

3 Presentation of officer reports

3.1 15 Broadway, Camberwell - Extension to House in Heritage Overlay

15 Broadway, Camberwell – Extension to House in Heritage Overlay

Application no.:	PP21/1140
Responsible director:	Scott Walker, Director Urban Living
Authorised by:	David Cowan, Manager Planning and Placemaking
Report officer:	Damian Bu and Elizabeth Spanjer, Urban Planners

Report abstract

Proposal

The proposal seeks partial demolition and construction of alterations and additions to an existing dwelling and the demolition of an additional dwelling on the lot in a Heritage Overlay. Key details of the proposal are summarised below.

Demolition:

- The second dwelling of non-contributory value.
- Partial demolition of northern and western elevations of “contributory” dwelling.

Proposed buildings and works:

- Construction of a basement and ramp.
- Extend the ground floor footprint towards the north and west.
- Alterations to the roof and addition of a new chimney.
- The addition (excluding the chimney) will have a maximum overall height of 7.23 metres above Natural Ground Level.
- A new crossover accessed off Broadway in the south-west corner of the site.
- A pool adjacent to the northern boundary.

Public notification of the application has been undertaken and sixteen (16) objections have been received.

Issues

The following key issues are addressed in the Planning Assessment Report (Attachment 1):

- The proposed built form of the dwelling extension, including the materiality, bulk and dominance over the heritage place.
- The streetscape impact of the proposed crossover and ramp to basement car park.
- The loss of trees and lack of landscaping opportunity.

Officer's response

Council officers have undertaken a thorough assessment of the proposal against the Boroondara Planning Scheme and concluded that the proposal will not alter or obscure fabric that contributes to the value of the ‘contributory’ heritage dwelling, most notably the pitched-gable roof and tuck-pointed brick exterior.

Council’s Heritage Advisor supports the application, on the following basis:

- The majority of the contributory heritage fabric of the existing house will be retained and conserved.
- The proposed development will improve the heritage streetscape by the demolition of the existing non-contributory dwelling on site.
- The design of and siting of the vehicular basement ramp has been appropriately designed and sited to minimize the overall visibility and appearance to the streetscape.
- Subject to conditions, the proposed addition will be appropriately setback on the site and will not dominate the original heritage fabric of the existing dwelling.
- The additions will be contemporary with clear articulation between new fabric and contributory fabric. The additions will not dominate the subject site nor the broader heritage streetscape subject to conditions.
- The combination of the proposed siting of the extension and demolition of the non-contribution building will allow for generous landscaping opportunity on site.

Details of the proposal, discussion of all objections and assessment against relevant controls and policies are contained in the following attachments to this report:

- Attachment 1 - Planning Assessment Report
- Appendix A – Referral Comments
- Appendix B – Statement of Significance
- Appendix C – Planning Policies
- Appendix D – Advertised Plans
- Appendix E - Discussion Plans
- Appendix F - Locality Plan
- Appendix G - Zoning Map

Officers' recommendation

That the Urban Planning Delegated Committee resolve that a Notice of Decision to Grant a Planning Permit No. PP21/1140 for the “*partial demolition and construction of alterations and additions to an existing dwelling and the demolition of an additional dwelling on the lot in a Heritage Overlay*” at 15 Broadway, Camberwell be issued under the Boroondara Planning Scheme subject to the following conditions:

Amended plans required

1. Before the development starts, amended plans must be submitted to the satisfaction of the Responsible Authority. When the plans are to the satisfaction of the Responsible Authority they will be endorsed and will then form part of the Permit. The plans must be drawn to scale with dimensions and electronic copies provided, substantially in accordance with the advertised plans but modified to show:
 - a. The location of the driveway ramp and crossover revised to reflect Conditions as shown on the Discussion Plans received by Council on 13 May 2022.
 - b. The external eastern wall of the Terrace (including the chimney) setback an additional 2.0 m from Berwick Street.
 - c. Material/Finish No. 7 (dark grey render) as noted on the plans revised to either a mid-grey or lighter finish to the satisfaction of the Responsible Authority.
 - d. The colour of the new window frames revised to either a mid-grey or lighter finish to the satisfaction of the Responsible Authority.

- e. The material of the new chimney breast to the terrace revised to either exposed brick or rendered masonry to the satisfaction of the Responsible Authority.
- f. Add Material No. 8 (Natural Slate Tile) to the External Finishes Pallet
- g. The proposed colour of the garage door revised to a lighter finish to the satisfaction of the Responsible Authority.
- h. The proposed finish of the fence along Berwick Street stated. The finish must be light in hue. A dark finish such as 'Monument' (or similar) is not permitted, to the satisfaction of the Responsible Authority
- i. The colour of the new sliding gate revised to a lighter finish to the satisfaction of the Responsible Authority.
- j. The existing crossovers on site to be reinstated to the satisfaction of the Responsible Authority.
- k. Demolition Plan amended to include notations specifying the retention of all existing chimneys to the existing dwelling.
- l. Roof plan amended to include notations specifying the retention of all existing chimneys to the existing dwelling.
- m. Demolition Plan amended to include dimensions to the extent of proposed demolition to the existing dwelling.
- n. The Tree Protection Zone and Structural Root Zone of Tree Nos. 2 and 3 (as identified in the Arborist Report submitted with the application prepared by Landscape by Design (dated 18 December 2020) drawn on all site and floor plans;
- o. Notation on all site and floor plans that Tree Nos. 2 and 3 are to be retained and protected in accordance with the endorsed Tree Management Plan required by this Permit;
- p. Any modifications to the location or layout of buildings and/or works recommended in the endorsed Tree Management Plan required by this Permit;
- q. The siting of any necessary stormwater detention pit, underground services and pits, and/or rainwater harvesting tank to be located outside any area set aside for deep-soil planting and outside the Tree Protection Zone of any trees to be retained/protected.
- r. Notation on all site and floor plans that all excavations within the Tree Protection Zone of Tree 2 and 3 must be undertaken with hand tools or hydro-vacuum and that all excavation works must be supervised, document and certified by the Project Arborist.
- s. Permanent fencing within the Tree Protection Zone of Tree 2 and 3 constructed on pier foundations with any required plinths constructed above existing grade.
- t. Notation on all site and floor plans that no strip footing is permitted within the Tree Protection Zone of Tree 2 and 3
- u. Provide a Tree Management Plan in accordance with Condition No. 6 of this permit.

Layout not to be altered

- 2. The layout of the site and the size, levels, design and location of buildings and works shown on the endorsed plans must not be modified for any reason (unless the Boroondara Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.

Infrastructure

- 3. The width of the proposed crossover servicing 15 Broadway, Camberwell to not exceed 3 metres in width.

4. Any new vehicle crossover or modification to an existing vehicle crossover must be constructed to the satisfaction of the Responsible Authority.
5. The two disused/redundant vehicle crossovers must be removed, and the area reinstated with footpath, nature strip, kerb and channel to the satisfaction of the Responsible Authority.

Tree Management Plan

6. Concurrent with the submission of amended plans required by Condition 1 of this Permit and prior to any demolition or site works, a Tree Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The Tree Management Plan must be prepared by a minimum AQF Level 5 qualified and experienced Arborist in relation to the management and maintenance of Tree Nos. 2 and 3 (as identified in the Arborist Report submitted with the application prepared by Landscape by Design (dated 18 December 2020). The Tree Management Plan must make specific recommendations in accordance with the Australian Standard AS4970: 2009 - Protection of Trees on Development Sites and detail the following to ensure that all retained trees remain healthy and viable during construction:
 - a. A Tree Protection Plan drawn to scale that shows:
 - i. Tree Protection Zones and Structural Root Zones of all trees to be retained;
 - ii. All tree protection fenced off areas and areas where ground protection systems will be used;
 - iii. Any services to be located within the Tree Protection Zone and a notation to state that all services will either be located outside of the Tree Protection Zone, bored under the tree protection zone, or installed using hydro excavation under the supervision of the project arborist; and
 - iv. A notation to refer to the Tree Management Plan for specific detail on what actions are required within the Tree Protection Zone.
 - b. Details of how the root system of any tree to be retained will be managed. This must detail any initial non-destructive trenching and pruning of any roots required to be undertaken by the project arborist; and details of how any permeable surfaces within the Tree Protection Zone of retained trees will be constructed;
 - c. Supervision timetable and certification of tree management activities required by the Project Arborist to the satisfaction of the Responsible Authority;
 - d. All remedial pruning works that are required to be performed on trees during demolition and development of the site. The pruning comments must reference Australian Standards 4373:2007, Pruning of Amenity Trees and a detailed photographic diagram specifying what pruning will occur. *Note: Only Council or Authorised Council Contractors can prune Trees Nos. 2 and 3. Any request for the pruning of trees on public land must be made through Council's Environmental Sustainability and Open Spaces Department.*

- e. The recommendations contained in the approved Tree Management Plan must be implemented to the satisfaction of the Responsible Authority and any changes to the endorsed Tree Management Plan will require written authorisation from the Responsible Authority.

Tree Management Plan and Construction Management Plan

7. If a Construction Management Plan is required as a condition of this permit it must be in accordance with the Tree Management Plan and Tree Protection Plan.

Contractors to be advised of trees to be retained and protected

8. The owner and occupier of the site must ensure that, prior to the commencement of buildings and works, all contractors and tradespersons operating on the site are advised of the status of trees to be retained and protected as detailed in the endorsed Tree Management Plan and are advised of any obligations in relation to the protection of those trees.

Regulation of activities in Tree Protection Area

9. No vehicular or pedestrian access, trenching or soil excavation is to occur within the Tree Protection Area as detailed in the endorsed Tree Management Plan without the prior written consent of the Responsible Authority. No storage or dumping of tools, equipment or waste is to occur within the Tree Protection Zone.

Documentation and Certification by Project Arborist

10. Prior to the commencement of any site works, including demolition and excavation, the Responsible Authority must be provided with evidence that a project arborist has been engaged as part of the ongoing consultant team to oversee the design and construction, and to ensure the development does not have a detrimental impact on the ongoing health and stability of the trees to be retained. The project arborist must hold suitable qualifications and experience to the satisfaction of the Responsible Authority. Evidence of the appointment of the project arborist must be submitted to the satisfaction of the Responsible Authority (quoting the Planning Permit number and site address, emailed to Boroondara@boroondara.vic.gov.au) not less than seven (7) days before the commencement of works on site.

Permit to expire:

11. This permit will expire if:
 - a) The development does not start within two (2) years of the issue date of this permit;
or
 - b) The development is not completed within four (4) years of the issue date of this permit.

The Responsible Authority may extend the times referred to if a request is made in writing before the permit expires or:

- (i) within six (6) months afterwards if the development has not commenced; or
- (ii) within twelve (12) months afterwards if the development has not been completed.

Council and the Victorian Civil and Administrative Tribunal are unable to approve requests outside of the relevant time frame.



PLANNING ASSESSMENT REPORT

Urban Planning Delegated Committee

Partial demolition and construction of alterations and additions to an existing dwelling and the demolition of an additional dwelling on the lot in a Heritage Overlay

Application Number	PP21/1140
Date Application Received	10 December 2021
Planning Officer	Damian Bu / Elizabeth Spanjer
Applicant	Mr Philip Watt C/- Herbert & Howes
Property Address	15 Broadway, Camberwell
Zoning	Clause 32.09 - Neighbourhood Residential Zone - Schedule 3
Overlays	Clause 43.01 - Heritage Overlay - Schedule 159
Particular Provisions	No particular provisions applicable.
Permit Triggers	Clause 43.01-1 (HO) of the Boroondara Planning Scheme, a permit is required to: <ul style="list-style-type: none"> • Demolish or remove a building. • Construct a building or construct or carry out works.
Aboriginal Cultural Heritage	No
Covenant	Nil
Potential Overland Flow?	No
Advertised?	Public notice of the application was given on 10 February 2022 by Council posting notices to abutting and nearby property owners and occupiers and by the display of a sign(s) on the site for a period of not less than 14 days.
Ward	Junction
Number of Objections Received	Sixteen (16) objections received.
Plans Assessed in this Report	Plans advertised in February 2022.
Recommendation	Notice of Decision to Grant a Planning Permit, subject to conditions.

PROPOSAL

An application has been made to Council for part demolition and the construction of a single-storey addition.

Details of the proposal are summarised as follows: -

Demolition

- The existing second dwelling, of non-contributory value, will be removed.
- The northern elevation, and part of the western elevation of the “contributory” graded dwelling will be removed.

Proposed Buildings (a structure including part of a structure and outbuildings)

- Construction of a basement accessed via a proposed crossover, with an area comprising four car parking spaces, storage, multipurpose room, and lift/stairway access to level above.
- Extend the ground floor footprint towards the north (rear) and western (side) boundaries of the site.
- The addition will marry traditional and contemporary design and materials, featuring a gable roof of slate tile, and cement render over masonry construction for the external walls.
- The proposed dwelling addition (excluding the proposed chimney) will have a maximum overall height of 7.23 metres above Natural Ground Level.
- Installation of pedestrian and vehicle gates within existing fencing.

Proposed Works (any change to the natural or existing condition or topography of land including the removal, destruction or lopping of trees and the removal of vegetation or topsoil)

- Non-significant vegetation and trees will be removed from site.
- The crossover along Broadway will be reinstated.
- All hard paving treatments on site will be removed.
- Inclusion of a new crossover accessed off Broadway in the south-west corner of the site.
- A driveway/basement ramp is proposed adjacent to the western title boundary accessed off the proposed crossover.
- Introduction of a pool adjacent to the northern boundary.
- General hard landscaping treatments proposed throughout the site (e.g., pedestrian paths).

Retained Buildings and Works

- The crossover to Berwick Street will be retained, however, the vehicle gate removed, and the fence reinstated.
- The single-storey “contributory” graded dwelling (except for minor demolition listed above).
- Boundary fencing (except for minor alterations listed above).
- Established on site trees.



Figure 1 - Proposed elevations, showing the development as viewed from the Broadway (south) and Berwick Street (east). Fencing omitted.



Figure 2 - Proposed elevations, showing the development as viewed from the side (west) and rear (north boundaries). Fencing omitted.

THE SITE

Width of Frontage	32 m
Maximum Depth of Site	39.62 m
Total Site Area	1268 sqm
Easements	The subject site is not encumbered by any easements.
Fall of the Land	The site is generally flat with minimal fall across the allotment

- The subject site is developed with a single storey Federation-era dwelling "Calrossie" constructed c.1910. The dwelling features quintessential elements of the federation era, including:
 - A return L-shaped verandah, roofed with corrugated bull-nosed metal and embellished with timber details including fretwork.
 - A steeply-sloped hipped roof with wide eaves, featuring prominent front-facing gable ends.
 - Walls of red brickwork with flush joints, tuckpointed white.
- In addition to the primary residence, the site includes a three-bedroom detached residence constructed c.1960. The second dwelling is sited to the rear (north) of the graded dwelling. Refer to **Figure 6** below.
- Vehicle access is via a crossover and driveway adjacent to the south-eastern corner of the site.
- The site contains several trees to the front setback, peripheries of the site and rear secluded private open space.



Figure 3 - Subject Site, view north.



Figure 4 - Subject Site, view north-west



Figure 5 - Subject Site, view west



Figure 6 - Subject Site, aerial view.

THE SURROUNDING AREA

The area in which the subject site is situated is residential in nature; and contained within the Prospect Hill Heritage Overlay Area (HO159) which is significant for its intact collection of mainly late Victorian and Federation era dwellings, including various Queen Anne villas of architectural distinction. See, [Appendix B - Statement of Significance](#). The surrounds also feature several interwar era houses which contribute to its significance.

The surrounding area is defined by consistent, historic building styles and well-maintained front gardens. Most dwellings are semi-detached, with side setbacks between 1 to 3 metres allowing for driveways down one side. Fences away from major roads tend to be low to medium in height.

The surrounding roofscape is generally pitched in form, clad in terracotta tiles or slate; later additions do feature corrugated metal construction. The high ceilings and large roof forms of many dwellings means that the scale of the area is higher than in some other single storey districts in Boroondara.



Above - Aerial image of the subject site (red) and surrounding area. Weave, 2022.

PERMIT HISTORY

Details of previous applications for the subject site are as follows:

Subject Site			
Application No	Date of Decision	Decision	Description of Proposal
PP20/0465	N/A	Withdrawn	Partial demolition and construction of alterations and additions to an existing dwelling and the demolition of an additional dwelling on the lot in a Heritage Overlay

REFERRALS

A summary of each is provided below.

Internal Referrals

Heritage Advisor	Supported - subject to conditions Council's Heritage Advisor proposes conditions that, in summary reduces the visual impact of the proposed built form , via increased setbacks off title boundaries, and more sympathetic design, via material and finish changes. Refer to Appendix A for full referral comments
Infrastructure	Supported - subject to standard crossover conditions

	Refer to Appendix A for full referral comments
Arborist	Council's Arborist requires the site owner to apply for a Tree Local Law Permit for works adjacent to on and off-site trees - this has been communicated to the applicant.
ESOS	<p>Supported - subject to conditions</p> <p>Council's ESOS Department requires conditions that, in summary, seek to protect the street tree located adjacent to the proposed crossover (south-west corner of the site).</p> <p>Refer to Appendix A for full referral comments</p>

AMENDMENTS TO THE PROPOSAL

An amendment to a planning application was lodged with Council after notification.

The proposed changes are as follows:

Date Received	Amendments	Amendment Type
13/05/2022	Minor relocation of the proposed driveway and crossover to ensure the existing street tree is protected. See Figure 7 below.	'Discussion Plans'
It was considered that the proposed changes were minor in nature and did not warrant re-notification.		



Figure 7 - Subject Site, aerial view.

GOVERNANCE ISSUES

The implications of this report have been assessed and are not considered likely to breach or infringe upon the human rights contained in the Victorian Charter of *Human Rights and Responsibilities Act 2006*.

The officers responsible for this report have no direct or indirect interests requiring disclosure.

CONSIDERATIONS

In assessing this application, consideration has been given to the following:

- The objectives of planning in Victoria as detailed in Section 4 of the *Planning & Environment Act 1987*;
- Section 60 of the *Planning & Environment Act 1987*;
- The relevant provisions and decision guidelines of the Boroondara Planning Scheme including the decision guidelines of Clause 65; and
- Any objection received.

This proposal does not raise any significant adverse social or economic impacts. General social and economic impacts are addressed by the planning policy assessment below.

PLANNER'S ASSESSMENT

Zoning

Pursuant to Clause 32.09-5 of the Boroondara Planning Scheme, a permit is required to construct or extend one dwelling on a lot less than 500 square metres.

As the lot size is more than 500 square metres (1268 sqm), a planning permit is not required for the proposed buildings and works associated with the construction of an extension to the existing dwelling under the provisions of the zone. As such, the proposal is not subject to a ResCode or Neighbourhood Character assessment.

Relevant Policies

The following planning policies are relevant to the assessment of the current application:

- Clause 15 - Built Environment & Heritage
- Clause 15.03-1S - Heritage conservation
- Clause 15.03-1L - Heritage in Boroondara

Clause 15 - Built Environment

The proposal would retain the majority of fabric associated with the street facing rooms of the original dwelling with demolition works primarily focused on the western (side) and northern (rear) elevations.

Non-original fabric

Removal of non-original fabric is responsive to Council's Heritage Strategies and Policies at Clause 15.031L, which permits partial demolition of 'contributory' heritage places only if the original built fabric which contributes to the heritage values of the precinct is retained. Policy further seeks to ensure demolition does not result in 'facadism'.

Council's Heritage Advisor utilised the *MMBW Plan* (see, **Figure 9**)¹ for the property to determine the original and later fabric of the heritage dwelling. The western balcony and projecting gable (as shown at **Figure 8**) are notably absent on the *MMBW plan*. Meaning, despite the highly sympathetic presentation of this elevation, it is evident that is a later addition to the site and is not of heritage value.

Clause 15.031L seeks to ensure the integrity and massing of the heritage place is not lost through demolition. The proposal would retain the main principal roof form and street facing elevations, enabling the fabric to be clearly viewed as original. In this regard, the extent of demolition has been properly considered as it will respect the hipped roof form of the existing dwelling.

¹ The Melbourne and Metropolitan Board of Works (MMBW) plans were produced from the 1890s to the 1950s. They were crucial to the design and development of Melbourne's sewerage and drainage system. The plans provide a detailed historical record of Melbourne streetscapes and environmental features. The plans are available from the State Library of Victoria ([MMBW plans | State Library Victoria \(slv.vic.gov.au\)](https://slv.vic.gov.au))

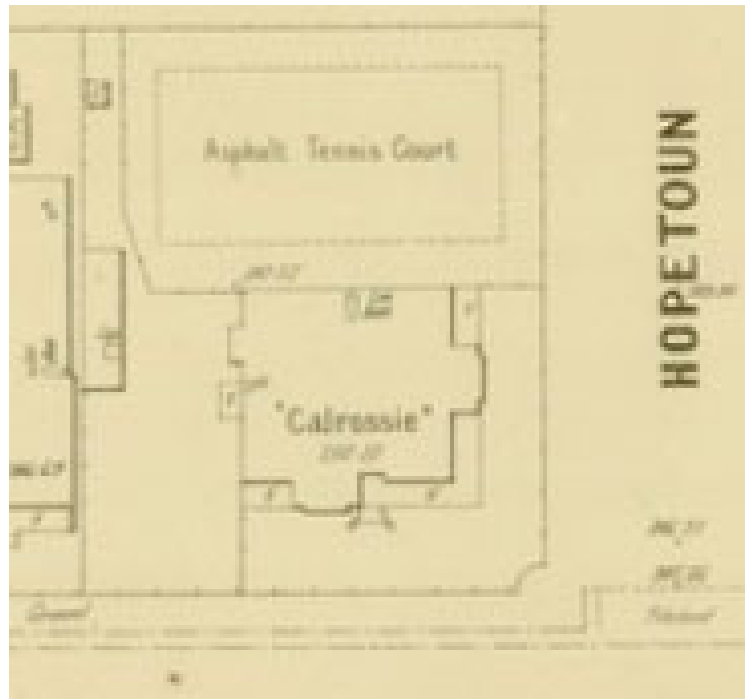


Figure 9 - MMBW Plan 1882.

Original Fabric

Council's Heritage Advisor is supportive of the extent of proposed demolition to the northern wall (See, **Figure 10**) given the limited visibility from the street and the altered state of the wall. Photographic evidence (See, **Figure 11**) presented to Council's Heritage Advisor reveals substantial alterations to the northern wall detailing the combination of altered openings, down pipes, new brick mortar and windows. On this basis, the demolition of the northern wall is supported given the demolition will not adversely affect the cultural heritage significance of the existing building or diminish the long-term conservation of the building having regard to Clause 15.03-1L (Heritage Policy), which permits "*partial demolition of 'contributory' heritage places for the purpose of additions and alterations only if the partial demolition... will not adversely affect the cultural heritage significance of the precinct...*".

Notwithstanding the above, it is further recommended the following conditions be included as conditions of permit to ensure the appropriate retention and conservation of the existing dwelling.

- Demolition Plan amended to include notations specifying the retention of all existing chimneys to the existing dwelling;
- Roof plan amended to include notations specifying the retention of all existing chimneys to the existing dwelling; and
- Demolition Plan amended to include dimensions to the extent of proposed demolition to the existing dwelling.

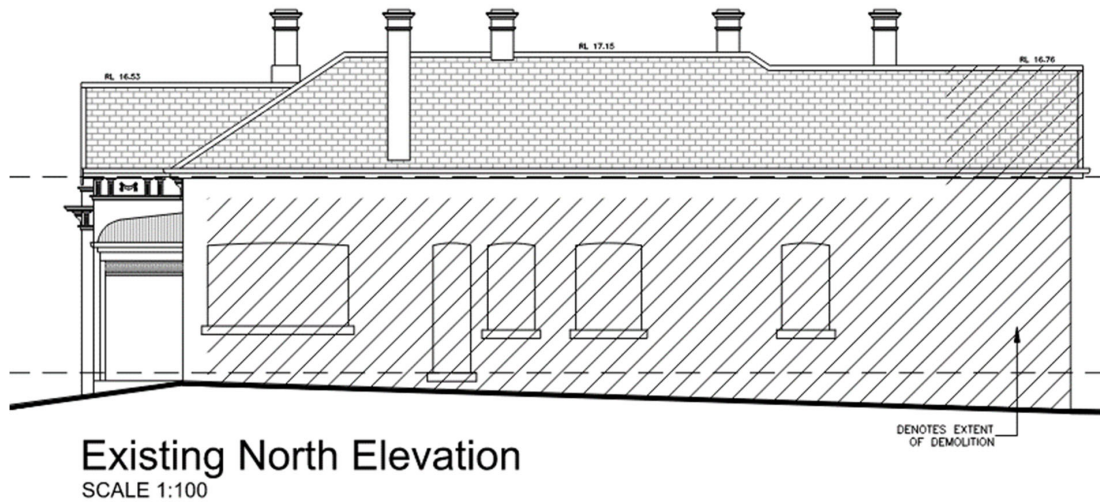


Figure 10: Existing northern elevation, demonstrating extent of proposed demolition in a hatched overlay.



Figure 11: Photographs of the existing altered northern wall in various locations along the existing boundary.

Secondary Dwelling

The second dwelling on the lot constructed c.1960 will be demolished in full, see [Figure 6](#). Council's Heritage Advisor, and Policy support the demolition of non-original additions as their removal will not compromise the "contributory" building fabric.

The removal of the second dwelling will benefit the site and broader heritage precinct, by removing obstructive built forms, which will increase the visibility of the original dwelling to Berwick Street.

Summary & Conditions

- Demolition of the second (rear) dwelling on the lot is supported as it is a later addition to the site.
- The extent of demolition proposed to the western elevation is supported as it is a later addition.
- The extent of demolition proposed to the northern elevation is supported given the limited visibility and provision of photographs showing the significantly altered state of the northern wall.
- Conditions will be imposed to ensure the extent of demolition will conserve the existing chimneys and contributory heritage fabric.

Height & Setbacks:

Council's Heritage Strategies and Policies at Clause 15.031L seeks to ensure additions are *"designed and sited to respect the significance of the heritage place utilising a combination of setbacks and matching the height of the heritage place"*.

Clause 15.03-1L further seeks to ensure new additions are visually recessive and read as secondary to the heritage place.

Height

The single-storey addition, constructed to a maximum height of 7.23 m, will not extend above the ridgeline of the host dwelling, at 7.49 m. The lowered height aids in the overall presentation of the addition appearing secondary on the lot; and is supported.

Setbacks

The subject site is situated on a corner between Broadway and Berwick Street and has visibility to both frontages. It is important to note, that the original building was designed to address both streetscapes; meaning it has two primary frontages.

North & East Boundaries

Council's Heritage Advisor requires refinement of the setbacks proposed to Berwick Street.

A terrace is proposed to be hosted off the northern wall of the original dwelling. The terrace will run east-west on the site and will align with the original verandah hosted off the eastern elevation. Council's Heritage Advisor has recommended the new terrace be setback at least 2.0 m in from the existing eastern boundary. The setback requirement is demonstrated at **Figure 12**.

The increased setback of the terrace from the eastern boundary will provide a clear delineation between old and new fabric, whilst also providing breathing room for the original architectural details along the northern and eastern elevations.

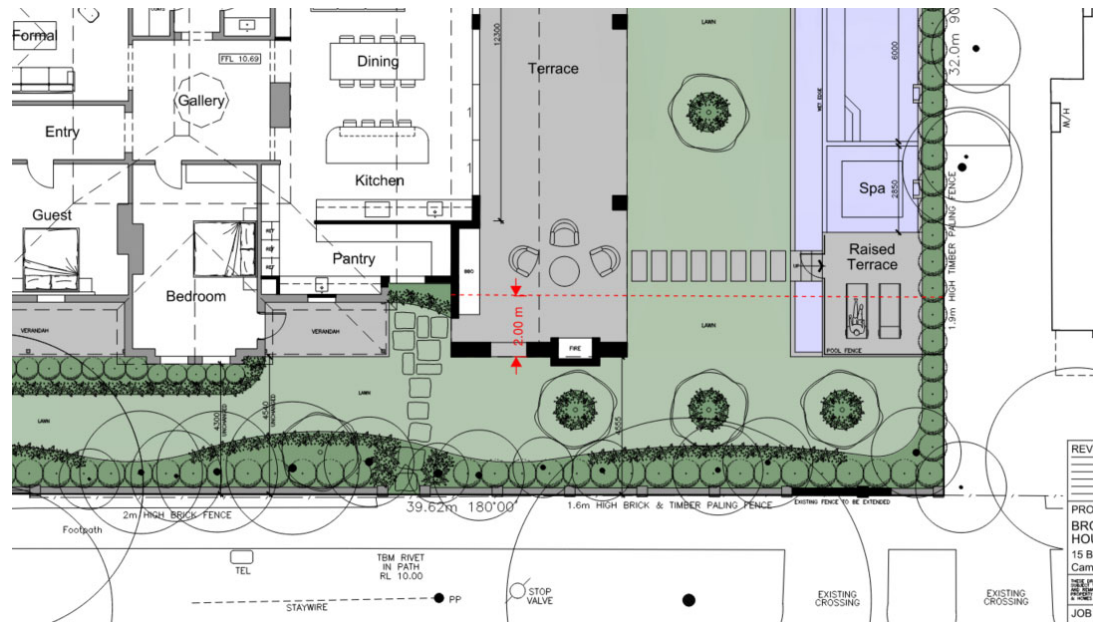


Figure 12: Proposed Ground Floor Plan, required setbacks marked up by Council in red. North to the right of plan.

South-West Boundaries

The addition will be visible to Broadway as it will be situated in front of an open area of site (driveway). However, although not a formal screening method, it is noted that the existing 2.2m high masonry fence with lattice will be retained in this location limiting views to the western elevation. The extent of visibility is acceptable as the western elevation is a later addition to the site, meaning the addition will not obscure views to original fabric.



Above - Existing masonry fence and lattice located on the Broadway boundary.

Summary & Conditions

Subject to the following condition, the proposed setbacks are broadly commensurate with the existing dwelling. The original dwelling will remain the prominent feature to the streetscape and the proposal will not compromise its contribution to the heritage precinct.

- *The external eastern wall of the terrace (including chimney) setback an additional 2.0m from Berwick Street.*

Design Detail & Roof Form

Clause 15.03-1L (Heritage Policy) seeks to ensure design details of new buildings and works are either (i) *Interpretive, that honestly admit their modernity while relating to the heritage character of their surroundings*, or (ii) *A replication of historic forms and detailing*.

The design takes notes from the portions of the host dwelling, whilst diverging enough to ensure the addition presents as secondary to the historic form. The street facing windows are appropriately proportioned, and the proposed gable ended elevations have been designed to reflect the projecting gable form of the original dwelling. See, **Figure 13**.

The proposed flat roof sections ensure that views to the addition from the street are minimal; whilst providing separation from the original building to the main bulk of the new addition, ensuring that the original roofs retain dominance in the streetscape. The gabled roof form of the new addition provides a well-resolved interpretative outcome that responds to the gabled and hipped roof forms of the original building.

The addition lacks adornment and excessive ornamentation which clearly delineates it as a contemporary feature of the lot. The difference in architectural detailing will assist in clearly delineating the proposed addition as new and secondary to the original dwelling retained.



Figure 13: Proposed Street elevations, fencing omitted.

Summary

The design detail of the existing dwelling remains celebrated and the foremost feature of the site. Council's Heritage Advisor and officer support the proposed design details and roof forms.

Materiality and Finish

Clause 15.03-1L (Heritage Policy) seeks to ensure the use of materials and surface finishes that are complimentary to the contributory fabric of the heritage place.

Dwellings in the immediate environs are generally of red masonry brick construction, with some featuring stucco/render. The roofscape is dominated by slate or terracotta

construction, although there is a limited presence of corrugated metal sheeting. The area's colour palette is warm in hue produced by the prevalence of the exposed red brick, off white finishes, and terracotta tiles.

The proposed addition will be of masonry construction finished with a cement render for the external walls, and slate for the roofing. The use of rendered masonry construction is acceptable as the addition will be suitably recessed (subject to conditions) and the material choice would be easily interpreted as new and secondary to the original dwelling. Furthermore, Council's Heritage Advisor finds the rendered masonry material appropriate as it will positively contrast to the red brick of the host dwelling, while ensuring the structure is clearly delineated as secondary on the lot.

The proposed stone cladding (noted as Material/Finish No. 5 on plans) to the new chimney does not relate to the existing material palette of the streetscape or place; which will likely result in it appearing as an overly dominant feature. Council's Heritage Advisor recommends the materiality be revised to one more sympathetic to the surrounding environs, via the use of brick or rendered masonry. The use of such materials will assist in mitigating the visual impact of the contemporary chimney when viewed from Berwick Street.

The original dwelling contains a slate roof and walls in a combination of red brick and cream stucco. The proposed render (noted Material/Finish No. 7 on the plans), as it presents to the east (Berwick Street) and south (Broadway), would be finished in an 'mid-grey' tone; this is not supported. Council's Heritage Advisor notes the proposed 'mid-grey' colour choice is overly dark and not visually recessive and would create a strong sense of contrast between the new addition and the historic building. This would add visual bulk to the proposed addition; a revised sympathetic finish will be included as a condition of the permit.

Council's Heritage Advisor requires the "Material/Finish No. 7" be updated to a less dominant and more muted colour, such as a light grey or the off-white to match Material No. 6 (as noted on the plans) which is proposed over the remaining external walls of the addition. The finish change is supported and will be included as a condition of the permit.

For the same reasons discussed above, the use of 'Monument' colour for the window frames is also not supported, a more recessive colour will be required by permit condition.

Summary and Conditions

Council's Heritage Advisor finds that as the addition will be visible from the public realm, its appearance needs to be carefully considered. The use of 'off-white' rendered masonry construction is supported, as the material will pay homage to the historic masonry streetscape, whilst distinguishing itself as a later addition.

The use of dark finishes, and alien materials (e.g., stone cladding to the chimney) are not supported as they risk increasing the visual prominence of the addition.

To address this matter, the following conditions are recommended to be included on the planning permit:

1. *Material/Finish No. 7 (dark grey render) as noted on the plans revised to either a mid-grey or lighter finish.*
2. *The colour of the new window frames revised to either a mid-grey or lighter finish.*
3. *The material of the new chimney breast to the terrace revised to either exposed brick or rendered masonry.*
4. *The proposed colour of the garage door revised to a lighter finish.*
5. *Add Material No. 8 (Natural Slate Tile) to the External Finishes Pallet.*

All the above material changes will be to the satisfaction of the Responsible Authority.

Clause 15.03-1L - Fences

The existing boundary fencing on site will be retained, however, select existing openings infilled, and new openings created to allow for new vehicle and pedestrian access points to the site.

The infill of the existing fence will replicate the existing height, materiality, and form (i.e., like-for-like) and is supported.

The masonry fence along Berwick Street (see, **Figure 14**) will be increased in height as it relates to the rear setback of the site, however the applicant did not specify the finish. Council's Heritage Advisor requires the proposed colour be indicated on the plans, noting that a dark colour (such as Monument) would not be appropriate.

Driveway gates are characteristic of the surrounding fencescape. Consequentially, the proposed addition of a gate to the existing boundary wall along Broadway is supported. However, Council's Heritage Advisor finds that the proposed dark-grey colour (Monument) is not acceptable and should be amended to be more recessive within the streetscape. A permit condition will require the finish revised to reflect the fencescape (e.g., to light yellow, light grey, or similar).

Summary and Conditions

The proposed use of dark-grey or black finishes to the proposed fencing will create visual bulk and contrast and is not supported.

To address this matter, the following conditions are recommended to be included on the planning permit:

- *The proposed finish of the fence along Berwick Street stated. The finish must be light in hue. A dark finish such as 'Monument' (or similar) is not permitted, to the satisfaction of the Responsible Authority*

- The colour of the new sliding gate revised to a lighter finish to the satisfaction of the Responsible Authority.



Figure 14 - Proposed Streetscape Elevations.

Clause 15.03-1L Vehicle accommodation, outbuildings, and services

A basement ramp is proposed adjacent to the site's western title boundary. The entrance is sited behind the original fabric of the southern and western elevations, ensuring it will not distract from, nor dominate the original fabric. The appearance of the ramp and basement will be softened by landscaping treatments in the form of vegetation mediums along the western boundary, and the front garden in the southern setback.

Tree Impacts:

Clause 15.03-1L (Heritage Policy) does not provide scope for Council to consider impacts of the development to trees. However, the application was informally referred to Council's Arborist; who has required the applicant apply for Tree Local Law Permit applications for the construction of the addition off the northern boundary, and encroachment into established trees on site.

Landscaping:

The proposal will reduce the extent of hard paving within the site's front setback. This is a positive outcome as the garden setting of the site will be reinstated. The increased soft landscaping areas will soften the appearance of the proposed basement ramp; further lessening its impact on the historic appearance of the lot.

OBJECTION RESPONSE

Summary of Objection	Planner's Comments
<p>Compliance with Neighbourhood character & ResCode (off and on site amenity standards).</p> <p>The proposal is contrary to the objectives of the Neighbourhood Residential Zone (Schedule 3), Precinct 43 preferred character statement, and Clauses 15.01-5s, and 54.</p>	<p>A planning permit is required under the Heritage Overlay only. As such, it does not require assessment against the objectives of the Neighbourhood Character Policy (Clause 15.01-5s), Precinct 43 Preferred Character Statement, or on and off-site amenity standards ResCode.</p> <p>Assessment of the proposal is limited to Clause 15.03 (Heritage Policy) as detailed in the "Planners Assessment" section of this report.</p>
<p>Fails to meet the Heritage Policy</p> <ul style="list-style-type: none"> Adversely impacts the value of the heritage place. Not in keeping with the character of the houses and buildings within the heritage precinct. Lack of appropriate side setbacks Inconsistent with building form, materials, roof form. Visibility to the street. 	<p>The proposed development generally incorporates sufficient setbacks, heights, materials, and forms to integrate it into the historic environs; subject to conditions detailed in the "Planners Assessment" section of this report</p> <p><u>Material and Finishes Palette</u></p> <p>The objections state that the dark-grey/"Monument" colour of the extension will have a detrimental impact on the streetscape and will make the building dark and imposing.</p> <p>The proposed colour choice is discussed in detail in the "Planners Assessment" section of this report. The dark colour choice is not supported and is recommended to be altered by a planning permit condition to a lighter hue.</p> <p>The proposed masonry and tile construction of the addition will reflect the materials of the host dwelling and is supported by Council Officers.</p> <p><u>Design Details and Architectural Expression</u></p> <p>The objectors find the new addition is inconsistent with prevailing styles in the heritage precinct, and host building.</p>

	<p>The proposal combines contemporary forms and materials to create an interpretive design that relates to the heritage character of the place. The addition incorporates a gable roof form, to reflect the projecting gables of the host dwelling.</p> <p>Notably, Council's Heritage Policy allows for additions to honestly admit their modernity. The modern interpretation of the addition ensure it pays homage to the host building, striking a balance between the contemporary nature of the addition, with the historic appearance of the heritage dwelling.</p> <p>Council's Heritage Advisor has supported the application, subject to conditions listed in the "Planners Assessment" section of this report.</p> <p><u>Visibility of the Addition to the Street</u></p> <p>The overall height of the addition is less than that of the historic host building. The offset in height lessens the visibility and prominence of the addition to the street.</p> <p>Review of the proposal indicates it satisfactorily responds to the requirements of Council's Heritage Policy and will not dominate the existing dwelling on the site or detract from the Heritage character of the streetscape.</p> <p>Importantly, it is noted that the existing second dwelling on site will be removed; resulting in an overall reduction of the total site-built form coverage. Subject to conditions, the proposed addition will be more sympathetically recessed and sited than the existing dwelling to be removed.</p> <p><u>Setbacks</u></p> <p>A condition is recommended to be included on the planning permit to recess the proposed Terrace in further from the eastern street boundary to reduce its impact on original fabric and lessen its prominence to the street. A detailed assessment of these matters is contained in the "Planners Assessment" section of this report.</p>
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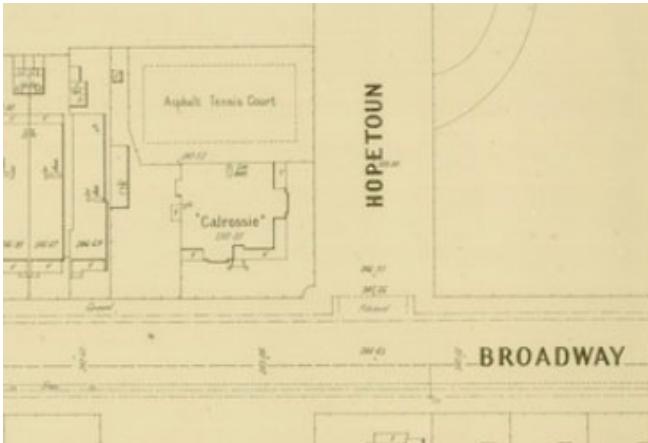
<p>The inclusion of additional crossover, and construction of a ramp and basement.</p>	<p><u>Basement and Ramp</u></p> <p>Objections raise concerns that the proposed basement garage (including associated ramp and crossover) is not in keeping with the historic environs.</p> <p>While basement garages are not a common feature within the surrounding area, the structure has been appropriately designed to minimise its visibility and prominence within the streetscape.</p> <p>Furthermore, the existence of such a structure alone does not automatically lend itself to visual dominance. The design and siting of the works minimises its visibility to both the street and place.</p> <p>The entrance is setback behind the original building fabric and façade. Additionally, the associated driveway will present as an at grade driveway for the first 6.23 m (approximate) before the grade begins to decline down into the basement area which further minimises the visibility of the structure and access way from the street.</p> <p>The location of the proposed crossover is appropriate, subject to tree protection conditions from Council's ESOS Department.</p> <p>A permit condition will require the existing crossovers be reinstated; which will see an overall reduction in the number of crossovers allowing access to the site.</p>
<p>Lack of landscaping opportunities and loss of trees.</p>	<p><u>Landscaping and Loss of Trees</u></p> <p>The location of the basement conforms to the proposed extension at the rear allowing adequate opportunities for landscaping (including canopy tree planting) to be provided.</p> <p>The existing extensive area of hard paving within the lots front setback will be removed and replaced with soft landscaping treatments, aiding in the restoration of the lot's original garden setting.</p>

RECOMMENDATION

That Council having considered all of the matters required under Section 60 of the *Planning & Environment Act 1987* and the Boroondara Planning Scheme decides to grant a **Notice of Decision to Grant a Planning Permit subject to conditions.**

APPENDIX A - REFERRAL COMMENTS

Heritage Advisor

<p>Statement of Significance or Grading (Clause 22.03-3.1)</p>	<p>Discussion:</p> <p>The area north of the railway line in the Prospect Hill Road Precinct comprises a generally intact collection of late Victorian and Federation houses, all very well designed and with a high level of integrity to their gardens and street appearance. As per the statement of significance, the precinct is one of the most intact and homogenous estates of this type in Melbourne.</p> <p>A review of the MMBW plan for the property, formerly named 'Calressie' shows that the balcony and projecting gable (current kitchen) on the western elevation were added at a later date, though in a highly sympathetic style from the exterior.</p>  <p>Source: Melbourne and Metropolitan Board of Works detail plan. 1862, Shire of Camberwell and Boroondara. Map 1, dated 1904.</p>
<p>Demolition</p> <p>Contributory Buildings (Clause 22.03-3.3)</p> <p>Non-Contributory Buildings (Clause 22.03-3.4)</p>	<p>Discussion:</p> <p>The demolition of the c.1960s building at 1A Berwick Street is acceptable as the structure was constructed outside the period of significance for the precinct, noting that the contributory grading of the property applies to the full site inclusive of this building.</p> <p>With regard to the demolition of the western kitchen and deck area, the planning policy states:</p> <p><i>Demolition to remove non-original and non-contributory additions to 'contributory' heritage places is generally supported.</i></p>

	<p>As demonstrated by the MMBW plan, these elements are non-original and demolition of this part of the building is supported.</p> <p>With regard to the demolition of the north façade the policy states:</p> <p><i>Retain contributory built fabric and not normally allow demolition. Permit partial demolition of 'contributory' heritage places for the purpose of additions and alterations only if the partial demolition, additions and alterations will not adversely affect the cultural heritage significance of the precinct and in particular ensure that the original built fabric which contributes to the heritage values of the precinct is retained.</i></p> <p>The north elevation is technically the rear of the property. While the position of the site is on a corner, visibility of the northern wall is currently limited by both existing vegetation and high fencing.</p> <p>The new addition may abut this wall with an appropriate setback from the street (see commentary below), allowing for the original footprint and views of the building to be maintained.</p> <p>Photographic evidence has since been provided which indicates substantial alteration of the northern wall, which while an original element, has been altered for the creation of new window and door openings. This is evident as concrete mortar is located around the new openings, the sills are of a different materiality to the rest of the wall, and design detailing of the windows is not consistent with the era of the dwelling.</p> <p>Demolition of northern wall is supported.</p>
<p>Restoration Works</p> <p>Contributory Buildings (Clause 22.03-3.3)</p>	<p>Discussion:</p> <p>There are no restoration works proposed. As the original building appears to be in good condition and is of high integrity, no additional restoration work is recommended in this instance.</p>
<p>Additions and new buildings to Significant and Contributory Buildings (excluding outbuildings)</p>	<p>Discussion:</p> <p>The planning policy states that alterations should:</p> <p><i>Through appropriate siting and massing, be located in manner which does <u>not detract from or dominate the heritage place</u> and or detract</i></p>

<p>Contributory Buildings (Clause 22.03-3.3)</p>	<p><i>from heritage values of the precinct. This should be achieved <u>utilising a combination of setbacks and matching the height</u> of the heritage place.</i></p> <p><i>Should be <u>visually recessive and read as a secondary element</u> to the heritage place.</i></p> <p><i>Be <u>located to the rear</u> of the heritage place where possible.</i></p> <p><u>Height</u> The height of the proposed addition is supported.</p> <p><u>Siting and setbacks</u> As a corner site, the setbacks to both Broadway and Berwick Street have been considered, noting the original building addresses both streets and both are included within the precinct.</p> <p>The siting of the proposed addition is acceptable, subject to some refinement of the setbacks to Berwick Street. The majority of the addition is located to the rear of the site (north and west), and although there will be visibility of the addition to the north along Berwick Street, this is considered acceptable given the existing building at 1A Berwick Street is located in this area.</p> <p>However, the setback of the new terrace element from Berwick Street will require refinement. It is recommended that the new addition/terrace be setback in line with the original eastern wall. This would ensure that the new addition/terrace reads as a secondary element and the primacy of the original building is retained.</p> <p><u>Form</u> The general form of the addition where a small flat roof section provides an offset from the original building to the new pitched roof of the terrace is supported.</p> <p>Similarly, the design of the visible sections of the new addition to Broadway is supported. A small flat roof section provides separation from the original building to the main bulk of the new addition, ensuring that the original roofs retain dominance in the streetscape. The gabled roof form of the new addition provides a well-resolved interpretative outcome that</p>
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	<p>responds to the gabled and hipped roof forms of the original building.</p> <p>The windows are simple rectilinear forms that are responsive to the original design without being exact replicas.</p> <p><u>Materials and colours</u></p> <p>The proposed cement render cladding for the additions is appropriate. This material provides a contrasting finish to the red brick of the heritage building, while continuing a solid masonry feel. The proposed 'mid-grey' colour to the addition as it faces Broadway will be overly dominant in the streetscape and a lighter colour should be adopted (such as a light grey or the off-white of the rest of the addition).</p> <p>The Monument colour noted for the window frames is also not appropriate and another, more recessive colour should be adopted.</p> <p>Similarly, the proposed stone finish to the new chimney to the terrace does not relate to any existing materials and will be an overly dominant feature in the streetscape. It is recommended that the material of this element is amended to a more respectful option, such as brick or rendered masonry. Combined with a change in materiality, setting back the addition from Berwick Street will assist in mitigating the visual impact of the contemporary chimney.</p> <p>The proposed slate roof is acceptable.</p>
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Fences (Clause 22.03-3.5)	Discussion: The infill of several areas of existing fence in a like-for-like manner is supported. The timber and brick fence on Berwick Street to be extended is shown on the plans in a dark colour, however no material code is provided. The proposed colour should be indicated, noting that a dark colour (such as Monument) would not be appropriate.
Landscape Setting (Clause 22.03-3.6)	Discussion: The landscape setting is supported. The existing mature garden will largely be maintained, with additional garden area added to the north, in replacement of the existing hard paving and built form associated with 1A Berwick Street.
Vehicle accommodation, outbuildings and services (Clause 22.03-3.7)	Discussion: While garages are not a common feature of heritage places within this precinct, driveway gates are common and there are several built into boundary walls like the gate seen at this site. The proposed addition of a gate to the existing boundary wall is supported. The proposed colour for the gate (Monument) is not acceptable and should be amended to be more recessive within the streetscape - cream, light yellow and light grey are common gate/fence colours, all of which would relate to the building on site. Black will create visual bulk and contrast, and is not supported. The provision of a basement level carpark with a ramp starting close to the property boundary would not normally be supported in a heritage precinct. However, given the ramp and basement carpark will not be visible from the street owing to the existing high boundary wall and proposed gate, it can be supported in this instance.

Recommendations

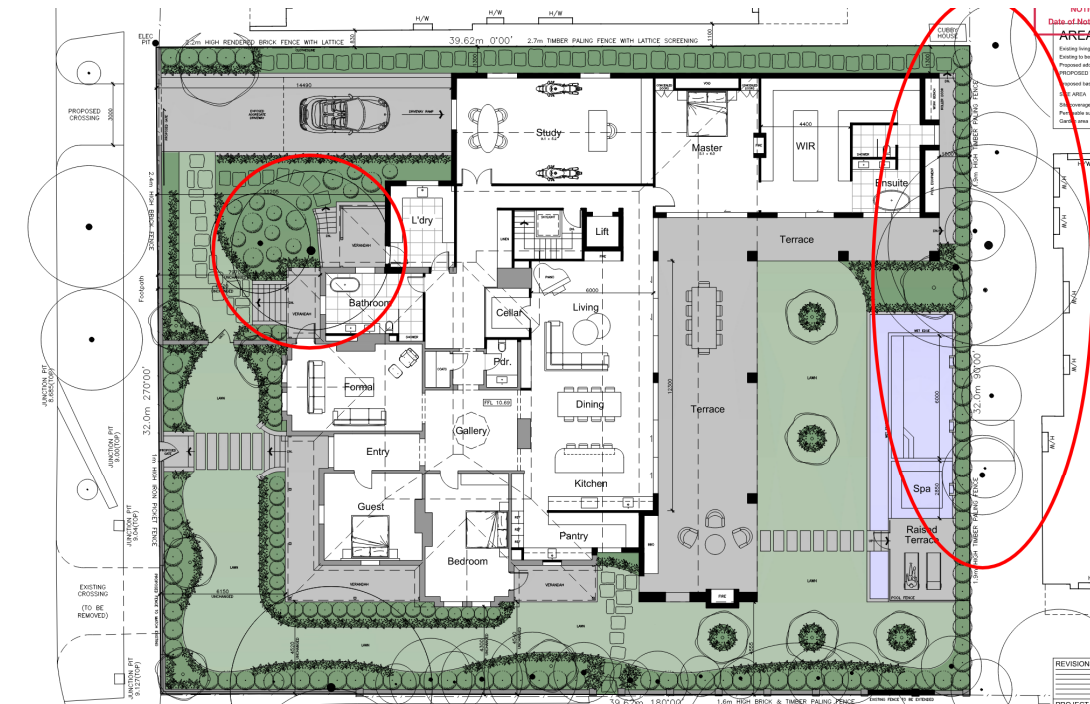
On heritage grounds the works proposed in this application should be modified as follows prior to further considerations:

	Suggested condition	Explanation
1	The setback of the terrace to Berwick Street should be set back in line with the existing eastern building wall that will be retained.	<i>The current setback of this element will be overly dominant in the streetscape and should be set <u>at least</u> in line with the existing building to ensure that the original building</i>

		<i>continues to be read as the primary built feature.</i>
2	<p>The materials and colours of the following elements should be revised:</p> <ul style="list-style-type: none"> • Colour of the addition to Broadway from mid-grey to a lighter more recessive treatment, like the colour proposed for the terrace area; • The colour of the new window frames from Monument to a lighter colour; • The material of the new chimney breast to the terrace from natural stone to a more sensitive material (e.g. brick or render); • The colour of the new sliding gate from Monument to a lighter, more recessive colour; and • The finish of the fence to Berwick Street should be provided and should be a light/recessive colour. 	<i>The proposed materials are generally acceptable, however some refinement is needed particularly associated with the proposed colours to elements of the new addition to ensure that they do not dominate the streetscape or detract from the valued heritage character of the precinct.</i>

Arborist

The application was verbally referred to Council's Arborist on 01 August 2022, who advised Tree Local Law Permits are required prior to the commencement of construction, for the trees circled red below.



Above - Proposed Ground Floor Plan, with Council markups.

Infrastructure

EXISTING CONDITIONS AND PROPOSAL			
	YES	NO	N/A
Is the proposed crossover 2 metres or greater away from the base of a street tree?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
COMMENT: there is a 3.2m gap between the 2 trees where the drive line of the cross over can fit, however the radials will be too close to the base of the tree unless they are greatly reduced in size.			
Is the proposed crossover 1 metre or greater away from any power pole?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
There are no street assets that will require relocation due to the proposed crossover	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there an existing redundant crossover(s) which will require removal?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the crossover width(s) acceptable?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
COMMENT: Please reduce to 3m			
Is the distance of the crossover from an intersection/traffic lights or school crossing acceptable?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the separation between the proposed crossovers acceptable?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Is the separation between the crossover and the crossover of the adjoining properties acceptable? (ie space for 1 car at 5.5 metres, or 2 cars at 11 metres).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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COMMENTS

☒ The application is not supported.

OVERALL COMMENTS:

There is not enough distance between the 2 street trees to build a crossover and it's radials

Planner Comment

Advice is revised due to the relocation of the crossover/driveway.

STANDARD CONDITIONS REQUIRED FOR PLANNING PERMIT

- ☒ The width of the proposed crossover servicing 15 Broadway, Camberwell to be increased/decreased to 3 metres in width.
- ☒ Any new vehicle crossover or modification to an existing vehicle crossover must be constructed to the satisfaction of the Responsible Authority.
- ☒ All disused or redundant vehicle crossovers must be removed and the area reinstated with footpath, naturestrip, kerb and channel to the satisfaction of the Responsible Authority.

STANDARD NOTES REQUIRED FOR PLANNING PERMIT

- ☒ Prior to the commencement of any works on the site, the owner / developer must submit any new vehicular crossover or modification or alteration to an existing crossover proposal for assessment and approval by the Responsible Authority (Engineering and Traffic Department).
- ☒ An Asset Protection Permit is required prior to the commencement of site works in accordance with Council's Local Law 1E.
- ☒ Prior consent from Council and any and all public authorities is required to be obtained for alteration or reinstatement of assets or services affected as a result of the development.
- ☒ The full cost of reinstatement of any Council assets damaged as a result of demolition, building or construction works, must be met by the permit applicant or any other person responsible for such damage, to the satisfaction of the Responsible Authority.

Parks & Gardens

ESOS - ARBORIST REFERRAL COMMENTS

APPLICATION ADDRESS:	15 Broadway Camberwell
APPLICATION NUMBER:	PP21/1140

SITE VISITED	Yes
ARBORIST REPORT PREPARED BY:	Darrell Mcleod – Landscape by Design
ARBORIST REPORT DATE:	18 December 2020
REFERRAL DATE	Re-referral #3
SUMMARY	Supported
<p><u>Assessment:</u></p> <p>The amended plans show the proposed crossover approx. 2.0m where the radial meets the kerb from tree 2, and approx. 2.5m where the radial meets the kerb from tree 3. Based on the set back of the crossover from the trees, the proposal can now be supported, as the setbacks are now in accordance with Councils tree management guidelines.</p>	
<p><u>Please include the following conditions:</u></p> <p>Amended plans required</p> <p>1. Plans modified to show:</p> <ul style="list-style-type: none"> a) The Tree Protection Zone and Structural Root Zone of Tree Nos. 2 and 3 (as identified in the Arborist Report submitted with the application prepared by Landscape by Design (dated 18 December 2020) drawn on all site and floor plans; b) Notation on all site and floor plans that Tree Nos. 2 and 3 are to be retained and protected in accordance with the endorsed Tree Management Plan required by this Permit; c) Any modifications to the location or layout of buildings and/or works recommended in the endorsed Tree Management Plan required by this Permit; d) The siting of any necessary stormwater detention pit, underground services and pits, and/or rainwater harvesting tank to be located outside any area set aside for deep-soil planting and outside the Tree Protection Zone of any trees to be retained/protected. e) Notation on all site and floor plans that all excavations within the Tree Protection Zone of Tree 2 and 3 must be undertaken with hand tools or hydro-vacuum and that all excavation works must be supervised, document and certified by the Project Arborist. f) Permanent fencing within the Tree Protection Zone of Tree 2 and 3 constructed on pier foundations with any required plinths constructed above existing grade. g) Notation on all site and floor plans that no strip footing is permitted within the Tree Protection Zone of Tree 2 and 3. <p>Tree Management Plan</p> <p>2. Concurrent with the submission of amended plans required by Condition 1 of this Permit and prior to any demolition or site works, a Tree Management Plan</p>	

to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The Tree Management Plan must be prepared by a minimum AQF Level 5 qualified and experienced Arborist in relation to the management and maintenance of Tree Nos. 2 and 3 (as identified in the Arborist Report submitted with the application prepared by Landscape by Design (dated 18 December 2020). The Tree Management Plan must make specific recommendations in accordance with the Australian Standard AS4970: 2009 - Protection of Trees on Development Sites and detail the following to ensure that all retained trees remain healthy and viable during construction:

- a) A Tree Protection Plan drawn to scale that shows:
 - i. Tree Protection Zones and Structural Root Zones of all trees to be retained;
 - ii. All tree protection fenced off areas and areas where ground protection systems will be used;
 - iii. Any services to be located within the Tree Protection Zone and a notation to state that all services will either be located outside of the Tree Protection Zone, bored under the tree protection zone, or installed using hydro excavation under the supervision of the project arborist; and
 - iv. A notation to refer to the Tree Management Plan for specific detail on what actions are required within the Tree Protection Zone.
- b) Details of how the root system of any tree to be retained will be managed. This must detail any initial non-destructive trenching and pruning of any roots required to be undertaken by the project arborist; and details of how any permeable surfaces within the Tree Protection Zone of retained trees will be constructed;
- c) Supervision timetable and certification of tree management activities required by the Project Arborist to the satisfaction of the Responsible Authority;
- d) All remedial pruning works that are required to be performed on trees during demolition and development of the site. The pruning comments must reference Australian Standards 4373:2007, Pruning of Amenity Trees and a detailed photographic diagram specifying what pruning will occur.
Note: Only Council or Authorised Council Contractors can prune Trees Nos. XX. Any request for the pruning of trees on public land must be made through Council's Environmental Sustainability and Open Spaces Department.
- e) The recommendations contained in the approved Tree Management Plan must be implemented to the satisfaction of the Responsible Authority and any changes to the endorsed Tree Management Plan will require written authorisation from the Responsible Authority.

Tree Management Plan and Construction Management Plan

3. If a Construction Management Plan is required as a condition of this permit it must be in accordance with the Tree Management Plan and Tree Protection Plan.

Contractors to be advised of trees to be retained and protected

4. The owner and occupier of the site must ensure that, prior to the commencement of buildings and works, all contractors and tradespersons operating on the site are advised of the status of trees to be retained and protected as detailed in the endorsed Tree Management Plan and are advised of any obligations in relation to the protection of those trees.

Regulation of activities in Tree Protection Area

5. No vehicular or pedestrian access, trenching or soil excavation is to occur within the Tree Protection Area as detailed in the endorsed Tree Management Plan without the prior written consent of the Responsible Authority. No storage or dumping of tools, equipment or waste is to occur within the Tree Protection Zone.

Documentation and Certification by Project Arborist

6. a) Prior to the commencement of any site works, including demolition and excavation, the Responsible Authority must be provided with evidence that a project arborist has been engaged as part of the ongoing consultant team to oversee the design and construction, and to ensure the development does not have a detrimental impact on the ongoing health and stability of the trees to be retained. The project arborist must hold suitable qualifications and experience to the satisfaction of the Responsible Authority. Evidence of the appointment of the project arborist must be submitted to the satisfaction of the Responsible Authority (quoting the Planning Permit number and site address, emailed to Boroondara@boroondara.vic.gov.au) not less than seven (7) days before the commencement of works on site.

APPENDIX B – STATEMENT OF SIGNIFICANCE

Statement of Significance

The subject site is located within the Prospect Hill Road Precinct which is an area of local, historical, and architectural significance to the City of Boroondara. Locally, many late Victorian and Federation houses in this area have been custom designed, giving the precinct a distinct identity (this is particularly true for areas north of Prospect Hill Road). The area as a whole is marked by a general cohesion in scale, address of the streets, property dimensions, materials and detailing and fence height. Though there are variations, the streets have a general uniformity in their mature street tree coverage, basalt kerbs and pitching, asphalt foot paving, and driveway width. Within the general precinct heavy traffic volumes have been kept to four streets in three axes: Stanhope Grove-Trafalgar Road, Prospect Hill Road, and Broadway west. The Read Gardens, a small but mature park, is a central focal point.

Clause 15.03-1L - Heritage

Clause 15.03-1L 'Contributory' heritage places

To retain and conserve 'contributory' places and fabric in the Heritage Overlay which are visible from the primary street frontage.

<i>To facilitate sympathetic additions, alterations and new buildings to 'contributory' heritage places which are massed, detailed, finished and located to preserve the presentation of the place from the street.</i>	
Consider the following policies (as appropriate):	Assessment
Demolition	Complies
Conservation and alterations	Complies - Subject to conditions.
Additions and New Buildings	Complies - Subject to conditions.
Clause 15.03-3.5 Fences	Complies - Subject to conditions.
Clause 15.03-3.6 Landscape setting	Complies
Clause 15.03-3.7 Vehicle accommodation, outbuildings and services	Complies

APPENDIX C – PLANNING POLICIES REQUIREMENTS

Policy Context

The Neighbourhood Residential Zone - Schedule 3 (NRZ3) states that a building must not be constructed for use as a dwelling or a residential building that:

- Exceeds the maximum building height specified in a schedule to this zone; or
- Contains more than the maximum number of storeys specified in a schedule to this zone.

The proposal complies with the mandatory requirements relating to Building Height and Garden Area within the NRZ3, as follows:

Clause 32.09-9 Garden Area

Minimum Garden Area Requirement			
Lot size	Requirement	Proposed	Assessment
Lots greater than 650 sqm	N/A	N/A	N/A

The Garden Area provisions of the Boroondara Planning Scheme do not apply unless there is a permit trigger under the zone. In the case of this application, where a permit is required under the Heritage Overlay only, Garden Area will be assessed under the Building Regulations. Regardless, the proposal appears to comply with the regulation, providing (approximately) 582 sqm or 46% of the site towards Garden Area.

Clause 32.09-9 Maximum Building Height

Mandatory Maximum Building Height (NRZ1, NRZ3)			
	Requirement	Proposed	Assessment
Building height requirement	9m	7.23 metres	Complies
Maximum number of storeys	2	2	Complies

APPENDIX C - ADVERTISING PLANS

Refer to attachment.

APPENDIX D - DISCUSSION FLOOR PLAN

Refer to attachment.

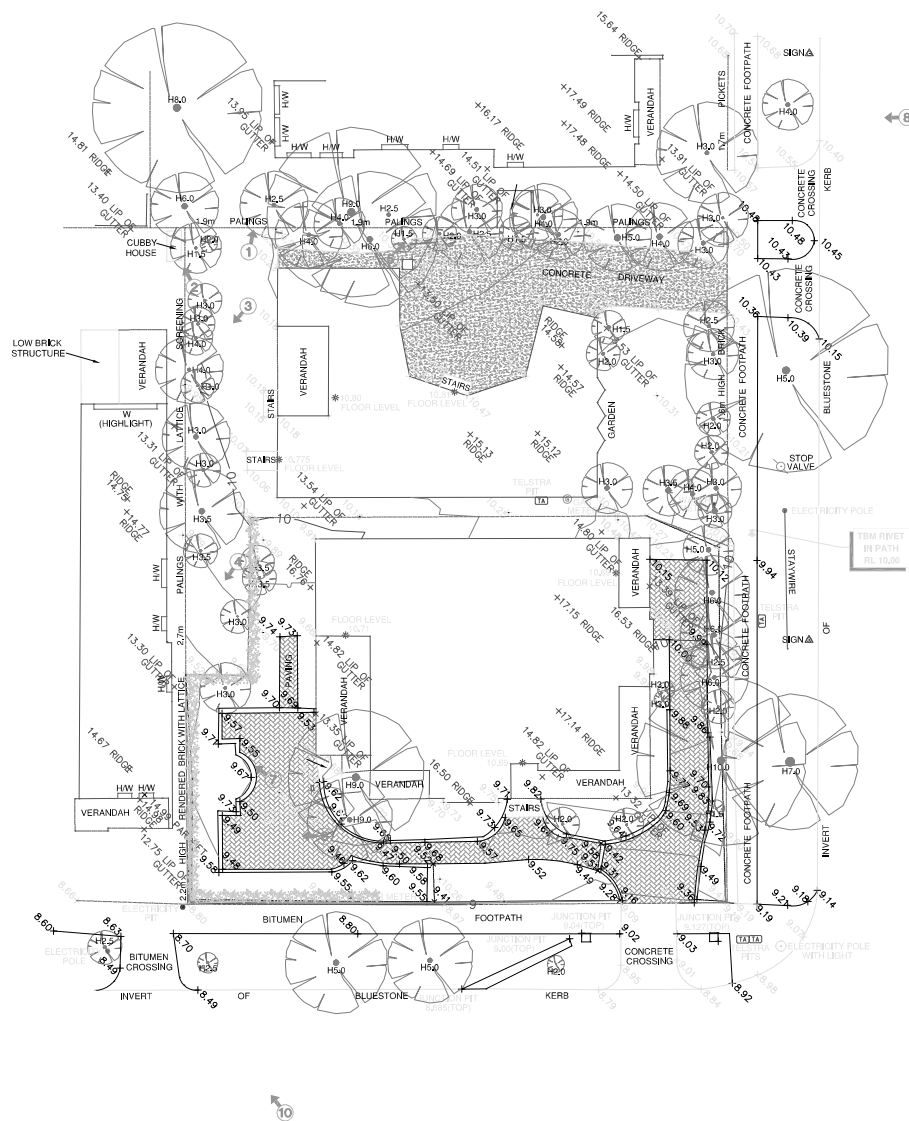
APPENDIX E - LOCALITY PLAN (INCLUDING LOCATION OF NOTIFIED PROPERTIES)







Refer to attachment.

APPENDIX F - ZONING AND OVERLAY CONTROL MAP

Refer to attachment.


NOTICE INFORMATION
Date of Notice: 10/2/2022



<u>SYMBOL</u>	<u>DESCRIPTION</u>
	TEMPORARY BENCH MARK (TBM)
	TREE (TRUNK & SPREAD) DENOTES TREE APPROXIMATELY 5 METRES HIGH
	HABITABLE WINDOW
	WINDOW
	WINDOW & DOOR
	DENOTES DIRECTION AND POSITION OF PHOTO FOUR

EXPLANATION NOTES:

- DATA ON THIS PLAN MAY ONLY BE MANIPULATED WITH THE PERMISSION OF SPROTT LAND SURVEYS PTY LTD
- ACCURACY OF DETAIL LOCATION \pm 0.05m
- ACCURACY OF REDUCED LEVELS \pm 0.02m
- THIS HARDCOPY PLAN IS A VERIFICATION PLOT OF COMPUTER FILE:
710 DATE: 21/10/09
- LOCATION OF ABUTTING BUILDINGS AND ENVIRONS IS
INDICATIVE ONLY UNLESS OTHERWISE SHOWN.
- TREE SPREAD SHOWN ON THIS PLAN IS INDICATIVE ONLY
- ONLY SIGNIFICANT TREES HAVE BEEN LOCATED AND SHOWN ON THIS PLAN
- ONLY VISIBLE SERVICES ARE SHOWN ON THIS PLAN.

DATUM NOTES:			
- LEVELS SHOWN THUS  ARE TO AN ARBITRARY DATUM			
- LEVEL DATUM BASED ON TBM RIVET IN PATH RL 10.00			
- CONTOURS INTERVAL IS 0.2m			
REV	REVISION	DATE	APPT

LAND SURVEYED:
COUNTY OF BOURKE
PARISH OF BOROONDARA

I, James Sprott, certify that this plan is
respects accurate and correctly represe
the existing conditions on the 6/10/09

.....
Licensed Surveyor 2009

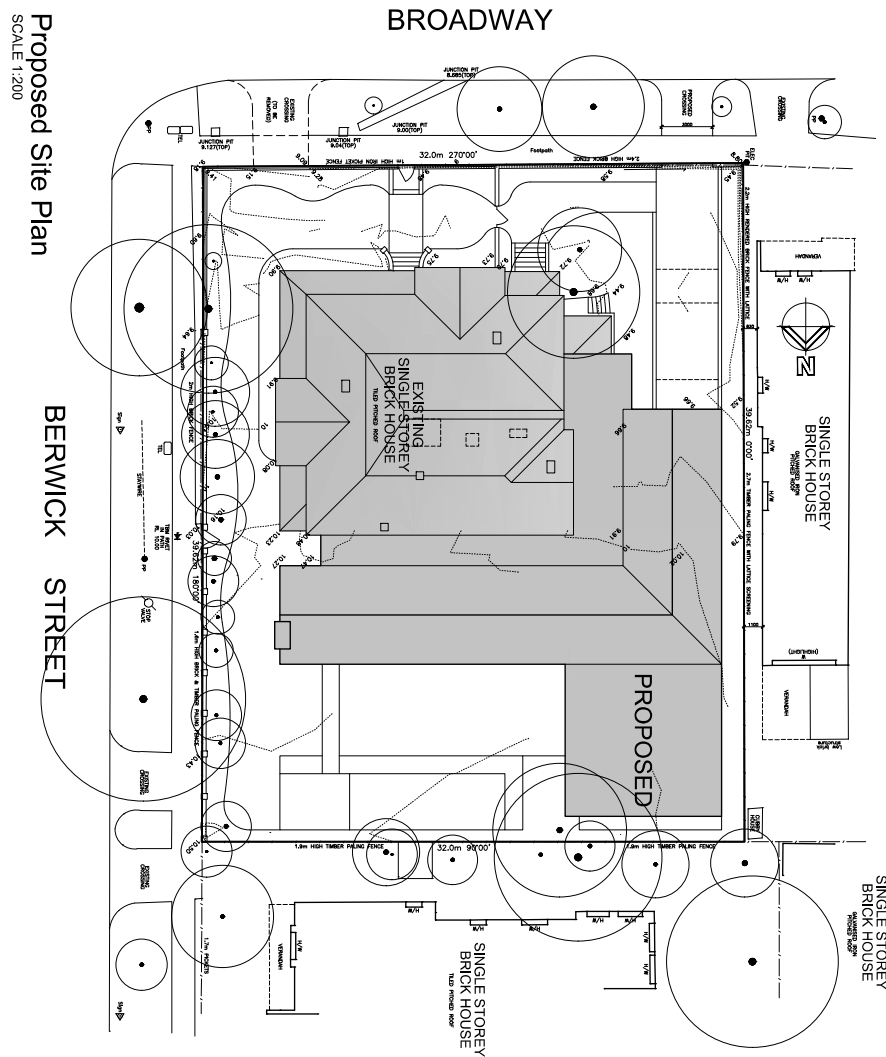
Surveyors	RCS	DB
Drawn	BW	21/10/09
Reviewed	DB	23/10/09

Sprott Land Surveys Pty. Ltd.
10 Arcade Road
Mont Albert North
Victoria 3129
Ph: (03) 98989905
Fax: (03) 98986569
Mob: 0438 989908
slsurveys@bigpond.com

Scale	1:200
Sheet	1 OF 1
Drawing Reference	710
Revision Number	01
Original Sheet Size	A2

PLAN OF LEVELS & FEATURES
15 BROADWAY
CAMBERWELL, 3124

Client : MATTHEW PERKOVIC Municipality : BOROONDARA





Proposed Site Plan

SCALE 1:200

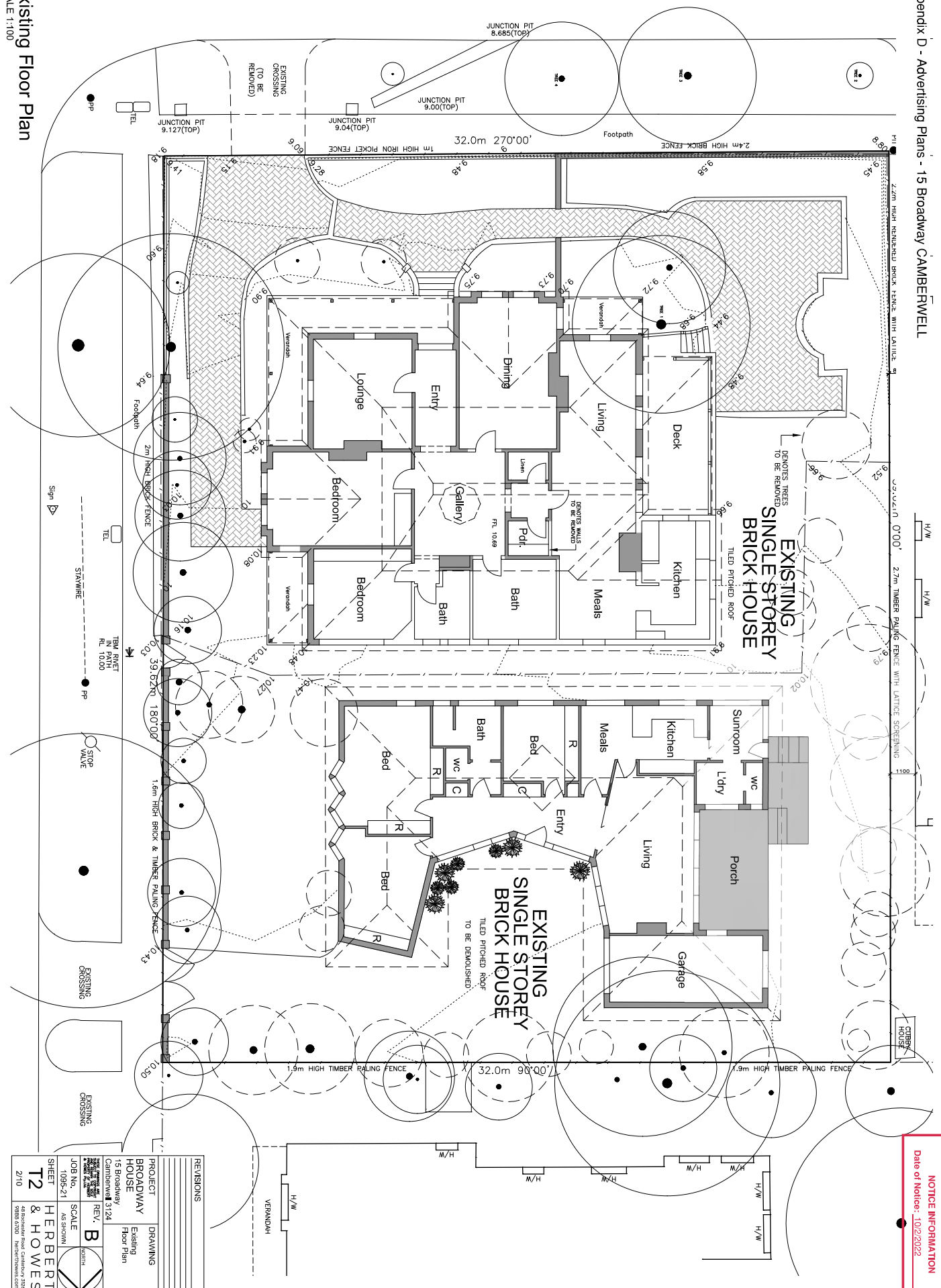
AREA SCHEDULE

Existing paving	235m ²	
Existing to be retained	217m ²	
Proposed additions	245m ²	
PROPOSED TOTAL LINING	465m²	50 SQ
Proposed basement	261m ²	
SITE AREA	1368m²	
Site coverage	628m ²	50%
Permeable surface	442m ²	35%
Garden area	592m ²	46%

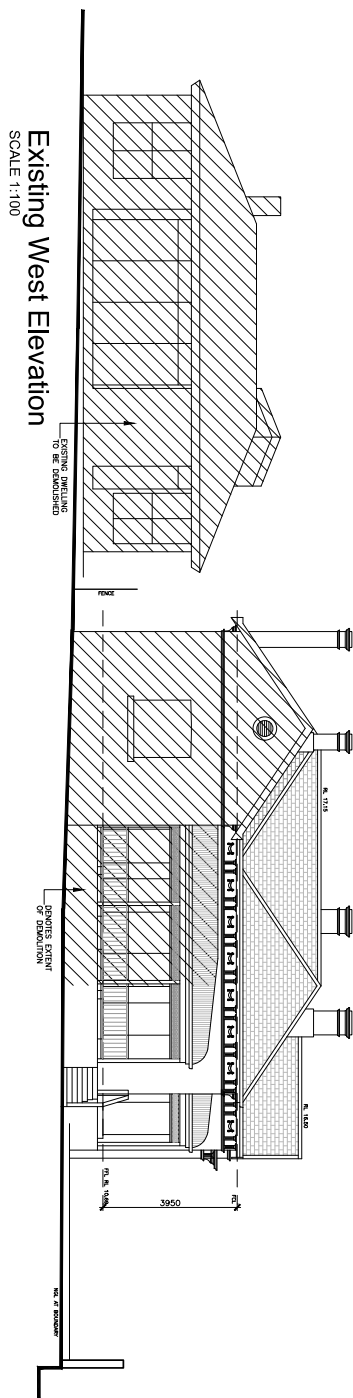
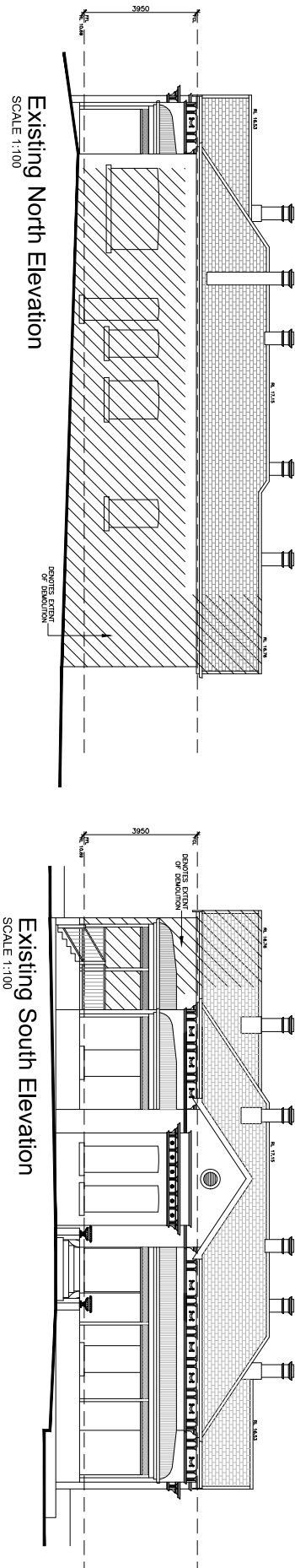
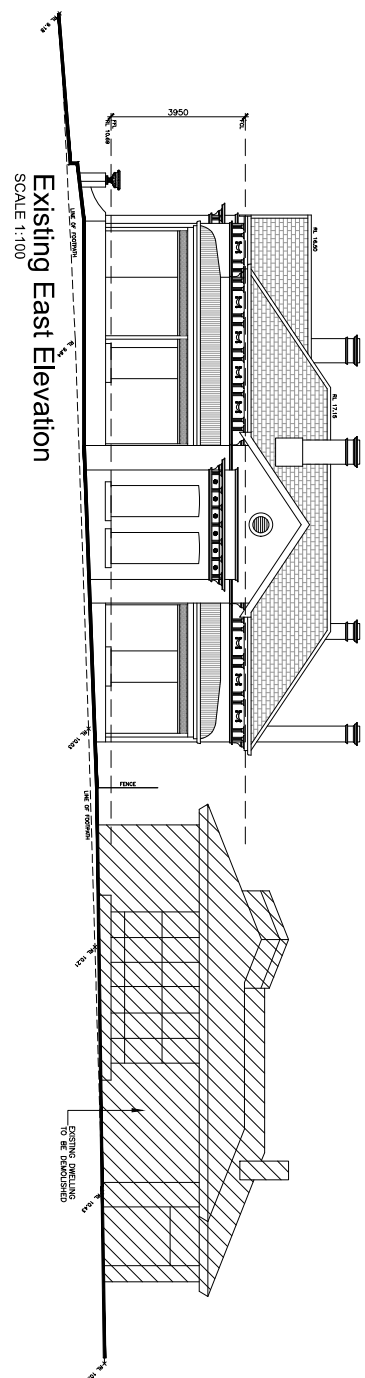
REVISIONS			
PROJECT		DRAWING	
BROADWAY		Site Plan	
HOUSE			
15 Broadway			
Camdenway 312/4			
			
DATE	REV.	SCALE	JOB NO.
10/25/11	B	AS SHOWN	1096-21
SHEET		T1	
1/10		HERBERT & HOWES	
46 Broadview Circle, Camdenway 313		9888 6700 herberthowes.co.uk	

Existing Floor Plan

SCALE 1:100

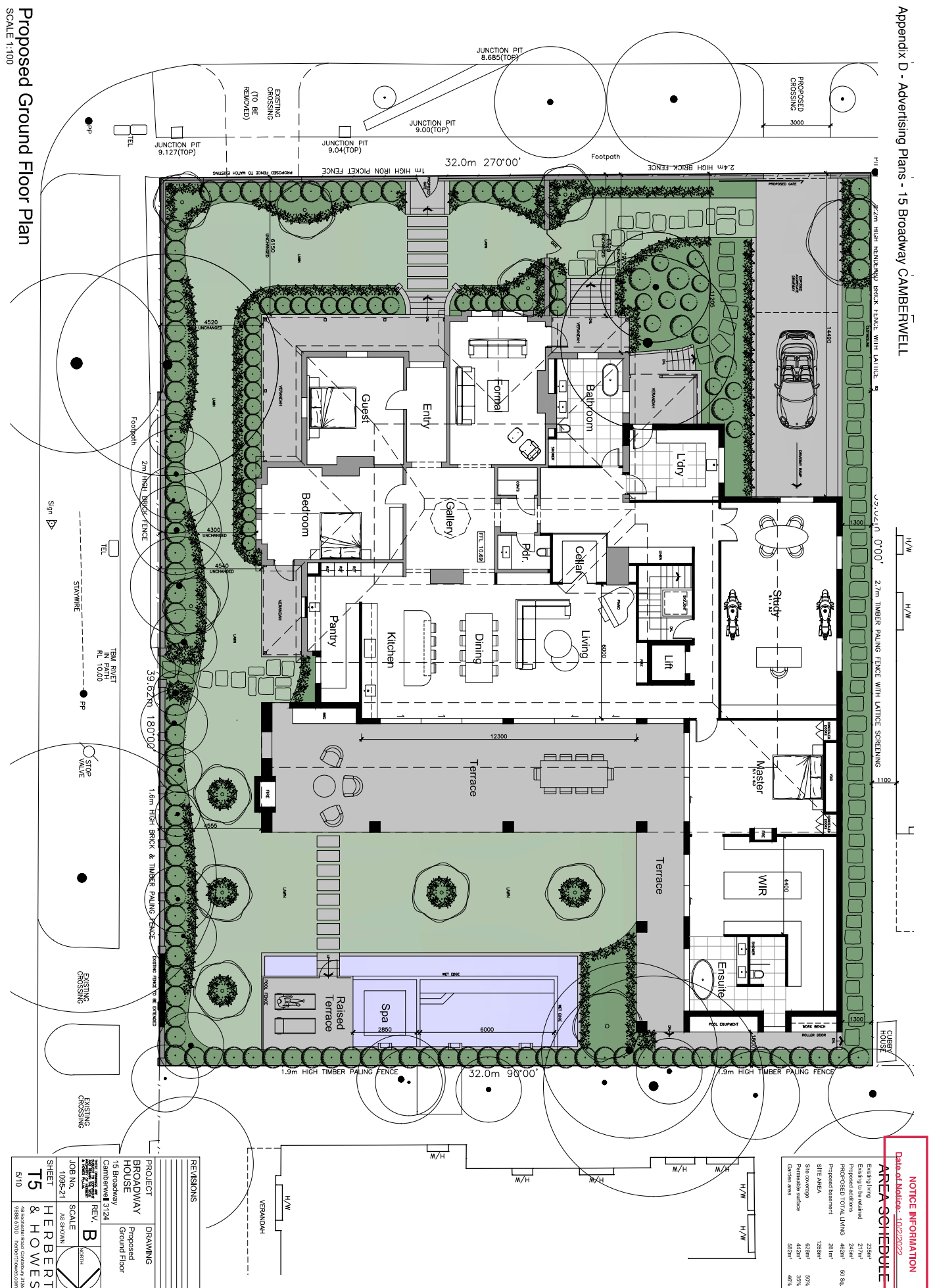




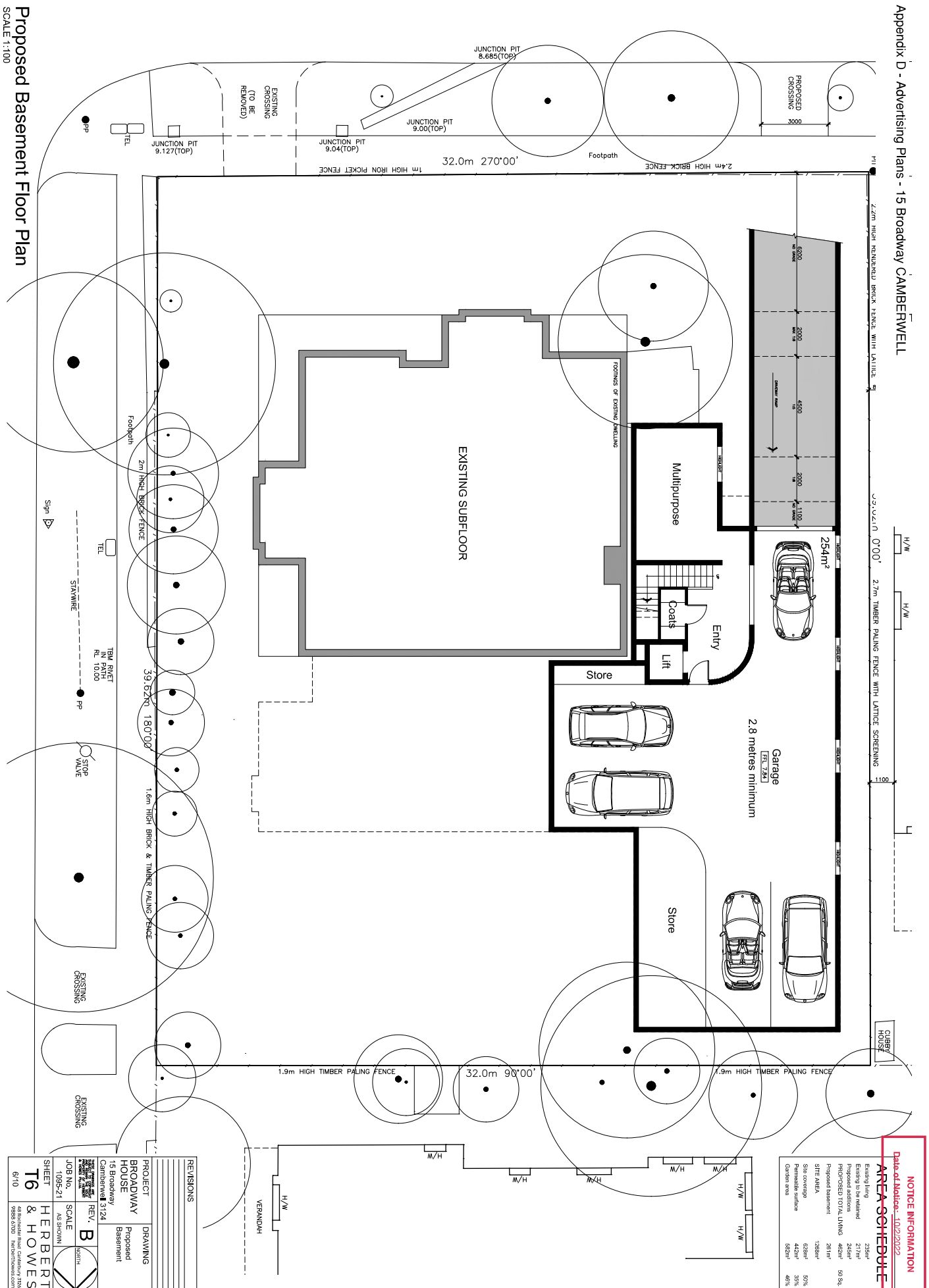


REVISIONS 		PROJECT BROADWAY HOUSE 15 Broadway Cambridge 3124	
DRAWING Existing Elevations		SHEET T4 4/10	
JOB No. 1096-21		SCALE AS SHOWN	
REV. B NORTH		48 Broadview Circle, Cambridge 3103 9588 6700 InterArchitects.com	

Appendix D - Advertising Plans - 15 Broadway CAMBERWELL



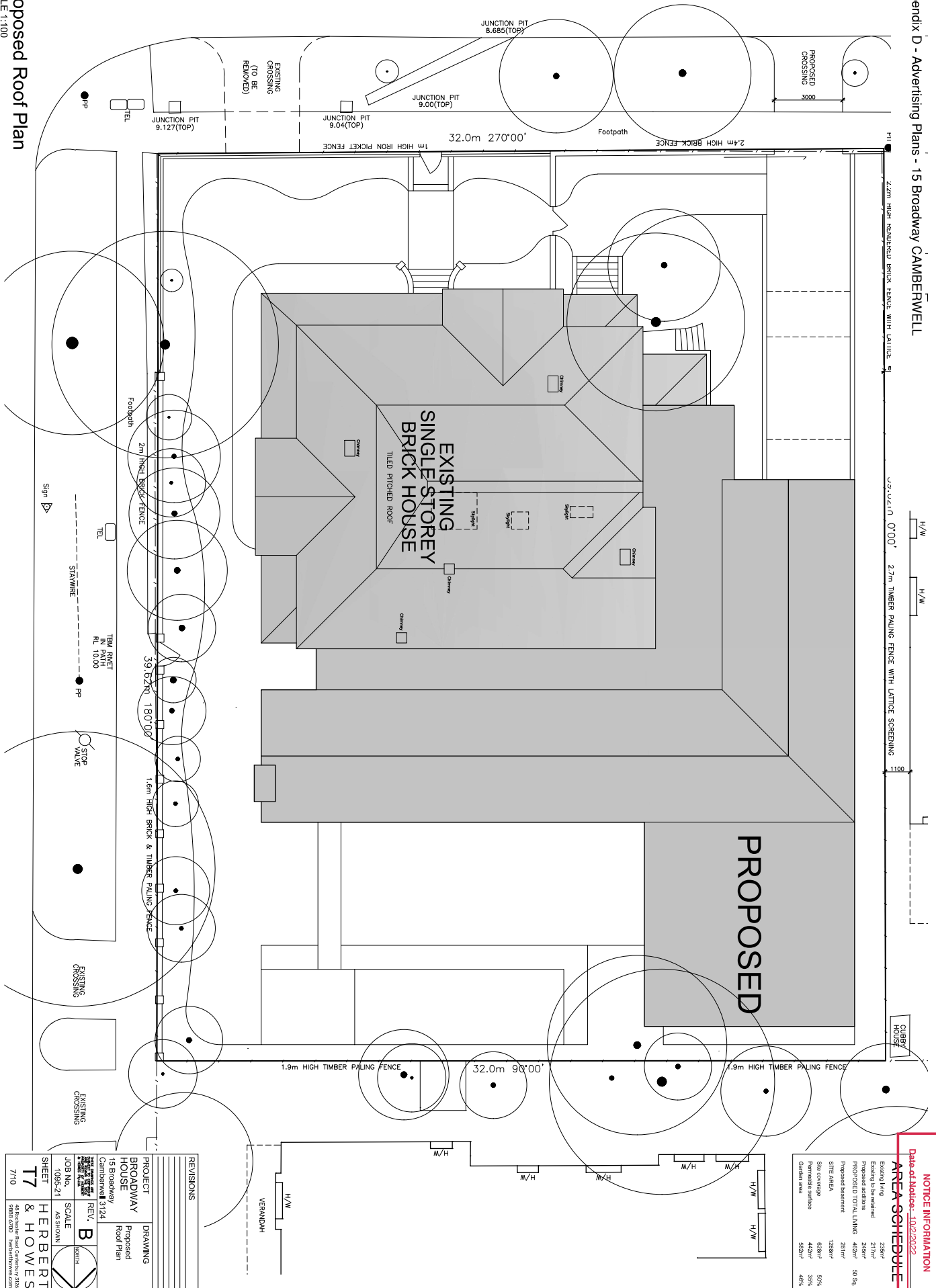
Appendix D - Advertising Plans - 15 Broadway CAMBERWELL

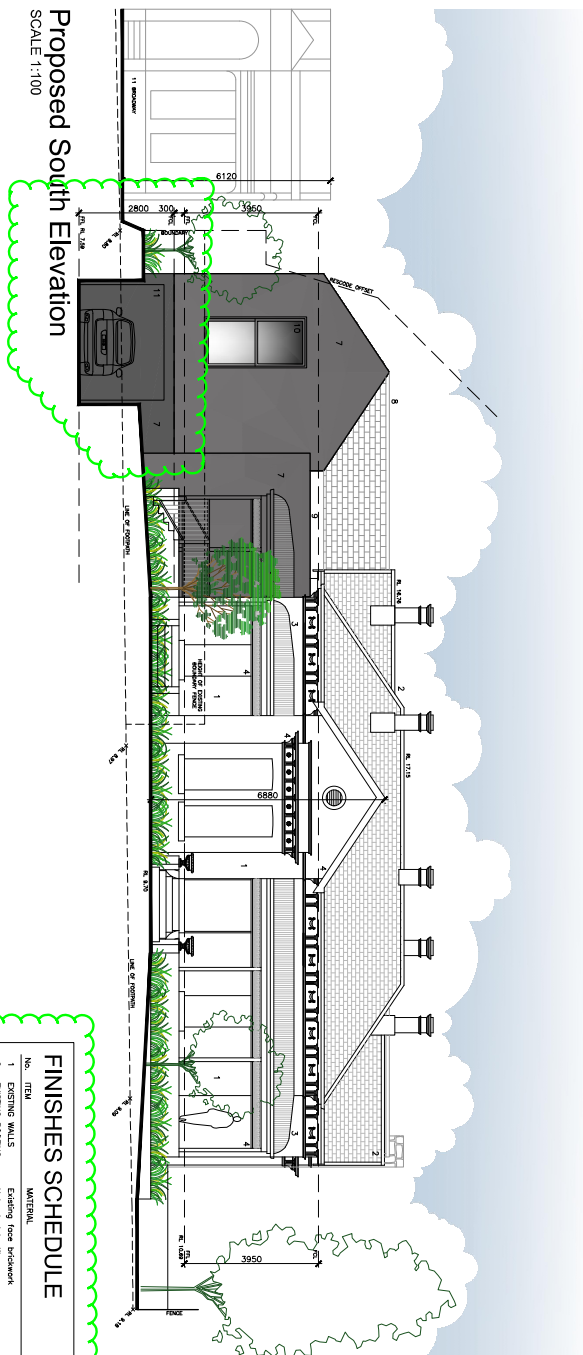
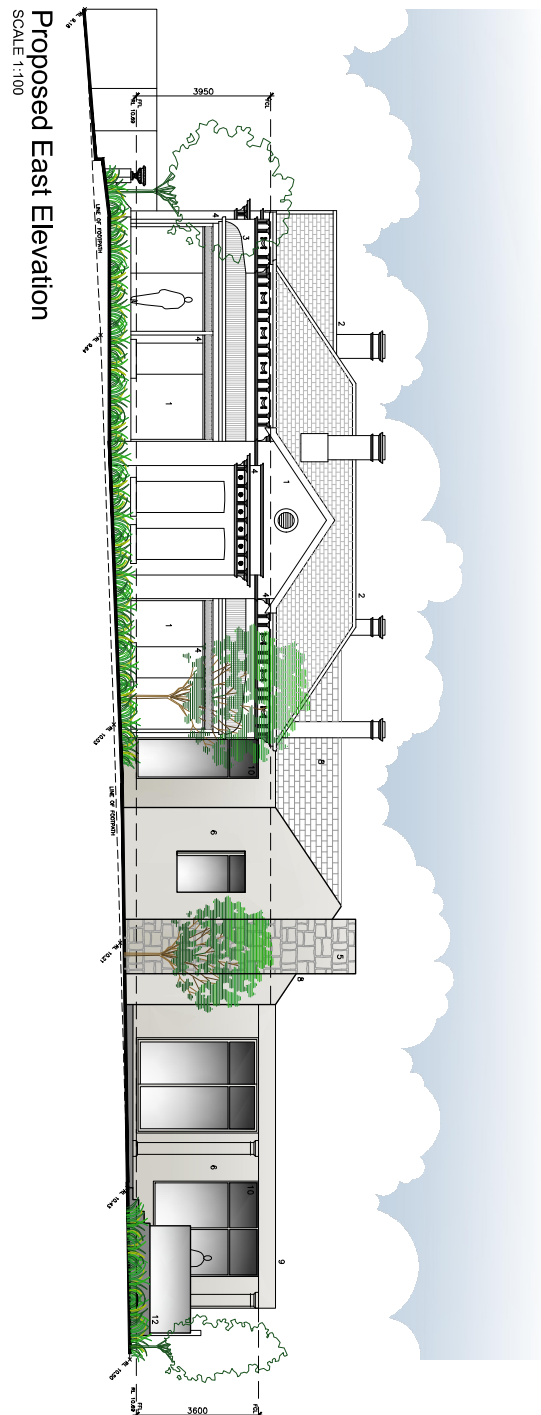


AREA SCHEDULE

NOTICE INFORMATION
Date of Notice: 10/2/2023

Existing living	235m ²	
Existing to be retained	217m ²	
Proposed additions	245m ²	
PROPOSED TOTAL LIVING	462m ²	50 Sq.
Proposed basement	261m ²	
SITE AREA	1268m ²	
Site coverage	628m ²	50%
Permeable surface	442m ²	35%
Garden area	582m ²	46%



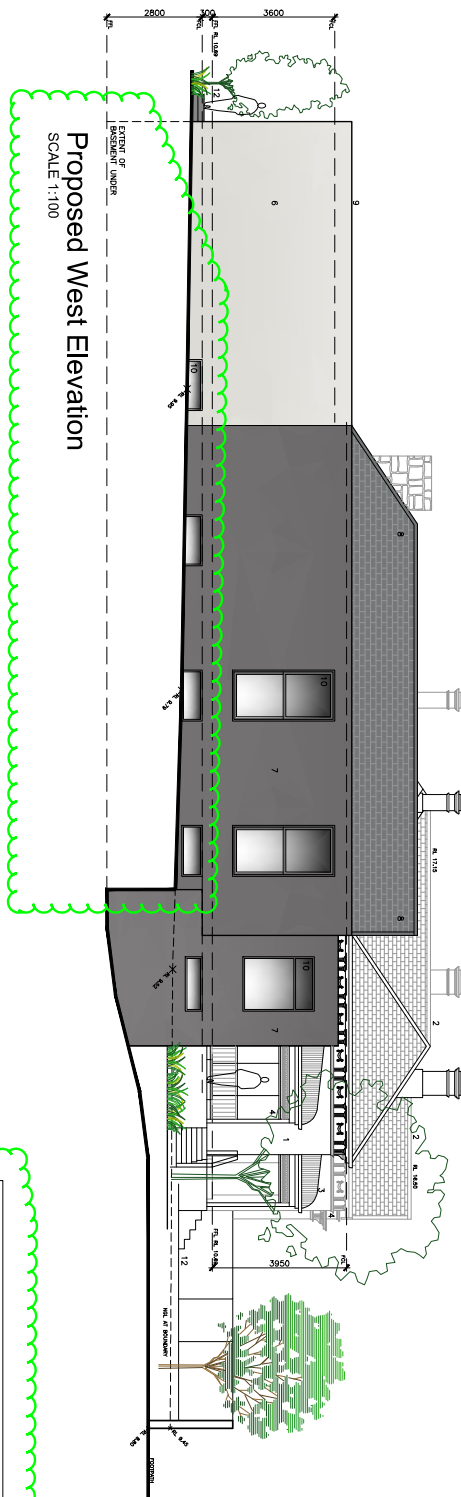
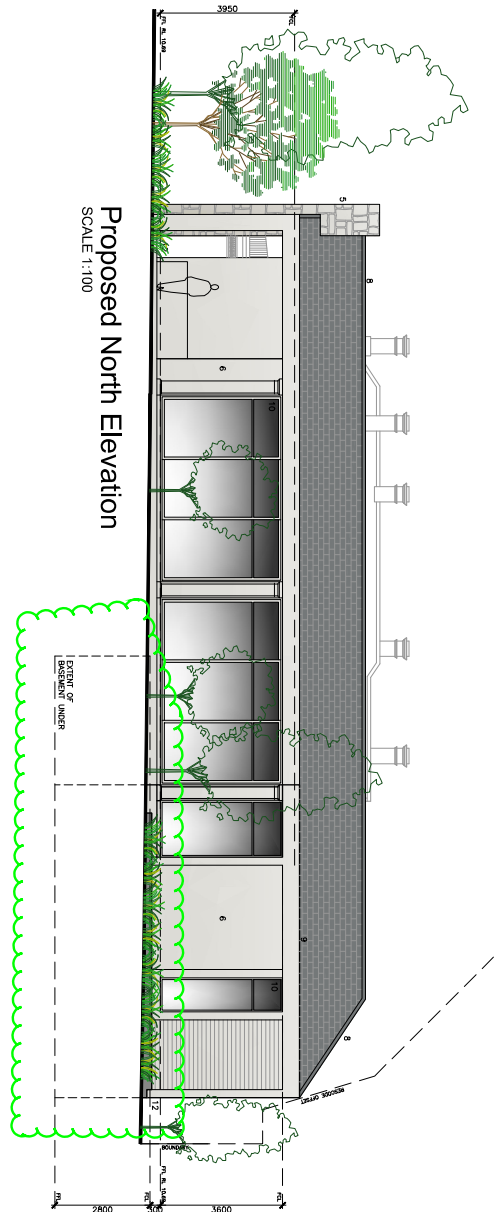


FINISHES SCHEDULE

No.	ITEM	MATERIAL	COLOR
1	EXISTING WALLS	Existing face brickwork	Red
2	EXISTING ROOFING	Natural slate tiles	Grey
3	EXISTING ROOFING	Corrugated iron	Galvanneal
4	EXISTING TRIM	Painted timber and masonry	Off-white
5	PROPOSED WALLS	Natural stone	Off-white blend
6	PROPOSED WALLS	Cement render over masonry	Off-white
7	PROPOSED WALLS	Cement render over masonry	Off-white
8	PROPOSED ROOFING	Natural slate tiles	Grey
9	PROPOSED ROOFING	Coloured roof decking	Monument Matt
10	PROPOSED WINDOWS	Commercial profile aluminium	Monument Matt
11	ORANGE DOOR	Coloured panel fit	Monument Matt
12	EXTERIOR PAVING	Natural stone	Limestone Dyster

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/22/2022
2	ISSUED FOR PERMIT	10/22/2022
3	ISSUED FOR PERMIT	10/22/2022
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99	ISSUED FOR PERMIT	10/22/2022
100	ISSUED FOR PERMIT	10/22/2022



FINISHES SCHEDULE

No.	ITEM	MATERIAL	COLOR
1	EXISTING WALLS	Existing face brickwork	Red
2	EXISTING ROOFING	Natural slate tiles	Grey
3	EXISTING ROOFING	Corrugated iron	Galvalume
4	EXISTING TRIM	Painted timber and masonry	Off-white
5	PROPOSED WALLS	Natural stone	Off-white blend
6	PROPOSED WALLS	Concrete render over masonry	Off-white
7	PROPOSED WALLS	Painted render over masonry	Off-white
8	PROPOSED ROOFING	Natural slate tiles	Grey
9	PROPOSED ROOFING	Coloured roof decking	Monument Matt
10	PROPOSED WINDOWS	Commercial profile aluminium	Monument Matt
11	ENTRANCE DOOR	Coloured panel fit	Monument Matt
12	EXTERIOR PAVING	Natural stone	Limestone Dyster

REVISIONS

No.	Description	By	Date
1	Issue for comment	HERBERT & HOWES	10/22/2022

PROJECT	BROADWAY HOUSE
DRAWING	Proposed Elevations
JOB No.	1085-21
SCALE	AS SHOWN
REV.	B
SHEET	T9
DATE	9/10

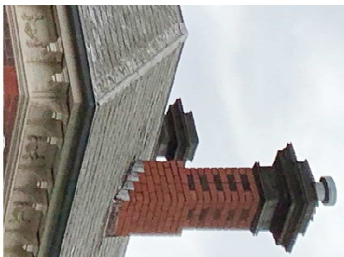


REVISIONS 		PROJECT BROADWAY HOUSE 15 Broadway Camperdown 3124	
SHEET T10 10/10		JOB No. 1095-21	DRAWING Proposed Fence Details
SCALE AS SHOWN		REV. B NORTH	
46 Brookerdale Circle, Camperdown 3120 9988 6700 herbert@howes.com.au			

Appendix D - Advertising Plans - 15 Broadway CAMBERWELL



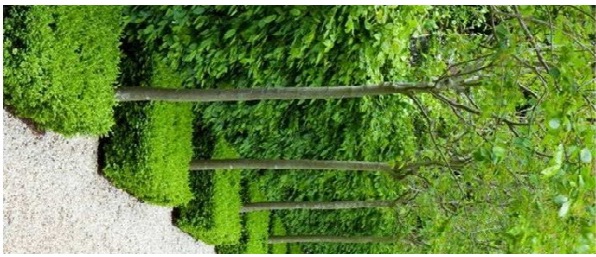
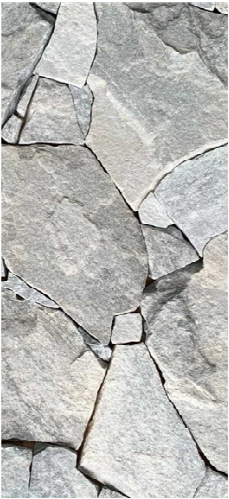
- 1. Existing Brickwork to be retained—use to match as required
- 2. and 8. Existing and proposed Natural Slate Roofing
- 4. Existing Trim to be retained —Off White



- 7. Proposed Cladding 01—Cement Render—Mid Grey



- 6. Proposed Cladding 02—Cement Render—Off white



- 5. Proposed Chimney to East Elevation—Natural Stone

General New Garden Direction



- 1. Garage door—Monument



- 12. Proposed Paving—to northern yard—limestone

Proposed Montage—Looking North West



Existing Conditions— Looking North West



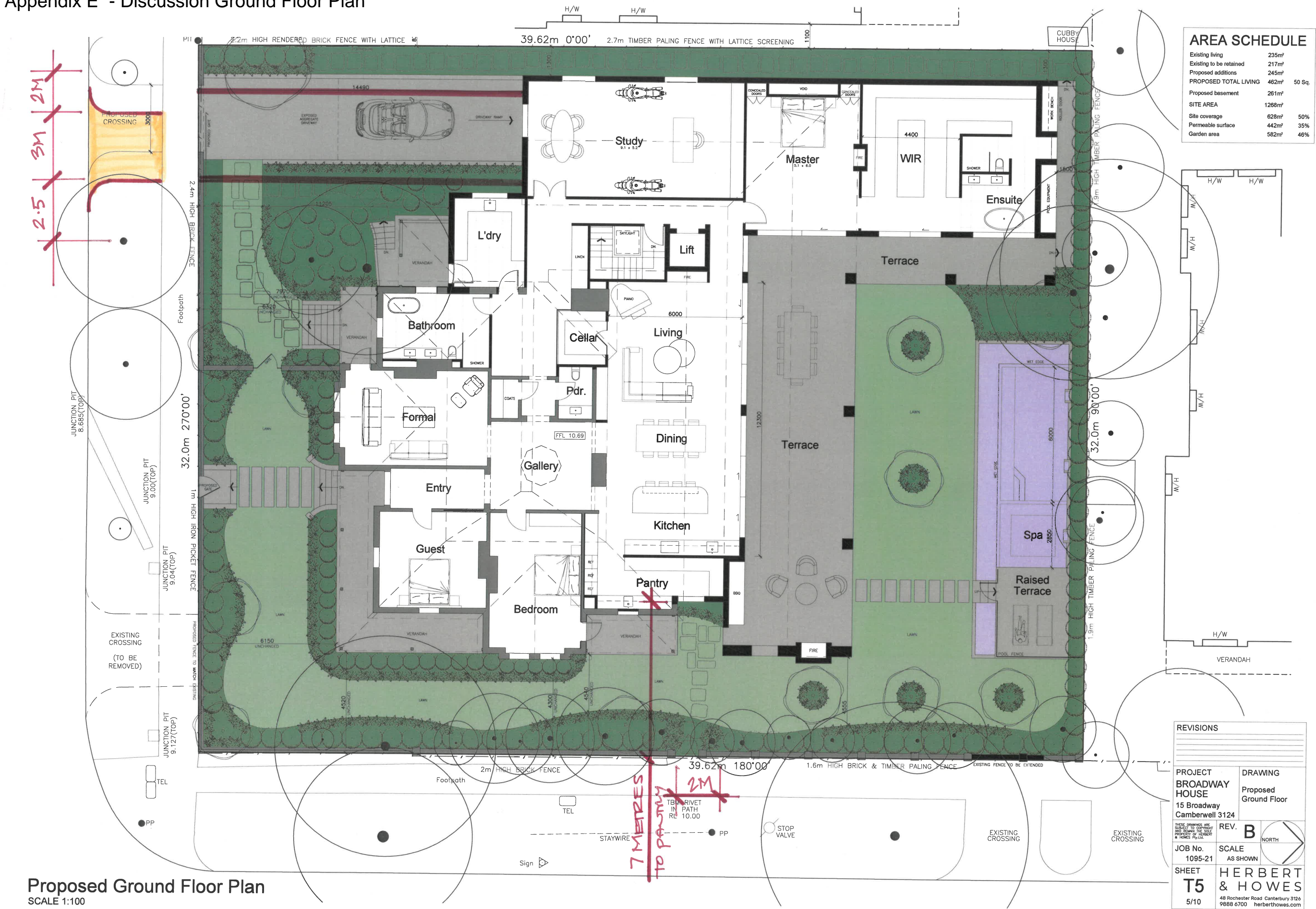
NOTICE INFORMATION
Date of Notice: 10/2/2022

External Finishes - Proposed Works at 15 Broadway Camberwell
Submission 02 - January 2022

herbertshowesptyltd



Appendix E - Discussion Ground Floor Plan



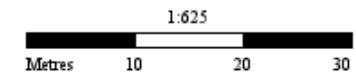
Appendix F - Locality Plan



Map Produced: 22 August, 2022 11:32:16

KEY

- Subject site
- Properties Notified



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Appendix G - Zoning and Overlay Control Map

