1 of Dwelling 2 will also provide an opportunity for the provision of a north-facing window. However, this would also be required to be screened in accordance with the standard.

*Standard B23 – Internal views objective*

111. Complies with the standard. There are no internal overlooking opportunities evident.

*Standard B24 – Noise impacts objective*

112. The residential use does not require a planning permit under the zone. Any noise generated on the site as a result of this component would only be residential in nature.

*Standard B25 – Accessibility objective*

113. The entrances of the new dwellings are located at ground floor, and will be generally accessible for those with limited mobility in accordance with the standard. The objective of the standard is met.

*Standard B26 – Dwelling entry objective*

114. Complies with the standard and the objective subject to conditions. The entrances to the new dwellings will be clearly visible and easily identifiable and the incorporation of external lighting by way of a condition will further improve these. The individual entrances to each of the dwellings will provide a sense of personal address and a further condition will require mailboxes to be shown. The objective of the standard will be met.

*Standard B27 – Daylight to new windows*

115. Generally complies with the objective. Whilst most habitable room windows will receive adequate daylight in accordance with the standard, bedroom 1 of Dwelling 2 has limited daylight access. The condition requiring bedroom 1 to have a minimum setback of 0.75m would necessitate a new window arrangement, ensuring adequate daylight access into this space.

*Standard B28 – Private open space objective*

116. Does not comply. The new dwellings would be provided with private open space in the form of courtyards of a minimum 8sq.m. and do not meet the standard (which is for: *an area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling.....with a minimum area of 25 square metres....*).

117. However, the objective is: "To provide adequate private open space for the reasonable recreation and service needs of residents". The surrounding area exhibits examples of smaller areas of secluded private open spaces (especially in Victorian-era worker's cottages), with these spaces often shared with vehicle access/storage/sheds. Given the differing levels of open space and the constraints of the site, it is considered appropriate to include a condition requiring these to be increased to a minimum 12sq.m. While not the minimum 25sq.m., this will improve the usability of these spaces and better provide space for outdoor furniture. The site is also located within close range to the Gahan Reserve which is located 215m north-west and the Yarra Bend Park which is located 350m north-east of the site, that can provide for further recreational needs. On balance this is considered acceptable.

*Standard B29 – Solar access to open space objective*

118. Complies with the objective. Dwelling 2 would be provided with open space that has a northern orientation, and will receive adequate solar access. However, Dwelling 1 would have open space that has a southern orientation and would not receive solar access, but would nevertheless receive adequate daylight due to the dimensions of the light-court that will be further improved as a result of an increase to this space outlined above. This is considered to be acceptable in an inner city context where built form is dense and challenges arise.

*Standard B30 – Storage objective*

119. Generally complies. Storage areas have been provided within the garages of each dwelling. A condition will require a plan notation confirming compliance with the standard.

*Standard B31 – Design detail objective*

120. Complies with the standard. The proposed design is contemporary and contains features which are similar to those found within modern developments at a wider range from the subject street. This flat roof design reduces the overall height of the façade to the street, with the verandah elements at the ground providing a degree of articulation that reference the verandahs associated with the dwelling to the north. The dwellings would provide a one-storey height transition with the adjoining dwelling to the north, further complying with provisions of the Scheme. These elements, whilst more contemporary than most building within the immediate context, provide visual compatibility with the streetscape and a good precedent for good quality design.
121. Whilst the façade windows are not traditionally placed, the dimensions reference some of the windows within the streetscape, and appropriately break up the massing of the facades. The predominant materials to be used are a combination of blockwork and cladding which are high quality materials and critical in serving to produce a built form outcome worthy of support. The contemporary developments that can be seen along Gipps Street, including that to the immediate opposite side that is of masonry construction, are largely composed of various types of brick and in this regard the proposal has made appropriate reference to these forms.
122. Overall, the contemporary design successfully incorporates a number of design elements which ensure that the existing character of the neighbourhood is respected. The design has a muted appearance and will be subservient to the area at a wider context.

*B32 – Front fences objective*

123. Complies. The proposed front fence would extend to a maximum height of 1.5m. The transparent design of the timber pickets will provide passive surveillance opportunities to and from the building, complying with the objective and the standard.

*B34 – Site services objectives*

124. The design and layout of the two dwellings ensures that sufficient space is provided for bins, mailboxes and other site facilities. The garages will provide adequate internal storage space for bins, with individual mailboxes able to be provided at the front entrances of both of the new dwellings.

Heritage

125. The relevant purpose of the Heritage Overlay at Clause 43.01 of the Scheme is to ensure that development does not adversely affect the significance of heritage places. The subject site is included in HO313, which applies to the Charles Street Heritage Precinct. Clause 22.02 articulates Council's local planning policy in relation to development guidelines for sites subject to the heritage overlay.
126. Clause 22.02-5.1 generally discourages full demolition of a building unless the building is being identified as being 'not contributory'. In this instance, the "*City of Yarra Review of Heritage Overlay Areas 2007 (Graeme Butler and Associates)*" identifies the site as being 'not-contributory' and therefore it is recognised as making no substantial contribution to the heritage values of the precinct. Furthermore, both dwellings to the immediate north of the site and the two dwellings opposite and west side of St Phillips Street are also graded as 'not-contributory'. As such, the site is also surrounded by dwellings that front onto St Phillips Street that make no significant contribution.
127. Clause 22.02-5.7.1 of the Scheme encourages new development to respect the pattern, rhythm, orientation to the street, spatial characteristics, fenestration, roof form, materials and heritage character of the surrounding historic streetscape.
128. The majority of dwellings along St Phillips Street are single-storey in height, with front verandahs. A relatively uniform front setback is evident, with front fences generally 1m to 1.2m in height. The proposal picks up on the front setback of the adjoining dwelling to the north, incorporates a front verandah in the front setback to each dwelling and provides a fence of a maximum 1.5m in height and of a visually transparent design which is compliant with policy. The flat roofed response of the developments provides a positive height transition with the adjoining dwelling to the north, and reduces the height of the dwelling's façade as it appears within St Phillips Street. The laneway abuttal to the south and east, and the site's location at the beginning of a row of single-storey dwellings to the north, justify the robust and angular design adopted. The development would provide a single-storey transition to the north, with materials and a muted colour scheme that provides a high quality outcome that warrants support.
129. Council's Heritage Advisor also provided comments supportive of the contemporary design and only requested clarity in relation to the bricks used and that the timber stained finishes in the initial design to the entrance canopies and the front fence be painted. The emailed plans received by Council now include blockwork in lieu of the bricks and painted finishes in lieu of stained finish to the canopies and the front fence.
130. Overall, the proposal appropriately responds to the particular requirements contained within Clause 22.02 (Development Guidelines for sites subject to the Heritage Overlay) and Clause 43.01 (Heritage Overlay) of the Scheme, and therefore is considered acceptable in relation to the heritage context, particularly along this southern end of St Phillips Street where there is a mix of dwellings evident.

#### Car parking and traffic

131. As previously identified, two car spaces have been provided and therefore a reduction of two car spaces is required.
132. The proposed reduction in car parking of two car spaces is appropriate and Council's Engineering Services Unit is supportive of this. This is because the site is located within walking distance of tram services along Victoria Street, bus services operating along Hoddle Street and train services from Collingwood railway station. Furthermore, there is no onsite car parking provided to the existing dwelling and it can therefore be entertained that this relies on existing car parking in the street.

133. Council's engineer indicated that *the 2011 ABS Census data for car ownership in Abbotsford recorded that the average number of cars per three-bedroom dwelling was 1.6 cars. Some 14 % of three-bedroom dwellings did not own a car, whereas the proportion of three-bedroom dwellings owning one car was 34 %. The data suggests that there is a significant proportion of three-bedroom dwellings that own one or no cars.* The proposed allocation of one space per three-bedroom dwelling is therefore considered acceptable.
134. Whilst there is no visitor car parking required by the Scheme for the two dwellings, Council's engineer indicated that visitors to the development could possibly combine their visit with other activities or business whilst in the area.
135. With the above in mind and based on the location of the subject site, a reduction in the car parking provision is supported in this instance. It is considered that the reduction of car parking spaces for the dwellings should not have an adverse impact on existing parking conditions in the area.

#### Objector concerns

136. An assessment of the proposal against relevant neighbourhood character policies including built form has been undertaken between paragraphs 75 to 80, 120 to 121 (Design detail) and 127 to 129 (Heritage). The development is considered to appropriately respond to the established character of the area in terms of bulk, massing, side and rear setbacks, height and site coverage and is not an overdevelopment.
137. On and off-site amenity impacts have been considered against Clause 55 (ResCode) and the development is considered to comply with all of the objectives of this clause. More specifically overshadowing has been addressed at paragraphs 106-108, and overlooking has been addressed at paragraphs 109 and 110. Visual bulk, side and rear setbacks and the length of on boundary walls have been addressed between paragraphs 94 to 104. Building height and site coverage has also been addressed at paragraphs 85 and 86.
138. Concerns were also raised in relation to vehicle access from the laneway. However, the subject site has the ability to use the laneway and a condition will require the south-east corner of the southern-most dwelling setback an additional 0.5m from the western edge of the splay as requested by Council's engineer.
139. Further concerns were raised in relation to the lack of detail regarding the mechanical ventilation for the kitchen and bathroom, however this is not a planning consideration.

#### **Conclusion**

140. The proposal, subject to conditions outlined in the recommendation below, is an acceptable planning outcome that demonstrates compliance with the relevant Council policies. Based on the above report, the proposal complies with the relevant Planning Scheme provisions and planning policy and is therefore supported.

#### **RECOMMENDATION**

That having considered all relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant a Planning Permit PLN16/0610 for the demolition of the existing dwelling to allow for the construction of two dwellings and a reduction in the car parking requirements of the Yarra Planning Scheme at 2 St Phillips Street, Abbotsford, subject to the following conditions:

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided.

The plans must be generally in accordance with the sketch plans received by Council on 16 March 2017 which show:

- (a) Each garage shown with a minimum width dimension of 3m;
- (b) The swept path diagrams of the vehicle turning circle at the corner of the laneway;
- (c) A plan notation indicating that the rear setback will be paved with concrete and the levels raised to the garage and the first floor of each dwelling by 300mm (no increase in maximum building height);
- (d) The red bricks replaced with honed light coloured masonry blockwork;
- (e) The front verandah / canopy to each dwelling painted in black (in lieu of a dark timber stain finish);
- (f) The timber fence painted in black (in lieu of a timber stained finish); and
- (g) The articulation of the metal standing seam at the first floor modified from a simple vertical composition to a combination of horizontal, vertical and diagonal.

but further modified to show:

- (h) The first floor wall of bedroom 1 to Dwelling 2 setback 0.75m from the northern boundary;
  - (i) The provision of a minimum 12sq.m. of private open space to each dwelling;
  - (j) The south-east corner of the Dwelling 1 setback an additional 0.5m from the western edge of the splay;
  - (k) Permeable areas/surfaces shown confirming that the site will achieve a minimum permeable area of 20%;
  - (l) The provision of sensor lighting to each porch / entry of the new dwelling, appropriately shielded and of limited intensity so as to avoid any light spillage into adjoining properties;
  - (m) The provision of 6m<sup>3</sup> of storage space to each dwelling;
  - (n) Elevations to show operable windows, with at least one operable window to each habitable room;
  - (o) All first floor habitable room windows screened in accordance with the standard at Clause 55.04-6 (Overlooking);
  - (p) All site services to be shown on the ground floor plan, including mailboxes;
  - (q) An updated schedule of all external materials and finishes (including all screen detail with samples included).
2. 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.
3. Before the development 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.
4. Any service 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.
5. Before the dwellings are occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating access to the dwelling entrances must be provided. Lighting must be:
- (a) located;
  - (b) directed;

- (c) shielded; and
- (d) of limited intensity,

to the satisfaction of the Responsible Authority.

6. Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, all screening and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority. Once installed the screening and other measures must be maintained to the satisfaction of the Responsible Authority.
7. Before the development 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.
8. 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.
9. 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.

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:**

This site is subject to a Heritage Overlay. A planning permit may be required for any external works.

A building permit may be required before development is commenced. Please contact Council's Building Services on 9205 5095 to confirm.

Provision must be made for drainage of the site to a legal point of discharge. Please contact Council's Building Services on 9205 5095 for further information.

All future residents, employees and occupiers within the development approved under this permit will not be permitted to obtain resident or visitor parking permits.

**CONTACT OFFICER:** John Theodosakis  
**TITLE:** Senior Statutory Planner  
**TEL:** 9205 5307

**Attachments**

- 1 Site location - 2 St Phillips Street, Abbotsford
- 2 PLN16/0610 - 2 St Phillips Street Abbotsford - Advertised Plans
- 3 PLN16/0610 - 2 St Phillips Street Abbotsford - Advertised Plans Part 2
- 4 Heritage advice
- 5 Engineer's advice
- 6 Revised plans in response to referrals (emailed 16 March 2017)
- 7 Further comments from engineer in relation to sketch plans.
- 8 ESD advice

**Attachment 1 - Site location - 2 St Phillips Street, Abbotsford**

**SUBJECT LAND: 2 St Phillips Street, Abbotsford**



↑ North

★ Subject Site

## Attachment 2 - PLN16/0610 - 2 St Phillips Street Abbotsford - Advertised Plans

# PROPOSED 2 TOWNHOUSE DEVELOPMENT AT 2 ST PHILLIPS STREET, ABBOTSFORD.

## TOWN PLANNING PERMIT DRAWINGS

JULY 2016



DRAWING LIST	
Sheet Number	Sheet Name
INT.00	Cover Page
TP.01	Site Context Plan & Aerial Photograph
TP.02	Re-establishment & Feature Survey
TP.03	Site Photographs
TP.04	Site Analysis Diagram & Demolition Plan
TP.05	Design Response Diagram
TP.06	Proposed Ground Floor Plan
TP.07	Proposed First Floor Plan
TP.08	Proposed Upper First Floor
TP.09	Proposed Roof Plan
TP.10	Proposed Elevations
TP.10B	Proposed Elevations Coloured
TP.11	Proposed Elevations
TP.11B	Proposed Elevations - Coloured
TP.12	Proposed section through North Elevation
TP.13	Proposed Section through east of courtyard
TP.14	Shadow Diagram 9 am
TP.15	Shadow Diagram 10 am
TP.16	Shadow Diagram 11 am
TP.17	Shadow Diagram 12 pm
TP.18	Shadow Diagram 1 pm
TP.19	Shadow Diagram 2 pm
TP.20	Shadow Diagram 3 pm



PROPOSED 2 TOWNHOUSE DEVELOPMENT AT  
2 ST PHILLIPS STREET, ABBOTSFORD

Drawing name  
Cover Page

Revision No.	Description	Date
1	TP Submission	04.07.16
2	Additional info request	10.08.16

Project number 16008  
Date 11/03/16  
Drawn by NY  
Checked by NYB

Drawing number  
**INT.00**  
Scale



8/15/2016 1:16:10 AM



Attachment 2 - PLN16/0610 - 2 St Phillips Street Abbotsford - Advertised Plans







**Attachment 2 - PLN16/0610 - 2 St Phillips Street Abbotsford - Advertised Plans**



1 VIEW OF SUBJECT SITE - 2 ST PHILLIPS STREET



2 BACKYARD VIEW - 2 ST PHILLIPS STREET



3 VIEW OF ADJACENT HOUSE - 4 ST PHILLIPS STREET



4 VIEW OF ST PHILLIPS STREET FROM GIPPS STREET ENTRY



5 VIEW OF OPPOSITE HOUSE TO 2 ST PHILLIPS STREET



6 VIEW OF ADJACENT RIGHT OF WAY



7 VIEW OF BACK RIGHT OF WAY



8 VIEW OF FOOTPATH FROM 2 ST PHILLIPS STREET



9 SIDE OF 2 ST PHILLIPS STREET TO NO 4 ST PHILLIPS STREET



10 VIEW OF RIGHT OF WAY BETWEEN 2 ST PHILLIPS STREET AND NO 196 GIPPS STREET



11 VIEW OF HOUSES ADJACENT SUBJECT SITE



12 CORNER VIEW OF 2 ST PHILLIPS STREET



PROPOSED 2 TOWNHOUSE DEVELOPMENT AT  
2 ST PHILLIPS STREET, ABBOTSFORD

Drawing name  
Site Photographs

Revision No.	Description	Date
1	TP Submission	04.07.16

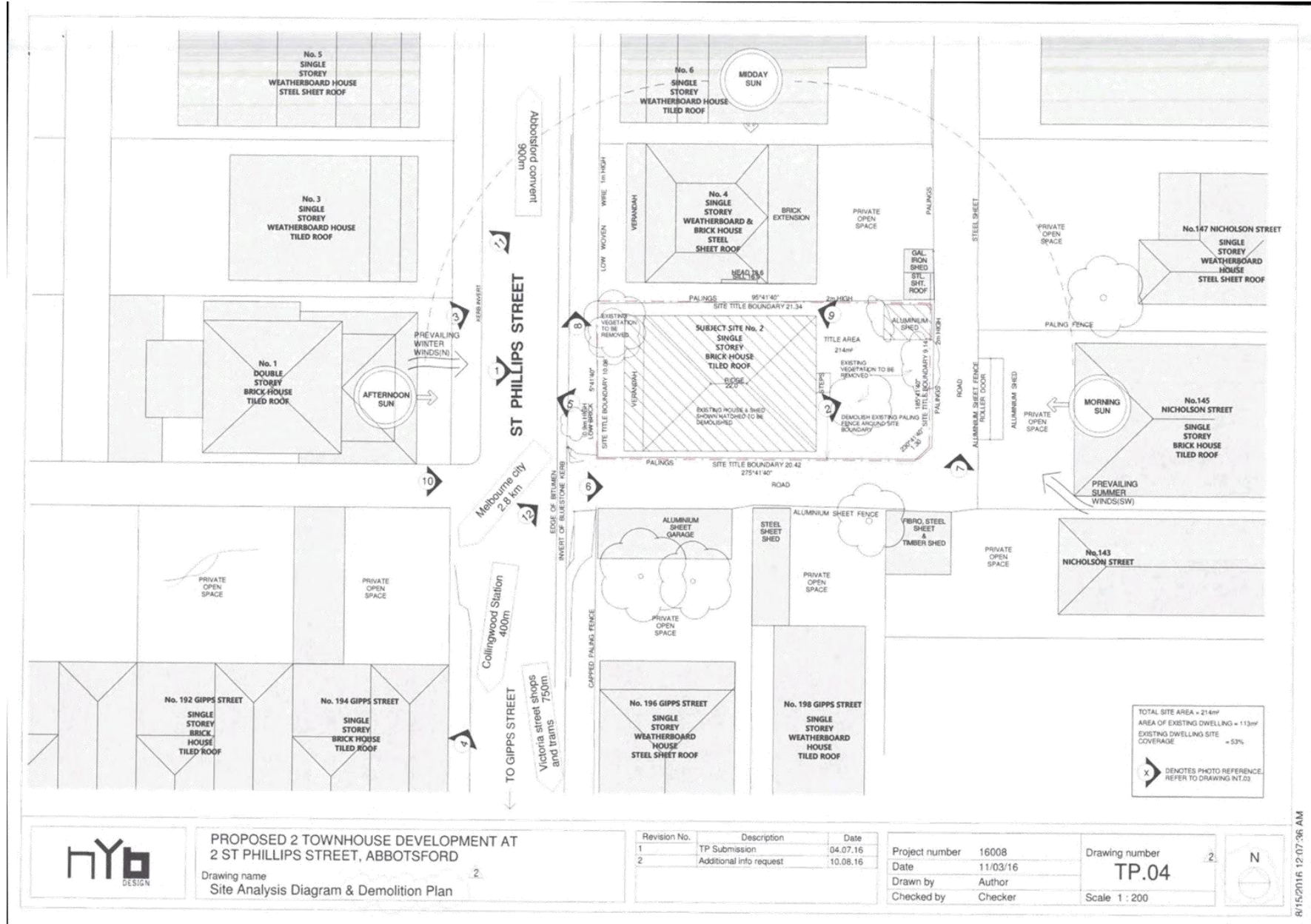
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Date 11/03/16  
Drawn by Author  
Checked by Checker

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Scale



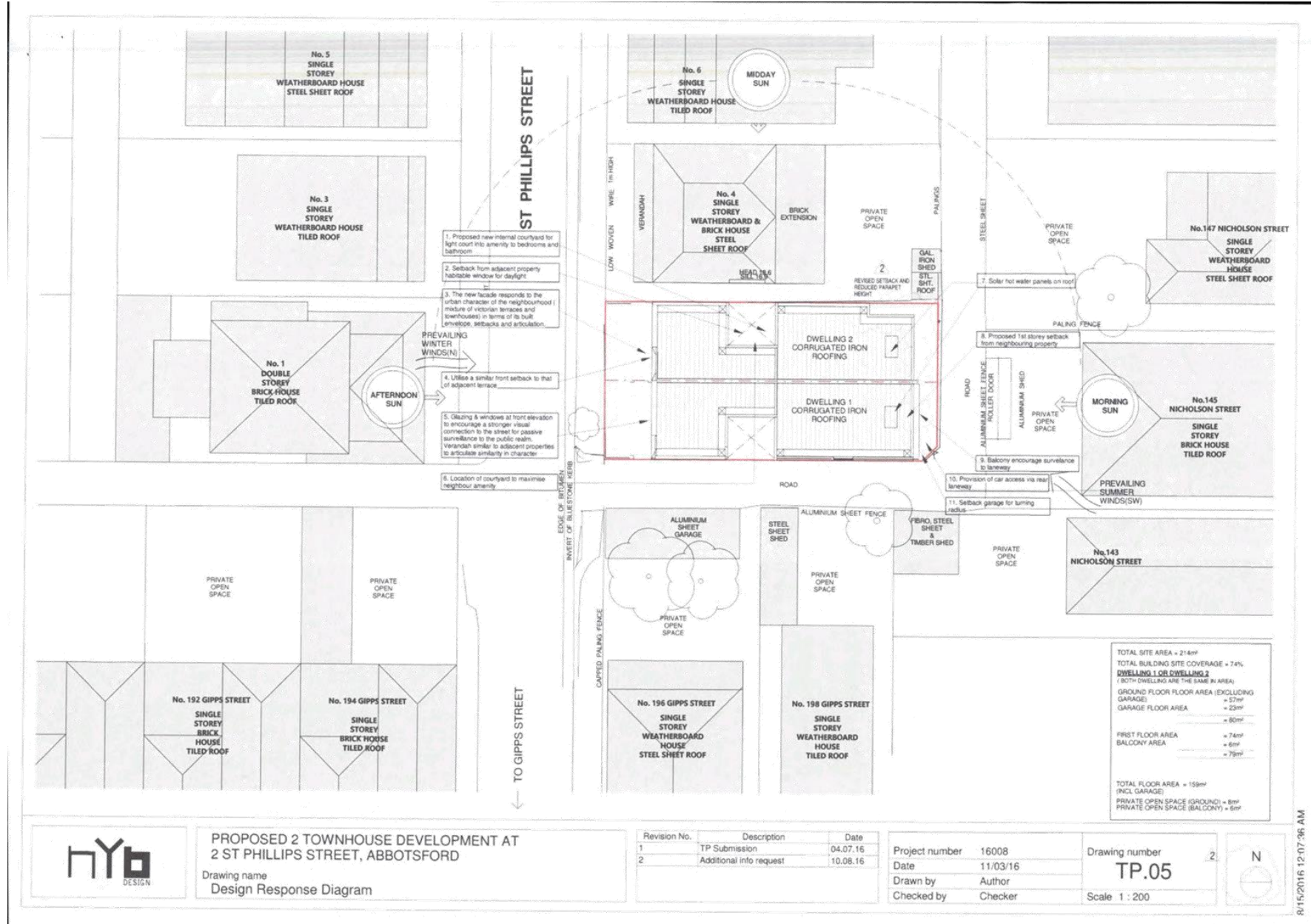
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Attachment 2 - PLN16/0610 - 2 St Phillips Street Abbotsford - Advertised Plans

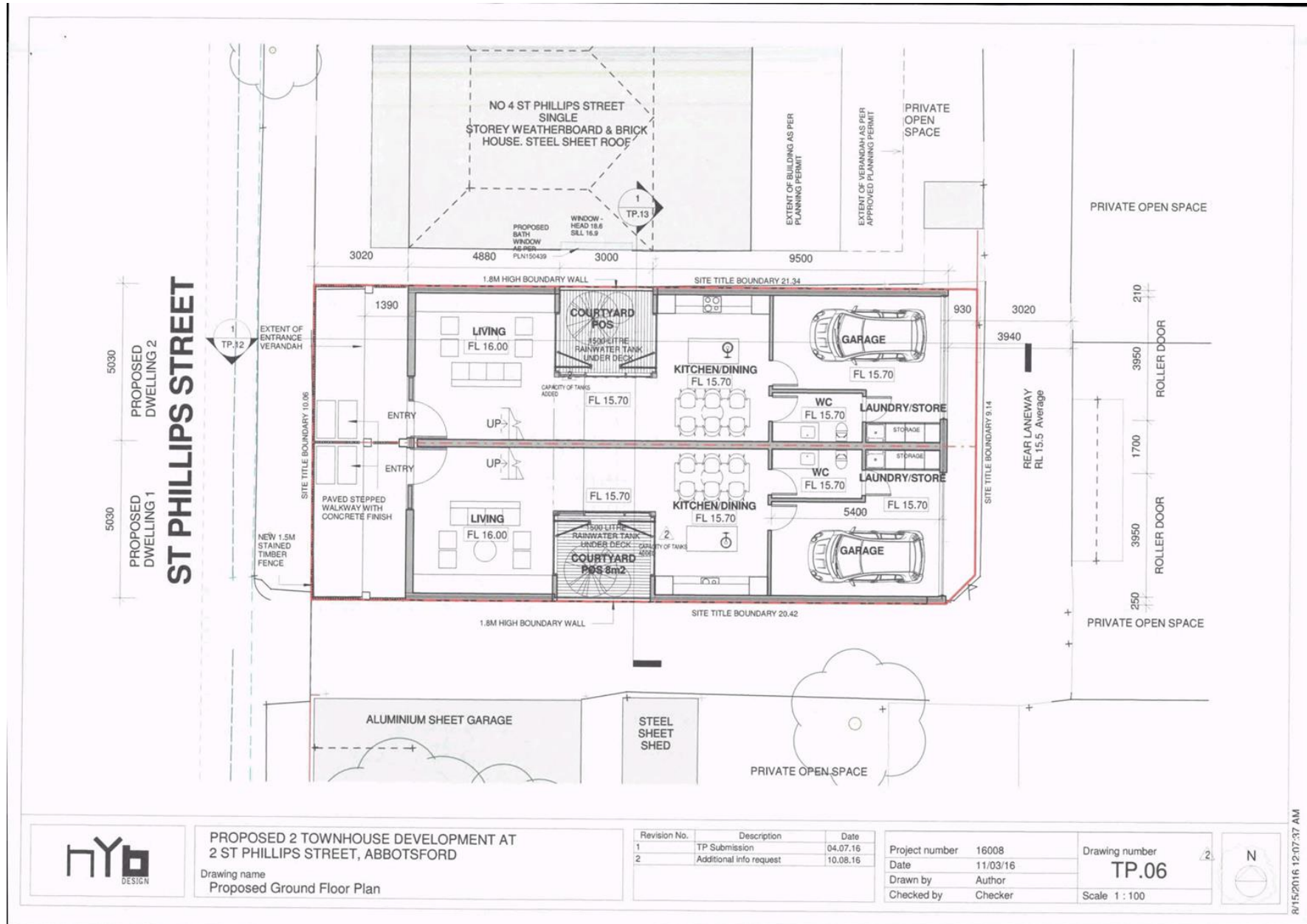


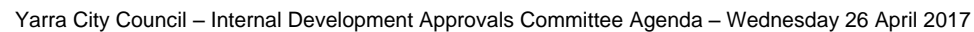


Attachment 2 - PLN16/0610 - 2 St Phillips Street Abbotsford - Advertised Plans



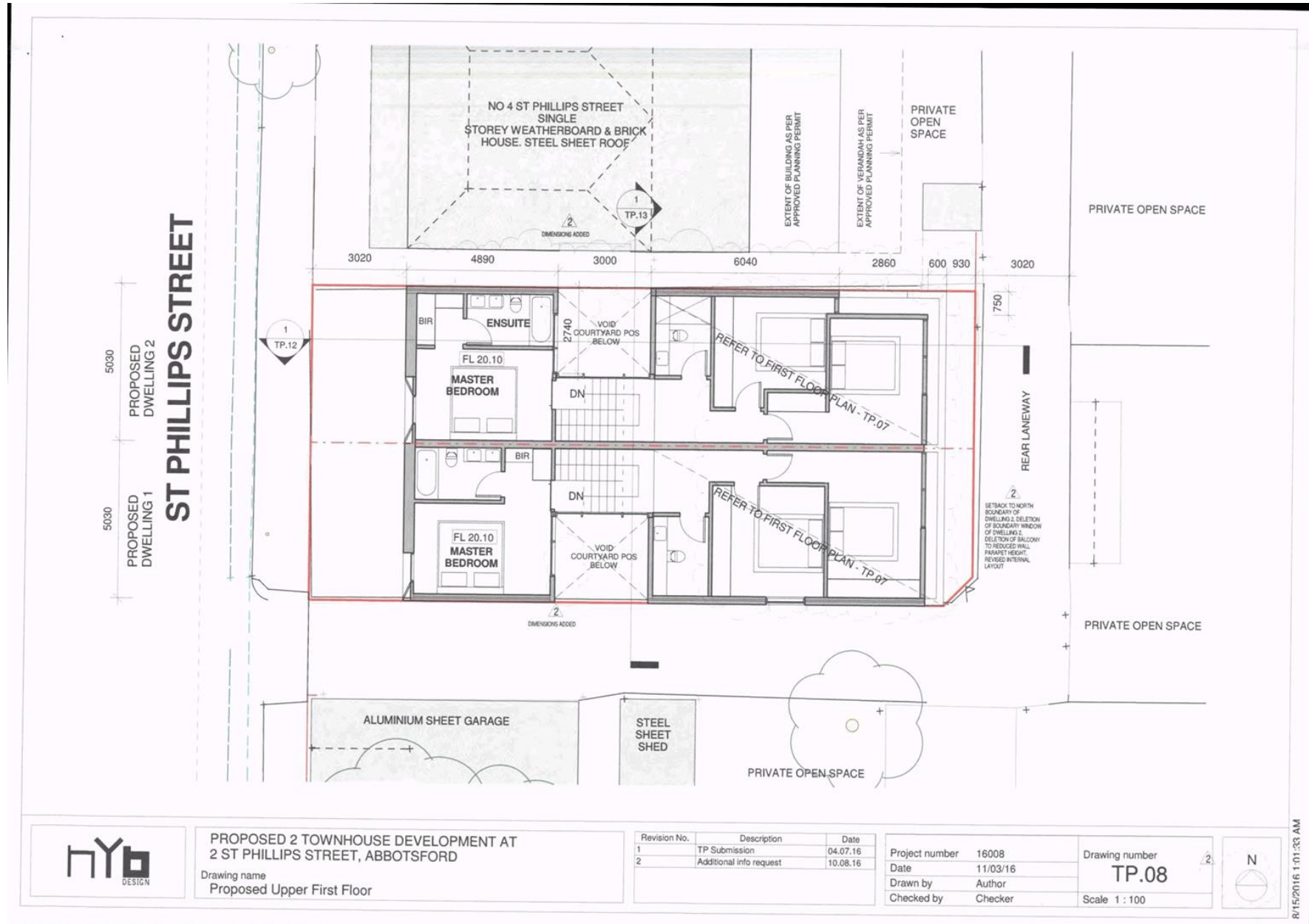
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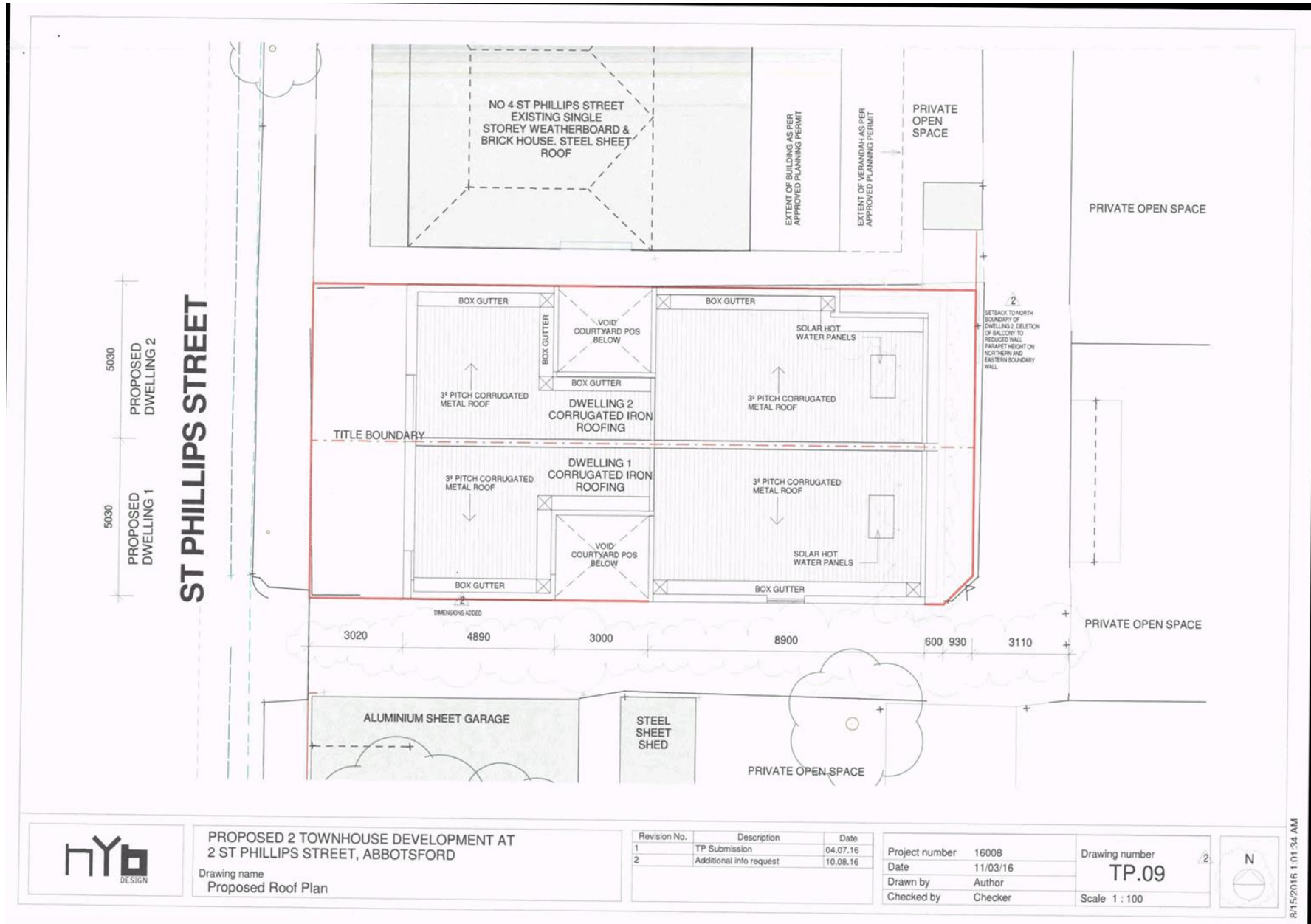


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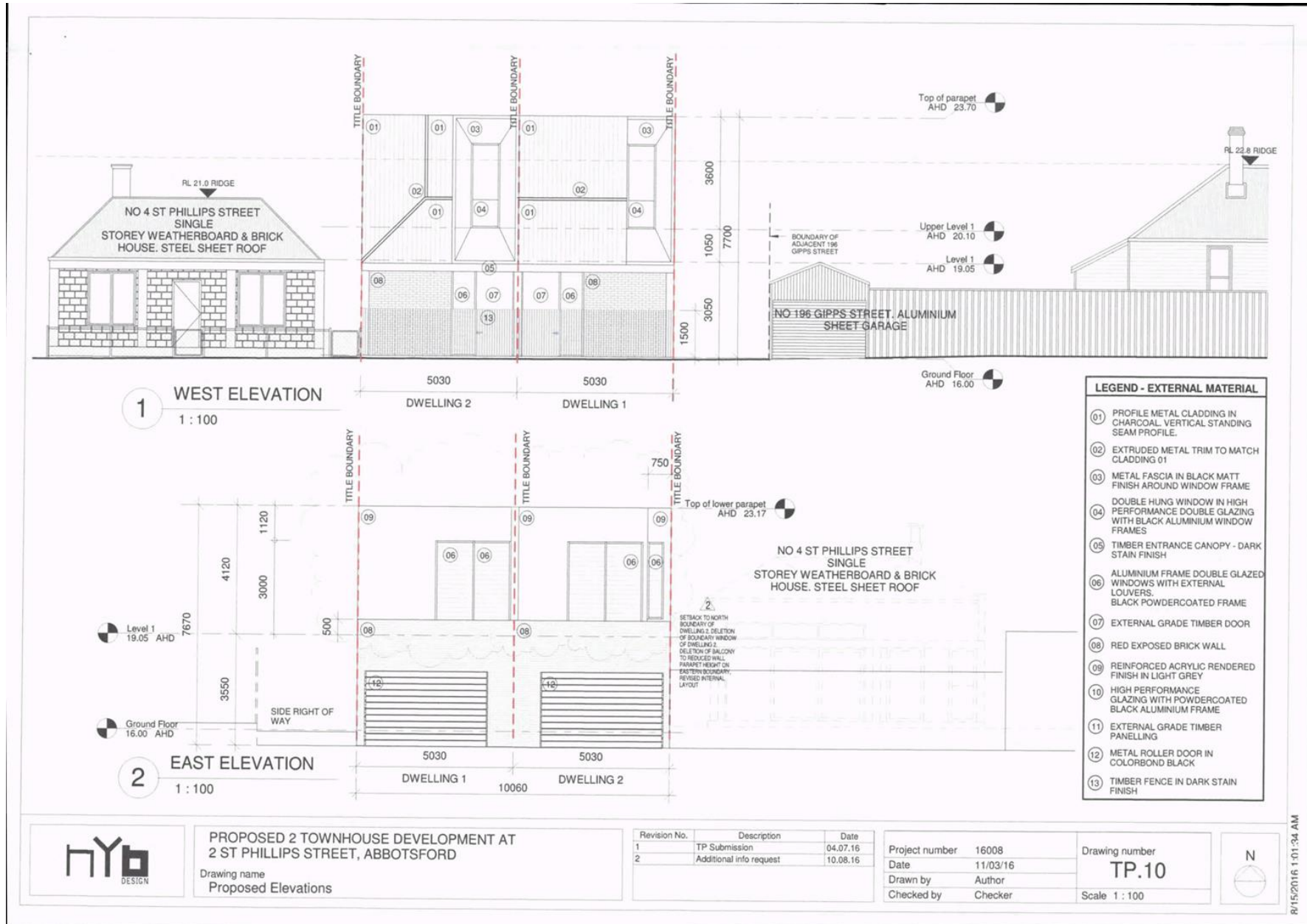




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## Attachment 3 - PLN16/0610 - 2 St Phillips Street Abbotsford - Advertised Plans Part 2

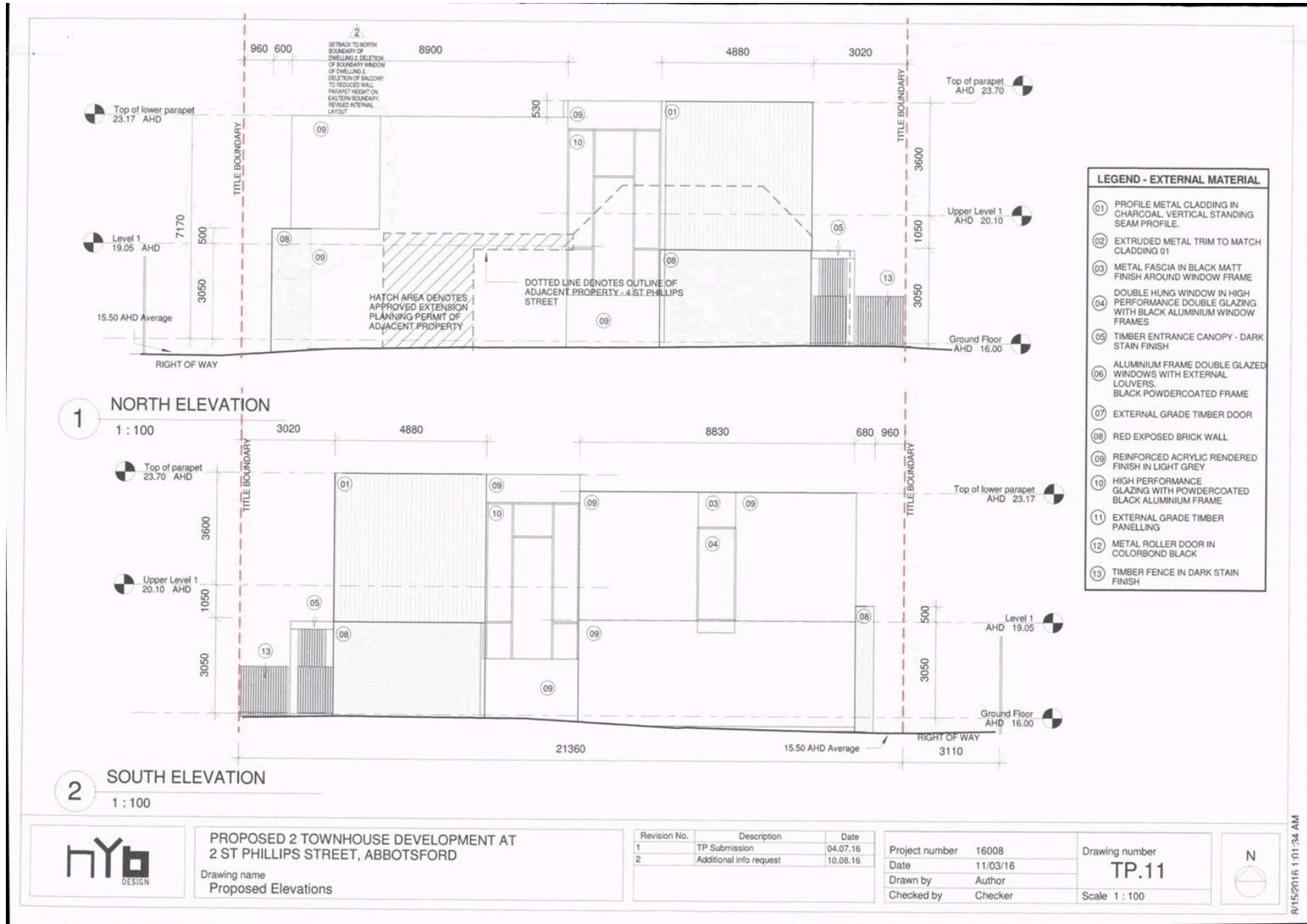


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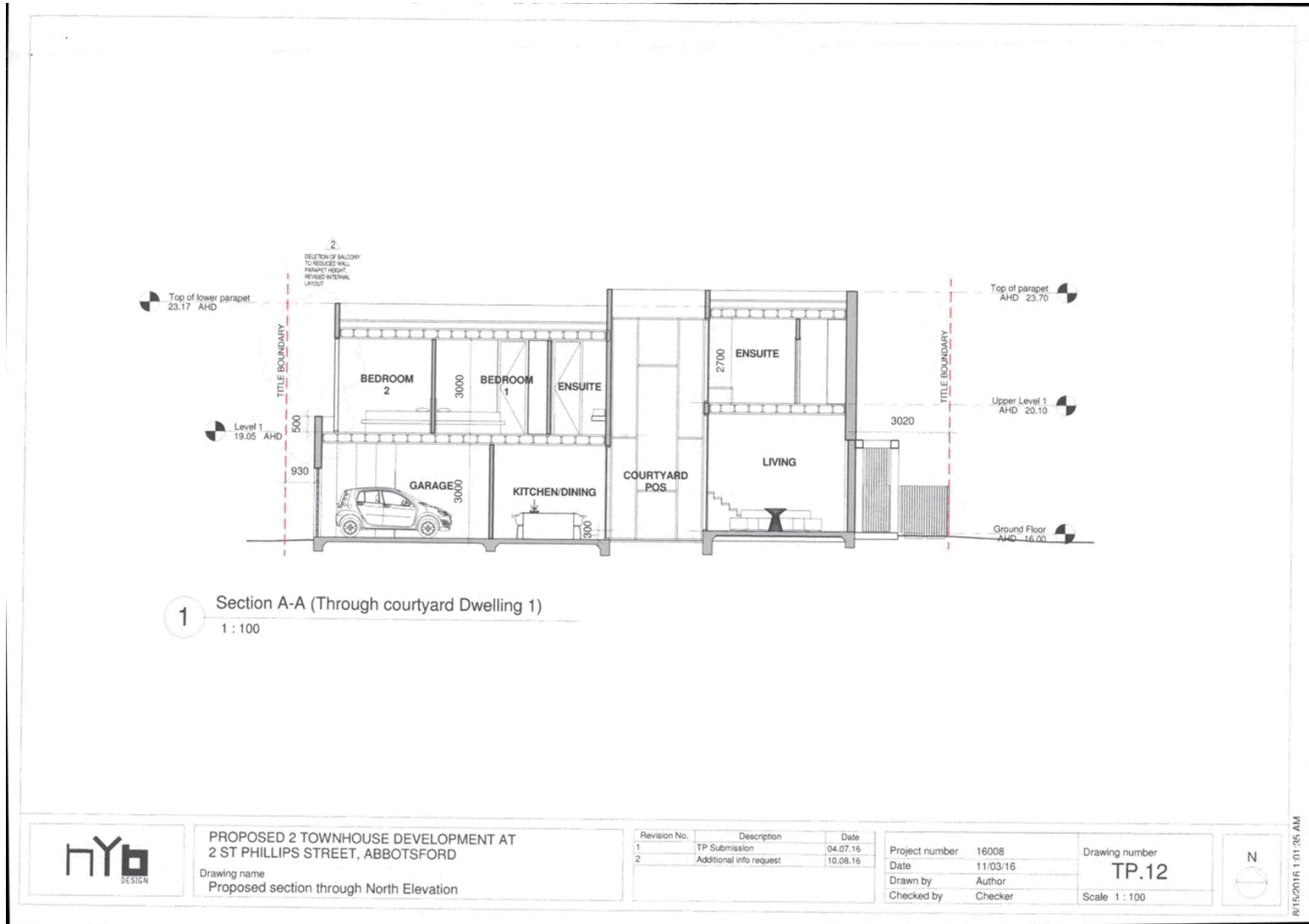
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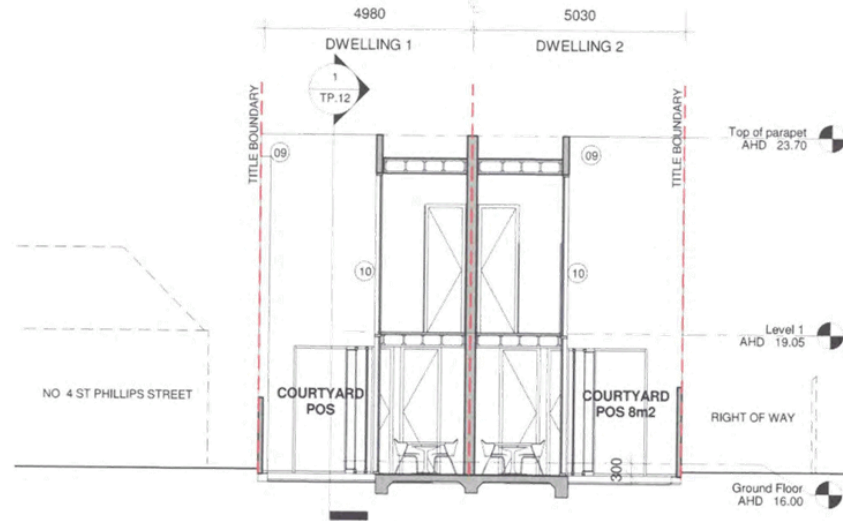
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Attachment 3 - PLN16/0610 - 2 St Phillips Street Abbotsford - Advertised Plans Part 2



LEGEND - EXTERNAL MATERIAL	
01	PROFILE METAL CLADDING IN CHARCOAL VERTICAL STANDING SEAM PROFILE.
02	EXTRUDED METAL TRIM TO MATCH CLADDING 01
03	METAL FASCIA IN BLACK MATT FINISH AROUND WINDOW FRAME
04	DOUBLE HUNG WINDOW IN HIGH PERFORMANCE DOUBLE GLAZING WITH BLACK ALUMINIUM WINDOW FRAMES
05	TIMBER ENTRANCE CANOPY - DARK STAIN FINISH
06	ALUMINIUM FRAME DOUBLE GLAZED WINDOWS WITH EXTERNAL LOUVERS. BLACK POWDERCOATED FRAME
07	EXTERNAL GRADE TIMBER DOOR
08	RED EXPOSED BRICK WALL
09	REINFORCED ACRYLIC RENDERED FINISH IN LIGHT GREY
10	HIGH PERFORMANCE GLAZING WITH POWDERCOATED BLACK ALUMINIUM FRAME
11	EXTERNAL GRADE TIMBER PANELLING
12	METAL ROLLER DOOR IN COLORBOND BLACK
13	TIMBER FENCE IN DARK STAIN FINISH

1 Section 1-1 ( Section through courtyard)  
1 : 100



PROPOSED 2 TOWNHOUSE DEVELOPMENT AT  
2 ST PHILLIPS STREET, ABBOTSFORD

Drawing name  
Proposed Section through east of courtyard

Revision No.	Description	Date
1	TP Submission	04.07.16

Project number 16008  
Date 11/03/16  
Drawn by Author  
Checked by Checker

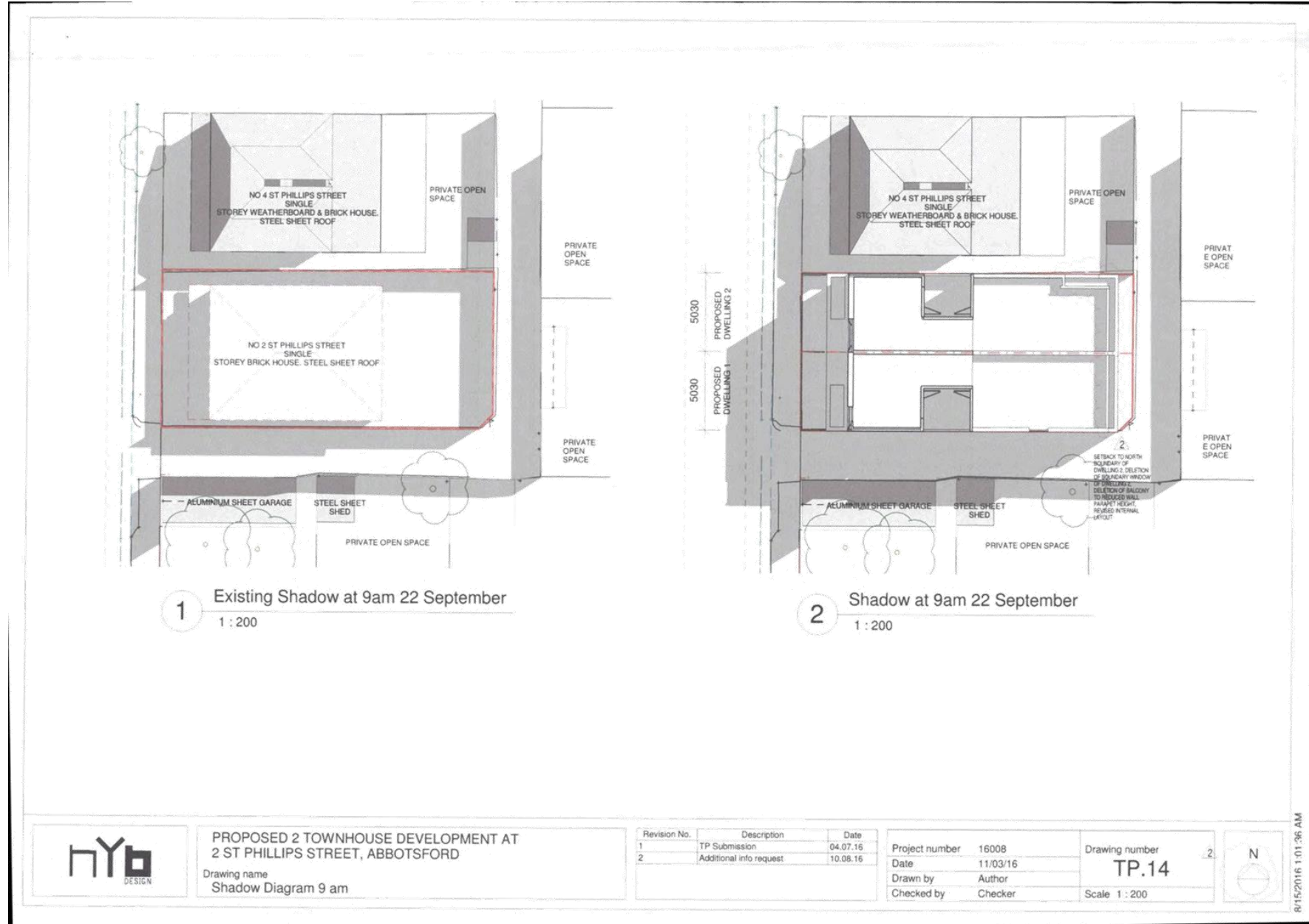
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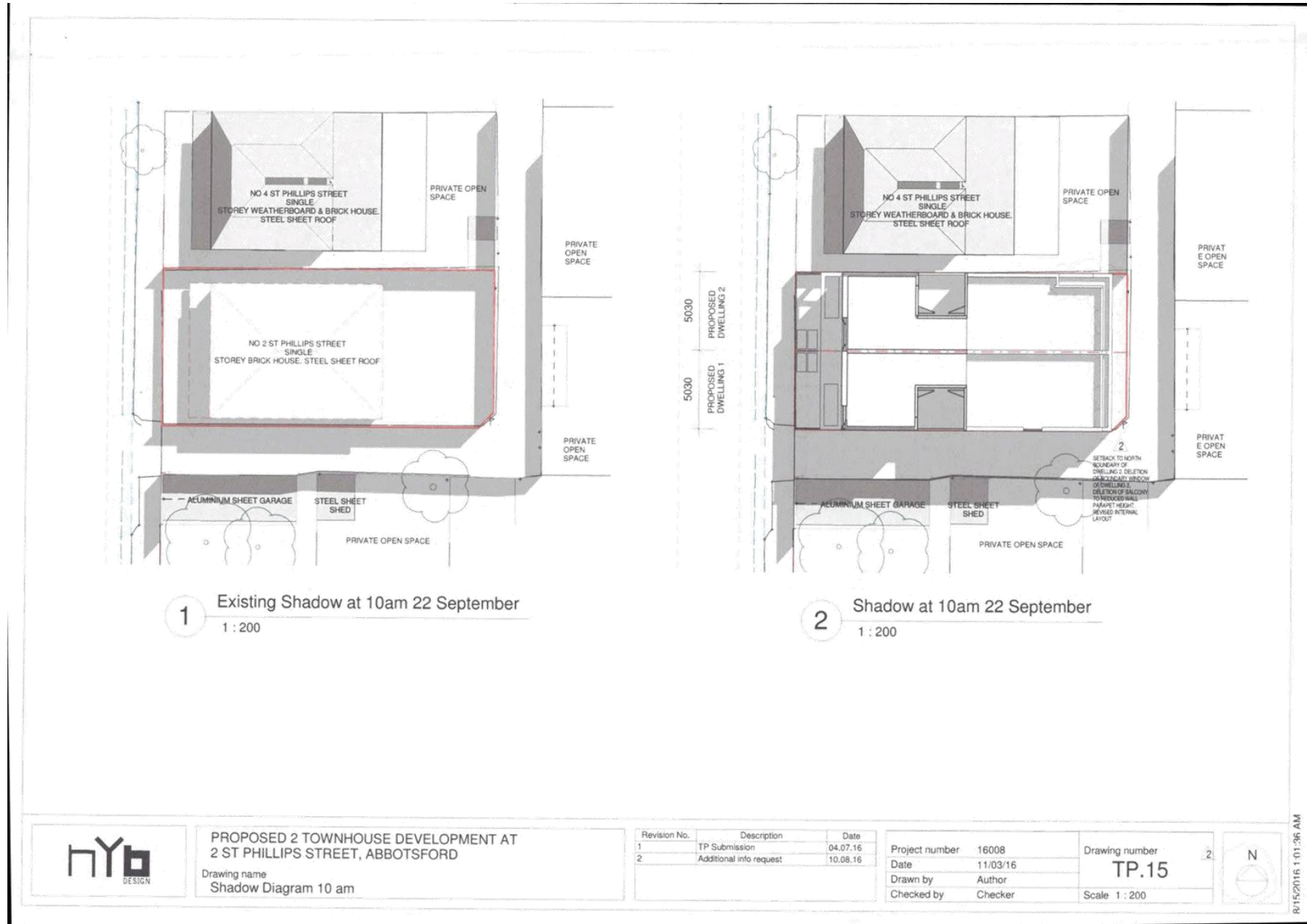


Attachment 3 - PLN16/0610 - 2 St Phillips Street Abbotsford - Advertised Plans Part 2

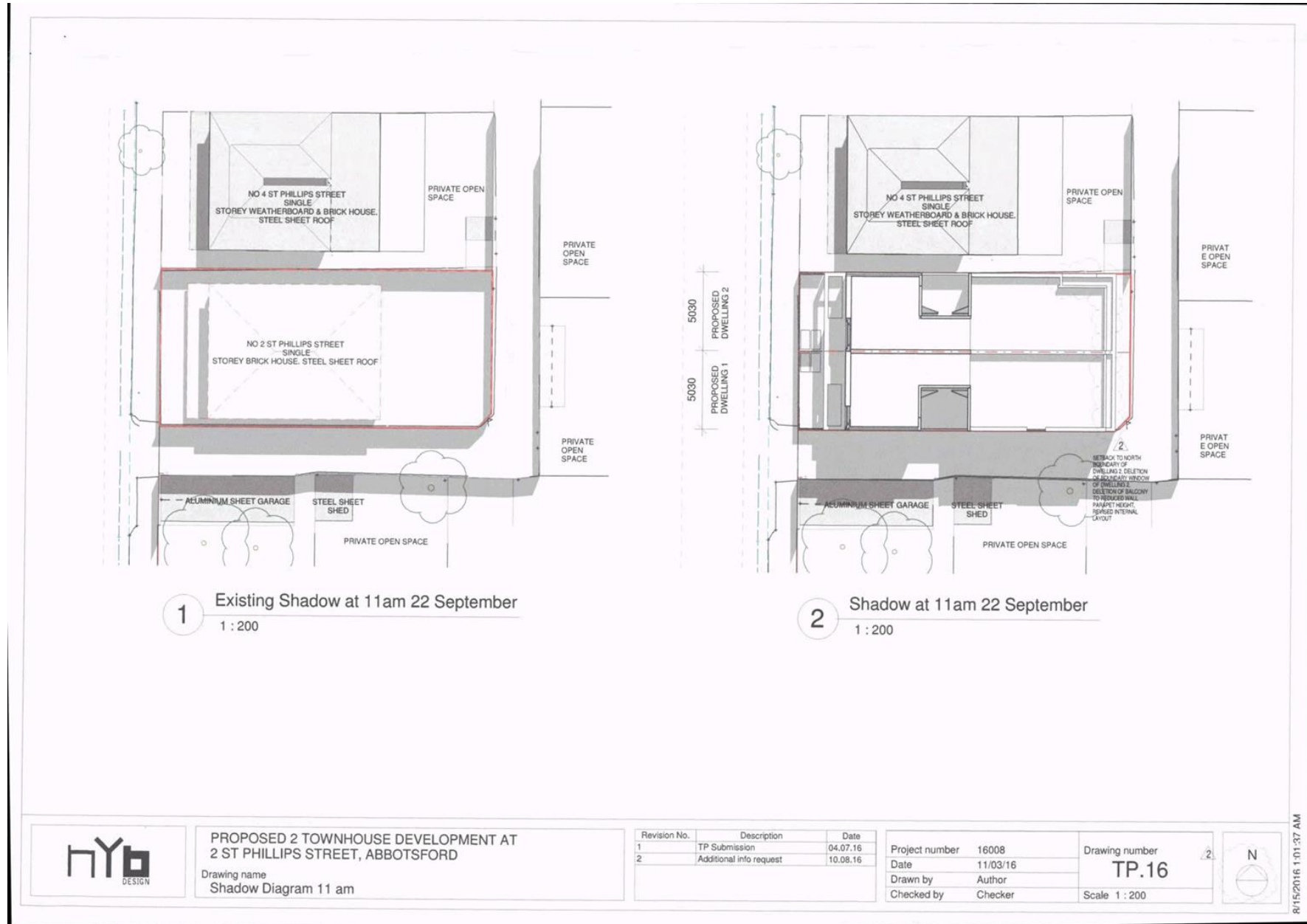




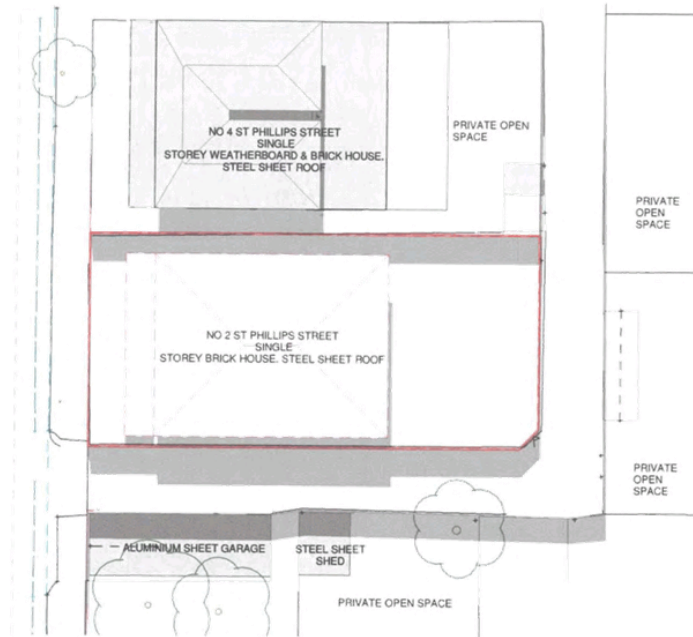
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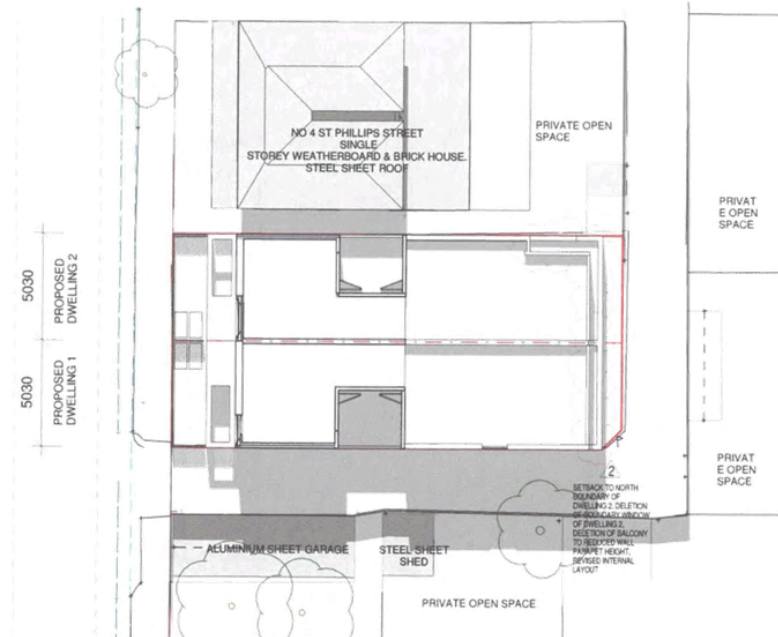
Attachment 3 - PLN16/0610 - 2 St Phillips Street Abbotsford - Advertised Plans Part 2



Attachment 3 - PLN16/0610 - 2 St Phillips Street Abbotsford - Advertised Plans Part 2



1 Existing Shadow at 12pm 22 September  
1 : 200



2 Shadow at 12pm 22 September  
1 : 200



PROPOSED 2 TOWNHOUSE DEVELOPMENT AT  
2 ST PHILLIPS STREET, ABBOTSFORD

Drawing name  
Shadow Diagram 12 pm

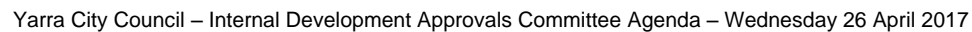
Revision No.	Description	Date
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2	Additional info request	10.08.16

Project number 16008  
Date 11/03/16  
Drawn by Author  
Checked by Checker

Drawing number  
**TP.17**  
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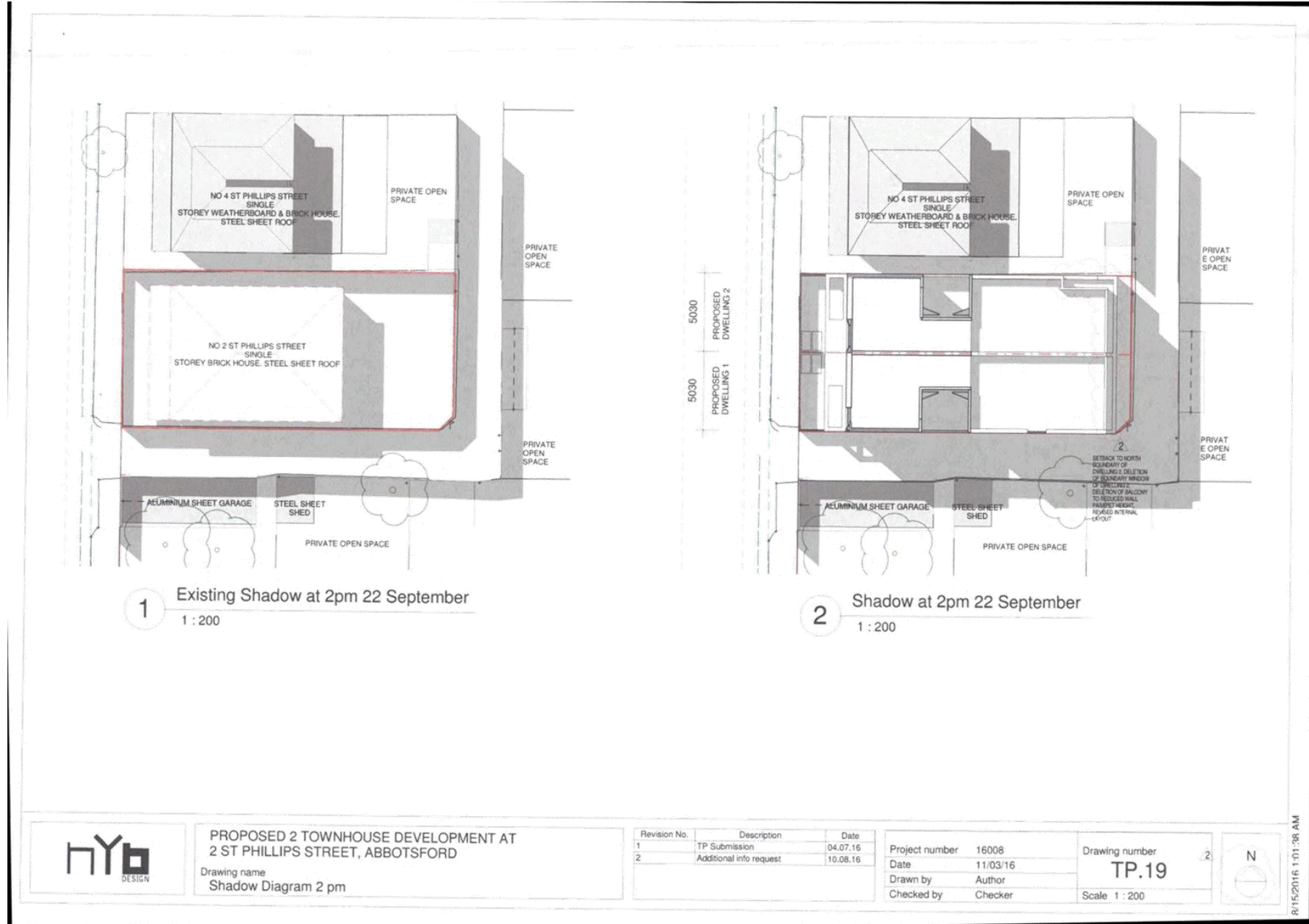


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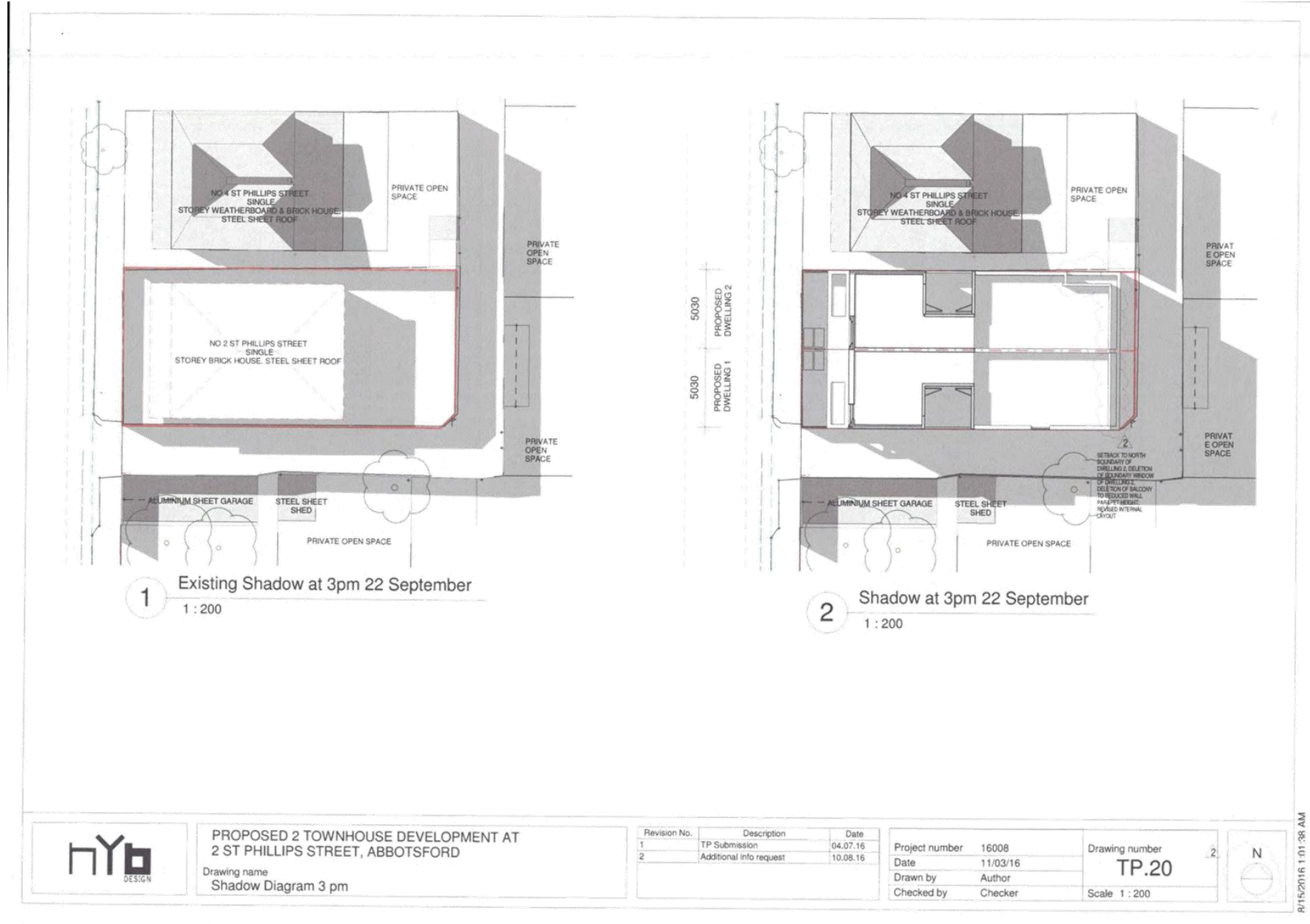




Attachment 3 - PLN16/0610 - 2 St Phillips Street Abbotsford - Advertised Plans Part 2



Attachment 3 - PLN16/0610 - 2 St Phillips Street Abbotsford - Advertised Plans Part 2



## Attachment 4 - Heritage advice

### City of Yarra Heritage Advice

**Application No.:** PLN16/0610

**Address of Property:** 2 St Phillips Street, Abbotsford.

**Planner:** John Theodosakis

**Yarra Planning Scheme References:** Clauses 43.01 and 22.02.

**Heritage Overlay No.:** HO313      **Precinct:** Charles Street Precinct, Abbotsford.

#### Level of significance

A single storey brick dwelling, constructed 1960-1970 is listed as being Not contributory in Appendix 8, *City of Yarra Review of Heritage Overlay Areas 2007 (Rev. Sep. 2015)*.

#### Proposal

Demolition of the existing dwelling and construction of two semi-detached double-storey dwellings.

#### Drawing Numbers

21 pages of drawings prepared by nyb Design, with Council date stamp 19 Aug 2016.

#### Context Description

The existing dwelling is a single storey, post-War, salmon brick-veneer bungalow. Opposite is a similar dwelling which is double-storey. Adjacent and opposite are some single storey Victorian timber cottages in various states of repair but all are capable of rehabilitation. The site abuts a lane and across the lane is the back yard of a dwelling fronting Gipps Street. In summary the context is quite mixed.

#### Assessment of Proposed Works

##### Demolition

There are no issues with demolition as the existing house is not contributory.

##### *Built form (height/setbacks)*

The proposed setback of 3.02 metres to the elevation is the same as that of the adjacent dwelling (No. 4 St Phillips Street) which is appropriate. The proposed setback of the verandah of 1.63 metres is also the same as on the adjacent dwelling and is acceptable.

The proposed height is 7.7 metres which is lower than the typical height of a Victorian double-storey Victorian dwelling and is 2.7 metres higher than the adjacent Victorian dwelling which is acceptable.

## **Attachment 4 - Heritage advice**

The proposed building will be essentially a box with the ground floor façade being a mirror image for each dwelling whereas the upper level façade is generally repetitive, containing a recessed window with a splayed surround for each dwelling. Given the mixed context of this part of St Phillips Street and the compact scale of the proposed building, the contemporary design is acceptable.

### *Colours/materials*

The ground floor façade of each dwelling comprises a red brick panel, a rectangular, vertically-oriented louvre window and a timber door. This is acceptable however the bricks are noted as being red brick. The elevations are shaded to indicate possible use of recycled bricks while the range of red bricks is quite wide – in summary this needs further clarification as to exactly which bricks are proposed. In my opinion they could be another colour. The first floor façade is proposed to be vertical standing seam metal cladding coloured Charcoal, and enlivened by a thin matching metal trim. Window fascias are proposed to be flat metal in matte black. All of this is acceptable.

The materials which are not acceptable are: the finish to the front door has not been indicated and this should be painted; the proposed dark stain to the timber entrance canopy and the front fence. Experience in Yarra has shown that this finish is hard to maintain as a consequence of weather and soon degenerates into an unsightly appearance. It is not evident from the drawings if the timber for the entrance is under cover or not. Any timber exposed to the weather (rain) should be painted or another material should be used.

The external materials schedule indicates that 11 is External grade timber panelling. I cannot find this on the drawings and assume it might be part of the entrance verandah/canopy. This should be clarified.

### *Fence*

Acceptable other than for the finish.

### **Recommendation / Comments:**

Approved subject to the deletion of stained finishes to exposed timber and replacement with a painted finish or another material to be substituted.

Clarify the location of 11 External grade timber panelling.

### **Signed:**

A handwritten signature in black ink, appearing to read 'Robyn Riddett', is written over a light grey rectangular background.

### **Robyn Riddett**

Director – Anthemion Consultancies

**Date:** 12 November, 2016.



## Attachment 5 - Engineer's advice



## MEMO

**To:** John Theodosakis  
**From:** Artemis Bacani  
**Date:** 31 February 2017  
**Subject:** Application No: PLN16/0610  
 Description: Construction of Two Three-Storey Building - Residential  
 Site Address: 2 St Philips Street, Abbotsford

I refer to the above Planning Application received on 15 September 2016 in relation to the proposed development at 2 St Philips Street, Abbotsford. Council's Engineering Services unit provides the following information:

**CAR PARKING PROVISION****Proposed Development**

Under the provisions of Clause 52.06-5 of the Yarra Planning Scheme, the development's parking requirements are as follows:

Proposed Use	Quantity	Statutory Parking Rate	No. of Spaces Required	No. of Spaces Allocated
Three-bedroom dwelling	2	2 spaces per dwelling	4	2
<b>Total</b>			<b>4 Spaces</b>	<b>2 spaces</b>

Since the site has a total statutory car parking requirement of 4 spaces, a reduction of two spaces is sought by the applicant.

To reduce the number of car parking spaces required under Clause 52.06-5 (including to reduce to zero spaces), the application for the car parking reduction must be accompanied by a Car Parking Demand Assessment.

**Car Parking Demand Assessment**

In reducing the number of parking spaces required for the proposed development, the Car Parking Demand Assessment would assess the following:

- Parking Demand for the Dwellings.*

The two three-bedroom dwellings in the development would be provided with one on-site car parking space each. The 2011 ABS Census data for car ownership in Abbotsford recorded that the average number of cars per three-bedroom dwelling was 1.6 cars. Some 14 % of three-bedroom dwellings did not own a car, whereas the proportion of three-bedroom dwellings owning one car was 34 %. The data suggests that there is a significant proportion of three-bedroom dwellings that own one or no cars. The proposed allocation of one space for the three-bedroom dwelling is considered acceptable.

## **Attachment 5 - Engineer's advice**

- *Availability of Public transport in the Locality of the Land.*  
The site is within walking distance of bus services operating along Hoddle Street and train services are available from Collingwood railway station.
- *Multi-purpose Trips within the Area.*  
Residential visitors to the development could possibly combine their visit with other activities or business whilst in the area. It is agreed that some visitors to the site would either live or work locally.

### **Appropriateness of Providing Fewer Spaces than the Likely Parking Demand**

Clause 52.06 lists a number of considerations for deciding whether the required number of spaces should be reduced. For the subject site, the following considerations are as follows:

- *Availability of Car Parking.*  
In a previous Town Planning application for 19-21 Russell Street, Abbotsford, O'Brien Traffic had commissioned an on-street parking survey on Saturday 26 November 2016 and Tuesday 29 November 2016 between 10am to 2pm and 6pm to 10pm.

The results of this parking study showed a peak parking occupancy of 53 % at 9pm on the Saturday and 79 % at 10am and at 11am on the Tuesday.

Although the level of on-street parking in the area is high, particularly during weekdays, the majority of the streets surrounding the site contain time restricted parking controls which ensure that parking turns over frequently.

Visitors to the site should be able to find a short-stay on-street parking space in the surrounding road network.

- *Access to or Provision of Alternative Transport Modes.*  
The site has very good accessibility to public transport and connectivity to the on-road bicycle network. The site is also in proximity to on-street car share pods. A Flexicar car share pod is available in Gipps Street, approximately 50 metres south of the site.
- *Other Relevant Considerations.*  
Occupants of the new dwellings will not be eligible to apply for an on-street residential and visitor car parking permits.

### **Adequacy of Car Parking**

From a traffic engineering perspective, the waiver of car parking is considered appropriate in the context of the development and the surrounding area. The 2011 Census data suggests that there is a market for dwellings without any on-site car parking in the Abbotsford area. The site has good access to alternative and more sustainable forms of transport.

Engineering Services has no objection to the reduction in the car parking requirement for this development.

## Attachment 5 - Engineer's advice

### DEVELOPMENT LAYOUT DESIGN

#### Layout Design Assessment

Item	Assessment
<b>Access Arrangements</b>	
Width of Right of Way	According to the submitted drawings, the rear Right of Way has a carriageway width of approximately 3.02 metres.
Setback Area	The garages are setback 0.93 metres from the edge of the Right of Way.
Doorway Widths	<p>The proposed garage doorways have widths of 3.95 metres.</p> <p>The swept path of a B85 design vehicle was checked using the Trapeze plan management tool. The width of the proposed doorways is sufficient to allow a B85 design vehicle to enter and exit off the Right of Way – refer to Figures 1 and 2.</p>
<b>Internal Layout</b>	
Garage Dimensions	<p>The width of the garages must be depicted on the drawings.</p> <p>The garage depth of 5.4 metres satisfies AS/NZS 2890.1:2004.</p>

#### Summary of Design Items to be Addressed

Item	Details
Vehicle Access in the Rights of Way	<p>The applicant must demonstrate that a B85 design vehicle can satisfactorily manoeuvre the corner of the Rights of Way by submitting a swept path diagram.</p> <p>The diagram must depict the existing corner splay on the south-east corner of the site.</p> <p>The diagram must be submitted to Council's Engineering Services branch for assessment and approval.</p>
Setback Area for Garages	The setback area (inside the property) should be constructed in a different material to the Right of Way.
Width of Garages	To be dimensioned on the drawings prior to endorsement.
Internal Concrete Slab	For any internal concrete works, the finished levels along the edge of the slab must be set 40 mm above the edge of the Right of Way – Council Infrastructure Requirement.

#### Capital Works Programme

A check of the Capital Works Programme for 2016/17 indicates that no infrastructure works have been approved or proposed within the area of the site at this time.

## **Attachment 5 - Engineer's advice**

### **IMPACT ON COUNCIL ROAD ASSETS**

The construction of the new building, the provision of underground utilities and construction traffic servicing and transporting materials to the site will impact on Council assets. Trenching and areas of excavation for underground services invariably deteriorates the condition and integrity of footpaths, kerb and channel, laneways and road pavements of the adjacent roads to the site.

It is essential that the developer rehabilitates/restores laneways, footpaths, kerbing and other road related items, as recommended by Council, to ensure that the Council infrastructure surrounding the site has a high level of serviceability for residents and visitors of the site.

### **ENGINEERING CONDITIONS**

The following items must be included in the Planning Permit for this site:

#### Civil Works – St Philips Street

- Upon the completion of all building works and connections for underground utility services, the footpath immediately outside the property's S Philips Street road frontage must be stripped and re-sheeted to Council's satisfaction and at the Permit Holder's expense.
- Pedestrian access must be constructed to a level no steeper than 1 in 40 from the building line to the top of kerb.

#### Civil Works – Rights of Way

- Any damage to the Rights of Way during the construction works must be repaired to the satisfaction of Council.

#### Construction Management Plan

- A Construction Management Plan must be prepared and submitted to Council. The Plan must be approved by Council prior to the commencement of works. A detailed dilapidation report should detail and document the existing and post construction conditions of surrounding road infrastructure and adjoining private properties.
- The Construction Management Plan for the site must also take the following into account:
  - If any existing public lighting assets require temporary disconnection, alternative lighting must be provided to maintain adequate lighting levels. A temporary lighting scheme can only be approved by Council and relevant power authority.
  - Existing public lighting could only be disconnected once temporary alternative lighting scheme becomes operational.
  - A temporary lighting scheme must remain operational until a permanent lighting scheme is reinstated.

#### 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.

## Attachment 5 - Engineer's advice

- 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.

### NON-PLANNING ADVICE TO THE APPLICANT

#### Preparation of Detailed Road Infrastructure Design Drawings

- The developer must prepare and submit detailed design drawings of all road infrastructure works and drainage works associated with this development for assessment and approval.

#### Legal Point of Discharge

- The applicant must apply for a Legal Point of Discharge under Regulation 610 – Stormwater Drainage of the *Building Regulations 2006* 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 *Local Government Act 1989* and Regulation 610.

#### Public Lighting

- The developer must ensure that light projected from any existing, new or modified lights does not spill into the windows of any new dwellings or any existing nearby residences. Any light shielding that may be required shall be funded by the Permit Holder.

#### Clearances from Electrical Assets

- Overhead power lines run along the east side of St Philips Street, close to the property line. The developer needs to ensure that the building has adequate clearances from overhead power cables, transformers, substations or and other electrical assets where applicable. Energy Safe Victoria has published an information brochure, *Building Design Near Powerlines*, which can be obtained from their website:

<http://www.esv.vic.gov.au/About-ESV/Reports-and-publications/Brochures-stickers-and-DVDs>

Regards

Artemis Bacani  
Roads Engineer  
Engineering Services Unit

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Attachment 5 - Engineer's advice

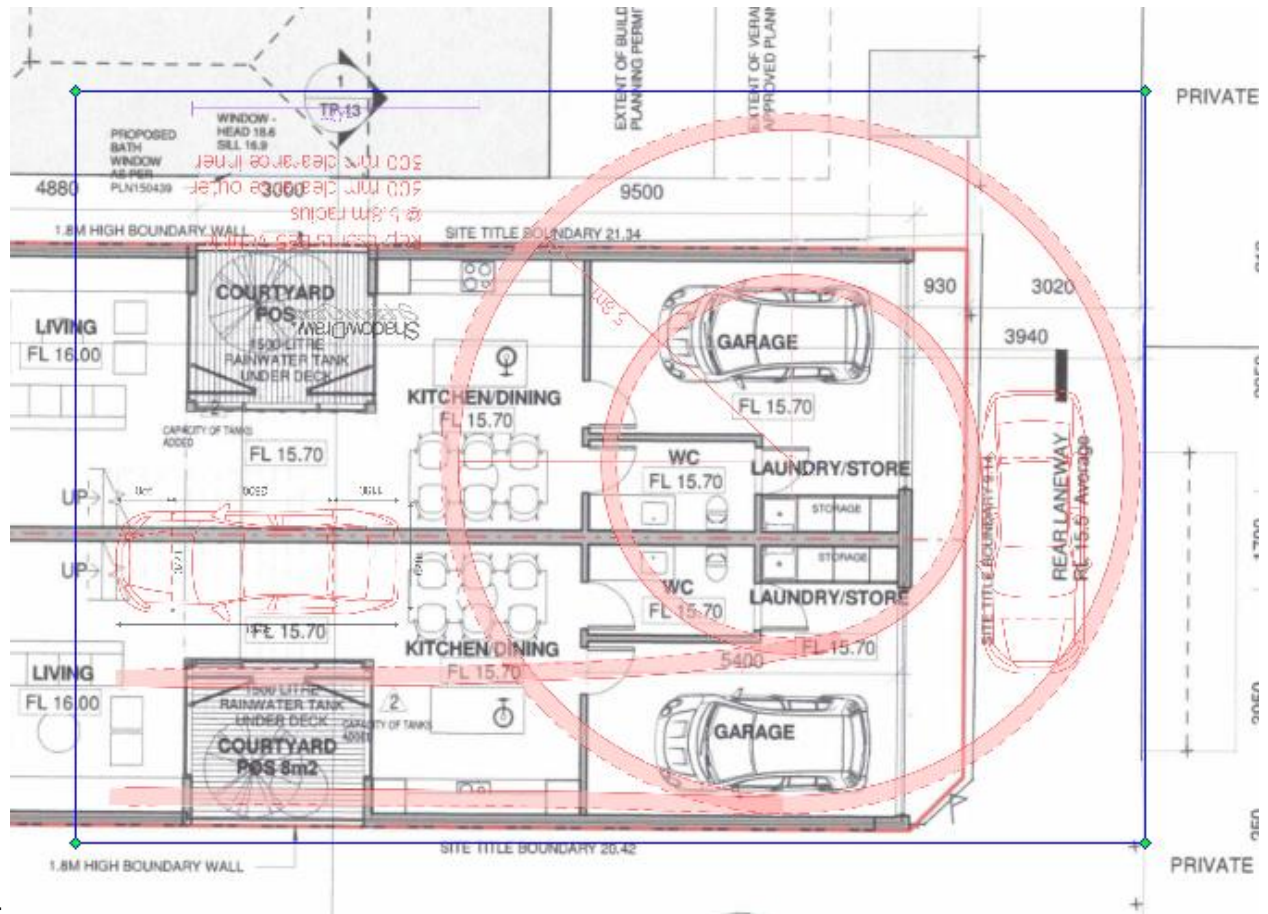


Figure 1: Swept Path Diagram for a B85 Design Vehicle - Garage 1

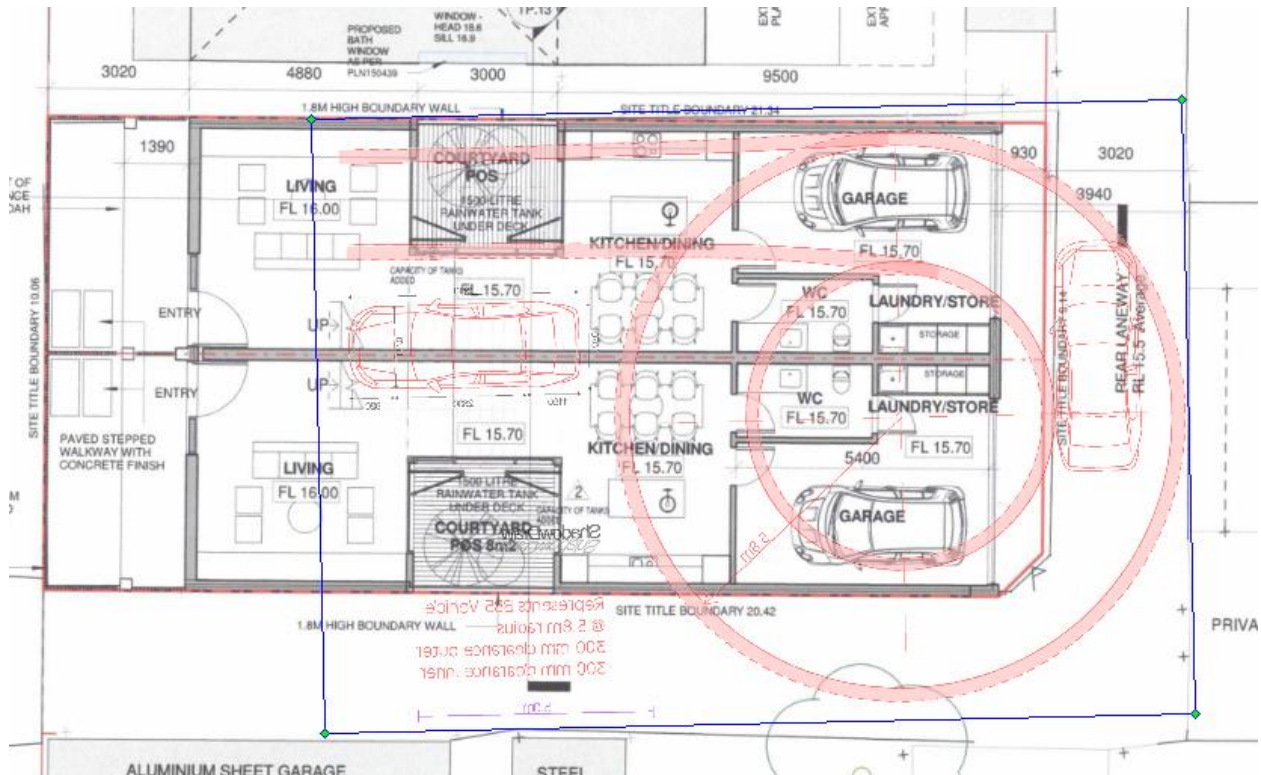
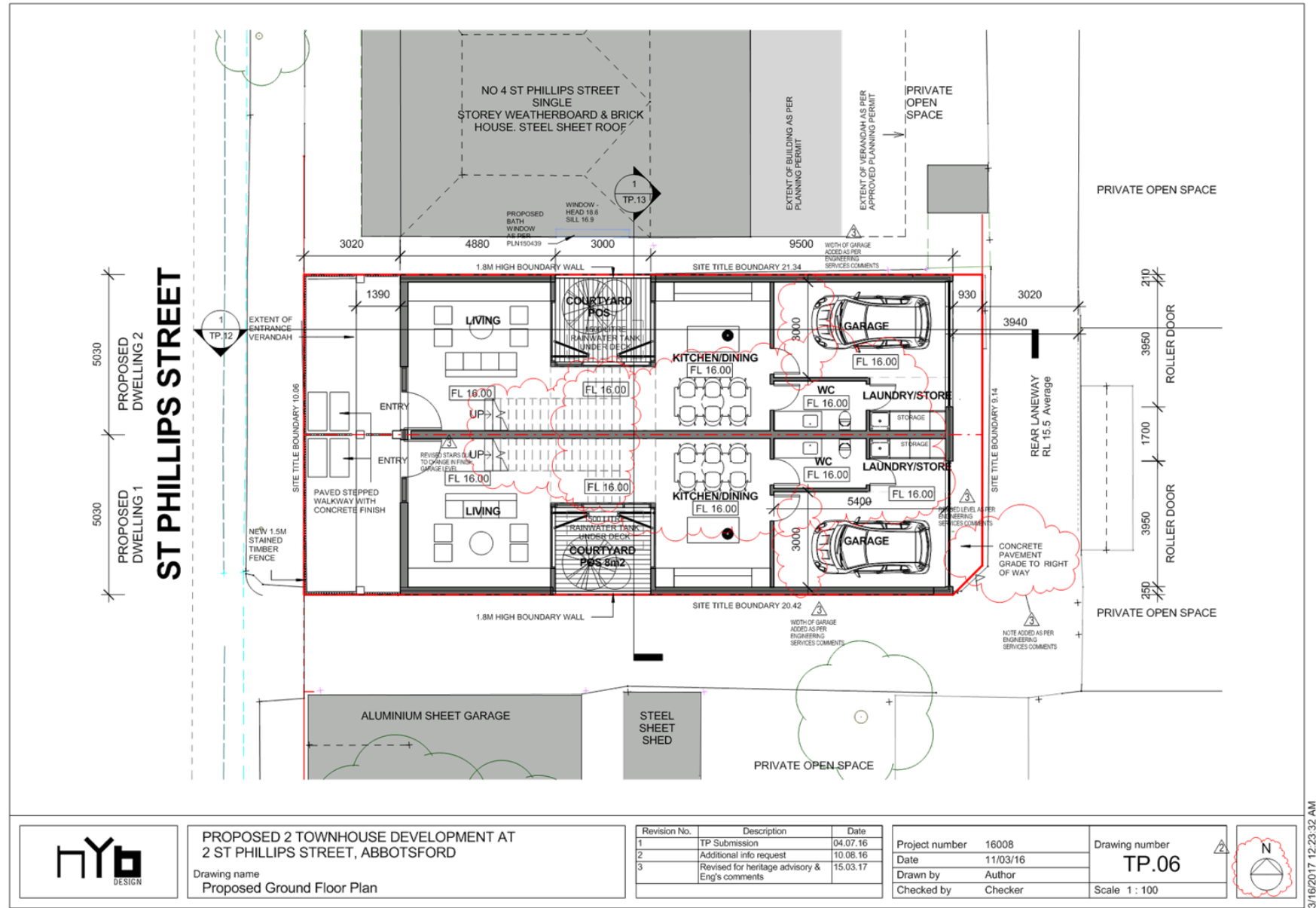


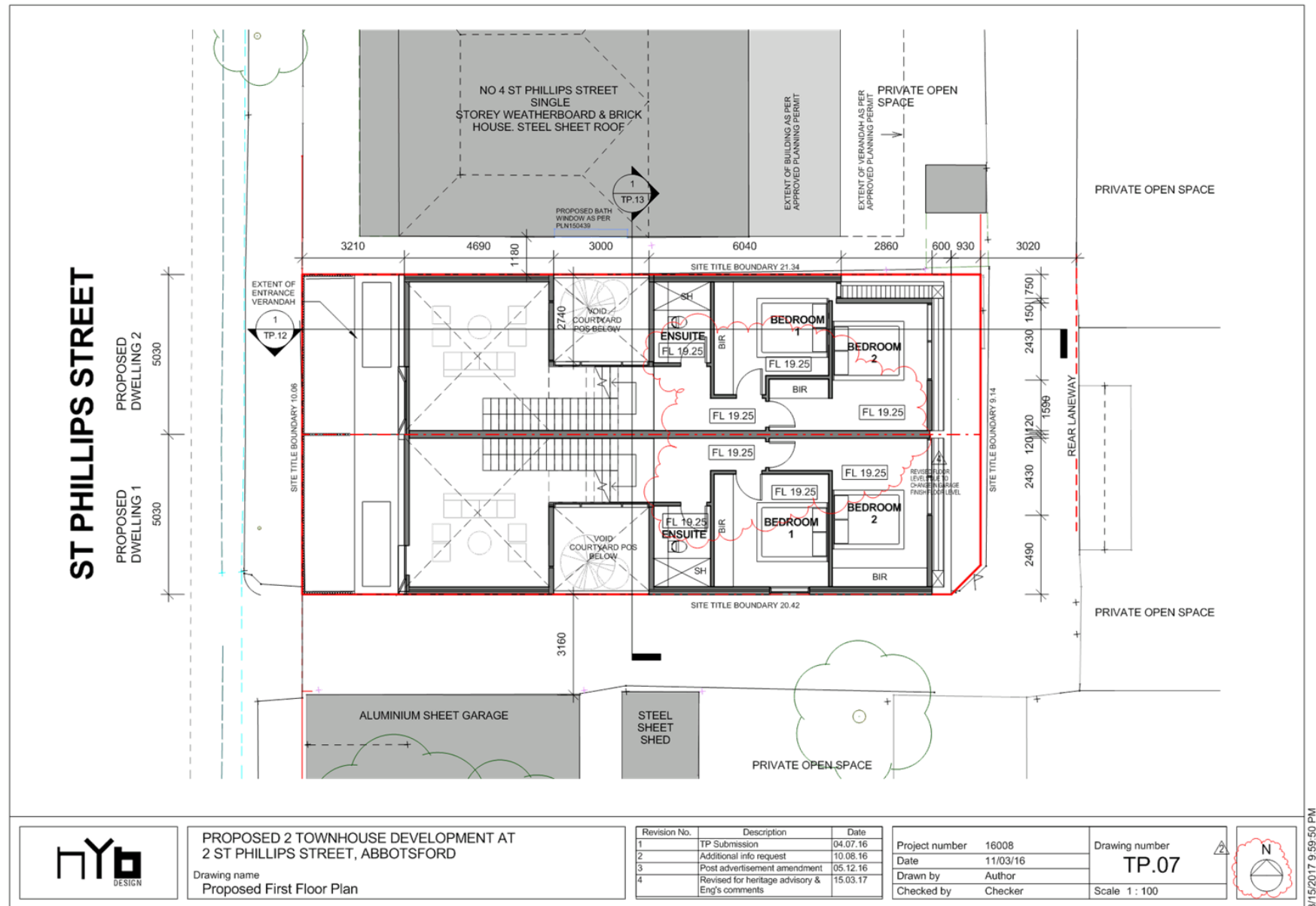
Figure 2: Swept Path Diagram for a B85 Design Vehicle - Garage 2

Attachment 6 - Revised plans in response to referrals (emailed 16 March 2017)



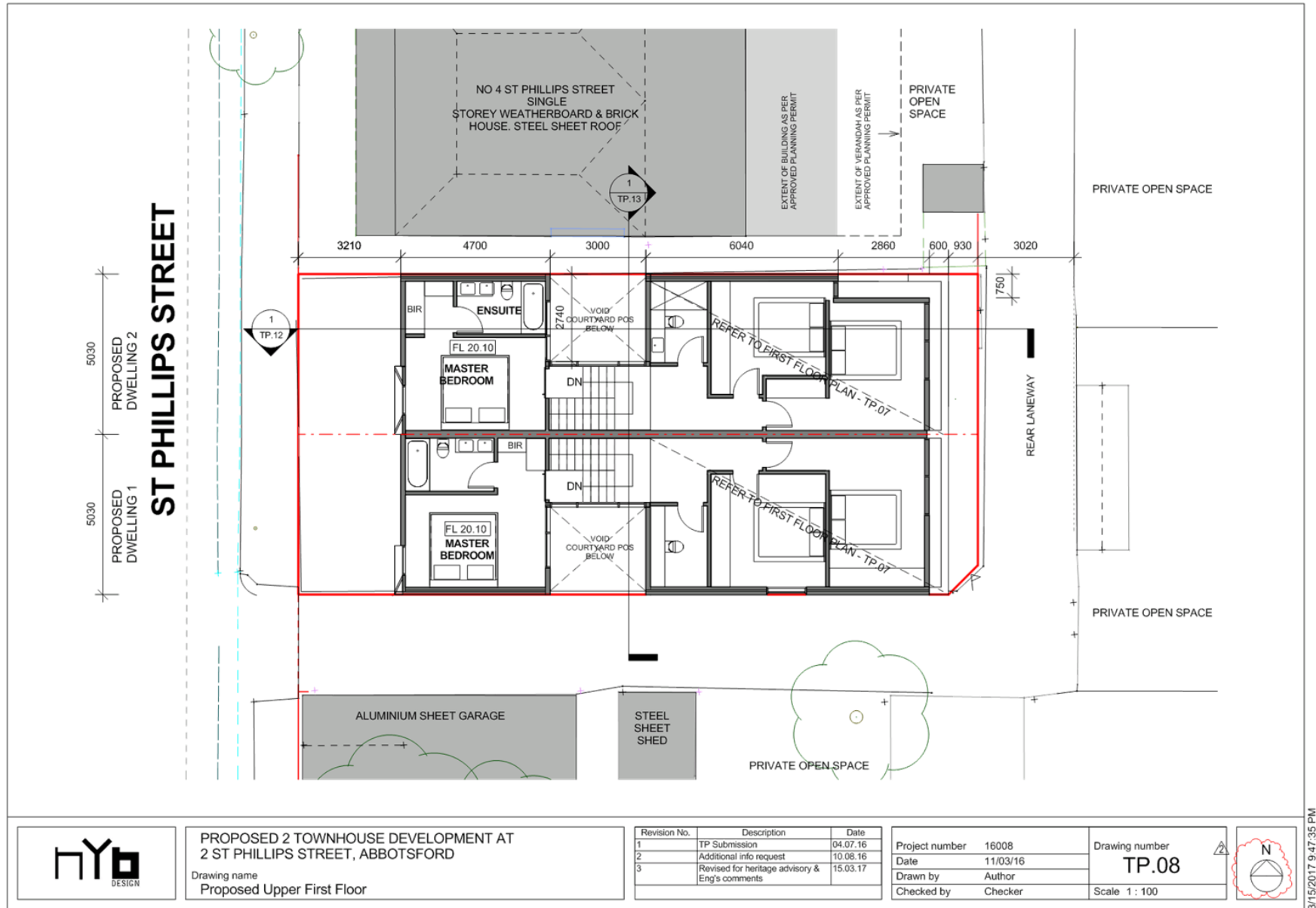


**Attachment 6 - Revised plans in response to referrals (emailed 16 March 2017)**

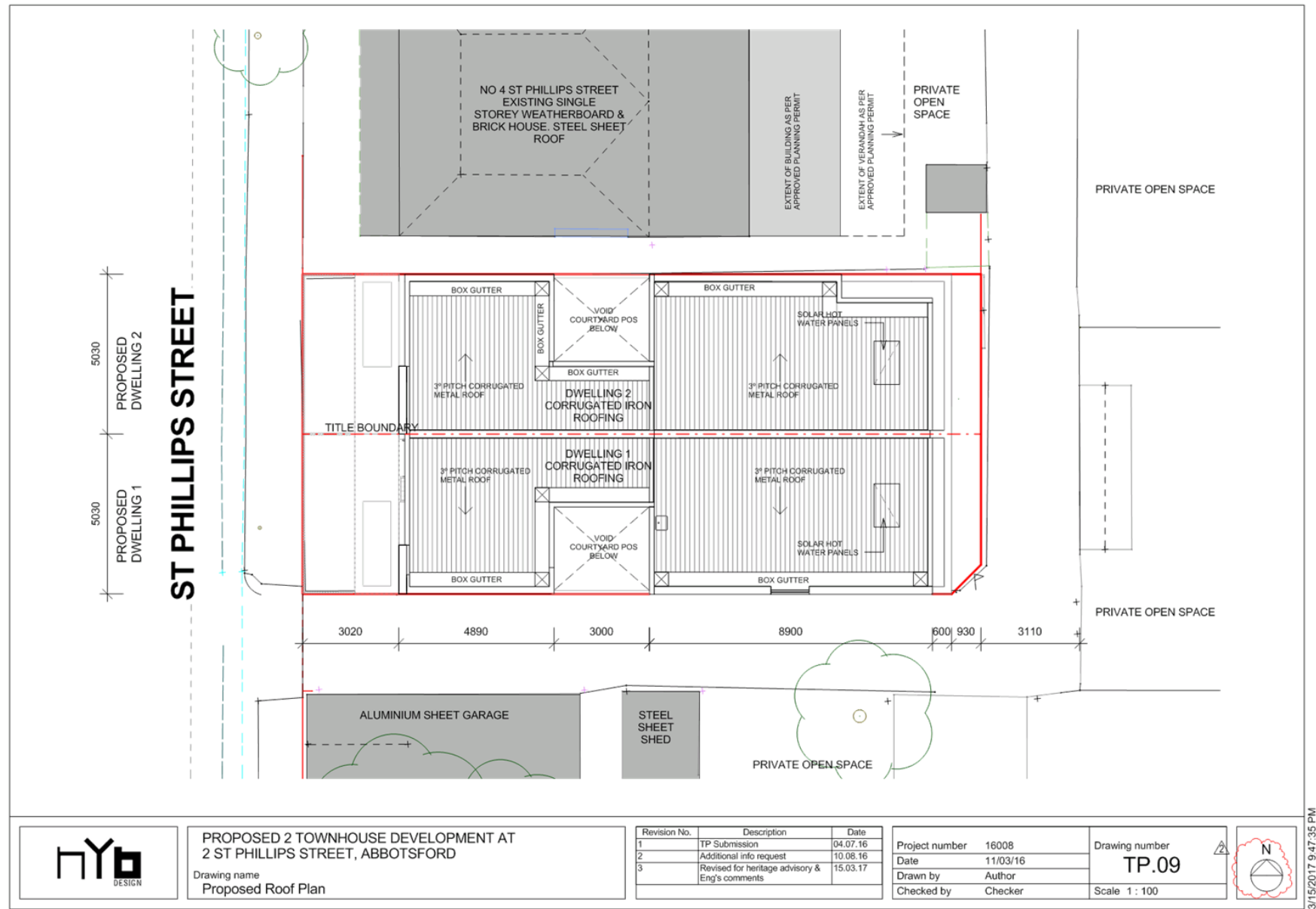




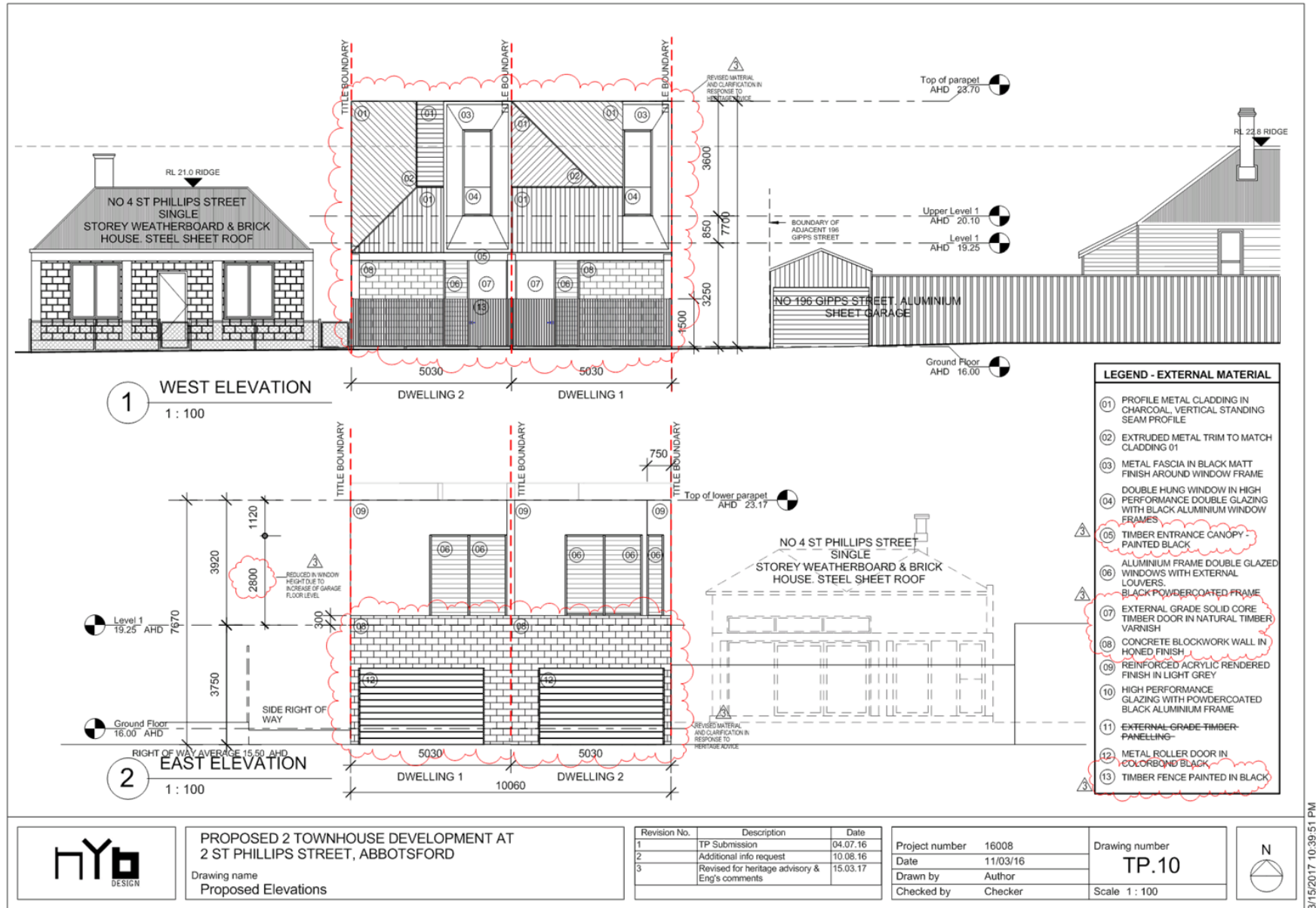
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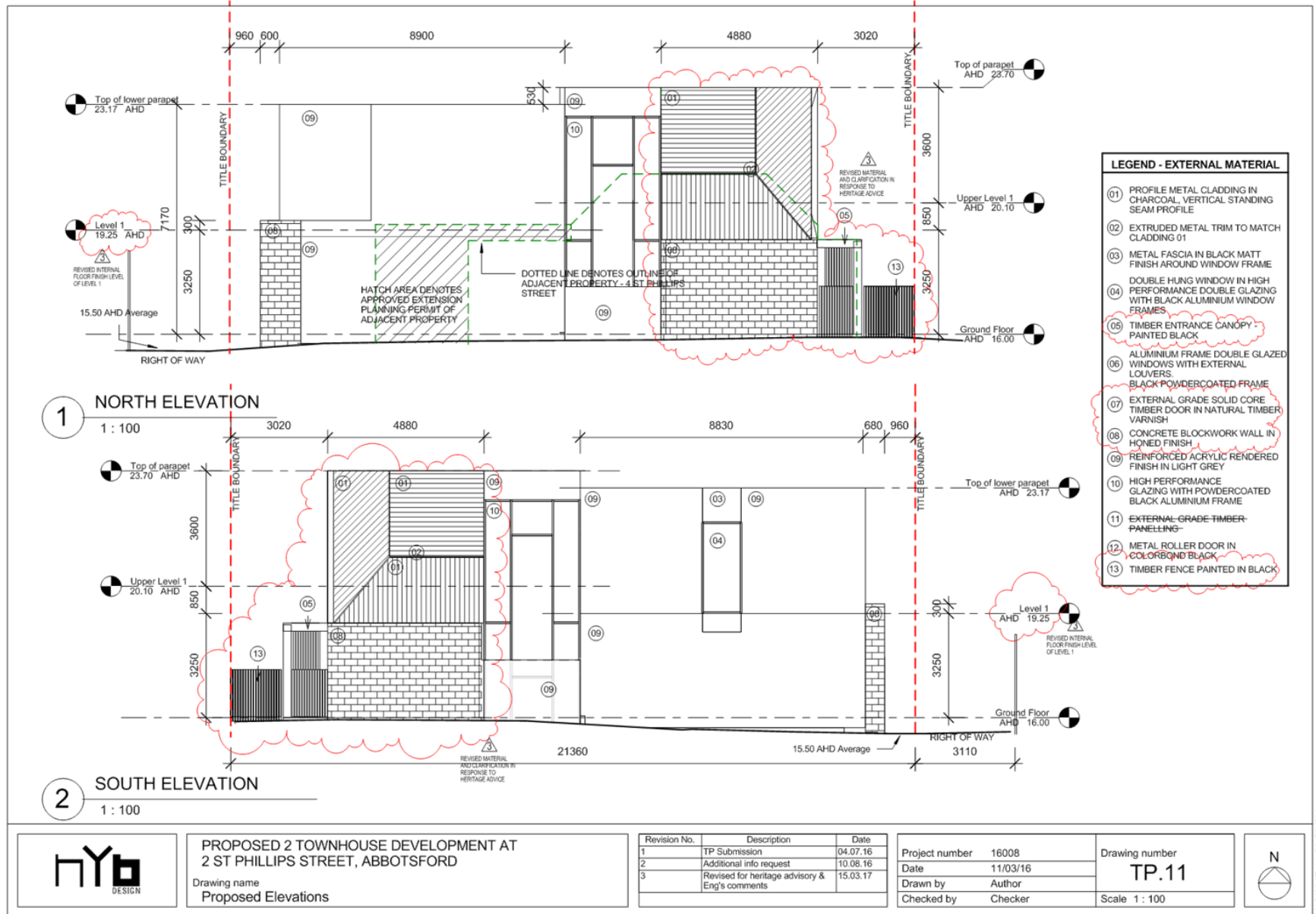
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Attachment 6 - Revised plans in response to referrals (emailed 16 March 2017)

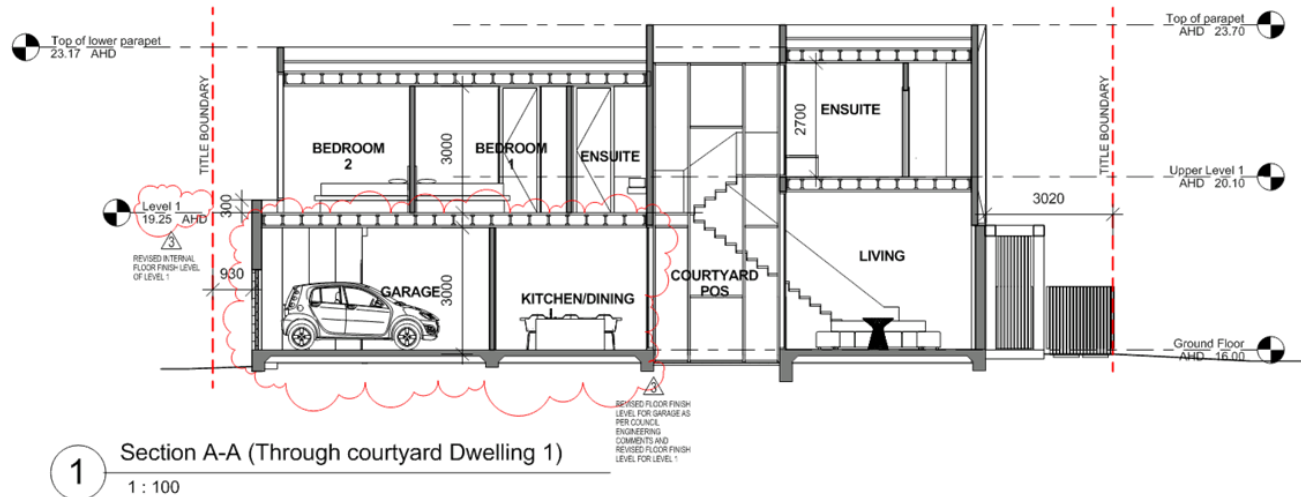




Attachment 6 - Revised plans in response to referrals (emailed 16 March 2017)



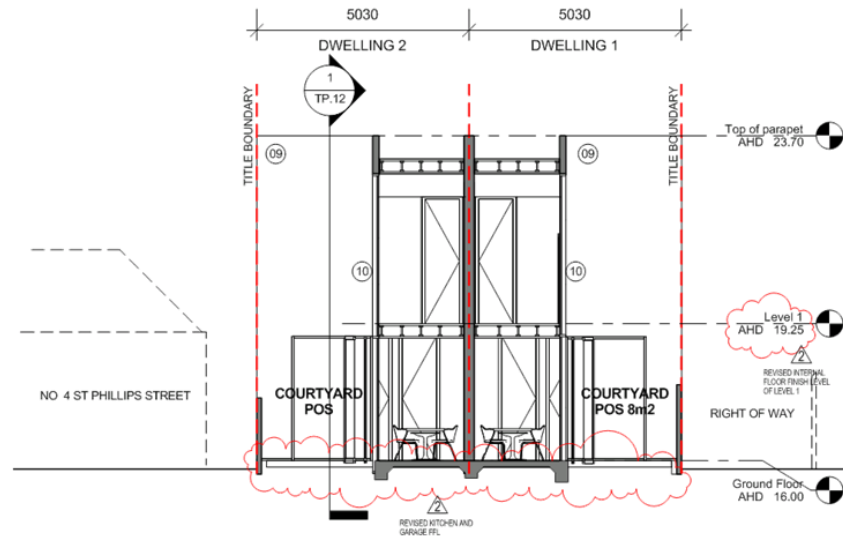


**Attachment 6 - Revised plans in response to referrals (emailed 16 March 2017)**



	<b>PROPOSED 2 TOWNHOUSE DEVELOPMENT AT 2 ST PHILLIPS STREET, ABBOTSFORD</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">Revision No.</th> <th style="width: 60%;">Description</th> <th style="width: 30%;">Date</th> </tr> <tr> <td>1</td> <td>TP Submission</td> <td>04.07.16</td> </tr> <tr> <td>2</td> <td>Additional info request</td> <td>10.08.16</td> </tr> <tr> <td>3</td> <td>Revised for heritage advisory &amp; Eng's comments</td> <td>15.03.17</td> </tr> </table>	Revision No.	Description	Date	1	TP Submission	04.07.16	2	Additional info request	10.08.16	3	Revised for heritage advisory & Eng's comments	15.03.17	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Project number</td> <td>16008</td> </tr> <tr> <td>Date</td> <td>11/03/16</td> </tr> <tr> <td>Drawn by</td> <td>Author</td> </tr> <tr> <td>Checked by</td> <td>Checker</td> </tr> </table>	Project number	16008	Date	11/03/16	Drawn by	Author	Checked by	Checker	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Drawing number</td> <td rowspan="2" style="text-align: center; font-size: 1.5em;"><b>TP.12</b></td> </tr> <tr> <td>Scale</td> <td>1 : 100</td> </tr> </table>	Drawing number	<b>TP.12</b>	Scale	1 : 100	
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Drawing number	<b>TP.12</b>																												
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Drawing name <b>Proposed section through North Elevation</b>																													

Attachment 6 - Revised plans in response to referrals (emailed 16 March 2017)



LEGEND - EXTERNAL MATERIAL	
01	PROFILE METAL CLADDING IN CHARCOAL, VERTICAL STANDING SEAM PROFILE
02	EXTRUDED METAL TRIM TO MATCH CLADDING 01
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05	TIMBER ENTRANCE CANOPY - PAINTED BLACK
06	ALUMINIUM FRAME DOUBLE GLAZED WINDOWS WITH EXTERNAL LOUVERS, BLACK POWDERCOATED FRAME
07	EXTERNAL GRADE SOLID CORE TIMBER DOOR IN NATURAL TIMBER VARNISH
08	CONCRETE BLOCKWORK WALL IN HONED FINISH
09	REINFORCED ACRYLIC RENDERED FINISH IN LIGHT GREY
10	HIGH PERFORMANCE GLAZING WITH POWDERCOATED BLACK ALUMINIUM FRAME
11	EXTERNAL GRADE TIMBER PANNELLING
12	METAL ROLLER DOOR IN COLORBOND BLACK
13	TIMBER FENCE PAINTED IN BLACK

1 Section 1-1 ( Section through courtyard)  
1 : 100



PROPOSED 2 TOWNHOUSE DEVELOPMENT AT  
2 ST PHILLIPS STREET, ABBOTSFORD

Drawing name  
Proposed Section through east of courtyard

Revision No.	Description	Date
1	TP Submission	04.07.16
2	Revised for heritage advisory & Eng's comments	15.03.17

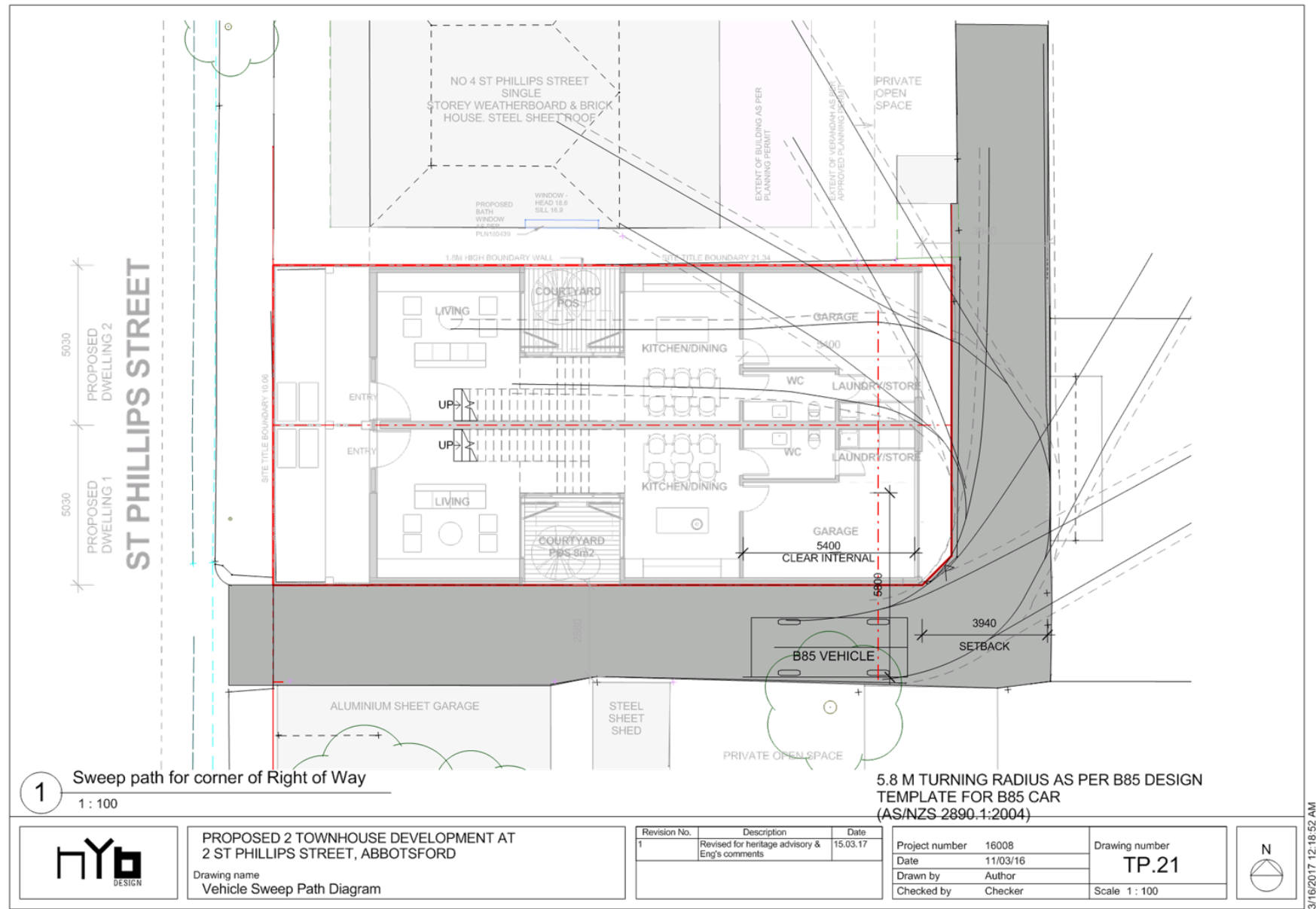
Project number 16008  
Date 11/03/16  
Drawn by Author  
Checked by Checker

Drawing number  
**TP.13**  
Scale 1 : 100



3/15/2017 9:47:37 PM

Attachment 6 - Revised plans in response to referrals (emailed 16 March 2017)



**Attachment 6 - Revised plans in response to referrals (emailed 16 March 2017)**

**2 St Phillips Street Abbotsford  
Material Board**



LINEAR METAL  
PROFILE CLADDING IN  
CHARCOAL. VERTICAL  
STANDING SEAM  
PROFILE



REINFORCED ARCYLIC  
RENDER IN LIGHT  
GREY



BLACK  
POWDERCOATED  
ALUMINIUM  
FRAMING



HONED FINISH  
BLOCKWORK WALL



**Attachment 7 - Further comments from engineer in relation to sketch plans.**

**Theodosakis, John**

---

**From:** Bacani, Artemis  
**Sent:** Monday, 10 April 2017 3:11 PM  
**To:** Theodosakis, John  
**Subject:** TRIM: RE: 2 St Philips Street, Abbotsford

**HP TRIM Record Number:** D17/45113

Hi John

The swept path for a B85 design vehicle was checked using the Trapeze Management tool.

As shown in Diagram 1 below, the wall along the southern boundary of the property must be setback by an additional 0.5 metres to provide sufficient distance for vehicles turn the corner of the Rights of Way.

Hope the above helps.

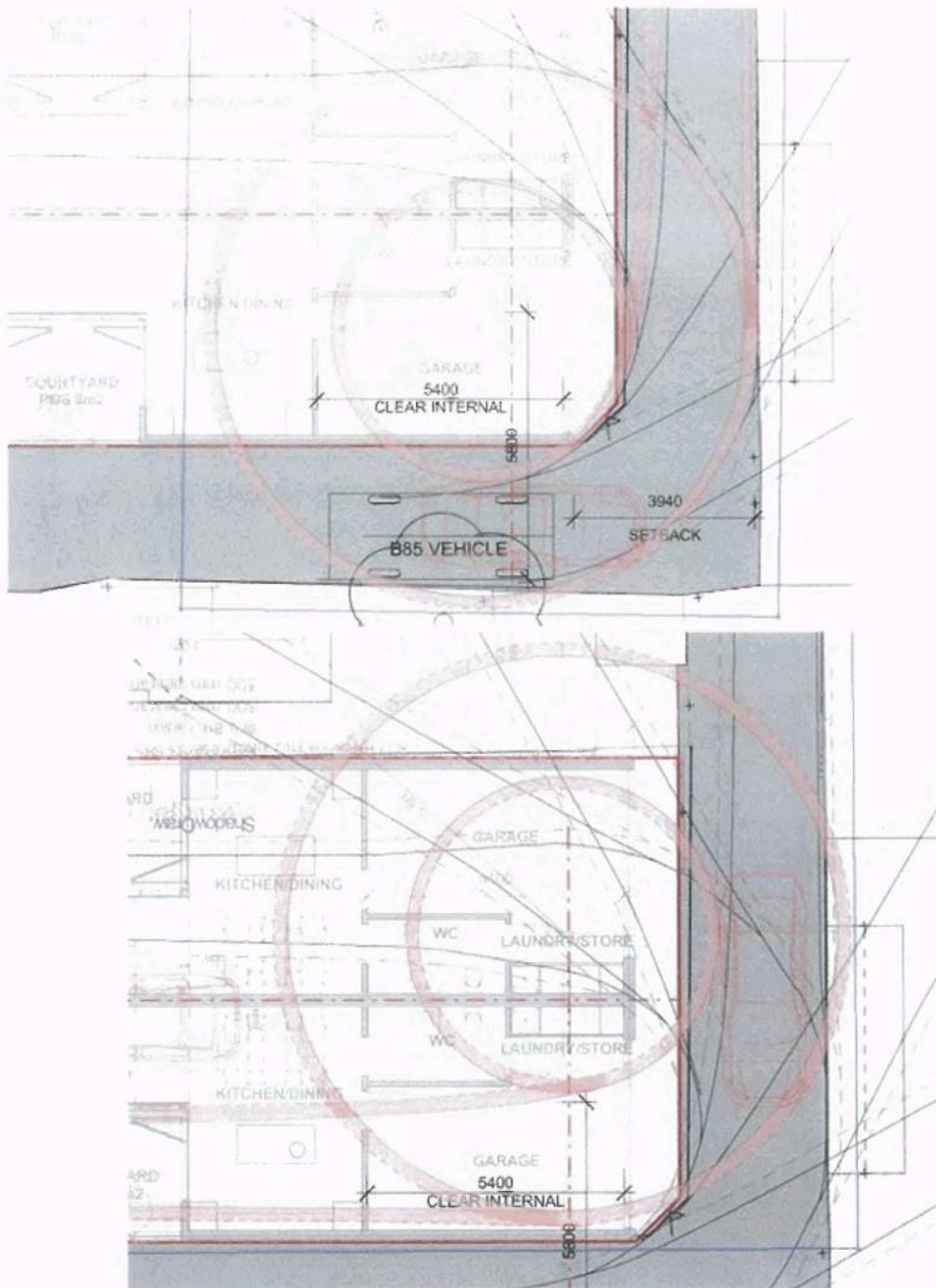
Regards

**Artemis Bacani**  
Roads Engineer  
Engineering Services

City of Yarra  
P.O. Box 168 Richmond 3121  
T 9205 5120 F 8417 6666  
E [artemis.bacani@yarracity.vic.gov.au](mailto:artemis.bacani@yarracity.vic.gov.au)  
W [www.yarracity.vic.gov.au](http://www.yarracity.vic.gov.au)



**Attachment 7 - Further comments from engineer in relation to sketch plans.**



Diagram

1

Diagram 2

**Attachment 7 - Further comments from engineer in relation to sketch plans.**

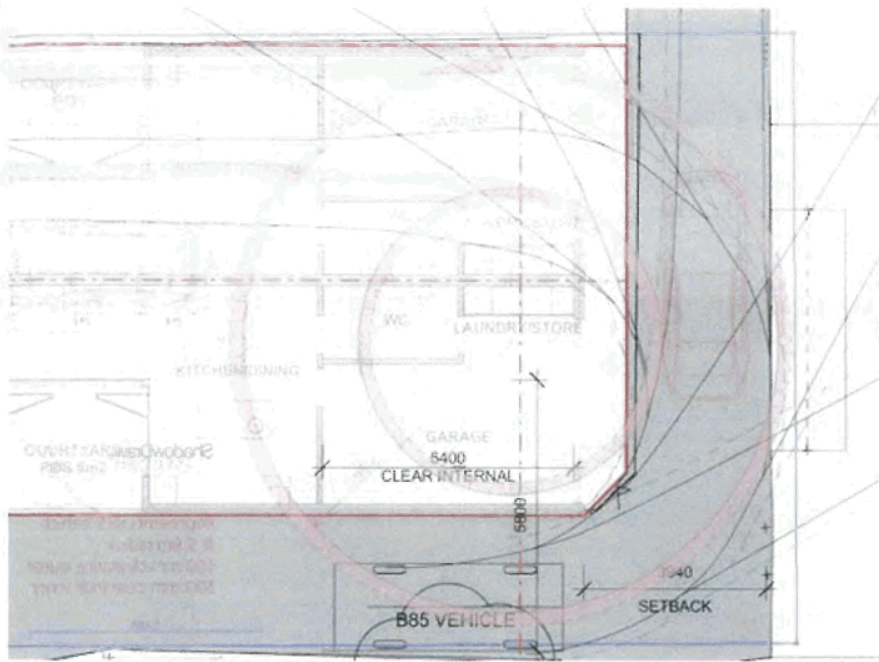


Diagram 3

**From:** Theodosakis, John  
**Sent:** Monday, 10 April 2017 11:06 AM  
**To:** Bacani, Artemis  
**Subject:** FW: 2 St Philips Street, Abbotsford

Hi Artemis,

The attached plans were submitted in response to your comments.

Can you please advise if these adequately address your advice.

Thanks

John

**John Theodosakis**  
Senior Statutory Planner

City of Yarra PO BOX 168 Richmond VIC 3121  
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E: [John.Theodosakis@yarracity.vic.gov.au](mailto:John.Theodosakis@yarracity.vic.gov.au) W: [www.yarracity.vic.gov.au](http://www.yarracity.vic.gov.au)

**From:** Natalie Yong [<mailto:nybdesignmelbourne@gmail.com>]  
**Sent:** Thursday, 16 March 2017 8:42 AM  
**To:** Theodosakis, John  
**Subject:** Re: 2 St Philips Street, Abbotsford

Hi John

## Attachment 8 - ESD advice

### Theodosakis, John

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**From:** Williamson, Euan  
**Sent:** Tuesday, 18 April 2017 11:49 AM  
**To:** Theodosakis, John  
**Cc:** Connell, Danielle  
**Subject:** 2 Phillips Street

John,  
I have reviewed the plans for the two townhouses at 2 Phillips Street.

The courtyards are sufficient at the proposed depth to provided adequate daylight and natural ventilation to the dwellings.  
The east facing bedroom window is not large but considering the outlook and visible sky fraction from the bedroom it is adequate at providing daylight to the bedroom.

It was not clear whether all the windows were operable on plans, so I'd would recommend that we ensure that every habitable room has at least one operable window.

If you would like to discuss this application further, don't hesitate to get in touch.  
Euan.

**Euan Williamson**  
Environmental Sustainable Development Advisor  
City of Yarra PO Box 168 Richmond 3121  
T (03) 9205 5366 F (03) 8417 6666  
E [Euan.Williamson@yarracity.vic.gov.au](mailto:Euan.Williamson@yarracity.vic.gov.au)  
W [www.yarracity.vic.gov.au](http://www.yarracity.vic.gov.au)



**Did you know:** There are new sustainability requirements of developments within Yarra? The new Clause 22.17 of the Yarra Planning Scheme is based on the popular SDAPP program and requires new developments greater than 2 dwellings to meet a best practice standard in their planning applications. See the City of Yarra website for more information.