

4. Planning Reports

PC.008/16 Construction of 10 dwellings, removal of substantial trees and a reduction in visitor parking requirements at 28 Arthur Street, Eltham

File: A043/00/028P

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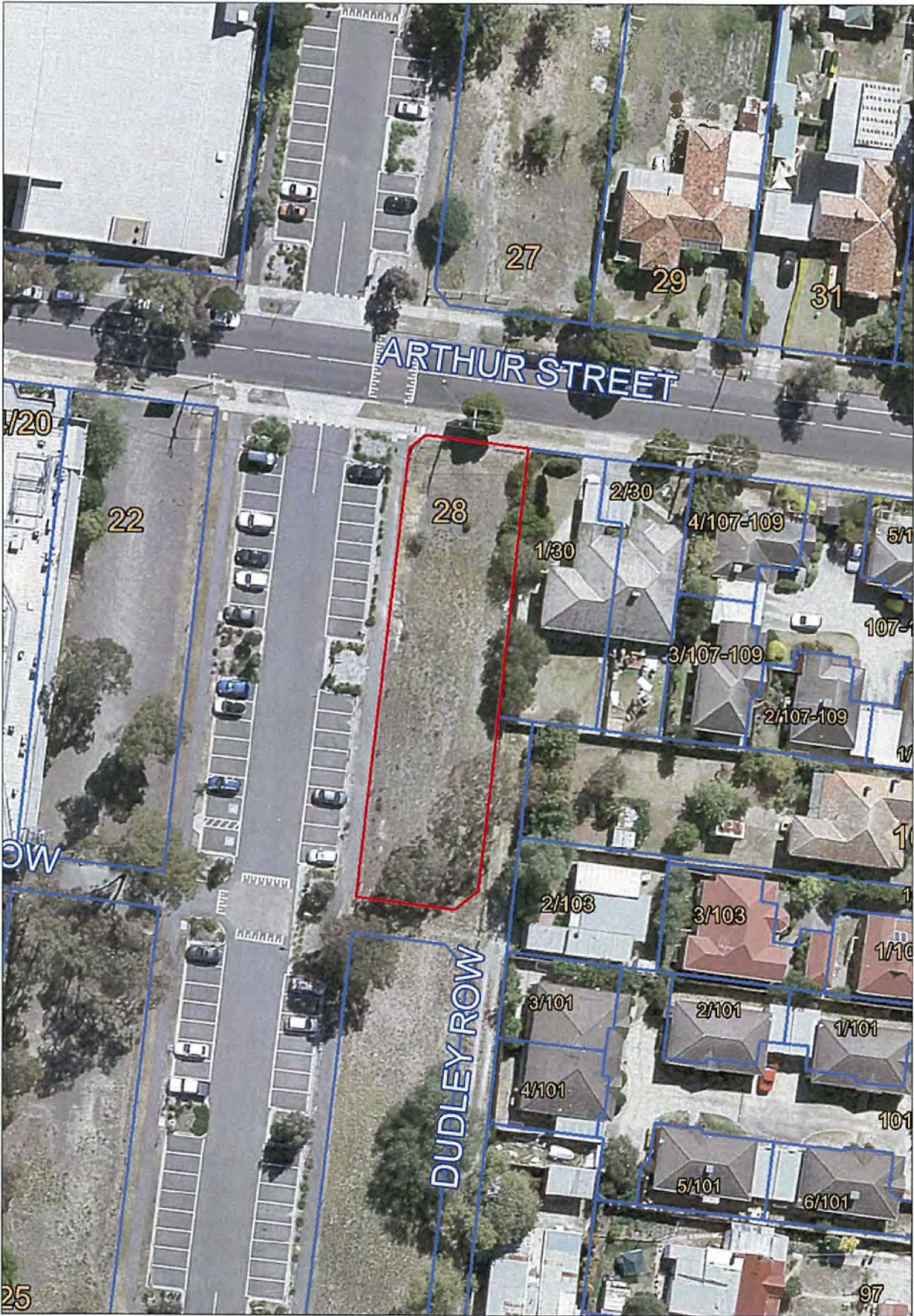
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Application summary

Address of the land	28 Arthur Street, Eltham
Site area	962 square metres
Proposal	Construction of 10 dwellings, removal of substantial trees and a reduction in visitor parking requirements
Application number	386/2014/03P
Date lodged	23 July 2014
Applicant	Time Architects Pty Ltd
Zoning	Residential Growth (Schedule 1)
Overlay(s)	Design and Development Overlay (Schedule 6) Significant Landscape Overlay (Schedule 1)
Reason for being reported	More than 5 dwellings
Number of objections	2
Key issues	<ul style="list-style-type: none"> • Strategic merit for higher density development • Car parking and traffic impacts • Compliance with Clause 55 (ResCode) • Built form and neighbourhood character • Vegetation impacts and landscaping
Officer recommendation	Issue a Notice of Decision to Refuse to Grant a Permit

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Attachments

1. Subject site and surrounds
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3. Plan 2
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Update

1. This planning application was reported last year to the September Planning Committee Meeting. The officer recommendation was to refuse the application, and the property owner who attended the meeting appealed to the Committee to defer the application so that the permit applicant could work with Council officers to address the officer concerns outlined in the planning assessment.
2. In response to the deferral motion supported by the Planning Committee, the planning application has now been 'on hold' for 8 months. The permit applicant has not approached planning officers to discuss amendments to the proposed development. Despite officers making contact with the permit applicant on several occasions to enquire about the progress of the proposed changes, and in the absence of such progress, this planning application is now being reported back to the Council's Planning Committee for a formal decision.

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Subject site and surrounds

1. The key features of the subject land and surrounds are as follows:
 - The subject site is partially described as Lot D on PS 608309F PSH Nillumbik. The site is subject to Section 173 Agreement AL275361M. This agreement states that the road known as the Circulatory Road must not be utilised for vehicular access to, or egress from, the subject land and that the landowner will only use and develop the subject land for residential purposes. The site is not encumbered by any easements.
 - The subject site is 962 square metres in area and is situated on the south-east corner of Arthur Street and the Circulatory Road, within the Eltham Activity Centre.
 - The site is rectangular in shape with a frontage to Arthur Street of 13.67 metres, and a frontage to the Circulatory Road of 59.71 square metres.
 - The site is currently vacant, with two trees present. The trees are located towards the rear of the site, with one adjacent to the eastern boundary and the other adjacent to the southern boundary. Both trees have been identified as *Eucalyptus melliodora* (Yellow Box) and have been assessed as being of high retention value. An additional tree, a *Melaleuca styphelioides* (Prickly Leaf Paperbark) is located within the nature strip (and outside of the subject site) along Arthur Street.
 - The site is bounded by a combination of both public and private land. To the south and partially to the east, the site is bounded by a 4.57 metre laneway/right-of-way (Dudley ROW). Whilst the section of this laneway abutting the eastern boundary is constructed, the section abutting the southern boundary is unconstructed. To the west of the site is the Circulatory Road, which includes 90 degree parking on each side, supplying Eltham trader car parking for the activity centre. This road is bisected in the centre with a raised median which allows direct east-west access to the main shopping area of Eltham activity centre.
 - To the south, on the opposite side of the unconstructed section of Dudley ROW, is a near identical property of similar dimensions as the subject site, which is also vacant (No. 31 Dudley Street). A planning application for a townhouse development has recently been refused by Council's Planning Committee and was heard at Victorian Civil and Administrative Tribunal (VCAT) in early August. A decision from VCAT has not yet been received.
 - Immediately east of the subject site (north of the Dudley ROW) are two attached single storey dwellings (Nos. 1/30 and 2/30 Arthur Street). Further east of these two dwellings are detached units which front and gain access from Bible Street (No. 107-109 Bible Street). Further east beyond the Dudley ROW is a single storey dwelling fronting Bible Street (No. 105 Bible Street), as well as three units at No. 101 Bible Street. The rear unit, No. 2/103 Bible Street obtains vehicle access from the Dudley ROW.

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- On the opposite side of Arthur Street are lots of between 990 and 1033 square metres. Nos. 29 and 31 Arthur Street are currently developed with single dwellings and Nos. 27 and 33 Arthur Street are vacant lots. A planning permit for an apartment building containing 15 apartments has recently been approved by Council's Planning Committee at No.33 Arthur Street and an application for the development of the land for 108 apartments incorporating Nos. 27 and 29 Arthur Street has been received by Council (and is currently in its infancy in terms of processing).
- Properties to the west of the subject site are situated within the core commercial precinct of the Eltham Activity Centre, and buildings consist of a mixture of retail and commercial businesses.

Details of proposal

2. Refer to the attached plans.
3. Features of the proposal include:
 - To excavate and partially fill the site to construct 10 three-storey attached townhouses.
 - The townhouses are orientated along a north-south axis with front facades for dwellings 2 to 10 presenting to the western boundary (Circulatory Road). Dwelling 1 will orientate to Arthur Street. Vehicular access is provided to ground floor level garages for each dwelling via a proposed new crossover and driveway from Arthur Street along the eastern boundary.
 - The proposal consists of 10 two-bedroom dwellings and the internal configuration of each dwelling is as follows.

Ground Floor Level

- Front entries for dwellings 2 to 10 (inclusive) are accessed from the existing pedestrian pathway along Circulatory Road via landscaped front gardens. The entrance to dwelling 1 is from Arthur Street. For dwellings 2 to 10, the entry foyer leads to a study and separate laundry, with entry to a single car garage. A staircase leads to the first floor. For dwelling 1 access is obtained via the front porch fronting Arthur Street. A large study faces out to Arthur Street and a separate laundry and second open space orientate to Circulatory Road. Entry is provided to the single car garage and storage area and a staircase provides access to the first floor.

First Floor Level

- Each dwelling contains an open plan kitchen, dining and living area orientated in an east-west direction. Dwelling 1 also includes a separate bathroom.

Second Floor Level

- Each dwelling contains two bedrooms, each with its own ensuite bathroom. Dwelling 1 is the exception, as it contains one ensuite and one separate bathroom.

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Other Features

- The development will have a maximum overall height of 11.15 metres, measured from natural ground level to the top of the skillion roof profile. This maximum height applies to dwelling 3. The proposed site coverage (building area) is 52%, and the proposed permeable area is 22%.
- The proposed dwellings range in size from 152 square metres (seven of the ten dwellings) to 193 square metres (dwelling 1). Details are as shown in the table below (all areas are in square metres).

Dwelling	Bedrooms	Car Spaces	Total Area	Floor	Balcony Area
1	2	1	193		20
2	2	1	152		10
3	2	1	152		10
4	2	1	152		10
5	2	1	152		10
6	2	1	152		10
7	2	1	152		10
8	2	1	159		10
9	2	1	152		10
10	2	1	159		10

- The proposed building is a modern architectural design, and will include a colour and materials palette consisting of stone cladding, concrete render in two muted tones, vertical and horizontal timber cladding, matrix cladding in two muted tones, alucobond metal cladding, face brick work, powder coated black window and sliding door frames and obscured glazed balustrading.
- It is proposed to remove all on-site vegetation, including the two high retention value Yellow Box trees on-site. The Prickly Leaf Paperbark located within the nature strip will remain.
- The proposal seeks the planting of one new large indigenous canopy tree and 12 twelve other smaller trees consisting of a mix of exotic and indigenous species.

Property history

4. This site was recently sold by Council to allow for residential development to occur on it, reflective of the Residential Growth zoning of the land.

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Planning controls

5. When the application was submitted to Council (on 23 July 2014), the subject site was zoned Residential Growth (Schedule 1), and was not affected by any overlays. Amendment C51 to the planning scheme was gazetted on 25 September 2014, and introduced to the area designated as part of the Eltham Major Activity Centre the Design and Development Overlay (Schedule 6) and the Significant Landscape Overlay (Schedule 1). Amendment C51 also introduced a revised Eltham Major Activity Centre Policy at Clause 22.07, which includes new Eltham Major Activity Centre Design Guidelines.

Zoning

6. The subject land is zoned Residential Growth (Schedule 1). The purpose of the Residential Growth Zone includes the provision of housing at increased densities in buildings up to and including four storey buildings, and to encourage a diversity of housing types in locations offering good access to services and public transport, including activity areas.
7. Under this zone, a permit is required to construct two or more dwellings on a lot. A dwelling is a 'no permit required' use in this zone. Schedule 1 of the zone does not specify any variations to the provisions of Clause 55 (ResCode).

Overlays

8. The land is affected by the Significant Landscape Overlay (Schedule 1). Under this overlay, a permit is required to:
 - Construct a building or carry out works within 5 metres from the base of any substantial tree.
 - Remove, destroy or lop any substantial tree.
9. A substantial tree is defined as vegetation that has a trunk circumference greater than 0.5m at one metre above ground level, and/or a height greater than 6 metres.
10. The land is also affected by the Design and Development Overlay (Schedule 6). Under this overlay, a permit is required to:
 - Construct a building or construct or carry out works.
 - Buildings and works must be constructed in accordance with any requirements in the schedule.
 - A permit may be granted to construct a building or construct or carry out works which are not in accordance with any requirement in the schedule, unless specified otherwise.
11. The site is identified as being located within the Eltham Major Activity Centre – Precinct 2C as specified by the overlay. The relevant precinct objectives to this proposal seek to provide a transition in built form scale between the core commercial area (to the west) and adjoining residential areas (to the east), and to encourage consolidation of residential lots for well-designed integrated residential developments.

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Particular provisions

12. Clause 52.06 (Car Parking) applies to the application. This clause seeks to ensure there is the provision of an appropriate number of car parking spaces, that car parking does not adversely affect the amenity of the locality, and that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.
13. Development of two or more dwellings on a lot must meet the requirements of Clause 55 (commonly known as 'ResCode').
14. Clause 65 (Decision Guidelines) outlines general decision guidelines that must be considered when assessing an application. These guidelines include the purpose of the zone or other provision, the orderly planning of the area, and the effect on the amenity of the area.

Relevant planning policies

15. State Planning Policies which are relevant to this application include:
 - Clause 11.01 – Activity Centres
 - Clause 15.01 – Urban Environment
 - Clause 15.01-2 – Urban Design Principles
 - Clause 15.02 – Sustainable Development
 - Clause 16.01-2 - Location of residential development
 - Clause 16.01-4 – Housing Diversity
16. The Local Planning Policies which are relevant to this application include:
 - Clause 21.05-1 – Settlement and Housing
 - Clause 21.05-3 – Environment, Conservation and Landscape
 - Clause 21.05-4 – Economic Development
 - Clause 21.05-5 – Infrastructure
 - Clause 22.01 – Medium Density Housing Policy
 - Clause 22.07 – Eltham Major Activity Centre Policy
 - Clause 22.12 – Neighbourhood Character Policy
17. The Local Strategic documents which are relevant to this application include:
 - Eltham Major Activity Centre Structure Plan (August 2004)
 - Eltham Major Activity Centre Design Guidelines (February 2014)
 - Nillumbik Major Activity Centres - Sustainable Transport Study and Strategy (September 2009).

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Policy context

18. The planning controls and policies identified above encourage residential development within the Eltham Major Activity Centre at a higher density of housing. This intent is specifically reflected in the purpose of the Residential Growth Zone, which seeks to facilitate new housing growth and diversity, which includes increased housing densities, including medium to high density housing development. The Eltham Activity Centre (together with the Diamond Creek Activity Centre) has been identified as the primary geographical locations to provide higher density forms of housing. Both State and Local planning policy also encourages developments within activity centres that reduce the dependency on motor vehicle usage and the level of car parking required for each dwelling.
19. The encouragement afforded by this zone and relevant planning policies is tempered by objectives that require development to be site responsive, and complementary to desired neighbourhood character and the Eltham Major Activity Centre Design Guidelines.
20. Support for the proposal is provided by the following State and Local strategic planning documents:
 - The existing State Planning Policy Framework, particularly to the extent that it implements objectives relating to the consolidation of major activity centres for commercial uses and housing.
 - The Local Planning Policy Framework, notably the Municipal Strategic Statement and Clause 22.07, to the extent that the proposal reinforces the role of the Eltham Major Activity Centre.
 - The Eltham Major Activity Centre Structure Plan (August 2004), particularly as the document seeks development that provides more substantial medium density housing between Dudley and Cecil Streets within 100 metres of Bible Street.

Public consultation

Advertising

21. The application has been advertised by way of the posting of notices to the owners and occupiers of neighbouring properties and the erection of three notices on-site (one along the Arthur Street frontage, one along the Circulatory Road frontage, and one along the Dudley ROW at the southern end of the site).

Objections

22. As a result of advertising, a total of two written objections have been received. These objections can be summarised as follows:
 - Concerns regarding the standard of design. For example, the west-facing frontage to Circulatory Road will present as one solid block, without articulation or separation between dwellings. The design results in uniformity and bulkiness which is disappointing for a residential development in a prime and central location.

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- The proposal is too dense to properly satisfy Schedule 6 of the Design and Development Overlay.
- The proposed 1.55 metre setback from the footpath along Circulatory Road does not allow sufficient room for indigenous canopy trees to be planted and a greater setback to the rear boundary should be provided for landscaping opportunities. Further, only one indigenous canopy tree is proposed throughout the development, which is insufficient.
- Concerns that the design has not considered adequate passive solar access and comfort for all seasonal conditions. For example, the development is west facing and the sloping roof form restricts entry of northern winter sunlight.
- Secluded open space has only been provided in the form of balconies.
- The landscape plan shows trees planted at the end of the building away from Arthur Street along what is marked as a 'road'. This area is a footpath. This path is also to be used by the development of No.31 Dudley for its landscaping. With such dense planting of canopy trees, it is unlikely that any will survive in this double use of a very limited space.
- On the landscape plan for No. 31 Dudley Street a large *Eucalyptus melliodora* (yellow box) is marked as 'to be retained', however it appears to be on the land of No.28 Arthur Street and on the landscape plan for No.28 Arthur Street does not show this tree.
- The planting schedule does not use all indigenous plants, the climate and soil in Eltham is poor. 'Nillumbik' means poor or bad earth with good reason. Adherence to plants listed in the Council produced document "Live Local, Plant Local" increases the chances of landscape planting surviving.
- The materials and colour schedule lacks precise detail regarding colours of the building materials and paint. There are photographs of materials, however the information below each states 'or similar' which is open to interpretation.

Consultation meeting

23. No consultation meeting was held for this application as officers had identified and raised concerns regarding the proposal throughout the course of the application. Although some concerns were addressed through minor design changes, the permit applicant chose not to address the major concerns around detailed design and tree retention. Accordingly, in this instance, it was determined that such a meeting would not be beneficial.

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Referrals

Internal

24. The application was referred to various business units or individuals within Council for advice on particular matters. The following is a summary of the relevant advice:

Council Unit	Comments
<p>Infrastructure Development Unit</p>	<p>Initial concerns regarding the width of the driveway and truck clearance under the cantilevered second floor have been addressed through amended plans.</p> <p>Concerns have been identified with the Waste Management Plan, however these are errors that can be addressed through a permit condition in the event a planning permit is issued.</p> <p>Conditions regarding stormwater management; quality and detention; vehicle crossover; and driveway construction have been provided in the event that a planning permit is issued.</p>
<p>Strategic Planning Team</p>	<p>A number of unresolved issues regarding tree removal, landscape design, building height and density, building form and setbacks, building massing, and sense of address and safety were identified throughout the course of this application and have not been fully addressed.</p>
<p>Consulting Arborist</p>	<p>The trees and associated tree protection zoned identified within the permit applicant's arborist report are correct.</p> <p>Trees on the abutting property at No. 30 Arthur Street have been incorrectly located on the plans and will be adversely impacted by the proposed driveway works.</p> <p>The removal of high retention value trees (Nos. 4 and 5) are not supported.</p>
<p>Landscape Architect</p>	<p>The narrow setback of the development to the western boundary limits the landscaping opportunities in this location. It would be difficult to successfully establish any vegetation of significance that could soften the built form. Similar restrictions to the landscape opportunities exist on the eastern boundary.</p> <p>The proposed landscaping at the northern and southern end of the development is sufficient given the space available.</p> <p>The proposed landscaping is a reasonable response to the obvious restrictions of the site.</p>

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<p>Sustainability Officer</p>	<p>For a development of this size (ten or more dwellings), Council would encourage the permit applicant to submit a Sustainable Management Plan to address the ten Key Sustainable Building Categories defined in Sustainable Design Assessment in the Planning Process (SDAPP).</p> <p>To date, Council has received a Sustainable Design Assessment completed using the STEPS tool, which is more appropriate for a smaller development. The other categories under the SDAPP framework have not been addressed. It is noted that the application cannot be refused on this basis alone, as the submission of a sustainability assessment is not currently identified in the planning scheme as a statutory requirement that must be satisfied.</p>
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External

25. There are no external referral authorities relevant to this application.

Planning assessment

Introduction

26. The following have been identified as the key planning issues in relation to the assessment of this planning application:

- Strategic merit for high density development;
- Car parking and traffic impacts;
- Compliance with Clause 55 (ResCode);
- Built form and neighbourhood character; and
- Vegetation impacts and landscaping.

27. Assessment of these issues, together with a response to objections received, will be discussed in the remainder of this report.

Strategic merit for high density development

28. The subject site is located within the Eltham Major Activity Centre in the residential interface area, and is situated approximately 300 metres from the Eltham Railway Station. The site therefore has excellent access to commercial facilities, public transport and community infrastructure. The proposed development is consistent with both State and Local planning policies, where greater residential housing densities are encouraged and considered to be appropriate close to, and within, identified activity centres.

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29. The Residential Growth Zone (Schedule 1) seeks to provide housing at increased densities in buildings up to and including four storeys; encourage a diversity of housing types in locations offering good access to services and transport including activity areas; and encourage a scale of development that provides a transition between areas of more intensive use and development and areas of restricted housing growth. The zoning of the land clearly supports the type of development proposed.
30. As such, the subject site is afforded strong strategic support for higher density development within the Eltham Activity Centre. However, a development proposal must still consider key elements such as design response and neighbourhood character as part of the development proposal. This will be discussed in the sections of the assessment below.

Car parking and traffic impacts

31. The proposed development includes 10 two-bedroom dwellings. Clause 52.06-5 of the planning scheme specifies a car parking rate of one car space for each one or two bedroom dwelling, and one visitor space is required for every 5 dwellings. As such, the proposal has a statutory parking requirement of 12 car spaces, comprising of 10 car spaces for the dwellings and 2 visitor car spaces. The development proposes to provide 10 on-site car spaces for occupants of the proposed dwellings (complying with the provision set by Clause 52.06), however a reduction of 2 visitor car spaces is sought under this application.
32. Clause 52.06 (Car Parking) enables responsible authorities to consider a reduction in car parking requirements if the application can demonstrate that a reduction is justified, having regard to the car parking demand generated by the use and whether or not it is appropriate to allow fewer car spaces to be provided than the number likely to be generated by the development. In accordance with Clause 52.06-6, an assessment of car parking demand likely to be generated by the use must have regard to the following factors: the availability of public transport; the availability of car parking within the area; the convenience of pedestrian and cyclist access to the site; the provision of bicycle parking and end-trip facilities for cyclists; and the anticipated car ownership rates of likely occupants of the development.
33. The proposed reduction of two visitor car spaces is considered to be acceptable for the following reasons:
- Recent parking occupancy surveys indicate that there is sufficient capacity within the surrounding on-street parking areas to readily accommodate an increase in parking demand associated with visitors to the development.
 - The site is ideally located to take advantage of access to sustainable transport alternatives, such as nearby public transport services, on and off-road bicycle lanes, and the pedestrian footpath network.
34. Council's Infrastructure Development Unit supports the reduction of 2 visitor car spaces for this development, given its close proximity to the Eltham Major Activity Centre, close proximity to public transport options, and the available car parking within the activity centre and area.

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35. The proposal will utilise a new crossover and driveway from Arthur Street on the eastern side of the site and will be constructed to accord with the requirements of Clause 52.06 (Car Parking) of the planning scheme and the requirements of Council's Infrastructure Development Unit. The first 7 metres of the driveway have been widened to allow enough room for a vehicle entering the driveway to stop while it waits for another vehicle to exit the driveway. This will help to reduce any traffic congestion within Arthur Street. No other issues concerning traffic circulation and impacts on the surrounding road network have been identified by Council's Infrastructure Development Unit.

Compliance with Clause 55 (ResCode)

36. The application has been assessed against Clause 55 (ResCode) of the planning scheme. Clause 55 sets out a range of objectives and standards that test a design's responsiveness to the site and surrounds, and provides objective tests regarding potential amenity impacts. Whilst meeting the specified objective is mandatory, satisfying the standards can be varied provided that the proposal satisfies the objective.
37. The proposed development complies with many of the technical standards and objectives of ResCode. In particular, the development complies with the site coverage and permeability benchmarks of 52% and 22% respectively.
38. However, the proposed design fails to meet the side and rear setbacks objective of Standard B17 of ResCode, which requires that a new building not on or within 200mm of a boundary should be set back from side or rear boundaries 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. The boundary setbacks along the length of the eastern elevation do not comply with this standard.
39. The proposed design fails to meet the overlooking objective of Standard B22, as the kitchen windows of each dwelling are proposed to have clear fixed glazing. These windows have the ability to overlook the private open space of dwellings to the east of the subject site.
40. The proposal also fails to meet the accessibility objective at Standard B25. Out of the ten dwellings proposed, four have ground floor entries either at-grade or with minimal steps that could be made accessible to people with limited mobility. However, the design has failed to consider the needs of people with limited mobility however, as none of the proposed dwellings contain a lift which would enable access to the living areas on the first floor of all dwellings and the bathrooms on the second floor of dwellings 2 to 10. This site is located within the heart of the Eltham Activity Centre, where people with limited mobility have easy access to employment, services, retail outlets and public transport. It is therefore not unreasonable that some of the proposed dwellings provide access for people with limited mobility.

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41. The design detail objectives contained at Standard B31 have also not been fully considered. Standard B31 seeks to encourage design detail that respects the existing or preferred neighbourhood character through the design of buildings having consideration for façade articulation and detailing, roof form and verandahs, eaves and parapets. The flat roof form, pop cube feature and cantilevered second floor are not responsive to the preferred neighbourhood character. This concern is discussed in further detail later in this report.
42. The proposed design has not addressed the common property objectives of Standard B33, where developments should clearly delineate public, communal and private areas, as well as ensuring that any areas of common property are functional and capable of efficient management. From the plans, it is unclear whether the development proposes the front and rear setback landscaped areas to be common property or private property. If the rear setback is to be common property, then there is currently no access point proposed to this area. If the area is to belong to dwelling 10, then there is currently no convenient way to access this area for enjoyment and maintenance. Similarly, the front setback area to Arthur Street contains the stormwater detention area, services and letter boxes which will service the entire development. However, this area also contains the front entry path and porch for dwelling 1.
43. The proposed development also fails to address the neighbourhood character objectives of Standard B1, as well as the landscape character objectives of Standard B13. These concerns are discussed in greater detail later within the report.

Built form and neighbourhood character

44. The site is located within the Eltham Activity Centre, and specifically within the residential interface to the commercial core. The Residential Growth Zone provides direct support for higher density development, and the Design and Development and Significant Landscape Overlays provide for redevelopment of up to four storeys in this location. Objectives within these overlays seek retention of mature trees and new built form which draw from the valued aspects of the existing character.
45. The Eltham Activity Centre local planning policy promotes "*an increase in the amount and diversity of housing by providing medium density housing, particularly that suited to one and two person households*". The Significant Landscape Overlay describes it as "*the Eltham Town Centre has a distinctive character which in part is defined by the integration of the built form and vegetation, particularly canopy trees, which should be preserved and enhanced. The Eltham Town Centre is also a designated area of high change, where the development potential of sites is to be realised in accordance with the Eltham Major Activity Centre Structure Plan. Future development should thus seek to strike a balance between the retention and planting of vegetation and the accommodation of higher density development*".
46. Council's Neighbourhood Character Policy at Clause 22.12 identifies the subject site as being within the 'Eltham Central' character precinct. The application of this policy in this geographical location pre-dates Amendment C51 to the planning scheme. The key elements taken from the statement of desired future character of the 'Eltham Central' precinct are:

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- *Development responds to topographic and vegetation context.*
 - *Orientation and setbacks of adjoining developments are maintained.*
 - *Excavation and earthworks should be minimised.*
 - *Substantial indigenous/native trees dominate the landscape.*
 - *The 'public' space between the garden and the roadway is not delineated as a separate space.*
47. The predominant character of the immediate area is a mixture of commercial and residential development. Multi-dwelling developments are prevalent in the wider area, particularly to the east along Bible Street. The built form of these multi-unit developments is typically single or double storey semi-detached. This proposal for a three-storey townhouse development is not currently consistent with the existing built form context described above, and therefore the focus must shift to whether the proposed built form representative of the 'preferred' character of this activity centre precinct.
48. The key objectives of the Design and Development Overlay (Schedule 6) and the Significant Landscape Overlay (Schedule 1) relevant to this application are:
- New development should appear to have a domestic quality and respond to the residential character of the area;
 - Building forms will be modest and compact in scale and avoid excessive bulk through the use of articulation, low roof pitches, and other design elements;
 - To recognise, protect, retain and enhance the contribution provided by canopy trees, particularly native trees, to the existing and preferred character of Eltham;
 - To ensure the health of existing canopy trees is not unnecessarily jeopardised by buildings and works;
 - To ensure that new development contributes to the achievement of the preferred character through additional landscaping, particularly canopy trees;
 - Building siting should provide the opportunity for open space areas and allow for canopy tree landscaping to be integrated with the total development;
 - To restrict removal of vegetation to the minimum required to allow land to satisfy its development potential;
 - To ensure pedestrian entrances into buildings are located at the same level as the footpath, clearly visible from the street, well lit, and allow for mobility-impaired access;
 - Buildings with larger footprints should be designed with split levels to respond to the natural topography.
49. The following is a summary of how the proposed development responds to the design guidelines contained within the Design and Development Overlay (Schedule 6).

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Design Guideline	Complies?	Comment
Maximum building height must not exceed 14 metres (4 storeys).	Complies	The maximum building height is 11.15 metres.
The fourth storey should be contained in the roof space.	Complies	There is no fourth storey proposed.
The building's front setback should be a minimum of 5.5 metres from roadside kerb.	Complies	The building line is setback 5.8 metres from the kerb of Arthur Street.
A third storey (and above) should be setback a minimum of 3 metres from the first floor frontage.	Does not comply	The third storey is not set back a minimum of 3 metres from the first floor frontage of Arthur Street.
Buildings must be designed to preserve views from adjoining residential properties to the treed hilltops to the west.	Partially complies	The properties to the east are currently single storey and some with solid fences which have existing limited views of the treed hilltops.
Buildings with larger footprints should be designed with split levels to respond to the natural topography.	Does not comply	The site has a 4 metres fall from front to rear and does not utilise a split level design to follow the landform.
Main pedestrian entrances should be clearly legible from the street and demarcated with strong architectural and landscape features.	Complies	The pedestrian access to the townhouses is from Arthur Street and the footpath located on Circulatory Road. The entrances are demarcated by entry steps, landscaping, and a change in materials around the entrance areas.
New development should appear to have a domestic quality and respond to the residential character of the area.	Does not comply	The proposed design as it fronts Arthur Street does not appear to be residential in nature.
Non-residential development should appear to have a domestic quality and respond to the residential character of the area.	Not applicable	The development is residential use only.
Developments sited alongside boundaries should be massed in a staggered manner to avoid overlooking of adjacent properties and reduce overshadowing impacts.	Complies	The eastern boundary of the property partially abuts an existing road reserve. Where it does abut residential properties, overlooking and overshadowing comply with Clause 55 (ResCode).

4. Planning Reports

PC.008/16 Construction of 10 dwellings, removal of substantial trees and a reduction in visitor parking requirements at 28 Arthur Street, Eltham

Building siting should provide the opportunity for open space areas and allow for canopy tree landscaping to be integrated with the total development.	Does not comply	Insufficient areas have been provided on the western and eastern sides of the development, and the northern (front) setback is heavily encumbered by stormwater and service infrastructure, as well as the communal letterbox area.
On-site car parking should be sited to the side and rear of dwellings behind the front façade.	Complies	Car parking will be located in single car garages that form part of the ground floor level of the dwellings.
New development should provide for open landscaped front yards and avoid high solid fencing.	Complies	No front fencing is proposed and landscaping will be provided along both the Arthur Street and Circulatory Road street frontages.
Signage on non-residential uses should be subdued in colour, positioned below the eave line and integrated with the surroundings	Not applicable	There are no non-residential uses proposed as part of this application.

50. Although the building is only three storeys in height and the overall building height is 11.15 metres (compared to the four storeys and maximum height of 14 metres as permitted by the overlay), the design and built form is not in keeping with what the Design and Development Overlay (Schedule 6) and other policies are trying to achieve in this precinct. The general guidelines within the overlay recommend that the roof be pitched, gabled or hipped greater than 10%. The current design incorporates a mixture of flat roof forms and low skillion roof forms that are considered unacceptable. Although the skillion roof form on dwellings 2 to 10 reach 10 degrees at their steepest point, the roofs predominantly present as flat and this in conjunction with the continuous built form along the length of the property presents as a boxy and very bulky built form.
51. The design of dwelling 1 does not respond to the pitched roof character that is prevalent moving eastwards along Arthur Street. The planning report accompanying the application looks to the mixed use character of the area to justify the flat roof. This is not considered to be a situation where design should respond to all aspects of the existing neighbourhood character. The Eltham Major Activity Centre Structure Plan, Neighbourhood Character Policy at Clause 22.12, the Design and Development Overlay (Schedule 6) and the Eltham Activity Centre Design Guidelines (Part A – General Design Guidelines), seeks a new built form character which draws only on those parts of the existing character which are valued. This is described as the 'Eltham form and character'. Specifically, the flat roofed commercial building beyond the open lot car park to the west of the site, is not a valued part of the existing character, nor is it a roof form which the planning scheme aspires to on the subject land.

4. Planning Reports

PC.008/16 Construction of 10 dwellings, removal of substantial trees and a reduction in visitor parking requirements at 28 Arthur Street, Eltham

52. The Eltham Activity Centre Design Guidelines (Part A – General Design Guidelines) similarly promote roof styles that are respectful to the existing buildings within the area and establish a consistent roof scape image. This should be achieved by:
- Incorporating roofs pitched, gabled or hipped greater than 10 per cent;
 - Avoiding excessive use of flat, curved or high pitched roof forms;
 - Applying extended eaves or roof cap (of at least 450mm in depth) to the roof design. This will enhance the presentation of the building and assist in controlling sun light penetration.
53. The Design and Development Overlay (Schedule 6) requires a front setback of 5.5 metres from the kerb, with the third and fourth storey setback 3 metres from the first floor frontage. Whilst the proposed development is setback a sufficient distance from the kerb line, the third storey is not setback a minimum distance of 3 metres from the ground floor frontage. The design is a three storey building with its front elevation incorporating a wraparound balcony at the middle level and a cantilevered second level on the north and eastern elevations. Whilst this is an interesting design approach, it is not what is sought by the Design and Development Overlay (Schedule 6) and exacerbates visual bulk and mass of the development when viewed from Arthur Street. Instead, the design guidelines seek to make the levels of three and four storey development recessive in an area predominantly containing one and two storey buildings. Further to this, the Design and Development Overlay (Schedule 6) and the Eltham Activity Centre Design Guidelines (Part B – Residential Interface Design Guidelines) refer to the residential vernacular of the area and notes that new developments should appear to have a domestic quality. The pop out cube and cantilevered second storey is at odds with this vernacular, and presents more as a commercial building, and exacerbates the absence of a pitched roof over this part of the development.
54. The Eltham Major Activity Centre Structure Plan, the Design and Development Overlay (Schedule 6) and the Eltham Activity Centre Design Guidelines (Part A – General Design Guidelines) seek development which takes account of the existing landform and responds to the natural topography of the land. The Design and Development Overlay (Schedule 6) specifically states:
- Buildings with larger footprints should be designed with split levels to respond to natural topography.
55. The Eltham Activity Centre Design Guidelines (Part A – General Design Guidelines) seek to “*ensure development integrates with the surrounding landscape and minimise disturbance to the natural landform*”. This should be achieved by:
- Minimising earthworks and visual impact by using split level design on larger sites;
 - Stepping development to follow contours and the prevailing slope of the land; and
 - Siting buildings to avoid excessive cut and fill.

4. Planning Reports

PC.008/16 Construction of 10 dwellings, removal of substantial trees and a reduction in visitor parking requirements at 28 Arthur Street, Eltham

56. The subject site has a 4 metre slope from back to front and a 1.5 metre slope across the rear. The proposed development does not comply with the planning scheme and does not follow the advice of the design guidelines, as the ground floor level of the development is largely consistent across the length of the site, with only 0.7 metre difference between the ground floor levels of dwelling 1 and dwelling 10. The effect of this design is that the ground floor of dwelling 1 which faces Arthur Street, is elevated a full metre above the footpath level and most of the dwellings requiring a front entrance with steps.
57. Whilst acknowledging that accessible housing is predominantly the domain of the Building Code, this location is strategically important for those sectors of the community who cannot drive, some of whom may use walking frames and electric wheelchairs. Housing within walking distance of shops, services, job opportunities and high frequency public transport provides opportunities for those with mobility impairments a level of independence which is not otherwise open to them. Council's Positive Aging Strategy points out that within 10 years, 23% of the population of Nillumbik will be aged over 55. It is also unfortunate that none of the dwellings have included an internal lift within the floor plan so as to provide access to people with limited mobility.

Vegetation impacts and landscaping

58. The subject site contains two healthy *Eucalyptus melliodora* (Yellow Box) trees, both of which are proposed to be removed as part of the development. Both the project arborist and Council's consulting arborist have identified these trees as being of high retention value. The Significant Landscape Overlay (Schedule 1) outlines the following relevant decision guidelines when considering tree removal:
- Whether the site is being restricted from realising its development potential in accordance with the Eltham Major Activity Centre Structure Plan (August 2004) by retention of the vegetation;
 - Whether the design of any proposed buildings and works has been adequately responsive to the objective of avoiding and/or minimising the extent of vegetation removal, destruction or lopping.
59. Tree No. 4 is located along the western boundary, towards the southern portion of the site. Whilst assessed as being in good condition and of high retention value, the location of this mature canopy tree is in direct conflict with the driveway of the proposed development. Its retention is considered to unreasonably restrict the development potential of the site and therefore its removal is supported.
60. Conversely, Tree No. 5, which has also been assessed as being of high retention value and in good condition, is located adjacent to the southern property boundary. This tree is located in an area of future landscaping, however it cannot be retained under the current design due to the extensive earthworks proposed within its Tree Protection Zone. The current application proposes 10 dwellings, however the site could accommodate 9 dwellings in this configuration and retain Tree No. 5.

4. Planning Reports

PC.008/16 Construction of 10 dwellings, removal of substantial trees and a reduction in visitor parking requirements at 28 Arthur Street, Eltham

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61. The decision guidelines of the Significant Landscape Overlay (Schedule 1) seek a balance between retention of native canopy trees and redevelopment of land within the Eltham Activity Centre. Removal of this tree, positioned at the rear of the site in an area of future landscaping, does not strike a reasonable balance.
 62. The plans considered for this proposal also show a Prickly Leaf Paperbark within the nature strip along Arthur Street, as well as two trees on the adjoining site at No. 30 Arthur Street. The project arborist states that these trees are in good health and advises that the trees on the abutting property will not be impacted provided that the proposed driveway is constructed above-grade with no excavation, using porous concrete surface to avoid damage to the roots of these trees in the Tree Protection Zone and Structural Root Zone.
 63. Council's consulting arborist reviewed the application and advised that the project arborist has correctly identified trees and corresponding Tree Protection Zones on the abutting property. Council's consulting arborist did however identify that there is an additional tree located at the front of No. 30 Arthur Street in close proximity to the common boundary of the development site, which has not been assessed by the project arborist. This tree is a *Cupressus sempervirens* (Italian Cypress). Council's consulting arborist also identified that the location of tree trunks at No. 30 Arthur Street have not been correctly located on the development plans. The trees in question are located much closer to the common property boundary with No. 28 Arthur Street than what has been shown on the plans.
 64. Council's consulting arborist has further advised that soil modification (cut and fill) is proposed along the eastern boundary of the site to locate the driveway, which will have a substantial impact upon all trees located on the neighbouring property at No. 30 Arthur Street. The plans submitted for consideration are not consistent with the findings and advice contained within the project arborist's report, which advises that the driveway must be constructed above grade. As such, the impact to third party trees as a result of this development proposal is arboriculturally unacceptable.
 65. Although a landscape plan has been submitted as part of the application, the proposed development footprint leaves little room for meaningful landscaping to be established that will help to soften the built form and contribute longer-term to the wider landscape. In particular, the building is only setback 1.55 metres from the western boundary, which provides little opportunity to establish front gardens for dwellings 2 to 10, or to provide enough room to plant a small tree or shrubbery to help soften the three storey built form when viewed from the west.
 66. Similarly, given the proximity of the driveway to the eastern boundary, there is very little opportunity to establish landscaping along the eastern boundary to assist in softening the three-storey built form when viewed from the residences to the east. Further to this, the low level landscaping that is proposed and the minimal area available for planting, does not allow opportunity to soften the long, straight concrete driveway arrangement when viewed from Arthur Street, nor the bin store area located at the end of the driveway.

4. Planning Reports

PC.008/16 Construction of 10 dwellings, removal of substantial trees and a reduction in visitor parking requirements at 28 Arthur Street, Eltham

67. Although the ground floor setback from Arthur Street complies with the setback requirements under the Design and Development Overlay (Schedule 6), the frontage set aside for landscaping is heavily encumbered by the proposed stormwater detention unit, the communal letterboxes and the service area. The area set aside does not provide sufficient space for a large indigenous canopy tree to be established, which would offer a future contribution to the streetscape and wider landscape area, and assist to soften the built form when viewed downslope of the subject site.

Response to objections not yet addressed in the report

68. The written objections received have raised concerns with respect to the proposed development. Issues regarding detailed design, insufficient landscaping and the inclusion of canopy trees within the development have been discussed in earlier sections of this report. A response to those issues not previously discussed and addressed is included below.

The only secluded private open space provided appears to be on balconies

69. The proposed development complies with Standard B28 (Private open space objective) of Clause 55 (ResCode), which allows for private open space to be provided in the form of a balcony of 8 square metres with a minimum width of 1.6 metres, and with convenient access from a living room.

It is unclear whether this proposal has made sufficient design allowances for passive solar access/comfort for all seasonal conditions.

70. Standard B10 (Energy efficiency objectives) of Clause 55 (ResCode) has an objective to ensure that the orientation and layout of developments reduce fossil fuel energy use and make appropriate use of daylight and solar energy, as well as to achieve and protect energy efficient dwellings and residential buildings. This clause notes that buildings should be oriented to make appropriate use of solar energy; living areas and private open space should be located on the north side of the development; and if practicable developments should be designed so that solar access to north-facing windows is maximised. The zone and overlay controls affecting the subject site do not include requirements for energy efficiency objectives. Given the orientation and shape of the lot, it is difficult to avoid a predominantly east and west facing design.

71. The landscape plan shows trees planted at the end of the building away from Arthur Street along what is marked as a 'road', whereas this area is a footpath. This path is also to be used by the development of No.31 Dudley Street for its landscaping. With such dense planting of canopy trees, it is unlikely that any will survive in this double use of a very limited space.

72. The landscape plan proposes all landscaping within the property boundaries and not within the adjacent right-of-way. The plans correctly show the right-of-way as a road. Although this area is currently used as a footpath, the right-of-way is shown as a road on the plan of subdivision attached to the property title. The proposed landscaping for this application will not overlap with the proposed landscaping for No. 31 Dudley Street in the event that a planning permit is issued for either property.

4. Planning Reports

PC.008/16 Construction of 10 dwellings, removal of substantial trees and a reduction in visitor parking requirements at 28 Arthur Street, Eltham

- 73. On the landscape plan for 31 Dudley a large Eucalyptus melliodora is marked as 'to be retained' however it appears to be on the land of 28 Arthur and, on the landscape plan for 28 Arthur does not show this tree.
- 74. The land at No.28 Arthur Street contains two Eucalyptus melliodora (Yellow Box) trees and these have been shown correctly on the plans submitted with the application.
- 75. The planting schedule does not use all indigenous plants, the climate and soil in Eltham is poor. 'Nillumbik' means poor or bad earth with good reason. Adherence to plants listed in the Council produced document "Live Local, Plant Local" increases the chances of landscape planting surviving.
- 76. The landscape plan includes a good mix of both indigenous and non-indigenous and the species selection is considered to be appropriate for the transitional interface between the commercial core and wider residential area.
- 77. The materials and colour schedule lacks precise detail regarding colours of the building materials and paint. There are photographs of materials, however the information below each states 'or similar' which is open to interpretation.
- 78. The materials and colour schedule submitted with the application includes details of the proposed external materials and colours. It is standard practice for a colour schedule to specify 'or similar' in the event that a particular manufacturer's material cannot be sourced. This allows an alternate finish in the same tone to be utilised without requiring an amendment to the planning permit.

Conclusion

- 79. The application seeks approval for the construction of 10 dwellings, removal of substantial trees and a reduction in visitor parking. The application was advertised and two written objections were received. The key planning issues relate to the strategic merit for high density development; compliance with Clause 55 (ResCode); car parking and traffic impacts; built form and neighbourhood character; and vegetation impacts and landscaping.
- 80. Although the proposed development is ideally located in the Eltham Activity Centre and suited for higher density development, the design of the dwellings has failed to address numerous standards and objectives of Clause 55 (ResCode). The detailed design of the development also fails to address many elements of key planning policy for this area, including the Design and Development Overlay (Schedule 6), the Significant Landscape Overlay (Schedule 1), the Eltham Major Activity Centre Policy, the Neighbourhood Character Policy and the Eltham Activity Centre Design Guidelines (Parts A and B).
- 81. The proposed development seeks the removal of two high retention value Yellow Box trees, one of which can readily be retained without compromising the redevelopment potential of this site. The proposal will also adversely impact on a number of trees located on abutting land, and the development footprint fails to provide sufficient area for meaningful and viable landscaping to occur.

4. Planning Reports

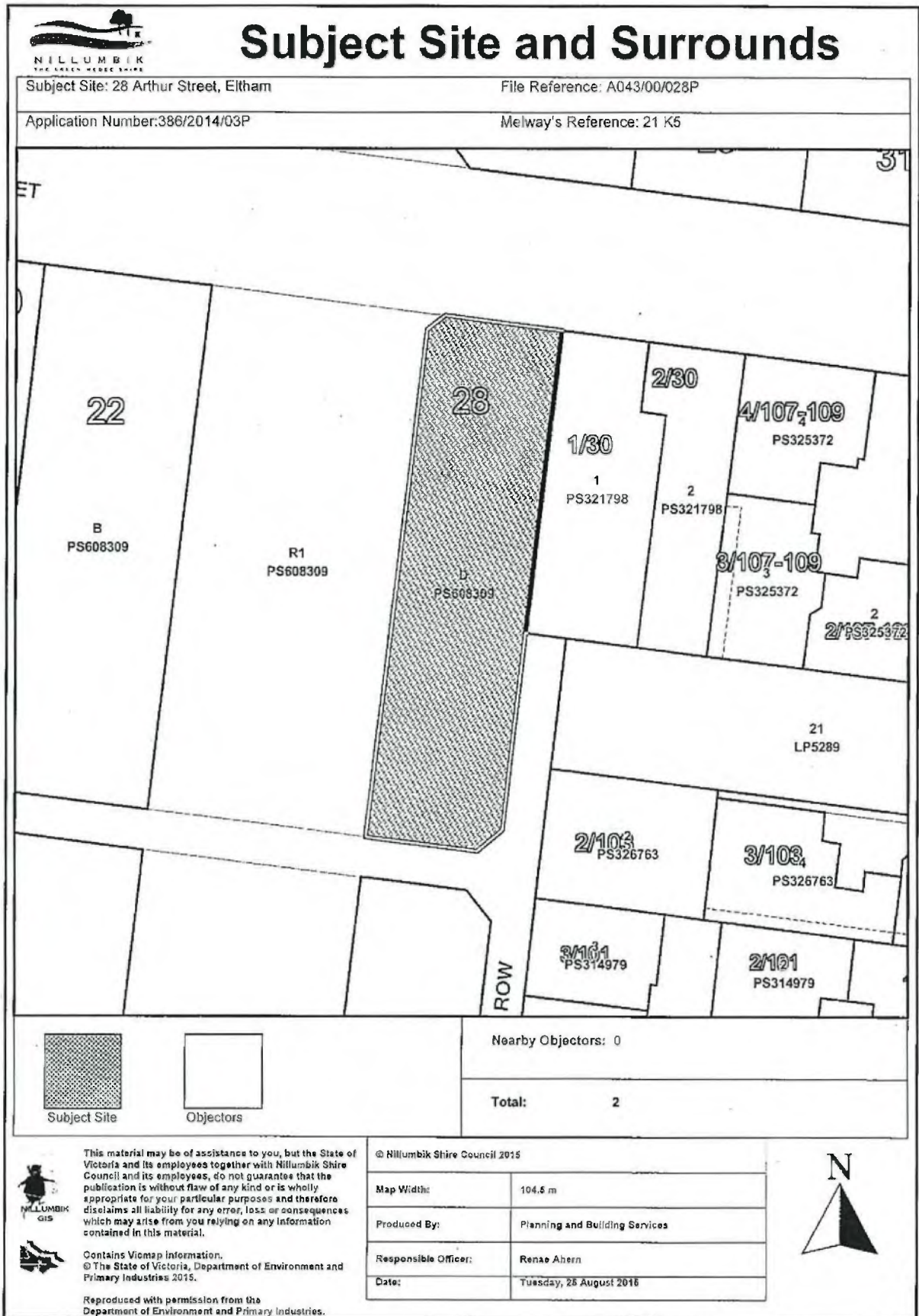
PC.008/16 Construction of 10 dwellings, removal of substantial trees and a reduction in visitor parking requirements at 28 Arthur Street, Eltham

82. The issues identified with this development proposal are substantial and cannot be addressed by modification via permit conditions. Rather, re-examination of the number of dwellings proposed, and the design and layout of the development is required in order to provide a site responsive and acceptable residential development outcome for this site.
83. In light of the above planning assessment, the application warrants refusal, as reflected in the officer recommendation which follows. It is noted that the permit applicant was provided with an opportunity to formally amend the application via a deferral motion at last September's Planning Committee Meeting, however this has not progressed over the course of the last 8 months, and therefore a formal determination of the planning application is now warranted.

Recommendation

That the Committee (under delegation from Council) issue a Notice of Decision to Refuse to Grant a Permit to the land at 28 Arthur Street, Eltham, for the construction of 10 dwellings, removal of substantial trees and a reduction in visitor parking requirements on the following grounds:

1. The proposal is contrary to the objectives of the Design and Development Overlay (Schedule 6), Clause 22.07 (Eltham Major Activity Centre Policy) and Clause 22.12 (Neighbourhood Character Policy) in relation to respecting the preferred neighbourhood character of the area, due to the design detail, roof form, extent of continuous built form, and overall scale, bulk and building mass.
2. The proposed development is contrary to the objectives of the Significant Landscape Overlay (Schedule 1), as the proposed development fails to incorporate the retention of a high retention value indigenous canopy tree.
3. The proposed development is contrary to the objectives of the Significant Landscape Overlay (Schedule 1) and Clause 22.12 (Neighbourhood Character Policy) due to the lack of meaningful landscaping opportunities in order to provide an appropriate landscape setting for the proposed development.
4. The proposed development is contrary to many of the objectives and standards of Clause 55 of the Nillumbik Planning Scheme. In particular, the development does not satisfy Standard B1 (Neighbourhood Character), Standard B13 (Landscape Character), Standard B17 (Side and Rear Setbacks), Standard B22 (Overlooking), Standard B25 (Accessibility), Standard B31 (Design Detail) and Standard B33 (Common Property).



Attachment



M. J. L. M. D. J. K.
 100 ARTHUR STREET, ELTHAM
ADVERTISED PLAN
 Plan: _____ of _____ 19____
 Application No: 386/2014/103P
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28 Arthur Street, Eltham

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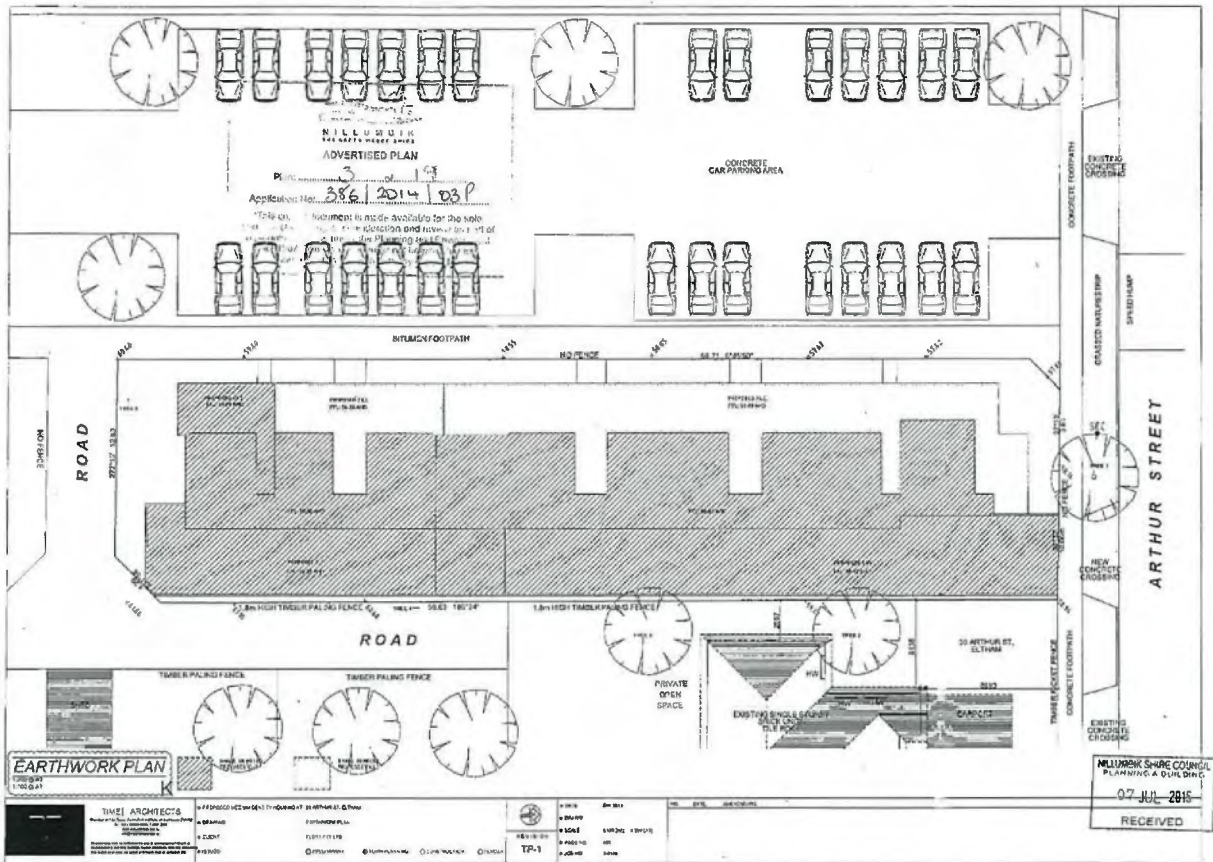
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28 Arthur Street, Eltham

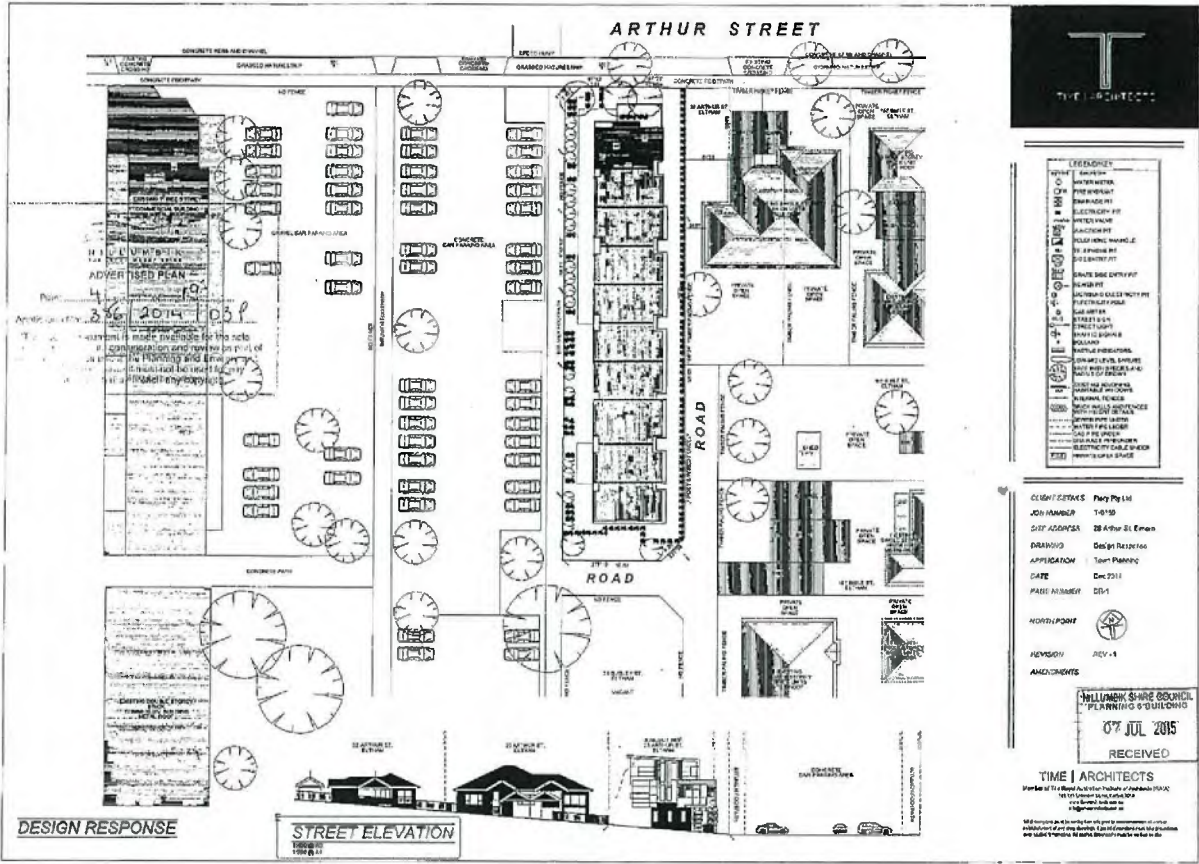
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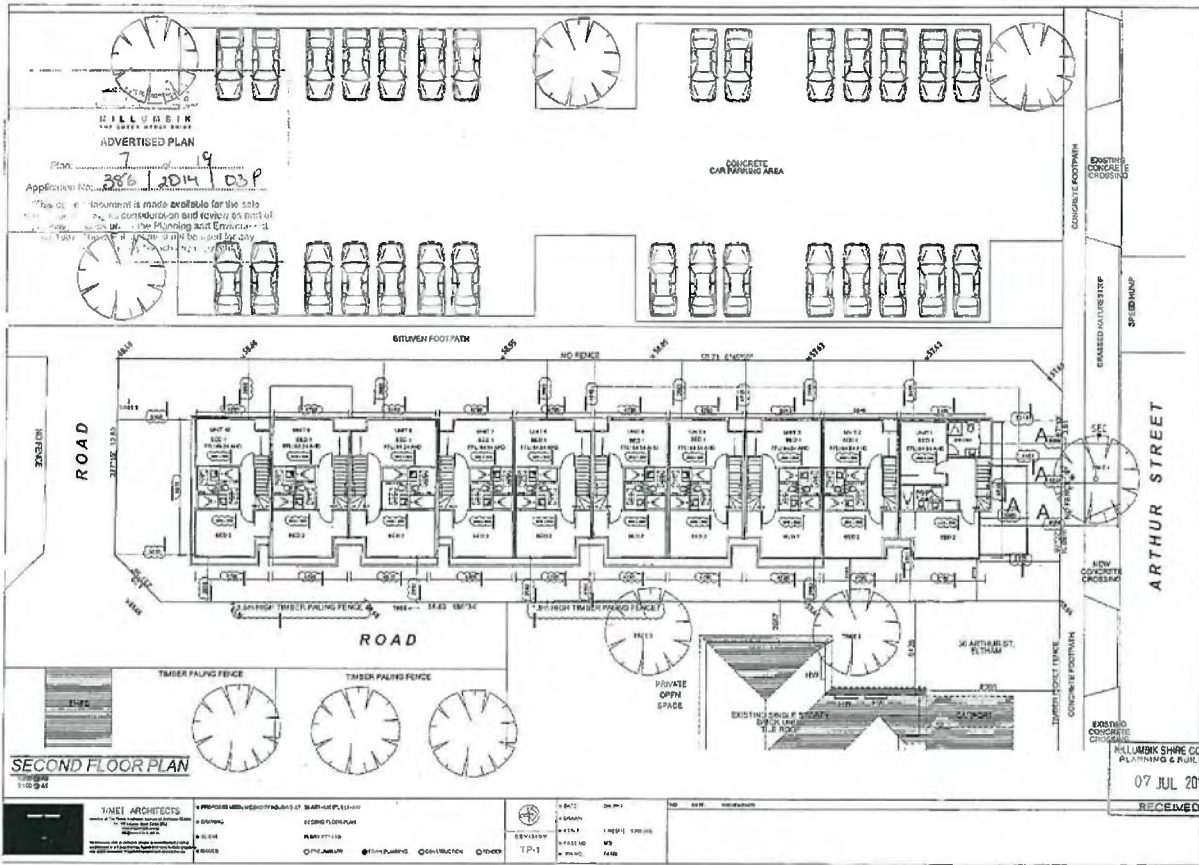


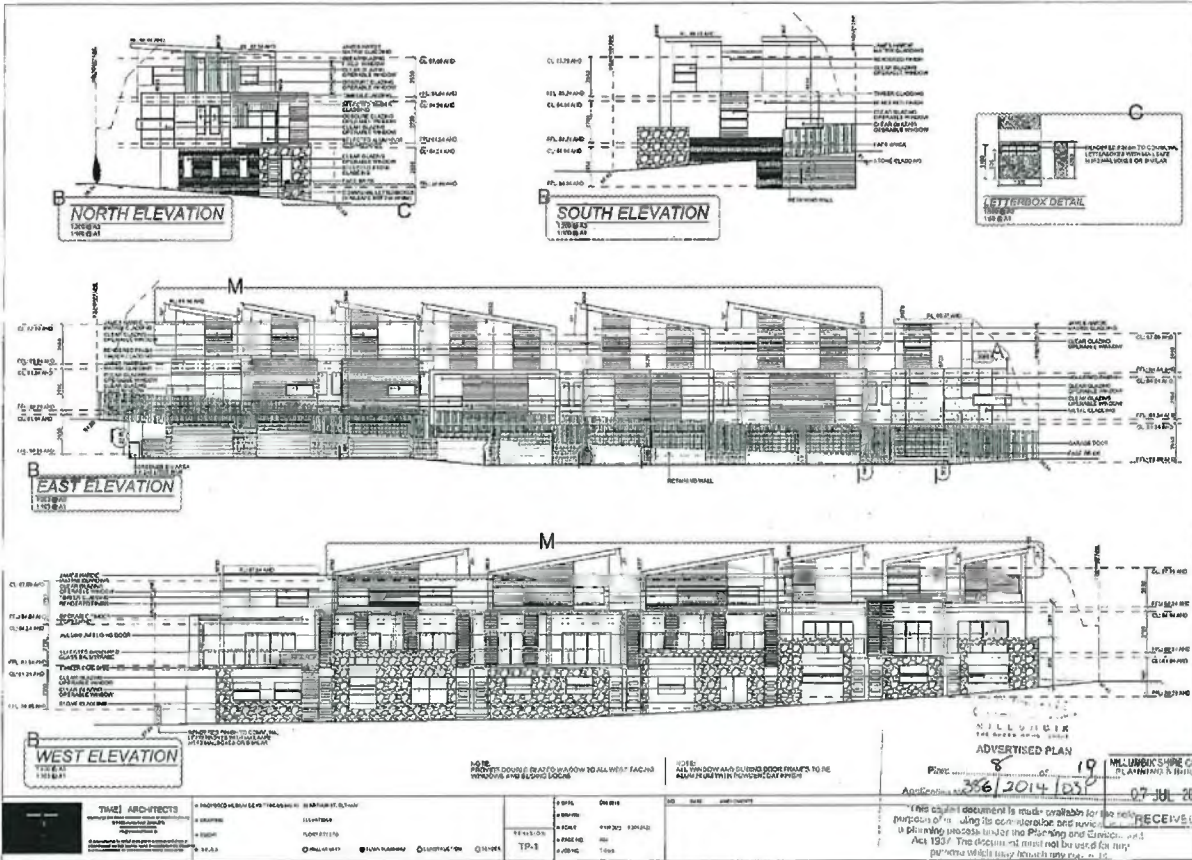
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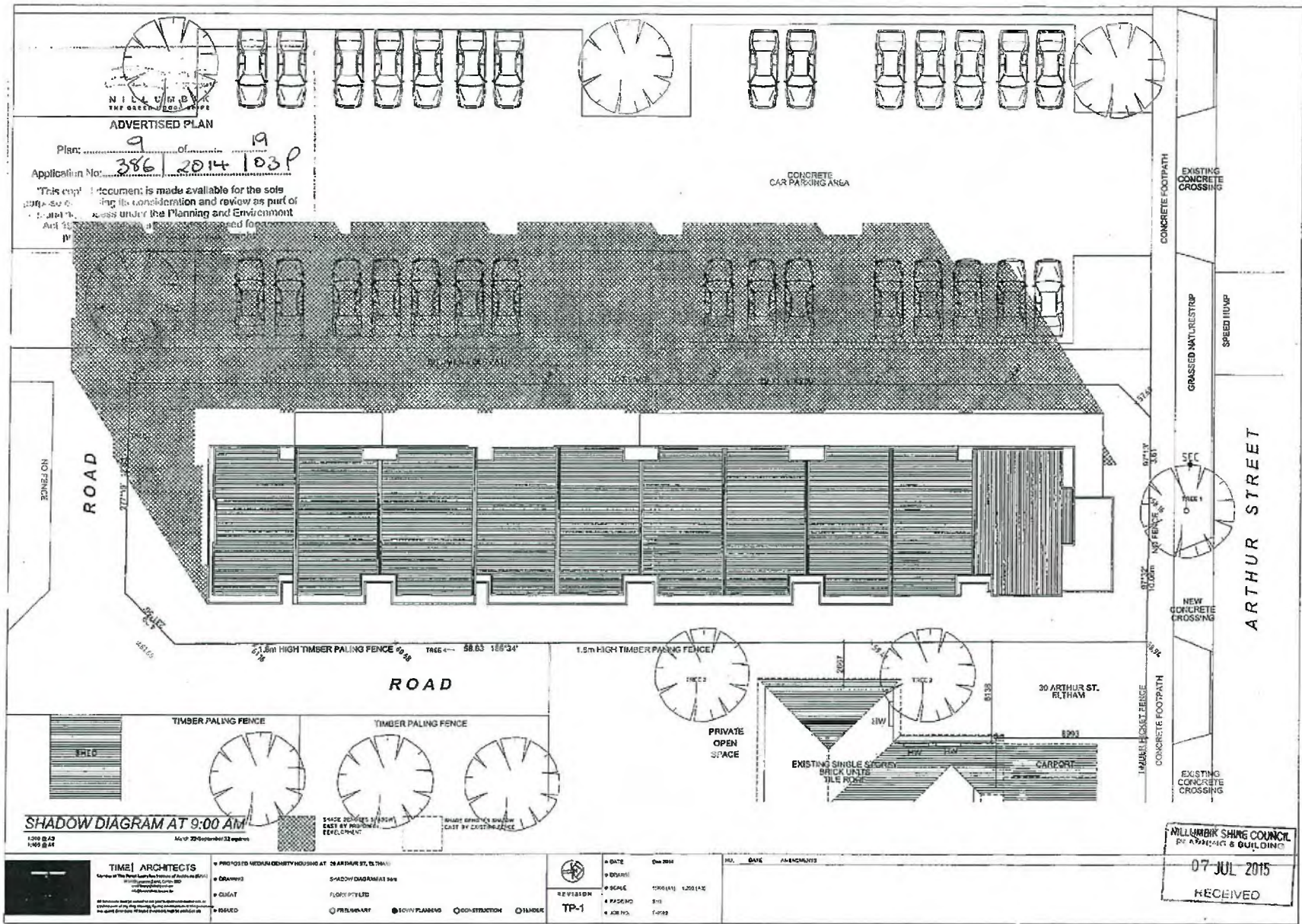


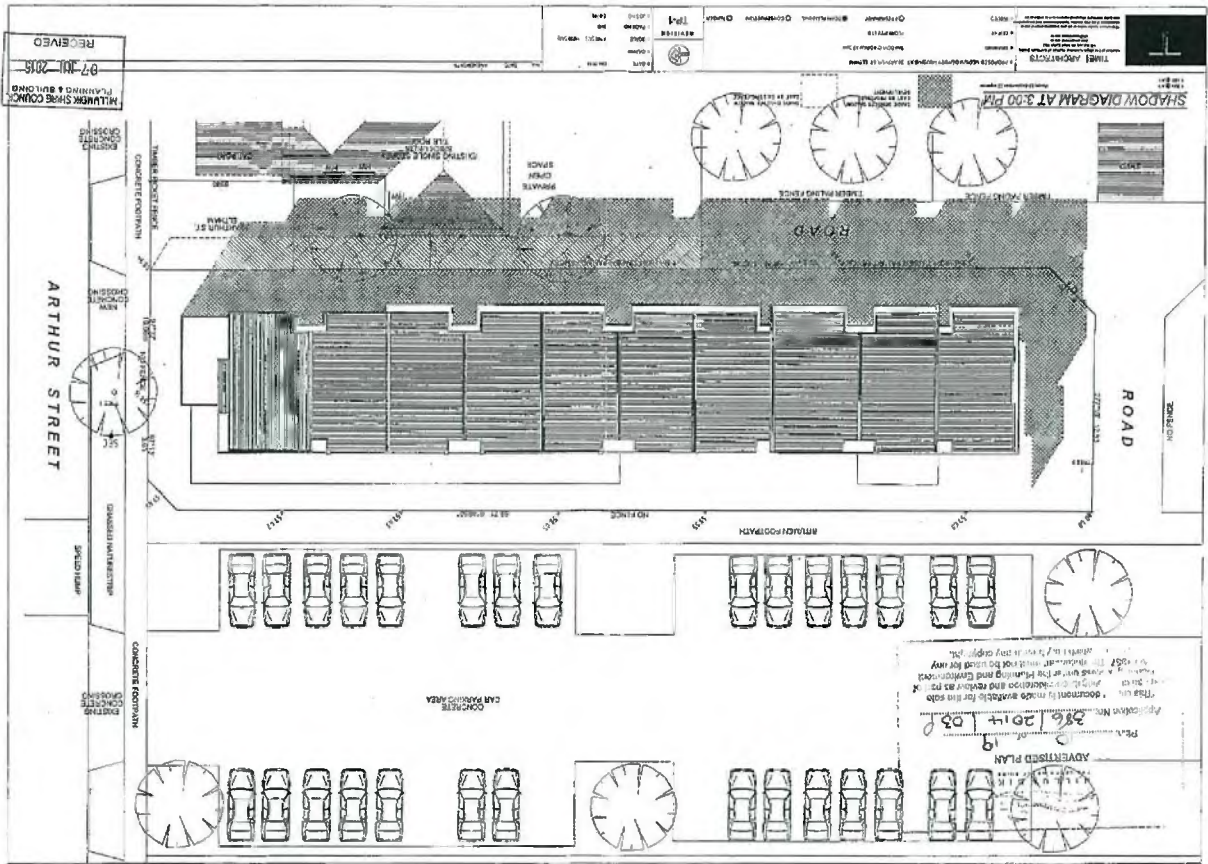
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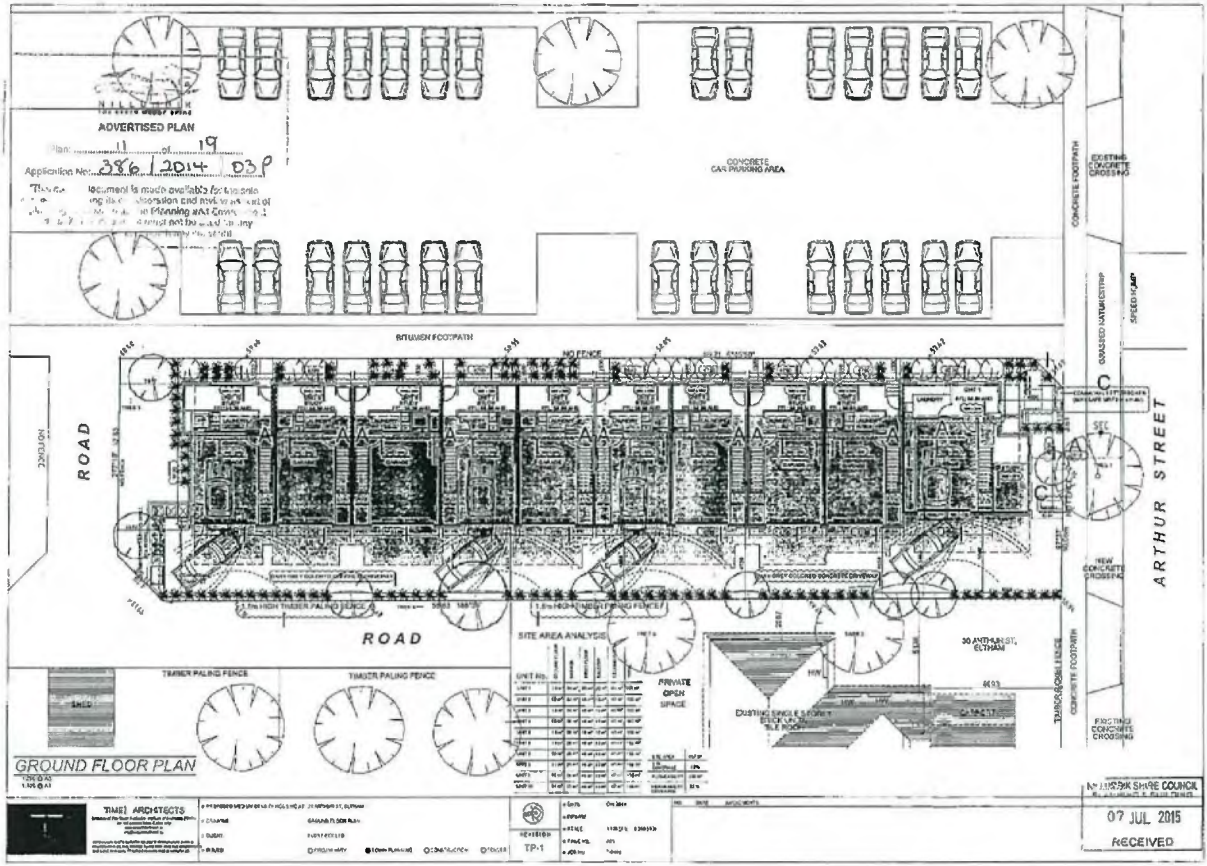





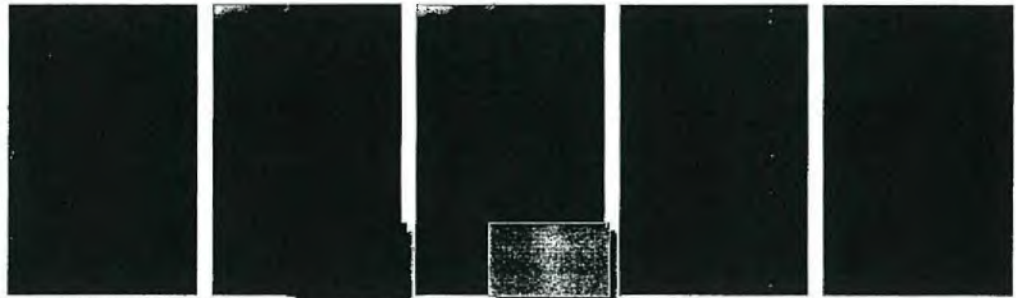









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 Part: 12 of 19
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FINISHES SCHEDULE

28 Arthur Street, Eltham

Timber Cladding
Eucalypt Timber
Cariba Ash or similar

Matrix Cladding
Duxus Resin
or similar

Matrix Cladding
Duxus Warm Granite
or similar

Smooth Render Finish
Duxus Resin
or similar

Smooth Render Finish
Duxus Warm Granite
or similar

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NILLIMSK SHIRE COUNCIL
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 111 LINDSEY STREET
 ELTHAM VIC 3175
 TEL: 03 9752 1000
 WWW.NILLIMSKSHIRE.COUNCIL.VIC.GOV.AU

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 Application No: 286/2014 DS P
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FINISHES SCHEDULE

28 Arthur Street, Eltham



Face Brick
 Ashlar Brick
 Royal Blue or similar



Aluminum Cladding
 Anodized Look 224
 or similar



Specialty Garage Door
 Dark Raku or Colonial Aluminium
 or similar



Claycrete Glass Balustrade



Aluminum Framed Windows & Sliding Doors
 High Powdercoat Finish
 Black Ace or similar

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ALLIANCE STONE BUILDING
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FINISHES SCHEDULE

28 Arthur Street, Eltham

Stone Cladding
 Natural Stone
 03230 Random Field stone or similar

Operable Timber Screening

Entry Door
 Dark Raku
 or similar

Metal Roofing
 Coloured Aluminium or similar

Timber Fence
 1.8m high

ALLIANCE STONE BUILDING
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Subject Site and Surrounds

Subject Site: 28 Arthur Street, Eltham

File Reference: A043/00/028P

Application Number: 386/2014/03P

Melway's Reference: 21 K5



Subject Site



Objects

Nearby Objectors: 0

Total: 2



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Map Width:	222.7 m
Produced By:	Planning and Building Services
Responsible Officer:	Renae Ahern
Date:	Friday, 9 December 2016





info@timearchitects.com.au
141-143 Leicester St, Carlton

28 Arthur St, Eltham

The following provides a summary of the changes that have occurred to the permit application plans (dated July 2015). The changes made have sought to respond to matters raised by Council and third parties to the proceeding. In particular we highlight:

- The number of dwellings has reduced from 10 to 9.
- The driveway has been setback from the east boundary to provide for landscaping opportunities.
- The development has been designed to allow for the retention of the existing tree at the rear of the site.
- The setback of the development from Arthur Street and also the west boundary where the site has an outlook to the Council car park.

List of changes

Ground Floor

- Deletion of 1 dwelling (now total of 9 dwellings)
- Increase setback to the south boundary to 6.72m in order to retain the existing tree at the rear. This setback was previously a minimum 4.569m
- Increase setback to the east boundary to 5.57m. This setback was previously a minimum 4.6m.
- The alignment of the driveway has changed. The retaining wall is now offset a minimum 1m from the boundary
- Increase setback to the north boundary (Arthur Street) to a minimum 4.79m from the property boundary. This setback was previously a minimum 1.994m.
- Provide more articulation/punctuation to ground floor west façade
- Ground floor unit 1 provided with bathroom
- Internal reconfiguration of all units. Laundry now provided in a European style, with the exception of Unit 1.
- Storage areas now nominated on the plans

First Floor

- Increased setback to east boundary of unit 1-5 to a minimum 3.069m. These units were previously setback a minimum 2.3m.
- Setback of units 6-9 has reduced to a minimum 1.8m. This has allowed the introduction of windows which have an outlook along the driveway to improve passive surveillance.
- Increase setback to the north boundary to 4.9m. This setback was previously a minimum 2.1m.
- Increase setback to the south boundary to 7.08m. This setback was previously a minimum 4.9m.
- Provide articulation/punctuation to first floor balconies. The balconies were previously joined and did not contain breaks.
- The minimum setback of the first floor balconies from the boundary has reduced from 1.7m to 1.5m. However, in some sections the balcony setback has increased.
- Internal reconfiguration of all units.

Second Floor

- Increased setback to east boundary of unit 1-5 to 3.2m. This setback was previously a minimum 2.7m.
- Increase setback to the north boundary to 7.9m. This setback was previously a minimum 5.2m.
- Increase setback to the south boundary to 7.39m. This setback was previously a minimum 5.2m.
- Provide articulation/punctuation to east boundary. As a consequence the minimum setback to this boundary has reduced from 3.9m to 3.8m.
- Provide articulation/punctuation to west boundary. The minimum setback has increased from 2.7m to 2.8m. The setback from the boundary adjacent 30 Arthur Street has increased from 2.7m to 3.2m.

Elevations & shadows

- Updated to reflect changes



NORTH ELEVATION
1:200 @ A3
1:100 @ A1



SOUTH ELEVATION
1:200 @ A3
1:100 @ A1



LETTERBOX DETAIL
1:100 @ A3
1:50 @ A1



EAST ELEVATION
1:200 @ A3
1:100 @ A1



WEST ELEVATION
1:200 @ A3
1:100 @ A1

NOTE: PROVIDE DOUBLE GLAZED WINDOW TO ALL WEST FACING WINDOWS AND SLIDING DOORS

NOTE: ALL WINDOW AND SLIDING DOOR FRAMES TO BE ALUMINIUM WITH POWDERCOAT FINISH



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- PROPOSED MEDIUM DENSITY HOUSING AT 28 ARTHUR ST, ELTHAM
- DRAWING COLOUR ELEVATIONS
- CLIENT FLOREY PTY LTD
- ISSUED
- PRELIMINARY
- TOWN PLANNING
- CONSTRUCTION
- TENDER

REVISION	
VCAT	

- DATE 28.11.16
- DRAWN
- SCALE 1:100 (A3) 1:200 (A1)
- PAGE NO. A04 (2)
- JOB NO. T-0169

NO.	DATE	AMENDMENTS

ARTHUR STREET



LEGEND/KEY	
Symbol	Description
	WATER METER
	FIRE HYDRANT
	DRAINAGE PIT
	ELECTRICITY PIT
	WATER VALVE
	JUNCTION PIT
	TELEPHONE MANHOLE
	SIDE ENTRY PIT
	GRATE SIDE ENTRY PIT
	SEWER PIT
	UNDERGROUND ELECTRICITY PIT
	ELECTRICITY POLE
	GAS METER
	STREET SIGN
	STREET LIGHT
	TRAFFIC SIGNALS
	BOLLARD
	TRAFFIC INDICATORS
	LOW-MID LEVEL SHRUBS
	TREE WITH SPECIES AND RADIUS OF CROWN
	EXISTING ADJOINING HABITABLE WINDOWS
	INTERNAL FENCES
	BRICK WALLS AND FENCES WITH HEIGHT DETAILS
	SEWER PIPE UNDER
	WATER PIPE UNDER
	GAS PIPE UNDER
	DRAINAGE PIPE UNDER
	ELECTRICITY CABLE UNDER
	PRIVATE OPEN SPACE

CLIENT DETAILS: Flory Pty Ltd
 JOB NUMBER : T-0189
 SITE ADDRESS : 28 Arthur St, Eltham
 DRAWING : Neighbourhood & Site Description
 APPLICATION : Town Planning
 DATE : 25.11.16
 PAGE NUMBER : SA-1

NORTH POINT :

REVISION : REV -VCAT

AMENDMENTS

MILLUMBIK SHIRE COUNCIL
 PLANNING SERVICES DIVISION
 02 DEC 2016
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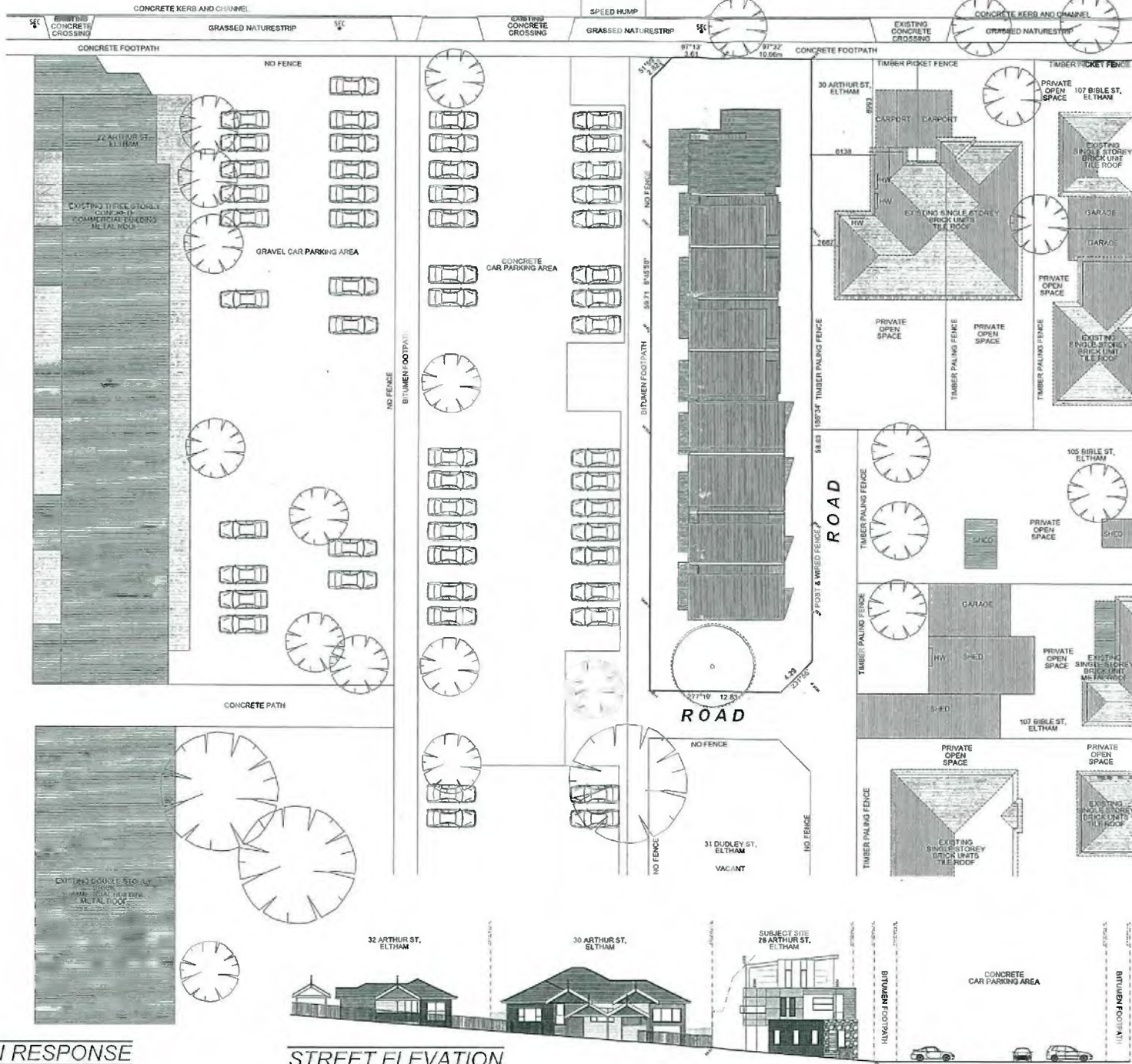
TIME | ARCHITECTS

143-143 Leicester Street, Carlton 3053
 www.timearchitects.com.au
 info@timearchitects.com.au

All dimensions must be verified on site prior to commencement of work or establishment of any shop drawings. Figured dimensions must take precedence over scaled dimensions. All scaled dimensions must be verified on site.

NEIGHBOURHOOD & SITE DESCRIPTION

ARTHUR STREET



symbol	Description
⊕	WATER METER
⊕	FIRE HYDRANT
⊕	DRAINAGE PIT
⊕	ELECTRICITY PIT
⊕	WATER VALVE
⊕	JUNCTION PIT
⊕	TELEPHONE MANHOLE
⊕	TELEPHONE PIT
⊕	SIDE ENTRY PIT
⊕	GRATE SIDE ENTRY PIT
⊕	SEWER PIT
⊕	UNDERGROUND ELECTRICITY PIT
⊕	ELECTRICITY POLE
⊕	GAS METER
⊕	STREET SIGN
⊕	TRAFFIC SIGNALS
⊕	STRAIL
⊕	TRAFFIC INDICATORS
⊕	LOW AND LEVEL SHRUBS
⊕	TREE WITH SPECIES AND RADIUS OF CROWN
⊕	EXISTING ADJOINING HABITABLE WINDOWS
⊕	INTERNAL FENCES
⊕	BRICK WALLS AND FENCES WITH HEIGHT DETAILS
⊕	SEWER PIPE UNDER
⊕	WATER PIPE UNDER
⊕	GAS PIPE UNDER
⊕	DRAINAGE PIPE UNDER
⊕	ELECTRICITY CABLE UNDER
⊕	PRIVATE OPEN SPACE

CLIENT DETAILS: Flory Pty Ltd
JOB NUMBER: T-0169
SITE ADDRESS: 28 Arthur St, Eltham
DRAWING: Design Response
APPLICATION: Town Planning
DATE: 25.11.16
PAGE NUMBER: DR-1



REVISION: REV - VCAT



TIME | ARCHITECTS

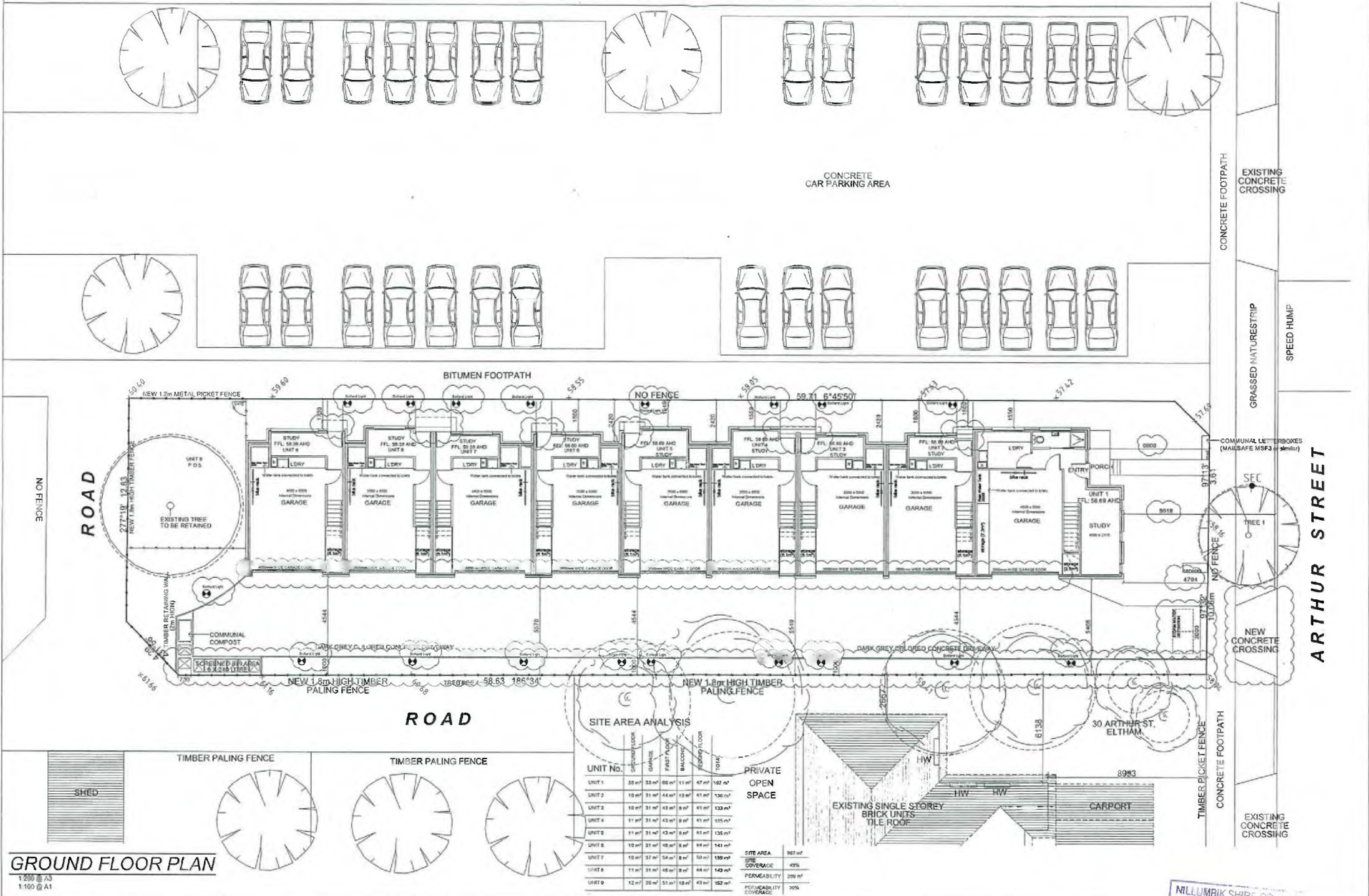
144-143 Leicester Street, Carlton 3053
 www.timearchitects.com.au
 info@timearchitects.com.au

All dimensions must be verified on site prior to commencement of work or establishment of any shop drawings. Signed dimensions must take precedence over scaled dimensions. All scaled dimensions must be verified on site.

DESIGN RESPONSE

STREET ELEVATION

1:400 @ A3
 1:200 @ A1



SITE AREA ANALYSIS

UNIT NO.	GROUND FLOOR	GARAGE	FIRST FLOOR	BALCONY / TERRACE	TOTAL	PRIVATE OPEN SPACE
UNIT 1	35 m ²	33 m ²	66 m ²	11 m ²	145 m ²	162 m ²
UNIT 2	19 m ²	31 m ²	44 m ²	19 m ²	113 m ²	130 m ²
UNIT 3	18 m ²	31 m ²	43 m ²	9 m ²	101 m ²	123 m ²
UNIT 4	11 m ²	31 m ²	43 m ²	8 m ²	93 m ²	135 m ²
UNIT 5	11 m ²	31 m ²	43 m ²	8 m ²	93 m ²	135 m ²
UNIT 6	10 m ²	31 m ²	45 m ²	8 m ²	94 m ²	141 m ²
UNIT 7	19 m ²	37 m ²	54 m ²	8 m ²	118 m ²	159 m ²
UNIT 8	11 m ²	31 m ²	48 m ²	8 m ²	100 m ²	142 m ²
UNIT 9	12 m ²	30 m ²	51 m ²	12 m ²	105 m ²	152 m ²

SITE AREA	867 m ²
SITE COVERAGE	43%
PERMEABILITY	296 m ²
PERMEABILITY COVERAGE	30%

GROUND FLOOR PLAN

1:200 @ A3
1:100 @ A1



TIME ARCHITECTS
16114 Merton Road, Eltham VIC 3175
t: 03 9397 2000
e: info@timearchitects.com.au
www.timearchitects.com.au

• PROPOSED MEDIUM DENSITY HOUSING AT 28 ARTHUR ST, ELTHAM

• DRAWING: GROUND FLOOR PLAN

• CLIENT: FLORY PTY LTD

• ISSUED: PRELIMINARY TOWN PLANNING CONSTRUCTION TENDER

• DATE: 26.11.16

• DRAWN: [Signature]

• SCALE: 1:100 (A1), 1:200 (A3)

• PAGE NO: A01

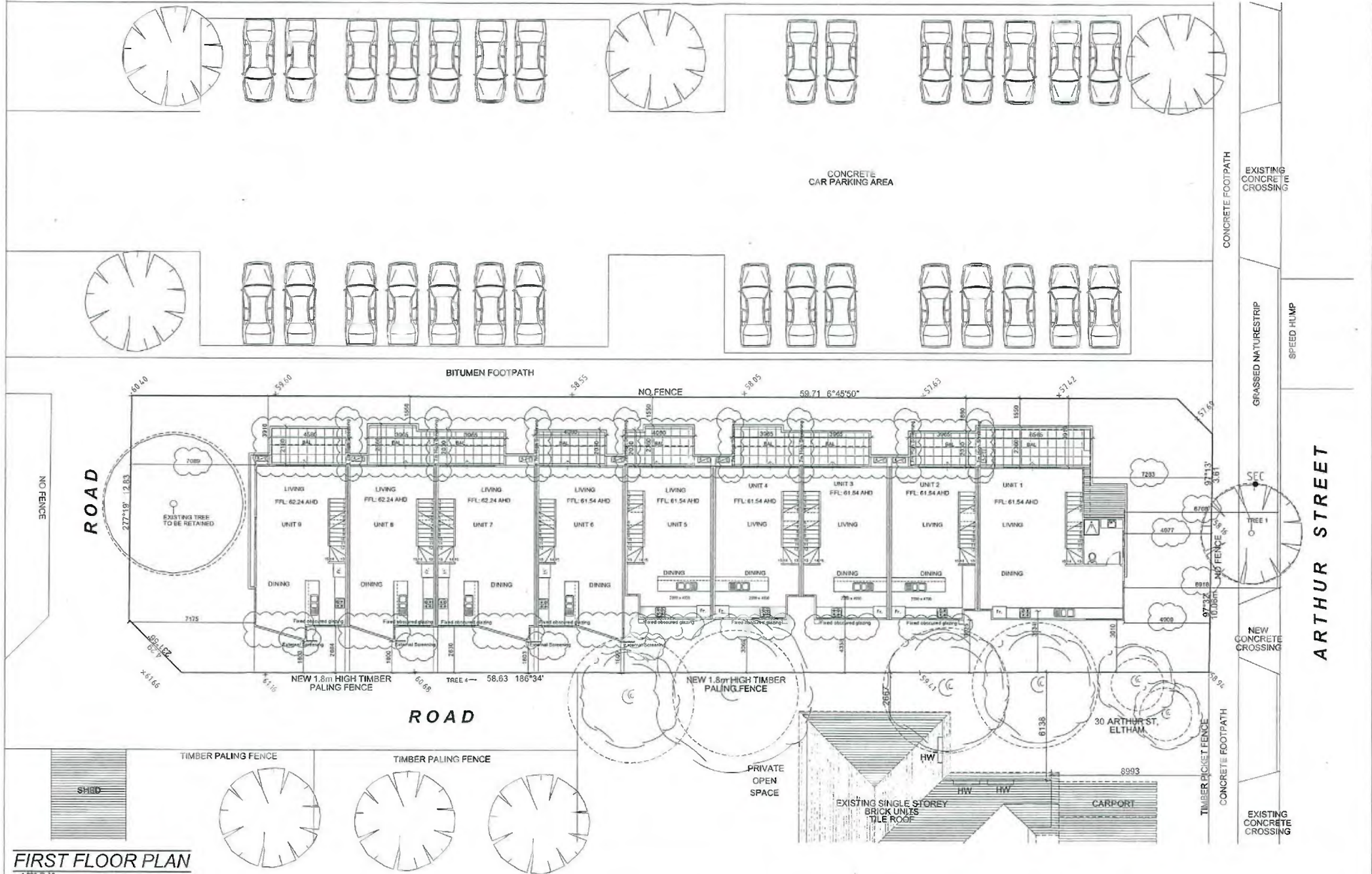
• JOB NO: T-0180

REVISION: VCAT

NO. DATE AMENDMENTS

ILLUMBIK SHIRE COUNCIL PLANNING & BUILDING DEPT

02 DEC 2016 RECEIVED



FIRST FLOOR PLAN

1:200 @ A3
1:100 @ A1



TIME ARCHITECTS
 18/193/20120 South Gate 2013
 1200 The Pines 2014
 12/12/2014/2015

- PROPOSED MEDIUM DENSITY HOUSING AT 26 ARTHUR ST, ELTHAM
- DRAWING
- CLIENT
- ISSUED

FIRST FLOOR PLAN
 FLOREY PTX LTD

- PRELIMINARY
- TOWN PLANNING
- CONSTRUCTION
- TENDER

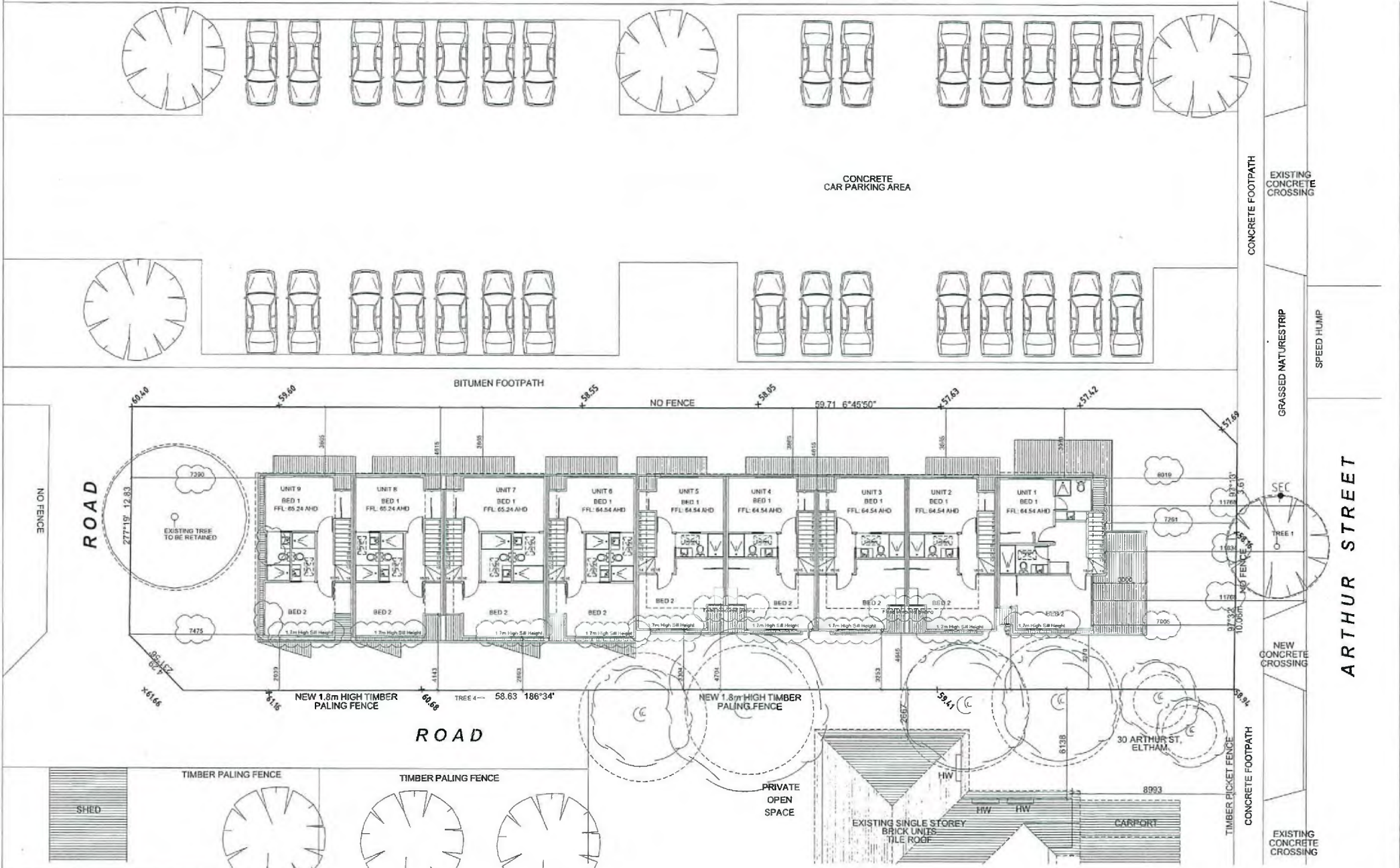


REVISION
 VCAT

- DATE: 20.11.16
- DRAWN:
- SCALE: 1:100 (A1) 1:200 (A0)
- PAGE NO.: 02
- JOB NO.: T-6109

NO. DATE AMENDMENTS

NILLUMBI PLANNING
 02 DEC 2016
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SECOND FLOOR PLAN

1:200 @ A3
1:100 @ A1



TIME ARCHITECTS

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enquiries@timearchitects.com.au

- PROPOSED MEDIUM DENSITY HOUSING AT 30 ARTHUR ST, ELTHAM
- DRAWING SECOND FLOOR PLAN
- CLIENT FLORY PTY LTD
- ISSUED

- PRELIMINARY
- TOWN PLANNING
- CONSTRUCTION
- TENDER

REVISION
VCAT

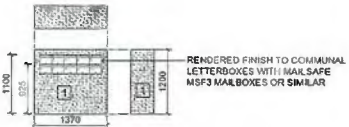
- DATE 20.11.16
- DRAWN
- SCALE 1:100 (A1) 1:200 (A3)
- PAGE NO. A03
- JOB NO. T4180

NO.	DATE	AMENDMENTS

MILLMUCK SHIRE COUNCIL
PLANNING & BUILDING
02 DEC 2016
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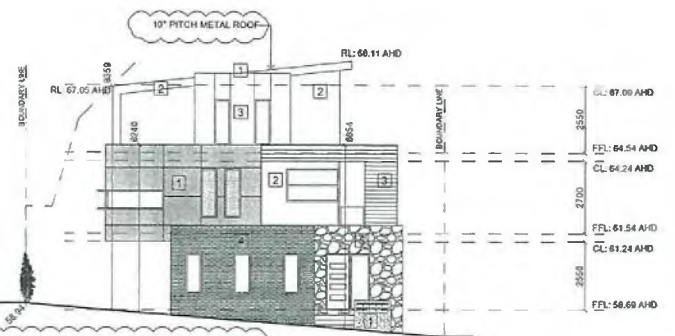
LEGEND

- 1 Rendered Finish - Dulux Moley Grey
- 2 Rendered Finish - Dulux Silkwood
- 3 Timber cladding
- 4 Selected face brick
- 5 Selected Stone cladding
- 6 Selected Garage door
- 7 Tinted Glass Balustrade



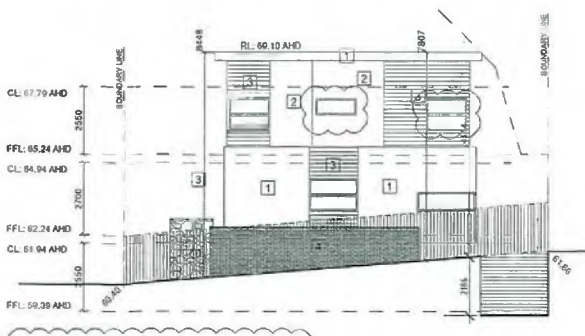
LETTERBOX DETAIL

1:200 @ A3
1:100 @ A1



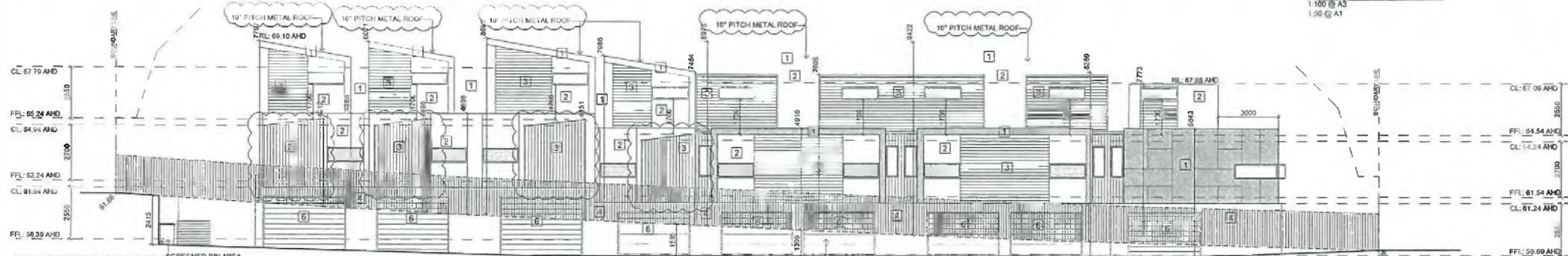
NORTH ELEVATION

1:200 @ A3
1:100 @ A1



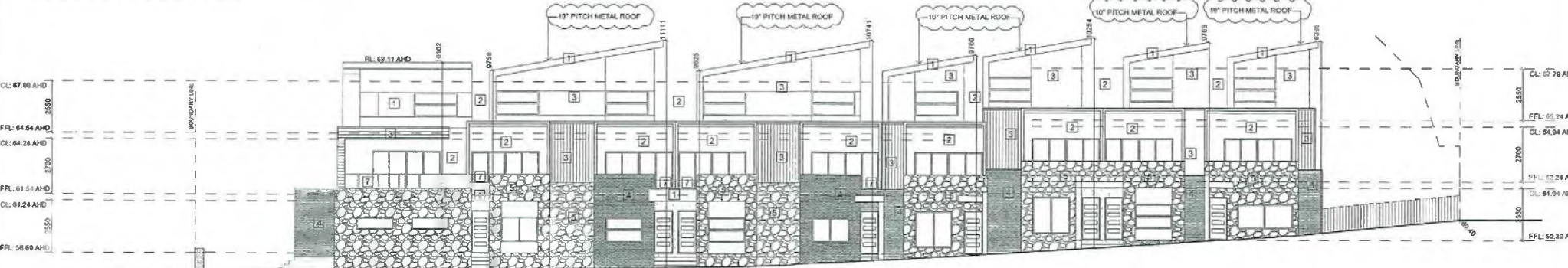
SOUTH ELEVATION

1:200 @ A3
1:100 @ A1



EAST ELEVATION

1:200 @ A3
1:100 @ A1



WEST ELEVATION

1:200 @ A3
1:100 @ A1

RENDERED FINISH TO COMMUNAL LETTERBOXES WITH MAILSAFE MSF3 MAILBOXES OR SIMILAR

NOTE: PROVIDE DOUBLE GLAZED WINDOW TO ALL WEST FACING WINDOWS AND SLIDING DOORS

NOTE: ALL WINDOW AND SLIDING DOOR FRAMES TO BE ALUMINIUM WITH POWDERCOAT FINISH



TIME ARCHITECTS

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Newport, VIC 3015
03 9499 9999
www.timearchitects.com.au

- PROPOSED MEDIUM DENSITY HOUSING AT 28 ARTHUR ST, ELTHAM
- DRAWING ELEVATIONS
- CLIENT FLORY PTY LTD
- ISSUED

- PRELIMINARY
- TOWN PLANNING
- CONSTRUCTION
- TENDER

REVISION
VCAT

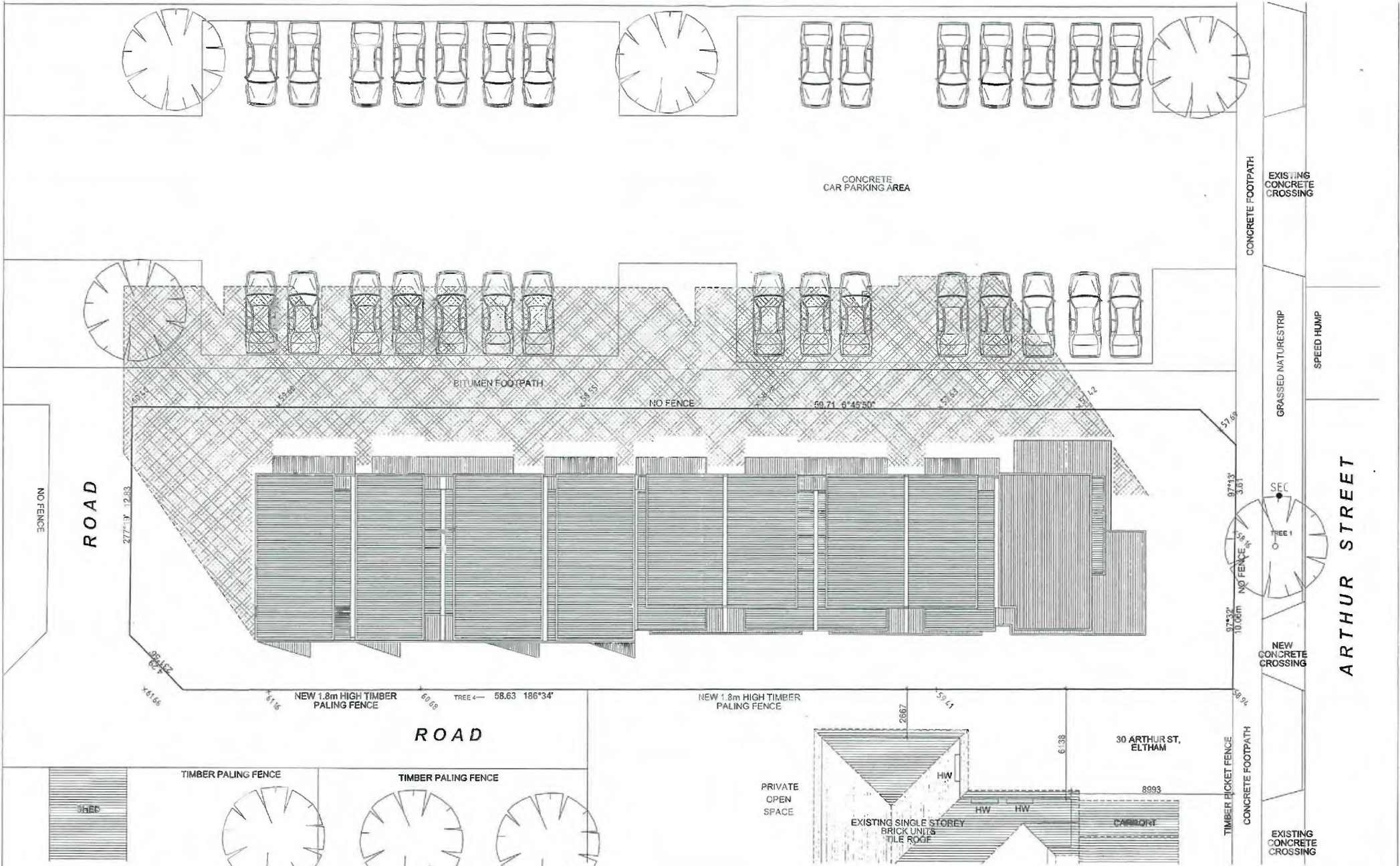
- DATE 23.11.19
- DRAWN
- SCALE 1:100 (A1) 1:200 (A3)
- PAGE NO. 004
- JOB NO. 1-0190

NO. DATE AMENDMENTS

MILLUMBIK SHIRE COUNCIL
PLANNING DEPARTMENT

02 DEC 2019

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SHADOW DIAGRAM AT 9:00 AM

1:200 @ A3
1:100 @ A1

SHADE DENOTES SHADOW CAST BY PROPOSED DEVELOPMENT
SHADE DENOTES SHADOW CAST BY EXISTING FENCE

TIME | ARCHITECTS

141 MLC Centre Drive, Geelong 3122
Phone: 0524592333
www.timearchitects.com.au

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- PROPOSED MEDIUM DENSITY HOUSING AT 28 ARTHUR ST, ELTHAM
- DRAWING: SHADOW DIAGRAM AT 9am
- CLIENT: FLORY PTY LTD
- ISSUED:
 - PRELIMINARY
 - TOWN PLANNING
 - CONSTRUCTION
 - TENDER



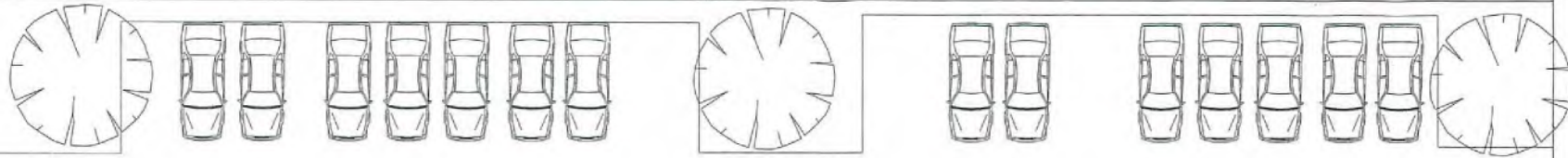
REVISION
VCAT

- DATE: 20.11.18
- DRAWN: [unintelligible]
- SCALE: 1:100 (A1) 1:200 (A3)
- PAGE NO: SH1
- JOB NO: 10118

NO. DATE AMENDMENTS

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PLANNING & BUILDINGS

02 DEC 2016
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CONCRETE CAR PARKING AREA



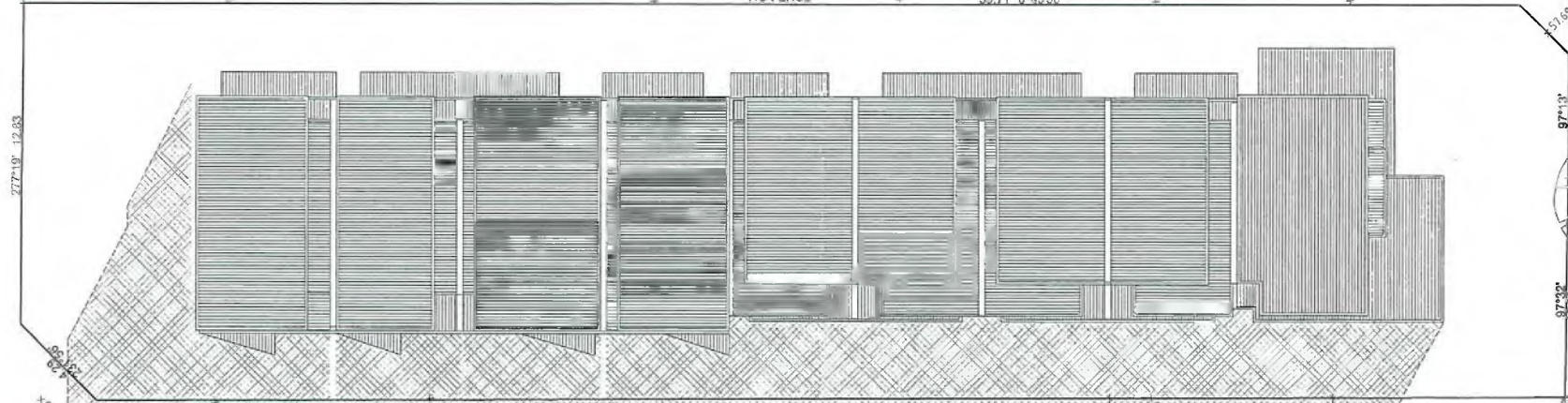
BITUMEN FOOTPATH

NO FENCE

CONCRETE FOOTPATH
EXISTING CONCRETE CROSSING

GRASSED NATURESTRIP
SPEED HUMP

ARTHUR STREET



NEW 1.8m HIGH TIMBER PALING FENCE

NEW 1.8m HIGH TIMBER PALING FENCE

ROAD

30 ARTHUR ST. ELTHAM

TIMBER PALING FENCE

TIMBER PALING FENCE

PRIVATE OPEN SPACE

EXISTING SINGLE STOREY BRICK UNITS
TILE ROOF

CARPORT

NEW CONCRETE CROSSING

EXISTING CONCRETE CROSSING

SHADOW DIAGRAM AT 3:00 PM

SHADE DENSER SHADOW CAST BY PROPOSED DEVELOPMENT
SHADE DENSER SHADOW CAST BY EXISTING FENCE

1:200 @ A3
1:100 @ A1

TIME | ARCHITECTS

11142 Leveah Street, Coblen Park, Eltham VIC 3103
 03 9452 3100
 info@timearchitects.com.au
 www.timearchitects.com.au

PROPOSED MEDIUM DENSITY HOUSING AT 28 ARTHUR ST. ELTHAM

SHADOW DIAGRAM AT 3pm

FLORY PTY LTD

PRELIMINARY TOHM PLANNING CONSTRUCTION TENDER

REVISION

VCAT

DATE: 28.11.16
 DRAWN: [Signature]
 SCALE: 1:100 (A1) 1:200 (A3)
 PAGE NO: 5/12
 JOB NO: 16189

NO	DATE	AMENDMENTS

MILLUMBIK SHIRE COUNCIL
 PLANNING & BUILDING

02 DEC 2016
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NILLUMBIK
THE GREEN WOOD SHIRE

ADVERTISED PLAN

Plan: 1 of 19
Application No: 386/2014/03P

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NILLUMBIK SHIRE COUNCIL
PLANNING & BUILDING
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NILLUMBIK
THE GREEN WEDGE SHIRE

ADVERTISED PLAN

Plan: 2 of 19

Application No: 3861 2014 / 03 P

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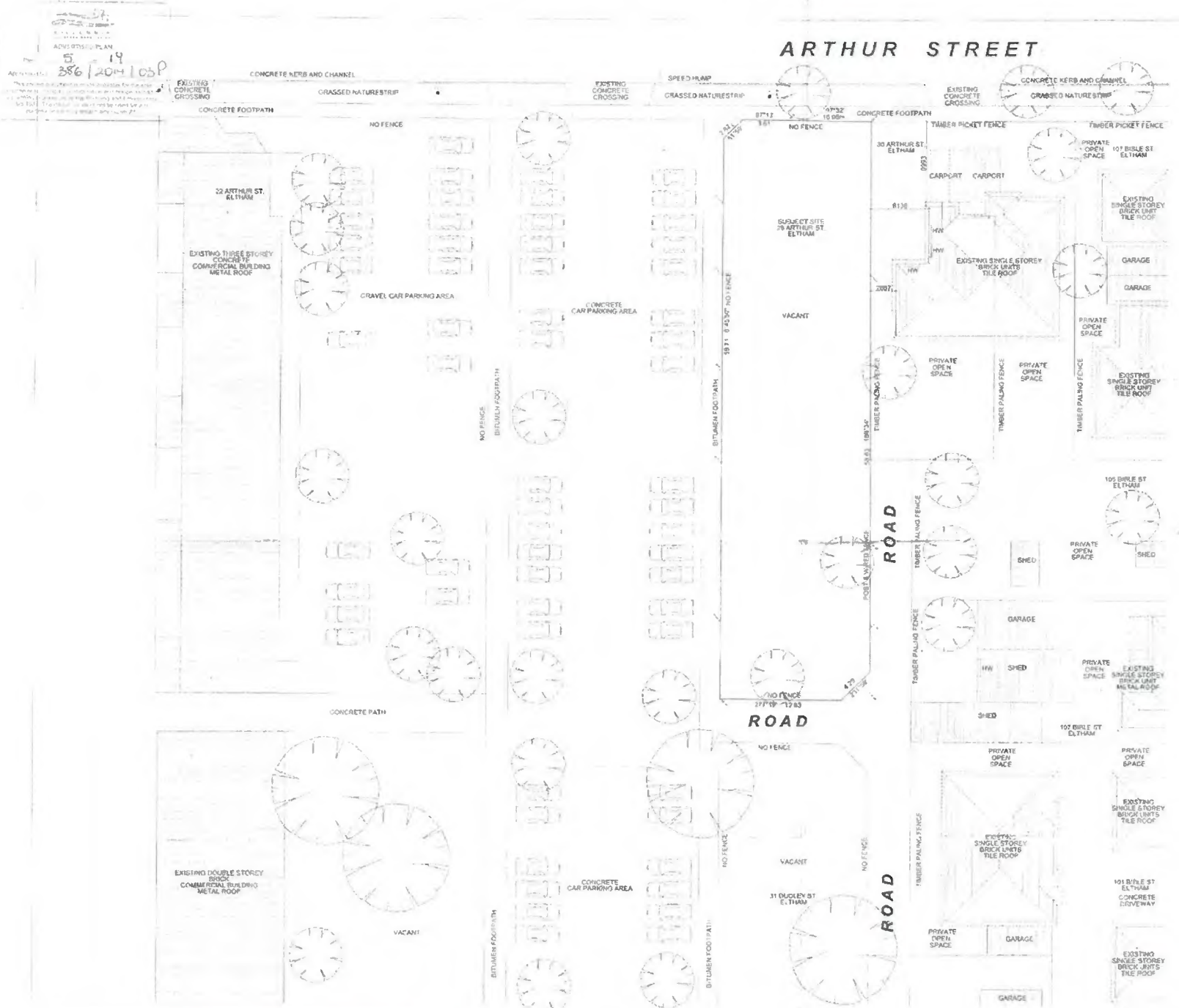
28 Arthur Street, Eltham

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PLANNING & BUILDING

07 JUL 2015

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ARTHUR STREET

5 19
386/204/03P

NEIGHBOURHOOD & SITE DESCRIPTION



LEGENDKEY

symbol	description
(circle with 'W')	WATER METER
(circle with 'F')	FIRE HYDRANT
(circle with 'D')	DRAINAGE PIT
(circle with 'E')	ELECTRICITY PIT
(circle with 'V')	WATER VALVE
(circle with 'J')	JUNCTION PIT
(circle with 'M')	TELEPHONE MANHOLE
(circle with 'T')	TELEPHONE PIT
(circle with 'S')	SIDE ENTRY PIT
(circle with 'G')	GRATE SIDE ENTRY PIT
(circle with 'SE')	SEWER PIT
(circle with 'UE')	UGROUND ELECTRICITY PIT
(circle with 'EP')	ELECTRICITY POLE
(circle with 'GM')	GAS METER
(circle with 'SL')	STREET SIGN
(circle with 'TL')	STREET LIGHT
(circle with 'TS')	TRAFFIC SIGNALS
(circle with 'B')	BOLLARD
(circle with 'FI')	FACTILE INDICATORS
(circle with 'LS')	LOW MID LEVEL SHRUBS
(circle with 'TR')	TREE WITH SPECIES AND RADIUS OF CROWN
(circle with 'EJ')	EXISTING ADJOINING HABITABLE WINDOWS
(circle with 'IF')	INTERNAL FENCES
(circle with 'BM')	BRICK WALLS AND FENCES WITH HEIGHT DETAILS
(circle with 'SU')	SEWER PIPE UNDER
(circle with 'WP')	WATER PIPE UNDER
(circle with 'GP')	GAS PIPE UNDER
(circle with 'DR')	DRAINAGE PIPE UNDER
(circle with 'EC')	ELECTRICITY CABLE UNDER
(circle with 'PO')	PRIVATE OPEN SPACE

CLIENT DETAILS Floy Pty Ltd

JOB NUMBER T-0189

SITE ADDRESS 28 Arthur St, Eltham

DRAWING Neighbourhood & Site Description

APPLICATION Town Planning

DATE July 2015

PAGE NUMBER SA-1

NORTH POINT

REVISION REV 1

AMENDMENTS

TIME | ARCHITECTS

141-143 Leicester Street, Carlton 3053
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info@timearchitects.com.au

All dimensions must be verified on site prior to commencement of work. If any discrepancy is found, the client shall be responsible for the establishment of any third party consent. All scaled dimensions must be verified on site.

MELBOURNE SHIRE COUNCIL
14 JUL 2015
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ARTHUR STREET

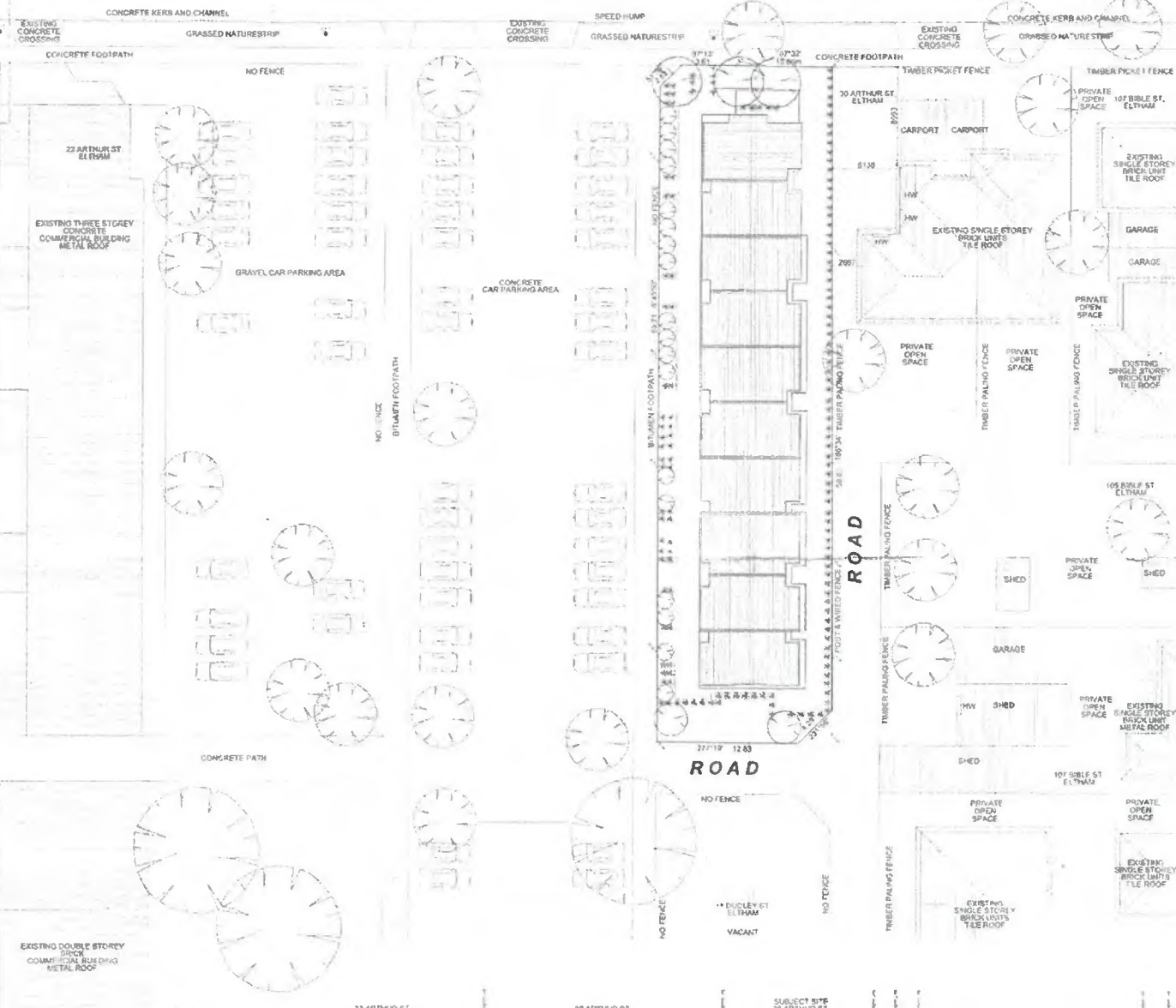


REGISTERED PROFESSIONAL ENGINEER

 ADVISORY PLAN

 No. 4 19

 586 / 204 / 103 P



LEGEND KEY

symbol	description
	WATER METER
	FIRE HYDRANT
	DRAINAGE PIT
	ELECTRICITY PIT
	WATER VALVE
	JUNCTION PIT
	TELEPHONE MANHOLE
	SIDE ENTRY PIT
	GRATE SIDE ENTRY PIT
	SEWER PIT
	IN-GROUND ELECTRICITY PIT
	ELECTRICITY POLE
	GAS METER
	STREET SIGN
	STREET LIGHT
	TRAFFIC SIGNALS
	DOLLARD
	TACTILE INDICATORS
	LOW-MID LEVEL SHRUBS
	TREE WITH SPECIES AND RADIUS OF CROWN
	EXISTING ADJOINING HABITABLE WINDOWS
	INTERNAL FENCES
	BRICK WALLS AND FENCES WITH HEIGHT DETAILS
	SEWER PIPE UNDER
	WATER PIPE UNDER
	GAS PIPE UNDER
	DRAINAGE PIPE UNDER
	ELECTRICITY CABLE UNDER
	PRIVATE OPEN SPACE

CLIENT DETAILS: Flory Pty Ltd
JOB NUMBER: T-0189
SITE ADDRESS: 28 Arthur St, Eltham
DRAWING: Design Response
APPLICATION: Town Planning
DATE: July 2015
PAGE NUMBER: DR-1

NORTH POINT
REVISION: REV - 1
AMENDMENTS:

DESIGN RESPONSE

STREET ELEVATION

1:400 @ A3
 1:200 @ A1



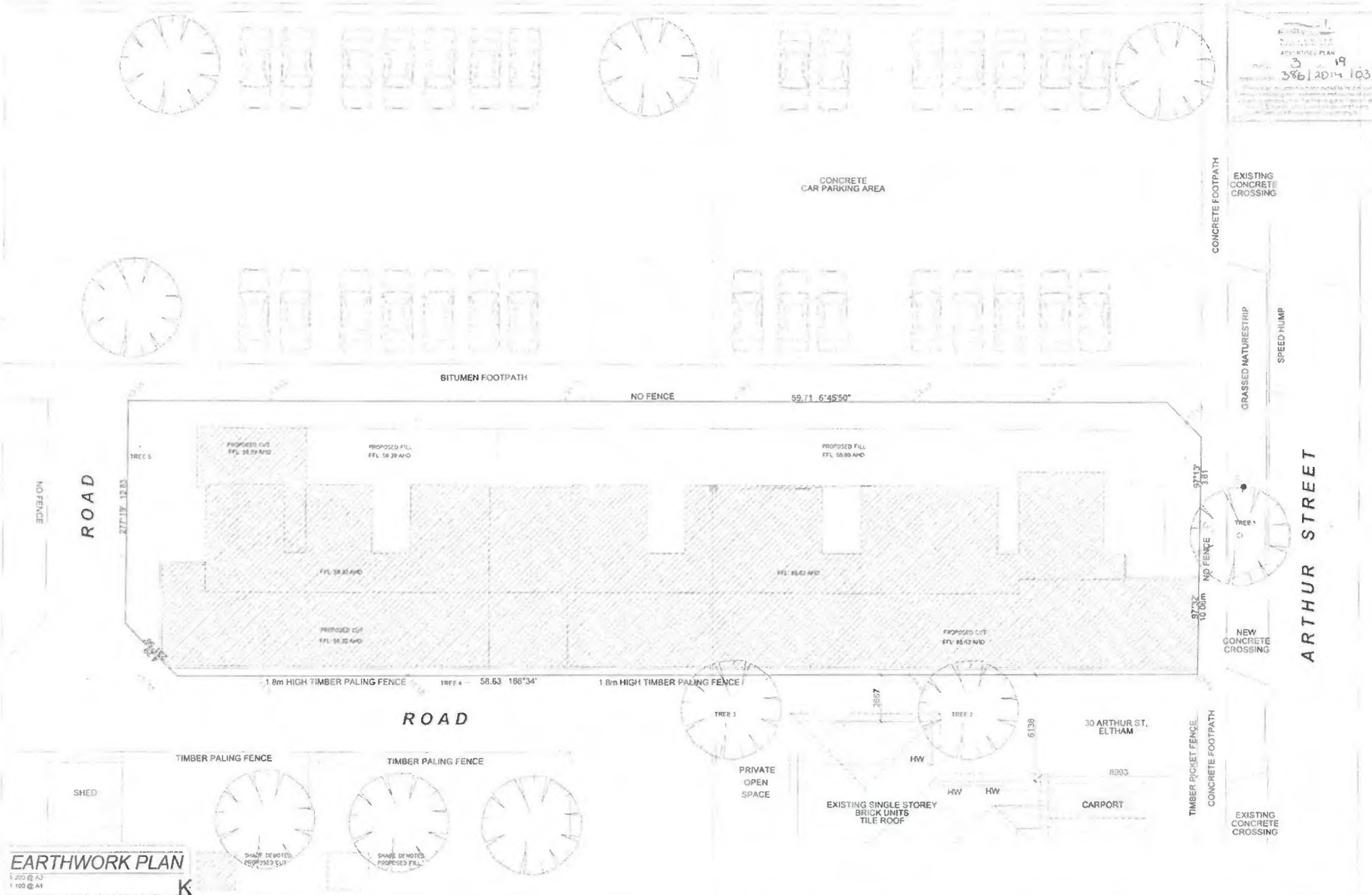
TIME ARCHITECTS

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 www.timearchitects.com.au
 info@timearchitects.com.au

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MELBOURNE WATER SUPPLY CORPORATION
 RECEIVED
 07 JUL 2015

38612014 103P
 ANY OTHER PLAN
 19



EARTHWORK PLAN
 1:200 @ A3
 1:100 @ A4

TIME| ARCHITECTS

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 01870 420000
 www.timearchitects.com

ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE SPECIFIED.
 ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.
 ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.

PROPOSED MEDIUM DENSITY HOUSING AT 29 ARTHUR ST. ELTHAM

- DRAWING
- CLIENT
- ISSUED

EARTHWORK PLAN

FLODY PTV LTD

- PRELIMINARY
- TOWN PLANNING
- CONSTRUCTION
- TENDER



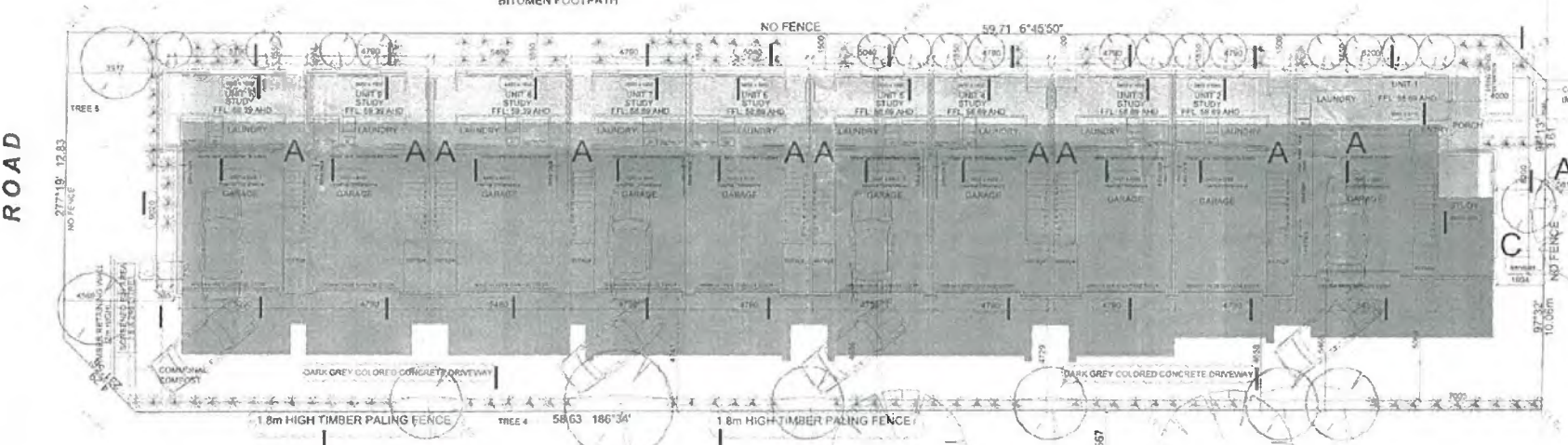
REV 12/10/19

TP-1

- DATE: July 2015
- DRAWN: * 100 (A3) 1:200 (A4)
- SCALE: A05
- PROJECT NO: 10198
- JOB NO:

NO DATE AMENDMENTS

RECEIVED SHEET COACH
 07 JUL 2015
 RECEIVED



SITE AREA ANALYSIS

UNIT No	BEDROOM	BATH	LIVING	KITCHEN	DINING	BREAKFAST	BALCONY	SECOND LOBBY	TOTAL
UNIT 1	11.00	5.00	18.00	8.00	12.00	3.00	1.00	1.00	59.00
UNIT 2	11.00	5.00	18.00	8.00	12.00	3.00	1.00	1.00	59.00
UNIT 3	11.00	5.00	18.00	8.00	12.00	3.00	1.00	1.00	59.00
UNIT 4	11.00	5.00	18.00	8.00	12.00	3.00	1.00	1.00	59.00
UNIT 5	11.00	5.00	18.00	8.00	12.00	3.00	1.00	1.00	59.00
UNIT 6	11.00	5.00	18.00	8.00	12.00	3.00	1.00	1.00	59.00
UNIT 7	11.00	5.00	18.00	8.00	12.00	3.00	1.00	1.00	59.00
UNIT 8	11.00	5.00	18.00	8.00	12.00	3.00	1.00	1.00	59.00

GROUND FLOOR PLAN

1:200 @ A3
1:100 @ A1



TIME|ARCHITECTS

15/15 JAMES STREET, SUITE 112
 MELBOURNE VIC 3000
 TEL: (03) 9638 1111
 WWW.TIMEARCHITECTS.COM.AU

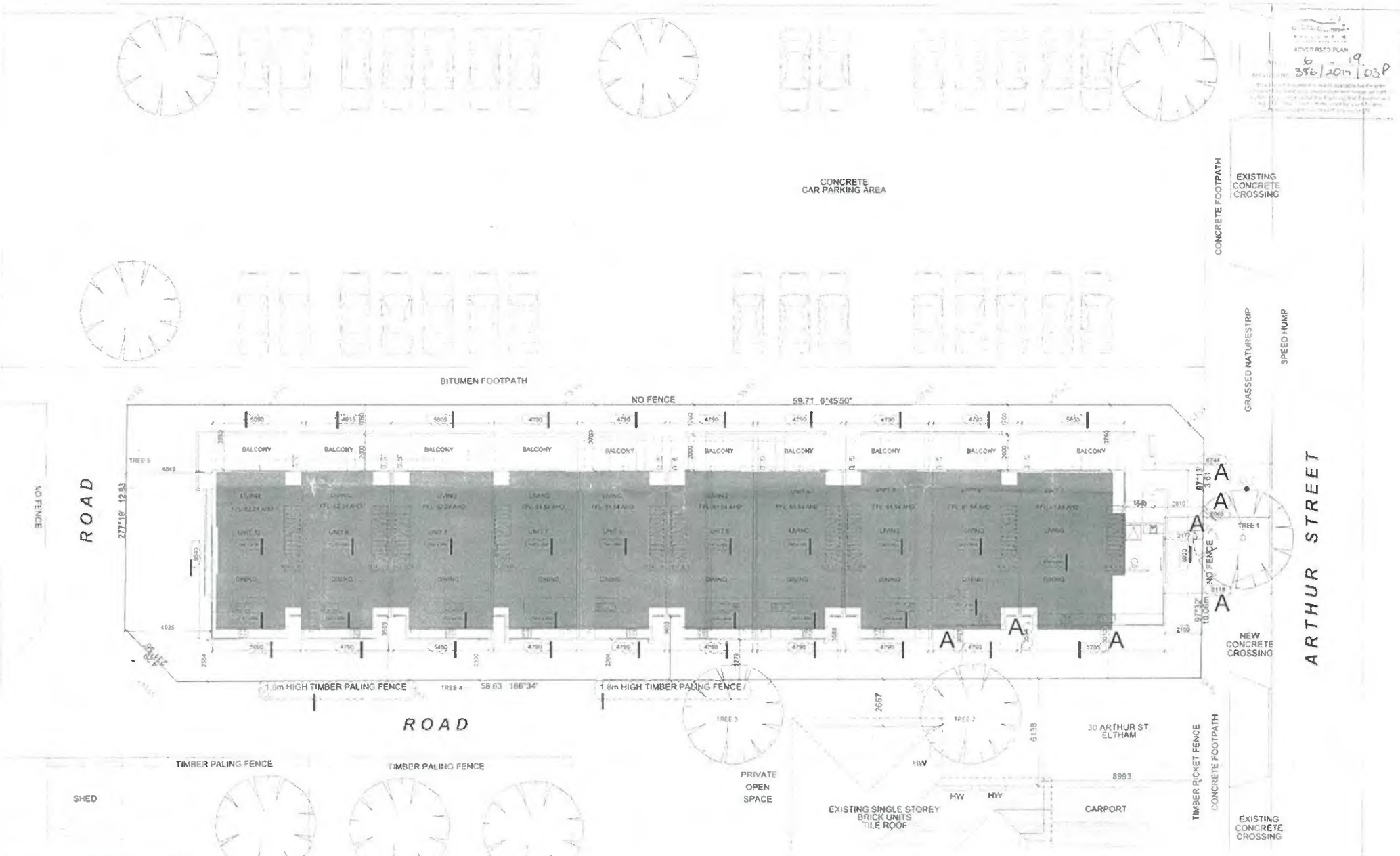
PROPOSED MEDIUM DENSITY HOUSING AT 26 ARTHUR ST. ELTHAM
 CLIENT: FLOURY PTY LTD
 DRAWING: GROUND FLOOR PLAN
 DATE: 15 JULY 2015
 SCALE: 1:200 @ A3
 SHEET: TP-1

DATE: July 2015
 DRAWN: [Name]
 SCALE: 1:200 @ A3
 PAGE NO: 4/1
 JOB NO: T-2180

CONCRETE FOOTPATH
 EXISTING CONCRETE CROSSING
 GRASSED NATURESTRIP
 SPEED HUMP
 COMMERCIAL LETTERBOXES (MAGSAFE MSF3 of similar)
 NEW CONCRETE CROSSING
 EXISTING CONCRETE CROSSING
 CONCRETE FOOTPATH
 TIMBER PICKET FENCE
 PRIVATE OPEN SPACE
 EXISTING SINGLE STOREY BRICK UNITS TILE ROOF
 CARPORT
 30 ARTHUR ST. ELTHAM
 8993

1:200 @ A3
 1:100 @ A1
 07 JUL 2015
 RECEIVED

6
 396/2011/03P
 19
 03P



FIRST FLOOR PLAN

1:200 @ A3
 1:100 @ A1



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 03 9752 1111
 info@timearchitects.com.au

- PROPOSED MEDIUM DENSITY HOUSING AT 29 ARTHUR ST, ELTHAM
- FIRST FLOOR PLAN
- FLORY PTY LTD
- PRELIMINARY
- TOMMY PLANNING
- CONSTRUCTION
- TENDER

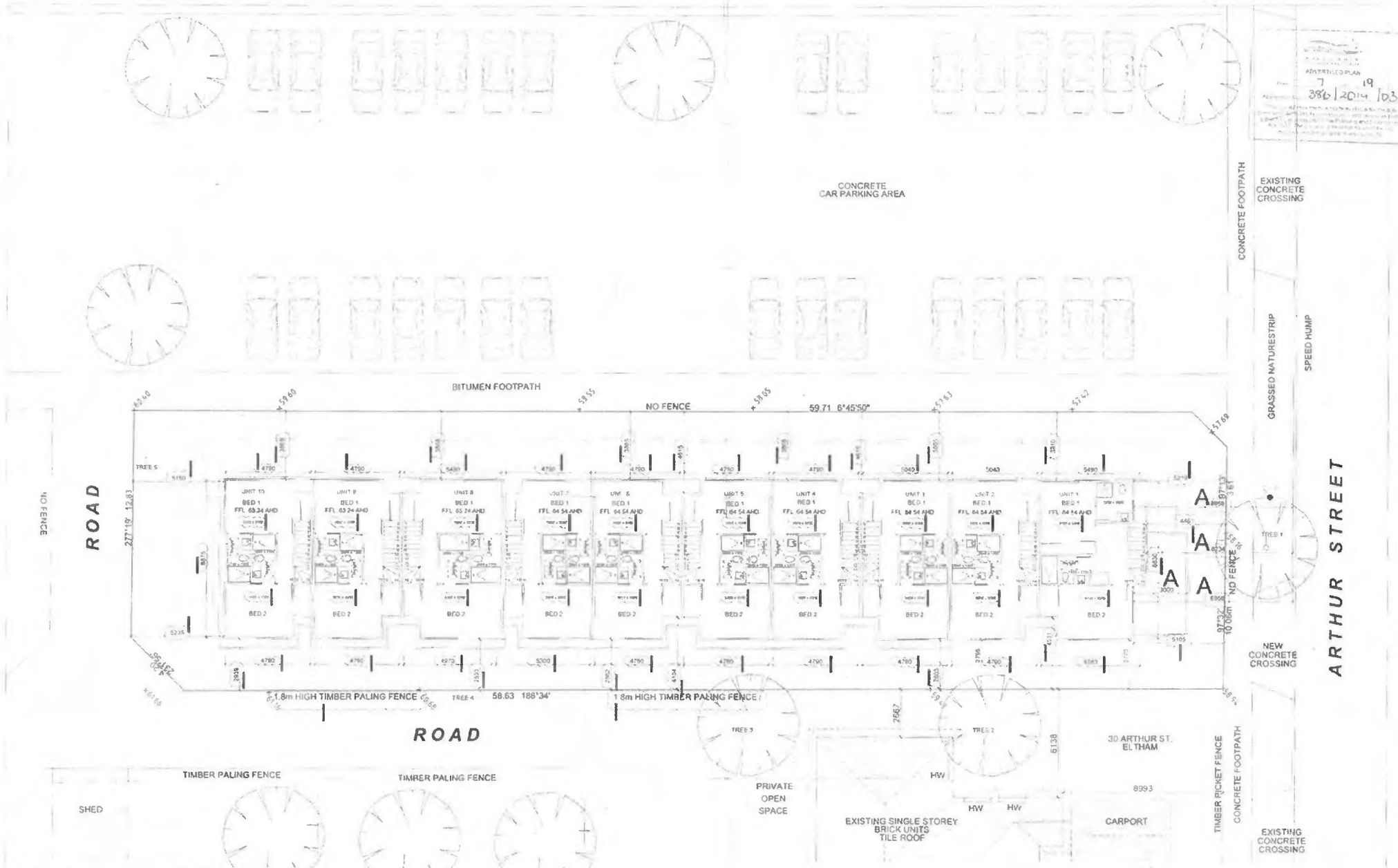
REVISION
 TP-1

- DATE: JAN 2015
- DRAWN: 1:100 (A1) 1:200 (A3)
- SCALE: A3
- PAGE NO: 1 OF 1
- JOB NO: 1-0158

NO DATE AMENDMENTS

07 JUL 2015
 RECEIVED

ADVERTISED PLAN
 7 19
 386/2014/103P
 Approved under the Resource Management Act 1991
 and the Resource Management (Consent) Regulations 2002
 for the proposed subdivision and development of the land
 shown on the plan. The consent is subject to the conditions
 of consent and the Resource Management Act 1991 and the
 Resource Management (Consent) Regulations 2002.



SECOND FLOOR PLAN

1:200 @ A3
1:100 @ A1



TIME ARCHITECTS
 15/11 James Street, Dunedin 901
 www.timearchitects.co.nz
 info@timearchitects.co.nz

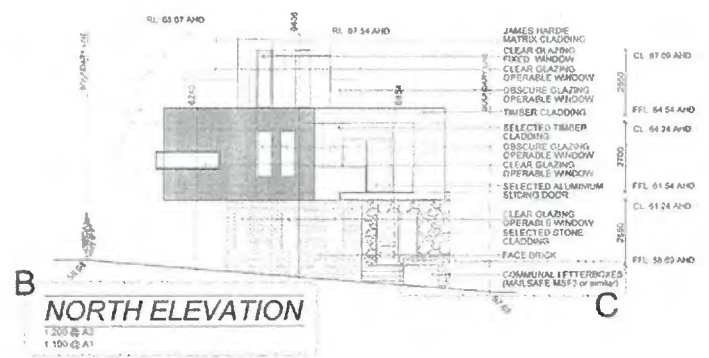
- PROPOSED MEDIUM DENSITY HOUSING AT 28 ARTHUR ST, ELDHAM
- DRAWING SECOND FLOOR PLAN
- CLIENT FLOXY PTY LTD
- ISSUED
- PRELIMINARY
- TOWN PLANNING
- CONSTRUCTION
- TENDER

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 TP-1

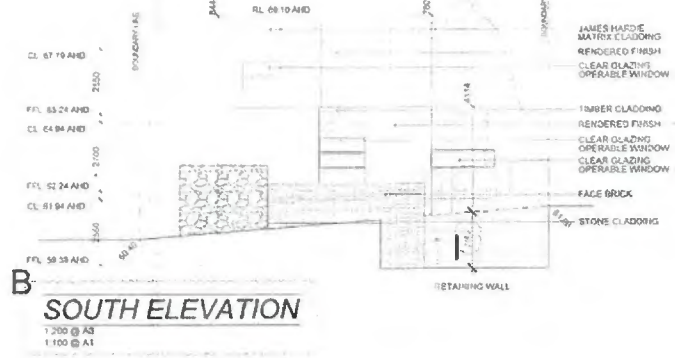
NO	DATE	AMENDMENTS
1	July 2015	

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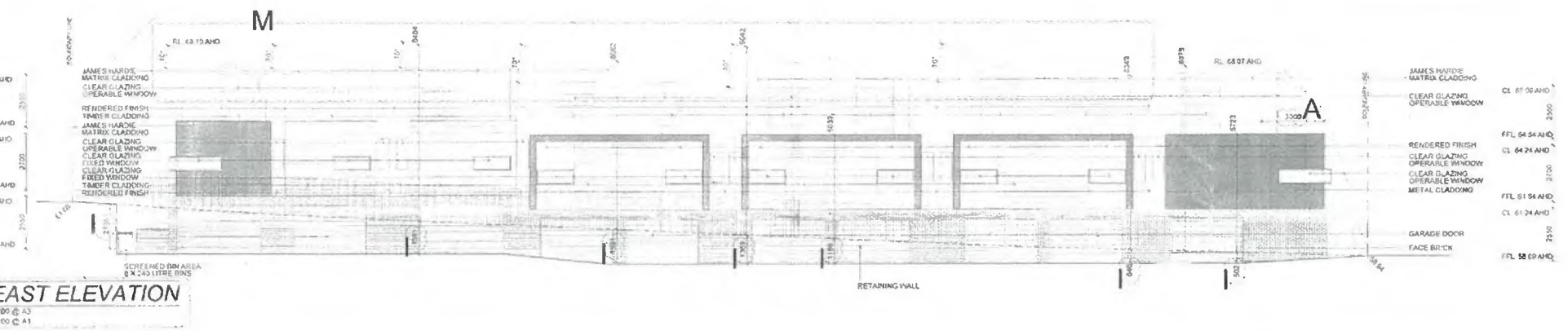
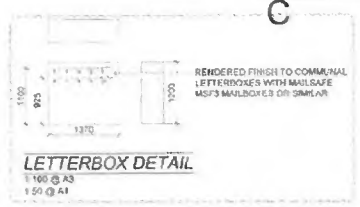
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 19
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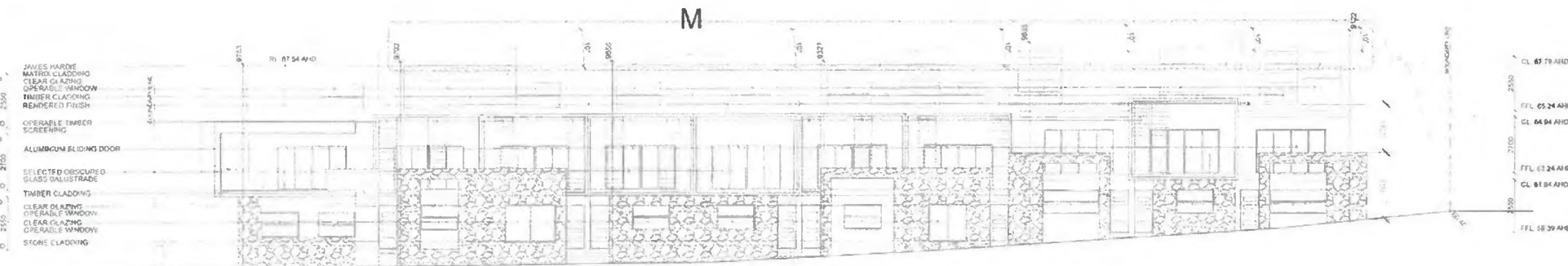
NORTH ELEVATION
1:200 @ A3
1:100 @ A1



SOUTH ELEVATION
1:200 @ A3
1:100 @ A1



EAST ELEVATION
1:200 @ A3
1:100 @ A1



WEST ELEVATION
1:200 @ A3
1:100 @ A1

NOTE: PROVIDE DOUBLE GLAZED WINDOW TO ALL WEST FACING WINDOWS AND SLIDING DOORS
 NOTE: ALL WINDOW AND SLIDING DOOR FRAMES TO BE ALUMINIUM WITH POWDERCOAT FINISH



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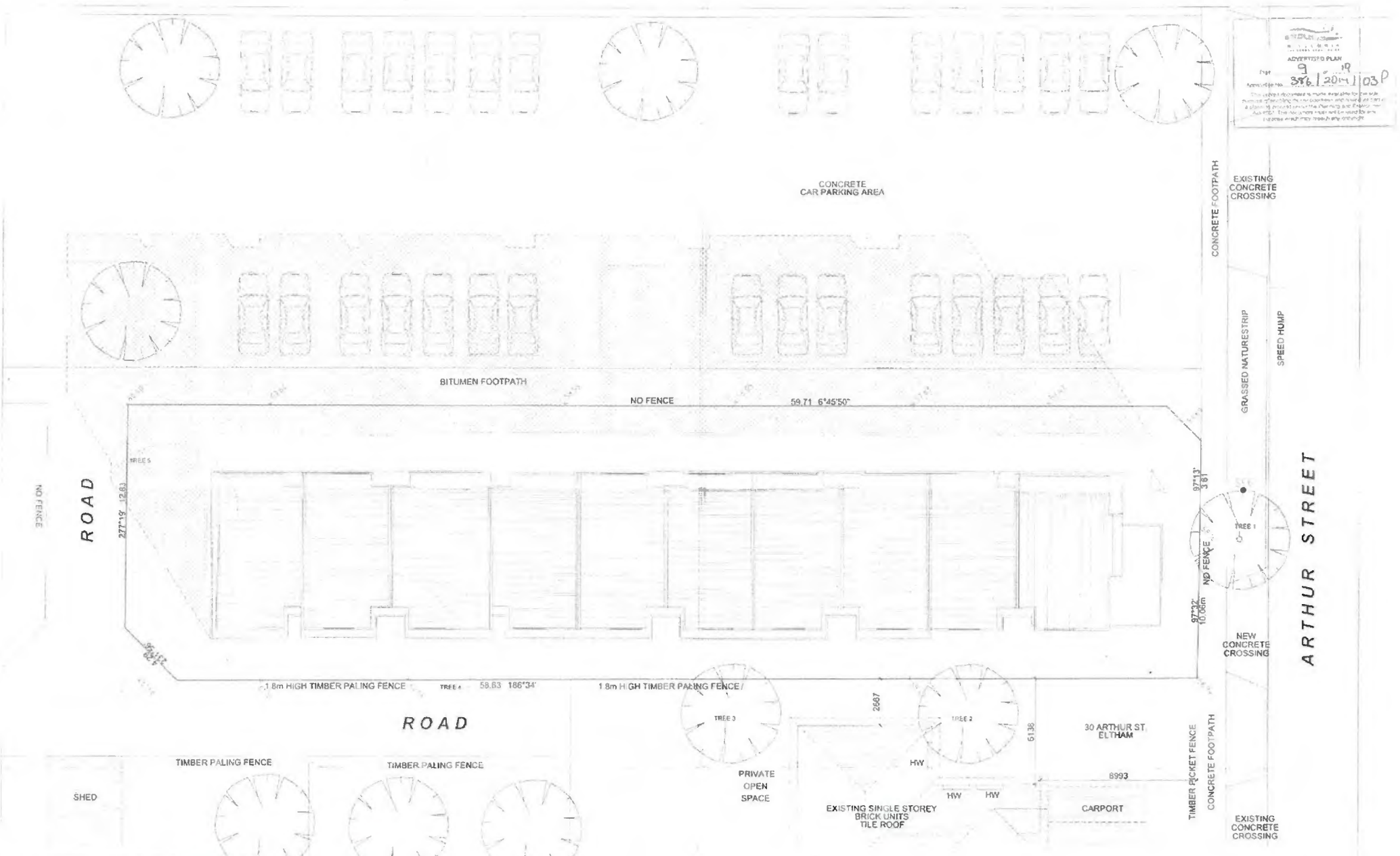
• PROPOSED MEDIUM DENSITY HOUSING AT 28 ARTHUR ST, ELTHAM
 • DRAWING ELEVATIONS
 • CLIENT FLORENCE PTY LTD
 • STATUS PRELIMINARY

REVISION
 TP-1
 • DATE JUN 2015
 • DRAWN
 • SCALE 1:100 @ A1 1:200 @ A3
 • PAGE NO 404
 • JOB NO 1-1189

NO. DATE AMENDMENTS
 • DATE
 • AMENDMENTS

MULLUMBI SHIRE COUNCIL
 PLANNING & BUILDING
 07 JUL 2019
 RECD

TENDER DOCUMENT
 ADVERTISED PLAN
 30.1.2014/103
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SHADOW DIAGRAM AT 9:00 AM

1:750 G.A. 1:100 G.A. March 22 September 22 2014

SHADE DENOTES SHADOW CAST BY PROPOSED DEVELOPMENT

SHADE DENOTES SHADOW CAST BY EXISTING FENCE



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- PROPOSED MEDIUM DENSITY HOUSING AT 30 ARTHUR ST, ELTHAM
- DRAWING
- CLIENT
- ISSUES

SHADOW DIAGRAM AT 9:00 AM

FLOORY PTY LTD

- PRELIMINARY
- TOWN PLANNING
- CONSTRUCTION
- TENDER

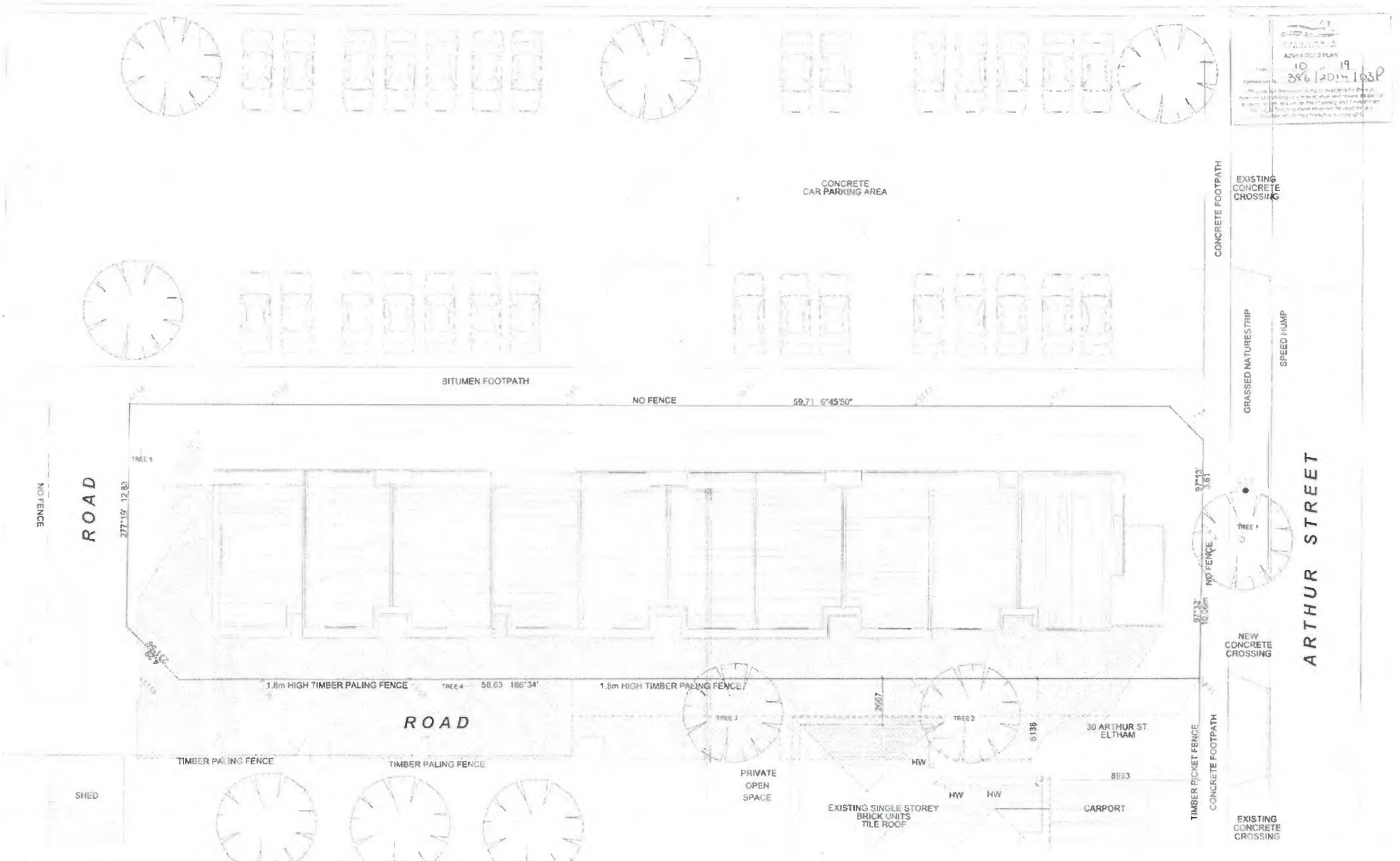


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DATE	NO	DATE	AMENDMENTS
JULY 2013			

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SHADOW DIAGRAM AT 3:00 PM
 March 22 - September 22 2015

THESE DOTTED SHADOWS
 CAST BY PROPOSED
 DEVELOPMENT
 THESE DOTTED SHADOWS
 CAST BY EXISTING
 DEVELOPMENT



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- PROPOSED: MEDIUM DENSITY HOUSING AT 26 ARTHUR ST BETHAM
- DRAWING: SHADOW DIAGRAM AT 3PM
- CLIENT: FLOREN PTY LTD
- ISSUED: PRELIMINARY

- TCVM PLANNING
- CONSTRUCTION
- TENDERS

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TP-1

NO	DATE	DESCRIPTION
1	JUL 2015	DATE
2		DRAWN
3		SCALE
4		PAGE NO
5		JOB NO

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