



YARRA CITY COUNCIL
Internal Development Approvals Committee
Agenda

**to be held on Wednesday 20 November 2019 at
6.30pm in Meeting Rooms 1 & 2
at the Richmond Town Hall**

Rostered Councillor membership

Councillor Stephen Jolly
Councillor Bridgid O'Brien
Councillor Mi-Lin Chen Yi Mei (substitute for Cr James Searle)

I. ATTENDANCE

Amy Hodgen (Co-ordinator Statutory Planning)
Chris Stathis (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 Woi-wurrung 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."***

Internal Development Approvals Committee Submissions

“Prior to the consideration of any Committee Business Report at a meeting of the Internal Development Approvals Committee, members of the public shall be invited by the Chairperson to make a verbal submission. In determining the order of submissions, the Chairperson shall first invite the applicant or their representatives to submit, followed by formal objectors and finally any other interested persons.

All submitters accepting the invitation to address the meeting shall make submissions in accordance with these guidelines (or a variation of these guidelines as determined by the Chairperson at their sole discretion).

- Speak for a maximum of five minutes;
- Direct their submission to the Chairperson;
- Confine their submission to the planning permit under consideration;
- If possible, explain their preferred decision in relation to a permit application (refusing, granting or granting with conditions) and set out any requested permit conditions.
- Avoid repetition and restating previous submitters;
- Refrain from asking questions or seeking comments from the Councillors, applicants or other submitters;
- If speaking on behalf of a group, explain the nature of the group and how the submitter is able to speak on their behalf.

Following public submissions, the applicant or their representatives will be given a further opportunity of two minutes to exercise a right of reply in relation to matters raised by previous submitters. Applicants may not raise new matters during this right of reply.

Councillors will then have an opportunity to ask questions of submitters. Submitters may determine whether or not they wish to take these questions.

Once all submissions have been received, the formal debate may commence. Once the debate has commenced, no further submissions, questions or comments from submitters can be received.”

Extract from the Council Meeting Operations Policy, September 2019

1. Committee business reports

Item		Page	Rec. Page
1.1	PLN18/0579 - 152 - 154 Keele Street, Collingwood - Demolition of the existing dwelling to allow for the construction of two dwellings, one on each allotment, and a reduction in the car parking requirement of the Yarra Planning Scheme.	5	32
1.2	PLN19/0100 - 104 Gore Street Fitzroy - Partial demolition, alterations and additions to the existing dwelling associated with the construction of a roof terrace and construction of a second, double-storey (plus roof terrace) dwelling on the lot and a reduction in the car parking requirements.	52	79

1.1 PLN18/0579 - 152 - 154 Keele Street, Collingwood - Demolition of the existing dwelling to allow for the construction of two dwellings, one on each allotment, and a reduction in the car parking requirement of the Yarra Planning Scheme.

Executive Summary

Purpose

1. This report provides Council with an assessment of Planning Permit Application PLN18/0579 which affects land at 152 and 154 Keele Street, Collingwood and recommends approval of the submitted proposal, subject to conditions.

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 22.16 – Stormwater Management (Water Sensitive Urban Design)
 - (d) Clause 32.09 – Neighbourhood Residential Zone
 - (e) Clause 43.01 – Heritage Overlay
 - (f) Clause 44.05 – Special Building Overlay
 - (g) Clause 52.06 – Car parking
 - (h) Clause 54 – One dwelling on a lot (ResCode)

Key Issues

3. The key issues for Council in considering the proposal relate to:
 - (a) Planning Policy and Local Planning Policy Frameworks;
 - (b) Clause 54 (ResCode); and
 - (c) Objector concerns.

Objector Concerns

4. Following advertising, a total of fourteen (14) objections were received to the application. Issues raised can be summarised as follows:
 - (a) Neighbourhood character / Heritage.
 - (b) Design including height, massing, scale, bulk, site coverage and permeability.
 - (c) Overdevelopment.
 - (d) Off-site amenity including overshadowing / loss of daylight, overlooking and noise impacts.
 - (e) Car parking and traffic impacts.

Conclusion

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

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

1.1 PLN18/0579 - 152 - 154 Keele Street, Collingwood - Demolition of the existing dwelling to allow for the construction of two dwellings, one on each allotment, and a reduction in the car parking requirement of the Yarra Planning Scheme.

Reference: D19/199170

Authoriser:

Proposal:	Demolition of the existing dwelling to allow for the construction of two dwellings, one on each allotment, and a reduction in the car parking requirement of the Yarra Planning Scheme.
Existing use:	Single-storey dwelling over two titles.
Applicant:	Emmanuel Tongzon
Zoning / Overlays:	Neighbourhood Residential Zone (Schedule 1 - NRZ1) Heritage Overlay (Schedule 321 – HO321) Special Building Overlay
Date of Application:	13 August 2018
Application Number:	PLN18/0579

Background

6. Application for Planning Permit (PLN18/0579) was received by Council on 13 August 2018 and following the submission of further information on 26 September 2018 the application was advertised on 31 October 2018. A total of twelve (12) objections were received.
7. A planning consultation meeting was held on 07 January 2019 and was attended by three objectors, the applicant and Council Officers to discuss all issues and concerns raised in the letters of objection received.
8. The permit applicant submitted a set of amended plans to Council under Section 57(a) of the *Planning and Environment Act* (1987) (the “Act”) on 01 August 2019 in an attempt to redesign the proposal to address some of the concerns raised by objectors.
9. The Section 57(a) plans show the following primary plan changes to the originally advertised plans:
 - (a) The first floor of Dwelling 2 setback 797mm from the eastern boundary (shared with property No. 156 Keele Street) for the combined length of the ensuite, bathroom, family room and northern-most bedroom.
 - (b) The deletion of roof terraces to both dwellings and their flat roofs and these elements replaced with pitched roofs.
 - (c) The dwellings street presentation modified to provide some variation in materiality and fenestration from one another.
10. Said plans show improvements that respond to some of the objector concerns particularly in relation to overlooking from the roof terraces to the north. The plans were re-advertised. Two additional objections were received and some of the original objectors re-emphasised their concerns in relation to the proposed articulation of the dwellings, overlooking and bulk, and the use of the basement level as a rumpus room.
11. Said plans are the “decision plans” given that these have been submitted under Section 57(a) of the Act.

The Proposal

12. The application is for the demolition of the existing dwelling (which is constructed over two side-by-side allotments) to develop the land with two, two-storey dwellings. Both dwellings will have a basement level and no on-site car parking. The front presentation of the dwellings to Keele Street is shown in the front elevation (image) below:



13. The facets of the proposed development can be summarised as follows:

Development

14. *Demolition / excavation*

- (a) Demolition of the existing dwelling in its entirety, garage, and fences (not shown on plans).
- (b) Excavation to provide a basement level.

15. *Layout*

- (a) Construction of two attached, side-by-side, two-storey dwellings (labelled on plans as Dwelling 01 and Dwelling 02).
- (b) Pedestrian entries to each dwelling from Keele Street.
- (c) An area of 158sq.m. designated to Dwelling 01 (i.e. No. 152 Keele Street).
- (d) An area of 166sq.m. designated to Dwelling 02 (i.e. No. 154 Keele Street).
- (e) Each dwelling has a living room and open plan kitchen and dining room and service amenities at the ground floor, two bedrooms, a family room and balcony (ranging 17.78sq.m and 18.02sq.m.) facing Keele Street and service amenities at first floor, and an open area, rumpus and storage area (ranging between 10.59sq.m. to 11.15sq.m.) at basement level.
- (f) The dwellings have a secluded area of private open space in their northern setback with an area of 25.97sq.m provided to Dwelling 01 and an area of 26.92sq.m provided to Dwelling 02.

16. *Heights and setbacks*

- (a) Maximum building height of 8.55m as measured above the natural ground level to the highest point of the pitched roof form to Keele Street.
- (b) Maximum wall heights of 7.2m.
- (c) To the south (front), the dwellings are setback a minimum distance of 3m at the ground floor and a minimum distance of 4.57m at the first floor with the exception of balconies that would extend 1.57m into this latter setback.

- (d) To the north (rear), the dwellings are setback between 3.58m and 4.95m from the boundary.
- (e) Dwelling 01 would extend along the western boundary for a length of 19.52m at the ground and first floors with the exception of a small light-well adjacent to the living area at the ground floor and ensuite at the first floor.
- (f) Dwelling 02 would extend along the eastern boundary for a length of 19.52m at the ground floor with the exception of a small light-well adjacent to the living area and a length of approximately 6.32m at the first floor.
- (g) The proposed site coverage (combined lots) will be approximately 72%, with site permeability in the front (southern) and rear (northern) setbacks of each dwelling.

17. *Design detailing, colours and materials*

- (a) The dwellings are contemporary with walls constructed of masonry with an applied natural white render to the façade of Dwelling 01, clay tiles to the pitched roofs and glass balustrades to the first floor balconies fronting Keele Street.
- (b) The northern (rear) and southern (front) elevations are punctuated with windows and balconies, whilst the western (side) and eastern (side) elevations are punctuated with windows and light-wells.
- (c) Construction of 1.5m high front fencing of timber clad and side / rear boundary fencing of up to 2.5m above the natural ground level of colorbond.

18. *ESD Features*

- (a) Operable windows and doors (providing good cross-ventilation opportunities).
- (b) Water tanks in the rear setback (each with a minimum 1200lt water capacity).
- (c) Large areas of north-facing glazing, filtering extensive areas of natural light to the main activity areas (dining and kitchen areas).

Subject Site

- 19. The subject site is located on the northern side of Keele Street between Gold Street to the west and Hoddle Street to the east, in Richmond.
- 20. The subject site is rectangular in shape and comprises two side-by-side allotments namely Lot 1 on Plan of Subdivision TP 547440G associated with Certificate of Title Volume No. 01656 and Folio No. 197 (i.e. No. 152 Keele Street) and Lot 1 on Plan of Subdivision TP 678940C associated with Certificate of Title Volume No. 02933 and Folio No. 452 (i.e. No. 154 Keele Street). Overall, the subject site (i.e. combined allotments) has a frontage to Keele Street of 11.76m (i.e. combined widths of 5.79m and 5.97m), yielding an overall site area of approximately 324sq.m. (combination of 158sq.m. associated with No. 152 Keele Street and 166sq.m. associated with No. 154 Keele Street).
- 21. The subject site, whilst made up of two allotments, is developed with a single-storey dwelling built circa 1960/70s across both and is identified as No. 154 Keele Street. The dwelling is of masonry construction and has a tiled roof, a large front yard and a car space in the south-west corner with vehicle access to Keele Street. Pedestrian access to the dwelling is from Keele Street.



Subject site

22. There are no restrictive covenants, encumbrances or party wall easements shown on either of the 2 certificate of titles submitted with the application.
23. The land gradient across both sites falls from the north to the south by up to 500mm.
24. The subject site has on-site car parking in the front setback with vehicle access from Keele Street (see image above).

Surrounding Land

25. The surrounding area is residential with built form typified by low scale dwellings to the along Keele Street, including those on the opposite side of the laneway to the north that front onto Hotham Street. Dwellings generally have front setbacks with some landscaped gardens. There is also evidence of a three-storey block of walk up flats. Vehicle crossovers are not common along Keele Street and neither is on-street car parking in the front setbacks of dwellings.



Aerial (Subject site identified in a yellow rectangle)

26. The surrounding land is zoned residential.
27. To the north, the subject site is bounded by a 2.7m (approx.) wide laneway and beyond that are the secluded areas of private open spaces and outbuildings of dwellings fronting onto Hotham Street. Hotham Street is occupied by a mix of dwellings ranging from Victorian and Edwardian-era dwellings to more contemporary infill developments towards the Hoddle Street interface, north east of the site. The built form along Hotham Street is a mix of single and double storey dwellings with evidence also of a four storey apartment building.
28. To the west of the subject site is the continuation of the laneway that extends the full length adjacent to the subject site and is accessed from Keele Street to the south. Beyond this is a single-storey, Victorian-era dwelling that forms one in a continuous row of five Victorian-era dwellings with those to the west. The dwelling opposite forms the bookend of this consistent row extending hard-edged for its full length adjacent to the laneway. The dwellings have typical Victorian-era derived features with tall parapets, traditional chimneys, and front verandahs co-joined by wing walls. These dwellings are primarily single-storey but there is some evidence of modern extensions. These dwellings are covered by a Heritage Overlay, with Appendix 8 to the City of Yarra Review of Heritage Areas, 2007 that identifies these as being 'contributory' to the heritage precinct.
29. To the south is Keele Street, a two-way street that allows for west and east-bound traffic. Restricted parallel parking is provided on both sides of the street. Opposite are further Victorian-era dwellings, including more contemporary infills, including two blocks of three-storey walk up flats on the same allotment. Like those to the west and opposite side of the laneway, dwellings are single-fronted, attached and semi-detached, and have simple proportions and detail with a row four dwellings that have no parapet but a sloping, continuous roof form.
30. South-east of the subject site, and east of the single-storey dwellings opposite, are the three-storey blocks of walk-up flats that are separated by a shared and centrally located driveway leading to undercroft car parks. Vehicle access to this latter site is from Keele Street. With the exception of a single-storey modern infill dwelling and the three-storey blocks of walk-up flats, Appendix 8 to the City of Yarra Review of Heritage Areas, 2007 also identifies these as being 'contributory' to the heritage precinct.
31. To the immediate east, is a double-storey dwelling of masonry construction and tiled roof built circa 1960/70s. The dwelling is setback 3m from the front Keele Street boundary. The dwelling is setback approximately 1.9m from the shared boundary and has a porch at the ground floor that extends into this setback. The dwelling is setback 5m from the rear, northern boundary where there is a secluded area of private open space. A shed is located at the north-east corner of this site.
32. In terms of appearance, the eastern adjoining dwelling presents at two-storeys to the street with a first level balcony, hipped roof, tall brick front fence, including a high on-boundary masonry wall that extends across its eastern boundary. Beyond, is a Victorian-era dwelling, forming one in a consistent row of dwellings that extend to the Hoddle Street intersection. Similarly to other Victorian-era dwellings in the area, Appendix 8 to the City of Yarra Review of Heritage Areas, 2007 identifies these as being 'contributory' to the heritage precinct.
33. The subject site has good access to public transport, retail and public open space / recreational facilities, including the following:
 - (a) The Hoddle Street bus services (with a bus stop located approximately 184m south-east of the site at the intersection of Sackville Street).

- (b) The Eastern Freeway / Alexander Parade bus services (located approximately 220m north of the site).
- (c) The Victoria Park Train Station (located approximately 270m south-east of the site);
- (d) The Smith Street retail precinct and tram services (located approximately 770m west of the site).
- (e) Victoria Park (located approximately 280m east of the site).
- (f) Capital City Trail (located approximately 600m east of the site, entry via the Turner Street access located approximately 720m east of the site).
- (g) Yarra Bend Park (located approximately 650m east of the subject site, entry via the Johnston Street access located 1.2km east of the site).
- (h) Darling Gardens (located approximately 580m north of the subject site).

Zoning

Clause 32.09 Neighbourhood Residential Zone (Schedule 1)

- 34. The subject site is zoned, Neighbourhood Residential and is subject to the requirements outlined under Clause 32.09 of the Yarra Planning Scheme (the 'Scheme').
- 35. Pursuant to the mandatory provisions within Clause 32.09-4 of the Scheme, an application to construct or extend a dwelling or residential building on a lot between 400-500sqm must provide a minimum garden area of 25%. Given that each of the allotments is less than 400sq.m there is not requirement for either to provide a minimum garden area of 25% in their design response.
- 36. Pursuant to Clause 32.09-5 of the Scheme, a planning permit is required to construct or extend one dwelling on a lot less than 500sqm. As each allotment is less than 500sq.m, a planning permit is required and the design must meet the objectives to the standards of Clause 54 (ResCode) of the Scheme. If these were consolidated, these would have been subject to a Clause 55 assessment.
- 37. Pursuant to Clause 32.09-10 of the Scheme, a building must not exceed nine metres and must not contain more than two storeys at any point. Each dwelling will be two storeys with a maximum building height of 8.55m as measured above the natural ground level to the highest point of the pitched roof form to Keele Street.
- 38. Clause 32.09-10 of the Scheme specifies that *a basement is not a storey for the purposes of calculating the number of storeys contained in a building*. For further clarity, the basements do not protrude more than 1.2m above ground level and meets the definition of "basement" at Clause 73.01 (General Terms) of the Scheme.



Overlays

Heritage Overlay (Schedule 321 –Gold Street Precinct)

39. The subject site is located in the Gold Street Heritage Precinct (as identified in grey of the grey image below), with Appendix 8 to the City of Yarra Review of Heritage Areas, 2007 that identifies the site (as identified in green in the image below) as being 'not contributory' to the heritage precinct.
40. Pursuant to Clause 43.01-1 of the Scheme, a planning permit is required to demolish a building and to construct a building or construct or carry out works, including construction of a front fence with 3m of a front boundary. The dwelling is covered by a Heritage Overlay, with Appendix 8 to the City of Yarra Review of Heritage Areas, 2007 that identifies these as being 'not contributory' to the heritage precinct.



Special Building Overlay

41. The subject site is partially covered by a Special Building Overlay (identified in blue in the image below). Pursuant to Clause 44.05-2 of the Scheme, a planning permit is required to construct a building or construct or carry out works, including a fence, unless the schedule specifies that a planning permit is not required. In this instance, there is no specified permit requirement at part 1.0 of the schedule to Clause 44.05, and as such a planning permit is required under Clause 44.05-2 of the Scheme.



42. Part 2.0 of the schedule to Clause 44.05 of the Scheme specifies that *an application must be referred to Melbourne Water in accordance with Section 55 of the Act*. The application was referred to Melbourne Water and referral comments have been provided (see attachment).

Particular Provisions

Clause 52.06 Car parking

43. Pursuant to *Clause 52.06-2* of the Scheme, the required car parking spaces must be provided on the land as the proposed construction of one dwelling on a lot triggers the need for a permit under the Neighbourhood Residential Zone.
44. The following table identifies the car parking requirement under Clause 52.06-5, the provision on site, and the subsequent reduction below the statutory requirement:

Use	Bedrooms/ Area	Rate (column B)	No. required	No. proposed	Reduction sought
Dwelling	2 x 3+ Bedroom dwellings	2 spaces per 3 or more bedroom dwelling	4	0	4
Total			4	0	4

45. Applying the above rates, the Scheme requires a total of 4 car parking spaces to be provided on-site, with two spaces allocated to each dwelling for residents. No on-site parking is proposed and as such the application seeks a full reduction of the Scheme's requirements.
46. It is acknowledged that with one car space currently provided on site for the existing three bedroom dwelling, the subject site technically benefits from a car parking 'credit' of one car parking space.

Clause 54 – One dwelling on a lot

47. Pursuant to *Clause 54* of the Scheme, the provisions apply to construct or carry out works associated with the construction of one dwelling on a lot under 500sq.m in a Neighbourhood Residential Zone. Each allotments is under 500sq.m. and is subject to the provisions of ResCode.
48. The “subject site” comprises two separate lots and each dwelling has been designed on its own lot. Whilst the Scheme requires each dwelling to be assessed separately as a single dwelling on a lot, given that the application has been submitted as a single application and a single development, the assessment of both against clause 54 (ResCode) will be provided in the ‘Assessment’ section of this report.

General Provisions

Clause 65 – Decision Guidelines

49. 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 provisions.

Planning Policy Framework (PPF)

Clause 15.01-1S – Urban Design

50. The relevant 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 15.01-2S – Building Design

51. The relevant objective of this clause is “*to achieve building design outcomes that contribute positively to the local context and enhance the public realm*”.

Clause 15.01-5S – Neighbourhood Character

52. The relevant objective of this clause is “*to recognise, support and protect neighbourhood character, cultural identity, and sense of place*”.

Clause 15.02-1 – Energy and resource efficiency

53. The objective of this clause is “*to encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions*”.

Clause 16.01 Residential Development

Clause 16.01-1S – Integrated housing

54. The objective of this clause is “*to promote a housing market that meets community needs*”.

Clause 16.01-1R – Integrated housing- Metropolitan Melbourne

55. Strategies for this clause are:

- (a) *Provide certainty about the scale of growth by prescribing appropriate height and site coverage provisions for different areas.*

- (b) *Allow for a range of minimal, incremental and high change residential areas that balance the need to protect valued areas with the need to ensure choice and growth in housing.*

Clause 16.01-2S Location of residential development

- 56. The objective of this clause is *“to locate new housing in designated locations that offer good access to jobs, services and transport”*.
- 57. Relevant strategies for this clause are:
 - (a) *Increase the proportion of new housing in designated locations within established urban areas and reduce the share of new dwellings in greenfield and dispersed development areas.*
 - (b) *Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.*
 - (c) *Ensure an adequate supply of redevelopment opportunities within established urban areas to reduce the pressure for fringe development.*
 - (d) *Facilitate residential development that is cost effective in infrastructure provision and use, energy efficient, water efficient and encourages public transport use.*
 - (e) *Identify opportunities for increased residential densities to help consolidate urban areas.*

Clause 16.01-3S – Housing diversity

- 58. The objective of this clause is *“to provide for a range of housing types to meet increasingly diverse needs”*.

Clause 16.01-3R – Housing diversity - Metropolitan Melbourne

- 59. The strategy of this policy is *“create mixed-use neighbourhoods at varying densities that offer more choice in housing”*.

Clause 18.02-1S – Sustainable Personal Transport

- 60. The objective of this clause is *“to promote the use of sustainable personal transport”*.

Clause 18.02-2S – Public Transport

- 61. The objective of this clause is *“to facilitate greater use of public transport and promote increased development close to high-quality public transport routes”*.

Local Planning Policy Framework (LPPF)

Clause 21 – Municipal Strategic Statement (MSS)

Clause 21.03 – Vision

- 62. Clause 21.03 of the Scheme outlines strategic objectives for land use, built form, transport and environmental sustainability within the City. Strategies to achieve the objectives are set out in the following clauses of the MSS.

Clause 21.04 – Land use

Clause 21.04-1 – Accommodation and Housing

- 63. The objectives of this clause are:

- (a) *To accommodate forecast increases in population.*
- (b) *To retain a diverse population and household structure.*
- (c) *To reduce potential amenity conflicts between residential and other uses.*

Clause 21.05 Built form

Clause 21.05-1 Heritage

64. This clause acknowledges that new development can still proceed whilst paralleling the objective to retain the nineteenth century character of the City. Conservation areas seek to conserve the City's heritage places whilst managing an appropriate level of change.

65. Relevant objectives include:

- (a) *Objective 14 To protect and enhance Yarra's heritage places:*
 - (i) *Strategy 14.1 Conserve, protect and enhance identified sites and areas of heritage significance including pre-settlement ecological heritage.*
 - (ii) *Strategy 14.2 Support the restoration of heritage places.*
 - (iii) *Strategy 14.3 Protect the heritage skyline of heritage precincts.*
 - (iv) *Strategy 14.4 Protect the subdivision pattern within heritage places.*
 - (v) *Strategy 14.6 Protect buildings, streetscapes and precincts of heritage significance from the visual intrusion of built form both within places and from adjoining areas.*
 - (vi) *Strategy 14.8 Apply the Development Guidelines for site subject to a Heritage Overlay policy at clause 22.02.*

Clause 21.05-2 – Urban design

66. This clause incorporates the following relevant objectives:

- (a) *Objective 16 - To reinforce the existing urban framework of Yarra; and*
- (b) *Objective 20 - To ensure that new development contributes positively to Yarra's urban fabric.*

Clause 21.07 – Environmental Sustainability

67. The relevant objectives of this clause are:

- (a) *To promote environmentally sustainable development.*
- (b) *To improve the water quality and flow characteristics of storm water run-off.*

Clause 21.08 Neighbourhoods

68. Clause 21.08-5 (Collingwood) describes this area as follows:

- (a) *Much of Collingwood is industrial in character with the residential precincts surrounded by or interspersed with industrial buildings.*

Relevant Local Policies

Clause 22.02 – Development Guidelines for Sites Subject to the Heritage Overlay

69. This policy applies to all new development included in a heritage overlay. The relevant objectives of this clause includes to conserve Yarra's natural and cultural heritage, to conserve the historic fabric and maintain the integrity of places of cultural heritage significance, to retain significant view lines to, and vistas of, heritage places and to preserve the scale and pattern of streetscapes in heritage places.
70. The relevant policies with regard to demolition/removal of a building of this clause are:
- (a) *Generally encourage the retention of a building in a heritage place, unless:*
 - (i) *The building is identified as being not contributory*
 - (ii) *The building is identified as a contributory building, and*
 - *New evidence has become available to demonstrate that the building does not possess the level of heritage significance attributed to it in the incorporated document, City of Yarra Review of Heritage Areas 2007 Appendix 8 (as updated from time to time) and*
 - *The building does not form part of a group of similar buildings.*
 - (b) *Encourage the removal of inappropriate alterations, additions and works that detract from the cultural significance of the place.*
 - (c) *Generally discourage the demolition of part of an individually significant or contributory building or removal of contributory elements unless:*
 - (i) *That part of the heritage place has been changed beyond recognition of its original or subsequent contributory character(s).*
 - (ii) *For individually significant building or works, it can be demonstrated that the removal of part of the building or works does not negatively affect the significance of the place.*
71. The relevant policies with regard to new development of this clause are:
- (a) *Encourage the design of new development and alterations and additions to a heritage place or a contributory element to a heritage place to:*
 - (i) *Respect the pattern, rhythm, orientation to the street, spatial characteristics, fenestration, roof form, materials and heritage character of the surrounding historic streetscape;*
 - (ii) *Be articulated and massed to correspond with the prevailing building form of the heritage place or contributory elements to the heritage place;*
 - (iii) *Be visually recessive and not dominate the heritage place;*
 - (iv) *Be distinguishable from the original historic fabric;*
 - (v) *Not remove, cover, damage or change original historic fabric;*
 - (vi) *Not obscure views of principle façades;*
 - (vii) *Consider the architectural integrity and context of the heritage place or contributory element.*
 - (b) *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.*
 - (c) *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.*

Clause 22.02-5.7.2 – Specific Requirements (where there is conflict or inconsistency between the general and specific requirements, the specific requirements prevail)

Front fences and gates

72. *Encourage front fences and gates to be designed to (as relevant):*

- (a) *Be a maximum of 1.2 metres high if solid or 1.5 metres if more than 50% transparent (excluding fence posts).*

Clause 22.07 – Development abutting laneways

73. *Clause 22.07 of the Scheme applies to applications for development that is accessed from a laneway or has laneway abuttal. The relevant objectives of the policy 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)

74. This policy applies to new buildings. The objective of this clause is *“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)”*.

Clause 22.17 – Environmentally Sustainable Design

75. This policy applies throughout the City of Yarra to residential and non-residential development that requires a planning permit. The overarching objective is that development should achieve best practice in environmentally sustainable development from the design stage through to construction and operation.
The considerations are energy performance, water resources, indoor environment quality, storm water management, transport, waste management and urban ecology.

Advertising

76. The application was advertised between October and November 2018 under the provisions of Section 52 of the *Planning and Environment Act* (1987) (the Act) by 50 letters sent to surrounding owners and occupiers, and by one (1) large sign displayed on the Keele Street frontage.

77. Twelve (12) objections were received raising the following issues:

- (a) Neighbourhood character / Heritage.
- (b) Design including height, massing, scale, bulk, site coverage and permeability.
- (c) Overdevelopment.
- (d) Off-site amenity including overshadowing / loss of daylight, overlooking and noise impacts.
- (e) Car parking and traffic impacts.

78. A planning consultation meeting was held on 12 February 2019 and was attended by three objectors, the applicant and Council Officers to discuss all issues and concerns raised in the letters of objection received.

79. Following the consultation meeting, the permit applicant submitted a set of amended plans pursuant to section 57(a) of the Act on 01 August 2019, in an attempt to address some of the concerns raised by the objectors.

80. The section 57(a) plans show the following plan changes to the originally advertised plans:
- (a) The first floor of Dwelling 2 setback 797mm from the eastern boundary (shared with property No. 156 Keele Street) for the combined length of the ensuite, bathroom, family room and northern-most bedroom.
 - (b) The deletion of the roof terraces to both dwellings and their flat roofs and these elements replaced with pitched roofs.
 - (c) The dwellings modified to provide some variation in materiality and fenestration from one another to Keele Street.
81. The section 57(a) plans were advertised on 19 August 2019 to immediate adjoining owners and occupiers and Objectors and two additional objections (increasing the total to fourteen - 14) were received with some of the original objectors re-emphasising their concerns with the articulation of the dwellings, overlooking and bulk, including use of the basement as a rumpus room.
82. The section 57(a) plans are the 'decision plans'.

Referrals

External Referrals

83. The original application was referred to Melbourne Water. Their referral comments are an Appendix to this report.

Internal Referrals

84. The original application drawings were informally discussed with Council's Heritage Advisor who support the proposed extent of demolition given the "not-contributory" grading of the existing dwelling but recommend that a pitched roof be used instead of a flat roof and that fenestration at the ground floor picked up on the fenestration of existing surrounding dwellings.
85. The original application was referred to Council's Engineering Unit. Their referral comments are an Appendix to this report.

OFFICER ASSESSMENT

86. The considerations for this application are as follows:
- (a) Relevant Planning Policy in the Scheme
 - (b) Heritage
 - (c) Clause 54 of the Yarra Planning Scheme (ResCode)
 - (d) Car parking reduction and traffic
 - (e) Objector concerns
 - (f) Other matter

Relevant Planning Policy in the Scheme

87. The development will increase the density on site (i.e. replacing a single-storey dwelling with two dwellings, one on each allotment). When assessed against the relevant Planning Policy Framework and Local Planning Policy Frameworks (PPF & LPPF), there is strategic support for the development with regard to its location within an area that contains many resources.
88. The purpose of the Neighbourhood Residential Zone is:
- (a) *To implement the Municipal Planning Strategy and the Planning Policy Framework.*

- (b) To recognise areas of predominantly single and double storey residential development.
- (c) To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.
- (d) *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

89. The proposal fulfils the above by providing what will present to the street as two individual, double-storey dwellings within an inner-city context that is ideally located to take advantage of existing public transport services.
90. Clause 11 of the Scheme supports an increase in diversity of choice, economic viability, accessibility and land use and transport integration, whilst facilitating sustainable development that takes full advantage of existing settlement patterns. The future residents of the dwellings will use the services available in the nearby commercial environments.
91. The proposed dwellings also comply with a number of key strategic policies within the Scheme, in particular policy at clause 15.01-1S and 18.01-1S, by providing higher density housing with connections to public transport/cycling networks and by increasing and consolidating the supply and diversity of housing in existing urban areas. The proposal is considered to achieve sufficient compliance with the relevant planning policies.

Heritage

92. The proposed demolition of the existing dwelling to make way for the construction of two dwellings within the heritage overlay will be assessed against the decision guidelines of Clause 43.01-4 and relevant policies of Clause 22.02 of the Yarra Planning Scheme, as follows:

Demolition

93. The key consideration for assessing the extent of demolition is whether the proposed demolition will adversely affect the significance of the broader heritage precinct.
94. Clause 22.02-5.1 of the Scheme generally encourages the retention of a building in a heritage place, unless the building is identified as being 'not-contributory'. The dwelling is classified as 'non-contributory' to the Gold Street Heritage Precinct, and it is considered that the proposed extent of demolition will not adversely affect the significance of the broader heritage precinct and is an acceptable heritage outcome, subject to an appropriate replacement building(s).

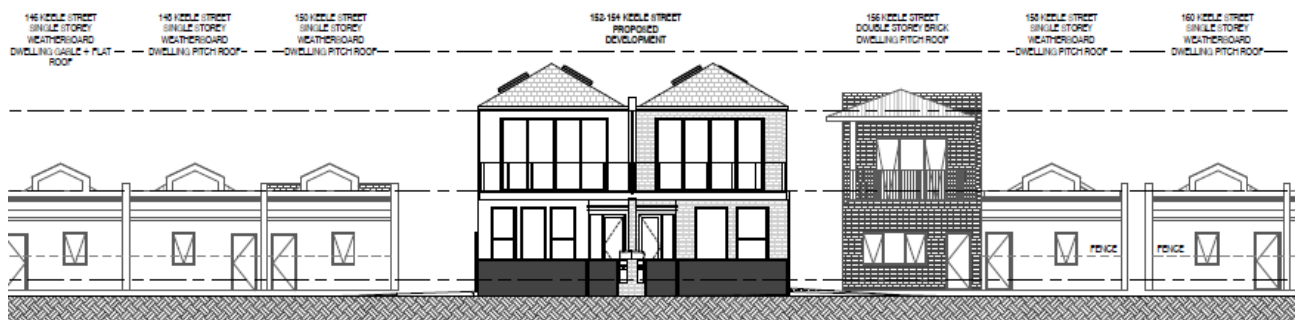
Proposed dwellings

95. Clause 22.02-5.7.1 of the Scheme seeks to encourage the design of new development to a heritage place to respect the pattern, rhythm, orientation to the street, spatial characteristics, fenestration, roof form, materials and heritage character of the surrounding historic streetscape. The policy also seeks designs that are articulated and massed to correspond with the prevailing building form of the heritage place or contributory elements to the heritage place, is visually recessive and does not dominate the heritage place, and is distinguishable from original historic fabric.
96. With regard to the character of the Gold Street Heritage Overlay, the following features are listed as contributory elements within this precinct:
- (a) *Pitched gabled or hipped roofs, with some facade parapets;*
 - (b) *Mainly one storey wall heights but with some two storey house rows;*

- (c) *Weatherboard, face brick (red, bichrome and polychrome), or stucco walls;*
- (d) *Corrugated iron roof cladding with some slate roofing;*
- (e) *Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses;*
- (f) *Post-supported verandah elements facing the street, set out on two levels as required with cast-iron detailing;*
- (g) *Less than 40% of the street wall face comprised with openings such as windows and doors; and*
- (h) *Front gardens, originally bordered by timber picket front fences of around 1m height.*
- (i) *Contributory elements also include:*
- (j) *Corner shops and residences with display windows and zero boundary setbacks and commercial buildings such as corner hotels;*
- (k) *Well preserved pre Second War era buildings, including commercial, public, residential, and industrial buildings; and*
- (l) *Public infrastructure, expressive of the Victorian and Edwardian-eras such as bluestone pitched road paving, crossings, stone kerbs, stone channels, and asphalt paved footpaths.*

97. Reflecting these characteristics; the majority of dwellings along Keele Street are single-storey in height, with front verandahs and timber or rendered masonry facades. A relatively uniform front setback pattern is evident, with front fences generally 1m to 1.2m in height. The proposal incorporates a number of these elements and the design response avoids a typical contemporary flat roofed response and instead proposes a pitched roof to both dwellings that reflects predominant roof forms in the street. The dwellings provide an appropriate height transition with the front single-storey portion of the dwelling to the west and opposite side of the laneway, whilst keeping to a height that is comparable to the immediate adjoining two-storey dwelling to the east.

98. It is acknowledged that Clause 22.05-5.7.1 of the Scheme encourages similar façade heights to the adjoining contributory elements in the street. Where there are differing façade heights, the design should adopt the lesser height. In this instance, the site context includes a 3m wide laneway to the west which provides an appropriate buffer from the row of Victorian-era dwelling, providing a generous separation distance and the dwelling on the subject site already differs from original housing stock in the immediate area.



Streetscape elevation demonstrating the scale of dwellings and comparable height to the adjoining eastern dwelling

99. Whilst the overall height (8.55m) will be higher than the adjoining properties to the west, the 3m setback afforded by the laneway at the first floor appropriately manages the transition in height to the neighbouring properties. To the west, this height will transition by one-storey and to the east, will be comparable to the height of the adjoining dwelling. The dwellings would be of masonry construction with balconies at their first floors to the street, which responds to the adjoining eastern dwelling that also has a balcony facing the street.
100. The width and scale of each of the dwelling façades responds to the fine grain character of Keele Street. The existing dwelling is constructed across 2 allotments which is an anomaly in the streetscape. The proposed dwellings will present as a single dwelling on each lot which is more consistent with the rhythm of built form within the streetscape.
101. In accordance with Clause 22.02-5.7.1 of the Scheme, it is policy to encourage setbacks from the principal street frontage to be similar to those of adjoining contributory buildings and, where there are differing adjoining setbacks, the greater setback should apply. The 3m front setback for each dwelling is in keeping with the setback pattern to the east (being the immediate adjoining dwelling) along the streetscape, hence providing opportunity for landscaping that also picks up on the small garden streetscape setting of Keele Street. To the west, the dwellings are separated by the laneway and their setbacks would also be comparable to the front setbacks of the Victorian-era dwellings that range between 2.5m-3m.
102. It is also considered that the removal of the on-site car park from within the front setback is more in keeping with the general character of Keele Street, where there are few cross-overs.
103. Clause 22.02-5.7.2 of the Scheme articulates that front fences and gates should be designed to allow views to heritage places from surrounding streets and to be a maximum of 1.5m high if more than 50% transparent. Whilst it is acknowledged that the front fencing would be to two new dwellings, it is considered that any new front fence should have regard to the front fence design and scale of surrounding fences to heritage buildings in the street. As such, it is considered appropriate to condition this to achieve full compliance with Council's heritage guidelines. This will also ensure that the predominant pattern of fence heights along the streetscape is maintained, by picking up the typical picket variety and transparency albeit in a contemporary fashion.
104. Overall, it is considered that the propose dwellings, subject to conditions addressing the front fence design and transparency, respond 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 are considered acceptable in relation to the heritage context of Keele Street. More specifically, the dwelling designs, albeit contemporary, have been designed to an architectural archetype that is fitting to the character of surrounding dwellings that also have a similar theme of pitched roofing, fenestration, fencing, pedestrian entrance to the street and masonry walls.

Clause 54 of the Yarra Planning Scheme (ResCode)

105. This particular provision comprises 19 design objectives and standards to guide the assessment of new residential development. Given the site's location within a built up inner city residential area, strict application of the standard is not always appropriate, whether the proposal meets the objective is the relevant test.

Neighbourhood Character

Clause 54.02-1 Neighbourhood character (Standard A1 with regard to Clause 22.07 - Development abutting laneways policy)

106. Comply with the standard and the objective. The proposal seeks to develop the site with two dwellings, (townhouses style development) that will be fitting to the character of this precinct. Keele Street contains some varied building heights, and the proposed interface is acceptable in this context. It would be a reasonable expectation that this site would experience further intensification in use and development, given that the site is comprised of two allotments. The dwellings would replace the one existing and are considered to be appropriately sited within their context and location in an inner-city street.
107. In terms of more specific street interfaces, the dwellings as they present to the street reflect the high walls of the adjoining eastern dwelling, and the three-storey blocks of walk-up-flats to the south-east, including high levels of glazing facing the street and pitched roof forms of surrounding dwellings. The proposal has responded to its context as per the objectives of clause 15.01-1. The dwellings have kept to a height that would read as being one-storey taller than the adjoining dwelling to the west and comparable to the two-storey dwelling to the east therefore comply with the design objectives of clauses 15.01 and 21.05 of the Scheme.
108. A visual connection with the immediately abutting buildings is provided through the combination of masonry and render to the street, including fenestration and glass panels to the balconies and pitched roofs. This two-storey height strikes a reasonable balance between referencing the single-storey, Victorian-era dwellings to the west of the laneway and the double-storey dwelling to the east.
109. The dwellings provide windows and first level balconies to the street therefore providing opportunities for passive surveillance over the public domain. The dwellings have front setbacks of 3m and provide landscaping opportunities.
110. The laneway interface to the west of Dwelling 01 and rear (northern boundary) of both Dwellings 01 and 02 is another facet of the development that is required to be considered with regard to neighbourhood character. The proposed dwellings are considered to satisfy the Development Abutting Laneways policy at Clause 22.07 of the Scheme as follows:
 - (a) Principle pedestrian access will continue to be provided at the Keele Street frontage, away from the rear lane, as is encouraged by policy.
 - (b) The dwellings will have an identified area for the storage of bin in their front setbacks. As such, bins will not spill out onto or be stored within the laneway as required by policy.
 - (c) Council's Engineering Unit support the full reduction in the car parking requirement and the laneway will not be used for vehicle access, noting that the rear width is narrow.
111. Overall, the modern form, albeit with reference to traditional housing stock by adopting a pitched roof form and some fenestration derived of double-hung windows typically seen on Victorian-era dwellings, as well as the colour palette of the bricks and render will introduce a simple and subservient design within the streetscape, without competing, architecturally with the surrounding Victorian-era dwellings. The dwellings will be an improvement in the streetscape from the existing dwelling given that these will be finer grained by virtue of their widths.

Clause 54.02-2 Integration with the street (Standard A2)

112. Comply with the standard and the objective. The primary pedestrian entrances will be orientated to Keele Street and each dwelling will have windows and a balcony that will allow for passive surveillance to the main street frontage in compliance with the policy objectives.

113. To the south (front), the dwellings are setback a minimum distance of 3m at the ground floor and a minimum distance of 4.57m at the first floor with the exception of the balconies that will extend into this setback. These setbacks will assist in each dwelling's integration with the character of the street particularly as the setbacks are generally consistent with the setbacks of the surrounding dwellings.
114. Fencing will be constructed across the front boundary however the design of the fence shown on plans fails to reference surrounding existing fences and does not contain any varying degree of transparency. As such, the fence will be conditioned to be at least 50% transparent.

Site Layout and Building Massing

Clause 54.03-1 Street setback (Standard A3)

115. Comply with the standard and the objective. The standard requires a minimum front setback of 3m based on the setback of the adjoining property to the east (being the only abutting dwelling).
116. Each dwelling will have a minimum 3m setback at the ground floor (with each pedestrian entrance further indented by up to 500mm) and a 4.57m setback at the first floor and therefore comply with the standard in both instances.
117. The plans show canopies over the entrances of each dwelling. The canopies are shown on the dotted proposed ground floor plan, shown on the first and roof plans and elevations and are proposed to be setback approximately 2.4m from the southern (front) boundary and below 3.6m above the natural ground level (as identified when calculating their approximate height using the RL's). In accordance with this Standard *porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard.*
118. The canopies will provide weather protection and will provide an appropriate sense of identity to the front entrance of each dwelling. They are considered an allowable encroachment of approximately 600mm.

Clause 54.03-2 Building height (Standard A4)

119. Complies with the standard and the objective. The maximum building height is 8.55m (i.e. less than 9m) as measured above the natural ground level to the highest point of the pitched roofs of each dwelling. The overall height also complies with that permitted by Clause 32.09-10 of the Scheme that permits two-storeys above the natural ground level.

Clause 54.03-3 Site coverage (Standard A5) and Clause 54.03-4 Permeability (Standard A6)

120. Complies with the objective. The overall degree of built form coverage on No. 152 Keele Street equates to approximately 115sq.m. or 73% of the total site area and that on No. 154 Keele Street equates to approximately 117sq.m. or 71% of the total site, thereby exceeding the 60% standard specified in the Scheme. However, the degree of site coverage proposed in both instances, is considered acceptable given the location these allotments within an inner city urban context. It is also common for new developments to exceed the minimum site coverage required by the standard in such a setting where surrounding dwellings also exceed the standard (i.e. dwellings to the west of the laneway and even more specifically, according to previous records No's. 142 (Planning Permit No. PL06/0548) and 144 (Planning Permit No. PL08/1095) Keele Street to name a few).

121. In terms of permeability, it is anticipated that combined, an area of 92.54sq.m. of the overall site area would remain pervious. This is divided by approximately 43sq.m associated with No. 152 Keele Street (equating to 27% of the area of this lot) and 49sq.m. associated with No. 154 Keele Street (equating to 29% of the area of this lot). The level of permeability in both instances, exceeds the Standard requirement for a minimum 20% per lot.
122. Clause 22.16 (Stormwater Management [Water Sensitive Urban Design]) applies to new buildings.
123. A STORM Rating Report was not provided and will therefore form a condition of permit. The condition will require a STORM Rating demonstrating best practice in stormwater management (minimum score of 100%) be provided and any measures required to achieve compliance to be shown on the plans.

Clause 54.03-5 Energy efficiency protection (Standard A7)

124. Complies with the standard and the objective. Each dwelling provides an appropriate level of energy efficiency opportunities for cross ventilation and daylight. Each dwelling has been designed to take advantage of its northern interface with large sections of fenestration that will provide for northern solar exposure to the ground level dining and kitchen areas and first floor bedrooms. Combined with the fenestration to the south (front of each dwelling), west (side of Dwelling 01) and east (side of Dwelling 02), each dwelling will ensure that a reasonable level of ventilation throughout is also achieved. Further daylight opportunities are provided through the provision of skylights above the hall-way and secondary living areas at the first floor of each dwelling and glass block flooring above the basements within the voids / light-wells provided to the west and east of each dwelling.
125. The siting and orientation of the dwellings also ensures that the energy efficiency of existing dwellings on adjoining lots (particularly that to the immediate east being the closest and only dwelling that has an immediate abuttal) is not unreasonably reduced. The eastern adjoining dwelling has several west-facing windows at the ground and first floor that face into a walkway leading into its entrance. Some of these windows are either covered by a canopy structure or have roller shutters and several have sill heights in excess of 1.7m above their floor level, akin to highlight windows. The dwelling to the east is also setback approximately 1.8m from the shared boundary which assist in ensuring that these windows continue to receive adequate daylight opportunities.

Clause 54.03-6 Significant trees objectives (Standard A8)

126. There are no significant trees located on site.

Amenity Impacts

Clause 54.04-1 Side and rear setbacks (Standard A10)

127. This standard stipulates the following:

“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”.*

128. A variation to the standard with regard to the ground floor walls with a minimum setback of 800mm from the western boundary associated with Dwelling 01 and 797mm from the eastern boundary associated with Dwelling 02 is supported due to the immediate context opposite these short setbacks. To the west of Dwelling 01 is a laneway that is 3m in width and to the east of Dwelling 02 will be a boundary fence and walkway associated with the neighbouring dwelling. The on-boundary fence height is 1.6m above the natural ground level and the dwelling is setback approximately 1.9m from the shared boundary.
129. The following table identifies the heights, required and proposed setbacks and where the variations to the standard are requested:

Proposed wall	Proposed setback	Wall height	Complies with Standard A10
Dwellings 01 and 02 - First floor setbacks from the north of (rear) boundary).	Between 3.58m and 4.85m.	Between 6.7m – 6.9m above the natural ground level.	Comply (minimum setback of 2m required).
Dwelling 01 - First floor setback from the west (length of ensuite).	800mm	Up to 6.8m (max) above the natural ground level.	Does not comply (minimum setback of 1.9m is required).
Dwelling 02 - First floor setback from the east (combined length of ensuite, bathroom, family room and bedroom).	797mm	Between 6.7m and 7.1m (max) above the natural ground level.	Does not comply (setback of 1.9m – 2.2m is required)

130. The setback adopted at the first floor of Dwelling 01 for the length of the ensuite to the west is acceptable given its location immediately adjacent to a 3m wide laneway that provides a buffer between the subject site and the Victorian-era dwelling opposite.
131. The setback adopted at the first floor of Dwelling 02 for the combined length of the ensuite, bathroom, family room and bedroom, came about as a response to objections and concerns by Council officers following the first round of advertising pertaining to the original application drawings. The setback across this interface, whilst not compliant with the standard by up to 1.4m was amended to improve the presentation of Dwelling 02 to the east by adopting a 797mm setback opposite the walkway and side of the adjacent dwelling that is also two-storeys.
132. Based on a comparison of the setbacks between the original application plans and the decision plans, it becomes apparent that the latter provide significant improvements in terms of reducing visual bulk and massing to the east. A variation to the standard of Standard A10 of up to 1.4m for the proposed 797mm setback is supported as this wall would be located opposite a walk-way and not opposite a “sensitive” area or secluded private open space. To further improve this interface, a condition of permit will require the protruding eaves of the roof above Dwelling 02 on this side, to be setback to match the setback of the wall.
133. The length of Dwelling 01 and 02 match the length of the eastern adjoining dwelling by adopting a similar typography and subdivision pattern and alignment with regard to building footprint that is comparable to the adjoining eastern dwelling, but also hard-edged, side-to-side boundary wall composition of surrounding Victorian-era dwellings.

Secluded areas of private open space have also been located with the rear setbacks of each dwelling, also consistent with the subdivision pattern of surrounding dwellings.

134. Overall it is considered that the objective to the standard 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* has been met and a variation to the standard is supported with regard to both Dwellings 01 and 02.

Clause 54.04-2 Walls on boundaries (Standard A11)

135. This standard stipulates the following:

A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary:

- (a) *For a length of more than the distance specified in a schedule to the zone; or*
- (b) *If no distance is specified in a schedule to the zone, for a length of more than:*
 - (i) *10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or*
 - (ii) *Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports whichever is the greater.*

136. Applying the standard, an on-boundary wall length of 14m is permitted along the western boundary and an on-boundary wall length of 14.3m is permitted on the eastern boundary (i.e. 10 metres plus 25 per cent of the remaining length of the boundary).
137. In this instance the dwellings would provide on-boundary walls to the boundaries. Dwelling 01 would extend along the western boundary for a length of approximately 17.5m at the ground and first floors and Dwelling 02 would extend along the eastern boundary for a length of 17.5m at the ground floor and a length of approximately 6.32m at the first floor.
138. The proposal does not propose any on-boundary walls to the north.
139. In regard to height any proposed wall on boundary should not exceed 3.2m in height with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall. The wall heights exceed 3.6m above reaching a height of 7.2m above the natural ground level.
140. In all instances, a variation to the standard is supported. This is because, the most exposed on-boundary wall associated with Dwelling 01 would be constructed adjacent to a laneway to the west, and the on-boundary walls associated with Dwelling 02 would be constructed adjacent to the pedestrian walkway of the adjoining dwelling to the east. The laneway to the west has a context by which on-boundary walls can co-exist due to the hard-edged side wall of the Victoria-era dwelling opposite, that also has a window relying on borrowed light from the laneway.
141. The eastern adjoining dwelling has a comparable existing built form context to that proposed, with a hard-edged, two-storey sheer on-boundary wall to its eastern side that is tall and highly visible from Keele Street. This wall also contains a parapet extending above the gutter of the roof that further reinforces its prominence. The eastern, on-boundary wall of Dwelling 02 would be less prominent given that it doesn't extend to the same height and for the same reason that its setbacks were justified, these walls would not be located opposite secluded private open space, but rather a walkway and consequently less visually intrusive due to the narrow dimension.

142. The proposed on-boundary walls are considered to meet the objective of the standard which is *to ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.*

Clause 54.04-3 Daylight to existing windows (Standard A12)

143. This standard stipulates the following:

Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot. Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window.

144. Complies with the standard and the objective. The windows of adjoining properties, particularly of that to the east, would receive adequate daylight levels in accordance with the standard as these would all continue to face into areas greater than the minimum light court area of 3sq.m. This dwelling already has adequate setbacks to facilitate appropriate daylight levels to existing windows.

Clause 54.04-4 North facing windows (Standard A13)

145. This standard stipulates the following:

'If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 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, for a distance of 3 metres from the edge of each side of the window'.

146. There are no north-facing habitable room windows located within 3m of either allotment. The eastern adjoining dwelling only has west-facing windows that face into No. 154 Keele Street.

Clause 54.04-5 Overshadowing open space (Standard A14)

147. Complies with the standard and the objective. Standard A14 of Clause 54 seeks to ensure buildings do not significantly overshadow existing secluded private open space. 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 9am and 3pm on 22 September.*
148. The only area of secluded private open space impacted by shadows cast is that associated with the adjoining dwelling to the east, and this is only evident at 3pm as a result of an increase in the shadow caused by the proposed 2.5m high shared boundary fence of Dwelling 02. This extent of overshadowing is acceptable given that it is limited to one hour and in an inner city context full compliance cannot be expected.

Clause 54.04-6 Overlooking (Standard A15)

Ground floor

149. 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.*
150. The standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.
151. The ground floor of the each dwelling is in the order of up to 0.9m above the natural ground level to the north due to the land gradient. The dwellings include extended decks that will be primarily screened by the proposed northern, western and eastern 2.5m high boundary fences and their setbacks from boundaries (i.e. the decks do not extend up to the boundaries). However, there may be an overlooking opportunity into the secluded area of private open space of the dwelling to the east from the north-east corner of the Dwelling 02's deck. A condition will address this so that overlooking complies with the ResCode requirements.

First floor

152. Dwelling 01 will have habitable room windows facing north and west, whilst Dwelling 02 will have north and habitable room window north and east at the first floor. The west and east-facing windows of Dwellings 01 and 02, respectively, are of the highlight variety and have minimum sill heights of 1.7m above their floor level. However, this is not clearly identified on all elevations submitted and therefore a condition will address this by requiring the plans to have all windows sills annotated. The north-facing habitable room windows of each dwelling have not been screened and a condition will therefore require these to be screened in accordance with the requirements of the standard so that overlooking complies with the ResCode requirements.

153. *On-Site Amenity and Facilities*

Clause 54.05-1 Daylight to new windows (Standard A16)

154. The standard requires all habitable room windows to face an “*outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky*”. The only windows that do not have a minimum dimension of 1 metre clear to the sky are the east-facing windows at the first floor of Dwelling 02 that have a minimum dimension of 797mm from the boundary. However, these windows are associated with the family room that will have secondary daylight access through the provision of a skylight above and a bathroom where the primary purpose off this window is for ventilation. As such, a variation to the standard is acceptable.

Clause 54.05-2 Private open space (Standard A17)

155. Standard A17 generally requires that *a dwelling should have private open space consisting of an area of 80 square metres or 20 per cent of the area of the lot, whichever is the lesser, but not less than 40 square metres. At least one part of the private open space should consist of secluded private open space with a minimum area of 25 square metres and a minimum dimension of 3 metres at the side or rear of the dwelling with convenient access from a living room.*
156. Dwelling 01 will have an area of 25.97sq.m. at the rear with a balcony of 8.9sq.m. facing Keele Street and Dwelling 02 will have an area of 26.9sq.m. at the rear with a balcony of 9sq.m. to Keele Street.

157. Dwellings 01 and 02 fall short of their minimum requirement of 31.6sq.m. (i.e. 20% of 158sq.m.) and 33.2sq.m. (i.e. 20% of 166sq.m.) of secluded private open space required, respectively. The balconies to Keele Street will compensate for any loss, and full compliance with the standard cannot be expected in an inner city context, where there are many existing examples of surrounding dwellings that do not meet the minimum provisions of ResCode in this regard. The areas proposed are comparable to the areas of secluded private open space enjoyed by surrounding dwellings and this can be observed by their existing subdivision pattern which locates small areas of secluded private open space to their rear (i.e. such as that associated with the dwelling to the immediate east and the row of Victorian-era dwellings to the west of the laneway).
158. Most critically, is that the proposal provides adequate private and secluded open space, meeting the objective.

Clause 54.05-3 Solar access to open space (Standard A18)

159. The secluded areas of private open space are to the north of each dwelling and would therefore receive excellent solar access. This also complies with the standard which also direct secluded private open space to be located to the north side of dwellings, when practicable to do so.

Detailed Design

Clause 54.06-1 Detailed design (Standard A19)

160. Complies with the standard. The dwellings are contemporary in design, yet complementary to the existing surrounding built form in terms of typology, form and materiality. These will integrate into the surrounding context along Keele Street which hosts a two-storey dwelling to the immediate east of the site, three-storey blocks of flats with under-croft car parking with some other contemporary dwellings further west whilst transitioning to a height of only one storey from the Victoria-era row of dwellings to the west side of the 3m wide laneway (that also provides a buffer).
161. The dwellings are contemporary with walls constructed of masonry with an applied natural white render to the façade of Dwelling 01, clay tiles to the pitched roofs and glass balustrades to the first floor balconies fronting Keele Street. The northern and southern elevations are punctuated with windows and balconies, whilst the western and eastern elevations are punctuated with windows and light-wells.
162. The dwellings will contribute to the design styles and housing choice found within the wider area. The proposal will present a development of acceptable quality within a built-up inner-city context and residential area. The contemporary design approach, will emphasize a clear delineation between the old and new built form (particularly with surrounding Victorian-era dwellings) therefore providing an appropriate and distinguished built form outcome separate to the heritage dwellings, but sympathetic by producing transitions to one storey and by adopting simple design.
163. It is therefore considered that the overall design response is acceptable within the neighbourhood setting of Keele Street.

Clause 54.06-2 Front fences (Standard A20)

164. The front fence, with an overall height of 1.5m meets the maximum height required by Table A2 of the Standard as it does not exceed 1.5 metres as prescribed for dwellings located in streets other than a Road Zone, Category 1. However, this is required to be tempered with Clause 22.02-5.7.2 of the Scheme that articulates that front fences and gates should be designed to be a maximum of 1.5m high if more than 50% transparent.

165. The front fence design does not meet the relevant heritage guidelines as it is 1.5m high and solid. It is considered appropriate for the fence design to achieve full compliance with Council's heritage guidelines (i.e. to be of a transparent design) and this will also ensure that the predominant pattern of fence heights along the streetscape is maintained. A condition will reflect this.

Car parking reduction and traffic

166. With no car parking spaces provided on site the proposal is seeking a reduction of the 4 car spaces required by the Scheme.
167. An assessment against the relevant considerations for a reduction in car parking requirement at Clause 52.06-7 (Application requirements and decision guidelines for permit applications) of the Scheme is provided as follows:
- (a) The site is within walking distance to Hoddle Street and Eastern Freeway / Alexander Parade that provides bus services.
 - (b) The site is within walking distance to the Smith Street Activity Centre that provides tram services.
 - (c) The site has good access to the bicycle road network, and there will be ample space for bicycle parking on site.
 - (d) The site has convenient access to shops, businesses, essential facilities and amenities within the Smith Street Activity Centre and will thereby encourage less reliance on private vehicle use / ownership.
 - (e) Visitors to the dwellings who choose to drive might combine their visit by engaging in other activities whilst in the area such as visiting a café on Smith Street. Based on this, the overall demand for parking would be less than the sum of individual demands for each premises in the area.
 - (f) The streets surrounding the site have short-stay parking restrictions (i.e. 2P) which will ensure a turnover of car parking for visitors to the site in an efficient manner during the day.
 - (g) Council's Engineering Unit confirm that the site is within close proximity of on-street car share facilities (closest car share pod is in Hotham Street, just east of Gold Street) which provides an alternative option of transport for residents and visitors and may help to reduce overall car parking demand.
 - (h) The accompanying Parking Impact Assessment Report prepared 11 May 2018 and authored by TTM Consulting Pty. Ltd. states that the car ownership data from the 2016 Census for Collingwood conducted by the Australian Bureau of Statistics shows 22.5% of townhouses in Collingwood with three or less storeys, not owning a car. It is also stated that *parking demand tends to approach or equal the allocation made to residential developments* and that *dwellings not allocated car parking spaces are likely to attract residents who do not own a car*.
 - (i) The site benefits from a technical car parking 'credit' of one car space given that the existing dwelling has on one-on site car parking space.
168. With all of the above in mind, the reduction in car parking requirement sought is supported in this instance and with regard to the site's inner city location, access to services and policy.

Objector concerns

169. The majority of the issues raised by the objectors have been addressed within the body of this report. However, each point will be addressed for clarity, as follows:
170. Neighbourhood character, height, massing, scale, bulk, site coverage and permeability have been discussed at paragraphs 92 to 123 with setbacks and walls on boundaries discussed at paragraphs 127 to 142. The strategic context and zoning of the land support the proposal.

Each allotment is capable of being developed with a single dwelling and in this regard the proposal is not an overdevelopment (i.e. being one dwelling per lot).

171. The dwelling design has been informed by the surrounding context that has also been reduced in scale (compared to the original application plans) to ameliorate surrounding objector concerns with regard to the roof terraces initially proposed. The two-storey scale is comparable to the height of the adjoining two-storey dwelling to the east whilst proving an appropriate transition of one-storey with row of Victorian-era dwellings opposite the laneway to the west.

(d) Off-site amenity including overshadowing / loss of daylight, overlooking and noise impacts.

172. Off-site amenity impacts have been discussed at paragraphs 127 to 152. More specifically:

- (i) overshadowing has been discussed at paragraphs 147 to 148;
- (ii) loss of daylight has been discussed at paragraphs 143 to 144;
- (iii) overlooking has been discussed at paragraphs 149 to 152; and
- (iv) the dwelling use is as-of-right and noise will be of a residential nature.

173. A condition will also require noise emissions from plant and equipment to comply with the State Environment Protection Policy or any other standard recommended by the EPA (including but not limited to SEPP N-1).

(e) Car parking and traffic impacts.

174. Car parking and traffic implications have been discussed at paragraph 165 to 167 and a full reduction in the car parking requirement is supported.

Other Matters

175. The subject site is identified in the Scheme as one which is subject to flooding and it is acknowledged that the proposal includes excavation for a basement. As such, appropriate weatherproofing measures will need to take place to ensure that the site can appropriately drain without flooding or impacting its neighbouring properties. These are matters that will be considered at the building permit stage.
176. The application has been appropriately referred to Melbourne Water who support the submitted proposal subject to conditions that will be included on any planning permit issued. Design changes required by Melbourne Water will need to be shown on the condition 1 plans lodged to Council for endorsement. Melbourne Water conditions will need to be complied with at all times given they will form part of the planning permit.

Conclusion

177. The proposal, subject to the conditions recommended, is an acceptable planning outcome that subject to conditions requiring some design detailing modifications, demonstrates compliance with the relevant policies of the Scheme.

RECOMMENDATION

That having considered all relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant a Planning Permit PLN18/0579 for the demolition of the existing dwelling and the construction of two dwellings (one on each allotment), and a reduction in the car parking requirement of the Yarra Planning Scheme at 152 and 154 Keele Street, Collingwood 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 plans received by Council on 01 August 2019 prepared by Emfaton Design but modified to show the following:
 - (a) The rear ground level decks and first floor bedroom windows to the north screened to comply with standard A15 at Clause 54.04-6 (Overlooking) of the Yarra Planning Scheme.
 - (b) The east-facing family room window of Dwelling 02 with an annotated sill height of 1.7m above the floor level.
 - (c) The roof eave of Dwelling 02 at the first floor (for the length of the ensuite, bathroom, family room and northern-most bedroom) setback 797mm from the eastern boundary.
 - (d) All front fencing to be a minimum 50% transparent.
 - (e) Measures required to achieve compliance with a STORM Rating report demonstrating best practice in stormwater management (with a minimum score of 100%).
 - (f) Any plan changes as a result of Melbourne Water's Conditions at 7 to 12 of this planning permit.

Endorsed Plans

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. Finished floor levels shown on the endorsed plans must not be altered or modified without the prior written consent of the Responsible Authority.
4. 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.
5. 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.
6. All pipes, fixtures, fittings and vents servicing any building on the land must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.

Melbourne Water Conditions (conditions 7 – 12)

7. Prior to the endorsement of plans, amended plans must be submitted to Council and Melbourne Water addressing Melbourne Water's conditions. Plans must be submitted with surface and floor levels to Australian Height Datum (AHD) and must be modified to show:
 - (a) The dwellings must be set with finished floor levels set no lower than 20.21 metres to Australian Height Datum, which is 300mm above the applicable flood level of 19.91 metres to Australian Height Datum.
8. The dwellings must be constructed with finished floor levels set no lower than 20.21 metres to Australian Height Datum, which is 300mm above the applicable flood level of 19.91 metres to Australian Height Datum.

9. Prior to the issue of an Occupancy Permit, a certified survey plan, showing finished floor levels (as constructed) reduced to the Australian Height Datum, must be submitted to Melbourne Water to demonstrate that the floor levels have been constructed in accordance with Melbourne Water's requirements.
10. Imported fill must be kept to a minimum on the property and only be used for the sub floor areas of the dwellings.
11. Any new fence must be of an open style of construction (minimum 50% open) to allow for the passage of floodwaters/ overland flows.
12. Any doors, windows, vents and openings to the basement must be a minimum of 20.21 metres to AHD which is 300mm above the applicable flood level of 19.91 metres to AHD.

Council Infrastructure

13. Within 2 months of the completion of the development 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 (including the full re-sheeting of the footpath at the front of the property if required by Council):
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
14. Except with the prior written consent of the Responsible Authority, Council assets must not be altered in any way.

General

15. Noise emissions from plant and equipment must comply with the State Environment Protection Policy or any other standard recommended by the Environment Protection Authority (including but not limited to SEPP N-1).
16. 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;
 - (c) Sundays, ANZAC Day, Christmas Day and Good Friday at any time.
17. 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 5585 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 5585 for further information.

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.

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

Melbourne Water note:

For general advice relating to Melbourne Water's conditions please contact the Customer Service Centre on 131722.

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

Attachments

- 1 Site location - 152 -154 Keele Street
- 2 S57(a) Amended Plans - Decision Plans - 152 - 154 Keele Street, Collingwood
- 3 Referral Advice _ Melbourne Water and Council's Engineering Services Unit.

Attachment 1 - Site location - 152 -154 Keele Street

SUBJECT LAND: 152 -154 Keele Sreet, Collingwood



↑ North

★ Subject Site

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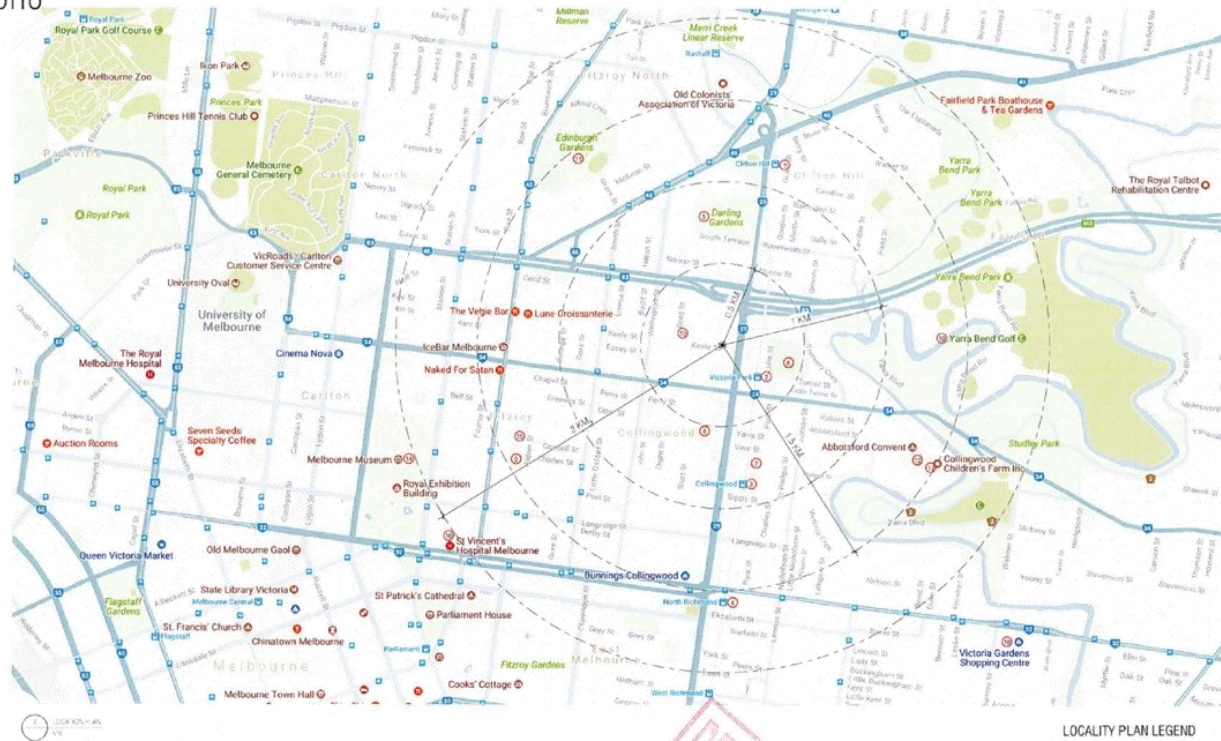
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1 3D VIEW - FRONT VIEW

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DECISION PLANS

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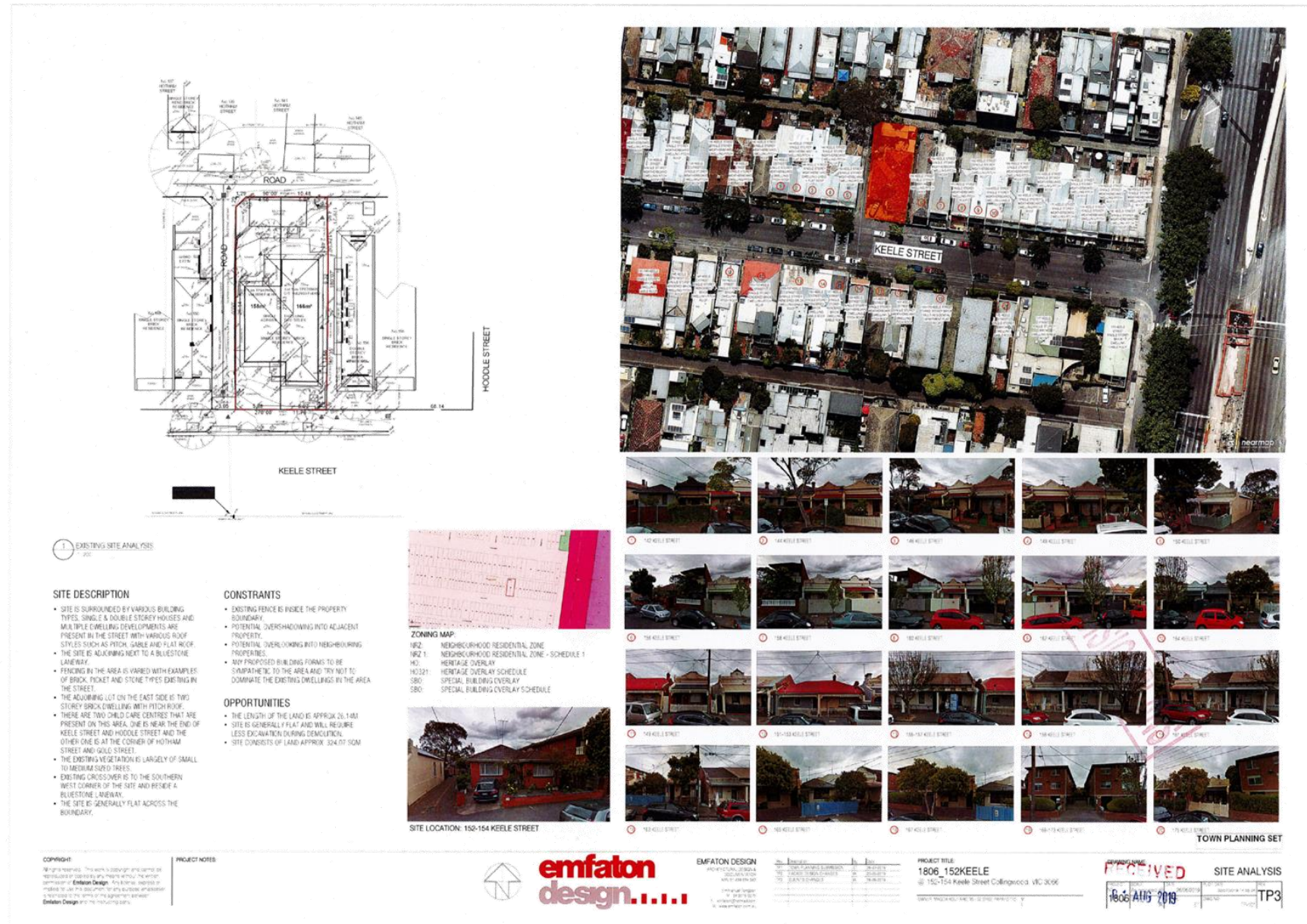
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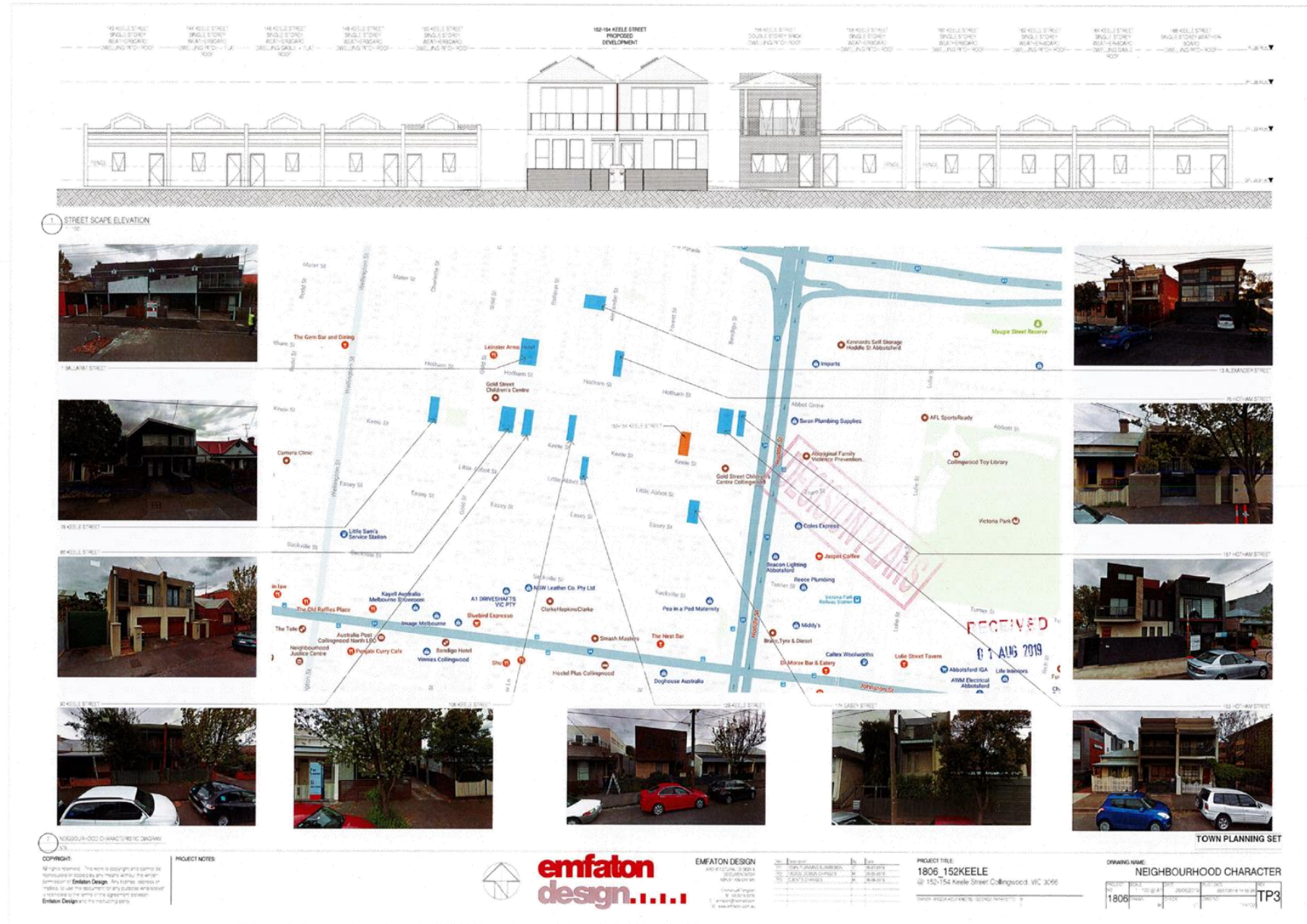
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@ 152-154 Keele Street Collingwood, VIC 3066

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



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





- THE PROPOSED DEVELOPMENT IS SITUATED AT NUMBER 152-154 KEELE STREET IN COLLINGWOOD. THIS SITE AREA IS APPROX 374.07 SQM AND CURRENTLY HAS A SINGLE STOREY BRICK HOUSE WITH TILED PITCH ROOF.
- THE PROPOSAL IS TO BUILD TWO (2) DOUBLE STOREY DWELLINGS.
- MAINTAIN EXISTING CROSSOVER.
- THE PROPOSED BUILT FORMS ARE COMPLIANT WITH RESCORDER'S SETBACK REQUIREMENTS

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

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Age	Percentage	Boys	Girls
5-9	10.0%	11	10
10-14	10.0%	8	13
15-19	10.0%	8	10
20-24	10.0%	10	12

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@ 152-154 Keele Street Collingwood, VIC 3066

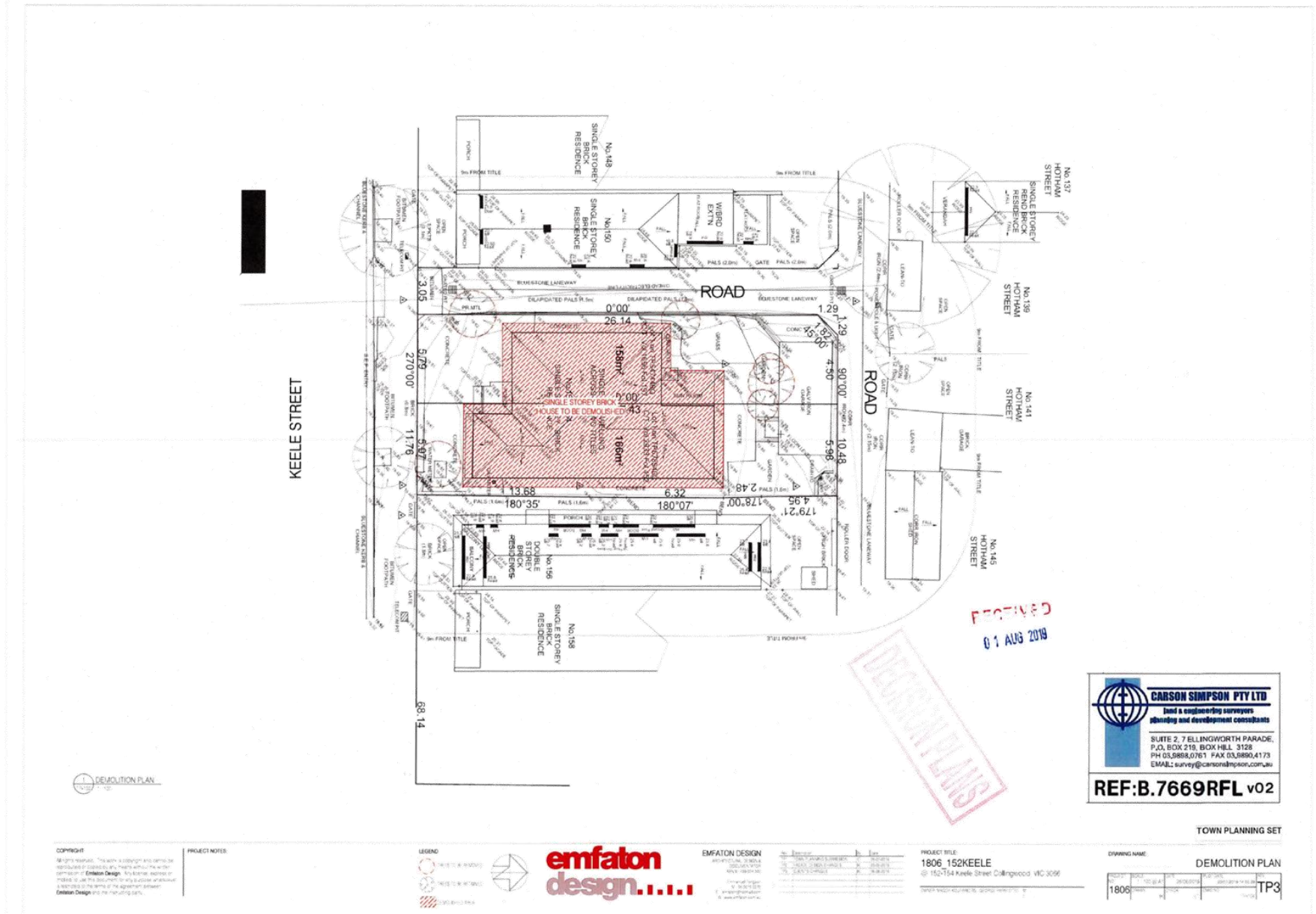
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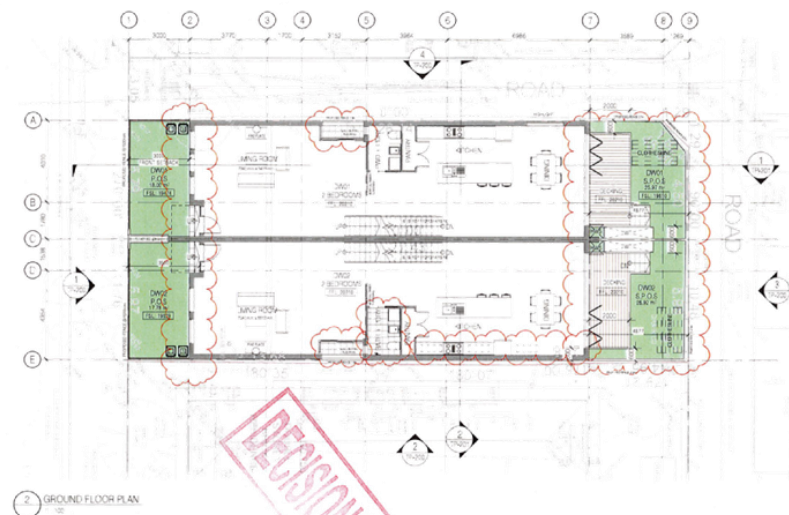
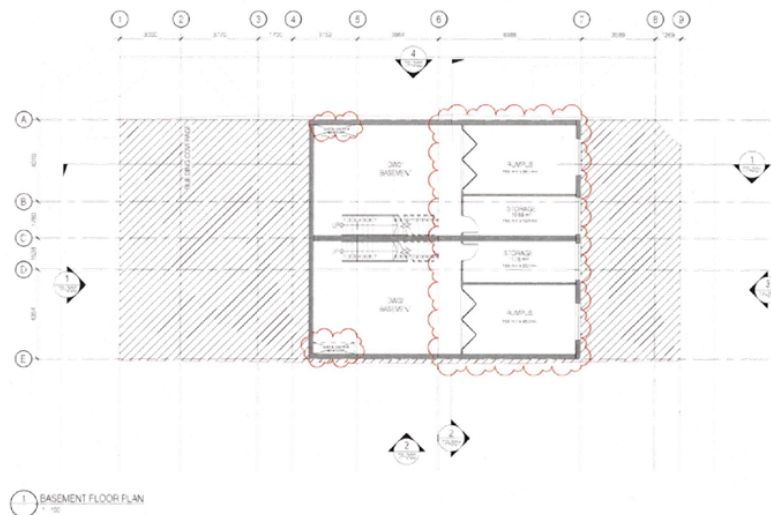
DESIGN RESPONSE & SITE PLAN

PROJECT NO. 1806	SCALE As indicated @ CHAINS	DAT 26/06/2019 CIVIL	PLT. DATE 26/06/2019 14:56:27 DWG NO.	TP4
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Attachment 2 - S57(a) Amended Plans - Decision Plans - 152 - 154 Keele Street, Collingwood



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



DWELLING	BASEMENT	GROUND	FIRST	SECOND	PORCH	TOTAL	SPDS	POS	TOTAL
1	16.35 sq. ft.	112.22 sq. ft.	102.47 sq. ft.	9.72 sq. ft.	2.35 sq. ft.	301.28 sq. ft.	27.87 sq. ft.	75.91 sq. ft.	43.22 sq. ft.
2	18.37 sq. ft.	112.22 sq. ft.	95.45 sq. ft.	9.35 sq. ft.	2.35 sq. ft.	299.84 sq. ft.	29.30 sq. ft.	75.91 sq. ft.	49.32 sq. ft.
TOTAL AREA CALCULATION						601.12 sq. ft.	TOTAL SPDS	56.06 sq. ft.	92.54 sq. ft.

TOTAL SITE AREA	324.07 m ²	100%
BUILDING SITE COVERAGE	79.54 m ²	24.55%
GARAGE AREA PROVIDED	93.54 m ²	28.87%
RECREATION AREA	621.12 m ²	192.46%
PLANTABILITY AREA	93.54 m ²	28.87%

LEGEND

 PROPOSED 1

 PROPOSED 2

 THIS TO BE

 TREES 100%
 100%
 100%

 CONCRETE
 GRASS
 TREES

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 2. **Edit** (E) **SA**
 3. **View** (V) **LA**

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IN-COORDINATING

MS. 11.18.98
SE. KANDEL & MARCH
ALUMINUM CH

NS	NATURAL GAS
FS	FIRE-SUPPLY
FF	FIRE-FLOOR
FB	FIRE-BUILDING

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PROJECT NOTES



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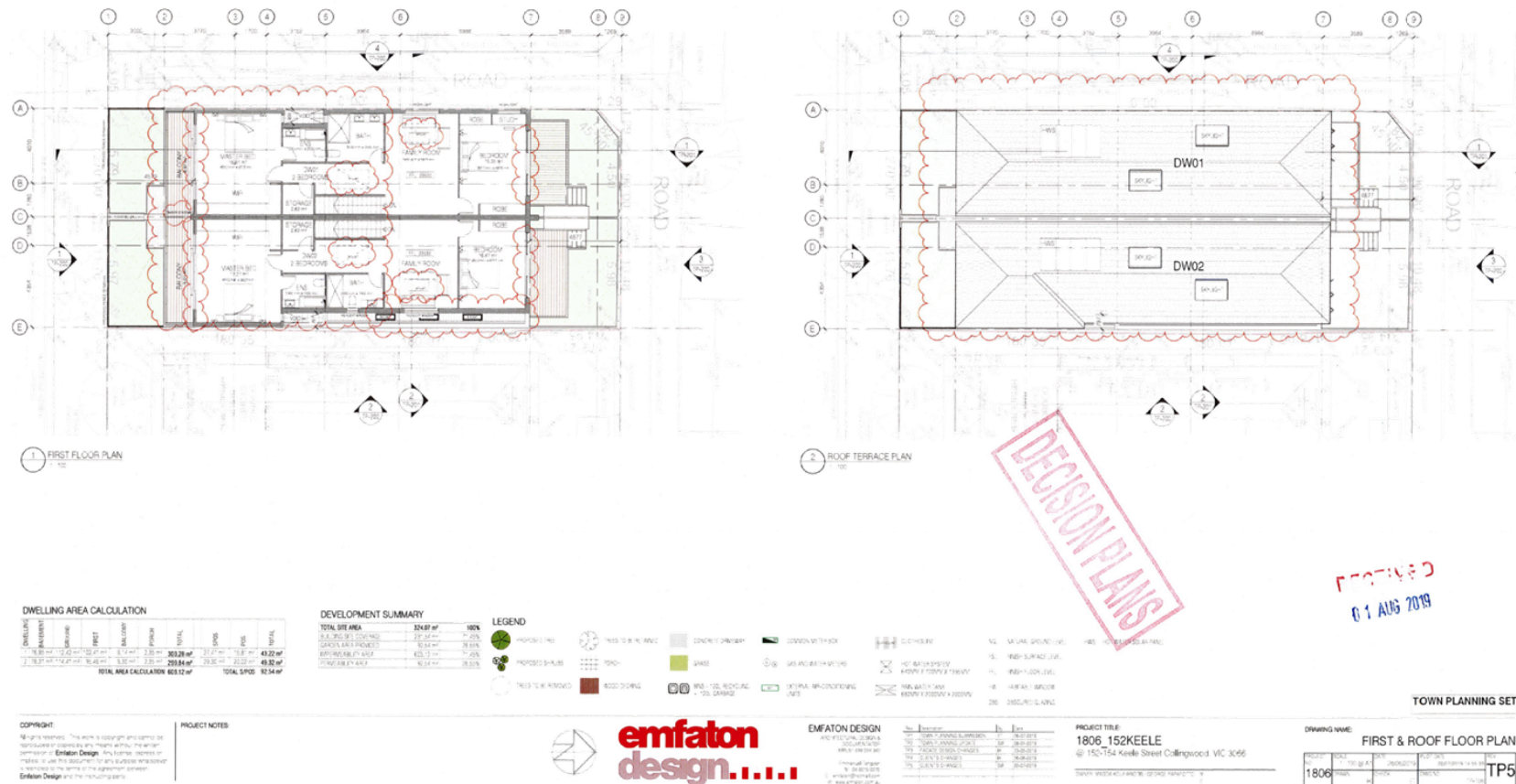
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Interior Documentation
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PROJECT TITLE:
1806_152KEELE
© 152-154 Keele Street Collingwood, VIC 3066

DRAWING NAME:				
BASEMENT & GROUND FLOOR PLAN				
PROJECT NO	SHEET NO	DATE	PROJECT NAME	REV
1806	100 @ A	26/06/2019	26/11/2019 14:58:31	TP4
OWNER	2-DOOR	2-DOOR	2-DOOR	2-DOOR

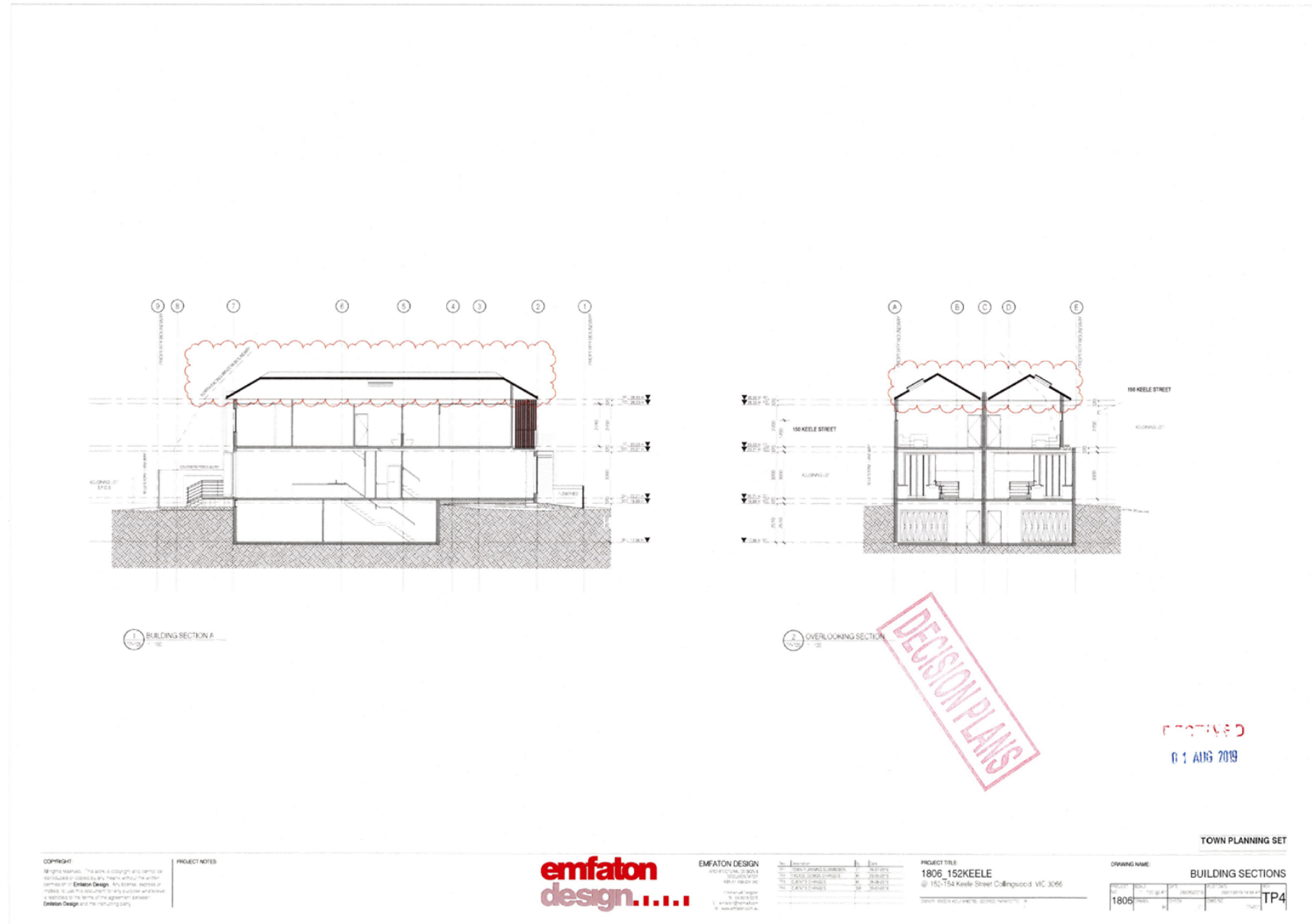
Attachment 2 - S57(a) Amended Plans - Decision Plans - 152 - 154 Keele Street, Collingwood



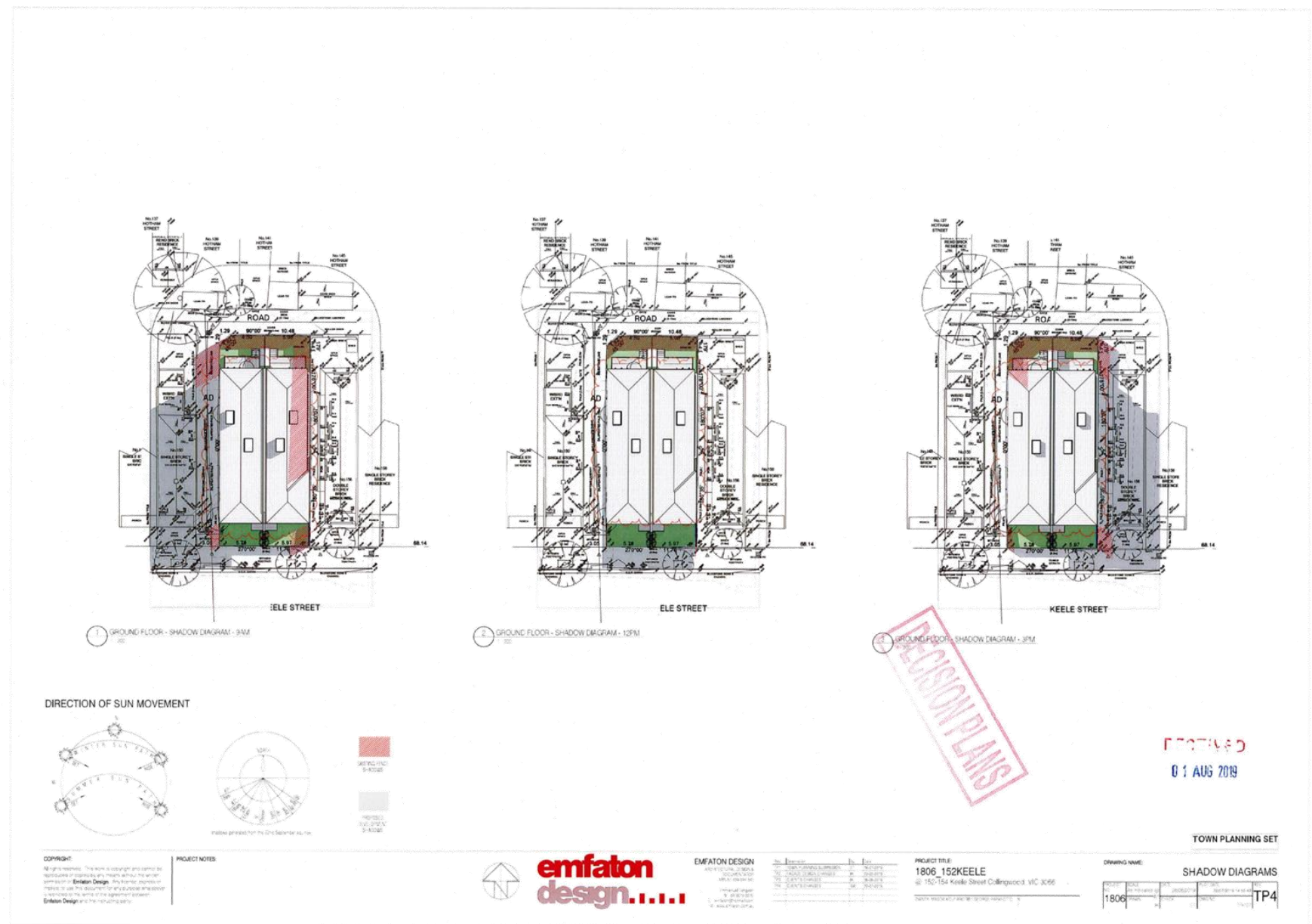
Attachment 2 - S57(a) Amended Plans - Decision Plans - 152 - 154 Keele Street, Collingwood



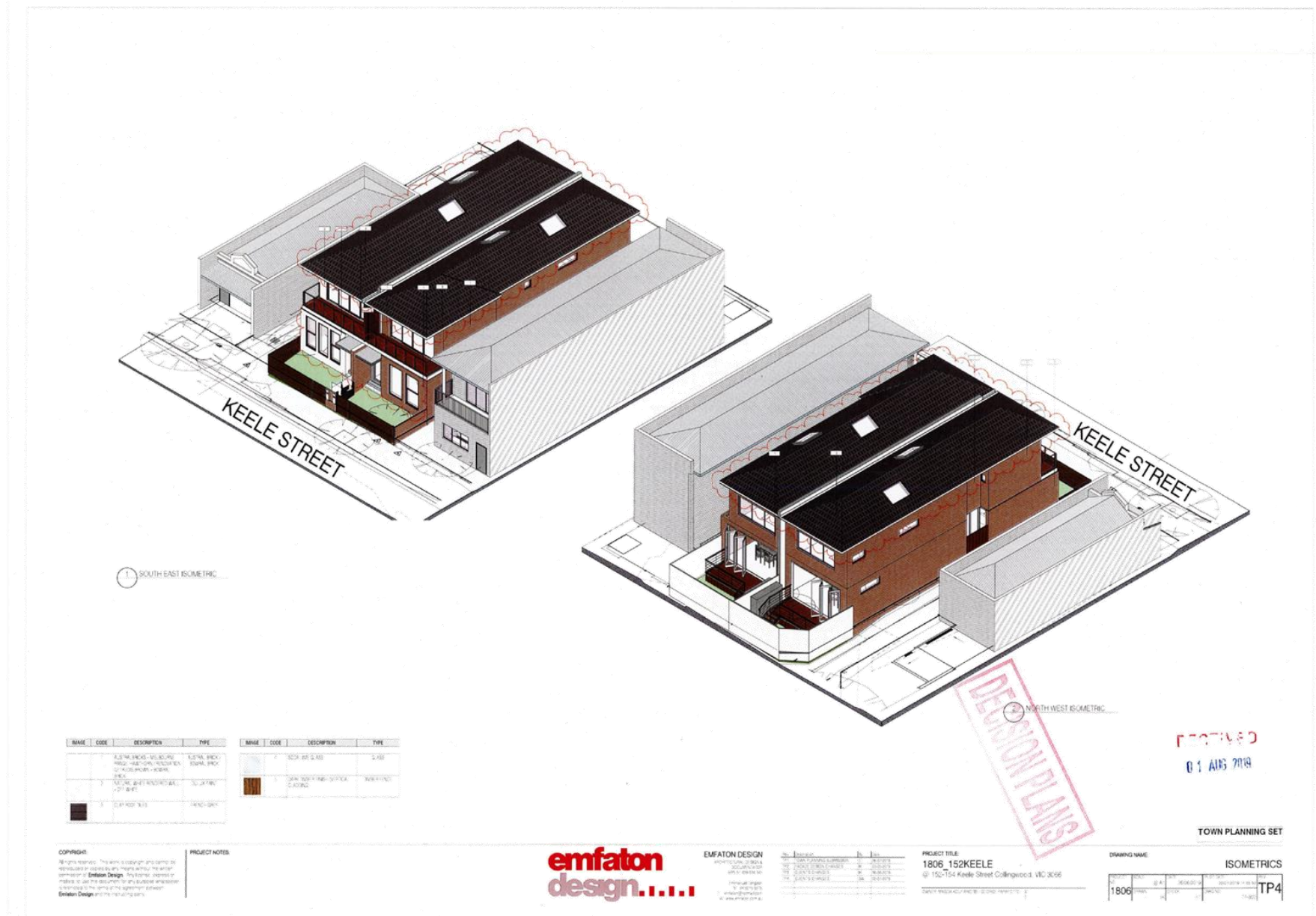
Attachment 2 - S57(a) Amended Plans - Decision Plans - 152 - 154 Keele Street, Collingwood



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



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



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



1 FRONT VIEW



2 REAR VIEW



3 FENCE VIEW

DECISION PLANS

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01 AUG 2019

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PROJECT NOTES:



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COLLINGWOOD VIC 3066
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WWW.EMFATON.COM.AU

Rev	Description	Date
1	Issue for Council	20/07/19
2	Issue for Council	20/07/19
3	Issue for Council	20/07/19

PROJECT TITLE:
1806_152KEELE
152-154 Keele Street Collingwood VIC 3066
OWNER: YARRA CITY COUNCIL

DRAWING NAME:

Rev	Description	Date
1	Issue for Council	20/07/19
2	Issue for Council	20/07/19
3	Issue for Council	20/07/19

RENDER

TP3

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



26 February 2019

Madeleine Moloney
Yarra City Council
PO Box 168
Richmond VIC 3121

Dear Madeleine,

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

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

Our Decision

Melbourne Water, pursuant to Section 56(1) of the Planning and Environment Act 1987, does not object to the proposal, subject to the following conditions:

Conditions

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



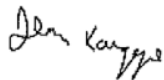
Attachment 3 - Referral Advice _ Melbourne Water and Council's Engineering Services Unit.

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

Advice

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

Regards,

A handwritten signature in black ink, appearing to read 'John Karageorge'.

John Karageorge
Customer and Planning Services

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

Theodosakis, John

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

From: Pisani, Mark

Sent: Thursday, 31 October 2019 11:01 AM

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

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

Hi John

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

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

Hope this information is helpful.

Regards

Mark Pisani

Senior Development Engineer

Traffic and Civil Engineering

PO BOX 168 Richmond VIC

T (03) 9205 5746

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

W yarracity.vic.gov.au

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Yarra City Council acknowledges the Wurundjeri as the Traditional Owners of this country, pays tribute to all Aboriginal and Torres Strait Islander people in Yarra, and gives respect to the Elders past and present.

-
- | | |
|------------|--|
| 1.2 | PLN19/0100 - 104 Gore Street Fitzroy - Partial demolition, alterations and additions to the existing dwelling associated with the construction of a roof terrace and construction of a second, double-storey (plus roof terrace) dwelling on the lot and a reduction in the car parking requirements. |
|------------|--|
-

Executive Summary

Purpose

1. This report provides Council with an assessment of planning application PLN19/0100 at No. 100 Gore Street, Fitzroy for partial demolition, alterations and additions to the existing dwelling associated with the construction of a roof terrace and construction of a second, double-storey (plus roof terrace) dwelling on the lot and a reduction in the car parking requirements. The report recommends approval subject to conditions.

Key Planning Considerations

2. Key planning considerations include:
 - (a) Clause 22.02 – Development guidelines for sites subject to the Heritage Overlay;
 - (b) Clause 43.01 – Heritage Overlay;
 - (c) Clause 52.06 – Car Parking, and;
 - (d) Clause 55 – Two or more dwellings on a lot.

Key Issues

3. The key issues for Council in considering the proposal relate to:
 - (a) Heritage;
 - (b) Clause 55 (ResCode);
 - (c) Car parking reduction, and;
 - (d) Objector concerns.

Submissions Received

4. Nine objections were received to the application, the grounds of which can be summarised as follows:
 - (a) Off-site amenity impacts including overlooking, overshadowing, loss of daylight, visual bulk and noise impacts (including use as an 'Air-bnb' style rental accommodation)
 - (b) Impacts to the heritage place, including:
 - (i) Visibility of the roof terrace;
 - (ii) Inappropriate selection of materials for the surrounding area (including front fence);
 - (iii) Siting of the new dwelling not conforming with traditional layout of dwellings in the area, and;
 - (iv) Deletion of the rear chimney will result in a loss of contributory fabric.
 - (c) Concerns regarding the proposed car parking reduction and impacts to availability of on-street car spaces;
 - (d) Noise impacts and car parking availability during construction stage, and;
 - (e) Inaccuracies on the drawing set and the lack of a survey plan in the application material.

Conclusion

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

CONTACT OFFICER: Chris Stathis
TITLE: Senior Statutory Planner
TEL: 9205 5352

1.2 PLN19/0100 - 104 Gore Street Fitzroy - Partial demolition, alterations and additions to the existing dwelling associated with the construction of a roof terrace and construction of a second, double-storey (plus roof terrace) dwelling on the lot and a reduction in the car parking requirements.

Reference: D19/198442

Authoriser: Senior Coordinator Statutory Planning

Proposal: Partial demolition, alterations and additions to the existing dwelling associated with the construction of a roof terrace and construction of a second, double-storey (plus roof terrace) dwelling on the lot and a reduction in the car parking requirements.

Existing use: Dwelling

Applicant: Architecture Architecture

Zoning / Overlays: Neighbourhood Residential Zone
Heritage Overlay (Schedule 334)

Date of Application: 26 February 2019 (original lodgement)
25 October 2019 (Section 57A Amendment lodgement)

Application Number: PLN19/0100

Planning History

1. Planning permit application PL08/0428 for alterations and additions for the construction of a second dwelling on the lot was withdrawn by the applicant on 13 July 2009.
2. Planning Permit PLN12/0937 was issued by Council on 18 January 2013 for the *development of the land to carry out works for the installation of solar panels to the existing roof*. These works have not been carried out and the permit has expired.

Background

Lodgment of S57A plans or sketch plans

3. The applicant submitted an amendment pursuant to Section 57A of the *Planning & Environment Act 1987* on 25 October 2019, making the following changes:
 - (a) Reduction in the scale of the roof terrace to the new dwelling – the length of the terrace (west to east) reduced from 6.4m to 4.9m;
 - (b) Reconfiguration of the internal layout of the existing dwelling so that the living room is relocated to the first floor and that one of the bedrooms is relocated to the ground floor;
 - (c) Notation to confirm that the solar panels associated with the new dwelling will have a maximum tilt of 10 degrees, and;
 - (d) South elevation updated to show the correct outline of the built form of the dwelling at No. 100 Gore Street.
4. In addition to the above changes, the amended plans provided the following additional information:
 - (a) Increased level of information on the shadow diagrams to show the reduction in perforated solar access to the ground floor SPOS of No. 100 Gore Street (i.e. the solar access that is associated with the permeable trellis on the boundary fencing between the subject site and No. 100 Gore Street), and;
 - (b) Inclusion of sectional diagrams to illustrate the development's performance against the overlooking objective of Clause 55 (ResCode).

Classification of ground and first floors

5. Due to the steep slope from west to east in this part of Fitzroy, the subject site and nearby dwellings have lower levels that are generally not visible from the public realm. For example, the subject site presents to Gore Street as a single-storey dwelling, however there is a lower level below, which means that the dwelling is in fact double-storey. For the purposes of clarity, the report will refer to the lower-level as the ground-floor and the upper-level (i.e. the level which is visible from the street) as the first-floor.

Nos. 102 and 104 Gore Street

6. The subject site is known as No. 104 Gore Street. The application material, however, has referred to the existing dwelling as No. 104 Gore Street and the new dwelling as No. 102 Gore Street. This is unnecessarily confusing and as such, this report will simply refer to the dwellings as either the *existing dwelling* or the *new dwelling*.

The Proposal

7. The application is for partial demolition, alterations and additions to the existing dwelling associated with the construction of a roof terrace and construction of a second, double-storey (plus roof terrace) dwelling on the lot and a reduction in the car parking requirements. The proposal can be summarised as follows:

Demolition

- (a) Selected south-facing windows of the existing dwelling at both ground and first floors;
- (b) Selected sections of the ground floor, south-facing wall of the existing dwelling;
- (c) The front fence and gate associated with the southern half of the lot;
- (d) External stairs and paving associated with the southern half of the lot;
- (e) Section of the existing dwelling's roof associated with the rear hip to the rear of the existing chimney (to make way for the proposed roof terrace);
- (f) Two small, square shaped sections of the existing dwelling's rear roof (to make way for two new skylights);
- (g) Selected internal walls of the existing dwelling (no permit required for internal demolition works);

Alterations and Additions

- (h) The construction of an addition to the existing dwelling in the form of a roof terrace and associated stairwell to be set 1m behind the chimney of the dwelling. The roof terrace is proposed to have an area of 14sqm, balustrade heights ranging from 1m to 2.4m above finished floor level and composed of timber cladding (painted white). The addition will result in the existing dwelling having a maximum building height of 9m.
- (i) Installation of two skylights to the rear of the existing dwelling (one above the walk-in-robe and one above the ensuite at first floor; filling-in of two south-facing windows and one door at ground floor and two south-facing windows at first floor; two new south-facing windows at ground floor, and installation of screening eaves to all south-facing windows (protruding 0.45m from the southern wall) to be constructed of perforated mesh with a maximum transparency of 25%.

New Dwelling

- (j) The construction of a second double-storey (plus roof terrace) dwelling on the lot. The new dwelling will take up the southern (currently vacant) portion of the subject site. The built form of the new dwelling will be located towards the east, providing the western section as an area of SPOS to the new dwelling.
- (k) The dwelling will accommodate:
 - (i) An open plan living, dining and kitchen area, laundry and bathroom at ground floor;
 - (ii) A bedroom, a study / guest bedroom and a bathroom at first floor, and;
 - (iii) A roof terrace provided above the first floor with an area of 18sqm and balustrade screens ranging from 1m to 1.765m above finished floor level.

- (l) The dwelling will provide two areas of secluded private open space – one within the front setback of the dwelling at ground floor and one at roof terrace level;
- (m) The dwelling will be set back 11.07m from Gore Street and 1.88m from the rear boundary. The dwelling will be constructed flush to both side boundaries save for the south-facing clerestory element associated with the first floor bedroom, which is proposed to have a setback of 0.75m. The dwelling will have an overall height of 9m;
- (n) The new dwelling includes a new front fence along the front boundary of the southern half of the site. The fence is proposed to have a height of 2.61m and composed of concrete breeze blocks atop a base finished in masonry pavers. The fence is provided with a full-height gate to be constructed in metal mesh;
- (o) The new dwelling proposes eight solar panels on the roof (each with a maximum tilt of 10 degrees), a 1000L rainwater tank to be connected to toilets of the new dwelling for flushing and two externally-accessible storage areas – one to the rear of the new dwelling (capacity of 4.73 cubic metres) and one below the stairs connecting the ground floor SPOS to the street (capacity of 9.5 cubic metres);
- (p) The application seeks to provide zero on-site car spaces for both the existing dwelling and the new dwelling, requiring a car parking reduction of one space, associated with the new, two-bedroom dwelling.



Figure 1: Three-dimensional render of the proposed new dwelling, as viewed from the western area of SPOS.

Existing Conditions

Subject Site

- 8. The subject site is located on the eastern side of Gore Street, between Gertrude Street to the south and Webb Street to the north. The site is rectangular in shape with a frontage to Gore Street of 10.05m and a depth of 24.53m, yielding an overall site area of approximately 245sqm.
- 9. The site is occupied by a double-storey, Victorian-era dwelling. The dwelling has a high front parapet constructed flush with the street boundary, a front verandah, a tripartite window fronting the street and a low metal-picket fence along the northern section of the street boundary. The dwelling also features a chimney which is set back approximately 6m from the street boundary and is visible from the public realm.



Figure 2: The subject site viewed from the southwest (Planning Officer Photos, September 2019)

10. Whilst the dwelling presents as single-storey to the street, it is in fact double storey, with the 'ground floor' below the street level. Under existing conditions, the dwelling provides the kitchen, living and dining areas at ground floor with three bedrooms provided at first floor (i.e. the level that is visible from Gore Street).
11. The southern half of the lot forms a large, linear area of secluded private open space for the existing dwelling which is set behind a high front fence (approximately 3m high in total) which is composed of solid brick and a small upper timber trellis. Due to the steep slope of the land from west to east, the southern gate on Gore Street connects to the area of SPOS via stairs as shown at figure 4. The dwelling is provided with a secondary area of private open space in the form of an L-shaped courtyard in the northeast corner of the lot. This area features external storage, a clothesline and rainwater tanks.

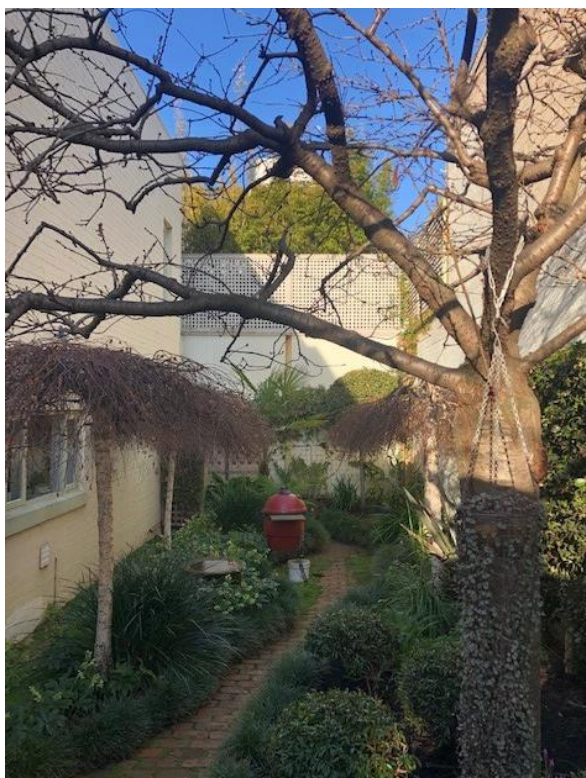


Figure 3: The southern half of the subject site, looking east (Planning Officer Photos, September 2019)

12. Fencing along the southern and eastern boundaries of the lot are very high (as is typical in this part of Fitzroy). Specifically:
- (a) the southern boundary fence is a solid brick fence with an upper timber, permeable trellis, with a total height of approximately 5.2m (as measured from the subject site) and approximately 6.2m as measured from the south-adjointing property at No. 100 Gore Street, and;
 - (b) the eastern boundary fence is a solid brick fence with an upper timber, permeable trellis, with a total height of 5.53m (as measured from the subject site) and approximately 6.1m (as measured from the east-adjointing property at No. 53 Little Smith Street).



Figure 4: The southern half of the subject site, looking west. (Planning Officer Photos, September 2019)

Title and Plan of Subdivision

13. There are no restrictive covenants or easements listed on the certificate of provided with the application

Surrounding Land

14. The surrounding land is predominantly residential in nature and defined by single and double-storey Victorian and Edwardian-era dwellings, most of which are located on narrow lots with extensive boundary wall construction. The surrounding land is largely located within the Neighbourhood Residential Zone.
15. The only anomalies to this residential context are the commercial strips along Smith and Gertrude Streets which form activity centres with a wide range of hospitality, retail and community offerings. These commercial strips are located within the Commercial 1 Zone.
16. To the north of the site is No. 106 Gore Street, a double-storey, single-fronted, Victorian-era dwelling. The dwelling is situated on a lot which is narrower than the subject site, but also longer, as it extends east all the way to Little Smith Street. Similarly to the subject site, the ground floor and area of SPOS is located below street level, with the dwelling presenting to Gore Street as a single-storey dwelling. The dwelling includes a large area of SPOS towards the centre-east of it lot. At the interface with Little Smith Street, a carport provides vehicle storage for the dwelling.

17. Further north is No. 108 Gore Street which is double-storey Victorian-era dwelling similar to No. 106 Gore Street. The dwelling has a ground floor area of SPOS located towards the centre-east of its lot. At the interface with Little Smith Street is a double-storey building that provides a garage at ground floor and a studio at first floor.
18. To the south of the subject site is No. 100 Gore Street, which is a three-storey converted warehouse dwelling situated on a lot which is roughly the same width as the subject site, but longer than the subject site, extending east to Little Smith Street. The site presents to Gore Street with the inter-war façade of the original warehouse. This façade features red brick and high parapet walls constructed flush to the street boundary. Behind the façade is a three-storey, contemporary dwelling. Similarly to the subject site, the ground floor level is below street level and not visible from Gore Street. The dwelling includes double-storey boundary walls built flush to the common boundary with the subject site. The second floor is located towards the western end of the lot and has a setback from the subject site of approximately 1m. The dwelling has the following areas of open space which interface with the subject site:
 - (a) A ground floor, north-facing area of SPOS located centrally within the lot. This area of SPOS is approximately 1m lower than the corresponding SPOS of the subject site and is connected to the living area, kitchen and entertainment area at ground floor;
 - (b) A ground floor, west-facing area of POS set behind the front façade with an area of approximately 25sqm and connected to the front entrance of the dwelling;
 - (c) A first-floor, east-facing balcony of approximately 19sqm connected to the first floor kitchen and living area, and;
 - (d) A first-floor, west-facing balcony of approximately 7sqm connected to a first-floor bedroom.



Figure 5: No. 100 Gore Street as viewed from the northwest on Gore Street (Planning Officer photos, September 2019)

19. To the east of the subject site is No. 53 Little Smith Street, a three-storey converted warehouse dwelling accessed from Little Smith Street. The dwelling has double-storey walls along the southern, northern and eastern boundaries – the second floor features raked, recessed walls from all boundaries. Along the common boundary with the subject site, there is a high boundary fence composed of solid brick with a timber, permeable trellis atop. The dwelling has the following areas of open space:
 - (a) A ground floor, west-facing area of SPOS of approximately 35sqm abutting the subject site. This area has a ground level that is approximately 0.6m lower than the ground level of the corresponding area of SPOS associated with the subject site. This area of SPOS is connected to the ground floor, open plan living / kitchen / dining area of the dwelling;

- (b) A first-floor, west-facing balcony of approximately 8sqm connected to a bedroom and is not provided with privacy screening;
- (c) A second-floor, north-facing balcony of approximately 12sqm connected to the rumpus area and provided with 1.7m-high screen balustrades.



Figure 6: No. 53 Little Smith Street, as viewed from the northeast (Planning Officer photos, September 2019)



Figure 7: The subject site and surrounding land (Council GIS, September 2019)

Planning Scheme Provisions

Zoning

20. The subject site is zoned Neighbourhood Residential Zone (Schedule 1). The following provisions apply:
 - (a) Pursuant to Clause 32.09-6, a planning permit is required to construct a second dwelling on a lot. Clause 55 (two or more dwellings on a lot) applies.
 - (b) Pursuant to Clause 32.09-6, a planning permit is required to *construct a front fence within 3 metres of a street if:*
 - (i) *The fence is associated with 2 or more dwellings on a lot, and*
 - (ii) *The fence exceeds the maximum height specified in Clause 55.06-2 (1.5m)*

Given the front fence associated with the new dwelling exceeds a height of 1.5m, a planning permit is required.
 - (c) Pursuant to Clause 32.09-4, the garden requirements do not apply to this application given that the subject site is less than 400sqm.

- (d) Pursuant to Clause 32.09-9, a maximum building height of 9m generally applies. However, the zone allows for a maximum building height of 10m *if the slope of the natural ground level, measured at any cross section of the site of the building wider than 8 metres, is greater than 2.5 degrees*. This provision applies to the subject application because the slope of the natural ground level exceeds 2.5 degrees, taken at multiple cross sections with a minimum width of 8 metres. The proposal seeks an overall height of 9m and therefore satisfies the maximum building height requirement for 10m.
- (e) Pursuant to Clause 32.09-9, a maximum of two storeys applies. The proposal involves a rooftop terrace extension to the existing double-storey dwelling and a new double-storey (plus rooftop terrace) dwelling. As such, the proposal satisfies this requirement.

Overlays

- 21. The subject site is affected by the Heritage Overlay (Schedule 334). The following provisions apply:
 - (a) Pursuant to Clause 43.01-1, a planning permit is required to:
 - (i) Demolish or remove a building, and;
 - (ii) Construct and carry out works.

Particular Provisions

Clause 52.06 (Car Parking)

- 22. The proposal includes no on-site car parking for the existing or new dwellings and therefore seeks a planning permit for a car parking reduction pursuant to Clause 52.06-3. The reduction is for one space associated with the proposed (two bedroom) dwelling. The existing dwelling does not generate the requirement for a car parking reduction because there is no car parking provided for it under existing conditions, thereby giving the existing, three bedroom dwelling a current shortfall of two car spaces.

Clause 55 – Two or more dwellings on a lot

- 23. Pursuant to Clause 55 of the Scheme, the provisions apply to construct a second dwelling on a lot where there is at least one dwelling existing on the lot.

General Provisions

Clause 65 - Decision Guidelines

- 24. 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.

Planning Policy Framework (PPF)

Clause 15.01-1 – Urban design

- 25. The objectives of this clause are:
 - (a) *To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity; and*
 - (b) *To create a distinctive and liveable city with quality design and amenity.*

Clause 15.01-2 – Building design

- 26. The objective of this clause is:
 - (a) *To achieve building design outcomes that contribute positively to the local context and enhance the public realm.*

Clause 15.01-5 – Neighbourhood character

- 27. The objective of this clause is:
 - (a) *To recognise, support and protect neighbourhood character, cultural identity, and sense of place.*

Clause 15.02-1 – Energy and resource efficiency

28. The objective of this clause is:
- (a) *To encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions.*

Clause 15.03 – Heritage

29. The objective of this clause is:
- (a) *To ensure the conservation of places of heritage significance.*

Local Planning Policy Framework (LPPF)

Clause 21.05-1 – Heritage

30. The relevant objective of this clause is:
- (a) *Objective 14 – To protect and enhance Yarra's heritage places.*

Clause 21.05-2 – Urban design

31. The relevant objectives of this clause are:
- (a) *Objective 16 – To reinforce the existing urban framework of Yarra.*
 - (b) *Objective 20 – To ensure that new development contributes positively to Yarra's urban fabric.*

Clause 21.08-7 – Neighbourhoods (Fitzroy)

32. This clause describes Fitzroy as a *mixed commercial and residential neighbourhood notable for the consistency of its Victorian streetscapes. It comprises a dense combination of residential areas, shopping precincts and commercial/ industrial activities.*
33. The built form character map at Figure 18 identifies the subject site as being within a Heritage Overlay.

Relevant Local Policies

Clause 22.02 – Development guidelines for sites subject to the Heritage Overlay

Clause 22.02-5.1 – Demolition

Full demolition or removal of a building

34. Generally encourage the retention of a building in a heritage place, unless
- (a) *The building is identified as being not contributory.*

Clause 22.02-5.7 – New Development, Alterations or Additions

35. The relevant policies of Clause 22.02-5.7.1 of the Scheme encourages the design of new development to a heritage place or a contributory element 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 contributory element.*
36. *Front fences and gates*
Encourage front fences and gates to be designed to (as relevant):
- (a) *Be a maximum of 1.2 metres high if solid or 1.5 metres if more than 50% transparent (excluding fence posts).*

Clause 22.16 – Stormwater management (Water Sensitive Urban Design)

37. *Clause 22.16* of the Scheme applies to applications for extensions to existing buildings which are 50 square metres in floor area or greater. The relevant objective of the policy is:
- (a) *To promote the use of water sensitive urban design, including stormwater re-use.*

Incorporated Documents

38. Appendix 8 to the City of Yarra Review of Heritage Areas, 2007 – The site is identified as being “contributory” to the South Fitzroy precinct (as identified by Schedule 334 to the Heritage Overlay).

Advertising

39. The application was advertised under the provisions of Section 52 of the *Planning and Environment Act (1987)* by 34 letters sent to surrounding owners and occupiers and by one sign displayed on site. Council received 9 objections, the grounds of which are summarised as follows):
- (a) Off-site amenity impacts including overlooking, overshadowing, loss of daylight, visual bulk and noise impacts (including use as an ‘Air-bnb’ style rental accommodation)
- (b) Impacts to the heritage place, including:
- (i) Visibility of the roof terrace;
- (ii) Inappropriate selection of materials for the surrounding area (including front fence);
- (iii) Siting of the new dwelling not conforming with traditional layout of dwellings in the area, and;
- (iv) Deletion of the rear chimney will result in a loss of contributory fabric.
- (c) Concerns regarding the proposed car parking reduction and impacts to availability of on-street car spaces;
- (d) Noise impacts and car parking availability during construction stage, and;
- (e) Inaccuracies on the drawing set and the lack of a survey plan in the application material.
40. The Section 57A amended plans (i.e. the decision plans) include internal alterations and a reduction in the scale of the proposed new dwelling and therefore have not been re-advertised as they would not cause material detriment to any person. The plans however, have been sent to the objectors with the invitations to this IDAC meeting.
41. A planning consultation meeting was held on 17 September 2019 and attended by three objectors, the applicant and Planning Officers to discuss all issues and concerns raised in the letters of objection. The applicant did not make any commitments to make changes, however following the consultation meeting, a Section 57A amendment was submitted by the applicant in response to concerns raised by the Planning Officers.

Referrals

External Referrals

42. The application was not required to be referred externally under the Yarra Planning Scheme.

Internal Referrals

43. The application was referred to the following units within Council:
- (a) Council’s Heritage Advisor, and;
- (b) Council’s Engineering Services Unit.
44. Referral comments have been included as attachments to this report.

45. The referral comments are based on the original application plans. The amended plans (i.e. the decision plans) were not re-referred because the changes made by the amendment are of no consequence from a heritage or car parking perspective.

OFFICER ASSESSMENT

46. The primary considerations for this application are as follows:

- (a) Heritage;
- (b) Clause 55 (ResCode);
- (c) Car parking reduction;
- (d) Objector concerns; and
- (e) Other Matters.

Heritage

47. This section of the report is based on local heritage policy at Clause 22.02 and the decision guidelines of the Heritage Overlay at Clause 43.01. The proposal is supported from a heritage perspective and is discussed in the following paragraphs.

Demolition

48. The proposed scale of demolition is limited to the front fence (and steps) associated with the southern half of the lot, selected windows along the southern wall of the existing dwelling and the rear section of roof of the existing dwelling. With regards to the front fence, this is not a contributory element of the heritage place and therefore its demolition is permitted by local heritage policy at Clause 22.02. With regards to the windows and rear roof form of the existing dwelling, these elements are generally not visible from the public realm and as such do not result in any unreasonable impact of the significance of the heritage place. Further, Council's Heritage Advisor raised no objections to the proposed scale of demolition.

Proposed addition to the existing dwelling

49. The proposed addition is limited to a roof terrace (and associated stairwell), which are to be located above the first floor of the dwelling, set behind the dwelling's extant chimney. The location of the addition is towards the rear of the dwelling (with a 1m clearance east of the chimney) and as such will not overwhelm the existing building. The height of the addition is also less than the height of the chimney.
50. The addition also performs in excess of the minimum sightlines requirements set out at Clause 22.02.5.7.2 as shown at figure 8 below. As such, the addition will not be visible when viewed from the footpath opposite the site. Given that the front portion of the new dwelling's allotment is proposed to be open, there will be some oblique views from the street, particularly from the southwest. Council's Heritage Advisor recommended that the screens associated with the roof terrace be constructed in corrugated metal sheet cladding to match the colour of the existing roof. This is considered to be a reasonable recommendation as it will ensure that the addition does not attract attention when viewed from the street. This recommendation will assist in making the addition blend in with the materiality of the existing roof, thereby satisfying local heritage policy which calls for additions to be *visually recessive and to not dominate the heritage place*. For these reasons, a condition will require this.

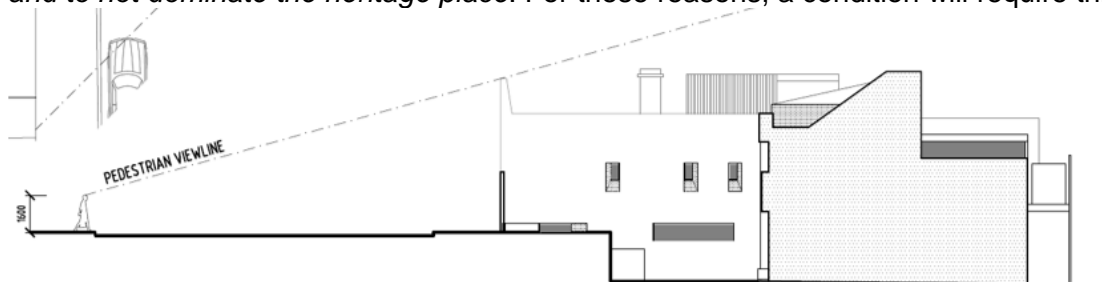


Figure 8: The addition to the existing dwelling complies with the sightline diagram requirements for contributory buildings under Clause 22.02.5.7.2.

Proposed Alterations to the existing dwelling

51. The proposed skylights to the rear section of the roof and the new south-facing windows at ground floor will not be visible from the public realm and will therefore not impact the significance of the heritage place in accordance with local heritage policy at clause 22.02.

New dwelling

52. The new dwelling is double-storey (plus roof terrace) and has been located towards the rear of the subject site, providing a front setback of 11.07m. Whilst not typical of older housing stock in the area (which generally have shallow front setbacks), the siting of the new dwelling is supported as it is consistent with the historic siting of the site. A map produced by the MMBW (which dates back to 1902) shows that the southern portion of the subject site did not have built form presenting to the street. The generous front setback proposed by the new dwelling is therefore consistent with the historic layout of the site. In addition, the proposed siting of the new dwelling ensures that it will not be overwhelmingly visible from the street and will ensure that the existing, contributory dwelling remains prominent in the visual hierarchy. Finally, Council's Heritage Advisor was supportive of the front setback proposed.

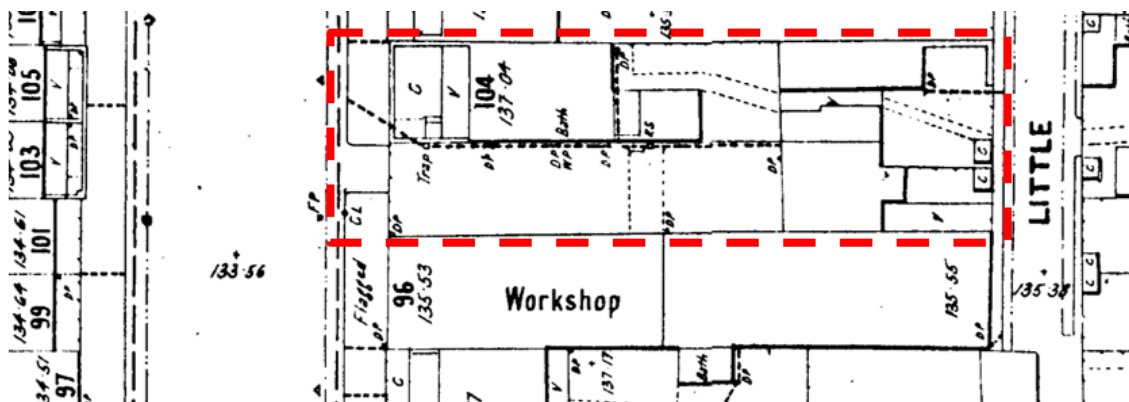


Figure 9: Extract from Council's heritage advice showing the MMBW map dated 1902.

53. The new dwelling is proposed to be constructed boundary to boundary. This is supported given the prevalence of boundary-to-boundary construction associated with contributory buildings in the area and because the generous front setback will ensure that the boundary-to-boundary construction does not pose an unreasonable impact on the broader heritage streetscape. Council's Heritage Advisor was also supportive of this design.
54. The new dwelling has been designed in a contemporary style whilst referencing the contributory elements of the older building stock in the surrounding area in accordance with local heritage policy at Clause 22.02 which encourages new development to be distinguishable from original historic fabric. The proposal includes vertical-rectangular format windows presenting to Gore Street which are reflective of fenestration of the Victorian and Edwardian-era buildings in the heritage precinct. The remainder of the front façade is proposed to be composed of metal cladding and concrete in vertical rectangular formats which match the aforementioned windows, together providing a simple, contemporary response that is reflective of the surrounding precinct.
55. The proposed roof form of the new dwelling is largely flat with raked elements associated with the roof terrace and stairwell. This will provide a contemporary aesthetic that distinguishes the dwelling from original buildings in accordance with local policy at Clause 22.02. The proposed flat roof form is reflective of two-storey townhouse roofs in the surrounding area. Further, given the generous front setback proposed, the roof form of the new dwelling will not be visually prominent and will allow the 'contributory' roof form of the existing dwelling to be appreciated from the street.

56. The overall height of the new dwelling at 9m will not dominate the broader heritage place given the generous front setback proposed and the slope of the land away from Gore Street (the height of the dwelling as measured from the natural ground level of Gore Street itself is only 6.83m). The building height is also commensurate with other double-storey built form along Gore Street, including the contemporary dwelling at No. 100 Gore Street to the south. For these reasons, the proposed building height is supported from a heritage perspective. Council's Heritage Advisor mirrored this position, finding that the scale of the development appropriate *given the deep front and the scale of surrounding buildings*.
 57. The proposed roof terrace of the new dwelling will not be overwhelmingly visible from the public realm given the generous front setback proposed. Further, non-traditional activities associated with the terrace (such as use of umbrellas etc.) will be partially obscured by the non-trafficable planter provided along the western edge of the terrace. For these reasons, the proposed roof terrace of the new dwelling is considered to be consistent with local heritage policy at Clause 22.02.
 58. The application proposes a front fence along the southern half of the subject site to be constructed largely of concrete breezeblock. A gate within the fence is proposed, the materiality being perforated metal mesh. The proposed front fence has a height of 2.61m. Council's Heritage Advisor recommended that the fence be reduced in height to a maximum of 2m. This recommendation is not pursued for the following reasons:
 - (a) The proposed front fence is lower than the existing front fence, which is approximately 3m high when factoring in the existing trellis. The height of the proposed fence is therefore an improved outcome compared to existing conditions;
 - (b) Dropping the height will not align with the verandah detailing on the subject dwelling and will create a void in the streetscape (currently the solid fence presents as a continuation of the street wall along this part of the street);
 - (c) The proposed front fence is partly permeable, reducing the visual bulk of the fence when viewed from the street. By contrast, the existing front fence is largely solid. The proposed front fence constitutes an improvement over existing conditions, and;
 - (d) A reduction in the height of the front fence would increase visibility of the proposed new dwelling, contrary to local heritage policy at Clause 22.02.
 59. Council's Heritage Advisor recommended that the fence be constructed using materials such as timber, corrugated metal or red-toned face brickwork, which are typical of the periods represented in the nearby streetscape. This is considered to be a reasonable requirement given that concrete breezeblocks are not a material found in contributory buildings in the surrounding area and that the materiality of the front fence needs to be considered carefully due to its high visibility from the street. The recommendation also gives flexibility and allows for a contemporary style to be developed within the constraints of the specified materials. The condition will also ensure that the front fence does not distract from the heritage streetscape. For these reasons, a condition is recommended for the materials of the front fence to be revised.
- Clause 55 (ResCode)
60. Clause 55 includes design objectives and standards to guide the assessment of new residential development. Given the site's location within a built up inner city residential area, strict application of the standard is not always appropriate, whether the proposal meets the objective is the relevant test. The following objectives are not relevant to this application:
 - (a) Dwelling diversity objective – only applicable to developments of ten or more dwellings;
 - (b) Open space objective – only applicable to developments with communal open space;
 - (c) Access Objective - the proposal does not create any new vehicle crossovers;
 - (d) North-facing windows objectives – there are no north-facing habitable room windows located within 3m of the proposed development;
 - (e) Parking location objective – the proposal does not provide car parking; and

- (f) Common property objective – the proposal does not provide any common property.

61. The remaining objectives and standards are assessed in detail below:

Neighbourhood character and design detail objectives

62. Much of the neighbourhood character is defined by heritage objectives within local policy at Clause 22.02 and has been discussed in the heritage section of this report. The proposal will appropriately respond to the character of the area, which is dominated by Victorian and Edwardian-era built form. The introduction of a new, double-storey dwelling to the area is considered to be reflective of the development pattern of older housing stock such as the numerous double-storey Victorian-era dwellings on Gore Street as well as the emerging character of new in-fill development such as the contemporary warehouse conversions at No. 100 Gore Street and No. 53 Little Smith Street.

63. Design detail elements express a contemporary interpretation of those found in the surrounding area through the use of vertical-rectangular fenestration, metal cladding and timber cladding as outlined in the heritage section of this report. Further, a condition will require the front fence to be more sympathetic in its materials to ensure a continuance of the street wall.

Residential policy objectives

64. As outlined generally within this report, the design response of the proposal is considered to successfully respond to adjoining properties and the surrounding area.

Infrastructure and site services objectives

65. The application involves an addition to the existing dwelling (for a rooftop terrace) and the construction of a second dwelling on the lot. Given this scale, the proposal is not anticipated to unduly impact the existing infrastructure.

66. Both dwellings will be provided with appropriate bin storage. The existing dwelling will utilise the front verandah for bin storage which is common practice for single-fronted dwellings in this street and in the inner city. The new dwelling will have a bin storage area in the southwest corner of the lot. These provisions are acceptable.

Integration with the street, dwelling entry and safety objectives

67. The proposal is considered to satisfy these objectives for the following reasons:

- (a) Pedestrian access to the existing and new dwellings will be provided via the principal street.
- (b) The site layout of the new dwelling is supported because it allows for a recessive appearance from Gore Street (and thus minimises impacts to the broader heritage place).

Street Setback objective

68. The dwellings on either side of the subject site have an average front setback of approximately 0.8m. The proposed front setback of the new dwelling is approximately 11.1m, which exceeds the minimum prescribed by the Standard. The new dwelling thus complies with the Standard.

Building height objective

69. The maximum building height of the new dwelling is 9m which is less than the maximum height prescribed by the Standard (10m, which is applicable for sites with a slope of 2.5 degrees or more at any cross section of 8m or more). The proposal thus complies with the Standard.

Site coverage objective

70. The submitted planning report states that the proposal will have a site coverage of 66%. This has been reviewed by Council Officers, who found that the correct site coverage rate is approximately 70% when factoring in all buildings proposed across the site. While the proposed site coverage fails to comply with the Standard (maximum of 60%), this is supported for the following reasons:
- (a) The high site coverage of nearby properties and those in the surrounding area more generally, which forms the character of the area;
 - (b) The difficulty of achieving compliance with the Standard in this built up, inner-city location and that high site coverage is a characteristic of the area; and
 - (c) Site coverage of less than 80% has been achieved, in accordance with local policy at Clause 22.10-3.6. Whilst this policy is not strictly applicable in this case (given the site's location within a Heritage Overlay), it is considered to give further direction to realistic site coverage rates within the municipality.

Permeability objective

71. The submitted planning report states that the proposal will have a permeability of 20% across the entire lot, thereby complying within the Standard (minimum of 20%). This has been assessed by the Planning Officer and was found to be possible under the proposed development. However, the plans do not clarify the extent of permeable surfaces across the site. A condition will require permeable surfaces to be shown on the plans with a minimum of 20% across the lot achieved.
72. The proposal achieves a STORM score of 79% through the installation of a 1,000L rainwater tank for the new dwelling and the ongoing use of the existing 1,360L rainwater tank for the existing dwelling. Whilst not achieving the prescribed score of 100% in accordance with local policy at Clause 22.16 (Stormwater Management), this outcome is supported given that the shortfall is associated with the front portion of the roof of the existing dwelling which is difficult to connect to stormwater equipment given the site constraints and lack of front setback.

Energy efficiency protection objectives

73. The proposal provides a strong ESD outcome, as discussed in the following paragraphs.
74. The existing dwelling will benefit from new, larger windows along the southern façade at ground floor, providing increased daylight access to ground floor bedroom and dining room. The application also provides a large skylight above the stairwell and one skylight each to the walk-in-robe and ensuite of bedroom 02 at first floor. The skylights will provide improved daylight access across the first floor of the dwelling.
75. To make way for the new dwelling, the application proposes to fill in the south-facing windows associated with the stairwell (at both ground and first floor), the kitchen and ensuite. These are supported given the following:
- (a) All windows proposed for in-fill are south-facing windows and therefore do not have high levels of daylight under existing conditions;
 - (b) The stairwell is a non-habitable room and therefore does not require high levels of daylight. The stairwell at first floor will also benefit from the proposed skylight above which will significantly increase daylight access;
 - (c) The kitchen will retain daylight access via the two north-facing windows along the northern ground floor façade, and;
 - (d) The ensuite is a non-habitable room (similar to the stairwell). Notwithstanding this, daylight access will be improved through the proposed skylight.

76. With regards to the new dwelling, the application includes the following ESD merits:

- (a) A high degree of fenestration to ensure effective breeze paths across both floors;

- (b) The installation of one rainwater tank to be connected to toilets for flushing;
- (c) Provision of external shading across the central section of the western façade;
- (d) The provision of deep recesses for the first-floor, west-facing windows, which will act as eaves and minimise solar heat gain during harsh afternoon, summer sun;
- (e) Large windows across the development to provide high levels of daylight and ventilation, and;
- (f) The installation of solar energy facilities to the roof of the dwelling.

77. The only unresolved ESD matter for the new dwelling is that of the eastern façade – high levels of glazing are proposed with no external shading shown on the plans. This is not an issue for the ground floor as it will largely be protected by the high boundary fencing along the eastern boundary. However, the first floor will be exposed in the morning periods. A condition is recommended for external shading devices to be provided to the eastern façade of the first floor of the new dwelling in order to address this matter.
78. Notwithstanding the above, the proposal fails to provide access to the south-facing windows of the existing dwelling, resulting in potentially adverse outcomes for daylight access and ventilation for the existing dwelling. This matter will be discussed further under the *daylight to new windows objective* later in the report.

Landscaping objectives

79. The proposal includes a medium-sized garden area for the new dwelling towards the front of the southern half of the lot and a small courtyard to the rear as well as retaining the L-shaped courtyard of the existing dwelling. The medium-sized garden will be somewhat visible through the proposed front fence for the new dwelling. This is an improvement over existing conditions – the existing front fence associated with the southern half of the lot is approximately 3m tall and largely solid. Given these considerations, and that the area is not defined by substantial gardens, the proposal satisfies these objectives.

Side and rear setbacks objectives

80. The proposed side and rear setbacks of the new dwelling are assessed in the following table:

Wall / Balustrade	Height	Proposed Setback	Required Setback	Shortfall/Surplus	Complies?
Northern wall of stairwell to existing dwelling	9m	1.36m	4.09m	-2.73m	No
Northern perimeter of roof terrace to existing dwelling	7.5m* - 9m	0.3m	2.59m – 4.09m	-2.29m to -3.79m	No
Eastern wall of first-floor master bedroom of new dwelling	6.4m*	1.87m	1.84m	+0.04m	Yes
South-facing clerestory element (master bed) of new dwelling	6.4m*	0.75m	1.84m	-1.09m	No

*dimension based on scaling plans / elevations

81. As demonstrated by the above table, the proposal largely fails to comply with the Standard. These instances of non-compliance are supported for the following reasons:
- (a) The northern stairwell wall and northern roof terrace of the existing dwelling are located opposite a double-storey boundary wall at No. 106 Gore Street, ensuring no unreasonable amenity impacts.

- (b) The southern clerestory element of the new dwelling is proposed to be located opposite the SPOS of No. 100 Gore Street, however there will not be any unreasonable visual bulk impacts due to the very high boundary fencing separating the two sites – 6.29m as measured from No. 100 Gore Street (or approximately 5.3m as measured from the subject site). The southern clerestory element will exceed the height of the boundary fence by only 1m as shown at figure 10.
- (c) Overshadowing impacts to abutting lots will be appropriate, as outlined in a subsequent section of this report;
- (d) The steep slope of the land in this section of Fitzroy makes it difficult to develop land without high walls. Furthermore, high walls are a characteristic of this part of Fitzroy, as evidenced by the contemporary developments at No. 100 Gore Street and No. 53 Little Smith Street as well as the older housing stock across the eastern side of this section of Gore Street, and;
- (e) More generally, the prevalence of shallow side and rear setbacks in this built-up, inner-city context makes compliance with the Standard difficult.

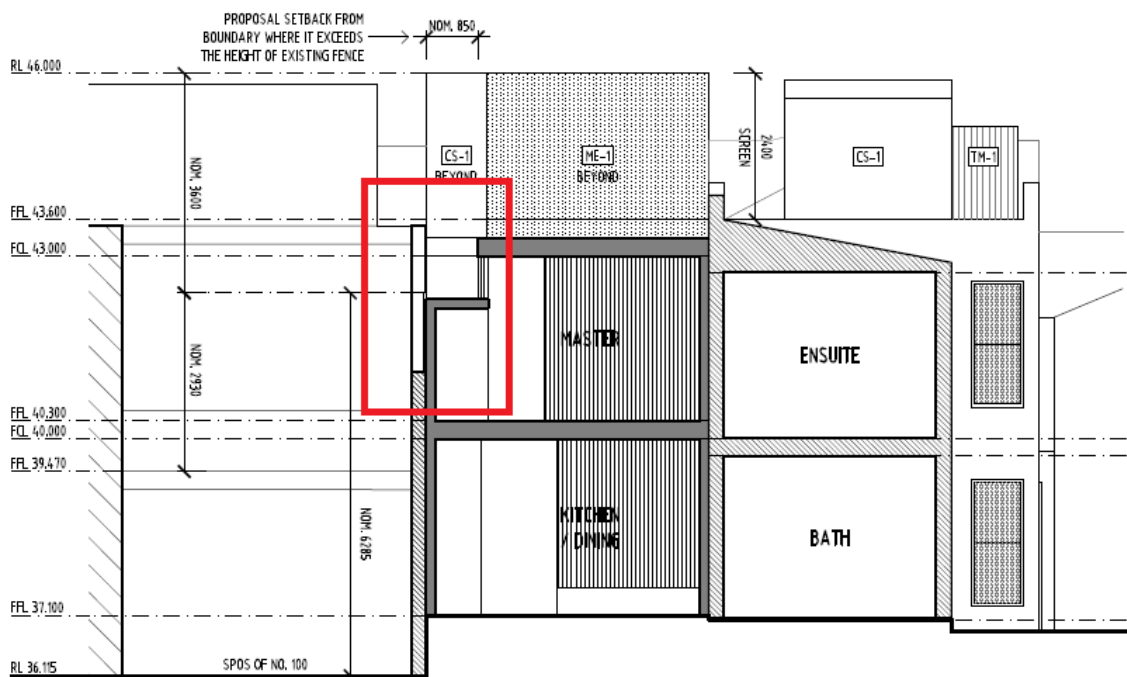


Figure 10: Section showing the difference in height between the southern clerestory element of the new dwelling and the boundary fencing associated with No 100 Gore Street.

Walls on boundaries objective

82. The application proposes two boundary walls – the southern boundary wall associated with the new dwelling (which reaches its maximum height at the roof terrace level) and the ‘wall’ created by storage area and rainwater tank associated with the new dwelling along the eastern side boundary. These walls have been assessed against the Standard in the tables below (wall length followed by wall height).

Wall	Proposed Length	Prescribed Maximum Length	Shortfall/ Surplus	Complies
Southern boundary (total length)	12.9m*	13.63m	+0.73m	Yes
Eastern boundary (total length)	1m*	10m	+9m	Yes

*dimension based on the scaling the plans / elevations

Wall	Proposed Height	Prescribed Max Height	Shortfall/Surplus	Complies?
Southern boundary wall of new dwelling (roof terrace stairwell)	9.9m**	3.6m	-5.4m	No
Southern boundary wall of new dwelling (master bedroom)	6.2m** – 7.2m**	3.6m	-2.6m to -3.6m	No
Eastern boundary wall associated with rainwater tank	5.72m**	3.6m	-2.12m	No

*dimension based on the scaling the plans / elevations

** dimension factors in the difference in ground level between the subject site and the abutting site

83. The development complies with the wall length component as shown in the first table above. The boundary wall heights, however fail to comply with the Standard. These instances of non-compliance are supported for the following reasons:

- The boundary wall associated with the roof terrace stairwell of the new dwelling will be located opposite a boundary wall of No. 100 Gore Street and as such will not pose unreasonable visual bulk impacts.
- The boundary wall associated with the master bedroom of the new dwelling has been designed to be lower than the height of the existing boundary fencing as shown on the South Elevation (Plan A2.02), ensuring minimal visual bulk impacts;
- The boundary wall associated with the rainwater tank has been designed to be lower than boundary fencing of both No. 100 Gore Street and No. 51 Little Smith Street as shown on the South Elevation (Plan A2.02), ensuring minimal visual bulk impacts;
- The steep slope of the land in this section of Fitzroy makes it difficult to develop land without high walls, which are a characteristic of this part of Fitzroy, and;
- More generally, non-compliance is supported given the prevalence of boundary walls in the surrounding area.

Daylight to existing windows objective

84. This objective seeks to allow adequate daylight into existing habitable room windows and includes two numerical tests to assess this matter – one based on light court size and one based on wall setbacks. In terms of existing windows on abutting lots, there are no windows opposite the proposed development to the north at No. 106 Gore Street. However there are habitable room windows opposite the proposed new dwelling at No. 100 Gore Street (to the south) and No. 53 Little Smith Street (to the east). The most proximate of these are located at ground – these have been assessed in the following tables (light court followed by setbacks).

Window	Min. Dimension of Light Court	Light Court Size	Complies
North-facing, ground floor habitable room windows of No. 100 Gore Street	5m	Greater than 3sqm	Yes
West-facing ground floor habitable room windows of No. 53 Little Smith Street	3.6m	Greater than 3sqm	Yes

Wall Opposite Window	Proposed Setback from relevant HRW	Prescribed Setback (Max. Wall Height)	Shortfall/Surplus	Complies
Southern boundary wall of new dwelling opposite the north-facing windows of No. 100 Gore Street	5.2m	3.6m (7.2m*)	+1.6m	Yes

Eastern wall of proposed rainwater tank opposite west-facing ground floor windows of No. 53 Little Smith Street	3.6m	2.86m (5.72m*)	+0.74m	Yes
Eastern wall of new dwelling opposite west-facing ground floor windows of No. 53 Little Smith Street	5.4m	3.51m (7.02m*)	+1.89m	Yes

* These figures have factored in the difference in the ground level between the subject site and the abutting site

85. As demonstrated above, the proposal complies with the Standard.

Overshadowing open space objective

86. The Standard prescribes that dwellings must be provided with a minimum of 40sqm of solar access for a minimum of five consecutive hours at the September equinox between 9am and 3pm. Where an existing dwelling is not provided with solar access in accordance with the Standard under existing conditions, the Standard prescribes that no further equinox shadowing should take place.
87. The submitted shadow diagrams show that there will not be any new shadow into the SPOS of No. 53 Little Smith Street, thereby complying with the Standard.
88. With regard to No. 100 Gore Street, there will be no new equinox shadowing to the two first-floor balconies, thereby complying with the Standard. The application does, however propose new shadowing into the ground floor area of SPOS of No. 100 Gore Street. This is limited to new shadows cast within the areas of dappled sunlight associated with the trellis above the fencing along the northern boundary of No. 100 Gore Street. The dappled sunlight can be viewed on the shadow diagrams – they are expressed as a fine dotted light. Technically this represents a non-compliance with the Standard. However the shadows are supported for the following reasons:
- (a) The reduction in solar access only affects part of the ground floor SPOS and the affected sunlight is dappled and as such is already compromised. Further the proposed dappled shadow impacts are limited to 11am-3pm, with no new shadows at 9am and 10am. The proposed shadowing thus does not constitute a significant impact to the amenity of the affected dwelling;
 - (b) The solar access to the first-floor balconies of No. 100 Gore Street will not be affected by any new equinox shadowing, thus complying with the Standard for the purposes of these balconies. The western-most first floor balcony is considered to be a highly-useable area of SPOS given its generous size (20sqm) and that it is connected to a living area.
 - (c) The design response has ensured no new overshadowing to the first-floor balconies by locating the roof terrace of the new dwelling away from them. This was a change made by the applicant in the Section 57A amendment (the superseded plans showed some new equinox shadows to the first floor balconies of No. 100 Gore Street).
 - (d) In this section of Fitzroy, it is difficult to access sunlight at ground floor areas of SPOS given the steep slope of the land and the associated high walls prevalent in the area;
 - (e) The access to public open space, including Atherton Reserve, within 300m of the site;
 - (f) More generally, the inner city context where lots typically do not provide solar access to SPOS in accordance with the requirements of the Standard under existing conditions.

Overlooking and internal views objectives

89. Standard B22 of the overlooking objective states that *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*. The proposal has been assessed against the Standard in the following table:

Window / area of SPOS	Assessment
Ground floor windows of the existing and new dwellings	<p>The majority of ground floor habitable room windows are associated with rooms that have finished floor levels of less than 800mm above ground level and boundary fencing exceeding 1.8m above ground level. As such, these windows are exempt from the Overlooking objective. The only exception to this are the south-facing ground floor windows of the existing dwelling which will have views into the SPOS of the new dwelling and vice versa. A strip of land (1m minimum width) along the southern wall of the existing dwelling is required in a subsequent section of this report. The condition will require that the strip of land be provided with boundary fencing with a minimum height of 1.8m, thereby addressing overlooking issues associated with these ground floor, south-facing windows.</p>
Roof terrace to the existing dwelling	<p>The northern edge and northern section of the eastern edge of the terrace have a balustrade height of 1m above the finished floor level and thus do not comply with the Standard. However, the sectional diagram Nos. 1 and 2 at Plan A4.08 shows that there will not be any views into the SPOS of No. 106 Gore Street within 9m of the balustrades.</p> <p>The remainder of the eastern edge will have views obscured by the stairwell structure.</p> <p>The southern edge of the terrace is proposed to have solid timber screens with a height of 1.765m above finished floor level and as such comply with the Standard.</p> <p>The western edge of the terrace has solid timber screens which range from 1m to 1.765 and as such is not fully compliant with the Standard. The only sensitive interface within a 9m / 45 degree arc is the SPOS associated with the new dwelling. Views into this space will be obscured by existing built form and will also be mitigated by the height difference between the SPOS of the new dwelling and the roof terrace.</p>
Roof terrace to the new dwelling	<p>The eastern edge of the terrace features screening (maximum 25% transparency) to a height of 2.4m above finished floor level, which exceeds the requirement of the Standard (1.7m) and is therefore compliant with the Standard.</p> <p>The southern edge of the terrace will have southward views largely obscured by the built form associated with the stairwell. The western section of this edge will have a balustrade height of 1m. However, the only area of SPOS or HRWs within a 9m / 45 degree arc of the balustrade is a very small portion of the western, first-floor balcony of No. 100 Gore Street. Views from the western section of the southern edge of the terrace will be obscured by the built form at No. 100 Gore Street and as such, no unreasonable overlooking will result.</p> <p>The western edge of the terrace will have a 1m-high balustrade set behind a planter box (with a depth of 0.55m), which forms a</p>

Window / area of SPOS	Assessment
	<p>non-trafficable area. Views to the roof terrace of the existing dwelling will be obscured by the proposed solid screening along its southern edge. Overlooking sectional diagrams Nos 1 and 2 at Plan A4.07 shown that there will be no overlooking into the front area of POS associated with No. 100 Gore Street. The sectional diagrams have assessed overlooking from the northernmost and southernmost extents of the western terrace edge and show no overlooking to the front area of POS of No. 100 Gore Street within 9m at a 45 degree arc.</p> <p>The northern edge of the terrace will have balustrade/screen heights ranging from 1m (west) to 2.4m (east) above finished floor level, with the prescribed 1.7m height being achieved at the halfway point between west and east. The material of the screens is proposed to be perforated mesh with a maximum transparency of 25% The eastern half of the northern edge thus complies with the Standard. With regards to the western half, the sectional diagrams at Nos. 3 and 4 of Plan A4.07 show that there will be no views into the SPOS of No. 106 Gore Street over the two-storey building.</p>
<p>West-facing, first-floor study window of the new dwelling</p>	<p>There will be no views into the front SPOS of No. 100 Gore Street because views will be obscured by the high boundary fencing along the common boundary with the subject site.</p> <p>There will be no unreasonable views into the south-facing windows associated with the existing dwelling because these windows will be provided with screening elements (perforated mesh with a maximum transparency of 25%) that act like eaves as shown at Section 1 at Plan A3.01. These eave/screen devices would protrude into the SPOS associated with the new dwelling. A condition is required to provide a strip of land along the southern boundary of the existing dwelling to ensure that (amongst other things) the eave / screens can be maintained over time. This condition will be discussed in a subsequent section of this report.</p>
<p>East-facing, first floor bedroom window of the new dwelling</p>	<p>For the purposes of overlooking, the application relies on the existing boundary fencing along the southern and eastern boundaries, including the permeable trellis atop each fence. The application material states that these trellises have a maximum transparency of 25%. During site visits undertaken by the Planning Officer, it was confirmed that the trellis along the eastern boundary (shared with No. 53 Little Smith Street) does in fact have a maximum permeability of roughly 25% as shown at plan A4.06. However, site visits also confirmed that the trellis along the southern boundary (shared with No. 100 Gore Street) have larger openings and therefore have a permeability rate that is higher than 25%.</p> <p>Firstly, views from the subject window into the SPOS of No. 106 Gore Street will be obscured by the boundary fencing separating No. 106 Gore Street from No. 53 Little Smith Street.</p> <p>With regards to NO. 53 Little Smith Street, the window in question will not have any unreasonable views into the first-floor balcony or any habitable room windows associated with No. 53 Little Smith Street given that the eastern boundary fence is</p>

Window / area of SPOS	Assessment
	<p>higher than the window in question and is largely solid. The top trellis section, as previously outlined, has a maximum transparency of roughly 25% and will therefore not allow for unreasonable views.</p> <p>The window in question will, however has some views into the northern section of the ground floor SPOS of No. 53 Little Smith Street. In an attempt to address this, a screening fin (1.25m by 0.7m, constructed of perforated mesh with maximum transparency of 25%) is proposed to be attached to the existing dwelling at first floor as shown at the first North Elevation on Plan A2.03. This approach is not supported for the following reasons:</p> <ul style="list-style-type: none"> • The screen would be attached to the existing dwelling rather than the new dwelling, and therefore it would be difficult to maintain; • It imposes visual bulk impacts to the SPOS of the existing dwelling; • Views will be possible above and below the screening fin into the northern section of the ground floor SPOS of No. 53 Little Smith Street. <p>In light of the above, a condition will require the deletion of the screening fin and the window in question to be provided with screening in accordance with the objective of Clause 55.04-6.</p> <p>The above condition will also ensure no unreasonable views into the SPOS located in the northeast section of the existing dwelling's lot.</p> <p>The eastern section of the ground floor SPOS and the eastern first-floor balcony of No. 100 Gore Street are within a 9m / 45 degree arc of the window in question. As previously described, the trellis along the southern boundary of the subject site has a permeability of greater than 25%, and as such, overlooking into the above areas needs to be assessed. The window in question will not result in any unreasonable overlooking impacts given the following:</p> <ul style="list-style-type: none"> • The rainwater tank associated with the new dwelling will obscure oblique views from the window in question; • The trellis above the <i>eastern</i> boundary fence (which has a permeability of roughly 25%) will also obscure views to the eastern first floor balcony of No. 100 Gore Street.

Noise impacts objective

90. This objective seeks to protect existing and proposed dwellings from noise associated with mechanical plant and roads / railways. The objective does not protect from noise associated with roof terraces, as this is a standard aspect of a dwelling, which is a permit-exempt use under the land zoning. This means that occupant use of roof terraces cannot be restricted through the planning process. Potential noise generated by the proposal is expected to be typical of that associated with residential buildings.

In addition, the provision of rooftop terraces (for both the existing and new dwellings) is consistent with this part of Fitzroy, where contemporary balconies and roof terraces are prevalent, including at No. 100 Gore Street and No. Little Smith Street. As such, the proposal is not expected to result in unreasonable amenity impacts.

Accessibility objective

91. The new dwelling will not be accessible for people of limited mobility due to the access steps connecting the dwelling to Gore Street. This is considered acceptable given the steep slope of the land. The existing dwelling will also be inconvenient for people of limited mobility, however this is not a significant departure from existing conditions and is therefore considered to be acceptable.

Daylight to new windows objective

92. With regards to the new dwelling, all proposed habitable room windows have been provided with light court dimensions which exceed the minimum requirements set by the Standard (a light court with a minimum area of 3sqm and a minimum dimension of 1m). The south-facing windows of the existing dwelling, however have not been provided with any light court on the land proposed for the existing dwelling.

Rather, the application proposes that these windows will be located on the common boundary with the new dwelling, and as such fails to comply with the Standard. This is considered to be a poor outcome and is not supported for the following reasons:

- (a) There is no guarantee that the SPOS of the new dwelling will not be built upon in the future. Windows on boundaries have no amenity protection. To ensure the future protection of daylight and ventilation access, it is essential that this application does not result in these windows being located on a boundary.
- (b) The occupiers of the existing dwelling will have no ability to maintain or clean the south-facing windows;
- (c) There will be an adverse internal overlooking outcome – the existing dwelling will be able to look into the SPOS of the new dwelling and vice versa.

93. To remedy this issue, a condition will require a strip of land (minimum width 1m) to be provided along the southern boundary of the existing dwelling abutting existing and proposed windows (ground and first floor). A secondary condition must require that this strip of land be provided with fencing to a height of at least 1.8m above ground level. Finally, an associated condition will also require a glazed door to be provided to the ground floor, south-facing wall of the existing dwelling so that the strip of land (as well as windows) can be appropriately accessed by occupants of the existing dwelling. The minimum width of 1m is based on the *Daylight to new windows objective* which prescribes that new windows be provided with a light court with a minimum dimension of 1m. The height of 1.8m for the fencing is based on the *Overlooking objective* which exempts ground floor windows from the Standard if boundary fencing is at a height of at least 1.8m. Further, the screens provided above these windows would need to be maintained to ensure their compliance with the overlooking objective between the dwellings. Hence these conditions will ensure ongoing compliance.

Private open space objective

94. With respect to the existing dwelling, approximately 35sqm of private open space will be provided, failing to comply with the Standard (minimum 40sqm). However, when taking into account the strip of land to be included for the existing dwelling (as mentioned above), the total area of private open space would increase to approximately 44sqm, thereby complying with the Standard (minimum 40sqm).

95. In terms of *secluded* private open space, the existing dwelling will be provided with approximately 15sqm by way of the proposed roof terrace which is conveniently accessed from the first-floor living area and exceeds 10sqm (which is the minimum area required for a roof terrace in accordance with the Standard). The existing dwelling will therefore also comply with the Standard in terms of *secluded* private open space.
96. With respect to the new dwelling, calculations undertaken by Planning Officers found that a total of approximately 59sqm* of private open space will be provided, thereby complying with the Standard in terms of private open space (minimum 40sqm).
97. In terms of secluded private open space, approximately 53sqm* will be provided with 37sqm at ground floor and 16sqm at roof terrace which performs in excess of the Standard for the purposes of secluded private open space (minimum 25sqm respectively).

* These figures have taken into account the strip of land to be included for the existing dwelling as discussed at paragraph 92-93. .

Solar access to open space objective

98. This objective only applies to new dwellings. This objective applies to the application because the southern perimeter of the proposed roof terrace to the existing dwelling forms a wall to the north of the SPOS of the new dwelling. The new dwelling's area of SPOS (courtyard) has been assessed against the Standard in the following table:

Wall height	Setback of SPOS from the wall	Prescribed setback	Shortfall	Complies?
9m	1.2m	10.1m	-8.9m	No

99. The proposed non-compliance is supported given that the affected ground floor SPOS is already highly compromised by the high walls of the existing dwelling. The addition of the roof terrace will not make any significant difference to solar access to the ground floor SPOS. The non-compliance is also supported because the application proposes an 18sqm roof terrace to the new dwelling which will provide a source of SPOS with excellent solar access.

Storage objective

100. The existing dwelling will be provided with a total of 1.43 cubic metres of externally-accessible storage space in the form of two existing storage areas located within the L-shaped courtyard in the northeast of the lot. Whilst this would normally not be a sufficient provision, it is in this instance acceptable for the following reasons:
- (a) The existing dwelling will be provided with a large storage area with a capacity of 17.5 cubic metres. Whilst not externally accessible, it is located at ground floor and far exceeds the minimum capacity requirements (6 cubic metres) set by the Standard,
 - (b) The existing dwelling will not be provided with a large ground floor area of SPOS. As such, minimal garden maintenance will be required for the dwelling. Similarly there is no easy access for bicycles (i.e. they would need to be taken through the house and down / up stairs.
101. The new dwelling will be provided with a total of 14.2 cubic metres of externally accessible storage, thereby exceeding the minimum provision prescribed by the Standard (6 cubic metres).

Front fences objective

102. The proposal provides front fencing for the new dwelling along the southern half of the site. The fence is proposed to be 2.61m in height and composed of permeable concrete breezeblocks and a gate which is to be constructed of perforated mesh. The fence fails to comply with the front fence height prescribed by the Standard of 1.5m, but this is supported given the following:

- (a) The proposed front fence results in a height reduction compared to the existing front fence which is largely solid and has a height of approximately 3m;
- (b) The fence provides some visual permeability – an improvement over the existing fence which is largely solid;
- (c) A condition has been recommended for the materiality of the front fence to be revised so that it better reflects the materials found in the surrounding heritage precinct.

Car Parking Reduction

103. The proposal seeks a car parking reduction of one space – associated with the proposed two bedroom dwelling. The applicable decision guidelines are found at Clause 52.06-10 of the Planning Scheme. The proposed reduction is supported for the following reasons:

- (a) Access to public transport within walking distance including tram services on Smith Street (100m east), Brunswick Street (400m west), Victoria Parade (400m south). Bus services are also available on Johnston Street (700m north);
- (b) The proximity to the Smith Street Major Activity Centre (100m east) and the Gertrude Street Neighbourhood Activity Centre, which provide walkable access to a diverse range of retail, hospitality and community offerings;
- (c) The impracticality of providing on-site car spaces in a small lot and in this built-up, inner-city context where on-site car spaces are rare and heritage policy does not support cars accessing the principal street (with no laneway access);
- (d) The mix of 1-hour and permit-restricted spaces along this section of Gore Street. The unrestricted spaces will be available for visitors and occupants, the 2 hour spaces will allow for visitors to park on the street for short stays, while the permit spaces will ensure that the parking needs of existing residents are reasonably protected; and
- (e) Council's Engineering Services Unit raised no objection to the proposed car parking reduction.

Objector Concerns

104. The objector concerns are discussed as follows:

- (a) *Off-site amenity impacts including overlooking, overshadowing, loss of daylight, visual bulk and noise impacts (including use as an 'Air-bnb' style rental accommodation)*
Off-site amenity impacts have been discussed at paragraphs 80-90.
- (b) *Impacts to the heritage place, including:*
 - (i) *Visibility of the roof terrace;*
The visibility of the roof terrace has been discussed at paragraphs 49-50. A condition has been recommended for the screening to the terrace to be constructed of corrugated sheet metal so as to minimise its visibility from the public realm.
 - (ii) *Inappropriate selection of materials for the surrounding area (including front fence);*
The proposed materials have been discussed at paragraphs 54 and 58-59.
 - (iii) *Siting of the new dwelling not conforming with the traditional layout of dwellings in the area (usually provided with shallow front setbacks)*
This matter has been discussed at paragraph 52.
 - (iv) *Deletion of the rear chimney will result in a loss of contributory fabric*
This objection is erroneous – there is no chimney demolition proposed. Therefore this ground does not warrant further consideration.
- (c) *Concerns regarding the proposed car parking reduction and impacts to availability of on-street car spaces;*
The proposed car parking reduction has been assessed at paragraphs 103.

- (d) *Noise impacts and car parking availability during the construction stage.*
This is not a planning matter, however a standard condition will outline construction hours under Council's local laws.
- (e) *Inaccuracies on the drawing set and the lack of a survey plan in the application material;*
The application used a survey plan for the subject site. This was not included in the advertised material but has since been provided to Council. The applicant has confirmed that the levels associated with adjoining properties were based on:
 - i. The endorsed plans associated with planning Permit PLN11/0572 for No. 53 Little Smith Street;
 - ii. The CAD drawings provided by the owners of No. 100 Gore Street.

Conclusion

105. The proposal is considered to be acceptable having regard to the relevant State and Local policies, Clause 55 (ResCode), the relevant heritage considerations outlined in the above assessment and should therefore, be approved, subject to conditions.

RECOMMENDATION

That a Notice of Decision (NOD) to Grant Planning Permit PLN19/0100 be issued for partial demolition, alterations and additions to the existing dwelling associated with the construction of a roof terrace and construction of a second, double-storey (plus roof terrace) dwelling on the lot and a reduction in the car parking requirements at 104 Gore Street, Fitzroy, generally in accordance with the decision plans and 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 generally be in accordance with the plans received by application plans, but modified to show:
 - (a) Screening to the roof terrace for the existing dwelling composed of corrugated metal sheet cladding to reflect the colour of the existing roof;
 - (b) Front fence (and gate) to the new dwelling provided with red-toned brickwork, timber and / or corrugated metal;
 - (c) Permeable surfaces notated on the plans demonstrating a minimum of 20% permeability across the site;
 - (d) External shading devices provided to the eastern, first-floor façade of the new dwelling;
 - (e) Deletion of the screening fin attached to the existing dwelling and the east-facing, first-floor bedroom window of the new dwelling screened to comply with the objective of Clause 55.04-6 (Overlooking objective) of the Yarra Planning Scheme;
 - (f) A strip of land provided to the existing dwelling along its southern wall. The strip of land must have a minimum width of 1m and must extend continuously along all existing and proposed south-facing windows of the existing dwelling which abut the western secluded private open space of the new dwelling;
 - (g) Provision of boundary fencing (minimum height of 1.8m) along all edges of the strip of land outlined at condition 1(f);
 - (h) Provision of a glazed door to the ground floor, southern wall of the existing dwelling to connect to the strip of land outlined at condition 1(f);
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. The strip of land provided along the southern wall of the existing dwelling must remain unencumbered so as to continue to provide daylight and ventilation to the south-facing windows of the existing dwelling at both ground and first floor to the satisfaction of the Responsible Authority.
4. Before the new building is occupied, or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure resulting from the development must be reinstated:
 - (a) at the permit holder's cost; and
 - (b) to the satisfaction of the Responsible Authority.
5. 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.
6. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, all new on-boundary walls must be cleaned and finished to the satisfaction of the Responsible Authority.
7. Except with the prior written consent of the Responsible Authority, demolition or construction works must not be carried out:
 - (a) Monday to 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.
8. 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.

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

CONTACT OFFICER: Chris Stathis
TITLE: Senior Statutory Planner
TEL: 9205 5352

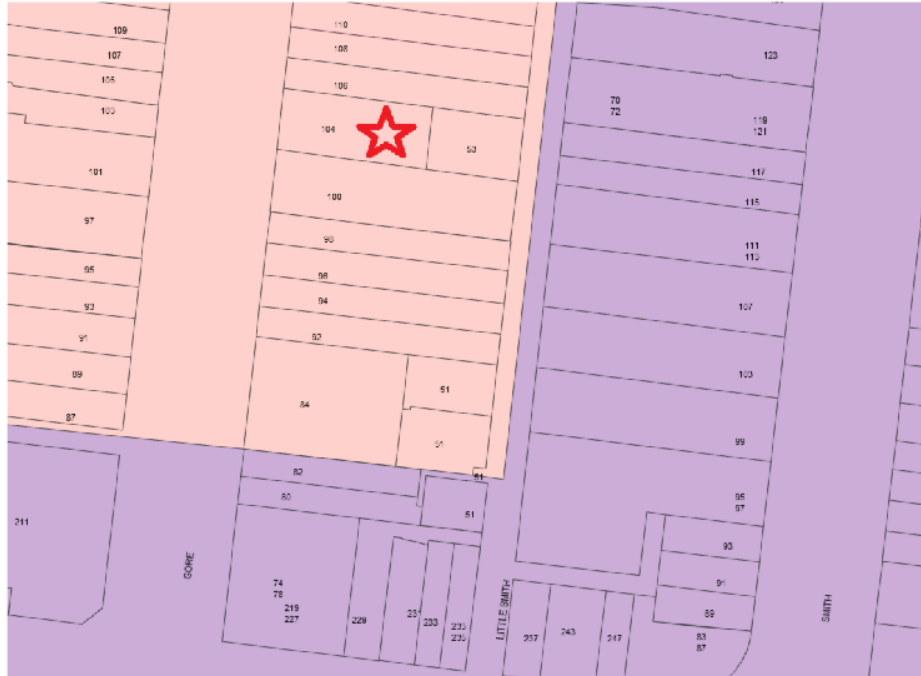
Attachments

- 1 PLN19/0100 - 104 Gore Street Fitzroy - Locality Plan
- 2 PLN19/0100 - 104 Gore Street Fitzroy - Decision Plans (i.e. s57A Plans) - Scanned version
- 3 PLN19/0100 - 104 Gore Street Fitzroy - Heritage Advice
- 4 PLN19/0100 - 104 Gore Street Fitzroy - Engineering Advice
- 5 PLN19/0100 - 104 Gore Street Fitzroy - Advertised Plans (i.e. Superseded Plans)

Attachment 1 - PLN19/0100 - 104 Gore Street Fitzroy - Locality Plan

ATTACHMENT – SITE LOCALITY

SUBJECT LAND: 104 Gore Street Fitzroy



Attachment 2 - PLN19/0100 - 104 Gore Street Fitzroy - Decision Plans (i.e. s57A Plans) - Scanned version

102 - 104 GORE STREET, FITZROY

TOWN PLANNING

DECISION PLANS

REV. DRAWING LIST

D	A0.00 COVER SHEET
-	A0.01 SITE DESCRIPTION PLAN
D	A0.02 DESIGN RESPONSE PLAN
D	A0.03 SHADOW DIAGRAMS
D	A0.04 SHADOW DIAGRAMS
D	A0.05 SHADOW DIAGRAMS
D	A0.06 SHADOW DIAGRAMS
D	A0.07 SHADOW DIAGRAMS
D	A0.08 SHADOW DIAGRAMS
D	A0.09 SHADOW DIAGRAMS
-	A0.10 DEMOLITION GROUND FLOOR PLAN
D	A0.11 DEMOLITION FIRST FLOOR PLAN
-	A0.12 DEMOLITION ROOF PLAN
-	A0.13 DEMOLITION ELEVATIONS
-	A0.14 DEMOLITION ELEVATIONS
-	A0.15 SITE CONTEXT PHOTOS
D	A1.01 PROPOSED GROUND FLOOR PLAN
D	A1.02 PROPOSED FIRST FLOOR PLAN
D	A1.03 PROPOSED ROOF DECK PLAN
D	A1.04 PROPOSED ROOF PLAN

REV. DRAWING LIST

-	A2.01 PROPOSED ELEVATIONS
D	A2.02 PROPOSED ELEVATIONS
D	A2.03 PROPOSED ELEVATIONS
D	A3.01 PROPOSED SECTION
D	A4.01 HERITAGE DIAGRAMS
D	A4.02 OVERLOOKING DIAGRAM
D	A4.03 OVERLOOKING DIAGRAMS
-	A4.04 OVERLOOKING DIAGRAMS
D	A4.05 OVERLOOKING DIAGRAM
-	A4.06 OVERLOOKING DIAGRAMS
-	A4.07 OVERLOOKING SECTIONS
-	A4.08 OVERLOOKING SECTIONS
-	A5.01 RENDER
-	A5.02 RENDER
-	A6.01 MATERIALS SCHEDULE
-	A6.02 MATERIALS SCHEDULE

STRUCTURE LEGEND

	OBJECT TO BE DEMOLISHED
	SURFACE TO BE DEMOLISHED
	EXISTING BUILDING
	EXISTING WALL
	NEW LIGHTWEIGHT CONSTRUCTION

SITE LEGEND

AC	AIR CONDITIONER
CL	CLOTHESLINE
EX	EXISTING ITEMS
BG	BOX GUTTER
HW	HABITABLE ROOM WINDOW
MG	METER - GAS
MEW	METER - WATER
POS	PRIVATE OPEN SPACE
SKY	SKYLIGHT
SP	SOLAR PANEL
SPOS	SECLUDED PRIVATE OPEN SPACE
RWT	RAINWATER TANKS

GENERAL NOTES

LEVELS OF 53 LITTLE SMITH STREET ESTABLISHED THROUGH TOWN PLANNING APPLICATION DRAWINGS (PERMIT NO: PLN 19/0572, DATED 12.06.2019), AS SUPPLIED BY CITY OF YARRA.

LEVELS OF 100 GORE STREET ESTABLISHED THROUGH DRAWINGS PROVIDED BY OWNER.

FINISHES LEGEND

CB-1	CONCRETE BREEZE BLOCK (PERMEABLE)
CB-2	CONCRETE
CS-1	CEMENT SHEET
CT-1	CERAMIC TILES
GL-1	GLASS
MC-1	METAL CLADDING - DARK
MC-2	METAL CLADDING - LIGHT
ME	PERFORATED MESH (MAX. 25% TRANSPARENCY)
MF-1	MASONRY PAVING
MR-1	METAL ROOFING
ST-1	STAINLESS STEEL CABLES
ST-2	STEEL BALUSTRADE
TD-1	TIMBER DECKING
TF-1	TIMBER FLOORING
TS-1	TIMBER SCREEN TO DECK

Architecture Architecture

NOT FOR CONSTRUCTION

A0.00 COVER SHEET

JOB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV.
1877 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	NTS @ A3	AH/MR/XN	24.10.19	D

ARCHITECTURE ARCHITECTURE / 52 BROADVIEW STREET FITZROY 3045 VIC AUSTRALIA / +61 3 9417 0995 / OFFICE@ARCHITECTURE.COM.AU / WWW.ARCHITECTURE.COM.AU / ABN: 19 156 537 350

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25 OCT 2019

Attachment 2 - PLN19/0100 - 104 Gore Street Fitzroy - Decision Plans (i.e. s57A Plans) - Scanned version



1 GORE STREET STREETScape
NTS



2 FACADE OF NO.104, NO.102 & NO.100 GORE STREET
NTS

DECISION PLANS



3 FENCE BETWEEN NO.102 GORE ST & NO.53 LT. SMITH ST.
NTS



4 BOUNDARY BETWEEN NO. 102 & NO.100
NTS



5 WESTERN FACADE OF NO. 53 LT SMITH STREET
NTS

Architecture Architecture

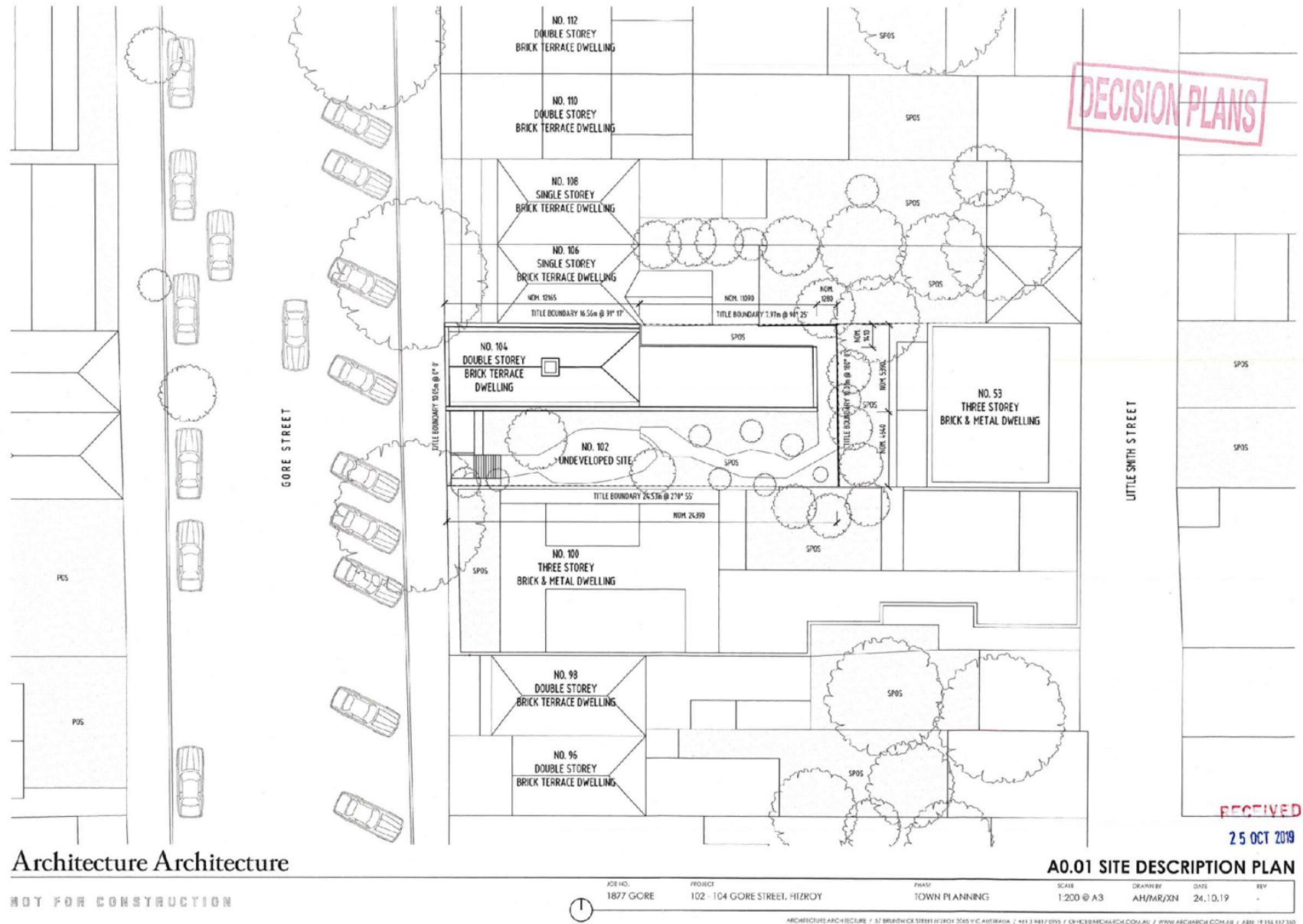
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A0.15 SITE CONTEXT PHOTOS

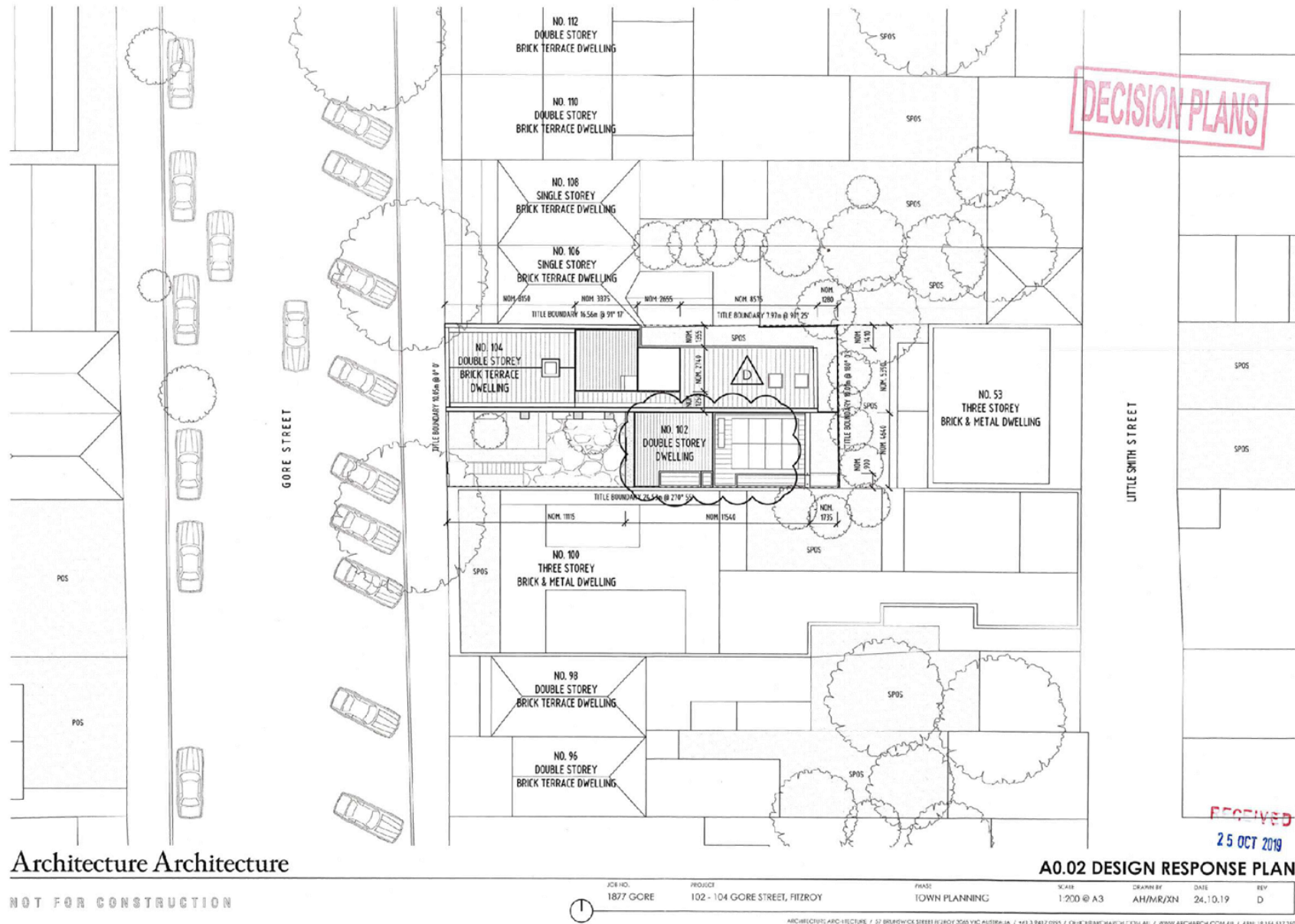
JOB NO.	PROJECT	PHASE	SCALE	DESIGNER	DATE	REV
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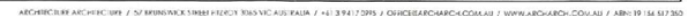
ARCHITECTURE ARCHITECTURE / 57 BRIDGEMAN STREET RUSKIN 3085 VIC AUSTRALIA / +61 3 9417 0895 / OFFICE@ARCHITECTURE.COM.AU / WWW.ARCHITECTURE.COM.AU / ABN: 19 154 517 300

Attachment 2 - PLN19/0100 - 104 Gore Street Fitzroy - Decision Plans (i.e. s57A Plans) - Scanned version

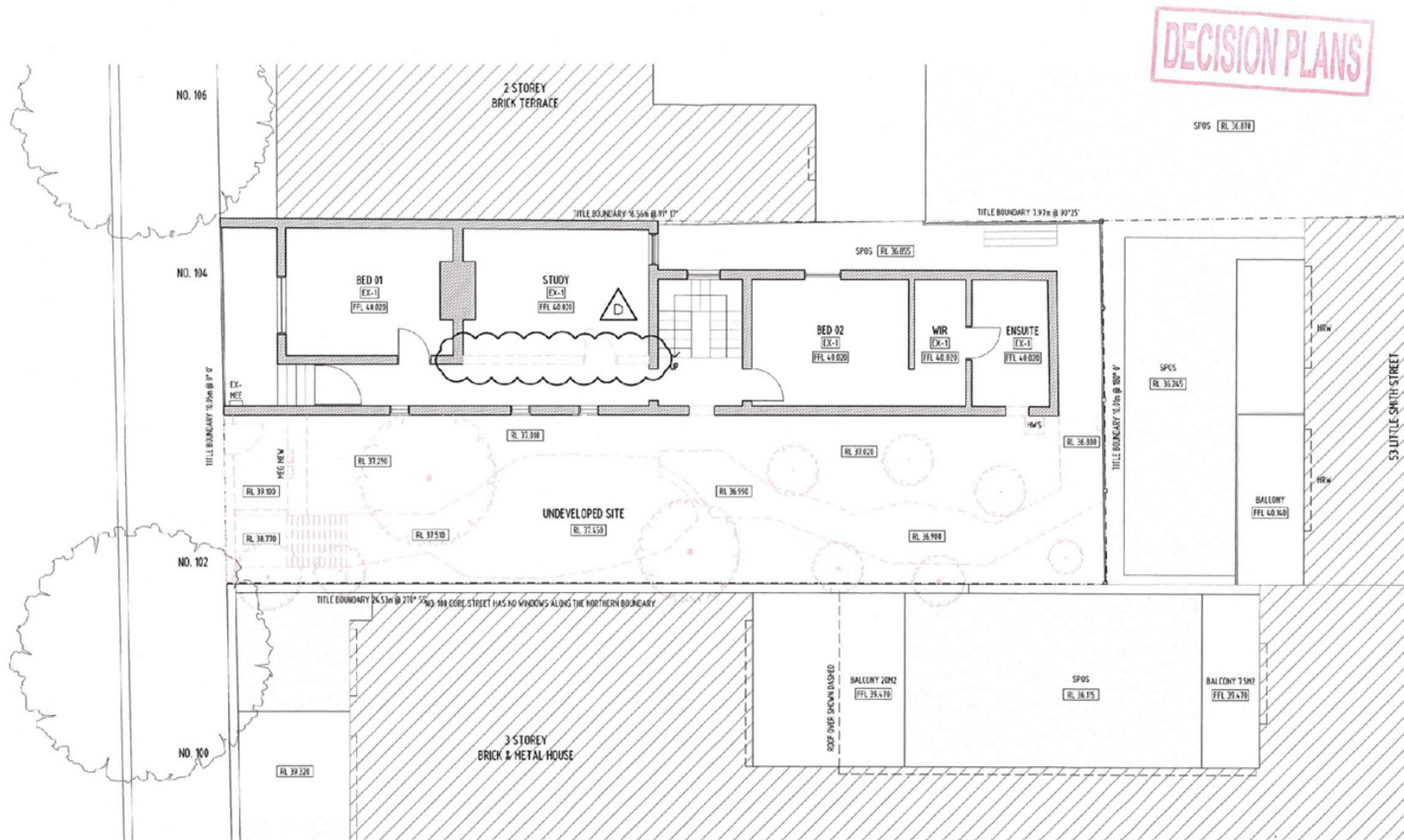


Attachment 2 - PLN19/0100 - 104 Gore Street Fitzroy - Decision Plans (i.e. s57A Plans) - Scanned version





Attachment 2 - PLN19/0100 - 104 Gore Street Fitzroy - Decision Plans (i.e. s57A Plans) - Scanned version



Architecture Architecture

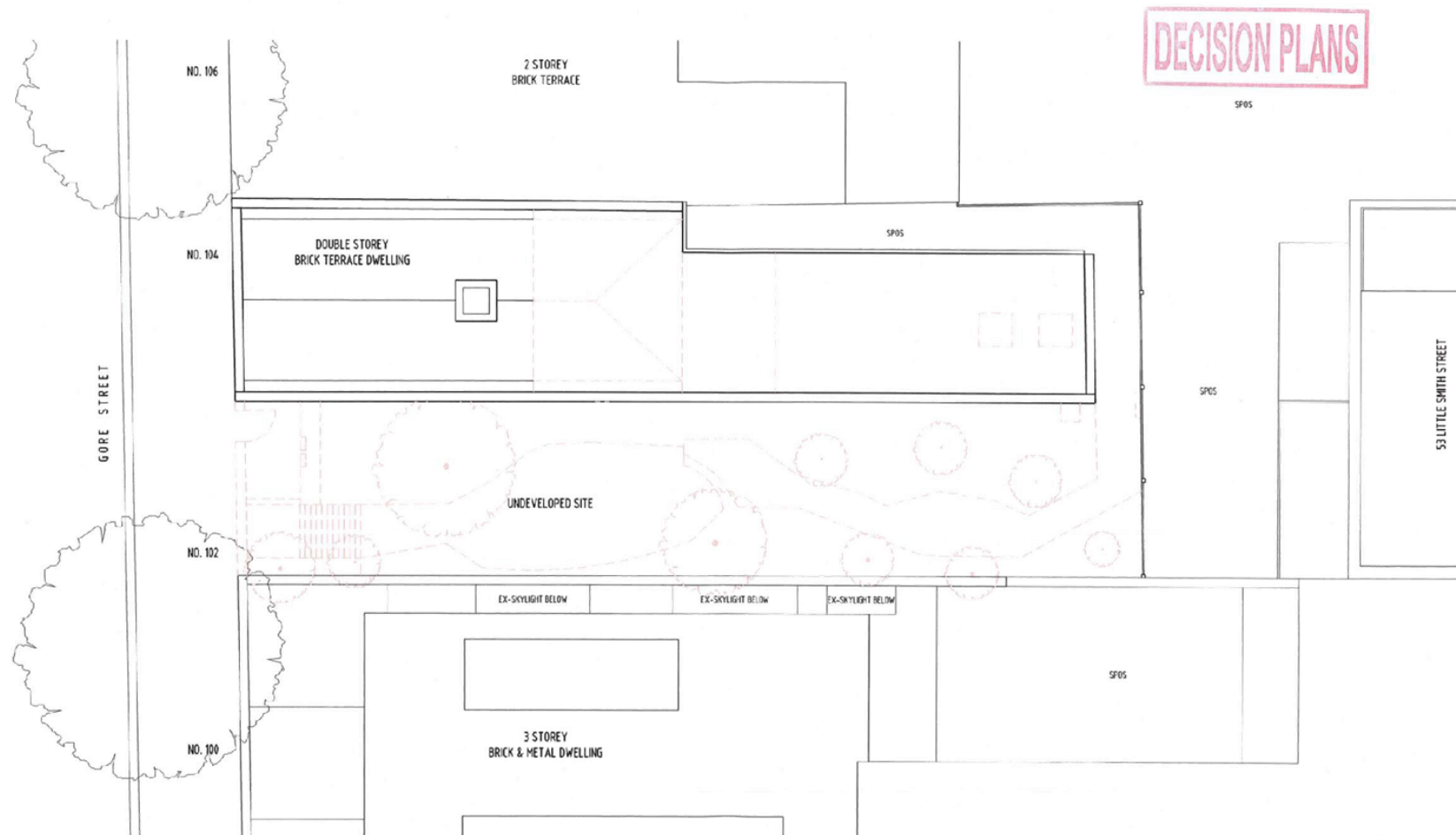
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A0.11 DEMOLITION FIRST FLOOR PLAN

JOB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV
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ARCHITECTURE ARCHITECTURE / 37 BRUNSWICK STREET / FITZROY 3045 VIC AUSTRALIA / T +61 3 9417 0995 / D +61 3 9417 0996 / WWW.ARCHITECTUREARCHITECTURE.COM.AU / A0.11 102 517 300

Attachment 2 - PLN19/0100 - 104 Gore Street Fitzroy - Decision Plans (i.e. s57A Plans) - Scanned version



Architecture Architecture

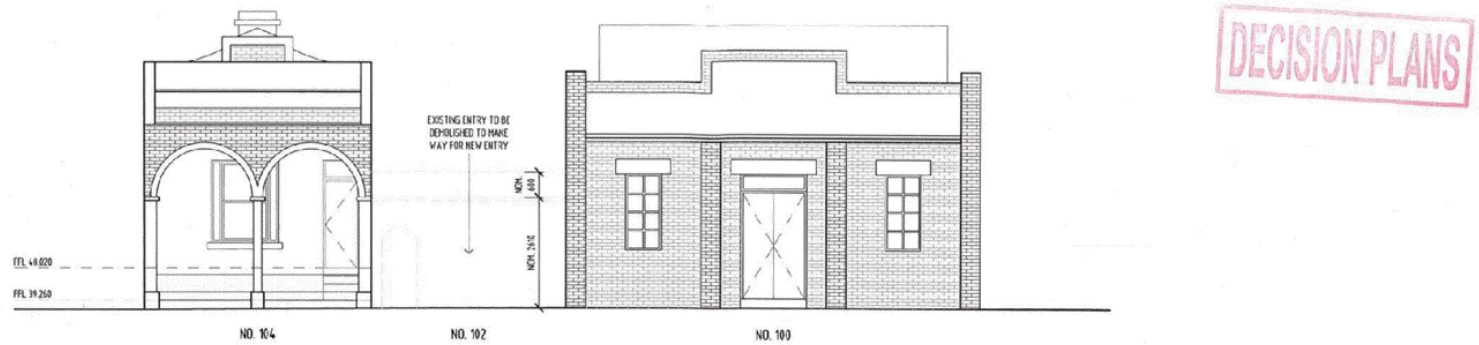
NOT FOR CONSTRUCTION

A0.12 DEMOLITION ROOF PLAN

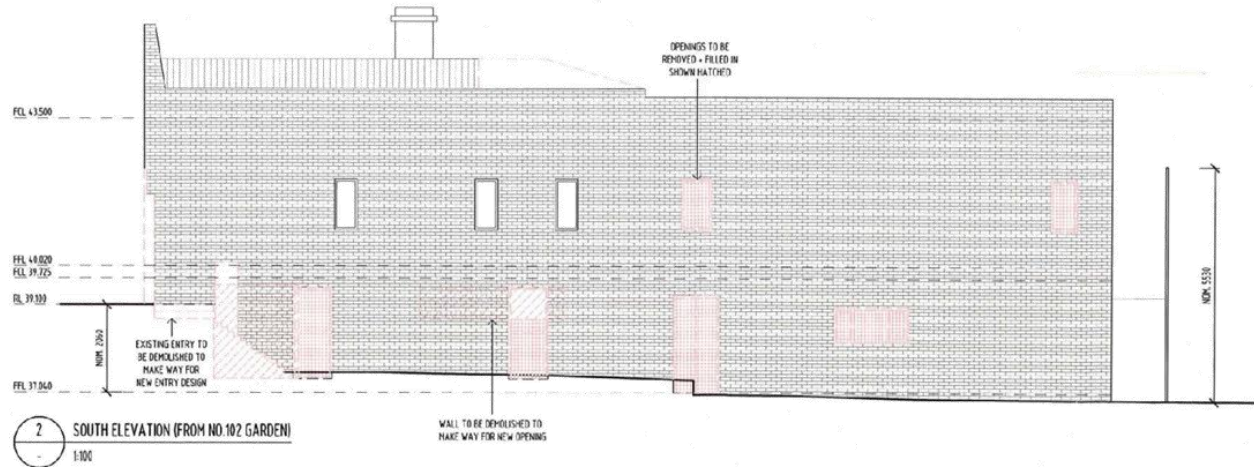
JOB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV.
1877 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	1:100 @ A3	AH/MR/XN	24.10.19	-

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1 WEST ELEVATION (FROM GORE STREET)
1:100



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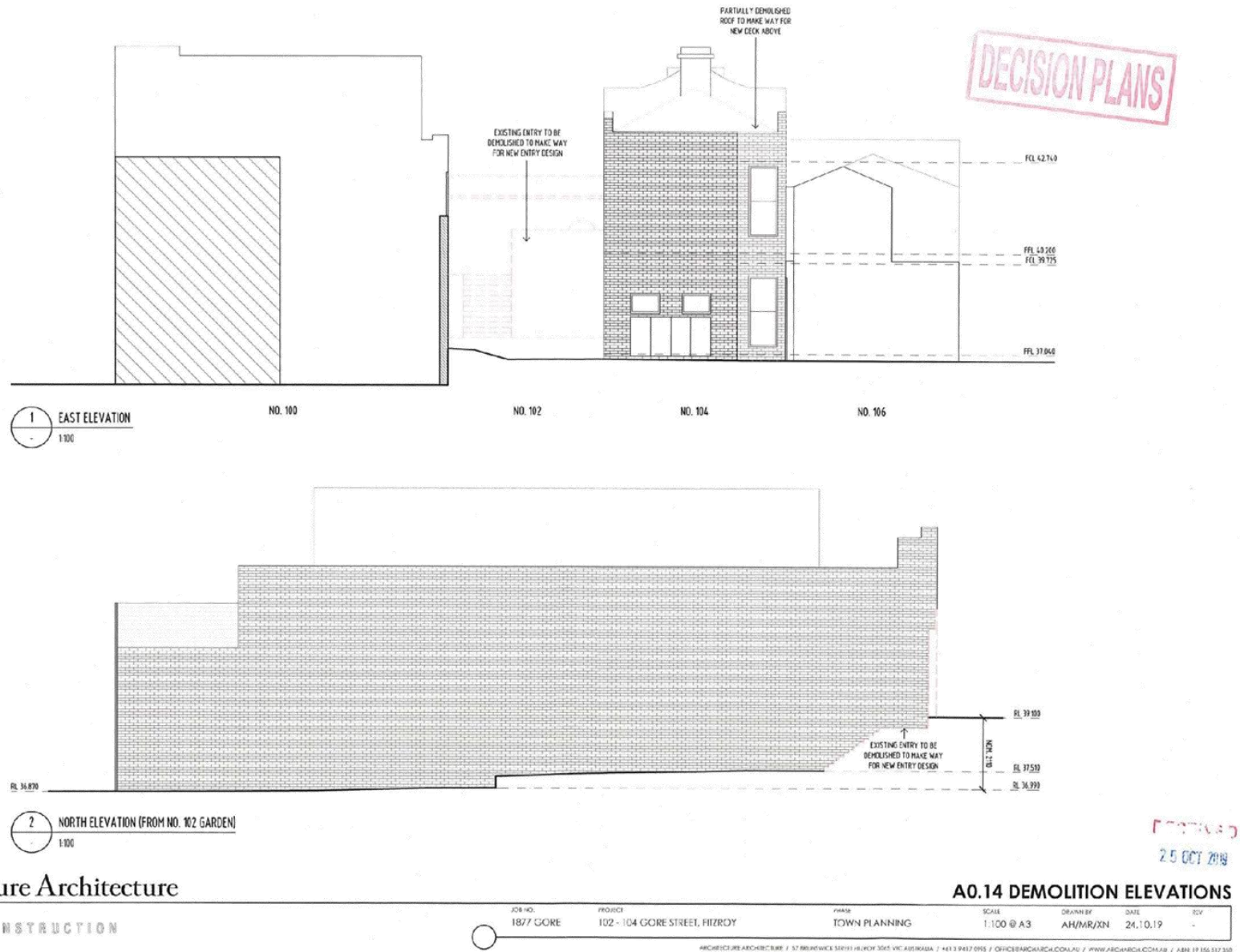
NOT FOR CONSTRUCTION

A0.13 DEMOLITION ELEVATIONS

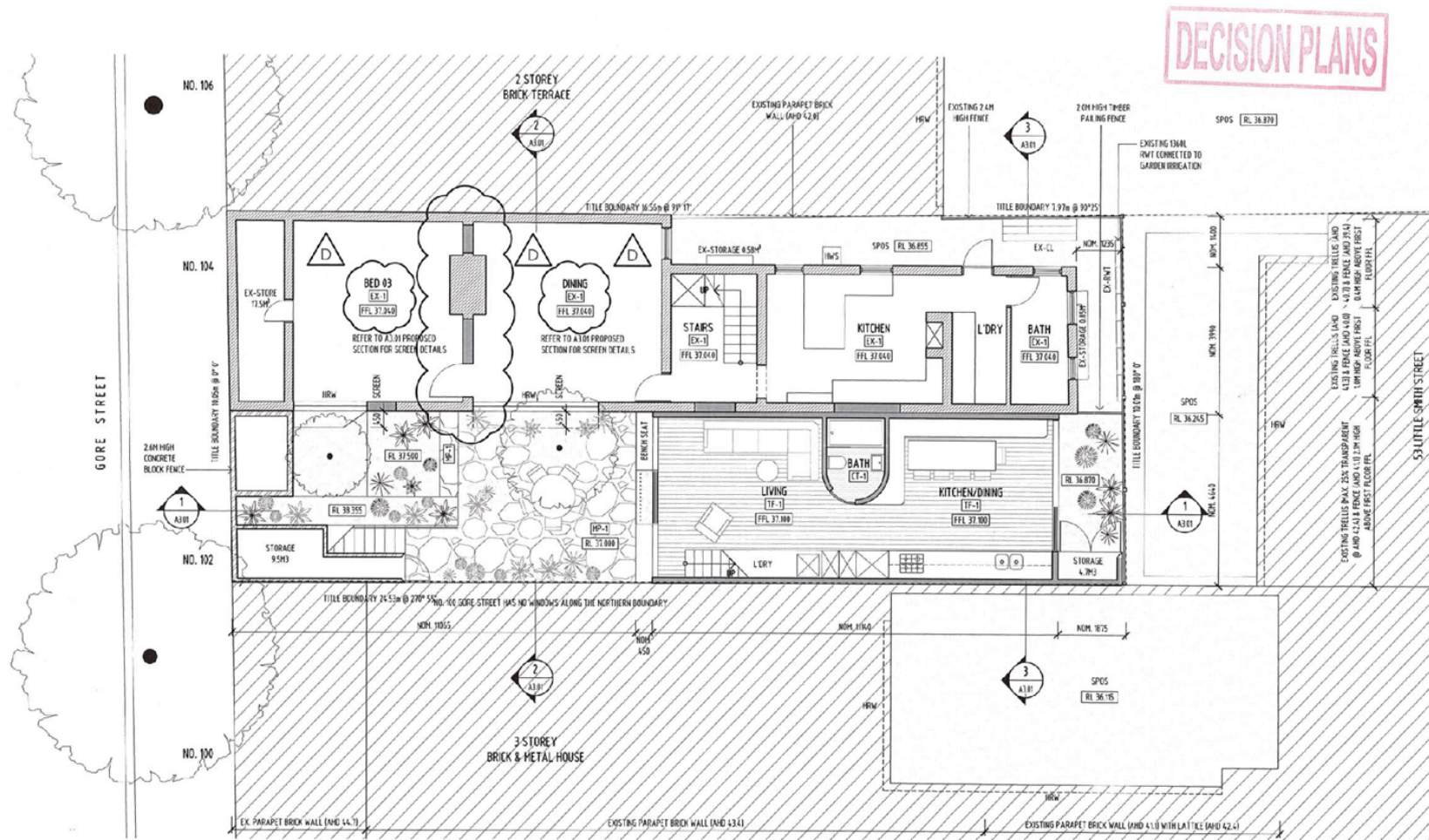
JOB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV
1877 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	1:100 @ A3	AH/MR/XN	24.10.19	-

ARCHITECTURE ARCHITECTURE / 37 BRUNSWICK STREET / FITZROY 3065 VIC AUSTRALIA / +61 3 9417 0955 / OFFICE@ARCHITECTURE.COM.AU / WWW.ARCHITECTURE.COM.AU / ABN 19 156 537 330

Attachment 2 - PLN19/0100 - 104 Gore Street Fitzroy - Decision Plans (i.e. s57A Plans) - Scanned version



Attachment 2 - PLN19/0100 - 104 Gore Street Fitzroy - Decision Plans (i.e. s57A Plans) - Scanned version



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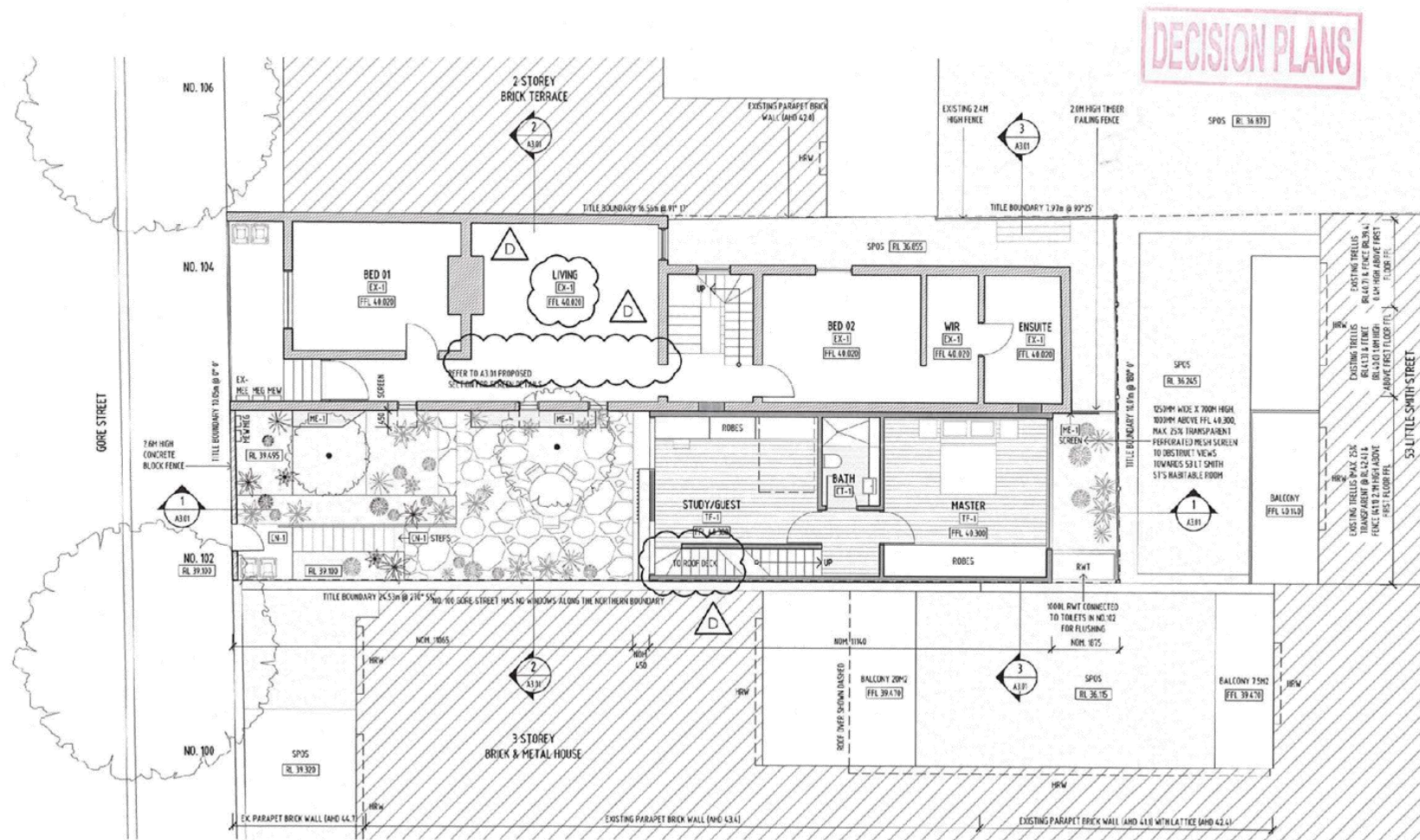
NOT FOR CONSTRUCTION

A1.01 PROPOSED GROUND FLOOR PLAN

JOB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV
1877 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	1:100 @ A3	AH/MR/XN	24.10.19	D

ARCHITECTURE ARCHITECTURE / 57 BRUNSWICK STREET FITZROY 3055 VIC AUSTRALIA / +61 3 941 7095 / OFFICE@ARCHITECTURE.AU / WWW.ARCHITECTURE.AU / ABN: 19 134 587 252

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A1.02 PROPOSED FIRST FLOOR PLAN

JOB NO.	PROJ. NO.	PHASE	SCALE	DATE	REV.
1877 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	1:100 @ A3	24.10.19	D

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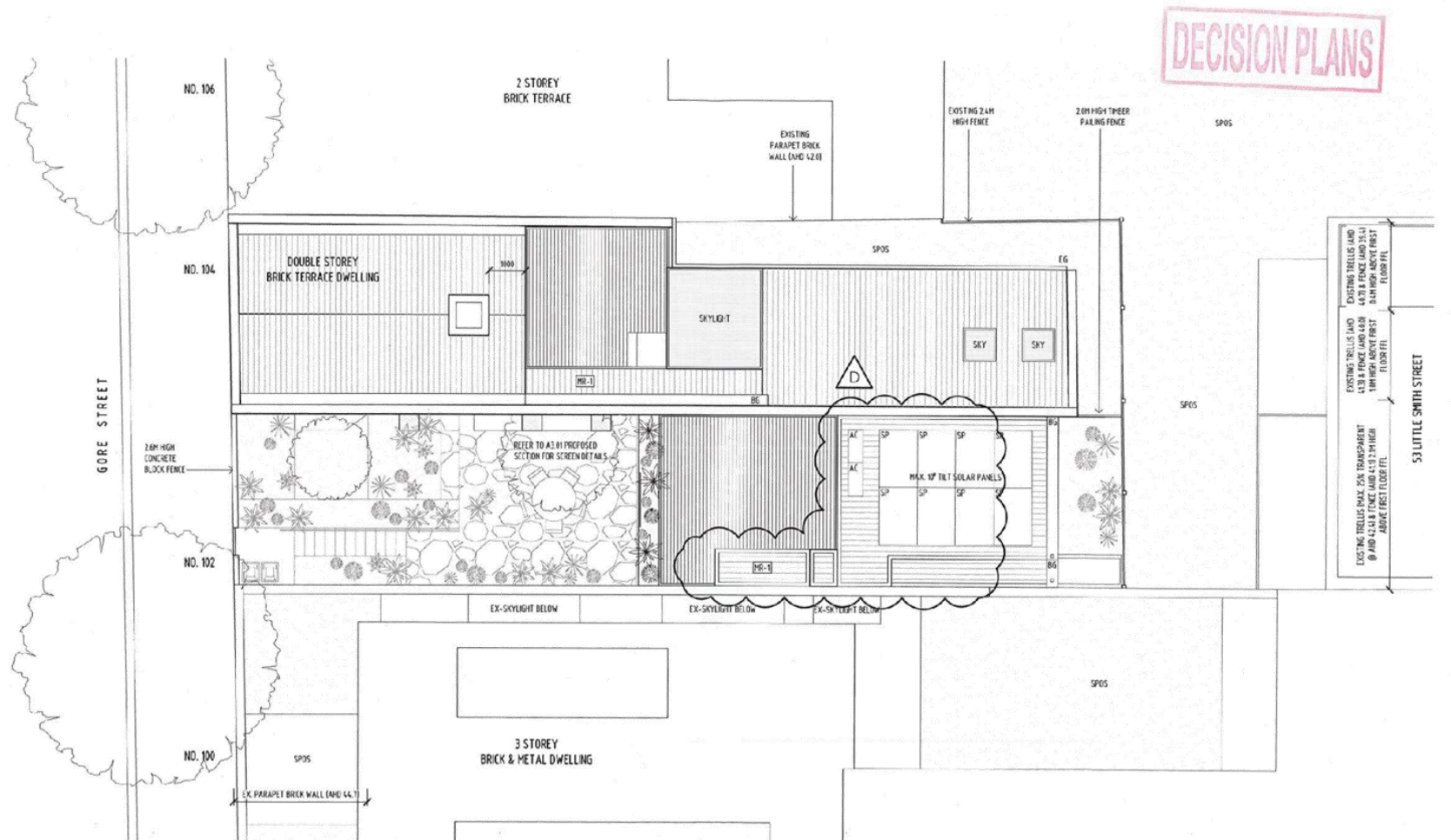


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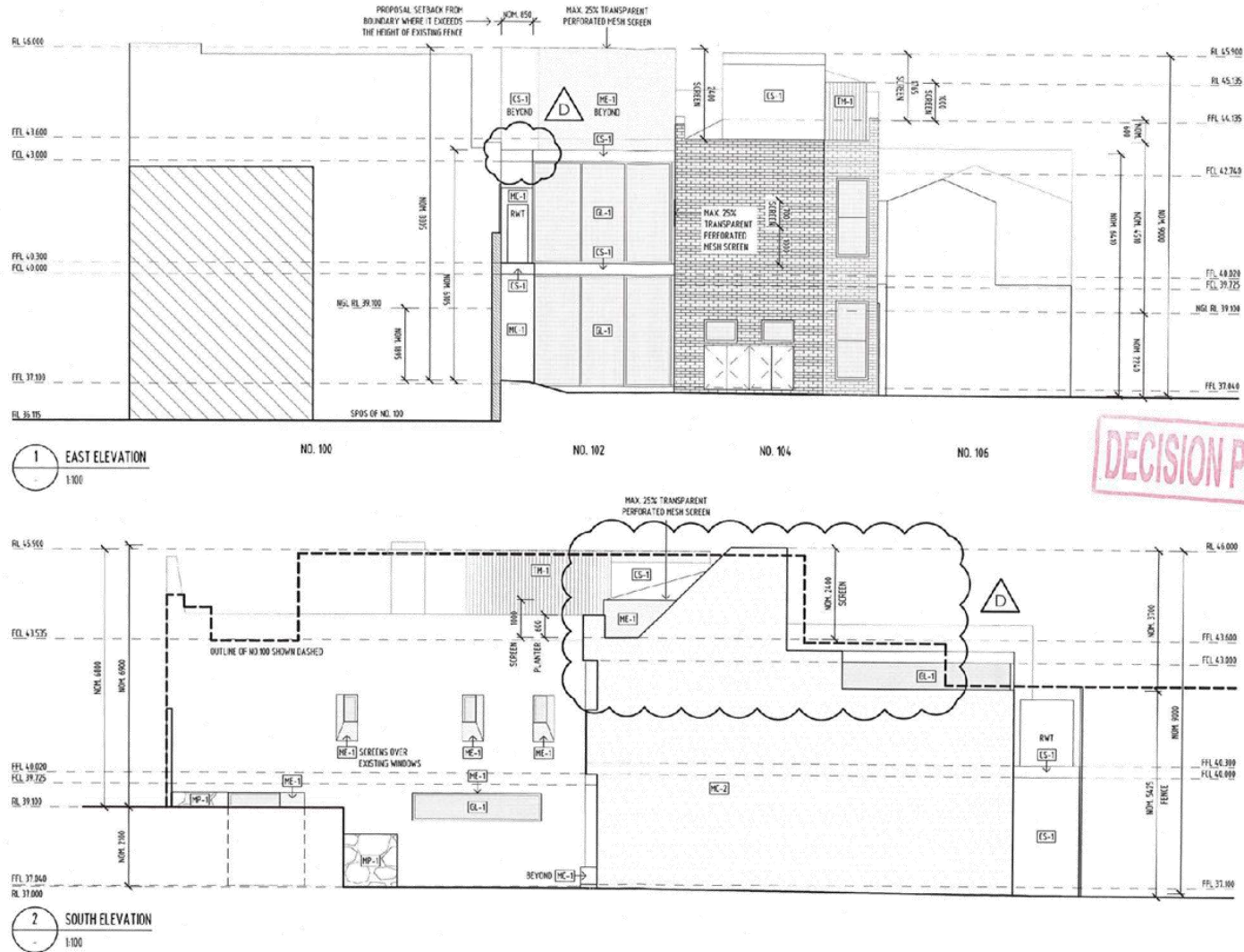
NOT FOR CONSTRUCTION

A1.04 PROPOSED ROOF PLAN

JOB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV
1877 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	1:100 @ A3	AH/MR/XN	24.10.19	D

ARCHITECTURE ARCHITECTURE / 57 BRUNSWICK STREET FITZROY 3065 VIC AUSTRALIA / TEL 3 941 0005 / OFFICE@ARCHITECTUREARCHITECTURE.COM.AU / WWW.ARCHITECTUREARCHITECTURE.COM.AU / AHN 19 134 537 350

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A2.02 PROPOSED ELEVATIONS

JOB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV.
18/77 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	1:100 @ A3	AH/MR/XN	24.10.19	0

ARCHITECTURE ARCHITECTURE / 51 BRICKWORK STREET FITZROY 3045 VIC AUSTRALIA / +61 3 9417 095 / OFFICE@ARCHITECTURE.COM.AU / WWW.ARCHITECTURE.COM.AU / ABN 19 156 517 350

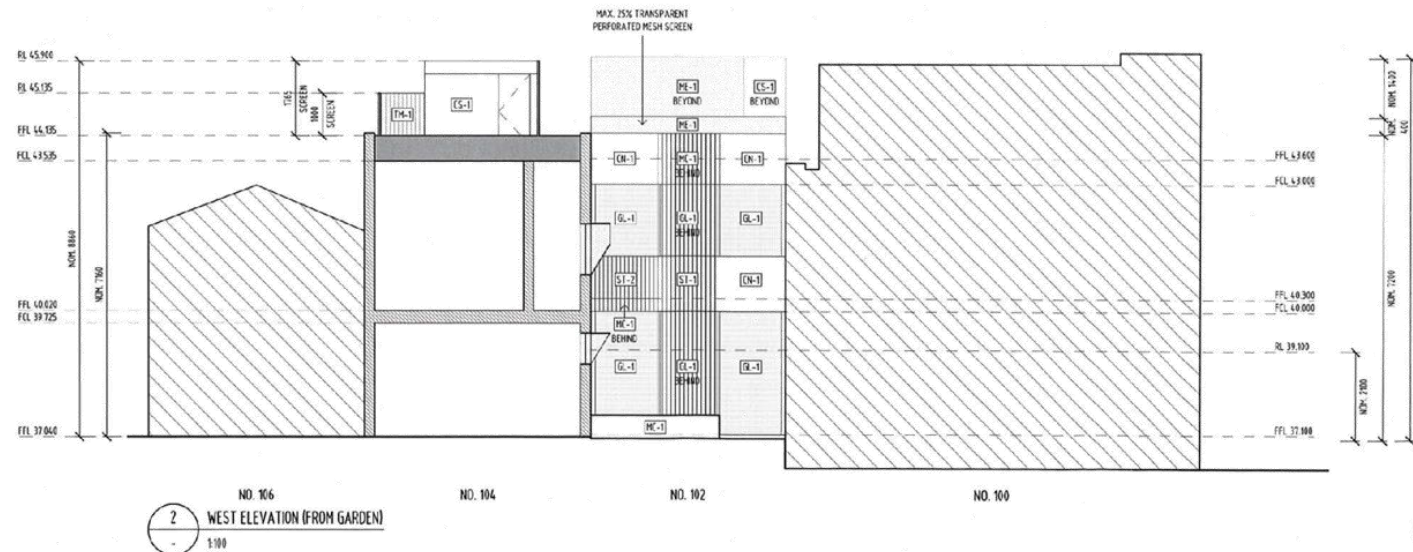


NOT FOR CONSTRUCTION

A2.03 PROPOSED ELEVATIONS

JOB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV.
1877 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	1:100 @ A3	AH/MR/XN	24.10.19	D

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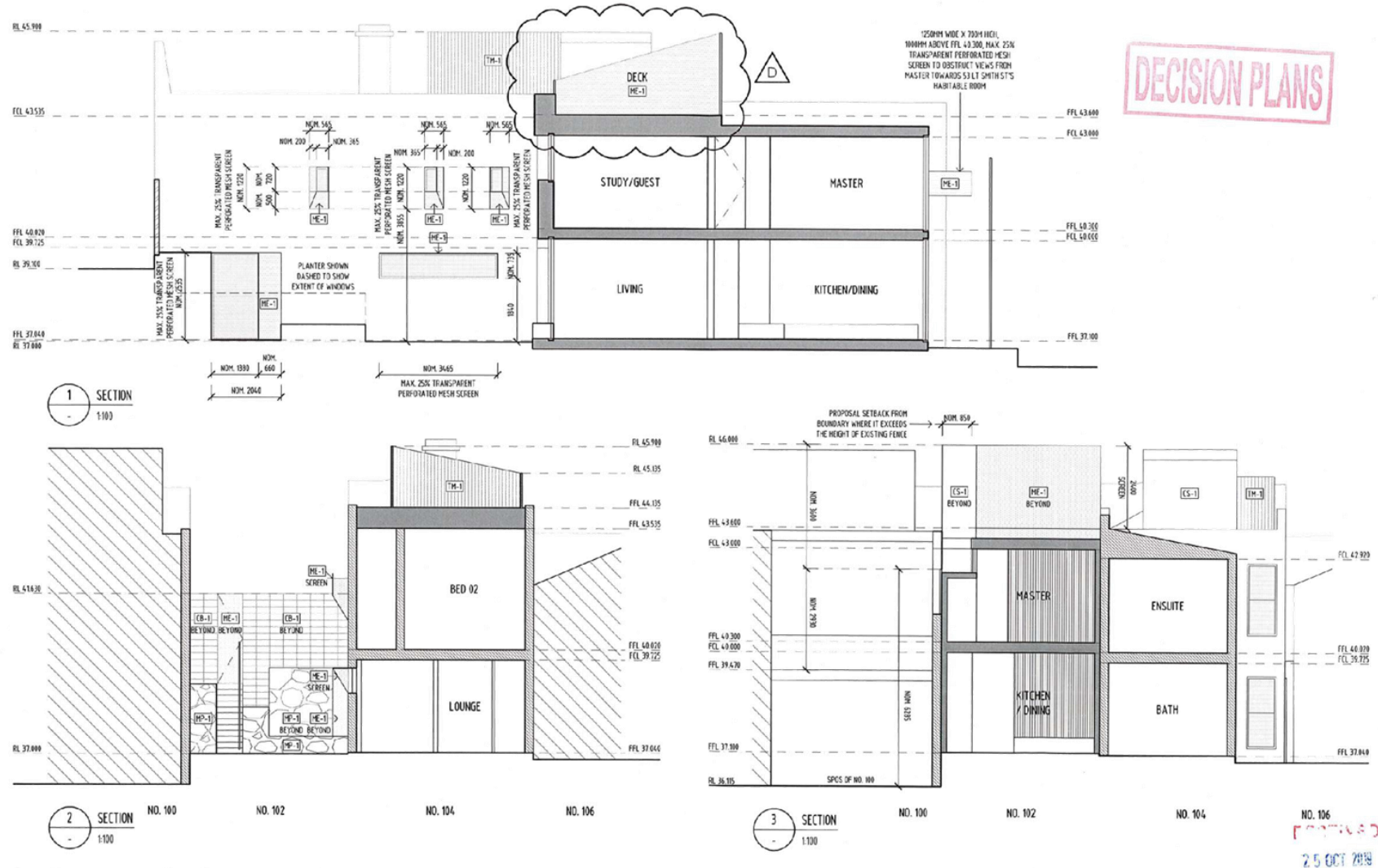


A2.01 PROPOSED ELEVATIONS

JOB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV
1877 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	1:100 @ A3	AH/MR/XN	24.10.19	

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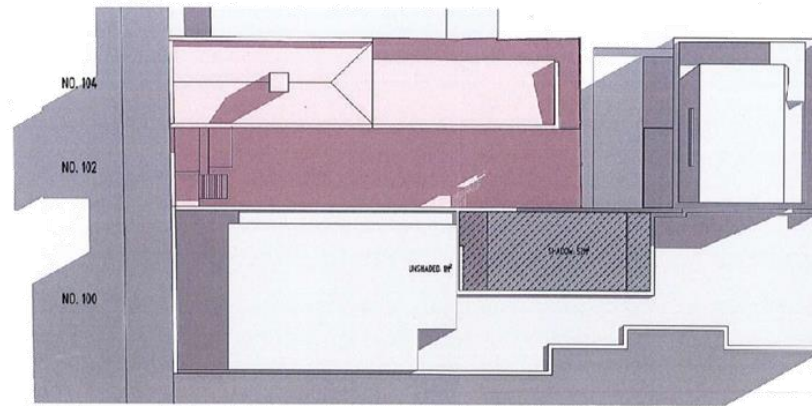
NOT FOR CONSTRUCTION

A3.01 PROPOSED SECTION

JOB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV
1877 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	1:100 @ A3	AH/MR/XN	24.10.19	D

ARCHITECTURE ARCHITECTURE / 57 BROOKVIEW STREET FITZROY 3065 VIC AUSTRALIA / +61 3 9417 0115 / OFFICE@ARCHITECTURE.AU / WWW.ARCHITECTURE.AU / ABN 19 156 517 350

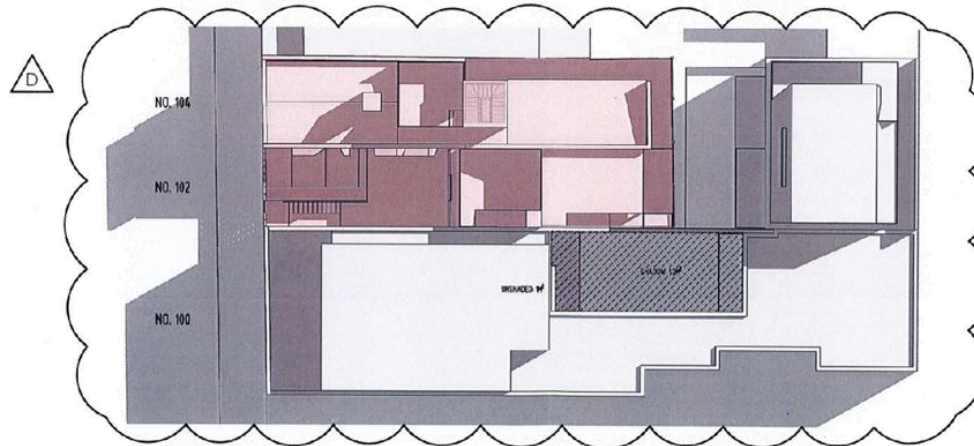
Attachment 2 - PLN19/0100 - 104 Gore Street Fitzroy - Decision Plans (i.e. s57A Plans) - Scanned version



NOTE: DUE TO THE LOW GROUND LEVEL OF NO.100, THE SPIS OF NO.100 REMAINS IN SHADOW BETWEEN 9AM-3PM AT THE SEPTEMBER EQUINOX.
TRELLIS ABOVE EXISTING WALL AND FENCES, MODELED TO CAST ACCURATE SHADOWS ON NO.100 GORE STREET AND 53 LITTLE SMITH STREET.

DECISION PLANS

1 9AM 22 SEPT - EXISTING
1:250



2 9AM 22 SEPT - PROPOSED
1:250

Architecture Architecture

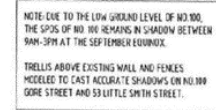
NOT FOR CONSTRUCTION

A0.03 SHADOW DIAGRAMS

JOE NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV
1877 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	1:250 @ A3	AH/MR/XN	24.10.19	D

ARCHITECTURE ARCHITECTURE / 51 SPURWICK STREET HURVOY 3005 VIC AUSTRALIA / +61 3 9417 0795 / OFFICE@ARCHITECTURE.COM.AU / WWW.ARCHITECTURE.COM.AU / ABR 19 134 517 335

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DECISION PLANS

1 10AM 22 SEPT - EXISTING
- 1:250



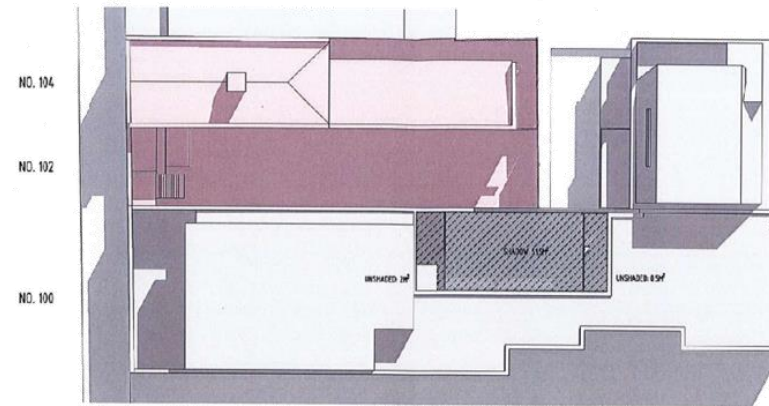
25 OCT 2019

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A0.04 SHADOW DIAGRAMS

JOB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV
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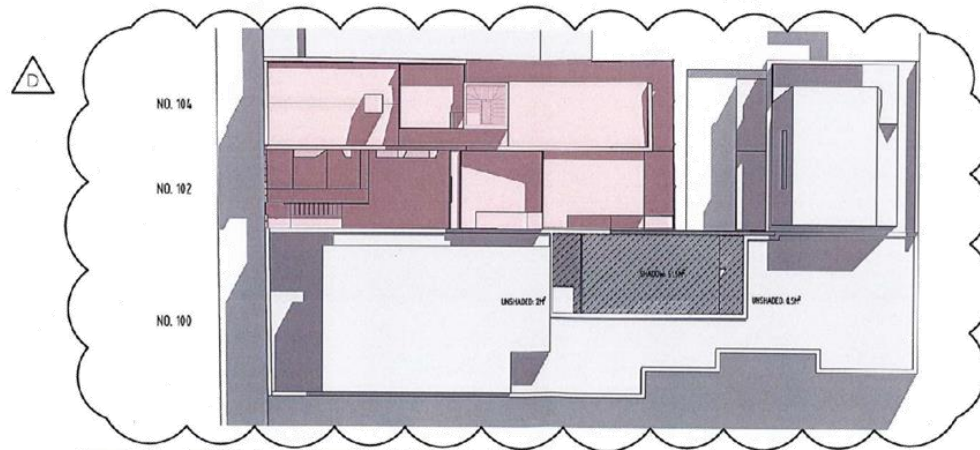
Attachment 2 - PLN19/0100 - 104 Gore Street Fitzroy - Decision Plans (i.e. s57A Plans) - Scanned version



NOTE: DUE TO THE LOW GROUND LEVEL OF NO. 100, THE SPES OF NO. 100 REMAINS IN SHADOW BETWEEN 9AM-3PM AT THE SEPTEMBER EQUINOX.
TRELLIS ABOVE EXISTING WALL AND FENCES MODELLED TO CAST ACCURATE SHADOWS ON NO. 100 GORE STREET AND 53 LITTLE SMITH STREET.

DECISION PLANS

1 11AM 22 SEPT - EXISTING
1:250



2 11AM 22 SEPT - PROPOSED
1:250

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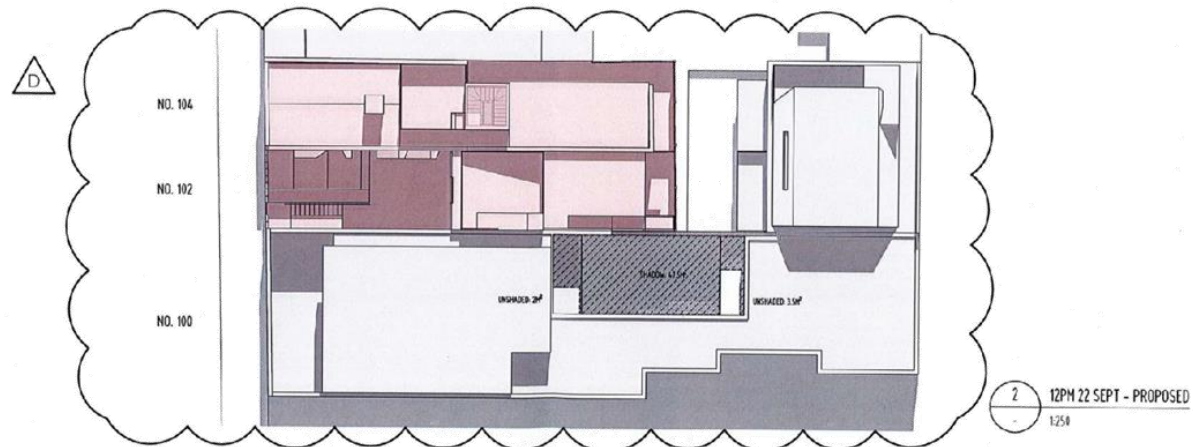
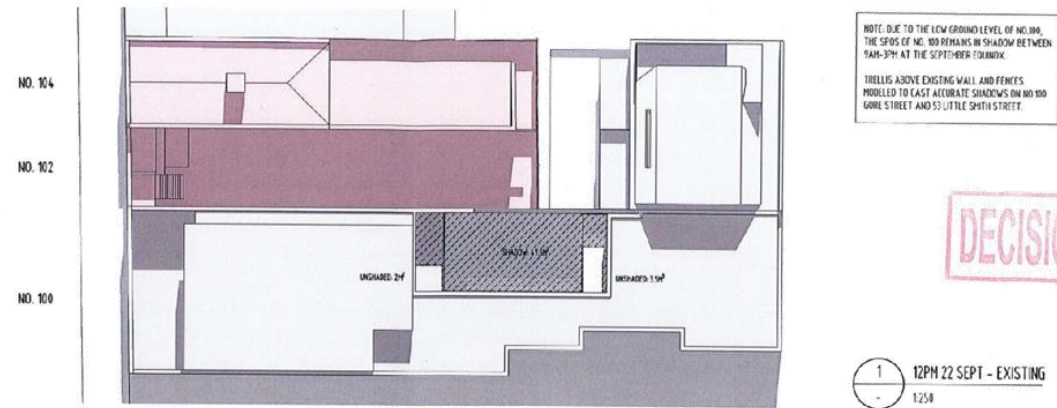
NOT FOR CONSTRUCTION

A0.05 SHADOW DIAGRAMS

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ARCHITECTURE ARCHITECTURE 27 EBBWICK STREET FITZROY 3045 VIC AUSTRALIA T +61 3 9412 0993 F 0902584000@ARCHITECTURE ARCHITECTURE.COM.AU WWW.ARCHITECTURE ARCHITECTURE.COM.AU ABN 19 154 517 352

Attachment 2 - PLN19/0100 - 104 Gore Street Fitzroy - Decision Plans (i.e. s57A Plans) - Scanned version



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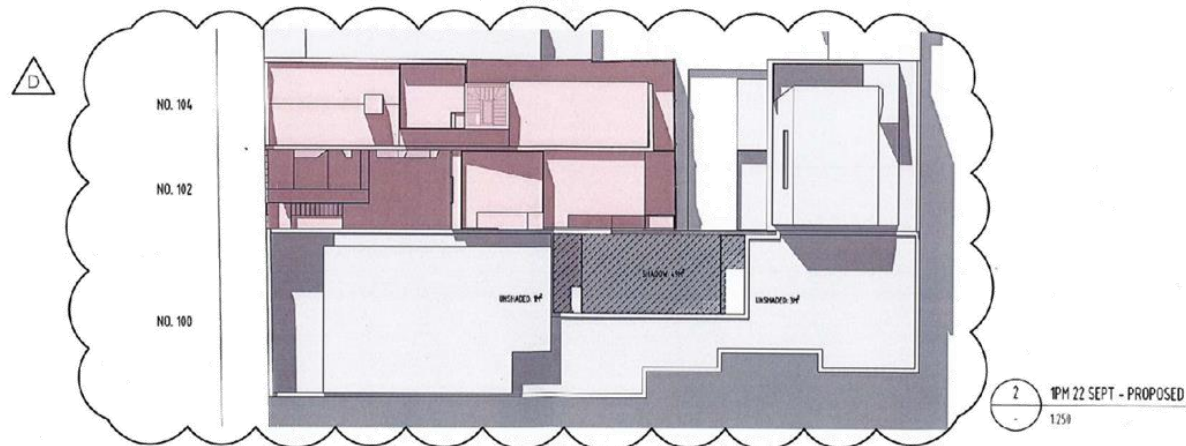
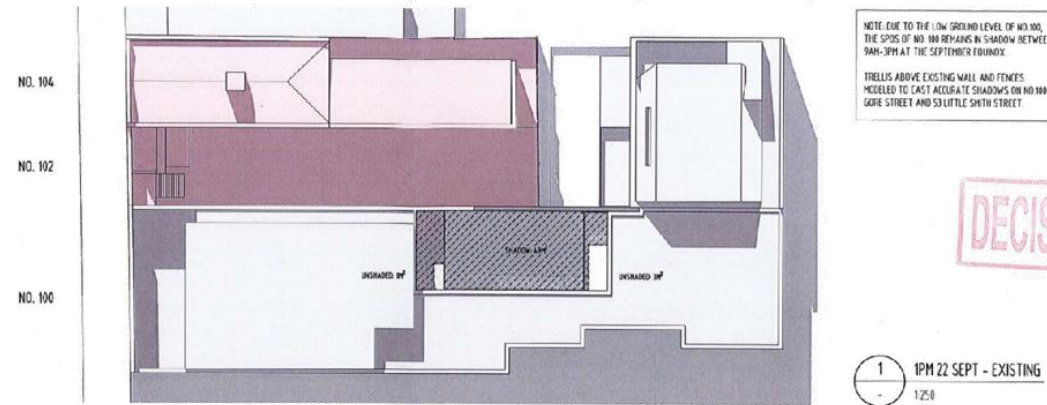
NOT FOR CONSTRUCTION

A0.06 SHADOW DIAGRAMS

JOBS NO.	PROJ. NO.	PHASE	SCALE	DRAWN BY	DATE	REV
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Attachment 2 - PLN19/0100 - 104 Gore Street Fitzroy - Decision Plans (i.e. s57A Plans) - Scanned version



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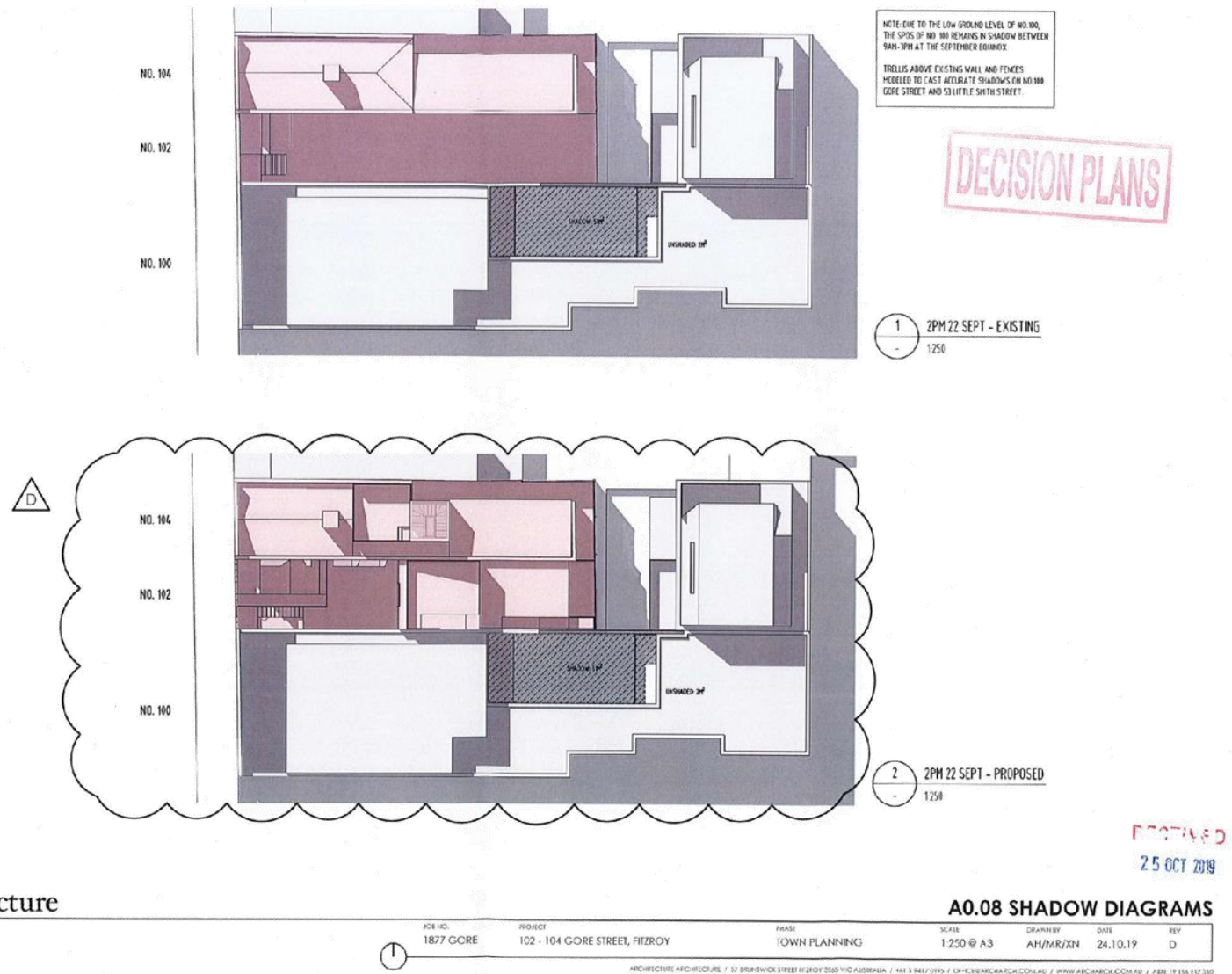
NOT FOR CONSTRUCTION

A0.07 SHADOW DIAGRAMS

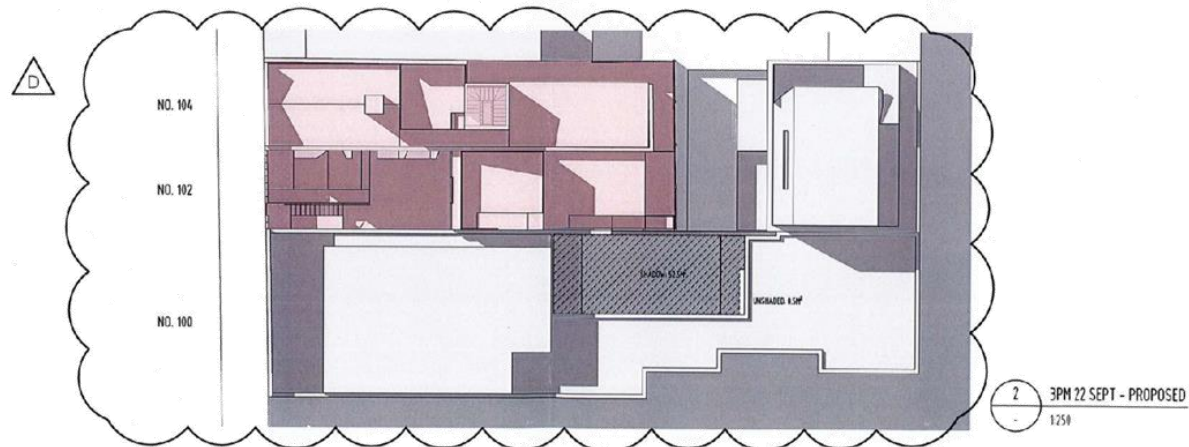
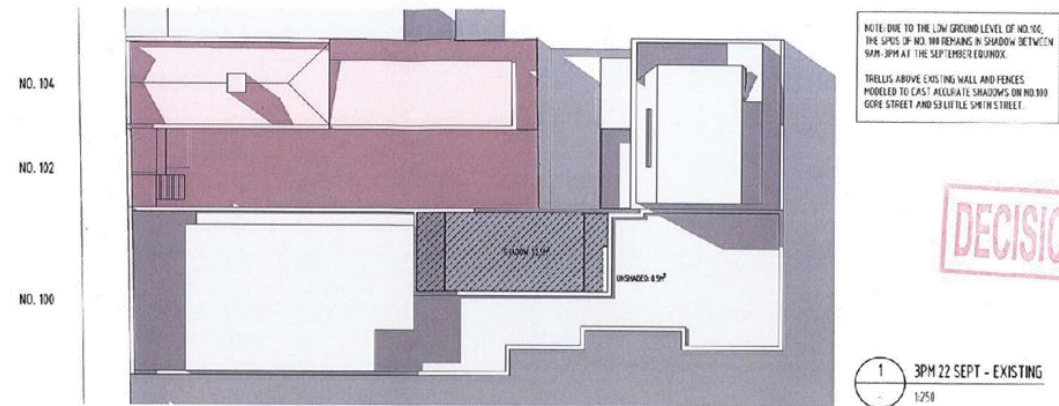
JOB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV
1877 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	1:250 @ A3	AH/MR/XN	24.10.19	0

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Attachment 2 - PLN19/0100 - 104 Gore Street Fitzroy - Decision Plans (i.e. s57A Plans) - Scanned version



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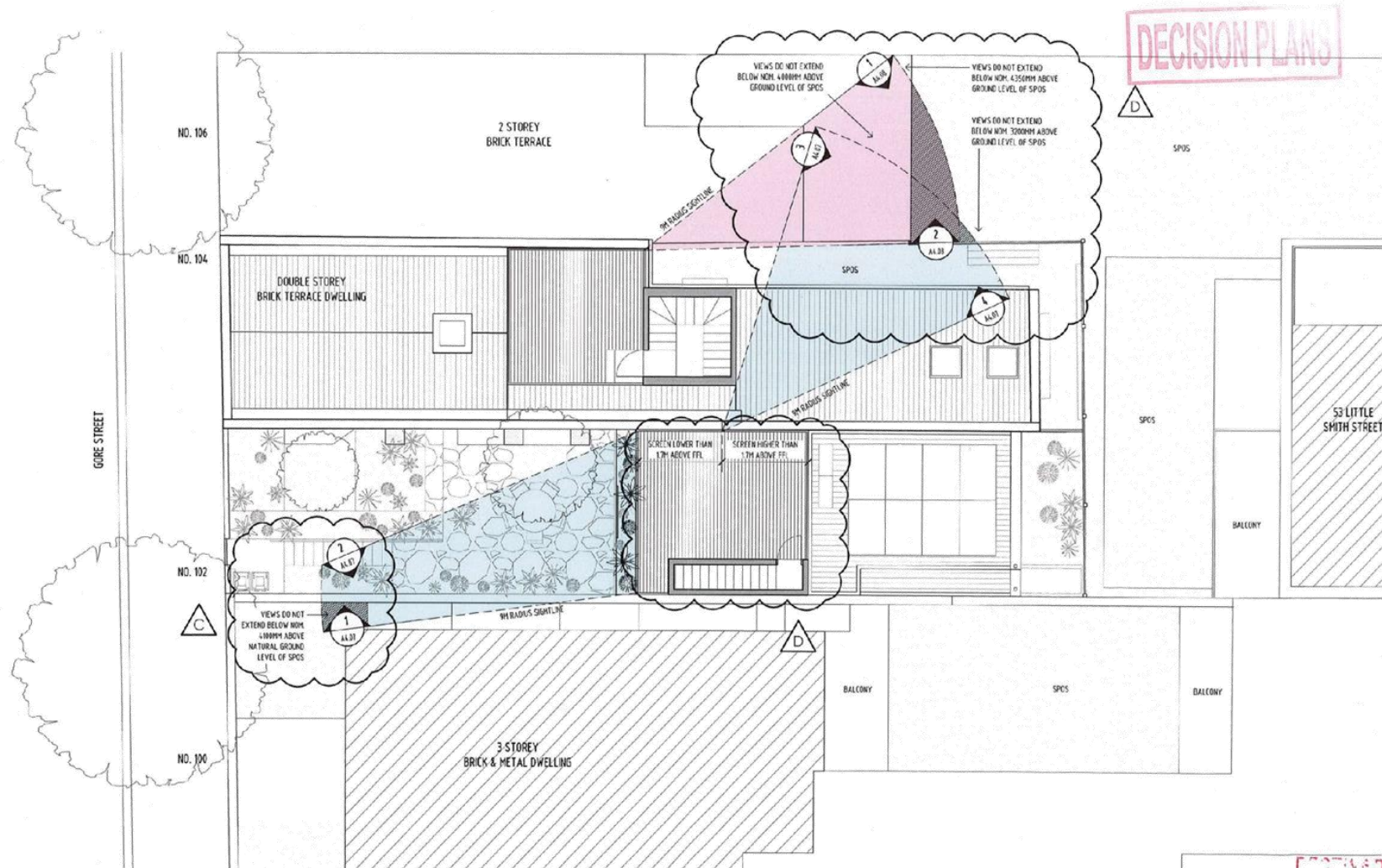
NOT FOR CONSTRUCTION

A0.09 SHADOW DIAGRAMS

JOB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV
18/77 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	1:250 @ A3	AH/MR/XN	24.10.19	D

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Attachment 2 - PLN19/0100 - 104 Gore Street Fitzroy - Decision Plans (i.e. s57A Plans) - Scanned version



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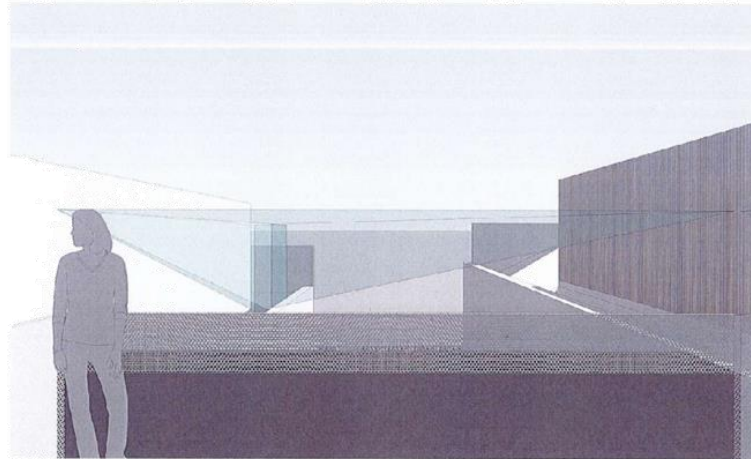
NOT FOR CONSTRUCTION

A4.02 OVERLOOKING DIAGRAM

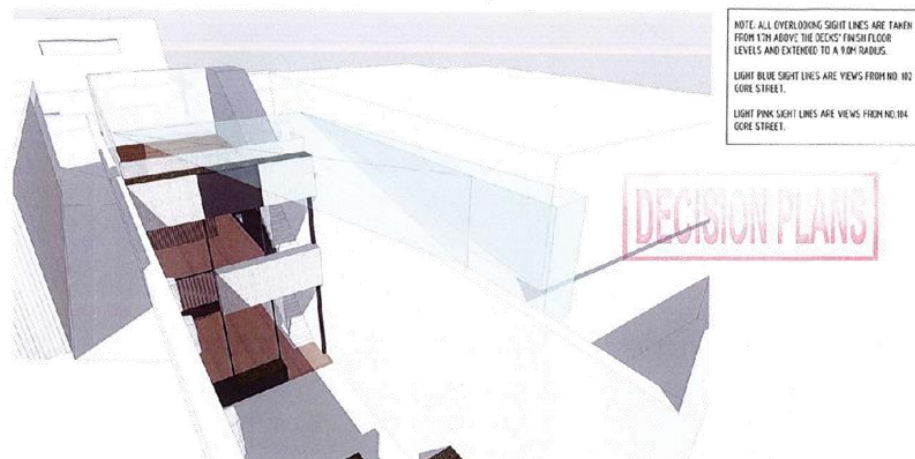
JOB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV
1877 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	1:100 @ A3	AH/MR/XN	24.10.19	D

ARCHITECTURE ARCHITECTURE / 12 BRUNNICK STREET, FITZROY VIC 3065 / TEL: 03 9417 0995 / WWW.ARCHITECTUREARCHITECTURE.COM.AU / AEN: 19 134 317 205

Attachment 2 - PLN19/0100 - 104 Gore Street Fitzroy - Decision Plans (i.e. s57A Plans) - Scanned version

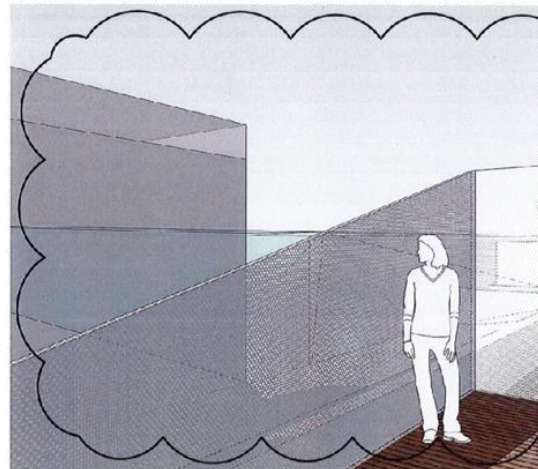


1 LOOKING WEST FROM 102 DECK TOWARDS 100 SPOS
NTS

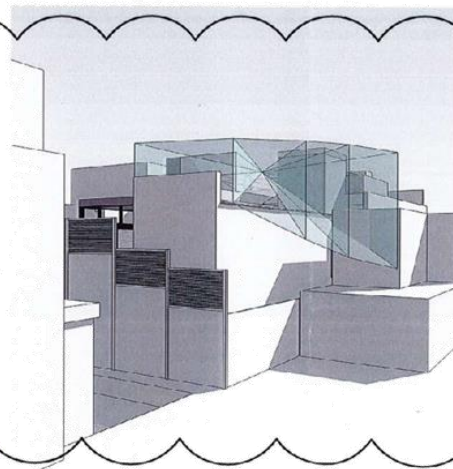


2 BIRDS EYE VIEW OF 102 DECK OVERLOOKING INTO 100 SPOS
NTS

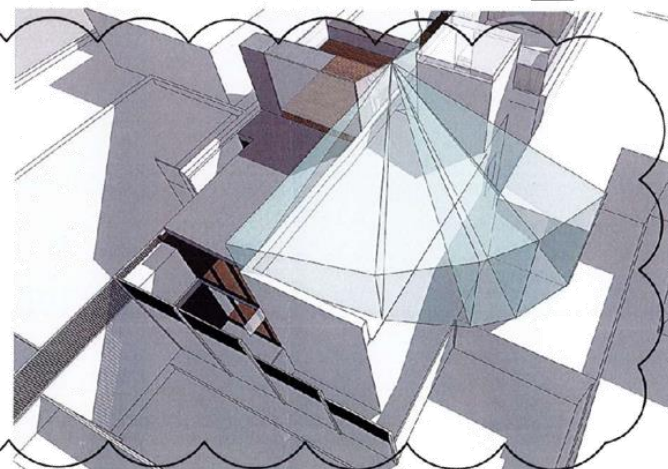
NOTE: ALL OVERLOOKING SIGHT LINES ARE TAKEN FROM 1.7M ABOVE THE DECKS' FINISH FLOOR LEVELS AND EXTENDED TO A 90M RADIUS.
LIGHT BLUE SIGHT LINES ARE VIEWS FROM NO. 102 CORE STREET.
LIGHT PINK SIGHT LINES ARE VIEWS FROM NO. 104 CORE STREET.



3 LOOKING NORTHEAST FROM 102 DECK TOWARDS 106 SPOS
NTS



4 LOOKING SOUTHWEST FROM 106 SPOS
NTS



5 BIRDS EYE VIEW OF 102 DECK OVERLOOKING INTO 106 SPOS
NTS

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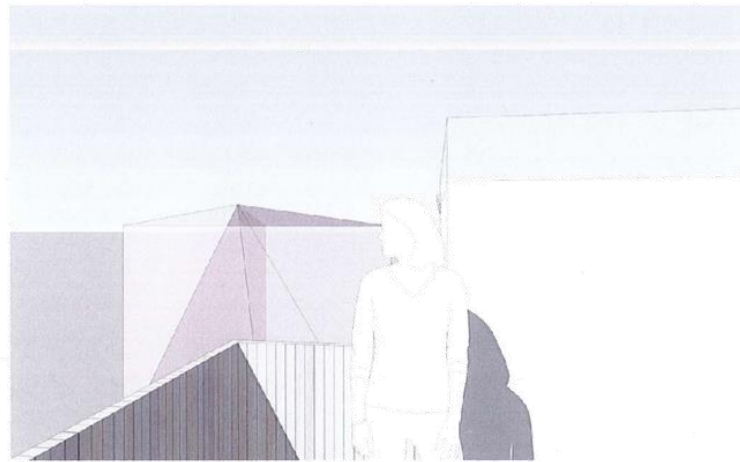
NOT FOR CONSTRUCTION

A4.03 OVERLOOKING DIAGRAMS

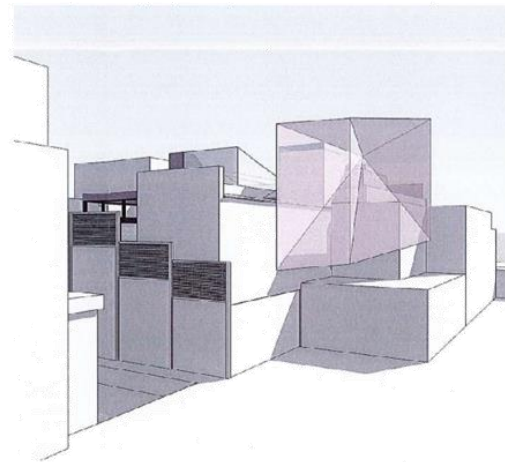
JOB NO. 1877 GORE	PROJECT 102 - 104 GORE STREET, FITZROY	PHASE TOWN PLANNING	SCALE NTS @ A3	DRAWN BY AH/JMR/XN	DATE 24.10.19	REV D
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Attachment 2 - PLN19/0100 - 104 Gore Street Fitzroy - Decision Plans (i.e. s57A Plans) - Scanned version



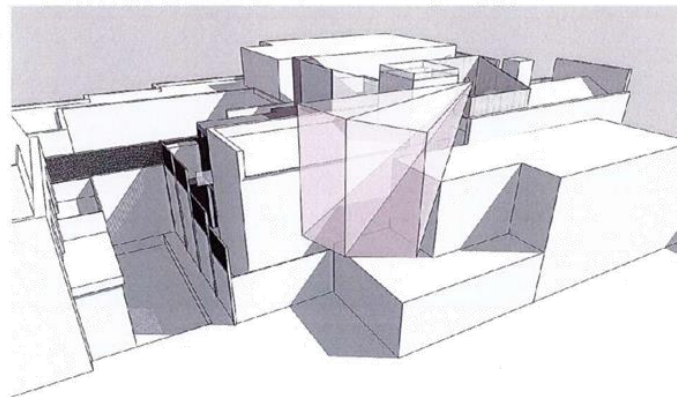
1 LOOKING NORTHEAST FROM 104 DECK TOWARDS 106 SPDS
NTS



2 LOOKING SOUTHWEST FROM 106 SPDS
NTS

NOTE: ALL OVERLOOKING SIGHT LINES ARE TAKEN FROM 1.3M ABOVE THE DECK'S FINISH FLOOR LEVELS AND EXTENDED TO A 9.3M RADII.
LIGHT BLUE SIGHT LINES ARE VIEWS FROM NO. 102 GORE STREET.
LIGHT PINK SIGHT LINES ARE VIEWS FROM NO. 104 GORE STREET.

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3 BIRDS EYE VIEW OF 104 DECK TOWARDS 106 SPDS
NTS

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A4.04 OVERLOOKING DIAGRAMS

JOB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV
1877 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	NTS @ A3	AH/MR/XN	24.10.19	-

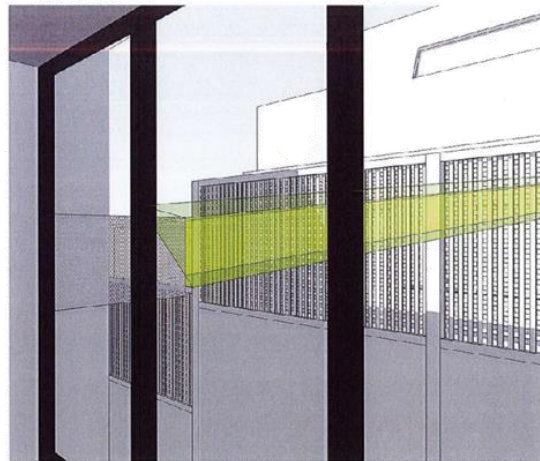
ARCHITECTURE ARCHITECTURE / 57 BRUNSWICK STREET FITZROY 3065 VIC AUSTRALIA / +61 3 9417 0091 / OFFICE@ARCHITECTURE.COM.AU / WWW.ARCHITECTURE.COM.AU / ARCH191541517000



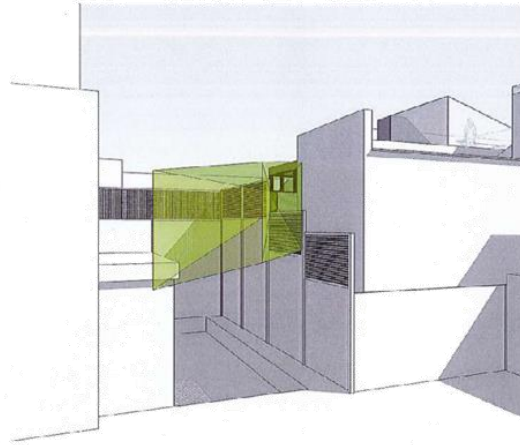
A4.05 OVERLOOKING DIAGRAM

JOB NO.	PROJECT	PHASE	SCALE	CONTRACT	DATE	REV
1577 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	1:100 @ A3	AH/MR/XN	24.10.19	D

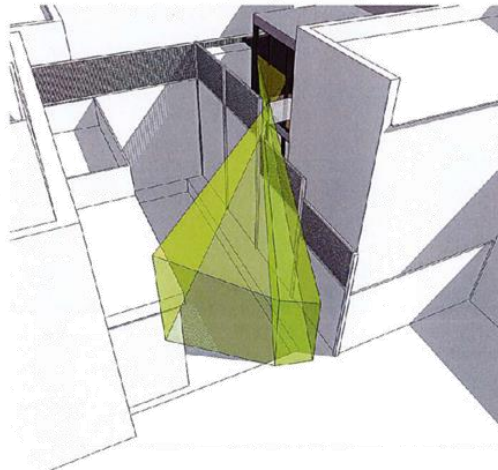
Attachment 2 - PLN19/0100 - 104 Gore Street Fitzroy - Decision Plans (i.e. s57A Plans) - Scanned version



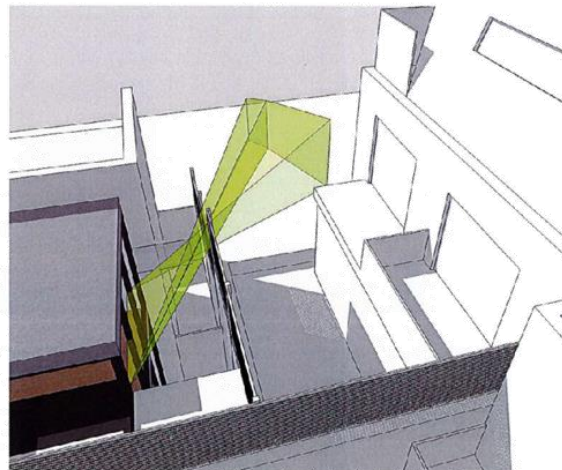
1 LOOKING NORTHEAST FROM 102 MASTER TOWARDS 53 SPOS
NTS



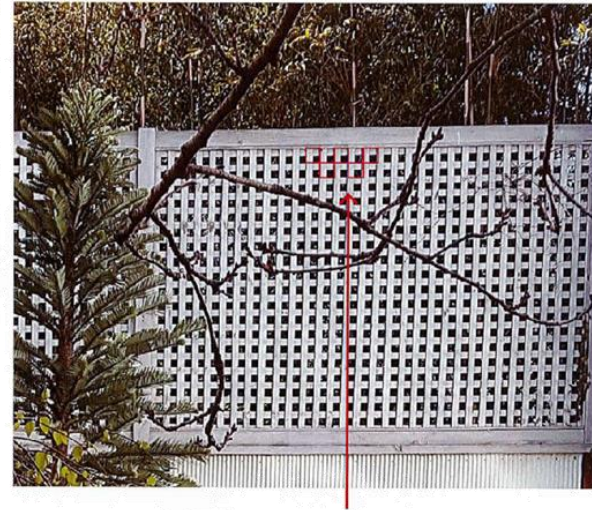
2 LOOKING SOUTHWEST FROM 53 SPOS
NTS



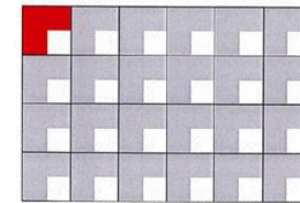
3 BIRDS EYE VIEW OF 102 MASTER OVERLOOKING INTO 53 SPOS
NTS



4 BIRDS EYE VIEW OF 102 MASTER OVERLOOKING INTO 53 SPOS
NTS



NOTE: ALL OVERLOOKING SIGHT LINES ARE TAKEN FROM 1.7M ABOVE THE DECK'S FINISH FLOOR LEVELS AND EXTENDED TO A 5.0M RADIUS.
LIGHT GREEN SIGHT LINES ARE VIEWS FROM NO. 102 GORE STREET'S MASTER BEDROOM.



ONLY ONE QUARTER OF EACH UNIT IN THE GRID IS OPEN. THEREFORE, THE TRELLIS IS ONLY 25% TRANSPARENT.



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5 EXISTING TRELLIS TRANSPARENCY ABOVE FENCE BETWEEN 102 GORE ST & 53 LT SMITH ST
NTS

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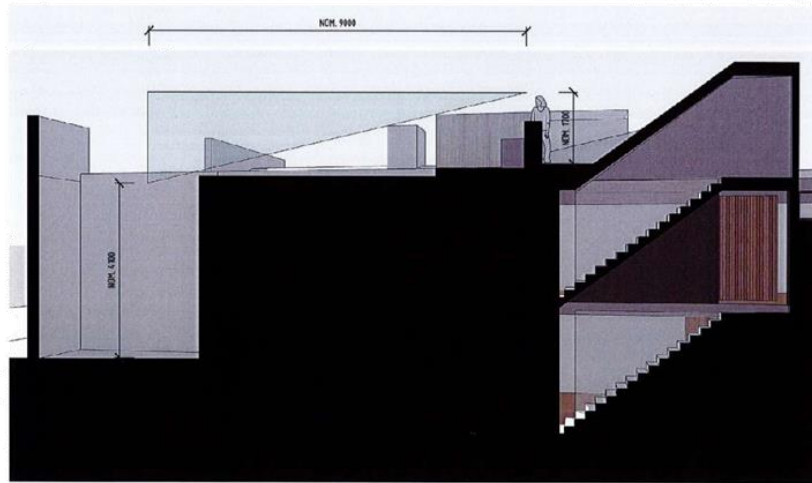
NOT FOR CONSTRUCTION

A4.06 OVERLOOKING DIAGRAMS

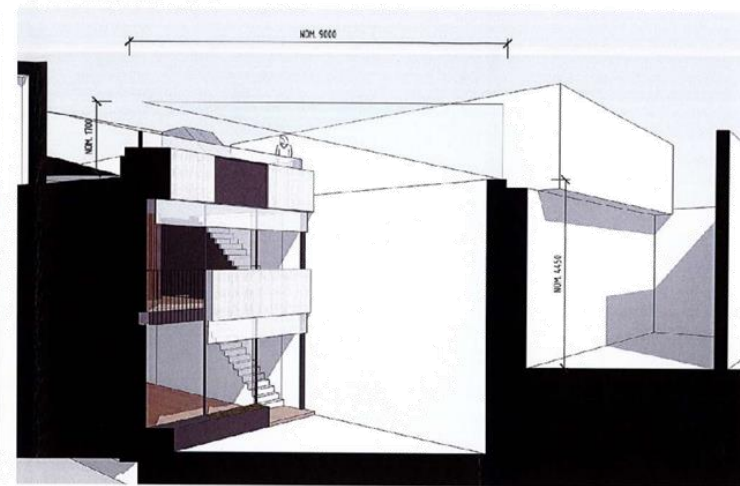
JOB NO. 1877 GORE	PROJECT 102 - 104 GORE STREET, FITZROY	PHASE TOWN PLANNING	SCALE NTS @ A3	DRAWN BY AM/MAR/XN	DATE 24.10.19	REV -
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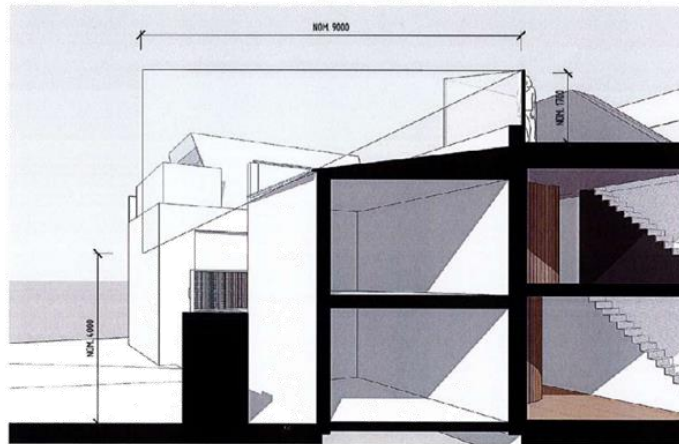
Attachment 2 - PLN19/0100 - 104 Gore Street Fitzroy - Decision Plans (i.e. s57A Plans) - Scanned version



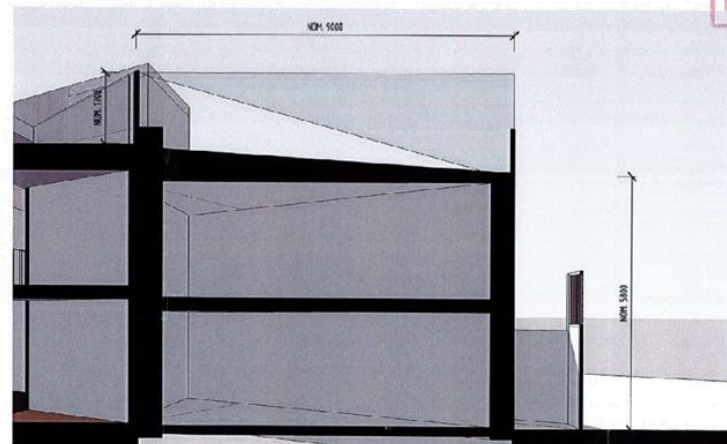
1 OVERLOOKING SECTION
A4.02 1:100



2 OVERLOOKING SECTION
A4.02 1:100



3 OVERLOOKING SECTION
A4.02 1:100



4 OVERLOOKING SECTION
A4.02 1:100

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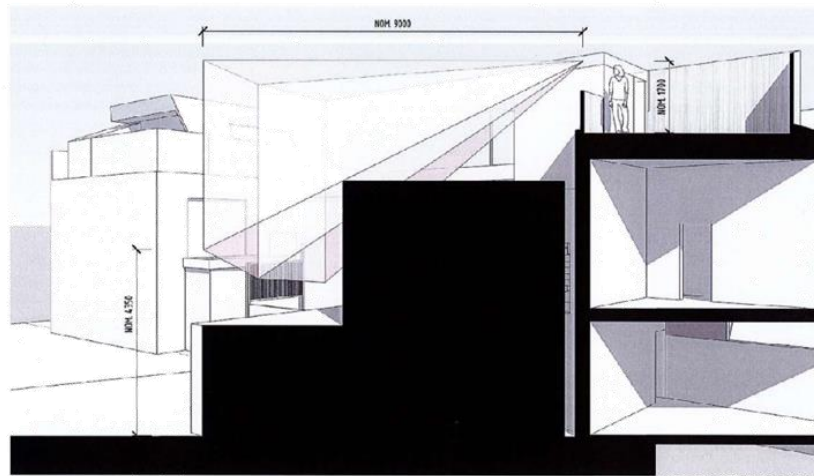
NOT FOR CONSTRUCTION

A4.07 OVERLOOKING SECTION

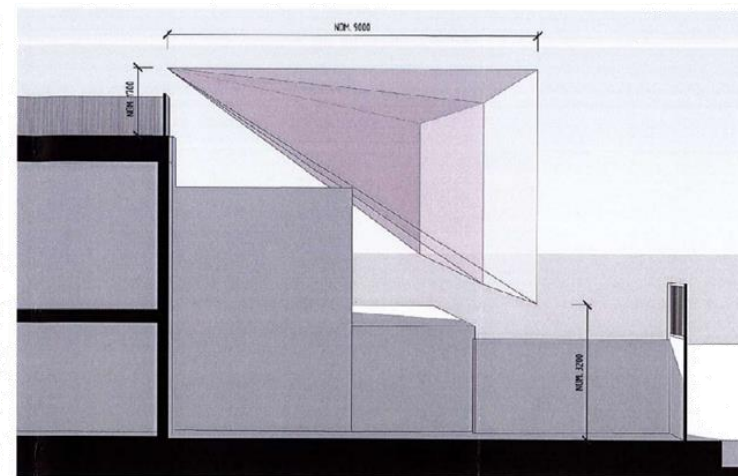
JOB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV
1877 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	NIS @ A3	A11/MR/XN	24.10.19	-

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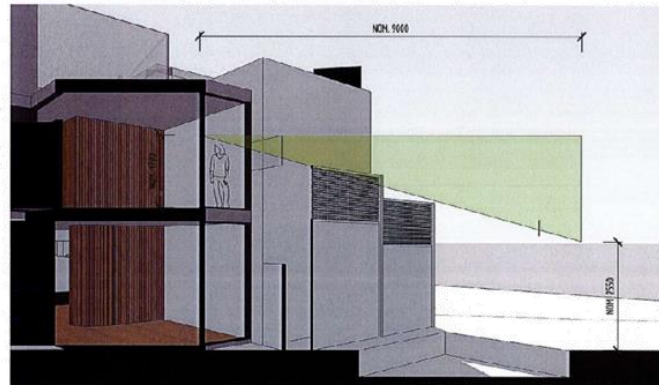
Attachment 2 - PLN19/0100 - 104 Gore Street Fitzroy - Decision Plans (i.e. s57A Plans) - Scanned version



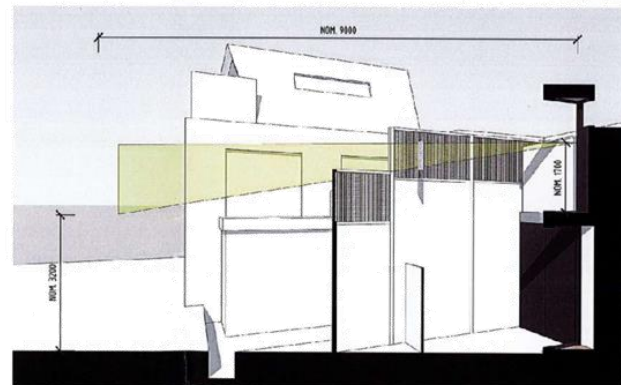
1 OVERLOOKING SECTION
A4.02 1:100



2 OVERLOOKING SECTION
A4.02 1:100



3 OVERLOOKING SECTION
A4.05 1:100



4 OVERLOOKING SECTION
A4.05 1:100

DECISION PLANS

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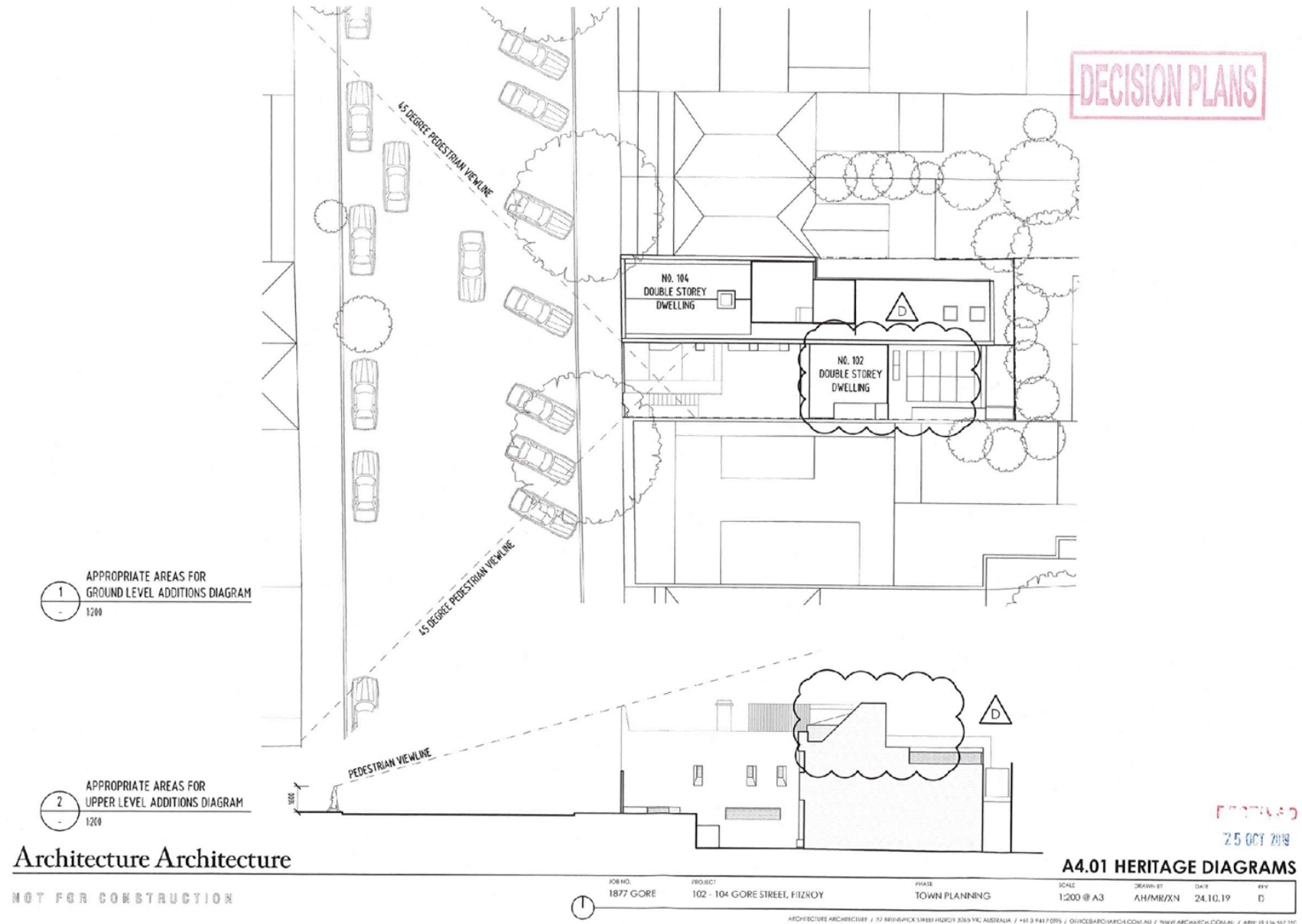
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A4.08 OVERLOOKING SECTIONS

JOB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV
1877 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	1:100 @ A3	AH/MR/XN	24.10.19	-

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A5.01 RENDER

JOB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	KEY
1877 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	NIS @ A3	AH/MR/XN	24.10.19	

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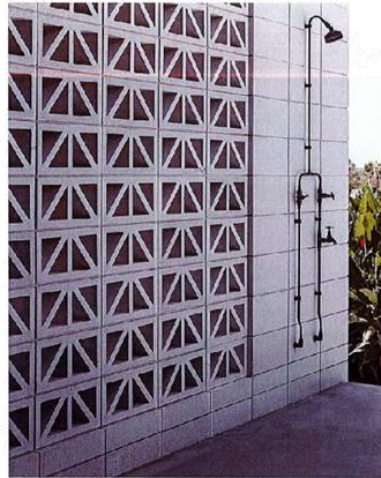
NOT FOR CONSTRUCTION

A5.02 RENDER

JOB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV
1877 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	NTS @ A3	AH/MR/XN	24.10.19	

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Attachment 2 - PLN19/0100 - 104 Gore Street Fitzroy - Decision Plans (i.e. s57A Plans) - Scanned version



CB-1 CONCRETE BREEZE BLOCKS
Concrete Breeze Blocks (Permeable)



CN-1 CONCRETE
Concrete (Formed Profile)



CS-1 CEMENT SHEET
Cement Sheet Cladding



CT-1 CERAMIC TILES
Ceramic Tiles



GL-1 GLASS
Double Glazed Finish: Clear



MC-1 METAL CLADDING - DARK
Metal Cladding



MC-2 METAL CLADDING - LIGHT
Metal Cladding



ME-1 PERFORATED MESH
Perforated Mesh Opening: Max. 25% Transparency

Architecture Architecture

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A6.01 MATERIALS SCHEDULE

NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV.
1887 GORE	102-104 GORE STREET, FITZROY	TOWN PLANNING	-	MR/XN	23.10.19	

ARCHITECTURE ARCHITECTURE / 17 MELBOURNE STREET MELBOURNE 3000 AUSTRALIA / +61 3 9417 0955 / OFFICE@ARCHITECTURE.COM.AU / WWW.ARCHITECTURE.COM.AU / ABN 19 155 017 330

Attachment 2 - PLN19/0100 - 104 Gore Street Fitzroy - Decision Plans (i.e. s57A Plans) - Scanned version



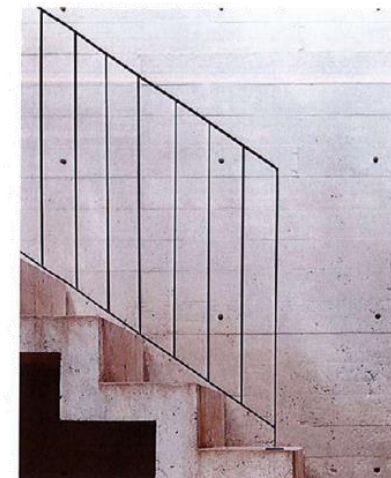
MP-1 MASONRY PAVERS
Bluestone Masonry Pavers



MR-1 METAL ROOFING
Metal Roofing Finish: Zincalume



ST-1 STAINLESS STEEL CABLES
Stainless Steel Cables



ST-2 STEEL BALUSTRADE
Steel Balustrade



TD-1 TIMBER DECKING
Timber Decking



TF-1 TIMBER FLOORING
Timber Flooring



TM-1 TIMBER SCREEN TO DECK
Finish: White Washed

DECISION PLANS

RECEIVED
25 OCT 2019

Architecture Architecture

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A6.02 MATERIALS SCHEDULE

JOB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV.
1887 GORE	102-104 GORE STREET, FITZROY	TOWN PLANNING	-	MR/XN	23.10.19	

ARCHITECTURE ARCHITECTURE / 31 BIRCHWOOD STREET MURDOCH 3043 VIC AUSTRALIA / +61 3 9417 0955 / OFFICE@ARCHITECTUREARCHITECTURE.COM.AU / WWW.ARCHITECTUREARCHITECTURE.COM.AU / ABN: 19 155 517 330

Attachment 3 - PLN19/0100 - 104 Gore Street Fitzroy - Heritage Advice

City of Yarra

Heritage Advice

Application No.:	PLN19/0100
Address of Property:	102 & 104 Gore Street, Fitzroy
Planner:	Chris Stathis
Yarra Planning Scheme	STATE POLICY:
References:	<ul style="list-style-type: none"> • Clause 15.03 Heritage LOCAL POLICY: <ul style="list-style-type: none"> • Clause 21.05-1 Built Form (Heritage) • Clause 43.01 Heritage Overlay • Clause 22.02 Development Guidelines for sites subject to the Heritage Overlay
Heritage Overlay No. & Precinct:	HO334 – South Fitzroy Precinct
Level of significance:	Contributory, constructed 1900-1915 (Appendix 8, City of Yarra Review of Heritage Overlay Areas 2007- updated from time to time)
General description:	102 Gore Street: New roof deck including stair run; AND 104 Gore Street: Part demolition for the construction of a two-storey addition, including roof deck.
Drawing Nos.:	Set of 36 drawings prepared by Architecture Architecture, received by Council and date stamped 18 Sep 2019

CONTEXT DESCRIPTION:

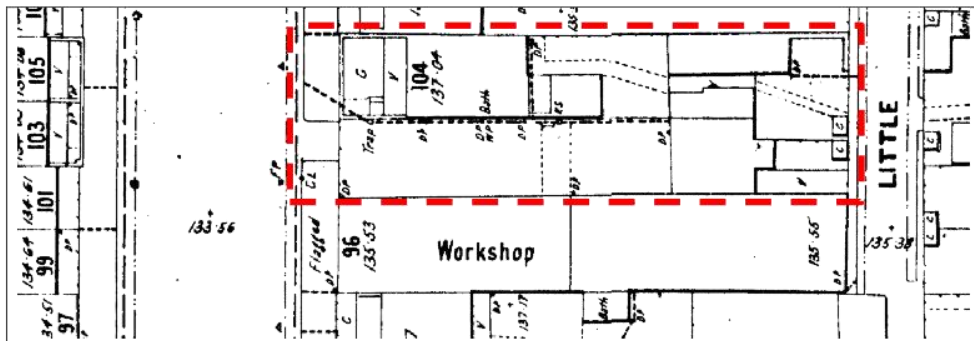
The subject site is a rectangular allotment with principal frontage to Gore Street and no rear access. It is located on the Eastern side of the street, between Webb Street to the north and Gertrude Street to the south. Gore Street is a wide street, measuring 17metres footpath to footpath.

The subject site is a two-storey, single fronted brick dwelling which appears to be single storey from the street front. It has an unusual arcaded front porch with tessellated tiles and a large parapet above. To the south of the site is a vacant lot, acquired at some point by No.104 Gore Street. The MMBW plan from 1900 shows that 102 Gore Street has always been substantially vacant.

Gore Street is a highly intact streetscape of Victorian, Edwardian and some inter-war dwellings. Many of the dwellings have a GF below ground, which is unique within the municipality. They are single and two-storey, mostly masonry (though there is a bluestone dwelling across the road), and mostly residential (excluding the historic workshop adjoining the subject site). Sites immediately surrounding the subject site are graded as individually significant or contributory.

Note: The South Fitzroy Precinct (HO334) is within close proximity to the Royal Exhibition Building and is adjacent to the World Heritage Environs Area precinct. The nineteenth century development and character of the South Fitzroy Precinct contributes to the broader setting and context of the Royal Exhibition Building.

Attachment 3 - PLN19/0100 - 104 Gore Street Fitzroy - Heritage Advice



Above: Extract from MMBW Plan 1202, c.1900. Subject site outlined in red.



Above: Extract from Yarra GIS showing individually significant (pink), contributory (cream) and non-contributory (green) sites surrounding the subject site (outlined in red)



Above: View towards subject site as seen from Google Streetview.

Attachment 3 - PLN19/0100 - 104 Gore Street Fitzroy - Heritage Advice



Above: View towards subject site from the south.



Above: View towards subject site from the north.

ASSESSMENT OF PROPOSED WORKS:

Comments regarding proposed demolition:

The extent of demolition proposed by this application includes:

- Everything on the site of No.102 Gore Street, including the brick front fence;
- The rear portion of the main roof form, 1m beyond the chimney, at No.104 Gore Street.

The key consideration for assessing this aspect of the works is whether the proposed demolition will adversely affect the significance of the heritage building or the broader heritage precinct.

Clause 22.02-5.1 of the Yarra Planning Scheme encourages the removal of inappropriate alterations, additions and works that detract from the cultural significance of the place; and generally discourages the demolition of part of a contributory building or removal of contributory elements unless:

- That part of the heritage place has been changed beyond recognition of its original or subsequent contributory character(s).
- that part is not visible from the street frontage (other than a laneway), abutting park or public open space, and the main building form including roof form is maintained; or
- the removal of the part would not adversely affect the contribution of the building to the heritage place.

The existing brick fence/wall to no.104 is not original. **Full demolition of the brick wall is supported.**

Demolition of the roof, 1m beyond the front chimney, is the maximum amount of fabric which can be removed before the integrity of the site is compromised. **The extent of roof demolition over the existing building is supported.**

Attachment 3 - PLN19/0100 - 104 Gore Street Fitzroy - Heritage Advice

Comments Regarding New Development, Alterations and Additions:

The extent of new works proposed by this application includes:

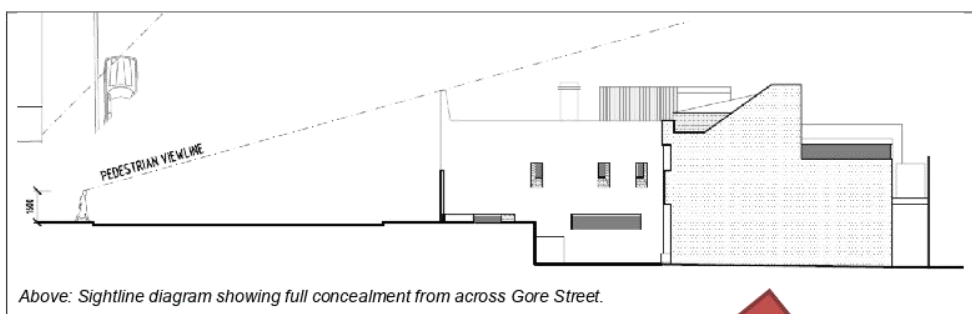
- Construction of a roof deck, including stair run at no. 104 Gore Street; and
- Construction a second dwelling on the vacant site at no. 102 Gore Street, including roof terrace.

The key consideration for assessing this aspect of the works is whether the proposed development will adversely affect the significance, character or appearance of the heritage building or the broader heritage precinct.

REGARDING A PROPOSED ROOF TERRACE AT No. 104 GORE STREET

Setbacks:

The front setback for the proposed roof deck will be 8.1metres from the front site boundary. The stair run will be 12metres from the front site boundary. The submitted sightline diagram below shows that that non-traditional roof top activity and the proposed stair run are both likely to be fully concealed from immediately across the street.



Above: Sightline diagram showing full concealment from across Gore Street.

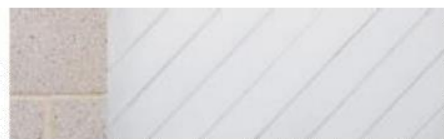


Above: Potential visibility of the proposed roof terrace/screening to no. 104

The roof terrace will, however, be fully visibly from oblique angles to the south and partly visible from the north.

Clause 22.02-5.7.1 of the Yarra Planning Scheme discourages elements which detract from the heritage fabric or are not contemporary with the era of the building such as unroofed or open upper level decks or balconies, reflective glass, glass balustrades and pedestrian entrance canopies.

The design includes a timber batten screen, to be 2.4metres high on the south, and 1metre high to the north. The screen will be constructed of timber with white washed finish (refer to image below).



TM-1 TIMBER SCREEN TO DECK
Finish: White Washed

Attachment 3 - PLN19/0100 - 104 Gore Street Fitzroy - Heritage Advice

Although the screen will help to conceal roof terrace activity and furniture from the public realm, the appearance of bright white timber walls visibly rising above the roof of the heritage building will create a distracting addition to the heritage building. To reduce the visual impact it is strongly suggested that the screens are externally constructed in corrugated metal sheet cladding to match the colour of the existing roof.

The proposed roof terrace is supported on the condition that the proposed screen is constructed of corrugated metal sheet cladding to match the colour of the existing roof.

Scale/height:

In addition to the 1m-2.4metre high screen, the proposed roof terrace includes a stair run which is to be 2.4metres high. Whilst visible from the street, the stair run will not be taller than the existing chimney and will not dominate the existing building. The scale of the stair run in this location is acceptable for a contributory graded building and is supported.

Appearance and Form:

The contemporary form of the roof terrace and stair run is supported as it will have minimal visibility from across the street. By altering the material and colour, it is considered that the form and appearance of the proposed screening from oblique angles will be consistent with the colouring of the existing roof as well as other nearby roofs.

REGARDING THE SECOND DWELLING AT No. 102 GORE STREET

Setbacks:

The proposed front setback for the new dwelling will be 11metres from the front boundary. The setback is beyond the front two rooms of the existing building, and meets the sightline analysis diagram in Clause 22.02-5.7.1 Figure 1. **The proposed front setback is supported.**

The proposal seeks to build to the side boundaries, which is supported given the historic setting of tightly spaced allotments.

Scale/height:

The proposed facade height for the new development, including roof terrace, is 6.9metres. The development will be slightly taller than the contemporary addition at No.100 Gore Street however based on the deep front setback, and the scale of surrounding buildings, **the overall scale of the development is supported.**



Attachment 3 - PLN19/0100 - 104 Gore Street Fitzroy - Heritage Advice



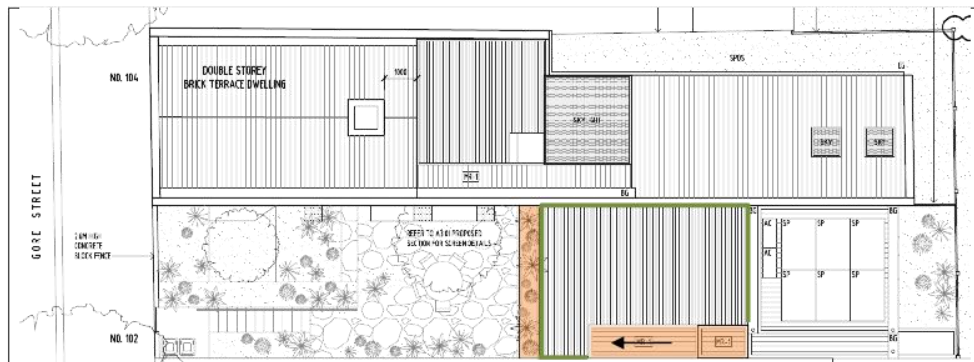
Above: Proposed scale of the new development shown in red.

Roof form:

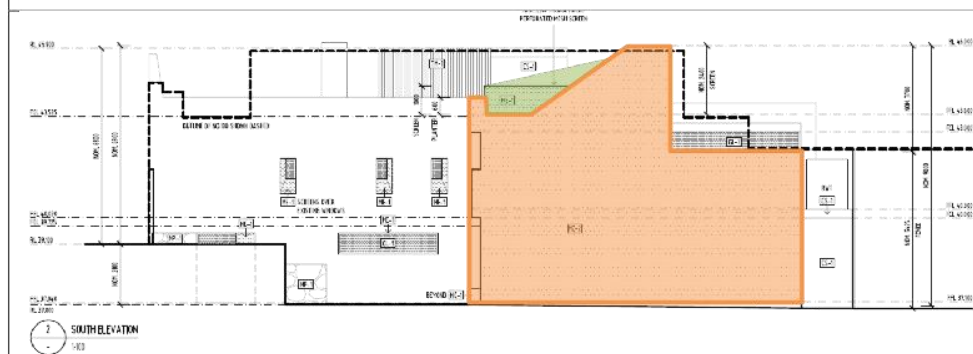
The proposed development will have a roof terrace, including planter box and stair run above the roof. As such there will be a number of forms.

The planter box will create a strong horizontal form, slightly lower than adjoining buildings. The terrace screen to the street front will also create a strong horizontal line, at almost the same height as the adjoining buildings. The stair run will have a very narrow footprint and with its sloping roof, minimal visibility. At the rear of the terrace, 18metres from the front boundary, the terrace screen will have a strong horizontal form.

The proposed forms are supported as being contemporary, but sufficiently setback from the front boundary and in keeping with the general form of parapets adjoining the site.



Above: Proposed roof plan showing planter box, screening and stair run.



Above: Proposed southern elevation showing proposed form including planter box and stair run, and metal screening.

Attachment 3 - PLN19/0100 - 104 Gore Street Fitzroy - Heritage Advice

Appearance:

A contemporary design approach has been adopted for the proposed new building. This approach is not unacceptable provided that adequate respect is given to the heritage character of the surrounding area through details such as external materials, proportions and fenestration.

The new building has been well setback from the street frontage. As a consequence, the building's contemporary appearance will not dominate the character/appearance of the street. The adjacent buildings at nos. 100 and 104 will continue to retain their prominence in the street.



The proposed development consists of three main components: the front fence, the building façade and the roof terrace. These three areas are colour coded above as discussed separately below.

Front fence:

The Specific Requirements at Clause 22.02-5.7.2 encourage front fences and gates in heritage overlays to be designed to:

- allow views to heritage places or contributory elements from surrounding streets
- be a maximum of 1.2 metres high if solid or 1.5 metres high if more than 50% transparent (excluding fence posts)
- be consistent with the architectural period of the heritage place or contributory element to the heritage place.

The proposed front fence for the new dwelling will be about 2.6 metres high and constructed of concrete breeze blocks, with masonry paving detailing and a metal mesh door.

Although the existing fence is this height, this is not considered justification for reconstruction of a new fence to the same height. Even if the proposed fence was considered a 'side' fence to the property at no. 104, it is still substantially higher than a

Side fences in historic areas were usually constructed with either timber palings or corrugated iron, without the intermediate posts exposed and sometimes with a capping rail. Brick and rendered side fences were only be used in special circumstances. As this side fence is facing a principal street frontage, the use of a rendered or brick fence may be acceptable.

It should also be noted that side fences traditionally did not exceed 2 metres in height.

The proposed height and use of concrete breeze blocks for the front fence will not maintain the heritage character of the street. Breeze blocks are distinctly 1960s in character and appearance. Rather than blending into the streetscape in a respectful way, it is considered that the proposed fence will dominate the streetscape and that this dominance will be exacerbated by its atypical height.

The proposed fence should be reduced to no greater than 2 metres and the fence must be constructed of materials such as timber, corrugated metal or red toned face brickwork, which are typical of the periods represented in the nearby streetscape.

Attachment 3 - PLN19/0100 - 104 Gore Street Fitzroy - Heritage Advice



CB-1 CONCRETE BREEZE BLOCKS
Concrete Breeze Blocks (Permeable)

Above: Proposed breeze blockwork for the front fence

Building façade:

Based on the submitted elevation drawings it appears that only the part of the building outlined in red below will be visible from the street, over the height of the proposed fence. The sightline analysis shows less of the façade will be visible due to the generous proposed front setback.

Although it is recommended above that the proposed front fence be reduced in height, it is considered that the extent of façade visible from the opposite side of the street will be no greater than shown in the outlined area in diagram below.

Due to the restricted extent of façade that will be visible to the street, it is considered that the contemporary appearance of the proposed new building will be acceptable.



Above: Extent of new building that will be visible above the proposed front fence shown outlined in red

Attachment 3 - PLN19/0100 - 104 Gore Street Fitzroy - Heritage Advice

Roof terrace:

Based on the diagram below and the sightline assessment tool, it appears that the proposed roof terrace, including the screening will not be visible from the street. It is therefore considered that there will be no heritage concerns regarding the proposed roof terrace element.

RECOMMENDATIONS:

On heritage grounds the works proposed in this application may be approved subject to the following conditions:

1. That the proposed roof top screening to no. 104 must be constructed of corrugated metal sheet cladding to match the colour of the existing roof.
2. The proposed fence to no. 102 must be reduced to no greater than 2 metres and the fence must be constructed using materials such as timber, corrugated metal or red toned face brickwork, which are typical of the periods represented in the nearby streetscape.

SIGNED:



Ruth Redden

DATED: 25 September 2019

Attachment 4 - PLN19/0100 - 104 Gore Street Fitzroy - Engineering Advice



Wed 30/10/2019 10:49 AM

Pisani, Mark

RE: PLN19/0100 - 104 Gore Street Fitzroy - Confirmation of Today's Discussion

To:  Stathis, Chris

 You replied to this message on 30/10/2019 10:50 AM.

Hi Chris

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

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

Regards
Mark

Mark Pisani
Senior Development Engineer
Traffic and Civil Engineering

PO BOX 158 Richmond VIC

T (03) 9205 5746

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

W yarracity.vic.gov.au

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Yarra City Council acknowledges the Wurundjeri as the Traditional Owners of this country, pays tribute to all Aboriginal and Torres Strait Islander people in Yarra, and gives respect to the Elders past and present.

Attachment 5 - PLN19/0100 - 104 Gore Street Fitzroy - Advertised Plans (i.e. Superseded Plans)

102 - 104 GORE STREET, FITZROY

TOWN PLANNING

REV. DRAWING LIST

B	A0.00 COVER SHEET
B	A0.01 SITE DESCRIPTION PLAN
B	A0.02 DESIGN RESPONSE PLAN
B	A0.03 SHADOW DIAGRAMS
B	A0.04 SHADOW DIAGRAMS
B	A0.05 SHADOW DIAGRAMS
B	A0.06 SHADOW DIAGRAMS
B	A0.07 SHADOW DIAGRAMS
B	A0.08 SHADOW DIAGRAMS
B	A0.09 SHADOW DIAGRAMS
A	A0.10 DEMOLITION GROUND FLOOR PLAN
B	A0.11 DEMOLITION FIRST FLOOR PLAN
B	A0.12 DEMOLITION ROOF PLAN
B	A0.13 DEMOLITION ELEVATIONS
A	A0.14 DEMOLITION ELEVATIONS
A	A0.15 SITE CONTEXT PHOTOS
B	A1.01 PROPOSED GROUND FLOOR PLAN
B	A1.02 PROPOSED FIRST FLOOR PLAN
B	A1.03 PROPOSED ROOF DECK PLAN
B	A1.04 PROPOSED ROOF PLAN

REV. DRAWING LIST

B	A2.01 PROPOSED ELEVATIONS
B	A2.02 PROPOSED ELEVATIONS
B	A2.03 PROPOSED ELEVATIONS
B	A3.01 PROPOSED SECTION
B	A4.01 HERITAGE DIAGRAMS
B	A4.02 OVERLOOKING DIAGRAM
-	A4.03 OVERLOOKING DIAGRAMS
-	A4.04 OVERLOOKING DIAGRAMS
-	A4.05 OVERLOOKING DIAGRAM
-	A4.06 OVERLOOKING DIAGRAMS
-	A5.01 RENDER
-	A5.02 RENDER
-	A5.03 RENDER
-	A6.01 MATERIALS SCHEDULE
-	A6.02 MATERIALS SCHEDULE

STRUCTURE LEGEND

	OBJECT TO BE DEMOLISHED
	SURFACE TO BE DEMOLISHED
	EXISTING BUILDING
	EXISTING WALL
	NEW LIGHTWEIGHT CONSTRUCTION

SITE LEGEND

AC	AIR CONDITIONER
CL	CLOTHESLINE
EX	EXISTING ITEMS
BG	BOX GUTTER
HRW	HABITABLE ROOM WINDOW
MEG	METER - GAS
MW	METER - WATER
POS	PRIVATE OPEN SPACE
SKY	SKYLIGHT
SP	SOLAR PANEL
SPOS	SECLUDED PRIVATE OPEN SPACE
RWT	RAINWATER TANKS

FINISHES LEGEND

(B-1)	CONCRETE BREEZE BLOCK (PERMEABLE)
(C-1)	CONCRETE
(CS-1)	CEMENT SHEET
(CT-1)	CERAMIC TILES
(GL-1)	GLASS
(MC-1)	METAL CLADDING - DARK
(MC-2)	METAL CLADDING - LIGHT
(ME-1)	PERFORATED MESH (MAX. 25% TRANSPARENCY)
(MP-1)	MASONRY PAVERS
(MR-1)	METAL ROOFING
(ST-1)	STAINLESS STEEL CABLES
(ST-2)	STEEL BALUSTRADE
(TD-1)	TIMBER DECKING
(TF-1)	TIMBER FLOORING
(TH-1)	TIMBER SCREEN TO DECK

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NOT FOR CONSTRUCTION

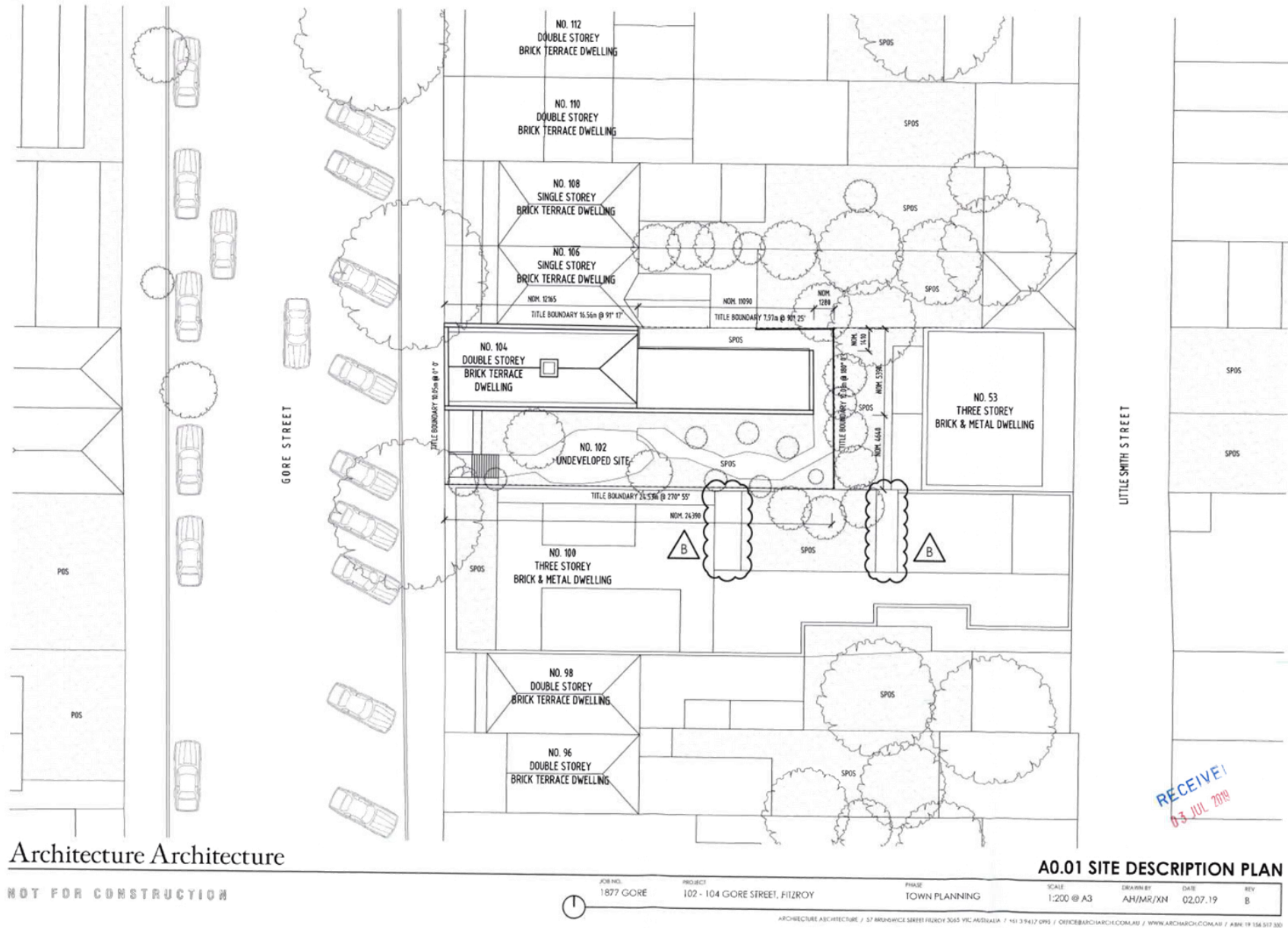
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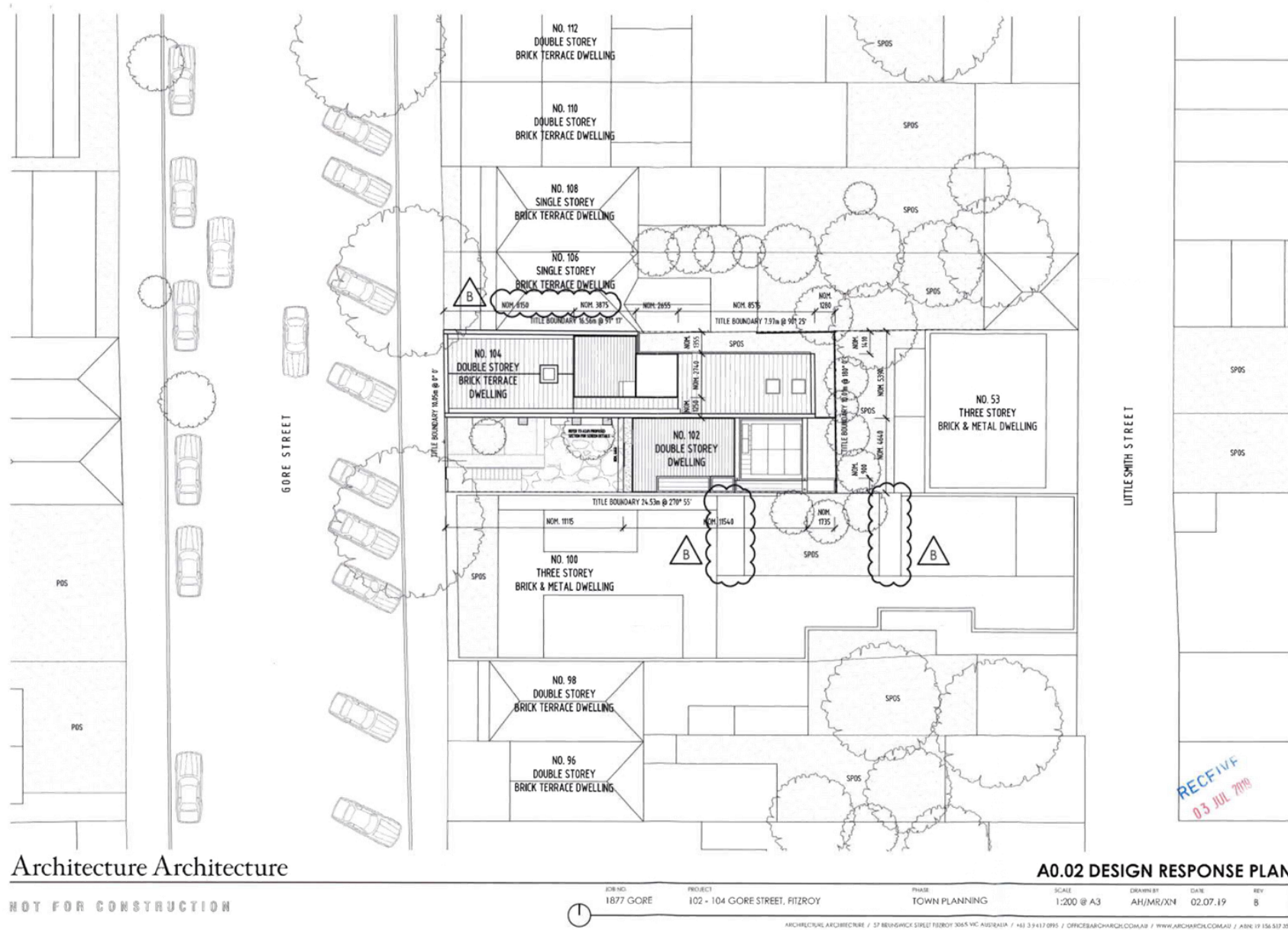
JOB NO. 1877 GORE	PROJECT 102 - 104 GORE STREET, FITZROY	PHASE TOWN PLANNING	SCALE NTS @ A3	DRAWN BY AH/MR/XN	DATE 02.07.19	REV. B
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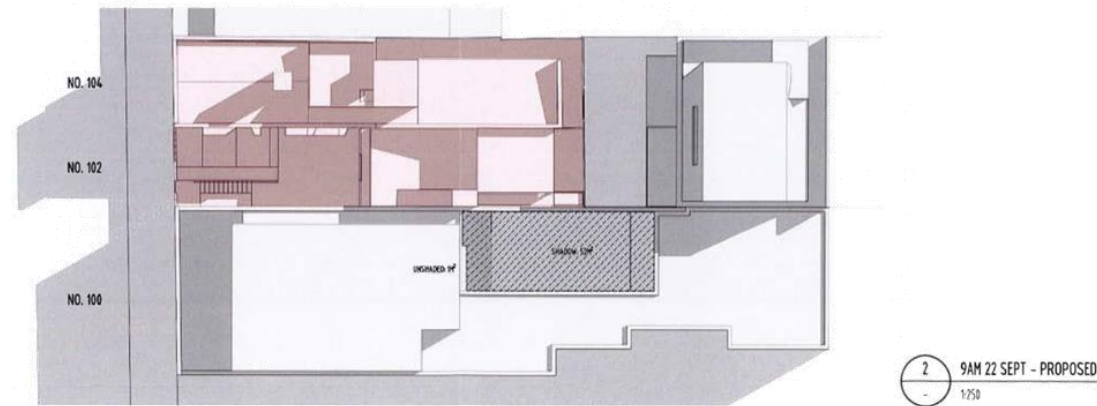
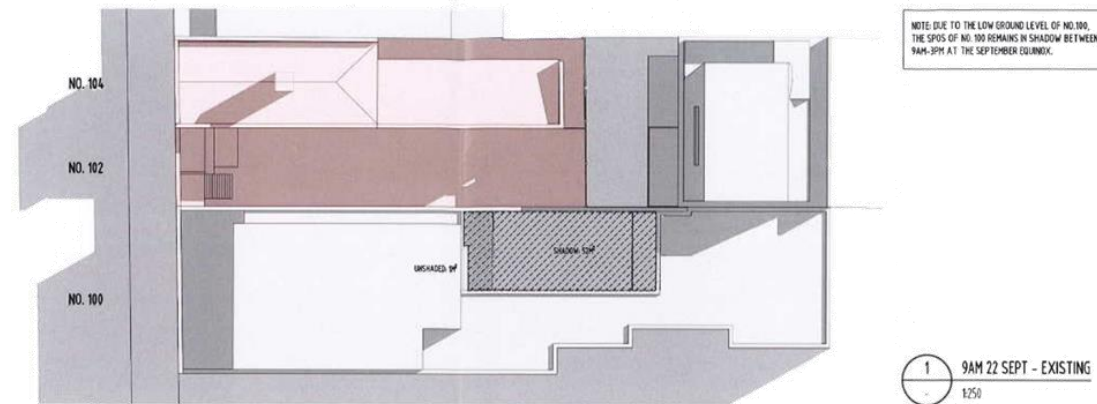
Attachment 5 - PLN19/0100 - 104 Gore Street Fitzroy - Advertised Plans (i.e. Superseded Plans)



Attachment 5 - PLN19/0100 - 104 Gore Street Fitzroy - Advertised Plans (i.e. Superseded Plans)



Attachment 5 - PLN19/0100 - 104 Gore Street Fitzroy - Advertised Plans (i.e. Superseded Plans)



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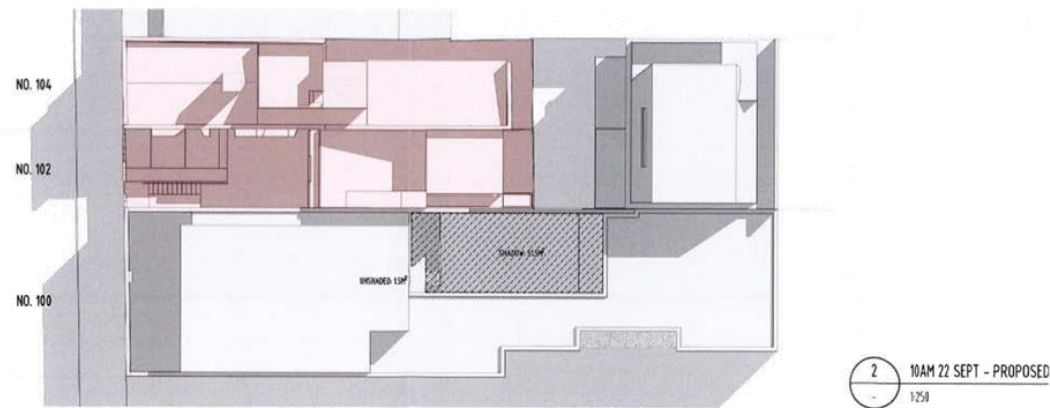
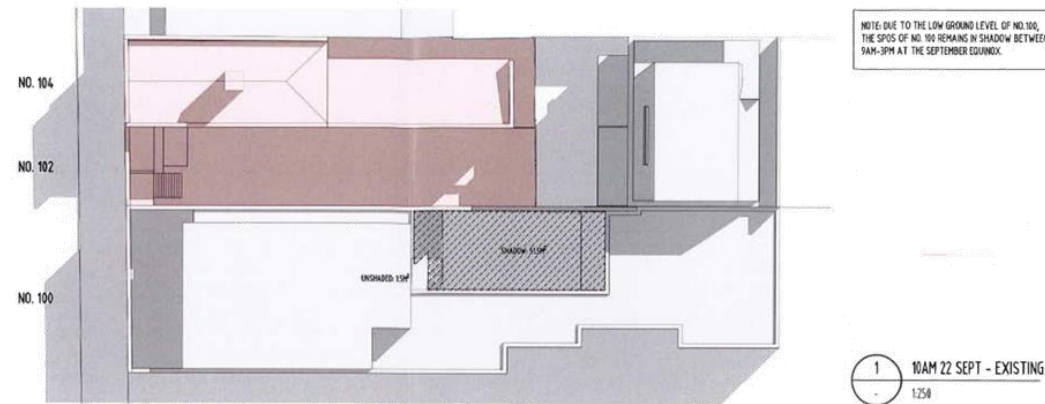
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A0.03 SHADOW DIAGRAMS

JOB NO. 1877 GORE	PROJECT 102 - 104 GORE STREET, FITZROY	PHASE TOWN PLANNING	SCALE 1:250 @ A3	DRAWN BY AHJ/MR/XN	DATE 02.07.19	REV B
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Attachment 5 - PLN19/0100 - 104 Gore Street Fitzroy - Advertised Plans (i.e. Superseded Plans)



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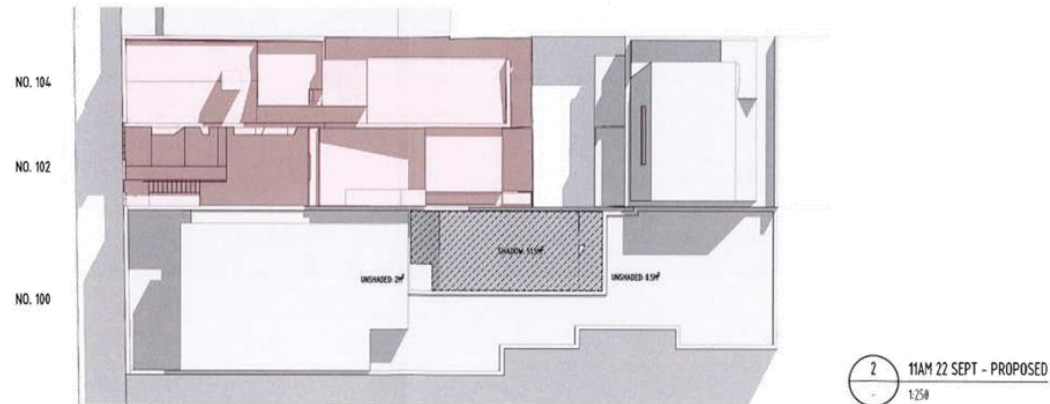
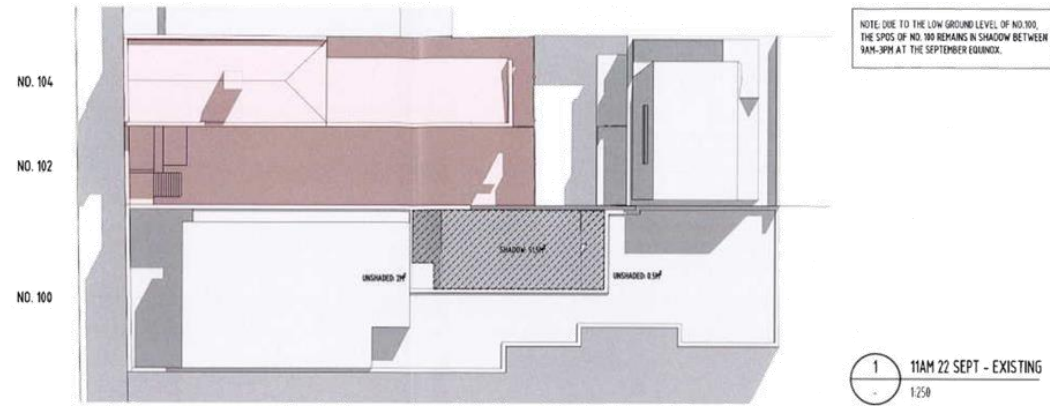
NOT FOR CONSTRUCTION

A0.04 SHADOW DIAGRAMS

JOB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV
1877 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	1:250 @ A3	AH/MR/XN	02.07.19	B

ARCHITECTURE ARCHITECTURE / 32 BRIDGE STREET MELBOURNE 3065 VIC AUSTRALIA / TEL 3 9447 0895 / OFFICE@ARCHITECTURE.COM.AU / WWW.ARCHITECTURE.COM.AU / ABL 19 134 517 338

Attachment 5 - PLN19/0100 - 104 Gore Street Fitzroy - Advertised Plans (i.e. Superseded Plans)



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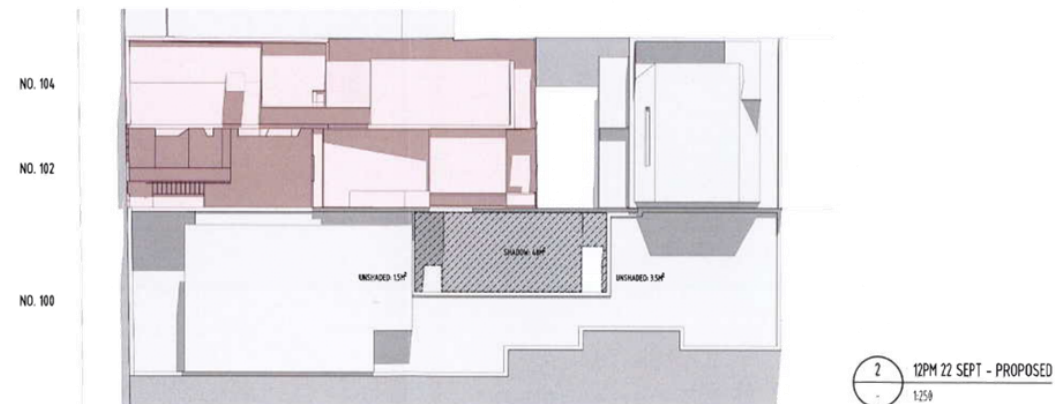
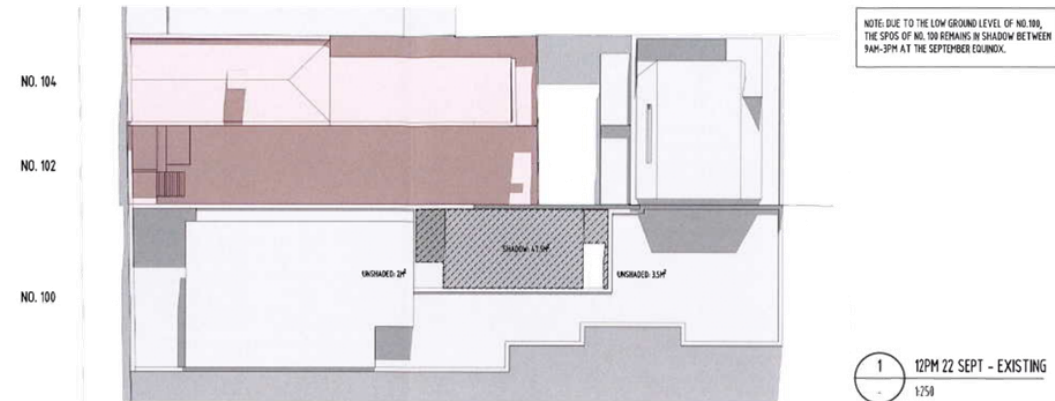
A0.05 SHADOW DIAGRAMS

JOB NO. 1877 GORE	PROJECT 102 - 104 GORE STREET, FITZROY	PHASE TOWN PLANNING	SCALE 1:250 @ A3	DRAWN BY AH/MR/XN	DATE 02.07.19	REV B
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1

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A0.06 SHADOW DIAGRAMS

JOB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV
1877 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	1:250 @ A3	AH/MR/XN	02.07.19	8

ARCHITECTURE ARCHITECTURE / 57 BRIMCOMB STREET FITZROY 3045 VIC AUSTRALIA / +61 3 9417 0992 / OFFICE@ARCHITECTURE.COM.AU / WWW.ARCHITECTURE.COM.AU / ABN: 19 156 517 305

Attachment 5 - PLN19/0100 - 104 Gore Street Fitzroy - Advertised Plans (i.e. Superseded Plans)



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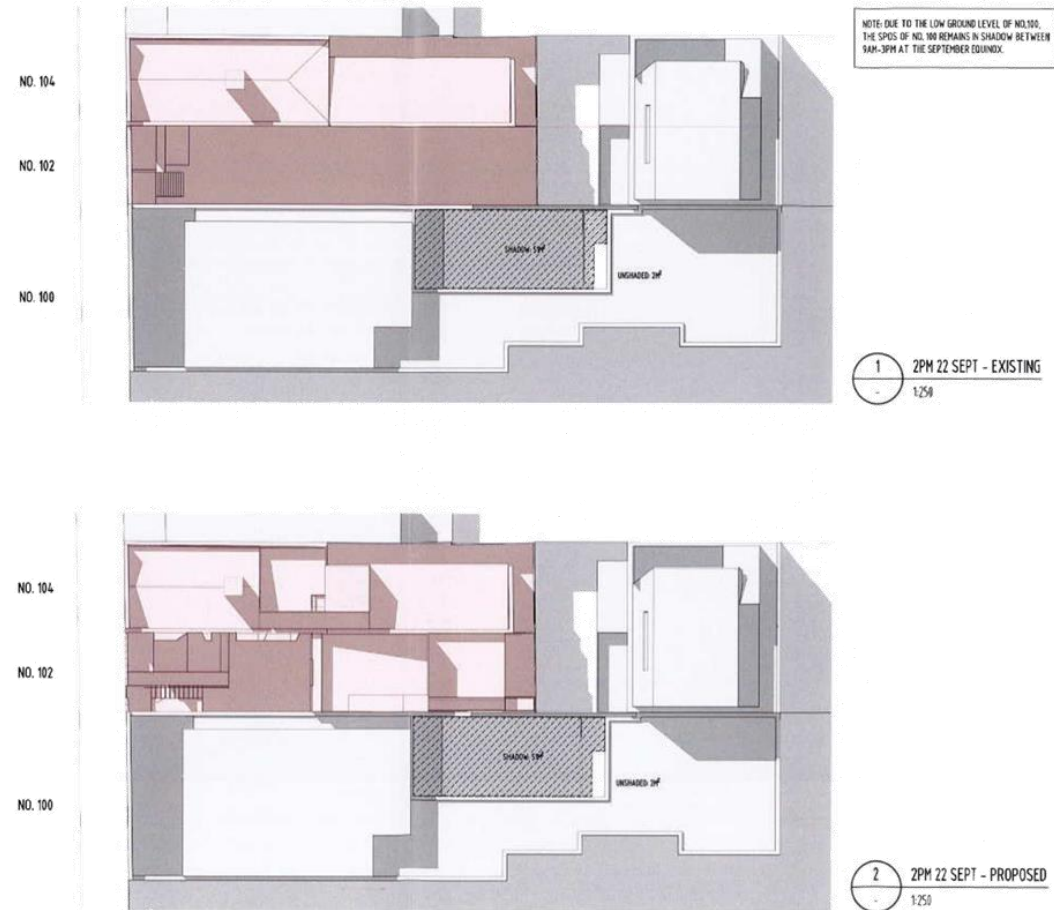
A0.07 SHADOW DIAGRAMS

JOB NO. 1877 GORE	PROJECT 102 - 104 GORE STREET, FITZROY	PHASE TOWN PLANNING	SCALE 1:250 @ A3	DRAWN BY AH/MR/XN	DATE 02.07.19	REV 8
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Attachment 5 - PLN19/0100 - 104 Gore Street Fitzroy - Advertised Plans (i.e. Superseded Plans)



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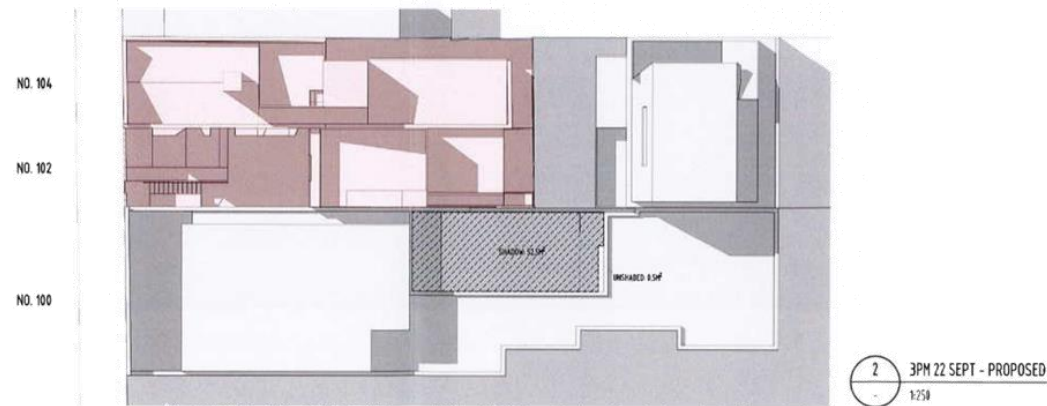
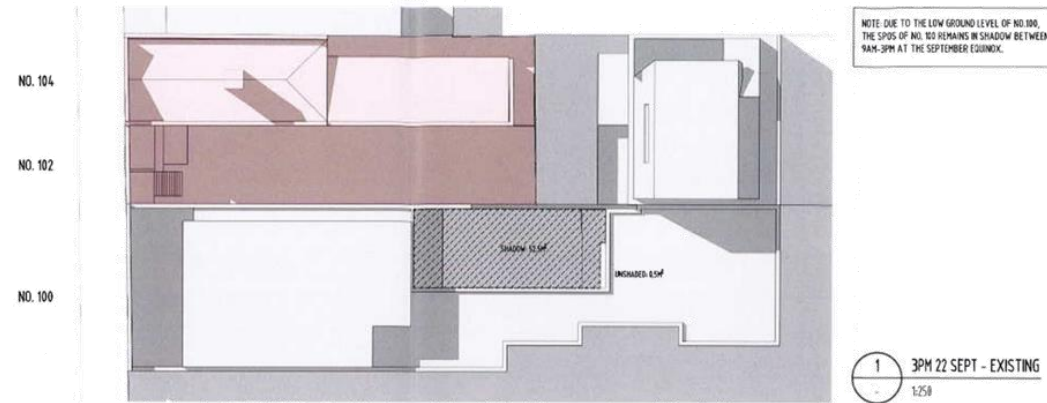
NOT FOR CONSTRUCTION

A0.08 SHADOW DIAGRAMS

JOB NO. 1877 GORE	PROJECT 102 - 104 GORE STREET, FITZROY	PHASE TOWN PLANNING	SCALE 1:250 @ A3	DRAWN BY AH/MR/XN	DATE 02.07.19	REV B
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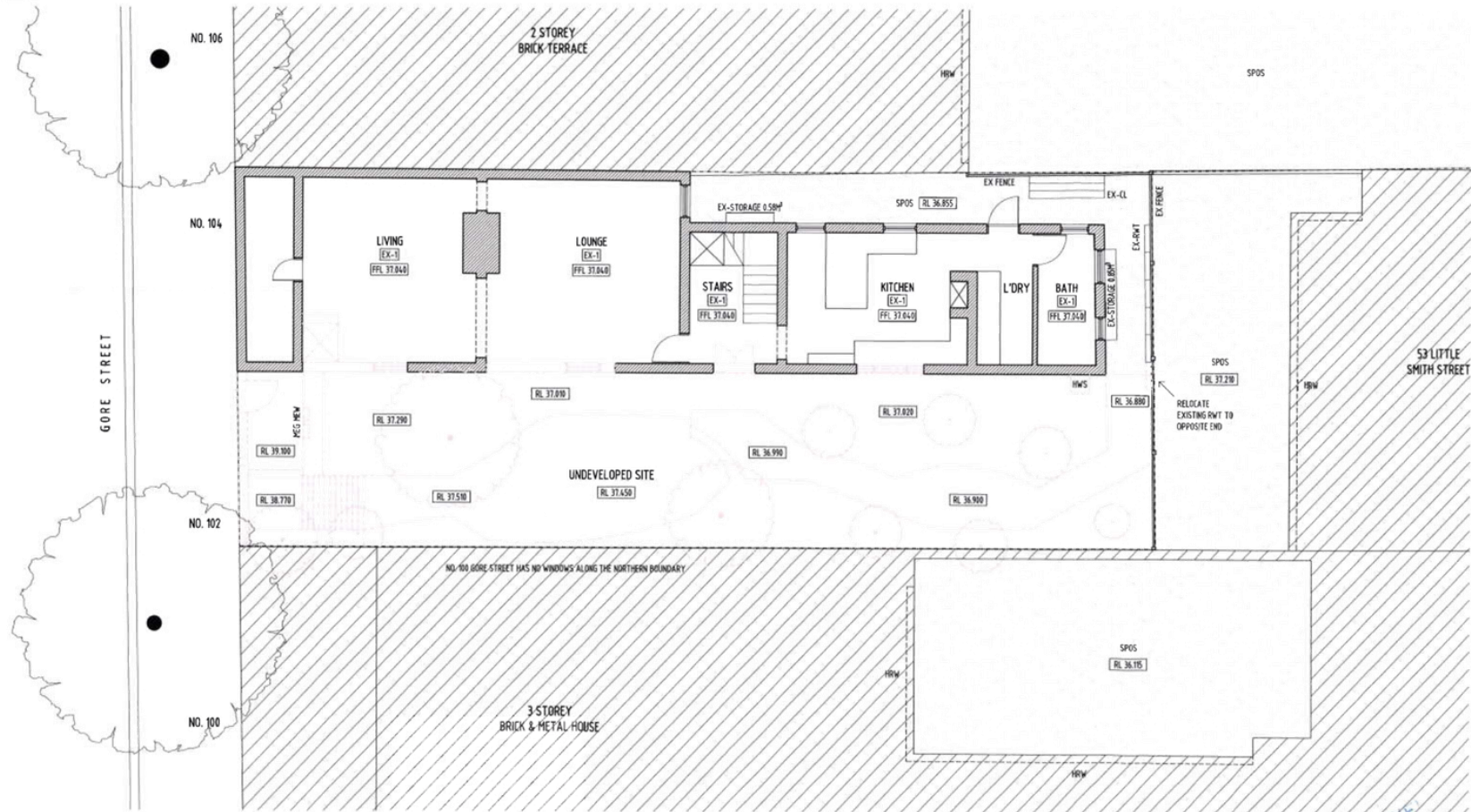
NOT FOR CONSTRUCTION

A0.09 SHADOW DIAGRAMS

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ARCHITECTURE ARCHITECTURE / 57 BRUNSWICK STREET FITZROY 3045 VIC AUSTRALIA / TEL: 03 9417 0893 / OFFICE@ARCHITECTURE.COM.AU / WWW.ARCHITECTURE.COM.AU / ABN: 19 154 512 350

Attachment 5 - PLN19/0100 - 104 Gore Street Fitzroy - Advertised Plans (i.e. Superseded Plans)



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A0.10 DEMOLITION GROUND FLOOR PLAN

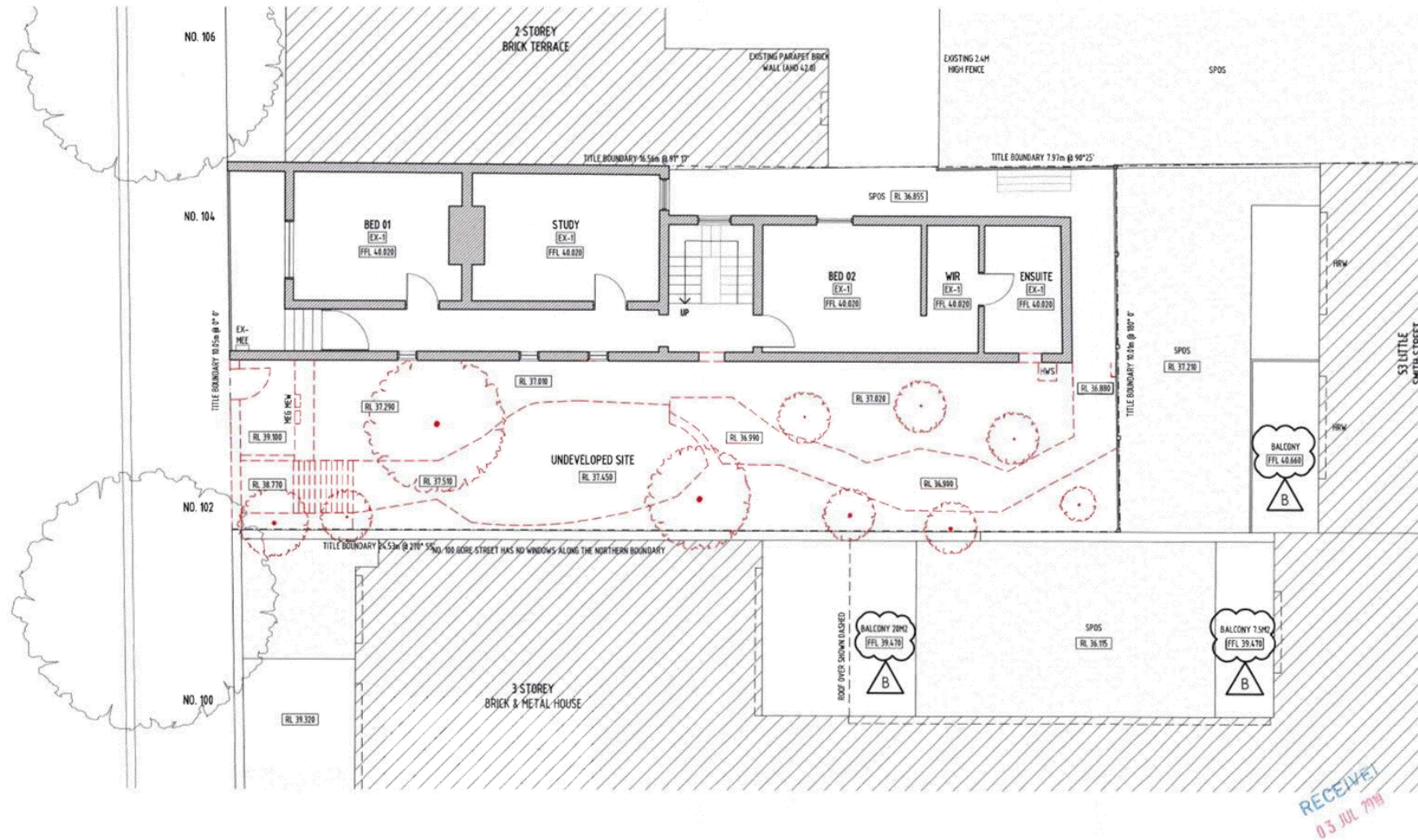
NOT FOR CONSTRUCTION



JOB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV.
1877 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	1:100 @ A3	AH/MR/XN	30.05.19	

ARCHITECTURE ARCHITECTURE / 5/1 BRUNSWICK STREET / FITZROY 3045 VIC 3143 AUSTRALIA / TEL 03 9437 0955 / OFFICE@ARCHITECTURE.COM.AU / WWW.ARCHITECTURE.COM.AU / ABRN 19 634 547 128

Attachment 5 - PLN19/0100 - 104 Gore Street Fitzroy - Advertised Plans (i.e. Superseded Plans)



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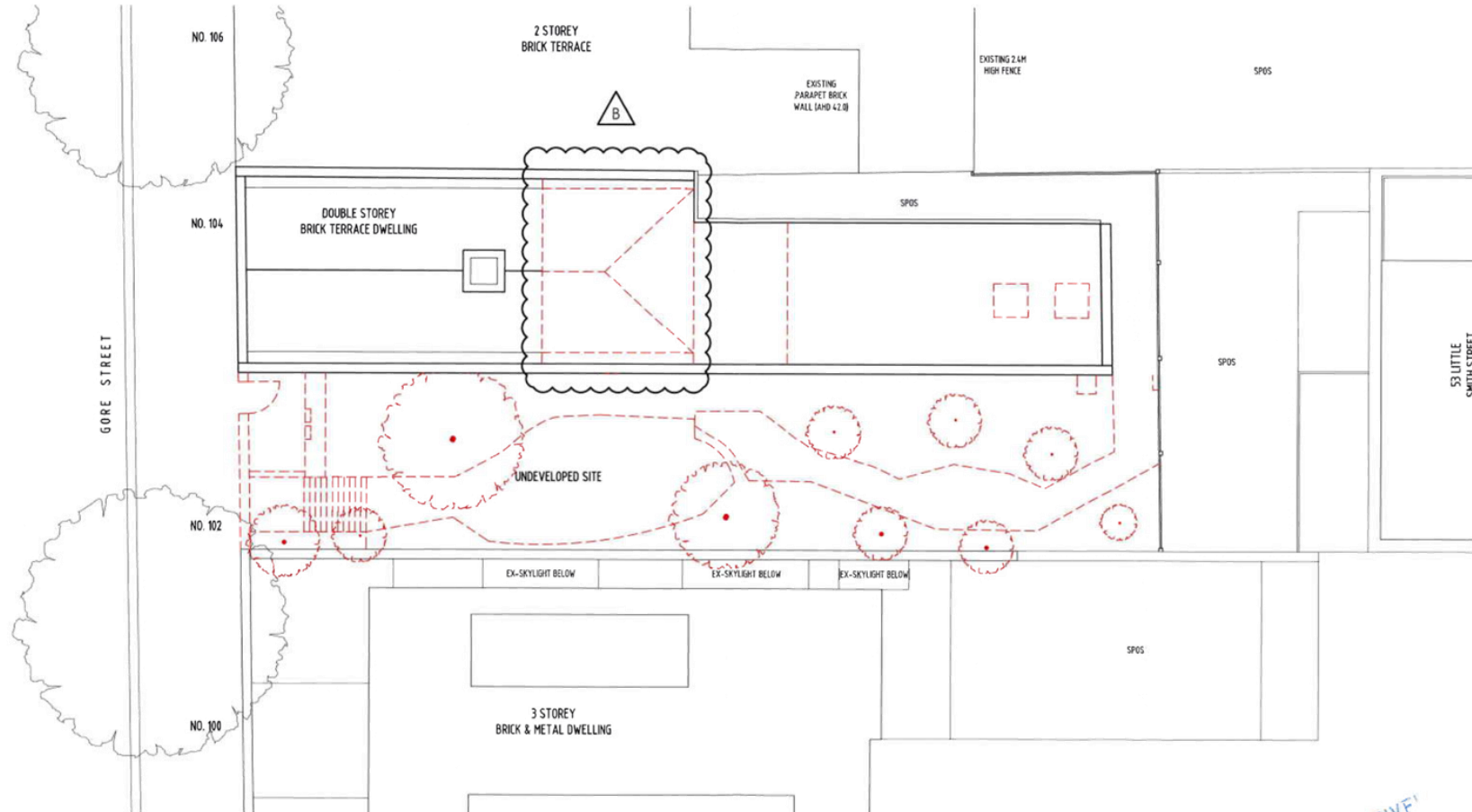
A0.11 DEMOLITION FIRST FLOOR PLAN

NOT FOR CONSTRUCTION

JOB NO. 1877 GORE	PROJECT 102 - 104 GORE STREET, FITZROY	PHASE TOWN PLANNING	SCALE 1:100 @ A3	DRAWN BY AH/MR/XN	DATE 02.07.19	REV B
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Attachment 5 - PLN19/0100 - 104 Gore Street Fitzroy - Advertised Plans (i.e. Superseded Plans)



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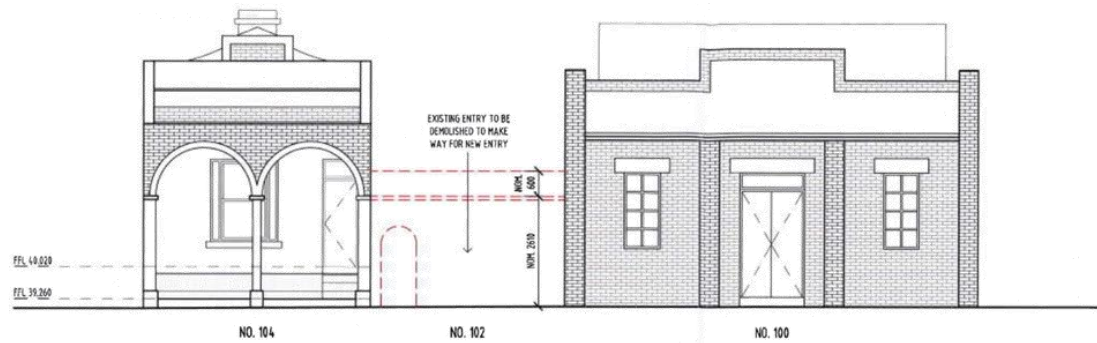
NOT FOR CONSTRUCTION

A0.12 DEMOLITION ROOF PLAN

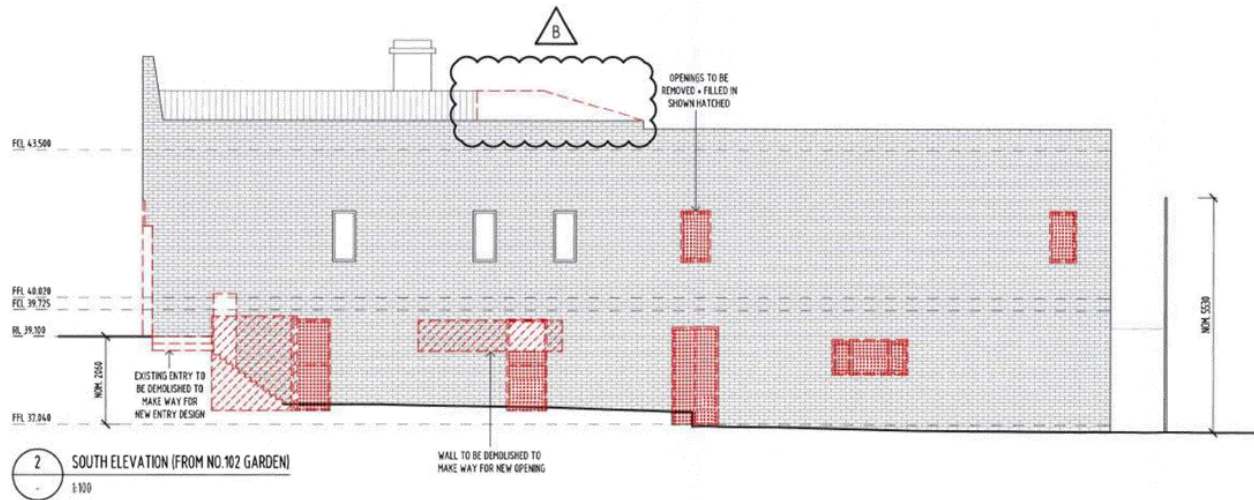
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1877 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	1:100 @ A3	AH/MR/XN	02.07.19	8

ARCHITECTURE ARCHITECTURE / 57 BRUNSWICK STREET FITZROY 3045 VIC AUSTRALIA / +61 3 9417 0915 / OFFICE@ARCHITECTURE.COM.AU / WWW.ARCHITECTURE.COM.AU / ABN: 19 154 547 309

Attachment 5 - PLN19/0100 - 104 Gore Street Fitzroy - Advertised Plans (i.e. Superseded Plans)



1 WEST ELEVATION (FROM GORE STREET)
1:100



2 SOUTH ELEVATION (FROM NO. 102 GARDEN)
1:100

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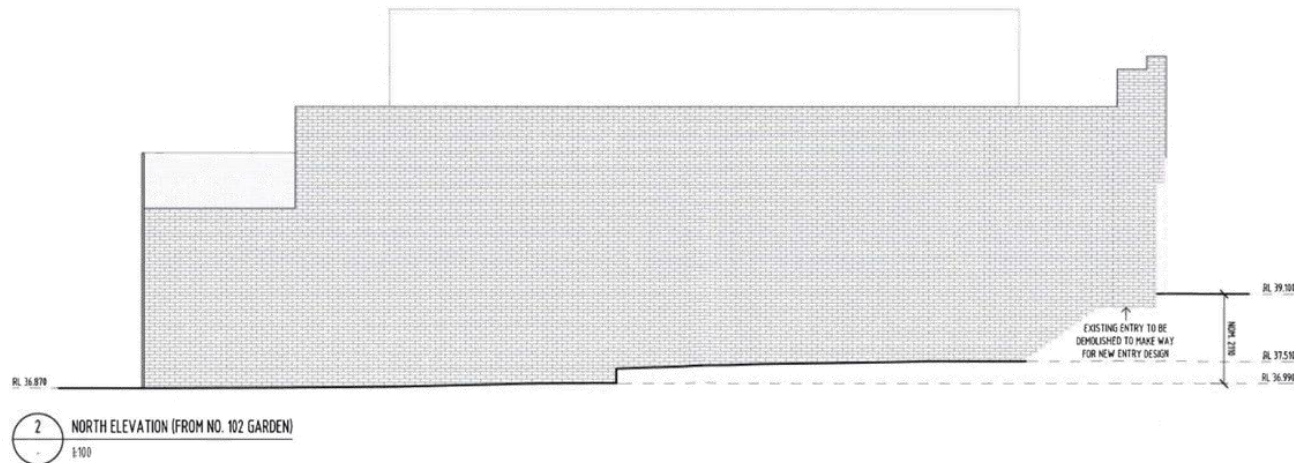
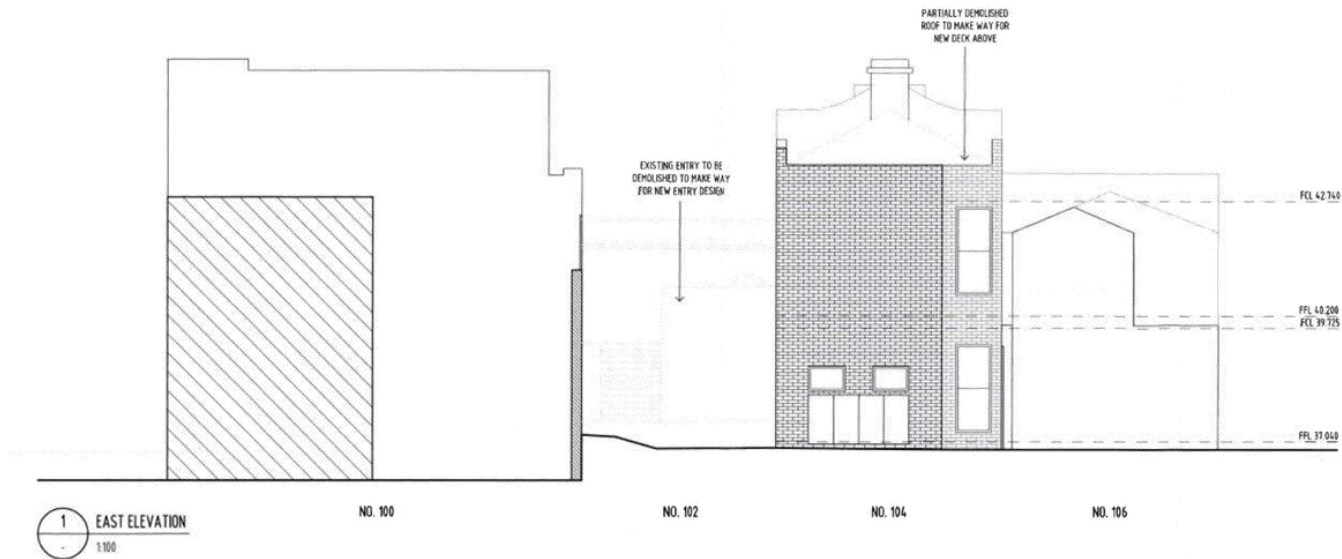
A0.13 DEMOLITION ELEVATIONS

JOB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV
1877 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	1:100 @ A3	AH/MR/XN	02.07.19	B

ARCHITECTURE ARCHITECTURE / 10 BRUNSWICK STREET FITZROY 3065 VIC AUSTRALIA / TEL 5 9417 095 / OFFICE@ARCHITECTURE.COM.AU / WWW.ARCHITECTURE.COM.AU / A&M 19 154 317 358

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A0.14 DEMOLITION ELEVATIONS

JOB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV.
1877 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	1:100 @ A3	AH/MR/XN	30.05.19	

ARCHITECTURE ARCHITECTURE / 37 BRIDGEWICK STREET FITZROY 3065 VIC AUSTRALIA / +61 3 9417 0915 / GPHOTO@ARCHITECTURE.COM.AU / WWW.ARCHITECTURE.COM.AU / ABN 19 134 517 138

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1 GORE STREET STREETScape
NTS



2 FACADE OF NO.104, NO.102 & NO.100 GORE STREET
NTS



3 FENCE BETWEEN NO.102 GORE ST & NO.53 LT. SMITH ST.
NTS



4 BOUNDARY BETWEEN NO. 102 & NO.100
NTS



5 WESTERN FACADE OF NO. 53 LT SMITH STREET
NTS

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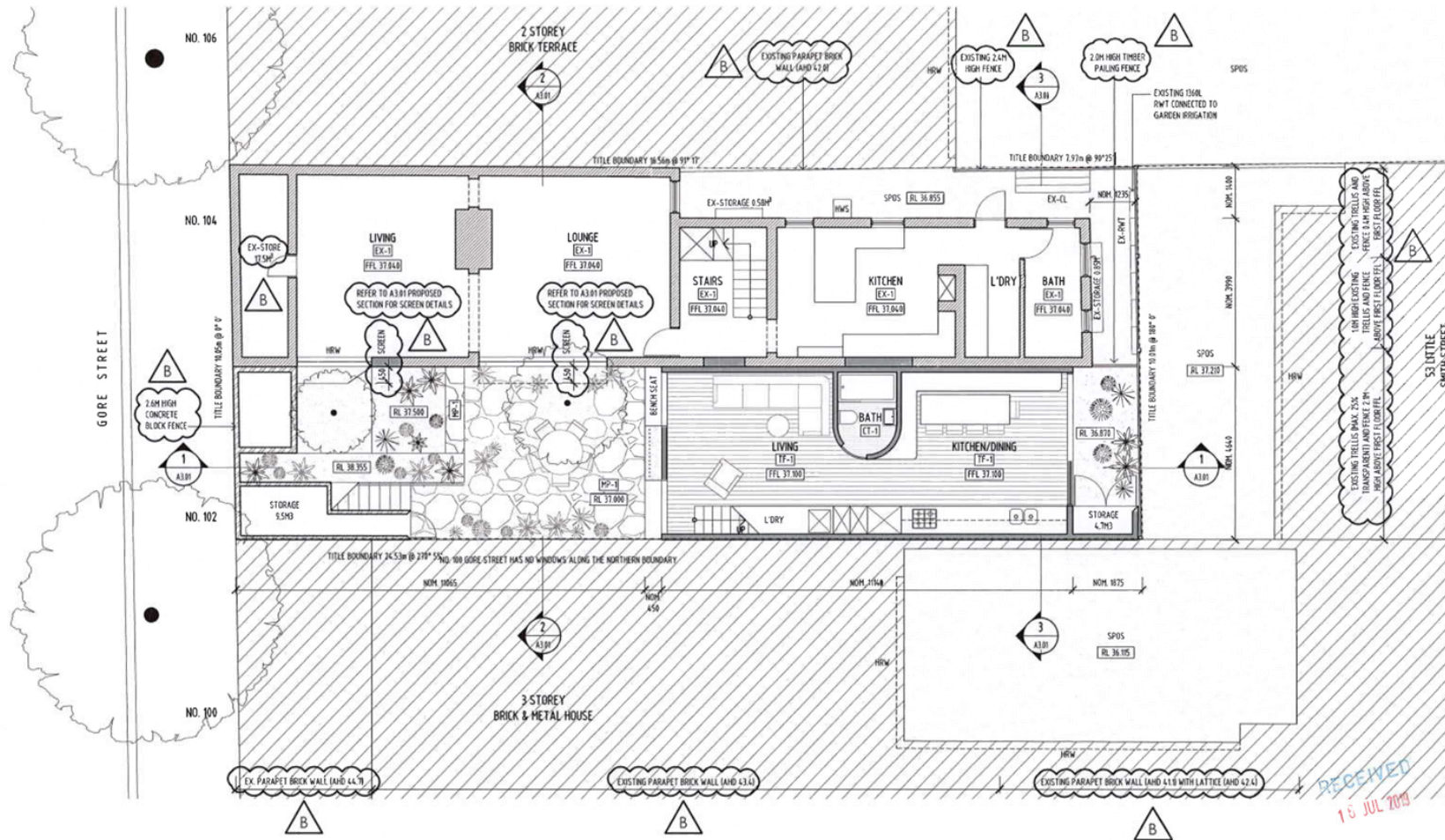
NOT FOR CONSTRUCTION

A0.15 SITE CONTEXT PHOTOS

JOB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV
1877 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	1:250 @ A3	AH/MR/XN	30.05.19	

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Attachment 5 - PLN19/0100 - 104 Gore Street Fitzroy - Advertised Plans (i.e. Superseded Plans)



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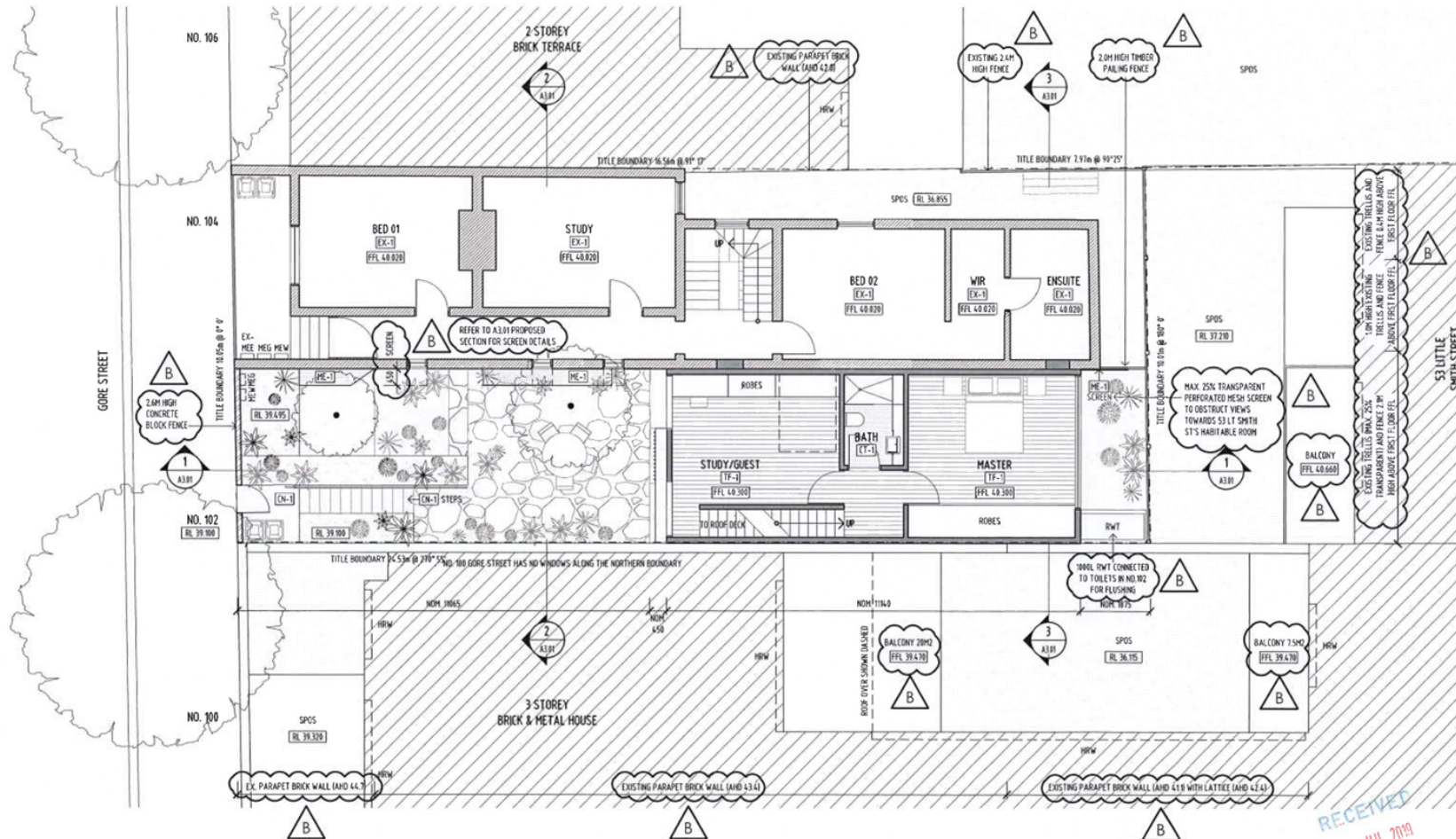
NOT FOR CONSTRUCTION

A1.01 PROPOSED GROUND FLOOR PLAN

JOB NO. 1877 GORE	PROJECT 102 - 104 GORE STREET, FITZROY	PHASE TOWN PLANNING	SCALE 1:100 @ A3	DRAWN BY AH/MR/XN	DATE 16.07.19	REV B
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ARCHITECTURE ARCHITECTURE / 57 BRUNSWICK STREET FITZROY 3065 VIC AUSTRALIA / +61 3 9417 0995 / OFFICE@ARCHITECTURE.COM.AU / WWW.ARCHITECTURE.COM.AU / A101 19 154 517 359

Attachment 5 - PLN19/0100 - 104 Gore Street Fitzroy - Advertised Plans (i.e. Superseded Plans)



Architecture Architecture

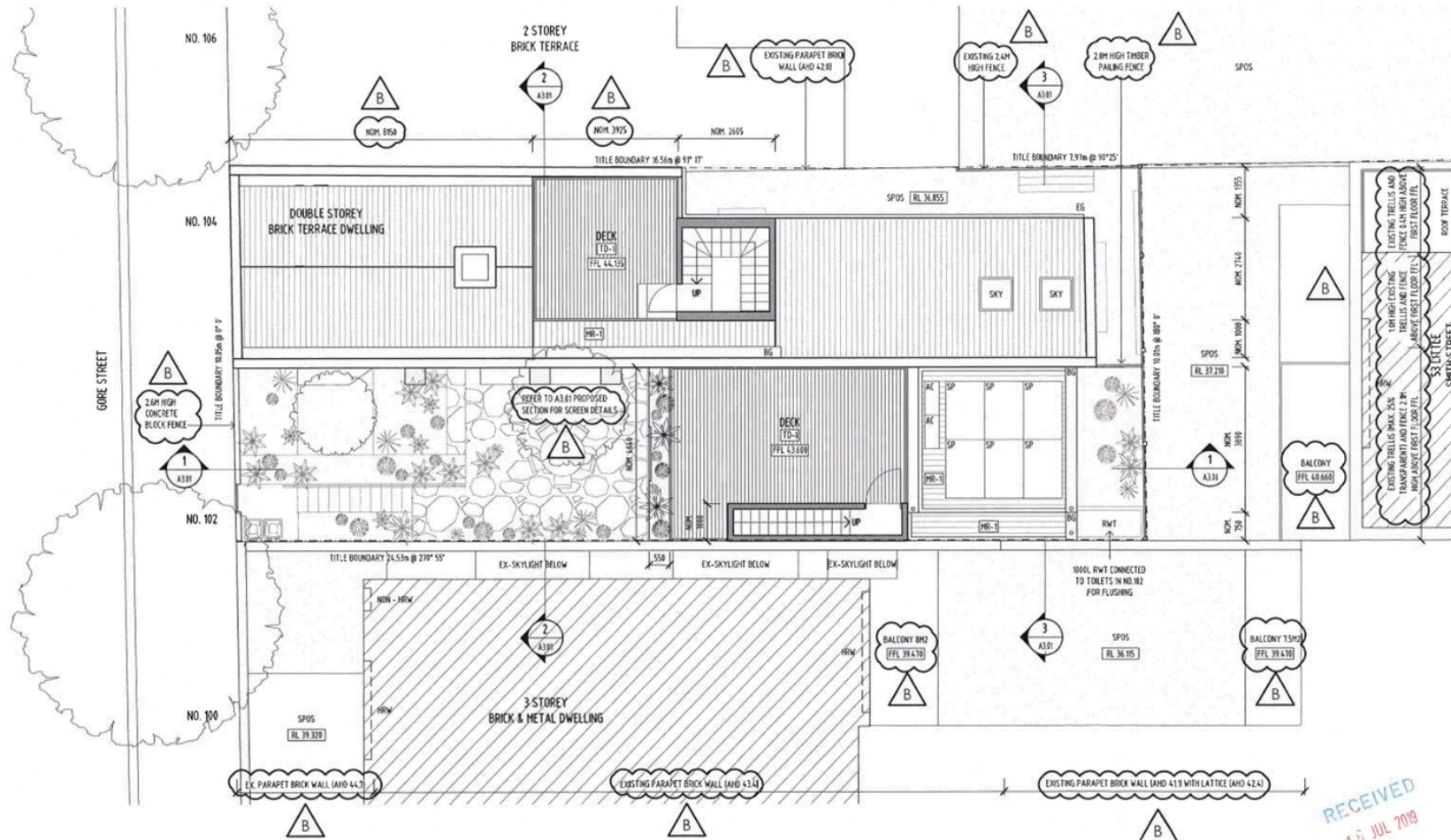
A1.02 PROPOSED FIRST FLOOR PLAN

NOT FOR CONSTRUCTION

JOB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV
1877 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	1:100 @ A3	AH/MR/XN	16.07.19	B

ARCHITECTURE ARCHITECTURE / 57 BRUNSWICK STREET FITZROY 3045 VIC AUSTRALIA / +61 3 9437 0915 / OFFICE@ARCHITECTURE.COM.AU / WWW.ARCHITECTURE.COM.AU / AIN 19 156 517 308

Attachment 5 - PLN19/0100 - 104 Gore Street Fitzroy - Advertised Plans (i.e. Superseded Plans)



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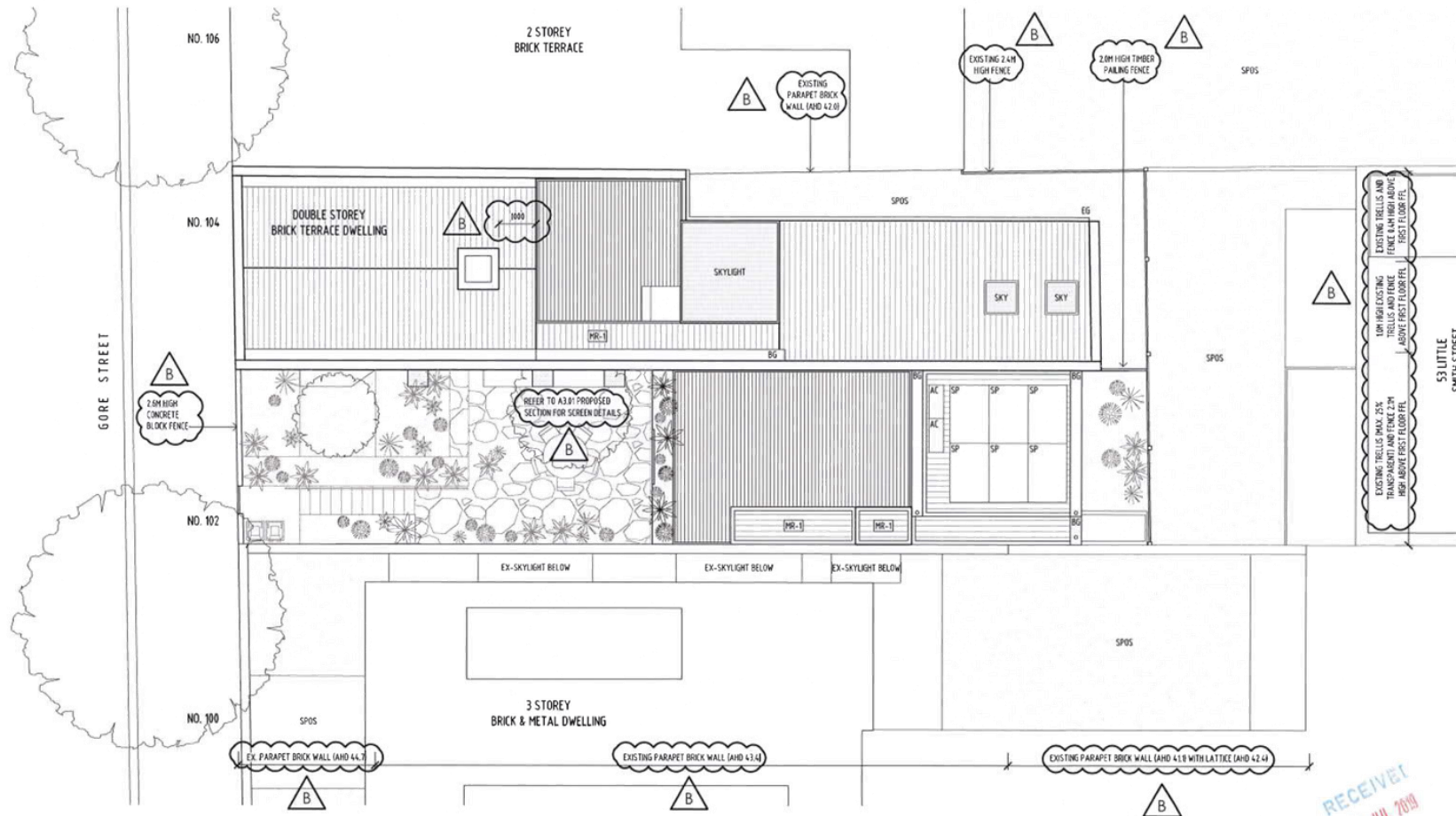
A1.03 PROPOSED ROOF DECK PLAN

NOT FOR CONSTRUCTION

JOB NO. 1877 GORE	PROJECT 102 - 104 GORE STREET, FITZROY	PHASE TOWN PLANNING	SCALE 1:100 @ A3	DRAWN BY AH/MR/XN	DATE 16.07.19	REV B
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Attachment 5 - PLN19/0100 - 104 Gore Street Fitzroy - Advertised Plans (i.e. Superseded Plans)



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A1.04 PROPOSED ROOF PLAN

JOB NO. 1877 GORE	PROJECT 102 - 104 GORE STREET, FITZROY	PHASE TOWN PLANNING	SCALE 1:100 @ A3	DRAWN BY AH/MR/XN	DATE 16.07.19	REV B
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Attachment 5 - PLN19/0100 - 104 Gore Street Fitzroy - Advertised Plans (i.e. Superseded Plans)



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A2.01 PROPOSED ELEVATIONS

JOB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV
1877 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	1:100 @ A3	AH/MR/XN	16.07.19	B

ARCHITECTURE ARCHITECTURE / 57 BRUNSWICK STREET FITZROY 3065 VIC AUSTRALIA / +61 3 9417 0995 / OFFICE@ARCHITECTURE.COM.AU / WWW.ARCHITECTURE.COM.AU / AIN 19 156 517 350



JOB NO.	PROJECT
1877 GORE	102 - 104 GORE STREET, FITZROY

PHASE
TOWN PLANNING

A2.02 PROPOSED ELEVATIONS

SCALE	DRAWN BY	DATE	REV
1:100 @ A3	AH/MR/XN	16.07.19	B

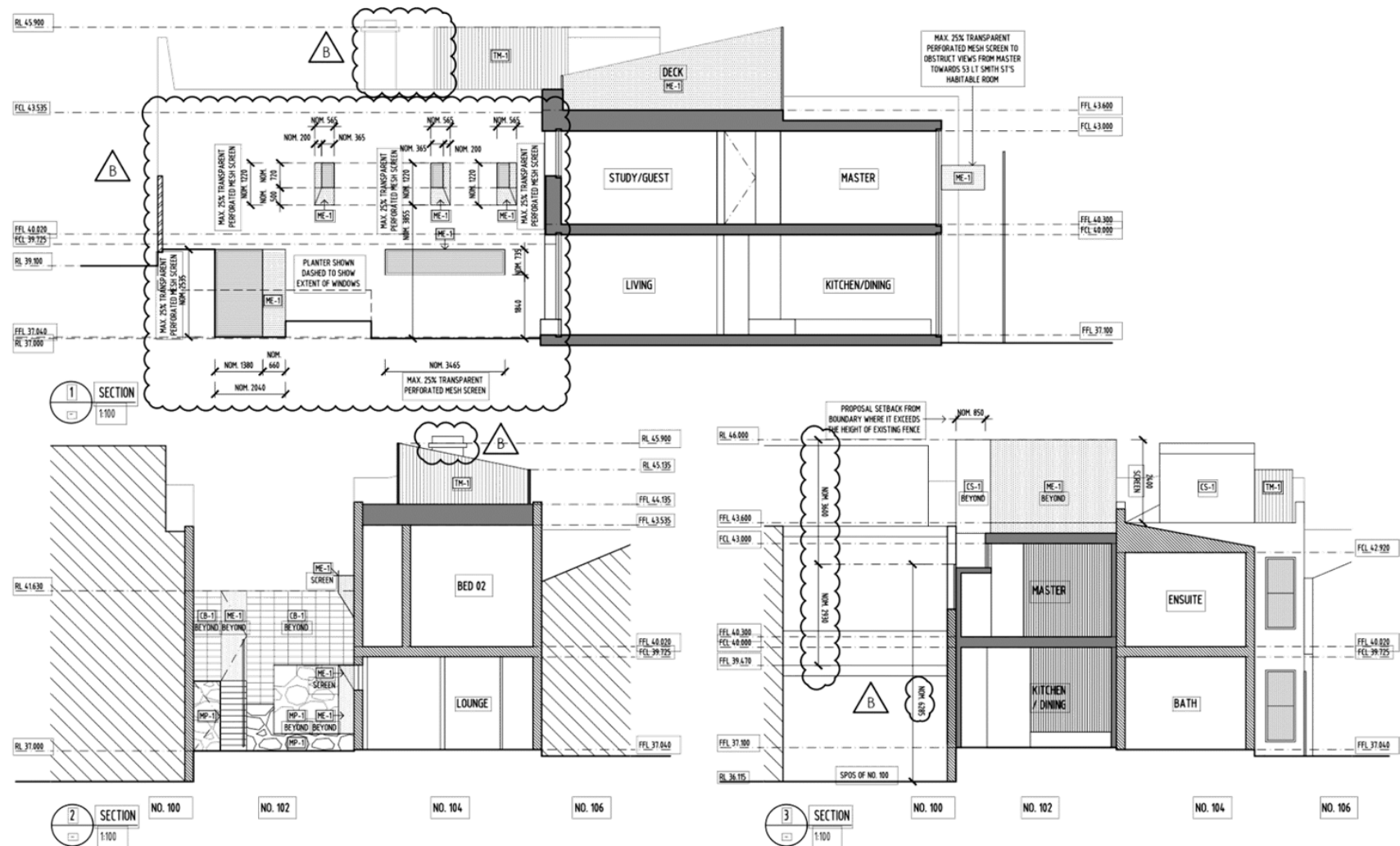
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A2.03 PROPOSED ELEVATIONS

ARCHITECTURE ARCHITECTURE / 57 BRUNSWICK STREET FITZROY 3065 VIC AUSTRALIA / +61 3 9417 0995 / OFFICE@ARCHARCH.COM.AU / WWW.ARCHARCH.COM.AU / ABN: 19 136 517 360

Attachment 5 - PLN19/0100 - 104 Gore Street Fitzroy - Advertised Plans (i.e. Superseded Plans)



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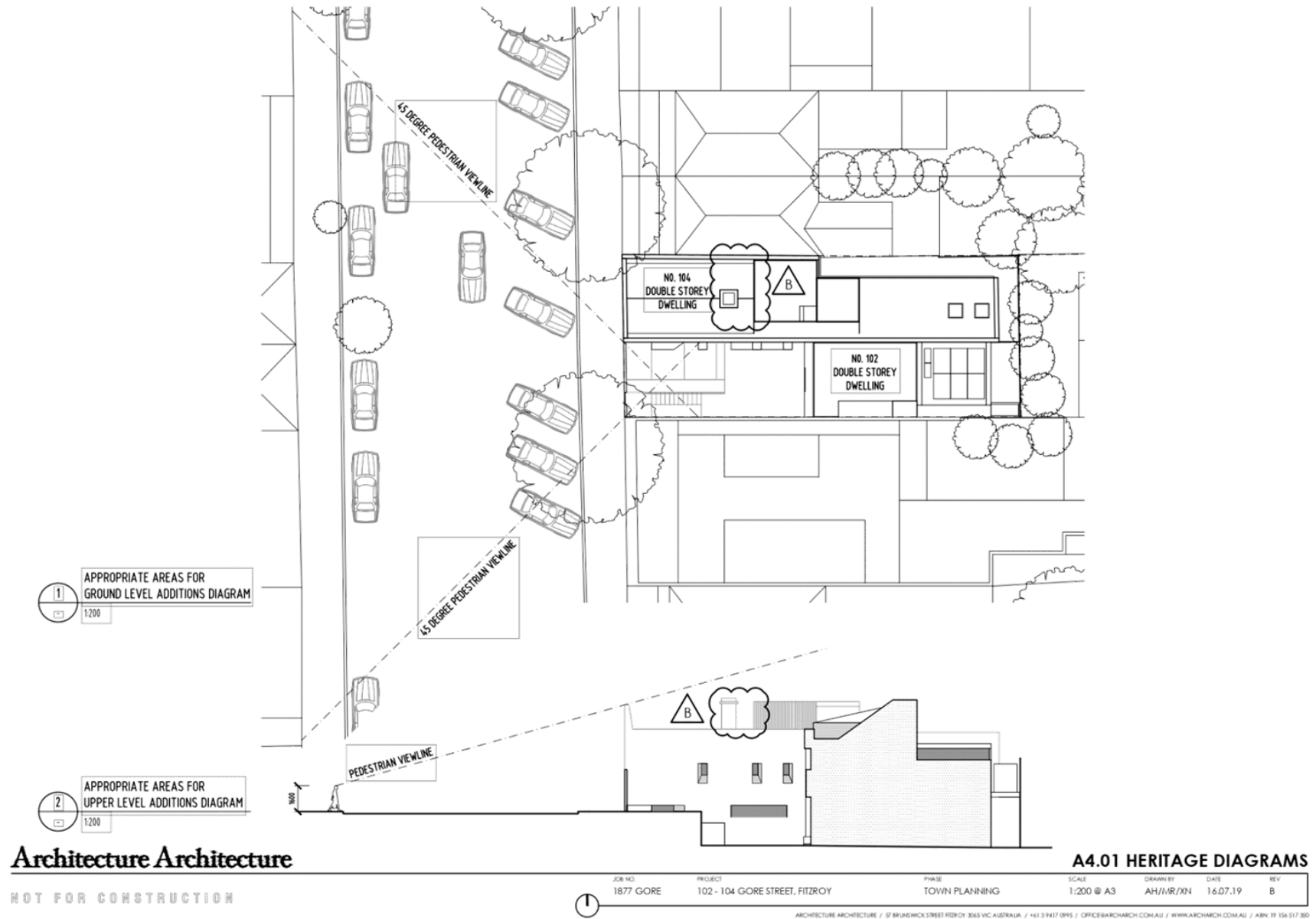
NOT FOR CONSTRUCTION

A3.01 PROPOSED SECTION

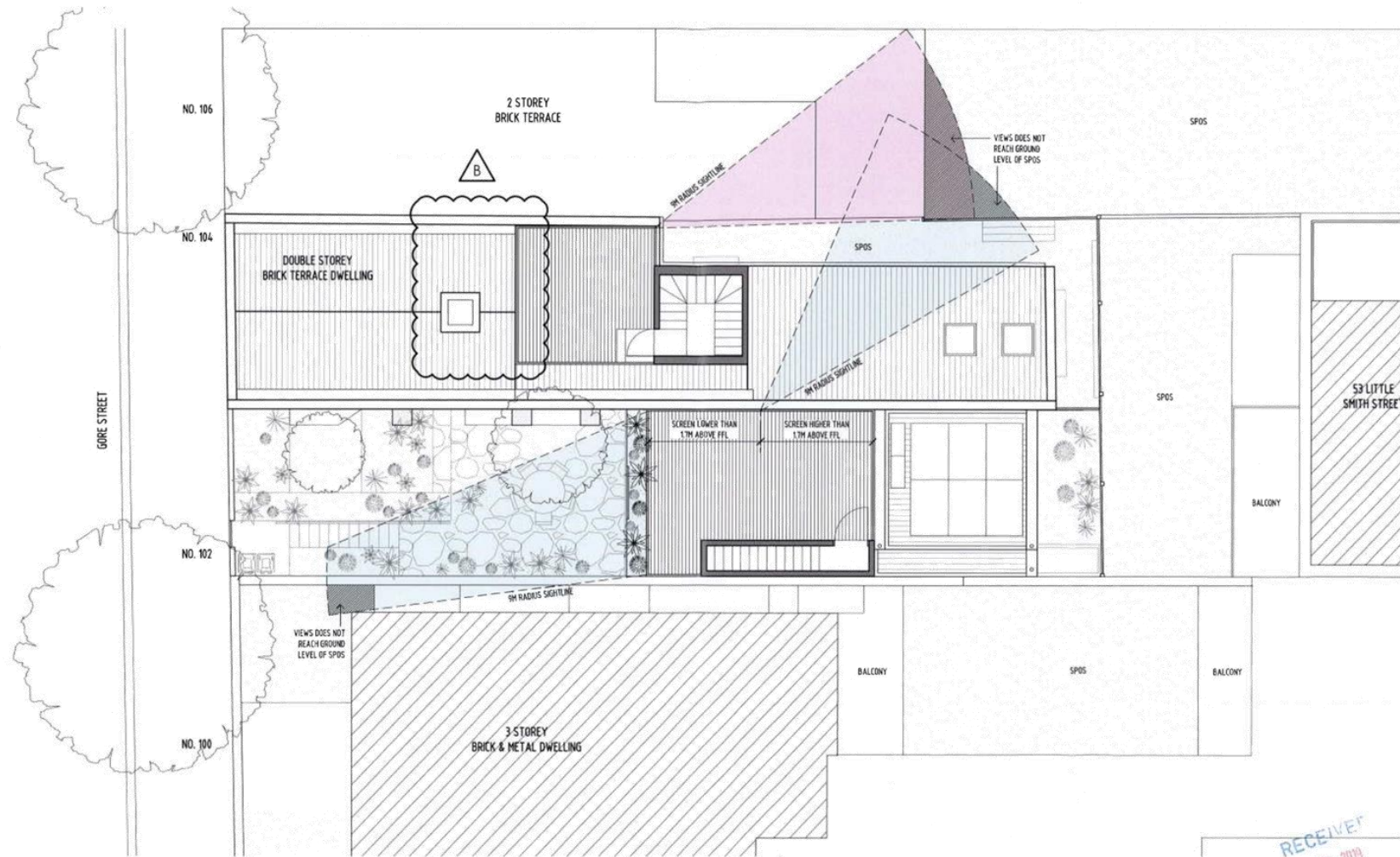
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1877 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	1:100 @ A3	AH/MR/XN	16.07.19	B

ARCHITECTURE ARCHITECTURE / 37 BRUNSWICK STREET FITZROY 3045 VIC AUSTRALIA / +61 3 9417 0995 / OFFICE@ARCHITECTURE.COM.AU / WWW.ARCHITECTURE.COM.AU / A3N 19 156 517 380

Attachment 5 - PLN19/0100 - 104 Gore Street Fitzroy - Advertised Plans (i.e. Superseded Plans)



Attachment 5 - PLN19/0100 - 104 Gore Street Fitzroy - Advertised Plans (i.e. Superseded Plans)



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A4.02 OVERLOOKING DIAGRAM

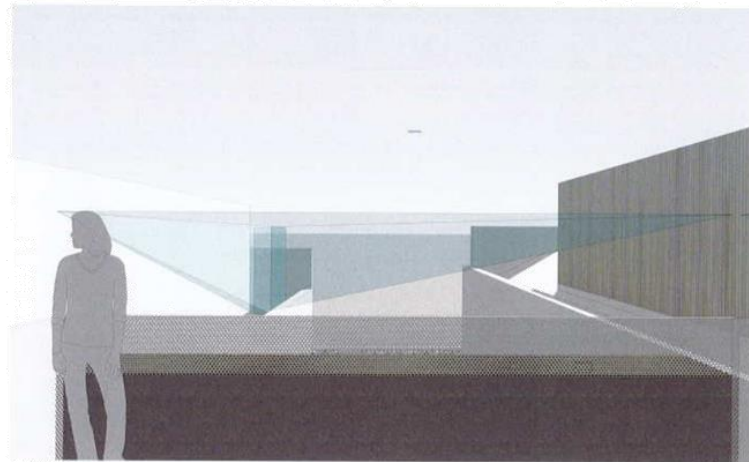
NOT FOR CONSTRUCTION



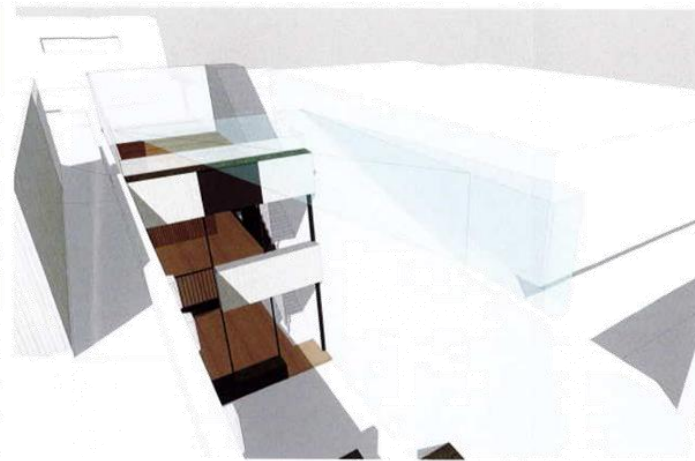
JOB NO. 1877 GORE	PROJECT 102 - 104 GORE STREET, FITZROY	PHASE TOWN PLANNING	SCALE 1:100 @ A3	DRAWN BY AH/MR/XN	DATE 02.07.19	REV B
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Attachment 5 - PLN19/0100 - 104 Gore Street Fitzroy - Advertised Plans (i.e. Superseded Plans)

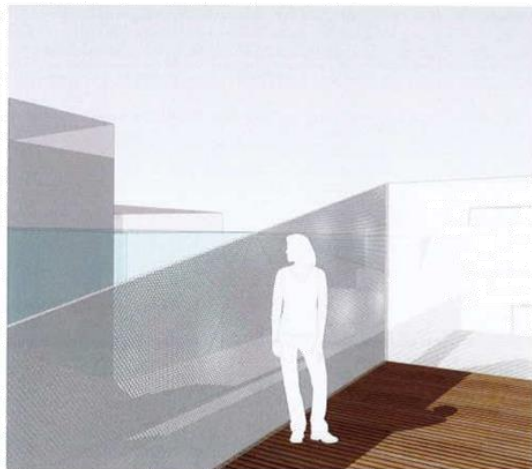


1 LOOKING WEST FROM 102 DECK TOWARDS 100 SPOS
NTS

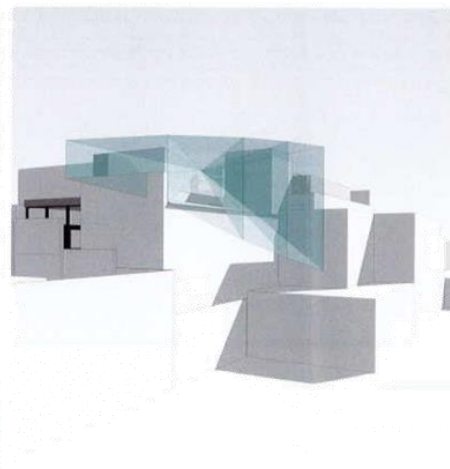


2 BIRDS EYE VIEW OF 102 DECK OVERLOOKING INTO 100 SPOS
NTS

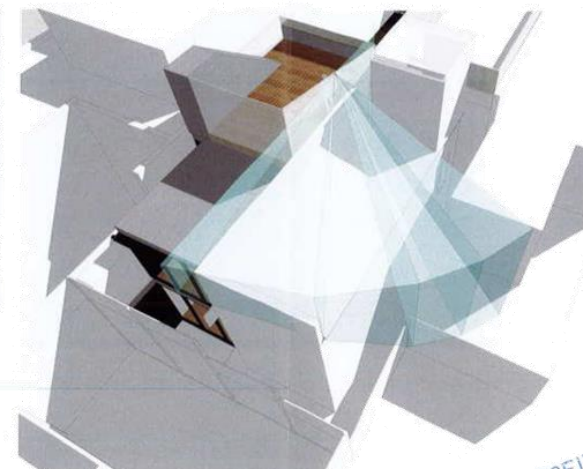
NOTE: ALL OVERLOOKING SIGHT LINES ARE TAKEN FROM 1.7M ABOVE THE DECKS' FINISH FLOOR LEVELS AND EXTENDED TO A 9.0M RADIUS.
LIGHT BLUE SIGHT LINES ARE VIEWS FROM NO. 102 GORE STREET.
LIGHT PINK SIGHT LINES ARE VIEWS FROM NO. 104 GORE STREET.



3 LOOKING NORTHEAST FROM 102 DECK TOWARDS 106 SPOS
NTS



4 LOOKING SOUTHWEST FROM 106 SPOS
NTS



5 BIRDS EYE VIEW OF 102 DECK OVERLOOKING INTO 106 SPOS
NTS

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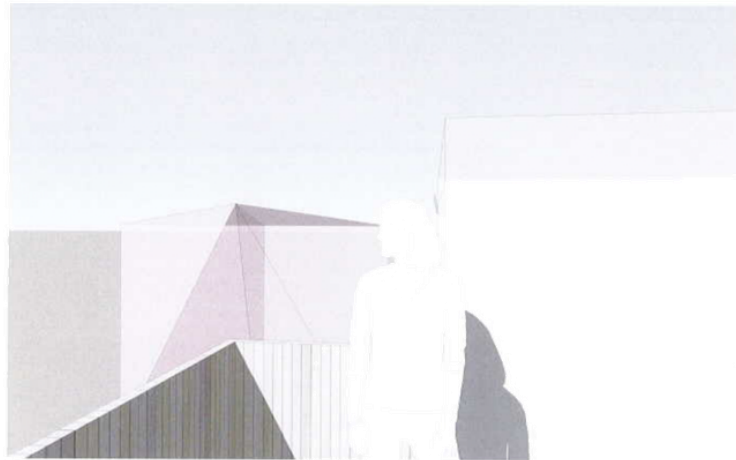
A4.03 OVERLOOKING DIAGRAMS

NOT FOR CONSTRUCTION

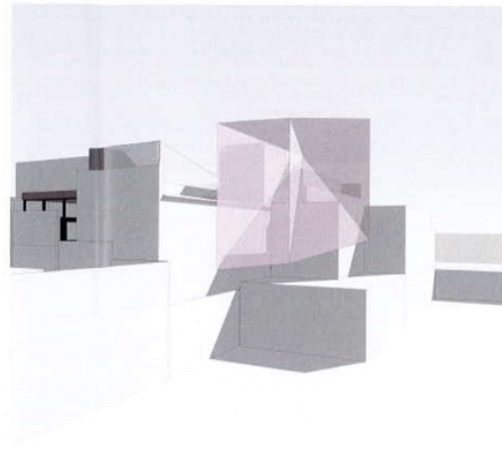
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1877 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	NTS @ A3	AH/MR/XN	30.05.19	-

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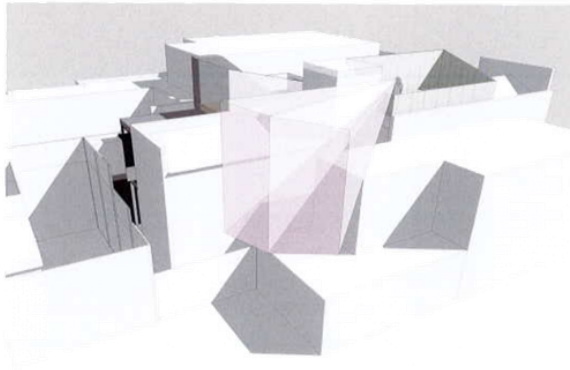
Attachment 5 - PLN19/0100 - 104 Gore Street Fitzroy - Advertised Plans (i.e. Superseded Plans)



1 LOOKING NORTHEAST FROM 104 DECK TOWARDS 106 SPDS
NTS



2 LOOKING SOUTHWEST FROM 106 SPDS
NTS



3 BIRDS EYE VIEW OF 104 DECK TOWARDS 106 SPDS
NTS

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NOTE: ALL OVERLOOKING SIGHT LINES ARE TAKEN FROM 1.0M ABOVE THE DECK'S FINISH FLOOR LEVELS AND EXTENDED TO A 9.0M RADIUS.
LIGHT BLUE SIGHT LINES ARE VIEWS FROM NO. 102 GORE STREET.
LIGHT PINK SIGHT LINES ARE VIEWS FROM NO. 104 GORE STREET.

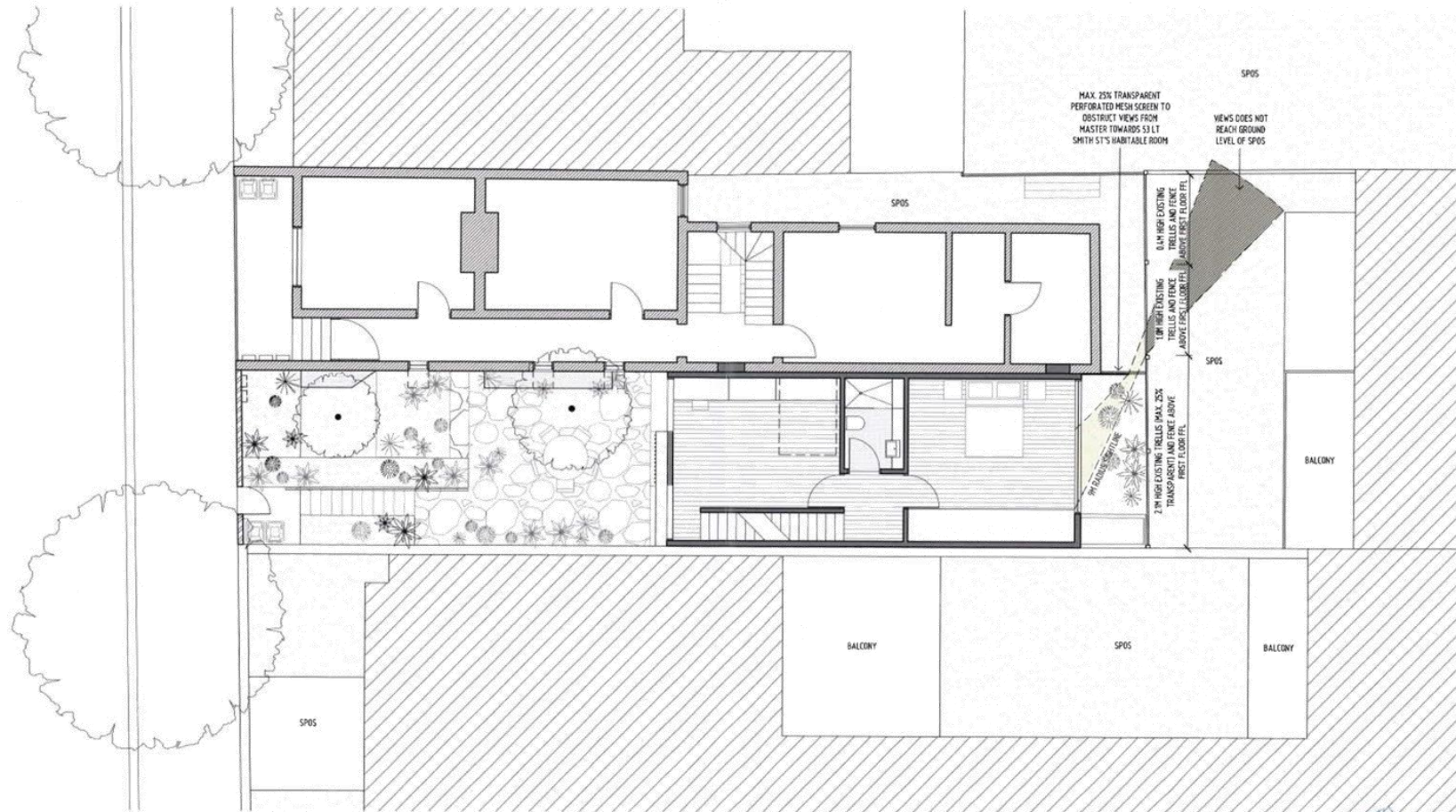
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A4.04 OVERLOOKING DIAGRAMS

JOB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV
1877 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	NTS @ A3	AH/MR/XN	30.05.19	-

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Attachment 5 - PLN19/0100 - 104 Gore Street Fitzroy - Advertised Plans (i.e. Superseded Plans)



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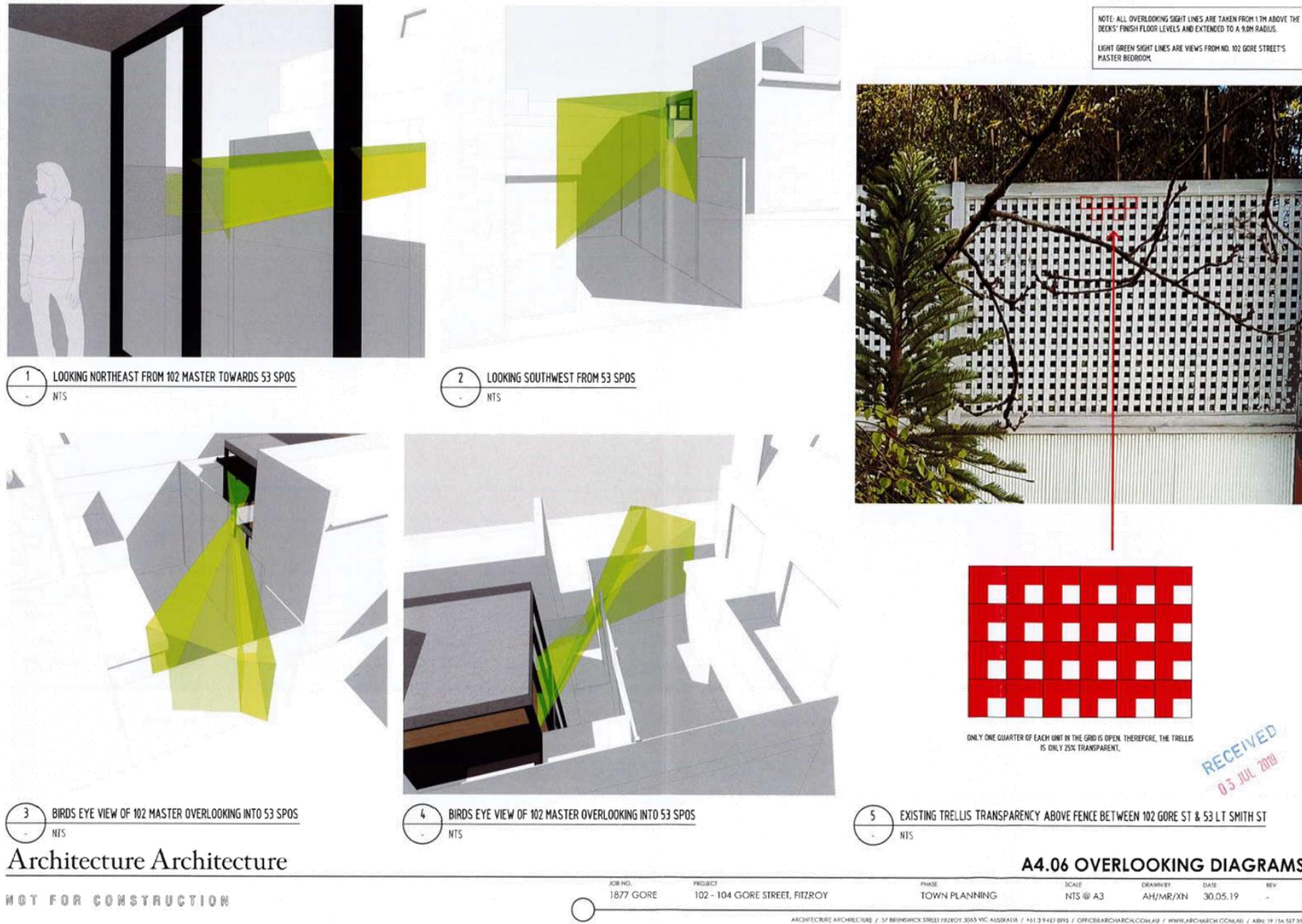
NOT FOR CONSTRUCTION

A4.05 OVERLOOKING DIAGRAM

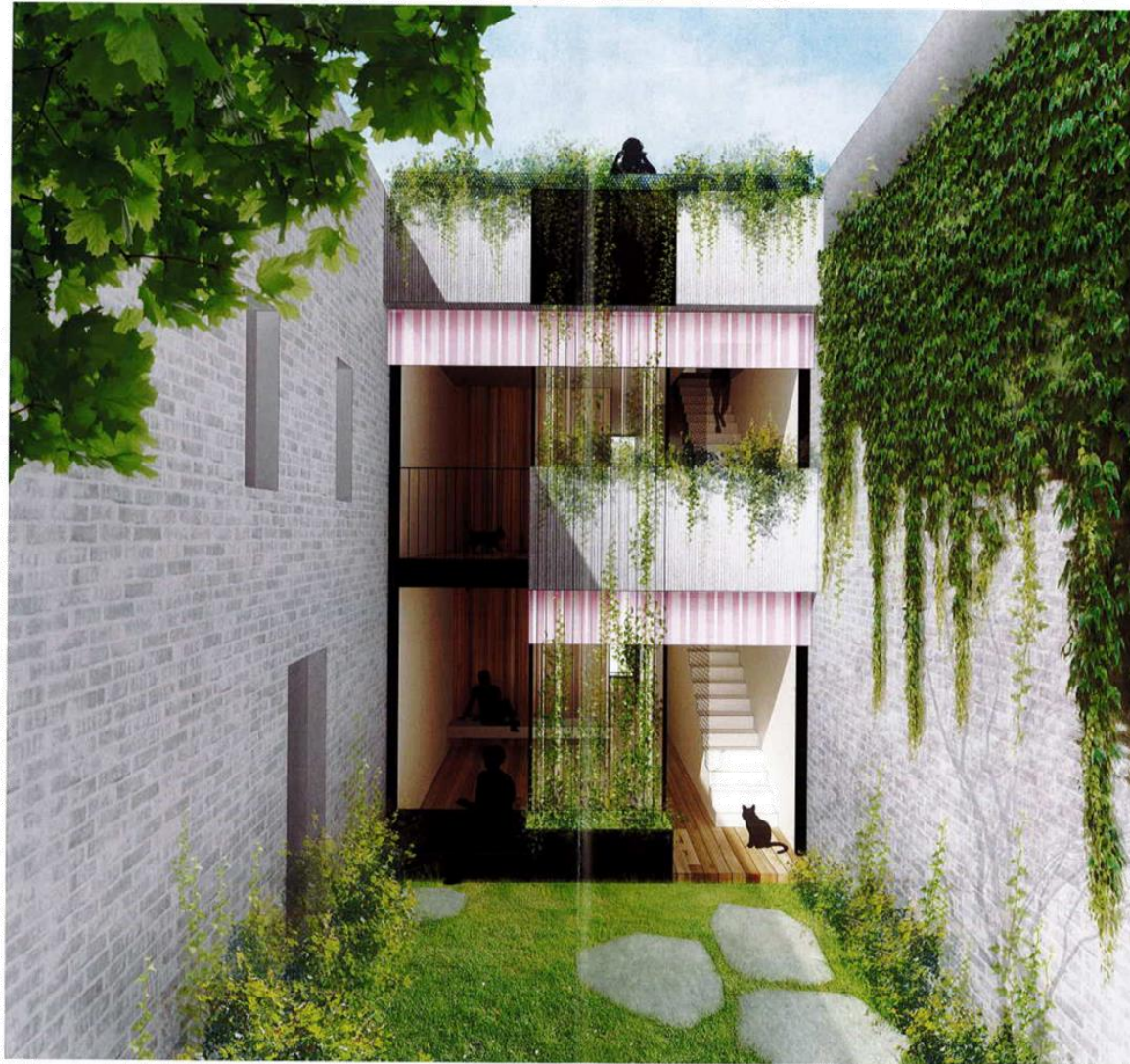
JOB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV
1877 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	1:100 @ A3	AH/MR/XN	30.05.19	

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Attachment 5 - PLN19/0100 - 104 Gore Street Fitzroy - Advertised Plans (i.e. Superseded Plans)



Attachment 5 - PLN19/0100 - 104 Gore Street Fitzroy - Advertised Plans (i.e. Superseded Plans)



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A5.01 RENDER

NOT FOR CONSTRUCTION

JOB NO. 1877 GORE	PROJECT 102 - 104 GORE STREET, FITZROY	PHASE TOWN PLANNING	SCALE N1S @ A3	DRAWN BY AH/MR/XN	DATE 30.05.19	REV
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Attachment 5 - PLN19/0100 - 104 Gore Street Fitzroy - Advertised Plans (i.e. Superseded Plans)



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A5.02 RENDER

JOB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV
1877 GORE	102 - 104 GORE STREET, FITZROY	TOWN PLANNING	NTS @ A3	AH/MR/XN	30.05.19	

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Attachment 5 - PLN19/0100 - 104 Gore Street Fitzroy - Advertised Plans (i.e. Superseded Plans)



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A5.03 RENDER

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JOB NO. 1877 GORE	PROJECT 102 - 104 GORE STREET, FITZROY	PHASE TOWN PLANNING	SCALE NTS @ A3	DRAWN BY AH/MR/XN	DATE 30.05.19	REV
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Attachment 5 - PLN19/0100 - 104 Gore Street Fitzroy - Advertised Plans (i.e. Superseded Plans)



CB-1 CONCRETE BREEZE BLOCKS
Concrete Breeze Blocks (Permeable)



CN-1 CONCRETE
Concrete (Formed Profile)



CS-1 CEMENT SHEET
Cement Sheet Cladding



CT-1 CERAMIC TILES
Ceramic Tiles



GL-1 GLASS
Double Glazed Finish: Clear



MC-1 METAL CLADDING - DARK
Metal Cladding



MC-2 METAL CLADDING - LIGHT
Metal Cladding



ME-1 PERFORATED MESH
Perforated Mesh Opening: Max. 25% transparency

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A6.01 MATERIALS SCHEDULE

ITEM NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV
1887 GORE	102-104 GORE STREET, FITZROY	TOWN PLANNING	-	MR/XN	24.05.19	

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Attachment 5 - PLN19/0100 - 104 Gore Street Fitzroy - Advertised Plans (i.e. Superseded Plans)



MP-1 MASONRY PAVERS
Bluestone Masonry Pavers



MR-1 METAL ROOFING
Metal Roofing Finish: Zincalume



ST-1 STAINLESS STEEL CABLES
Stainless Steel Cables



ST-2 STEEL BALUSTRADE
Steel Balustrade



TD-1 TIMBER DECKING
Timber Decking



TF-1 TIMBER FLOORING
Timber Flooring



TM-1 TIMBER SCREEN TO DECK
Finish: White Washed

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A6.02 MATERIALS SCHEDULE

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JOB NO.	PROJECT	PHASE	SCALE	DRAWN BY	DATE	REV.
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