

## 3.2 10 Cross Street Canterbury - Construct a Single Dwelling in Heritage Overlay

**10 Cross Street, Canterbury- Construct a single dwelling in Heritage Overlay.**

<b>Application no.:</b>	<b>PP22/0465</b>
<b>Responsible director:</b>	<b>Scott Walker, Director Urban Living</b>
<b>Authorised by:</b>	<b>David Cowan, Manager Planning and Placemaking</b>
<b>Report officer:</b>	<b>Nikhil Shah, Urban Planner</b>

### Executive Summary

#### Proposal

The proposal seeks to construct a double-storey single dwelling on the lot, with a basement sub level (provided with internal access only). The proposed dwelling will be sited within the previously approved building envelope associated with PP20/0351. The proposed dwelling will be contemporary in form whilst utilising design elements and materiality from the wider heritage streetscape to sensitively integrate into the existing residential neighborhood.

#### Issues

The following are key issues in respect of this application:

- The design response of the proposed dwelling with respect to the Heritage Overlay.
- The scale, height, and massing of the dwelling.

#### Officer's response

The decision plans provide a considered response against relevant controls and policy. Heritage concerns have been addressed and implemented sufficiently. On balance the proposal is an appropriate outcome which should be supported.

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

### Officers' recommendation

That the Urban Planning Delegated Committee resolve that Notice of Decision to Grant Planning Permit No. PP22/0465 for construction of one dwelling on a lot in a Heritage Overlay generally in accordance with the plans advertised on 24 October 2023 at 10 Cross Street, Canterbury be issued under the Boroondara Planning Scheme subject to the following conditions:

#### **Amended plans required**

1. Before the development starts, amended plans to the satisfaction of the responsible authority must be submitted to and approved by the Responsible Authority. The plans must be drawn to scale with dimensions and electronic copies provided (unlocked PDF). When the plans are endorsed they will then form

part of the permit. The plans must be substantially in accordance with the plans advertised on 24 October 2023 but modified to show:

- a. The provision of a full-colour schedule of external materials showing the proposed palette of materials and finishes (including a physical sample board of all external materials and finishes) selected for all sides of the building. The samples must demonstrate the development consists of high quality, durable materials.
- b. Modifications to the fence design and materiality to a simplified, contemporary style timber picket which maintains the approximate height, spacing and visual permeability of traditional picket fences in the vicinity, e.g., nearby contributory property at 8 Cross Street.
- c. Modifications to the colour of the front door and garage door from dark brown to light brown.
- d. The width of the pedestrian pathway reduced to a maximum width of 1.2 metres.
- e. Glazing to be provided on either side of the entry door. The entry door to remain the same size.
- f. A Landscape Plan in accordance with Condition 3

### **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 without the prior written consent of the Responsible Authority.

### **Landscape plan**

3. A landscape plan to the satisfaction of the responsible authority must be submitted to and approved by the Responsible Authority. The plan must be drawn to scale with dimensions and electronic copies provided (unlocked PDF). When endorsed, the plan will form part of the permit.

The landscape plan must show:

- a. A planting schedule of all proposed trees, shrubs and ground covers.
- b. Details of surface finish of all pathways, paved areas and accessways.
- c. At minimum, incorporation of one (1) canopy tree (minimum two metres tall when planted and must achieve a minimum mature height of 10 metres and canopy spread of 5 metres) and a row of shrubby behind the fence line in the front setback of the property.

### **Drainage**

4. The site must be drained to the satisfaction of the Responsible Authority.

### **Permit to expire:**

5. 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 & PLACEMAKING OFFICER'S REPORT

Clause 43.01-1 (Heritage Overlay) Construct a building, and construct and carry out works (one new dwelling), including a fence.

<b>Application Number</b>	PP22/0465
<b>Date Application Received</b>	22 June 2022
<b>Planning Officer</b>	Nikhil Shah
<b>Delegate</b>	David Cowan
<b>Applicant</b>	Ratio Consultants Pty Ltd C/- Christopher Marulli
<b>Property Address</b>	10 Cross Street, Canterbury
<b>Zoning</b>	Clause 32.09 - Neighbourhood Residential Zone - Schedule 3
<b>Overlays</b>	Clause 43.01 - Heritage Overlay (HO145 - Maling Road Shopping Centre and Residential Environs)
<b>Particular Provisions</b>	None
<b>Permit Triggers</b>	Clause 43.01-1 (HO) of the Boroondara Planning Scheme, a permit is required to: <ul style="list-style-type: none"> <li>Construct a building or construct or carry out works, including:               <ul style="list-style-type: none"> <li>A fence.</li> </ul> </li> </ul>
<b>Aboriginal Cultural Heritage</b>	No
<b>Encumbrance</b>	Yes - Refer to Section 173 discussion section of this report.
<b>Potential Overland Flow?</b>	No
<b>Advertised?</b>	Public notice of the application was given three times: <ol style="list-style-type: none"> <li>22 November 2022</li> <li>17 August 2023</li> <li>24 October 2023</li> </ol> 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.
<b>Ward</b>	Maling
<b>Number of Objections Received</b>	18
<b>Plans Assessed in this Report</b>	Plans advertised on 24 October 2023

<b>Recommendation</b>	Notice of Decision to Grant a Planning Permit, subject to conditions.
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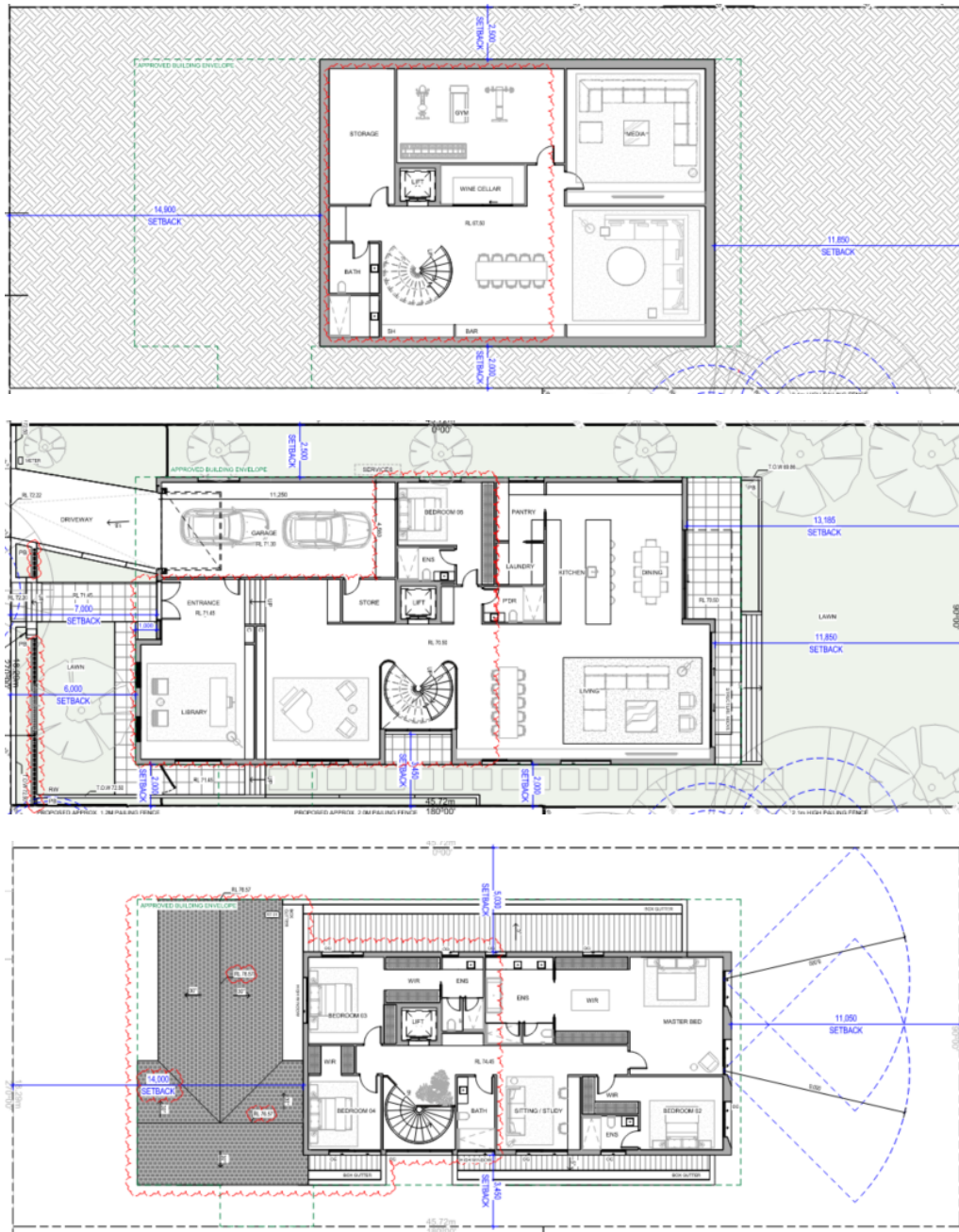
## PROPOSAL

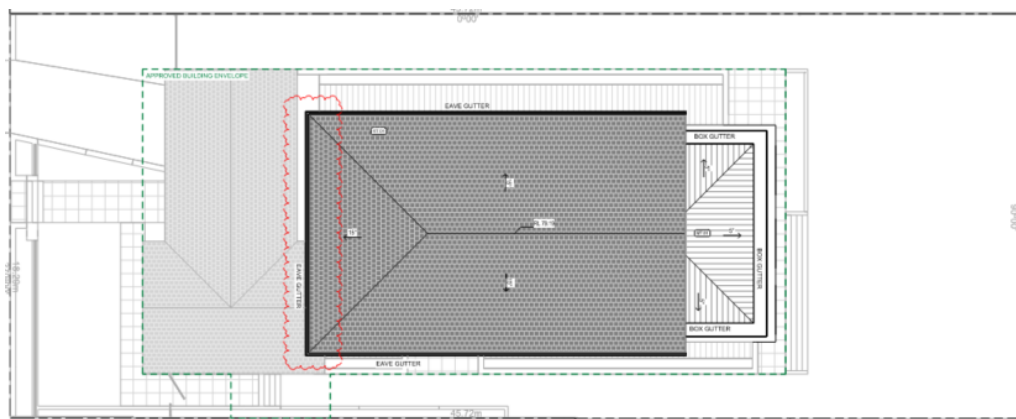
Details of the proposal are summarised as follows:

- Construct one double-storey single dwelling on the lot, with a basement sub level (provided with internal access only).
- On-site vehicle accommodation by way of a single driveway and double garage in a tandem configuration.
- Access to the site to be provided by utilising the existing crossover in the south-west corner.
- The proposed dwelling would be constructed with a contemporary transverse and gable roof to the ground floor and a hipped roof at first floor.
- External materials include brick (light cream) and metal cladding (dark brown).
- The finishes pallet is generally neutral, composed of mid grey, cream and charcoal colours.
- The roof pitch, window proportions and street presentation of the development is illustrated below:



***Above - Architect's 3D depiction of the development.***





**Above - Architectural floor plans**

## PERMIT HISTORY

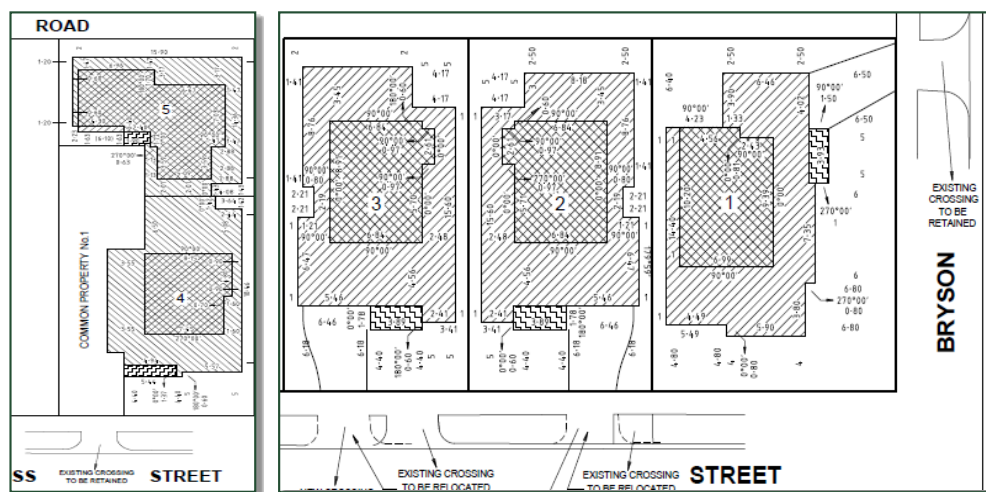
The subject site was formally one lot (parent lot) with No.12 Cross Street and No. 25 Bryson Street. Details of previous applications for the parent and subject sites are as follows:

- Planning Permit, CAM.2458A issued 28 September 1982 for alterations and extensions to an existing private hospital (demolish residence at 10 Cross Street to provide an extension and parking).
- Consolidation of 25 Bryson Street and 10 Cross Street - 5 July 1982.
- Planning Permit, BOR/99/00627 issued 11 November 1999 allowed demolition and construction of works for installation of air conditioning units on the roof.
- Planning Permit, PP13/01312 was refused by Council for the demolition of an existing building and construction of town house style five dwellings.
  - It was refused on the grounds the size, scale and façade height and setbacks did not meet Council's Heritage Policy and would be dominant in the streetscape and resulted in overlooking implications.



**Above - Planning Permit, PP13/01312 Decision façade elevation under**

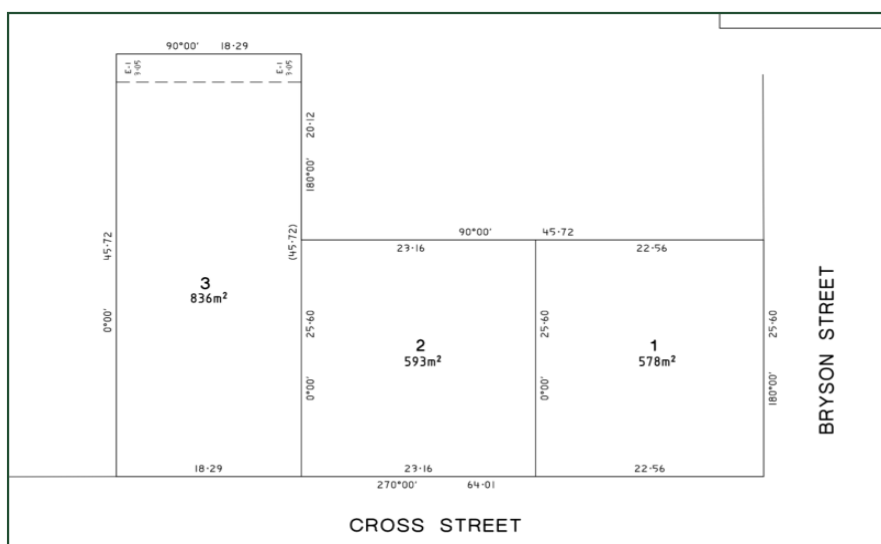
- Planning Appeal, PA14/00071 Tribunal issued a decision dated 11 February 2015 upholding Council's decision under Planning Permit Application, PP13/1312. Noting the following:
  - *Non-contributory places are included in the heritage overlay because their development may have impact on the cultural heritage significance of the precinct or heritage places.*
  - *The design falls short of being respectful with the built form dominating.*
  - *First floor balconies project into the street setback.*
  - *The roof ridges of dwellings 2, 3 and 4 are higher than the contributory Victorian Villa at 8 Cross Street and are forward and wider in total than 8 Cross Street.*
- Planning Permit, PP13/01150 allowing the demolition of the existing building and subdivision of the land into five lots was granted by Council in March 2017. The application detailed building envelopes and a common property driveway to enable two dwellings at the western end of the site (previously No. 10 Cross Street). The permit was not acted upon and expired.



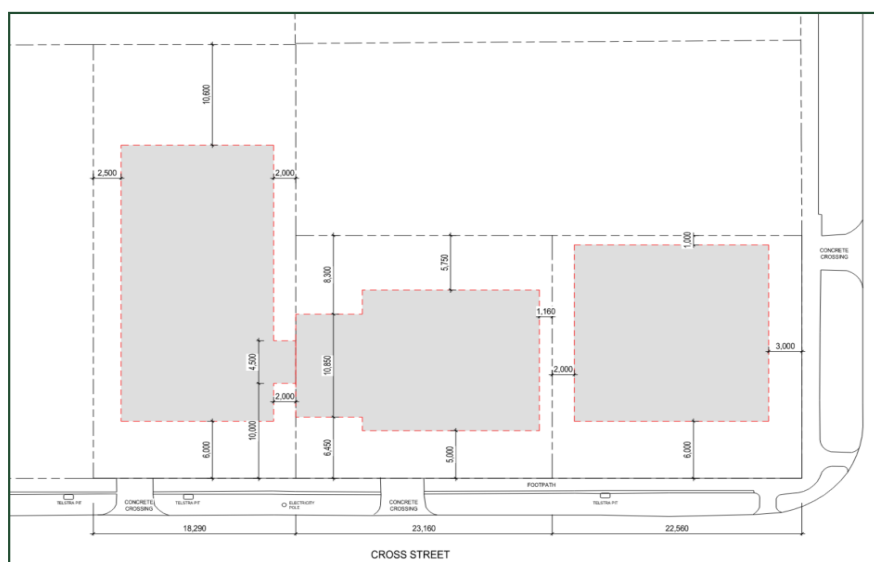
**Above: Previously approved subdivision layout. PP13/01150**

- Planning Permit, PP20/0351 allowed the demolition of the existing building and subdivision of the land into three lots and was granted by Council on 15 October 2020, details as follows:
  - A building envelope for the lots was approved.
  - The existing 3.05m easement will be retained along the northern boundary.
  - Lot 1 (now No. 25 Bryson Street) will be vacant with access via Bryson Street, with a total area of 578sqm.

- Lot 2 (now No. 10 Cross Street) will be vacant, with access via Cross Street with a total area of 593sqm.
- Lot 3 (now the subject site) will be vacant, with access via Cross Street with a total area of 836sqm.



**Above:** Planning Permit, PP20/0351 approved Subdivision layout



**Above:** Planning Permit, PP20/0351 approved building envelope plan.

- Following approval of Planning Permit, PP20/0351 the parent lot was subdivided into three individual titles and a development permit application made separately for each, as follows:

- No. 25 Bryson Street application PP22/0590 for one new double storey dwelling was lodged on 18 July 2022.
- No. 12 Cross Street, application PP22/0515 for one new double storey dwelling was lodged on 22 June 2022.
- This application for the subject site was made on 6 June 2022.

## THE SITE

### Prior to Subdivision (Parent Site)

Subdivision Planning Permit, PP20/0351

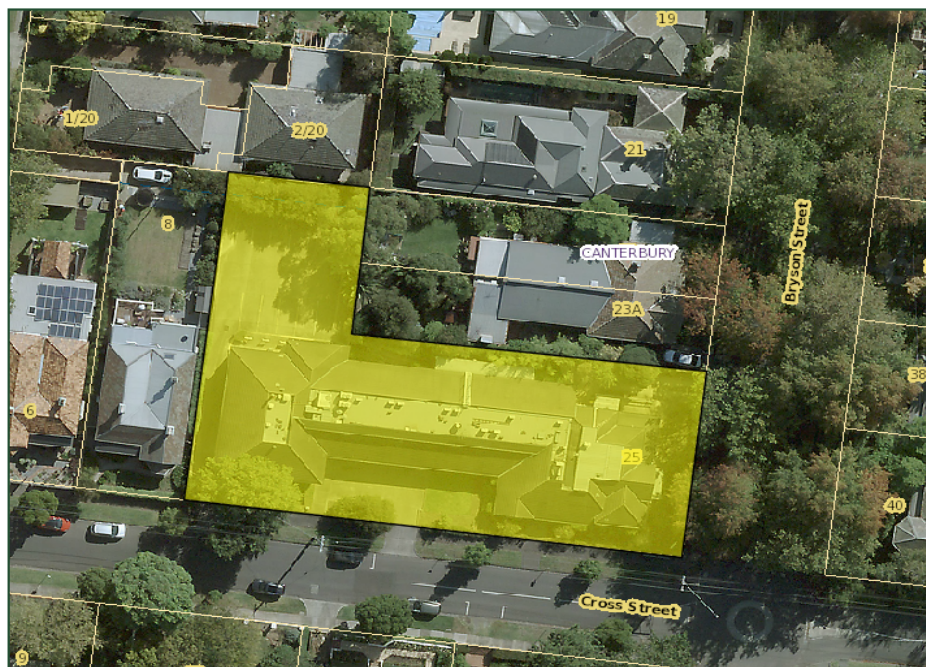
Prior to demolition and subdivision, the parent site was irregular in shape and contained a building previously used for a private hospital clinic, known as “Lindley Clinic” which comprised of a single storey Victorian building constructed of white rendered brickwork with a slate roof. The building has since been demolished.



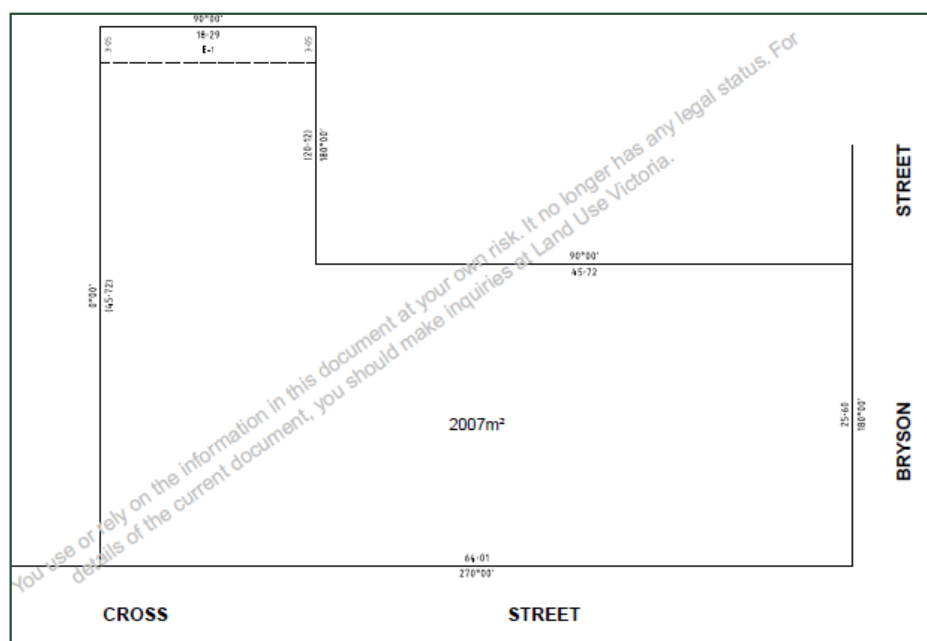
***Above:*** Street view of the parent site taken from Cross Street.



**Above:** Street view of the parent site taken from Bryson Street. (Staff parking)



**Above:** Aerial view of the parent site - as of 2016 and prior to subdivision.



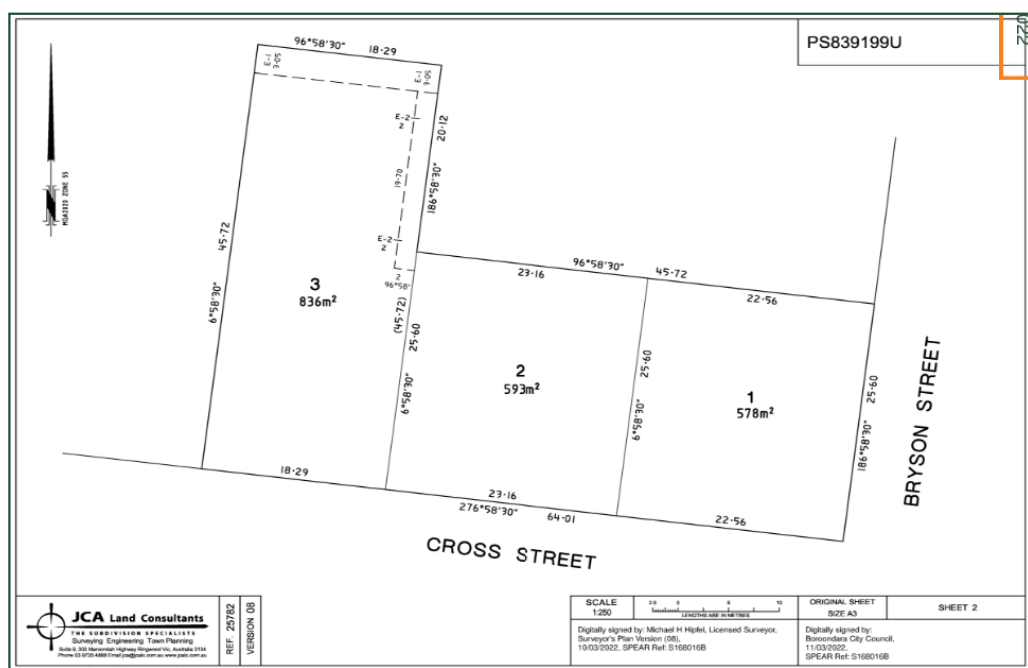
**Above - Title Plan as of 2016.**

### Current Subject Site Conditions

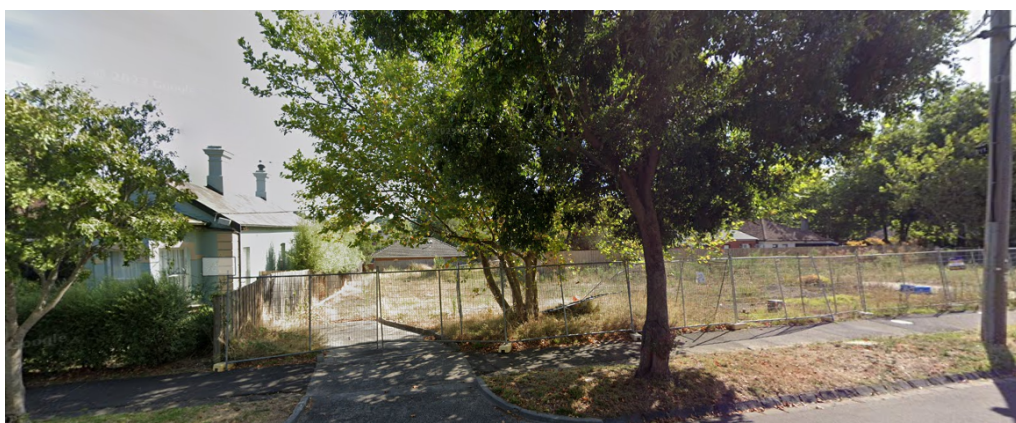
The site is formally known as Lot 3 on Plan of Subdivision 839199U (newly created lot under Planning Permit No. PP20/0351). The key features of the site are summarised as follows:

- The site is currently vacant as the previous building (addressed No. 25 Bryson Street) has been demolished.
- Vehicle access to the site is currently from the southern western boundary along Cross Street.
- The subject site is devoid of vegetation with the exception of a tree at the front proposed to be removed.
- There is no fencing currently erected to the Cross Street frontage.
- The site contains a moderate slope of 3m from the south (street) to north (rear).

<b>Width of Frontage</b>	18.29 m
<b>Maximum Depth of Site</b>	45.72 m
<b>Total Site Area</b>	836 sqm
<b>Easements</b>	The subject site is not encumbered by any easements.
<b>Fall of the Land</b>	The site has a moderate fall of 3m from south to north.



**Above - Plan of Subdivision, subject site identified as Lot 3.**



**Above - Subject site street view, looking north from Cross Street.**

## SECTION 173 AGREEMENT

The title is encumbered by Section 173 Agreement AU906208E (created 12 October 2021) which enforces a building envelope on the land to ensure only one dwelling can be constructed on the lot created by the subdivision permitted under Planning Permit No. PP20/0351.

Section 1 of the Agreement provides a definition for the planning permit which approved the building envelope plan.

**Planning Permit** means planning permit no. PP20/0351, as amended from time to time, issued on 1 December 2020, authorising demolition of an existing building and subdivision of land into three (3) lots in a Heritage Overlay on the Subject Land in accordance with the Endorsed Plan.

Section 6 of the Agreement outlines the Owner's specific obligations for the land which restrict development to the approved building envelope, as follows:

## 6. Owner's specific obligations

The Owner covenants and agrees that:

## 6.1 Building Envelopes

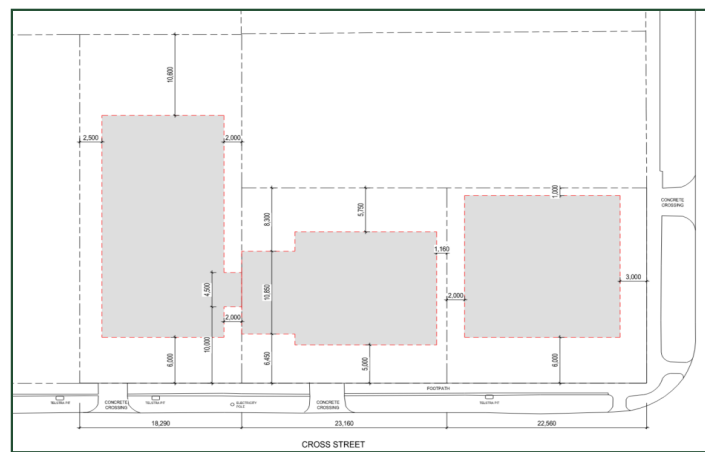
6.1.1 except with Council's prior written consent:

- (a) the Subject Land must only be developed within the approved Building Envelope; and
- (b) the Owner must not build, construct or erect or cause or permit to be built, constructed or erected any Dwelling outside the Building Envelope.

## 6.2 Restriction on number of Dwellings on a Lot

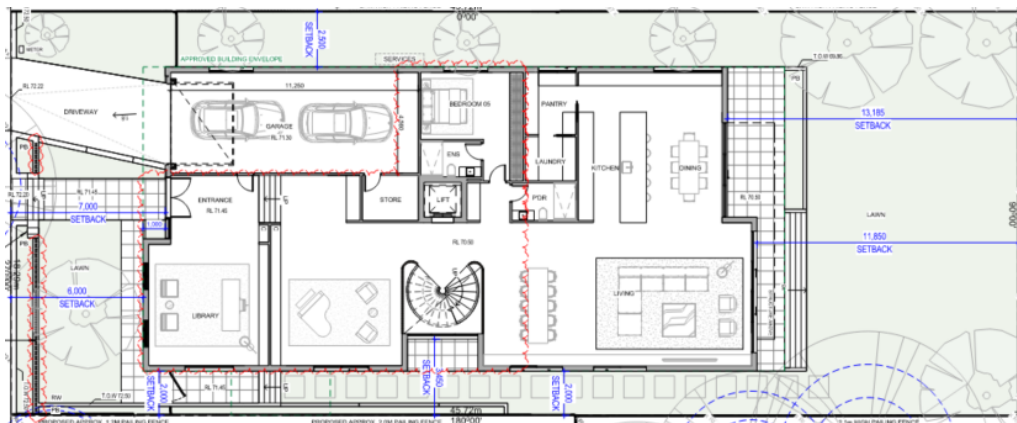
6.2.1 except with Council's prior written consent, the Owner must not build, construct or erect or cause or permit to be built, constructed or erected more than one Dwelling on each Lot;

An extract of the approved building envelope plan is provided below.



**Above - Approved Building Envelope Plan.**

The proposed development footprint would not extend beyond the approved building footprint, illustrated in the Ground Floor Plan below.



**Above - Proposed Ground Floor Plan, building envelope shown in a green dashed line.**

### THE SURROUNDING AREA



**Above - Aerial image of the subject site (red), parent lot now (blue) and surrounding area. Weave, 2023.**



**Above - Heritage Overlay and Grading Map of the subject site (red) and surrounding area**

The site is located within an established residential area affected by Heritage Overlay, HO145. The area contains a highly consistent collection of single storey, historic dwellings, featuring large or steeply pitched roofs.

Infill development almost entirely comprises rear second storey additions with very few contemporary dwellings present. Lot frontages are wide, ranging from around 10 metres to 20 metres, and provide for vegetated gardens.

Dwellings are generally detached, with side setbacks of at least 1.0 metre. Most lots are provided with deep rear gardens, often planted with mature vegetation. This, coupled with the mature canopy trees in most streets creates an established, leafy character.

Building materials generally vary between timber cladding and red brick. Front fences are generally low, up to 1.2 metre high, and are constructed from timber pickets or low masonry walls depending on the era and design of the dwelling.

### North

The site's rear back yard aligns with that of 'Non Contributory' graded lots No. 1/20 and No. 2/20 Scott Street. The sites are developed in tandem with a single storey dwelling for each, with a shared crossover accessway from Scott Street.

The dwellings feature pitched terracotta tiled roofs with a brick finish. A medium height timber picket fence and modest hedging fronts onto Scott Street. A mature street-tree is located within the nature strip.

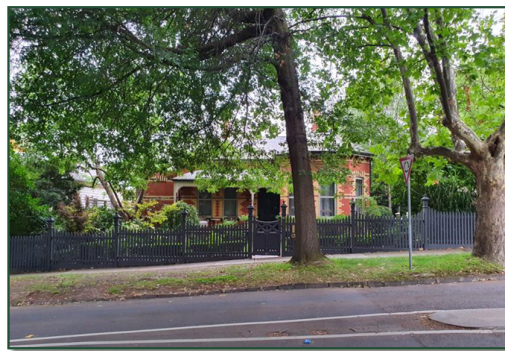


***Above - Nos. 23 and 23A Bryson Street***

### **East**

Directly east of the site is No. 12 Cross Street and No. 25 Bryson Street which were formally part of the recently subdivided *Parent Title*. The land is currently cleared and vacant.

Further east, on the opposite side of Bryson Street is No. 40 Bryson Street. The site consists of a single storey 'Contributory' graded dwelling constructed in brick with a pitched tiled roofing.



***Above - Nos. 12 Cross & 25 Bryson Street view looking north-west (left). No. 40 Bryson Street view (right).***

### **South**

On the opposite side of Cross Street is the land developed at Nos. 13 and 15 Cross Street. These lots are all graded 'contributory' within the heritage precinct and are developed with dwellings from the Victorian and Federation periods.



**Above** - Nos. 15 Cross Street (left) and 13 Cross Street (right).

### West

Directly to the west of the site are Nos. 6 and 8 Cross Street (shown below), both single storey Federation-era dwellings are graded 'contributory' to the heritage precinct.



**Above** - No. 8 Cross Street, Canterbury (left) and No. 6 Cross Street, Canterbury (right)

## 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
03 July 2023	<ul style="list-style-type: none"> <li>Complete re-design of proposed new dwelling</li> <li>Proposed variation to previously approved building footprint (PP20/0351)</li> </ul>	S57A

Public notice of the amended application was given on (17 August 2023) 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.		
13 October 2023 & 23 October 2023	<ul style="list-style-type: none"> <li>• <i>Re-design of proposed new dwelling</i></li> </ul>	S57A
Public notice of the amended application was given on (24 October 2023) 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.		

## CONSULTATION MEETING

A consultation meeting was held on the 3 October 2023, with the following parties in attendance:

- Ward Councillor (Cr Addis).
- Objectors.
- Applicant (two Ratio Planning consultants).
- Architect.
- Site owner.
- Two planning officers; and
- Statutory Urban Planning Coordinator.

### Summary of Discussions

The discussions were related to the three-development permit applications relating to the former parent lot.

The following issues were discussed, particularly relating to the massing, scale, response to heritage character (form, design detailing, materials, finishes), landscaping, car parking arrangements, and to how the intensification of the sites may reduce the amenity of surrounding land by way of overlooking.

### Details of Discussions (relating to No. 10 Cross Street)

- **Massing and Scale:** Concerns were raised the development would result in a departure from the predominant single storey original scaling of the environs. Revised S57A plans submitted for 10 Cross Street address these issues.
- **Response to Heritage:** Finds the detailing, material/finish pallet, and forms do not go far enough to respond to the heritage environs.

Council's heritage advisor provided comment on this aspect of the proposal which is discussed in Appendix A and the Planning Assessment section of this report below. Conditions are further recommended to ensure this matter is resolved. See Materials, surface finishes and details section of this report.

- **Landscaping:** Concerns were raised the landscaping provided does not go far enough to ensure the development provides a response to the heritage garden setting of the surrounding area. Conditions are recommended to ensure the development provides an appropriate landscaping response. See Landscaping section of this report.
- **Car parking arrangements:** The permit applicant advised the parking requirements for the development. It was also advised the application is assessed against the controls of the Heritage Overlay only, and as such Clause 52.06 (Car Parking) does not apply.
- It was also raised delays in approval of the development would reduce property values as the sites are left vacant.

### Outcome

One objection was withdrawn as a result of the meeting and a letter of support submitted.

## REFERRALS

Please see full referrals in Appendix A to this report. A summary of each is provided below.

### Internal Referrals

Heritage Consultant	<p><b>Supported subject to conditions</b></p> <p>Council's Heritage Advisor has provided detailed written comments in relation to the proposal.</p> <p>The Heritage Advisor is generally supportive of the proposal subject to changes to the material and finishes pallet and proposed front fence. These matters are addressed by permit conditions.</p>
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## 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 objections 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

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

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

### Mandatory Zoning Requirements

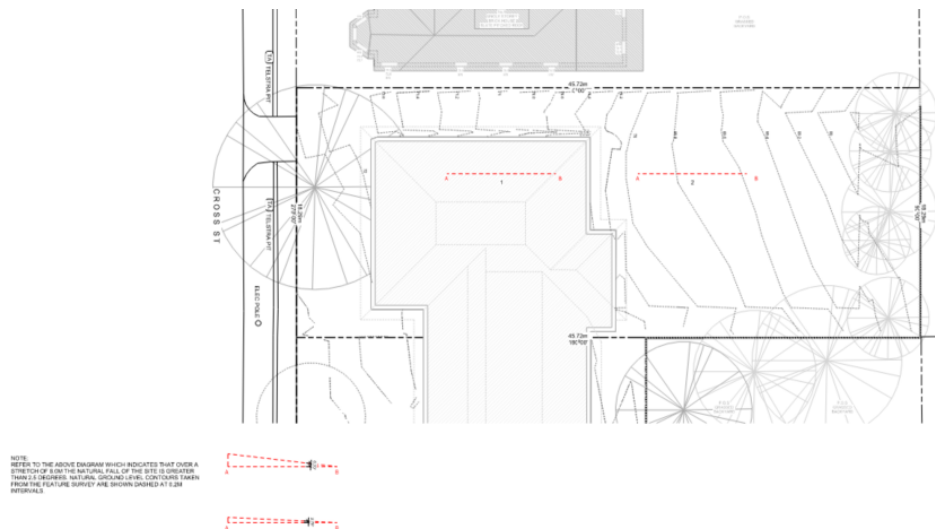
The proposal complies with the following mandatory requirements within the Neighbourhood Residential Zone - Schedule 3.

#### Clause 32.09-4 Minimum Garden area requirement

Minimum Garden Area Requirement			
Lot size	Requirement	Proposed	Assessment
Above 650m <sup>2</sup> (836 m <sup>2</sup> )	35% 292.6 sqm	46 % 398 sqm	✓ Complies

#### Clause 32.09-9 Maximum Building Height

Mandatory Maximum Building Height (NRZ3)			
	Max Allowable	Proposed	Assessment
Building height requirement	10m	9.36 m	✓ Complies
Maximum number of storeys	2	2	✓ Complies



**Above** - Refer to the above diagram which indicates over a stretch of 8.0m the natural fall of the site is greater than 2.5 degrees. Natural ground level contours taken from the feature survey are shown dashed at 0.2m intervals. As such the site benefits from an extra 1m towards the maximum building height. The allowable maximum building height is 10m.

### Heritage Significance

#### Heritage Overlay:

Clause 43.01 (Heritage Overlay) Purpose is outlined as follows:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To conserve and enhance heritage places of natural or cultural significance.
- To conserve and enhance those elements which contribute to the significance of heritage places.
- To ensure that development does not adversely affect the significance of heritage places.
- To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

#### Statement of Significance:

The subject site is located within the *HO145 - Maling Road Shopping Centre and Residential Environs, Canterbury* precinct which is an area of local, historical, and architectural significance to the City of Boroondara, as follows:

- The precinct is a comprehensive and architecturally notable illustration of the effect of the railway's arrival in the Victorian era and the railway's further development around WWI. This is expressed, in part, in the distinctive street pattern that runs axially from the Canterbury Railway Station. It is also expressed in the well preserved residential and commercial development which was largely complete by WWII.
- The Maling Road and Canterbury Road commercial strips demonstrate a high level of architectural excellence, strong Victorian, Federation and interwar-era expression and a high degree of visual cohesion. The Maling Road strip also contains individually notable buildings that have a high degree of integrity and landmark value; the Post Office (1908), the Canterbury Theatre (1912), Malone's Hotel (1889) and the former Station Masters Quarters at 83 Maling Road (c1987).
- The place is a highly representative Victorian and Federation-era residential precinct with individually notable houses. The precinct is interspersed with strong and well preserved interwar elements that offer an historic and architectural contrast and create streetscapes of high aesthetic interest.
- The precinct contains well preserved residential and commercial examples from the 1920s-30s, which reflects the premier status of Camberwell as an urban growth area during that period.
- The precinct has an historic association with Terry & Oakden, the designers of the original Claremont Park Estate and one of Victoria's most important architectural firms, and other important architects of the time such as Ward and Carleton and Ussher and Kemp.
- The precinct includes public landscaping elements such as asphalt paving, basalt pitching, kerbs, channels and mature trees and garden plantings, some of which date from the beginnings of the Claremont Park and Highfield Estates

## Heritage

## Building Siting

**Heritage Policy seeks to orient new buildings and additions/alterations to non-contributory places in a similar manner to the siting of adjacent 'significant' or 'contributory' heritage places and to the heritage precinct as a whole.**

**Avoid front setbacks that are substantially behind prevailing setbacks of 'significant' or 'contributory' heritage places in the heritage precinct, especially where the heritage precinct has a consistent front setback.**

It is proposed to orient the development to front Cross Street, which would maintain the siting patterns of the original places within the Cross Streetscape and to the heritage precinct as a whole and is therefore supported. This is also in accordance with the approved building envelope.

### Façade Height and Siting

Heritage Policy seeks to position a new building and design its façade height or an addition/alteration to the façade of a non-contributory place so that it does not dominate adjoining ‘significant’ or ‘contributory’ heritage places. The façade should neither exceed in height, nor be positioned forward of, the adjoining heritage place(s).

Design new development so that the height of the façade is consistent with the prevailing heights of ‘significant’ or ‘contributory’ heritage places in the precinct, especially where the precinct has a consistent façade height.

The immediate surrounding *contributory* and *significant* graded lots are developed with dwellings of a predominately single storey character. Where double storey scales exist, they are primarily by way of first floor additions to original buildings. These additions are recessive, and largely restricted to the rear of the principal roof form.

Double storey *contributory* and *significant* dwellings in the immediate vicinity of the subject site are identified below at Nos. 7 and 15 Cross Street, 32, 34, 36, and 42 Bryson Street.



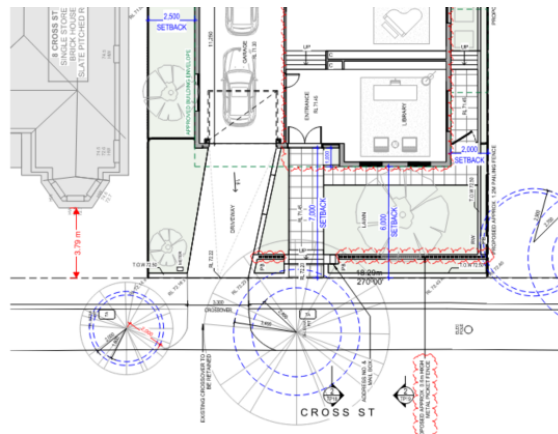
**Above** - Aerial image of the surrounding area depicting double storey dwellings identified in red.

The proposal presents to the street as a single storey element with a transitional setback of 6 - 7 metres. The front façade is a contemporary interpretation of the

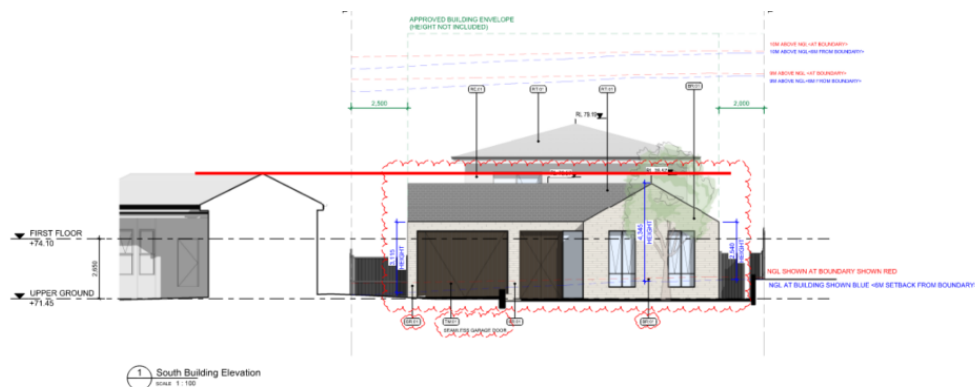
Contributory dwellings at Nos. 6 & 8 Cross Street. Both these dwellings comprise of a gable roof form over a bay window and simple verandah setback behind the bay window.

The proposed design incorporates a gabled roof form along the eastern side with a transverse gable roof form running in a east/west alignment, recessed 1m behind the façade of the gable. The proposed gable has an overall height of 4.345 metres from NGL. As demonstrated below, the form of the replacement dwelling draws design references from the neighbouring contributory property at 8 Cross Street in a modern and simplified manner.

Council's Heritage Advisor notes the average front setback of *contributory* dwellings in the immediate area is 5 to 7 metres. As such, the proposed ground level front setback and façade heights are supported.

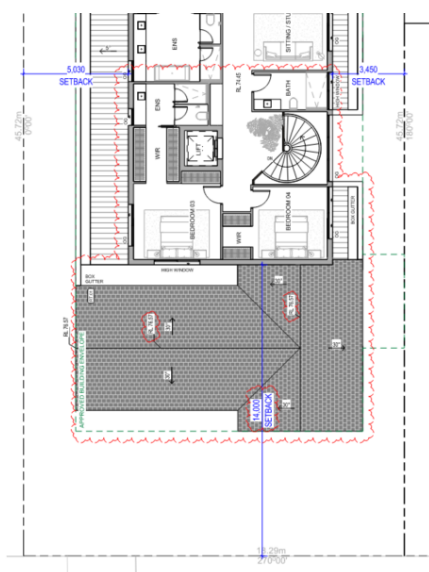


**Above - Extract of proposed front setback relative to No. 8 Cross Street**



**Above - Extract of Street Elevation demonstrating façade height relative to No. 8 Cross Street**

The proposed first floor provides a single alignment with a setback of 14 metres to the street with an overall maximum height of 6.79 metres at the first-floor façade (to the top of the eave). The proposed first floor has appropriately been recessed to minimise the presentation of the first floor to the wider streetscape. The combination of the 14 metre setback and transverse roof form over the ground floor element assists in reducing views of the first floor. Whilst policy does not suggest the first floor should be invisible, the recession provided is responsive to the single storey streetscape as identified above. Furthermore, when viewing the subject site from the south western oblique, the proposed siting acts as a transitional form between the Contributory and Non-Contributory dwellings to the east.

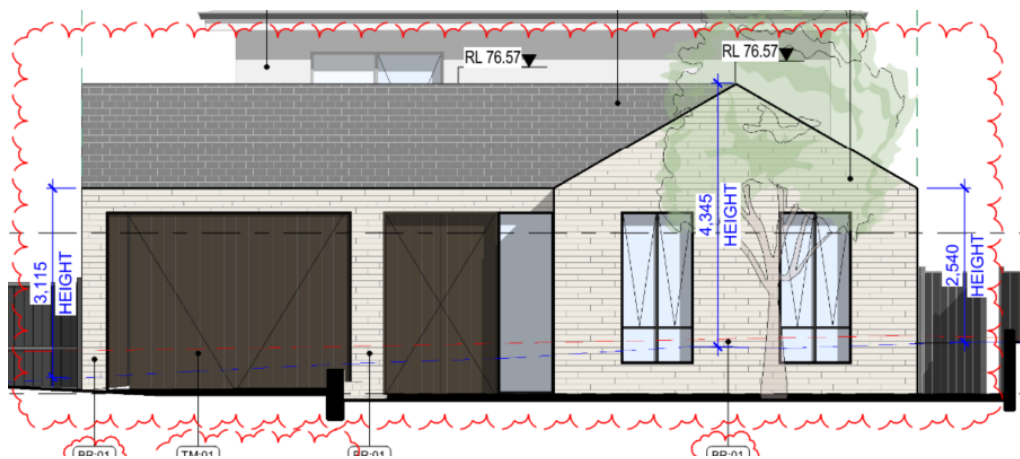


***Above - Extract of the First-floor Plan.***



***Above - Extract of the First-floor Plan.***

The proposed front door seeks to have an a-symmetrical glazing element to the right of the door when viewed from Cross Street as shown below. It is noted the glazing is an important feature in articulating the façade and integrating with the wider streetscape. Notwithstanding, the lack of glazing to the left of the front door when viewed front on, increases the prominence of the garage door as it blends with the front door. It is recommended to provide glazing on either side of the front door to create balance and improve the presentation to the street. This is proposed to be addressed through a permit condition.



**Above - Extract of the proposed front door and associated glazing**

### **Proposed Condition:**

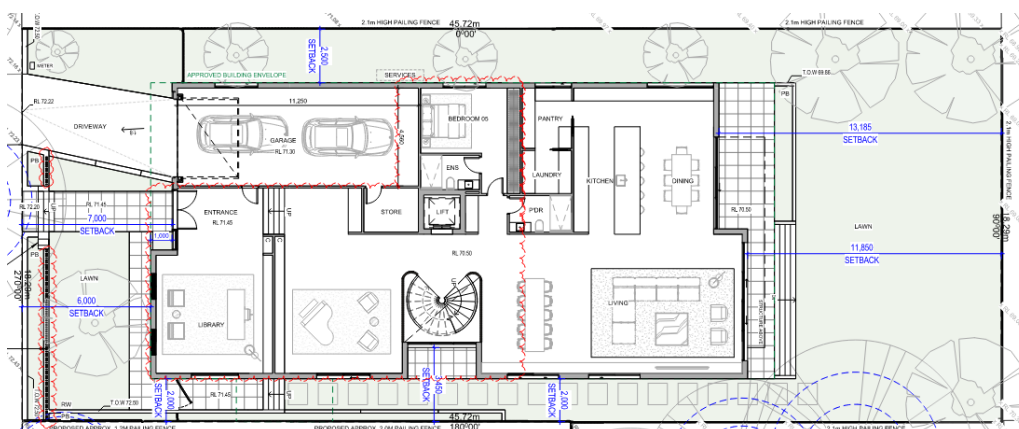
Glazing to be provided on either side of the entry door. The entry door to remain the same size.

### **Side Setbacks**

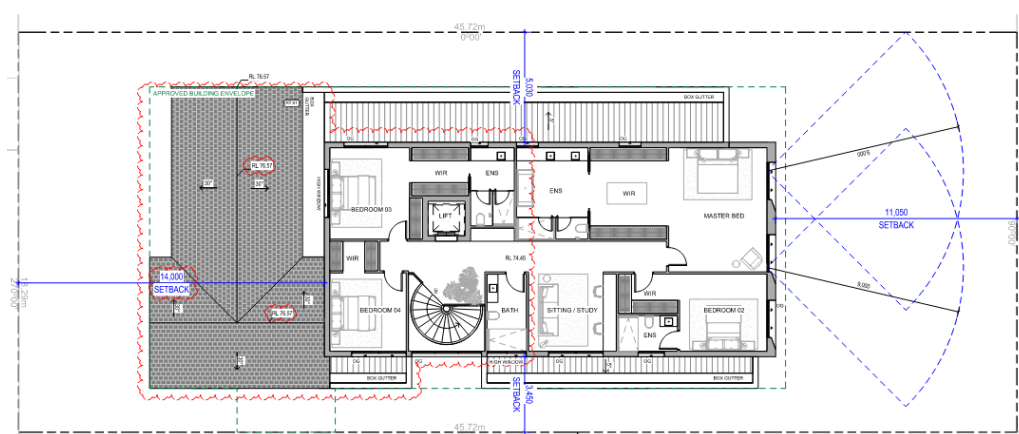
**Heritage Policy seeks to provide side setbacks consistent with the setback of adjacent 'significant' or 'contributory' heritage places.**

It is proposed to have a 2 metre setback from the eastern boundary, and a 2.5 metre setback from the western boundary at ground floor. Clause 15.03-1 states as policy: *provide side setbacks consistent with the setback of adjacent 'significant' or 'contributory' heritage places.* Typically, contributory dwellings within the area have side setbacks of 1.0-2.5 metres. Therefore, the proposed ground level side setbacks are supported. It is noted the proposed setbacks are in line with the approved building envelope.

The upper floor has a 3.45 metre setback from the eastern boundary and a 5.03 metre setback from the western boundary at first floor. The generous side setbacks provided at the upper floor reduce the prominence of the first floor from the street. This is assisted by the overall maximum height of 6.79 metres at the first floor façade which is similar to other overall heights of single storey dwellings in the area.



*Above - Extract of the Ground floor Plan.*



*Above - Extract of the Ground floor Plan.*

### Building height and form

Heritage Policy seeks to design new buildings or an additions/alterations so that the height and form respect the height and form of adjacent and surrounding 'significant' or 'contributory' heritage places, as these places are viewed from the street.

Where a heritage precinct or part of a heritage precinct has a diverse building height and form, but the site does not abut a 'significant' or 'contributory' heritage place, ensure the height and form respect the prevailing height and form of 'significant' and 'contributory' heritage places in the precinct.

#### Height

The heights and scale of building stock in the precinct generally comprises single storey dwellings. The dwellings often feature large, pitched roofs and accordingly the

scale of the precinct is higher than other single storey areas. Double storey forms do exist but generally take the form of recessed upper-level additions.

The maximum overall building height for 10 Cross Street is 9.36 metres at the rear of the site, where the land falls. However, the street presenting height is lower at approximately 6.79 metres (to the top of the eave) transitioning to 8.48m at the midpoint where it meets the roof ridge line. Considering the articulated façade and generous side setbacks, the overall height is supported.

### Form

The building stock in the area is highly consistent regarding roof form, comprising pitched slate and corrugated metal roofs. Consequently, it is essential new development provides an appropriate roof response so the heritage character is not diminished.

The proposed development provides an appropriate response through the incorporation of gable and transverse roof elements at ground floor and a hipped roof at first floor.

The contemporary form of the dwelling draws design references from the neighbouring contributory property at No. 6 and 8 Cross Street (see The Surrounding Area section of this report above) in a modern and simplified manner.

The separate ground floor roof form successfully assists in breaking down the mass of the new dwelling and reduces visual bulk to the street. These architectural features link the new development within the historical context of the area and add articulation and visual interest to the streetscape without creating a dominant structure.

Additionally, the ground floor roof forms act as a transitional element between the Contributory and Non-Contributory dwellings along the Northern side of Cross Street. When viewed from oblique angles both the transverse and gable roof forms assist in reducing visibility from these vantage points.



***Above - South (street) elevation.***



***Above - South Western Oblique view***



***Above - No.8 Cross Street, Canterbury (left) and No.6 Cross Street, Canterbury (right)***

#### **Materials, surface finishes and details**

**Design roof form and window and door proportions of new buildings and additions/alterations to non-contributory places to be similar to or sit well with the prevailing forms in the heritage precinct.**

**Design new buildings and additions/alterations to display the following design characteristics:**

- **Articulate external walls to be complementary to the heritage precinct through their massing and form and the use of materials and finishes.**
- **Utilise external materials, textures and finishes that complement materials evident in the heritage precinct.**

#### **Materials and Finishes**

The Cross and Bryson materials pallet is primarily composed of red Federation brick, render/stucco, and weatherboard construction for external walls; timber for joinery; and slate and corrugated metal for roofs. The finishes pallet is equally as consistent, dominated by warm hues in deep and warm reds, mid greys, dark browns, creams, and whites.

The following materials are proposed at ground level:

- Wall cladding: render brick in colour beige.
- Roof cladding: roof tile in colour charcoal.
- Front and garage doors: timber look panel in colour dark brown.

The following materials are proposed at first floor:

- Wall cladding: render finish in colour off white.
- Roof cladding: roof tile in colour charcoal.
- Roof cladding (to the rear): metal roof in colour charcoal.

At ground the modification to the colour beige is a significant improvement which is now supported on heritage grounds. The proposed roof tile in charcoal is acceptable as this colour and appearance will complement the predominantly slate roofs of adjoining and nearby contributory properties.

It is recommended the colour of the timber front door and garage are amended to a lighter brown colour to soften the starkness of these features within the facade.

Whilst the proposed materials and finishes generally align with policy a physical sample board will be requested as a condition of this permit at request of Council's Heritage Advisor.

#### **Proposed Condition:**

The provision of a full-colour schedule of external materials showing the proposed palette of materials and finishes (including a physical sample board of all external materials and finishes) selected for all sides of the building. The samples must demonstrate the development consists of high quality, durable materials.

#### **Design Details**

Characteristic design details and architectural elements in the area are a product of the largely intact heritage streetscapes, including high, robust, and adorned chimneys, front verandas with decorative timber and metal features and fretwork, leadlight windows and corbling.

Design elements on the new façade are simple and restrained, as is typical of such contemporary architectural language. Fenestration and openings maintain traditional

proportions. Furthermore, whilst the front gable ends are contemporary in design, their scale reflect similar neighbouring gable ends of original building stock.

The development is well articulated in vertical and horizontal architectural elements are balanced. The proposal provides a balanced combination of both modulation and façade detailing to create design is high quality, visually interesting, and integrates well with its historic neighbours.

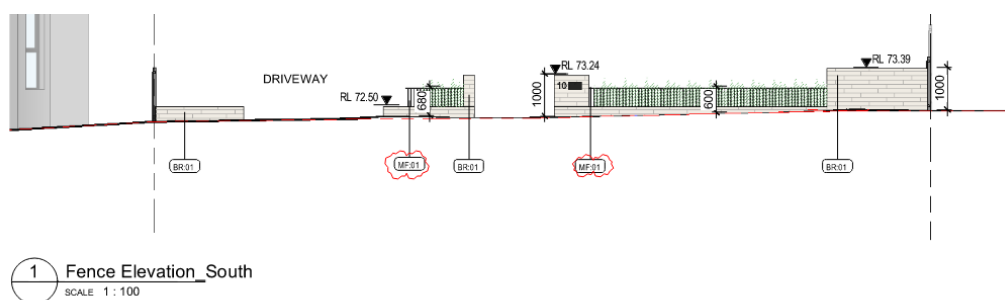
## Fences

### **Design fences for ‘non-contributory’ places to complement the heritage significance of the precinct, including its height, visual permeability, spacing of elements, materials and finishes.**

It is proposed to construct a low 600-680mm high metal picket infill (black finish) on a brick plinth with a 1 metre high pillar (beige rendered brick) to the sides. The fence would feature a garden bed in its centre. The fence would be constructed to the street boundary with openings provided for vehicle and pedestrian access.

Policy above seeks to achieve new fences *for non-contributory* places be complementary the heritage significance of the precinct, by way of height, visual permeability, spacing of elements, materials, and finishes.

While the proposed colour palette is supported, the preference on heritage grounds remains to have a simplified style of fence. It is suggested a contemporary style timber picket fence is proposed, which maintains the approximate height, spacing and visual permeability of traditional fences in the vicinity, e.g., nearby contributory property at 8 Cross Street. This is proposed to be addressed as a permit condition.



***Above - Proposed Fence Elevation***

### **Proposed Condition:**

Modify the fence design and materiality to a simplified, contemporary style timber picket which maintains the approximate height, spacing and visual permeability of

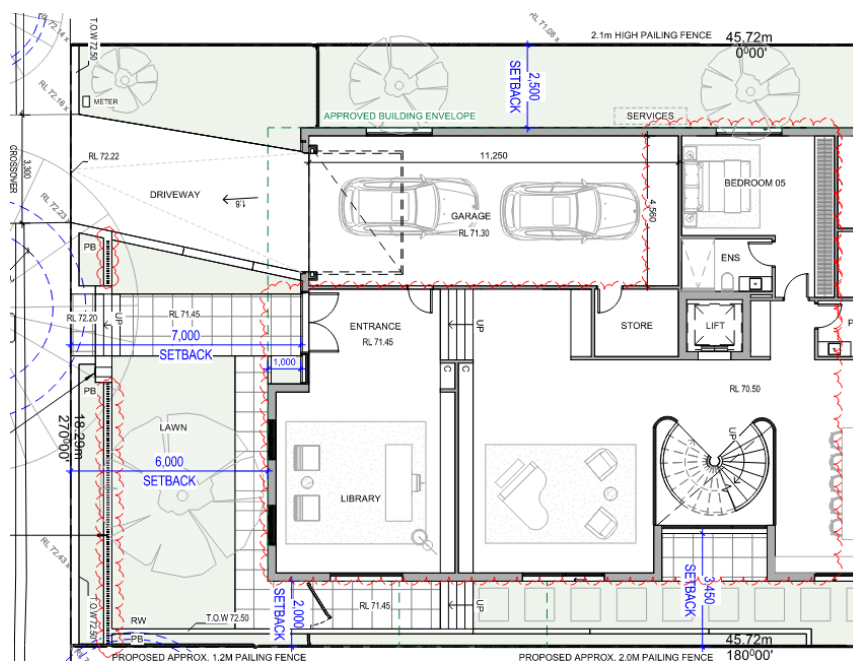
traditional picket fences in the vicinity, e.g., nearby contributory property at 8 Cross Street.

### Vehicle accommodation, outbuildings, and services

**Encourage any new carports, garages and outbuildings that are visible from the street to use wall openings, roof forms and materials that complement the main building or the characteristics of the heritage precinct.**

The proposal seeks to utilise the existing vehicle crossing located on the south western corner of the site. The existing crossover will lead to an at grade tandem garage integrated into the proposed ground floor footprint. This garage has been recessed a minimum of 1 metre behind the facade of the proposed gable towards the east. The proposed recession allows the tandem garage to appear as a subservient structure within the streetscape.

The garage is proposed to be integrated into the façade of the main dwelling, setback 7 metres from the street frontage. It is noted there are few examples of garages incorporated into front facades in the precinct. It is recommended the proposed colour of the garage door is amended to a lighter shade of brown, a lighter colour timber would soften the starkness of these elements and the dominance of the façade as viewed from the public realm.



*Above - Proposed tandem garage*

### Proposed Condition:

Modify the colour of the front door and garage door from dark brown to light brown.

#### Landscaping:

**Clause 15.021I (Heritage Policy) seeks to ensure hard and soft landscaping is designed to not detract from the heritage values of the place.**

The proposed development provides ample opportunities for landscaping within the front, side and rear setbacks. Within the front and rear setbacks there is ample opportunity to accommodate a large new canopy tree and general vegetation, noting the existing conditions have no vegetation retained.

It is noted a landscape plan has not been provided with the application. As mature trees and garden plantings are a key feature of the heritage precinct, it is recommended a landscape plan is provided which includes the incorporation of additional vegetation located in the front setback to maintain the established character of the precinct and soften the appearance of new built form within the streetscape.

Furthermore, it is noted a 1.88 metre wide pedestrian path has been proposed in the front setback. The width of the pedestrian path is considered to be too wide and a condition reducing the width of the pathway will be recommended.

#### Proposed Condition:

Provide a Landscape Plan to the satisfaction of the responsible authority which shows:

- A planting schedule of all proposed trees, shrubs and ground covers.
- Details of surface finish of all pathways, paved areas and accessways.
- At minimum, incorporation of one (1) canopy tree (minimum two metres tall when planted and must achieve a minimum mature height of 10 metres and canopy spread of 5 metres) and a row of shrubby behind the fence line in the front setback of the property.

The width of the pedestrian pathway reduced to a maximum width of 1.2 metres.

#### OBJECTION RESPONSE

Summary of Objection	Planner's Comments
Heritage and Amenity	Amenity related matters such as visual bulk, overlooking, overshadowing, noise and light spill are not relevant considerations in a planning application which requires a permit solely due to the location of the subject property in a heritage overlay. Consideration of visual bulk, overlooking

	and overshadowing in this instance will be the responsibility of the relevant Building Surveyor in assessing a Building Permit.
Heritage assessment from the private realm	Council's Heritage Policy emphasises assessment from the public realm and encourages alterations and additions to be located to the rear of properties. Assessment of the heritage impact of the proposal based on views from adjoining properties can be given little weight.
Damage to an adjoining property due to buildings and works within close proximity to the boundary	<p>Potential damage to adjoining properties is not a relevant planning consideration. This is a matter addressed during the assessment of a Building Permit application.</p> <p>When a building is proposed to be constructed within close proximity to a building on an adjoining allotment, the Building Surveyor issuing the Building Permit must have regard to protection of the adjoining property. Through this process, the Building Surveyor may either rely upon dual Certification from two independent Structural Engineers or make a determination that protection of the adjoining property is required.</p> <p>The Building Surveyor will require the method of construction and proposed protection works be provided to the adjoining owner. Protection works notices are then served on the adjoining property owner, who must agree to the protection works, reject or request further information within 14 days of service of the notice.</p> <p>Once the proposed protection works are agreed upon, the owner is required to carry out a dilapidation survey of the adjoining property as evidence of any existing condition. The owner is also required to carry out insurance on the adjoining property for any damage that may be caused by their buildings and works for a period of 12 months after completion.</p> <p>If any damage is caused to the adjoining property, the dilapidation survey may be used as evidence in court for a claim made</p>

	<p>against the insurance policy taken out by the owner.</p> <p>Further information on the above matter can be obtained from Council's Building Department (9278 4999).</p>
Compliance with Neighbourhood character	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) or Precinct 45 Preferred Character Statement.
The scale, height, and massing of the development fails to meet the Heritage Policy or provide an appropriate response to the historic streetscape.	<p>Concerns were raised the development was out of proportion with the single storey streetscape. Objectors found the scale and mass would result in visual bulk particularly when viewed in comparison to the original building stock.</p> <p>The amended S57A plans address these concerns and are supported by Council's Heritage Advisor. A detailed assessment of the proposal is outlined in the assessment section above.</p>
The three applications (PP22/0590 and PP22/0465) should be assessed as one	<p>The planning applications were considered and assessed by a Council Officer in relation to each other.</p> <p>(Addressed as part of assessment process)</p>
Lack of landscaping opportunities.	Permit condition recommended

## 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

<b>Application Address:</b>	10 Cross Street, Canterbury
<b>Application Number:</b>	PP22/0465
<b>Description of Proposal:</b>	Construct one dwelling on a lot in a Heritage Overlay.
<b>VicSmart:</b>	No
<b>Section 57A Amendment:</b>	Yes
<b>Heritage Overlay No.</b>	HO145
<b>Grading:</b>	Non-Contributory

<b>HO Precinct</b>	Maling Road Shopping Centre and Residential Environs, Canterbury
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<b>Era of Building:</b>	Vacant site
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<b>Statement of Significance</b>	<p>Maling Road Shopping Centre and Residential Environs, Canterbury, is an area of heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>• The precinct is a comprehensive and architecturally notable illustration of the effect of the railway's arrival in the Victorian era and the railway's further development around WWI. This is expressed, in part, in the distinctive street pattern that runs axially from the Canterbury Railway Station. It is also expressed in the <b>well preserved residential and commercial development</b> which was largely complete by WWII.</li> <li>• The Maling Road and Canterbury Road commercial strips demonstrate a high level of architectural excellence, strong Victorian, Federation and interwar-era expression and a high degree of visual cohesion. The Maling Road strip also contains individually notable buildings that have a high degree of integrity and landmark value; the Post Office (1908), the Canterbury Theatre (1912), Malone's Hotel (1889) and the former Station Masters Quarters at 83 Maling Road (c1987).</li> <li>• <b>The place is a highly representative Victorian and Federation-era residential precinct with individually notable houses. The precinct is interspersed with strong and well preserved interwar elements that offer an historic and architectural contrast and create streetscapes of high aesthetic interest.</b></li> <li>• The precinct contains <b>well preserved residential and commercial examples from the 1920s-30s</b>, which reflects the premier status of Camberwell as an urban growth area during that period.</li> <li>• The precinct has an historic association with Terry &amp; Oakden, the designers of the original Claremont Park Estate and one of Victoria's most important architectural firms, and other important</li> </ul>
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	<p>architects of the time such as Ward and Carleton and Ussher and Kemp.</p> <ul style="list-style-type: none"> <li>• The precinct includes public landscaping elements such as asphalt paving, basalt pitching, kerbs, channels and mature trees and garden plantings, some of which date from the beginnings of the Claremont Park and Highfield Estates.</li> </ul>
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### Assessment against Clause 15.03 Heritage

#### 15.03-1L Non-contributory heritage places strategies

*Support the demolition of 'non-contributory' places.*

*Ensure replacement buildings, development, alterations and additions are sympathetic with heritage fabric of the place, rather than any 'non-contributory' elements of the place.*

*Orient new buildings and additions/alterations to non-contributory places in a similar manner to the siting of adjacent 'significant' or 'contributory' heritage places and to the heritage precinct as a whole.*

*Position a new building and design its façade height or an addition/alteration to the façade of a non-contributory place so that it does not dominate adjoining 'significant' or 'contributory' heritage places. The façade should neither exceed in height, nor be positioned forward of, the adjoining heritage place(s).*

*Design new development so that the height of the façade is consistent with the prevailing heights of 'significant' or 'contributory' heritage places in the precinct, especially where the precinct has a consistent façade height.*

*Avoid front setbacks that are substantially behind prevailing setbacks of 'significant' or 'contributory' heritage places in the heritage precinct, especially where the heritage precinct has a consistent front setback.*

*Provide side setbacks consistent with the setback of adjacent 'significant' or 'contributory' heritage places.*

*Design new buildings or additions/alterations so that the height and form respect the height and form of adjacent and surrounding 'significant' or 'contributory' heritage places, as these places are viewed from the street.*

*Where a heritage precinct or part of a heritage precinct has a consistent building height and form, ensure the height of the new building or addition/alteration is no higher than the roof ridgeline of the adjacent buildings when viewed from the street, but may include a higher, unobtrusive component to the rear.*

*Where a heritage precinct or part of a heritage precinct has a diverse building height and form, and the site abuts a 'significant' or 'contributory' heritage place, ensure the height and form of the new building or addition/alteration respect both the adjacent 'significant' or 'contributory' heritage places and the prevailing height and form of 'significant' or 'contributory' places in the precinct, but may include a higher, unobtrusive component to the rear.*

*Where a heritage precinct or part of a heritage precinct has a diverse building height and form, but the site does not abut a 'significant' or 'contributory' heritage place, ensure the height and form respect the prevailing height and form of 'significant' and 'contributory' heritage places in the precinct.*

*Design roof form and window and door proportions of new buildings and additions/alterations to non-contributory places to be similar to or sit well with the prevailing forms in the heritage precinct.*

*Design new buildings and additions/alterations to display the following design characteristics:*

- *Articulate external walls to be complementary to the heritage precinct through their massing and form and the use of materials and finishes.*
- *Utilise external materials, textures and finishes that complement materials evident in the heritage precinct.*

#### **Discussion:**

General Note: The below comments are provided in consideration of previous written referral comments prepared by Luke James (Heritage Advisor) and subsequent verbal referral comments provided by Ruth Redden (Heritage Advisor). On balance, the revised plans represent a vast improvement to the previous scheme with many of the heritage comments considered and implemented sufficiently.

#### **Non-Contributory Infill Development**

##### **Siting:**

The new dwelling is proposed to be oriented north to Cross Street which maintains the siting pattern of adjacent 'significant' and 'contributory' heritage places and the heritage precinct more broadly. The siting is supported on this basis.

##### **Façade height and setbacks**

As per Clause 15.03, the façade of an infill dwelling within a precinct should neither exceed in height, nor be positioned forward of, an adjoining heritage place.

It is noted that immediate adjacent contributory and significant properties are predominately single storey with consistent façade heights. Double storey

additions are primarily restricted to the rear of the principal roof form, which on average is approximately 15-20 metres from the front boundary.

The façade height of the proposed new dwelling will maintain the predominate single storey character of the precinct, with a proposed façade wall height of 3.1m. The integrated gable element is to be higher (4.3m) but this is consistent with adjacent contributory properties (particularly, 6 and 8 Cross Street) which incorporate a similar open gable form. Based on the streetscape elevations provided, it appears that the façade height of the proposed new dwelling will sit slightly lower than adjacent contributory properties which is a positive outcome to ensure new built form will not be overly dominate within the streetscape. The façade height is supported on this basis.

The ground floor of the new dwelling is proposed to have a 6-7m front setback. While front setbacks within the immediate streetscape vary, it is noted that the two adjacent contributory properties (6 and 8 Cross Street), have relatively shallow setbacks of 4-5m (excluding the protruding bay windows). As the new dwelling will not be positioned forward of the adjoining contributory sites, the front setback is considered acceptable.

The ground floor of the new dwelling is proposed to have a 2.5m side setback from the western boundary and a 2m side setback from the eastern boundary. This is broadly consistent with the shallow side setbacks of adjacent significant and contributory places and is supported on this basis.

The first floor of the new dwelling is proposed to include a front setback of 14m. While prevailing upper-level additions associated with adjacent contributory places vary, there appears to be some consistency of 15-20m front setbacks from the front boundary. It is considered that the proposed 14m front setback is sufficient to ensure that the prominence of a single storey-built form character within the streetscape is maintained.

The first floor is proposed to have a 5 m setback from the western boundary and a 3.45m setback from the eastern boundary. It is considered that incorporating greater first floor side setbacks will help to reduce the bulk of upper level-built form and ensure this fabric is not overly dominating within the precinct.

Based on the considerations above, the proposed façade height and setbacks associated with the new dwelling are supported on heritage grounds.

#### **Building Height and Form:**

The overall building height of the ground floor is proposed to be 4.3m, and the overall building height of the first floor is to be 7m. These heights are consistent with the broader precinct and will ensure that the predominate single-storey character of the streetscape is maintained.

The proposed form of the new dwelling at ground level, incorporating asymmetry with a traditional gable element, draws clear design references from the

neighbouring properties at 6 and 8 Cross Street in a modern and simplified manner which is supported.

At first floor, the form is boxier and more contemporary. Concerns were raised in the second heritage referral regarding the east side wall and it was recommended that further articulation be incorporated to break down the sense of bulk as viewed on the oblique angle from the public realm. Specifically, it was recommended that the front portion of the upper level was increased from 2.6m to 3.4m to address this sense of bulk. This change has been implemented which is supported.

### **Roof Form:**

The proposed roof forms (transverse gable at ground level and hipped at first floor) are appropriate within the precinct and are supported.

### **Materials, surface finishes and details:**

The following materials are proposed at ground level:

- Wall cladding: render brick in colour beige.
- Roof cladding: roof tile in colour charcoal.
- Front and garage doors: timber look panel in colour dark brown.

The following materials are proposed at first floor:

- Wall cladding: render finish in colour off white.
- Roof cladding: roof tile in colour charcoal.
- Roof cladding (to the rear): metal roof in colour charcoal.

The streetscape in this section of the heritage overlay is predominantly of brick construction (typically rendered in light painted colours in the vicinity of 10 Cross Street), with some timber weatherboard. Roof cladding is typically slate, with some tiled roofs among Federation and interwar era examples.

At ground level it was previously proposed to clad the ground floor in 'warm grey' bricks. It was recommended that the shade of brick was modified to better complement materials evident in adjacent contributory properties. The modification to the colour beige is a significant improvement which is now supported on heritage grounds.

As noted previously, the proposed roof tile in charcoal is acceptable as this colour and appearance will compliment the predominantly slate roofs of adjoining and nearby contributory properties.

It is recommended that the colour of the timber front door and garage are amended to a lighter brown colour to soften the starkness of these features within the facade.

(see below for matters relating to fences, vehicle accommodation, outbuildings, services, landscaping, signage, commercial buildings and subdivision)

**15.03-1L All places - fencing strategies**

*Retain original or early fences of 'significant' or 'contributory' heritage places.*

*Encourage the reconstruction of original fences where historical evidence exists of their form, or encourage the construction of new front fences in sympathy to the period and design of the 'significant' or 'contributory' heritage places.*

*Discourage the construction of high solid fences that block the view of the principal façade (or secondary façade for corner lots) of 'significant' or 'contributory' places from the street.*

*Design fences for 'non-contributory' places to complement the heritage significance of the precinct, including its height, visual permeability, spacing of elements, materials and finishes.*

**All places - fencing policy guideline**

*Consider as relevant:*

- *Designing fences to be consistent with The National Trust of Australia (Victoria) Technical Bulletin 8.1 Fences & Gates (Richard Peterson, 1988).*

**Discussion:**

The design of the proposed front fence is to incorporate a brick podium with metal pickets (600-680mm) and higher brick pillar elements (1m). The metal pickets are to be in the colour dark brown and the brick elements are to match the main dwelling (in colour beige).

While the modification of the colour palette is now supported, the preference on heritage grounds remains amendment of the fence design to a simplified, contemporary style timber picket which maintains the approximate height, spacing and visual permeability of traditional fences in the vicinity, e.g., nearby contributory property at 8 Cross Street.

**15.03-1L All places - landscape setting strategies**

*Retain or restore (where evidence can be found) original hard and soft landscape elements that contribute to the significance of the heritage place.*

*Design hard and soft landscaping to not detract from the heritage values of the place.*

**Discussion:**

It is noted that a landscape plan has not been provided with the application. As mature trees and garden plantings are a key feature of the heritage precinct, it is recommended that a landscape plan is provided which includes the incorporation of additional vegetation located in the front setback to maintain the established character of the precinct and soften the appearance of new built form within the streetscape.

#### **15.03-1L All places - vehicle accommodation, outbuildings and services strategies**

*Ensure vehicle accommodation and other services do not dominate heritage places.*

*Minimise new vehicle cross-overs for heritage places with narrow street frontage, where few or no crossovers exist or where rear laneway access is available.*

*Discourage the widening of vehicle crossovers, or the construction of large areas of paving or other hard surfaces in the front setback where this is not responsive to the heritage place, except in the interests of traffic safety.*

*Encourage the location of new carports, garages and outbuildings to the rear of the main building (excluding verandahs, porches, bay windows or similar projecting features) except where the character of the heritage place supports the location of carports, garages and outbuildings to the side of the heritage building behind the main front building line.*

*Encourage any new carports, garages and outbuildings that are visible from the street to use wall openings, roof forms and materials that complement the main building or the characteristics of the heritage precinct.*

*Discourage the location of swimming pools in the front setback.*

*Support rain water tanks, hot water systems, air-conditioning units and other equipment in areas visible from the street only where they will not detract from the heritage significance of the place.*

*Avoid visible roof fixtures, such as solar panels, on the principal visible roof form.*

*Ensure visible roof fixtures are aligned with the profile of the roof and not mounted on protruding frames.*

#### **Discussion:**

The garage is proposed to be integrated into the façade of the main dwelling, setback 7m from the street frontage. It is noted that there are few examples of

garages incorporated into front facades in the precinct. As noted above, it is recommended that the proposed colour of the garage door is amended to a lighter shade to soften the appearance of this feature in the façade.

### Recommendations

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

	Suggested condition	Explanation
1	Modify the colour of the front door and garage door from dark brown to light brown.	A lighter colour timber would soften the starkness of these elements and the dominance of the façade as viewed from the public realm.
2	Modify the fence design and materiality to a simplified, contemporary style timber picket which maintains the approximate height, spacing and visual permeability of traditional picket fences in the vicinity, e.g., nearby contributory property at 8 Cross Street.	The design and materiality of the proposed fence is not in keeping with the heritage precinct and will detract from the heritage significance of the streetscape.
3	Provide a Landscape Plan to the satisfaction of the responsible authority which shows: <ul style="list-style-type: none"> <li>• A planting schedule of all proposed trees, shrubs and ground covers.</li> <li>• Details of surface finish of all pathways, paved areas and accessways.</li> <li>• At minimum, incorporation of one (1) canopy tree (minimum two metres tall when planted and must achieve a minimum mature height of 10 metres and canopy spread of 5 metres) and a row of shrubby behind the fence line in the front setback of the property.</li> <li>• All trees must comply with Australian Standard AS2303:2015 - Tree Stock for Landscape Use.</li> <li>• All trees must be planted more than 2 metres away</li> </ul>	A Landscape Plan has not been provided with the application. The integration of soft landscaping will result in a positive heritage outcome, noting that the broader precinct setting is characterised by mature trees and established garden plantings.

	from any structures, property boundaries, easements, existing trees or shrubs.	
4	The provision of a full-colour schedule of external materials showing the proposed palette of materials and finishes (including a sample board of all external materials and finishes) selected for all sides of the building. The samples must demonstrate the development consists of high quality, durable materials.	This has not been provided with the application.

## APPENDIX B - PLANNING POLICIES

### Clause 15.03-1L - Heritage

#### Clause 15.03-1L - Non-contributory heritage places

*To ensure buildings and works to 'non-contributory' properties are sympathetic to the heritage values of the precinct and complement the precinct's heritage built fabric by being respectful of the scale, massing, rhythm and detailing.*

- *Encourage high quality sympathetic design.*
- *Be sympathetic with heritage fabric of the place, rather than any 'non-contributory' elements of the place.*

Consider the following policies:	Assessment
<b>Siting</b>	✓ <b>Complies</b>
<b>Façade Height and Setbacks</b>	✓ <b>Complies</b>
<b>Building Height and Form</b>	✓ <b>Complies</b>
<b>Roof Form</b>	✓ <b>Complies</b>
<b>Materials, surface finishes and details</b>	✓ <b>Complies - subject to conditions.</b>
<b>Fences</b>	✓ <b>Complies - subject to conditions.</b>
<b>Landscape setting</b>	✓ <b>Complies</b>
<b>Vehicle accommodation, outbuildings and services</b>	✓ <b>Complies</b>



NOTICE INFORMATION  
Date of Notice: 24 October 2023

# Town Planning

## 10 CROSS STREET, CANTERBURY

DRAWING LIST

SHEET	NAME	REV
TP00	Cover Sheet	H
TP01	Approved Building Envelope	C
TP02	Site Level Fall Plan	C
TP03	Site Analysis	A
TP04	Streetscape Elevation	H
TP05	Demolition Plan	D
TP06	Design Response - Diagram - Sheet 1	A
TP07	Design Response - Diagram - Sheet 2	A
TP08	Design Response	A
TP10	Basement Plan	H
TP11	Ground Floor Plan	H
TP12	First Floor Plan	H
TP13	Roof Plan	H
TP15	Building Elevations - Sheet 1	H
TP16	Building Elevations - Sheet 2	H
TP17	Fence Elevations	H
TP18	Sections - Sheet 01	H
TP19	Sections - Sheet 02	H
TP20	Artist Impression	H
TP21	Artist Impression	H
TP22	Shadow Diagram	E
TP23	Material Schedule	H
TP24	Sight Line Diagram	H

DEVELOPMENT SUMMARY

SITE AREA	836.2m <sup>2</sup>	BASEMENT	BASEMENT	261.6 m <sup>2</sup>
SITE COVERAGE	375 m <sup>2</sup> (45%)	GROUND FLOOR	GROUND FLOOR	304.9 m <sup>2</sup>
GARDEN AREA	436 m <sup>2</sup> (52%)		GARAGE	57.0 m <sup>2</sup>
PERMEABLE AREA	371 m <sup>2</sup> (44%)	FIRST FLOOR	FIRST FLOOR	202.8 m <sup>2</sup>
		TOTAL	INTERNAL	826.2 m <sup>2</sup>
			P.O.S	449.7 m <sup>2</sup>

Notes

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No. Date Notes

A 26/05/2022 TOWN PLANNING APPLICATION

B 24/06/2022 RESPONSE TO RF1

C 20/04/2023 POST RF1

D 30/06/2023 POST RF1

E 11/09/2023 RESPONSE TO HERITAGE COMMENTS

F 13/09/2023 RESPONSE TO HERITAGE COMMENTS

H 10/10/2023 ISSUE FOR S57A

TOWN PLANNING

Status

Brysonst Pty Ltd

Client

Embrace Architects

Embrace Architects Pty Ltd

2/26-36 High Street, Northcote VIC 3070

10 Cross Street, Canterbury 25 Bryson Street, Canterbury

Project

Cover Sheet

Title

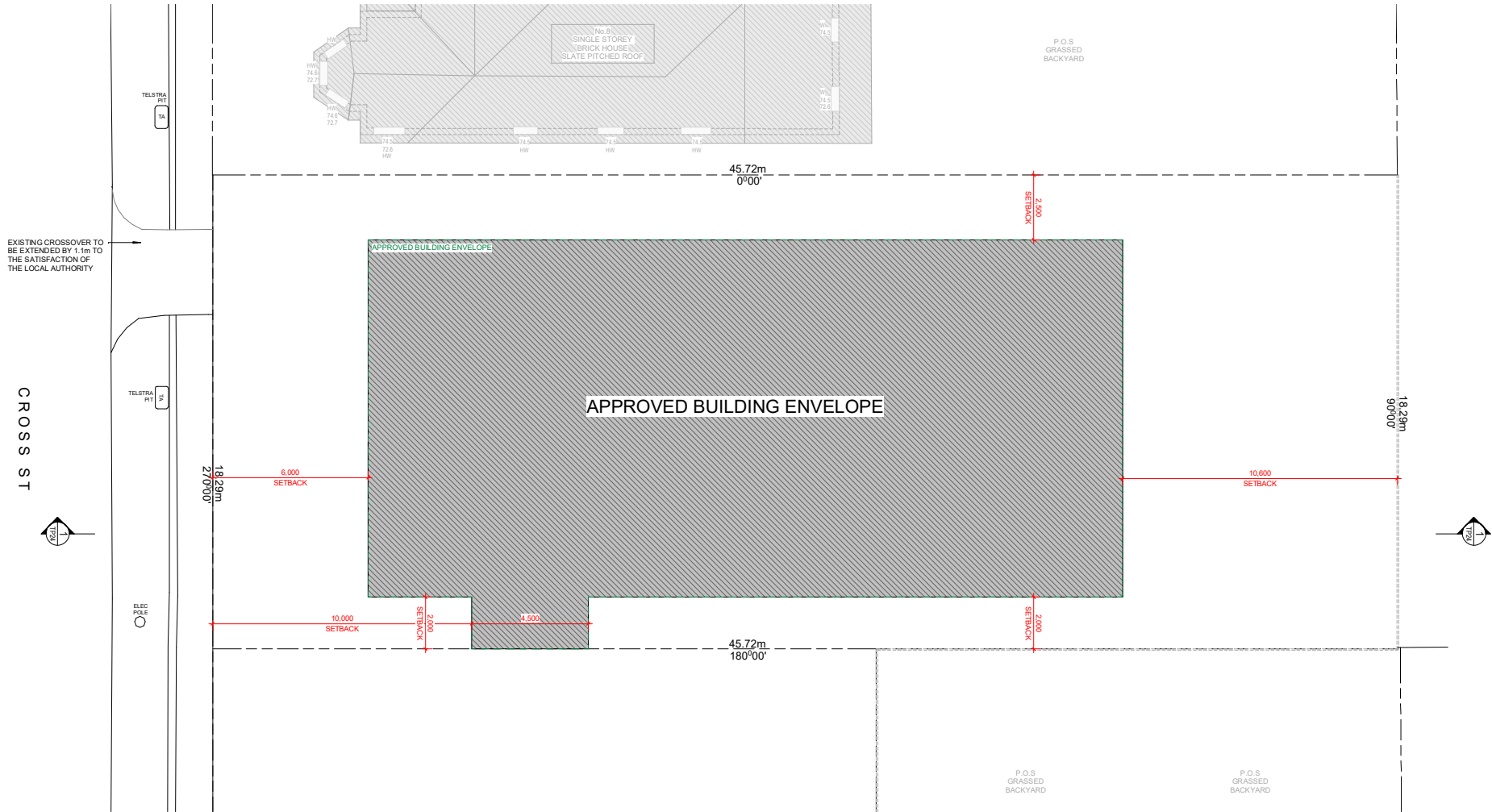
@A1 Scale 20002 Project No. 10/10/2023 Date

TP00 H

Sheet No. Revision



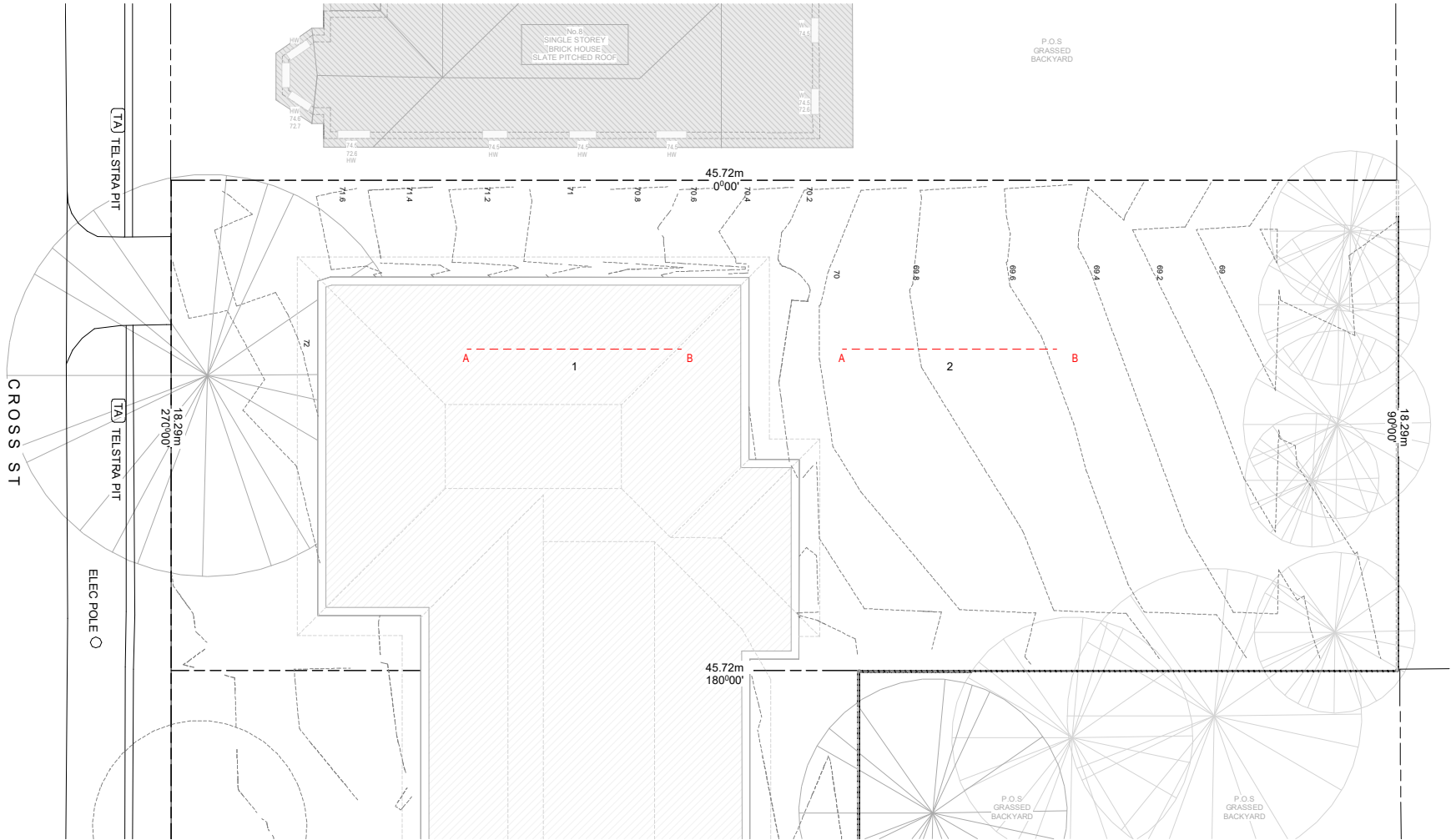
NOTICE INFORMATION  
Date of Notice: 24 October 2023



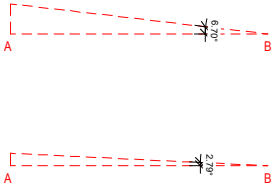
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	C	20/04/2023	POST RF1
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	Status		
Brysonst Pty Ltd Client			10 Cross Street, Canterbury 25 Bryson Street, Canterbury
Embrace Architects Embrace Architects Pty Ltd 2/26-36 High Street, Northcote VIC 3070			Approved Building Envelope Title
1 : 100@A1 20002 20/04/2023 Scale Project No. Date			TP01 C Sheet No. Revision



NOTICE INFORMATION  
Date of Notice: 24 October 2023



NOTE:  
REFER TO THE ABOVE DIAGRAM WHICH INDICATES THAT OVER A STRETCH OF 8.0M THE NATURAL FALL OF THE SITE IS GREATER THAN 2.5 DEGREES. NATURAL GROUND LEVEL CONTOURS TAKEN FROM THE FEATURE SURVEY ARE SHOWN DASHED AT 0.2M INTERVALS.



Notes

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A

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C

20/04/2023

POST RF1

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Brysonst Pty Ltd

Client

Embrace Architects

Embrace Architects Pty Ltd

2/26-36 High Street, Northcote VIC 3070

10 Cross Street, Canterbury

25 Bryson Street, Canterbury

Site Level Fall Plan

Title

1 : 100@A1

20002

20/04/2023

Scale

Project No.

Date

TP02

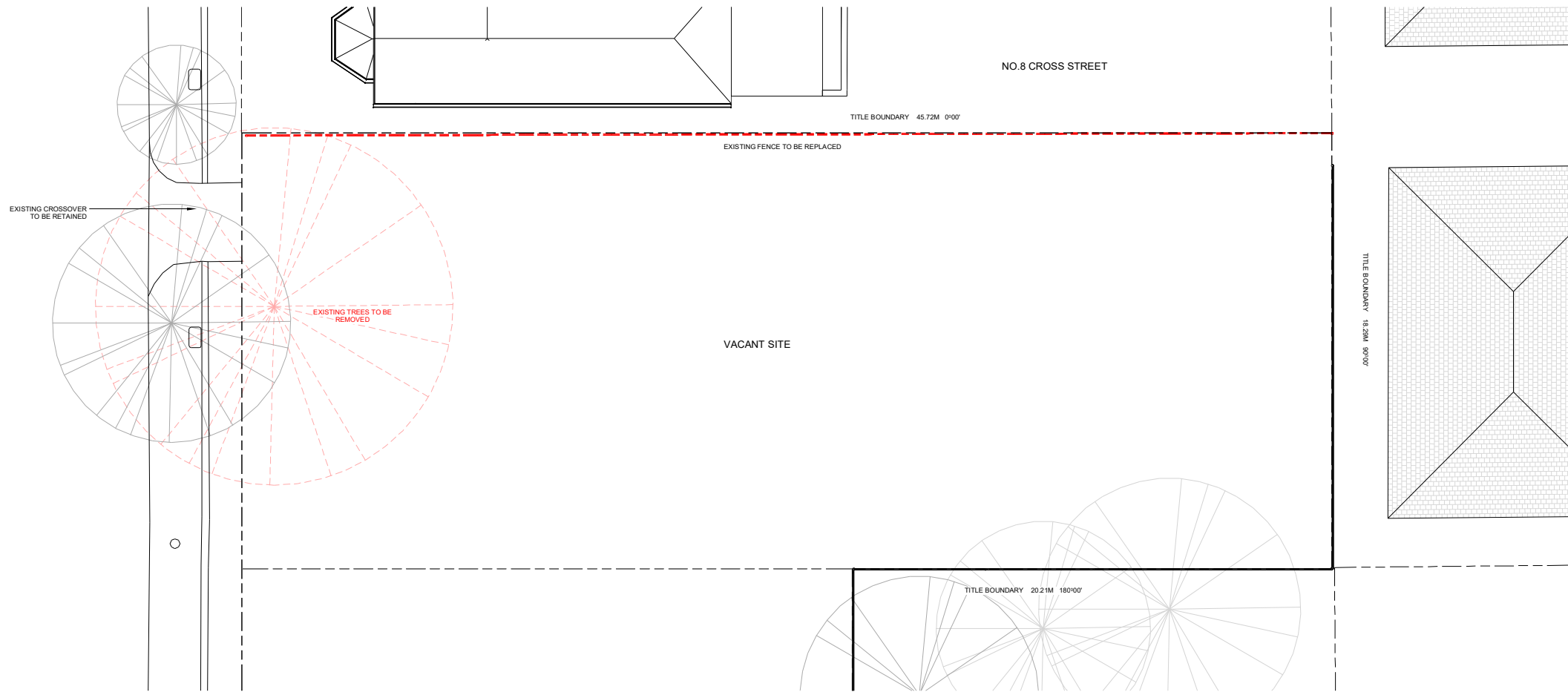
Sheet No.

C

Revision



NOTICE INFORMATION  
Date of Notice: 24 October 2023



GENERAL LEGEND		ABBREVIATIONS		AUTHORITY COMPLIANCE		TREE PROTECTION		DEMOLITION	
---	TITLE BOUNDARY	NGL	NATURAL GROUND LEVEL	OG	FIXED, OBSCURE GLASS WINDOWS UP TO MIN 1.7M ABOVE FFL		EXTENT OF TREE PROTECTION ZONE (AS PER ARBORISTS REPORT) OF TREE IMPACTED BY PROPOSED DEVELOPMENT		EXISTING ELEMENT TO BE DEMOLISHED
▼ LEVEL XX +XXX.XX	BUILDING LEVEL LEVEL TO AHD	BG	BOX GUTTER	PS	METAL PRIVACY SCREEN, MAX. 25% VISIBILITY, UP TO MIN 1.7M ABOVE FFL		EXTENT OF TREE PROTECTION ZONE ENCROACHMENT CAUSED BY THE PROPOSED DEVELOPMENT. THIS FIGURE DOES NOT INCLUDE ENCROACHMENT INTO THE TPZ FROM THE EXISTING BUILDINGS/WORKS		EXISTING TREE TO BE REMOVED
▼ RL XX.XX	RL - REDUCED LEVEL SFL - STRUCTURAL FLOOR LEVEL FFL - FINISHED FLOOR LEVEL TOW - TOP OF WALL	PB	PLANTER BOX	OS	FIXED, OBSCURE SCREEN, MAX 25% VISIBILITY UP TO MIN 1.7M ABOVE FFL		EXTENT OF TREE PROTECTION ZONE ENCROACHMENT FROM THE EXISTING BUILDINGS/WORKS		EXISTING TREE TO BE RETAINED
	AIR CONDITIONING CONDENSING UNIT	RW	RETAINING WALL						
		W	NEIGHBOURS WINDOW						
		H	WINDOW HEAD HEIGHT						
		S	WINDOW SILL HEIGHT						

- Notes
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No.	Date	Notes
B	24/09/2022	RESPONSE TO RF1
D	30/06/2023	POST RF1

TOWN PLANNING  
Status

Brysonst Pty Ltd  
Client  
Embrace Architects  
Embrace Architects Pty Ltd  
2/26-36 High Street, Northcote VIC 3070

10 Cross Street, Canterbury 25 Bryson Street, Canterbury

Project

Demolition Plan

Title

1 : 100@A1 20002 30/06/2023

Scale Project No. Date

TP05

Sheet No.

D

Revision



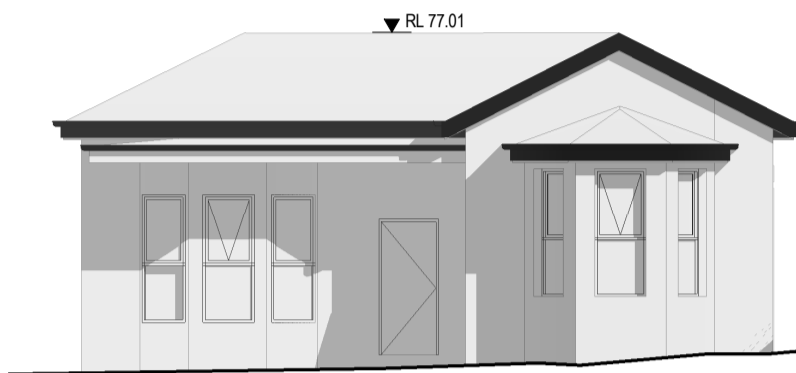
NOTICE INFORMATION  
Date of Notice: 25 October 2023

8 CROSS STREET

10 CROSS STREET

VACANT SITE

VACANT SITE



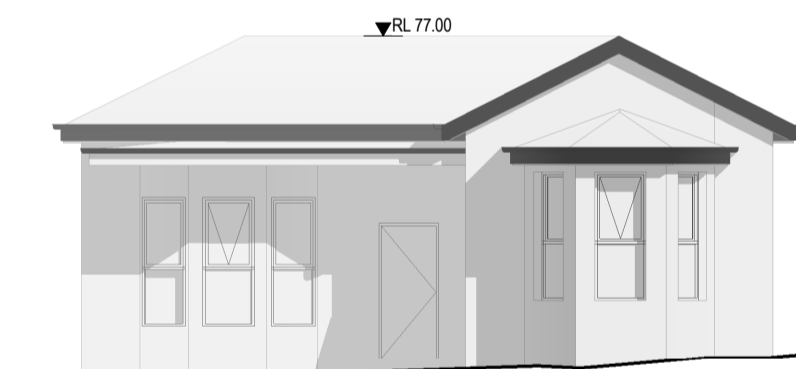
2 Streetscape Elevation\_Cross st\_Existing  
SCALE 1: 100

8 CROSS STREET

10 CROSS STREET

12 CROSS STREET

25 BRYSON STREET



1 Streetscape Elevation\_Cross st\_Proposed  
SCALE 1: 100

TITLE BOUNDARY

TITLE BOUNDARY

TITLE BOUNDARY

TITLE BOUNDARY

TITLE BOUNDARY

TITLE BOUNDARY

TITLE BOUNDARY

TITLE BOUNDARY

5.030

12M SETBACK FROM BOUNDARY

3.450

RL 76.57

Potential Development

Potential Development

Notes

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| D | 30/06/2023 | POST RFI                      |
| E | 11/09/2023 | RESPONSE TO HERITAGE COMMENTS |
| F | 13/09/2023 | RESPONSE TO HERITAGE COMMENTS |
| H | 10/10/2023 | ISSUE FOR S57A                |

TOWN PLANNING

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Brysonst Pty Ltd

Client

Embrace Architects

Embrace Architects Pty Ltd  
2/26-36 High Street, Northcote VIC 3070

10 Cross Street, Canterbury

25 Bryson Street, Canterbury

Project

Streetscape Elevation

Title

1: 100@A1 20002 10/10/2023  
Scale Project No. Date

TP04

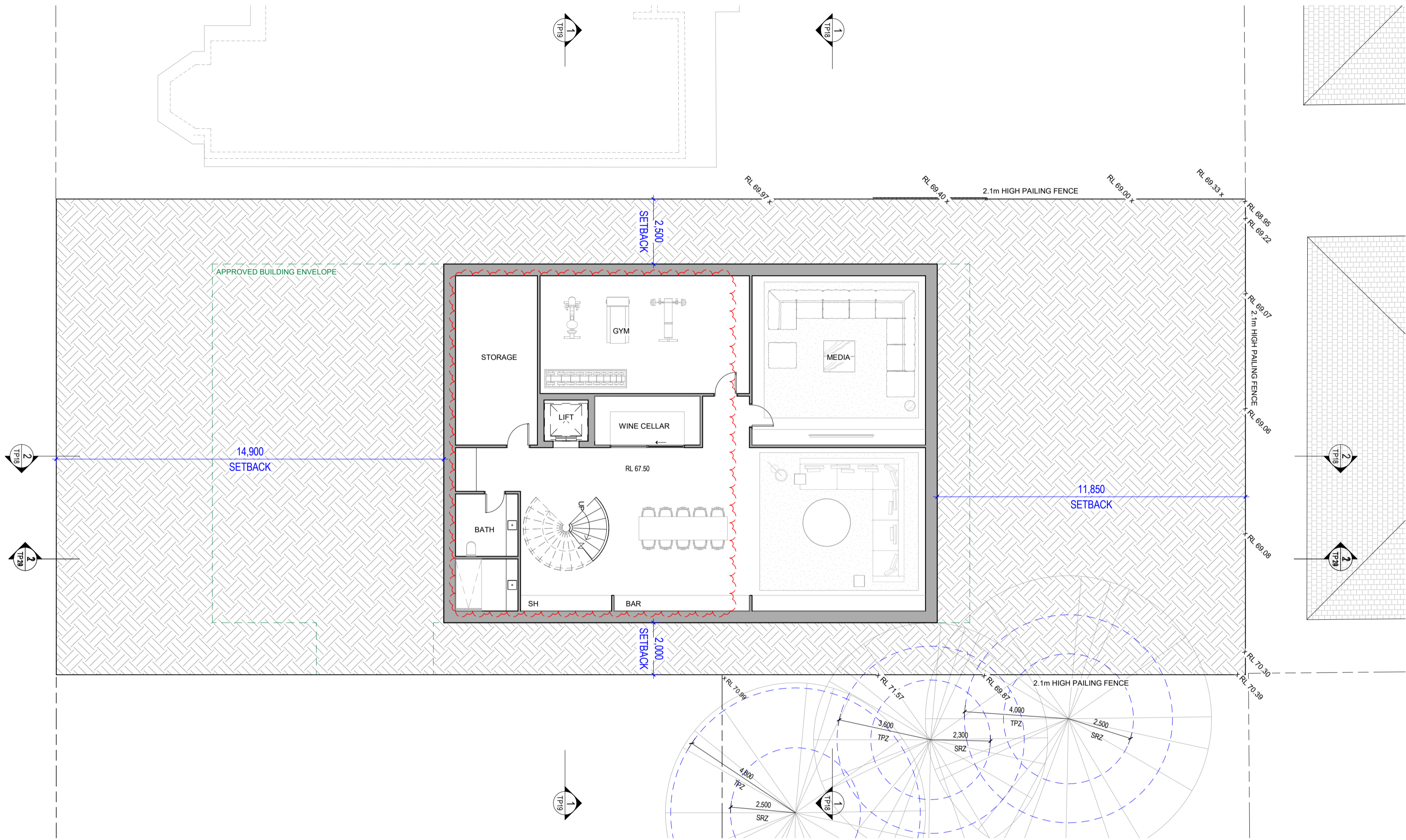
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NOTICE INFORMATION  
Date of Notice: 25 October 2023



GENERAL LEGEND

---	TITLE BOUNDARY
LEVEL XX	BUILDING LEVEL
XX.XX	LEVEL TO AHD
RL XX.XX	RL - REDUCED LEVEL SFL - STRUCTURAL FLOOR LEVEL FPL - FINISHED FLOOR LEVEL TO W - TOP OF WALL
AC	AIR CONDITIONING CONDENSING UNIT

ABBREVIATIONS

NGL	NATURAL GROUND LEVEL
BG	BOX GUTTER
PB	PLANTER BOX
RW	RETAINING WALL
W	NEIGHBOURS WINDOW
H	WINDOW HEAD HEIGHT
S	WINDOW SILL HEIGHT

AUTHORITY COMPLIANCE

OG	FIXED, OBSCURE GLASS WINDOWS UP TO MIN 1.7M ABOVE FFL
PS	METAL PRIVACY SCREEN, MAX. 25% VISIBILITY UP TO MIN 1.7M ABOVE FFL
OS	FIXED, OBSCURE SCREEN, MAX 25% VISIBILITY UP TO MIN 1.7M ABOVE FFL

TREE PROTECTION

	EXTENT OF TREE PROTECTION ZONE (AS PER ARBORISTS REPORT) OF TREE IMPACTED BY PROPOSED DEVELOPMENT
	EXTENT OF TREE PROTECTION ZONE ENCROACHMENT CAUSED BY THE PROPOSED DEVELOPMENT. THIS FIGURE DOES NOT INCLUDE ENCROACHMENT INTO THE TPZ FROM THE EXISTING BUILDINGS/WORKS
	EXTENT OF TREE PROTECTION ZONE ENCROACHMENT FROM THE EXISTING BUILDINGS/WORKS

DEMOLITION

	EXISTING ELEMENT TO BE DEMOLISHED
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO BE RETAINED

BASEMENT	BASEMENT	261.6 m²
GROUND FLOOR	GROUND FLOOR	304.9 m²
	GARAGE	57.0 m²
FIRST FLOOR	FIRST FLOOR	202.8 m²
TOTAL	INTERNAL	826.2 m²
	P.O.S	449.7 m²

Notes

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No.

Date  
A 28/05/2022  
C 20/04/2023  
D 30/06/2023  
E 11/09/2023  
H 10/10/2023

Notes

TOWN PLANNING APPLICATION  
POST RFI  
POST RFI  
RESPONSE TO HERITAGE COMMENTS  
ISSUE FOR S37A

TOWN PLANNING

Status

Brysonst Pty Ltd  
Client

Embrace Architects  
Embrace Architects Pty Ltd  
2/26-36 High Street, Northcote VIC 3070

10 Cross Street, Canterbury

25 Bryson Street, Canterbury

Basement Plan

Title

1 : 100@A1 20002 10/10/2023  
Scale Project No. Date

TP10  
Sheet No.

H  
Revision



## ABBREVIATIONS

### AUTHORITY COMPLIANCE

## TREE PROTECTION

## DEMOLITION

<b>BASEMENT</b>	BASEMENT	261.6 m <sup>2</sup>
<b>GROUND FLOOR</b>	GROUND FLOOR	304.9 m <sup>2</sup>
	GARAGE	57.0 m <sup>2</sup>
<b>FIRST FLOOR</b>	FIRST FLOOR	202.8 m <sup>2</sup>
<b>TOTAL</b>	INTERNAL	826.2 m <sup>2</sup>
	P.O.S	449.7 m <sup>2</sup>

No.	Date	Notes
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F	13/09/2023	RESPONSE TO HERITAGE COMMENTS
H	10/10/2023	ISSUE FOR S57A

TOWN PLANNING

**Embrace Architects Pty Ltd**  
2/26-36 High Street, Northcote VIC 3070

## Ground Floor Plan

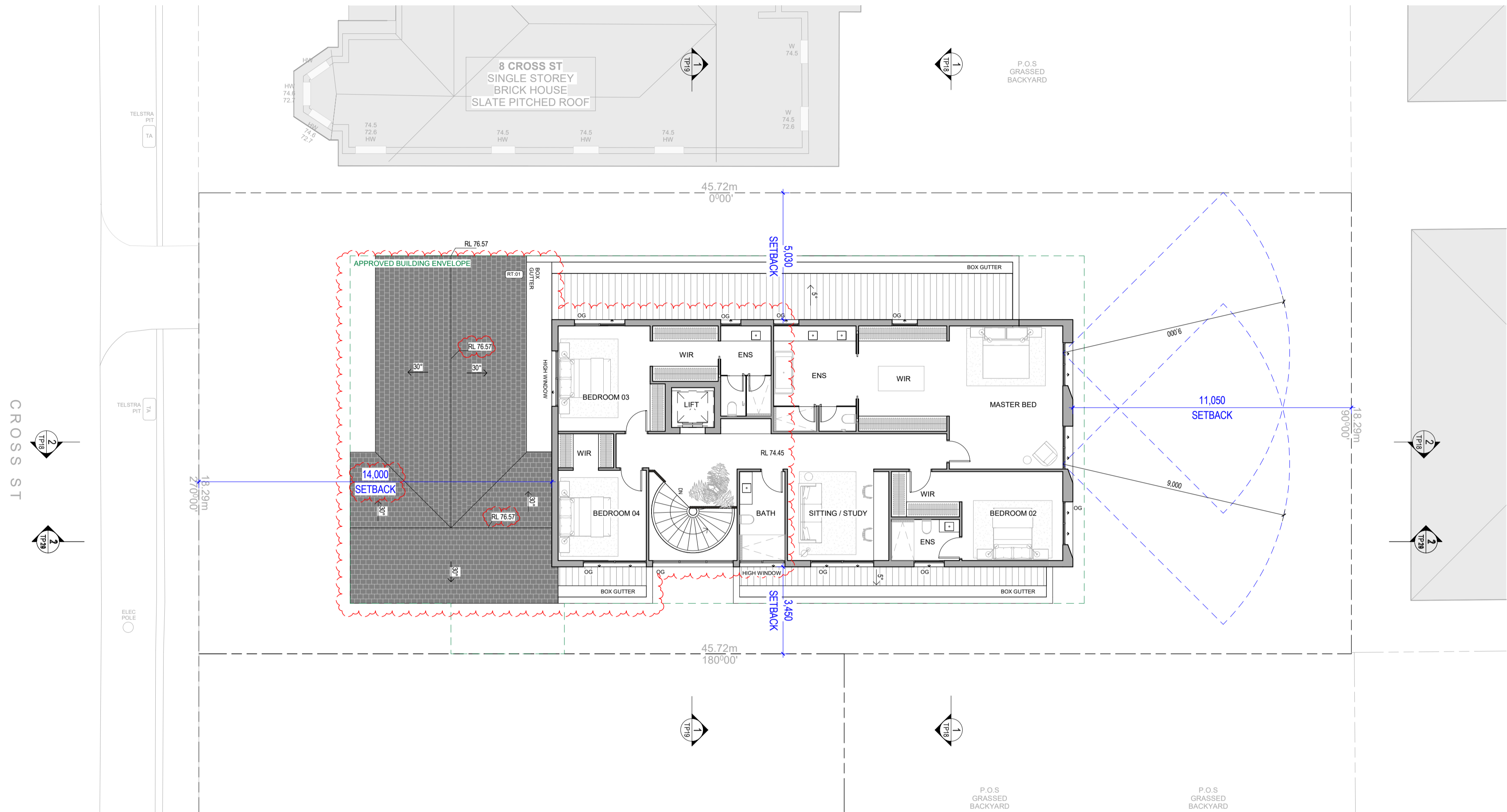


**TP11**  
Sheet No.

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Revision



NOTICE INFORMATION  
Date of Notice: 24 October 2023



GENERAL LEGEND

---	TITLE BOUNDARY
▼ LEVEL XX +XX.XX	BUILDING LEVEL LEVEL TO AHD
▼ RL XX.XX	RL - REDUCED LEVEL SFL - STRUCTURAL FLOOR LEVEL FPL - FINISHED FLOOR LEVEL TO W - TOP OF WALL
[AC]	AIR CONDITIONING CONDENSING UNIT

ABBREVIATIONS

NGL	NATURAL GROUND LEVEL
BG	BOX GUTTER
PB	PLANTER BOX
RW	RETAINING WALL
W	NEIGHBOURS WINDOW
H	WINDOW HEAD HEIGHT
S	WINDOW SILL HEIGHT

AUTHORITY COMPLIANCE

OG	FIXED, OBSCURE GLASS WINDOWS UP TO MIN 1.7M ABOVE FFL
PS	METAL PRIVACY SCREEN, MAX. 25% VISIBILITY UP TO MIN 1.7M ABOVE FFL
OS	FIXED, OBSCURE SCREEN, MAX 25% VISIBILITY UP TO MIN 1.7M ABOVE FFL

TREE PROTECTION

[Symbol]	EXTENT OF TREE PROTECTION ZONE (AS PER ARBORISTS REPORT) OF TREE IMPACTED BY PROPOSED DEVELOPMENT
[Symbol]	EXTENT OF TREE PROTECTION ZONE ENCROACHMENT CAUSED BY THE PROPOSED DEVELOPMENT. THIS FIGURE DOES NOT INCLUDE ENCROACHMENT INTO THE TPZ FROM THE EXISTING BUILDINGS/WORKS
[Symbol]	EXTENT OF TREE PROTECTION ZONE ENCROACHMENT FROM THE EXISTING BUILDINGS/WORKS

DEMOLITION

[Symbol]	EXISTING ELEMENT TO BE DEMOLISHED
[Symbol]	EXISTING TREE TO BE REMOVED
[Symbol]	EXISTING TREE TO BE RETAINED

BASEMENT	BASEMENT	261.6 m²
GROUND FLOOR	GROUND FLOOR	304.9 m²
	GARAGE	57.0 m²
FIRST FLOOR	FIRST FLOOR	202.8 m²
TOTAL	INTERNAL	826.2 m²
	P.O.S	449.7 m²

- Notes
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H	10/10/2023	ISSUE FOR S57A

TOWN PLANNING

Status

Brysonst Pty Ltd  
Client

Embrace Architects  
Embrace Architects Pty Ltd  
2/26-36 High Street, Northcote VIC 3070

10 Cross Street, Canterbury

25 Bryson Street, Canterbury

First Floor Plan

Title

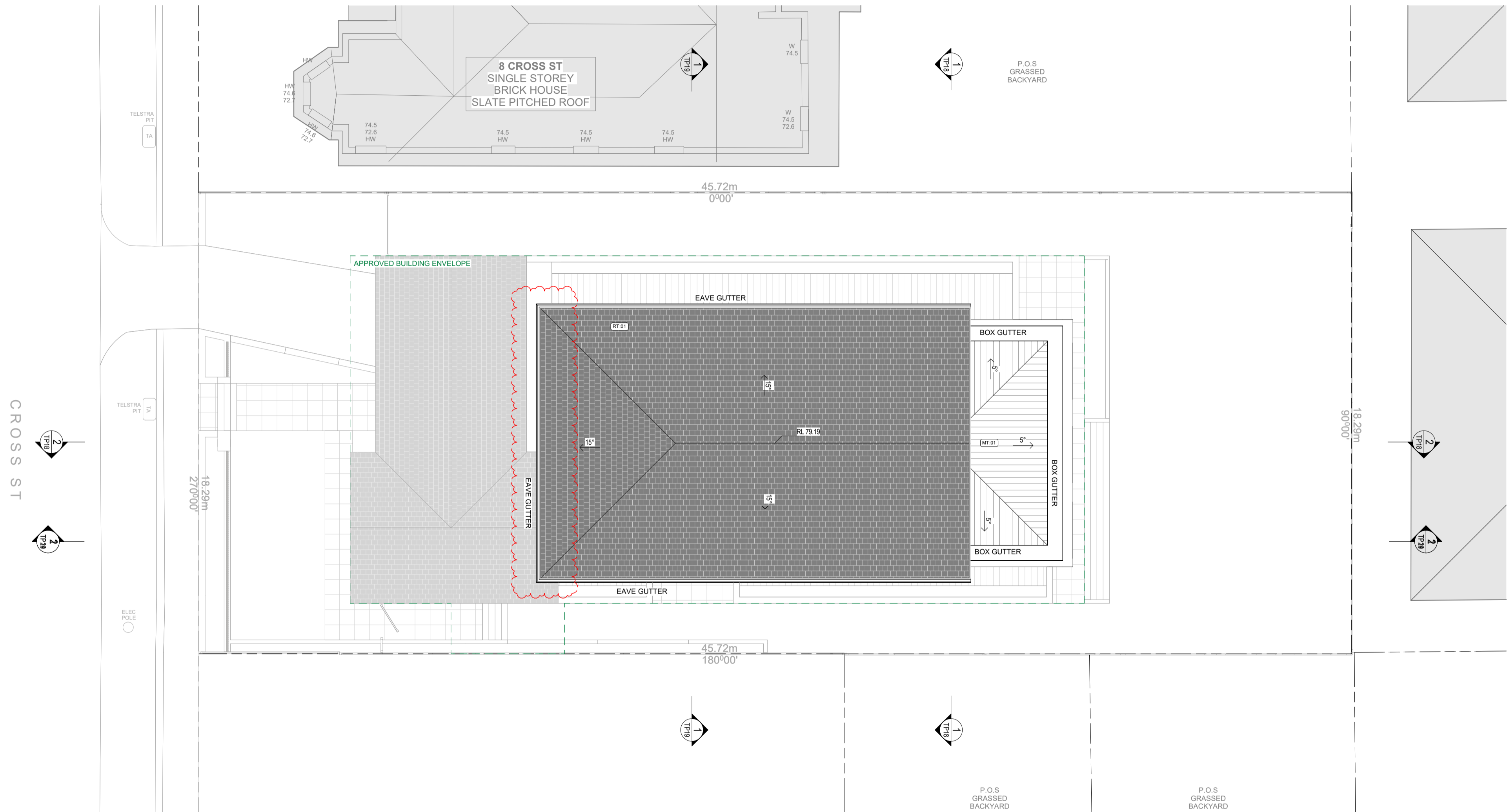
1 : 100@A1 20002 10/10/2023  
Scale Project No. Date

TP12  
Sheet No.

H  
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NOTICE INFORMATION  
Date of Notice: 24 October 2023



GENERAL LEGEND

---	TITLE BOUNDARY
▼ LEVEL XX +XX.XX	BUILDING LEVEL LEVEL TO AHD
▼ RL XX.XX	RL - REDUCED LEVEL SFL - STRUCTURAL FLOOR LEVEL FPL - FINISHED FLOOR LEVEL TO W - TOP OF WALL
[AC]	AIR CONDITIONING CONDENSING UNIT

ABBREVIATIONS

NGL	NATURAL GROUND LEVEL
BG	BOX GUTTER
PB	PLANTER BOX
RW	RETAINING WALL
W	NEIGHBOURS WINDOW
H	WINDOW HEAD HEIGHT
S	WINDOW SILL HEIGHT

AUTHORITY COMPLIANCE

OG	FIXED, OBSCURE GLASS WINDOWS UP TO MIN 1.7M ABOVE FFL
PS	METAL PRIVACY SCREEN, MAX. 25% VISIBILITY UP TO MIN 1.7M ABOVE FFL
OS	FIXED, OBSCURE SCREEN, MAX 25% VISIBILITY UP TO MIN 1.7M ABOVE FFL

TREE PROTECTION

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[Symbol]	EXTENT OF TREE PROTECTION ZONE ENCROACHMENT FROM THE EXISTING BUILDINGS/WORKS

DEMOLITION

[Symbol]	EXISTING ELEMENT TO BE DEMOLISHED
[Symbol]	EXISTING TREE TO BE REMOVED
[Symbol]	EXISTING TREE TO BE RETAINED

BASEMENT	BASEMENT	261.6 m <sup>2</sup>
GROUND FLOOR	GROUND FLOOR	304.9 m <sup>2</sup>
	GARAGE	57.0 m <sup>2</sup>
FIRST FLOOR	FIRST FLOOR	202.8 m <sup>2</sup>
TOTAL	INTERNAL	826.2 m <sup>2</sup>
	P.O.S	449.7 m <sup>2</sup>

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Notes

TOWN PLANNING APPLICATION
POST RFI
POST RFI
RESPONSE TO HERITAGE COMMENTS
ISSUE FOR S37A

TOWN PLANNING

Status

Brysonst Pty Ltd

Client

Embrace Architects

Embrace Architects Pty Ltd  
2/26-36 High Street, Northcote VIC 3070

10 Cross Street, Canterbury

25 Bryson Street, Canterbury

Project

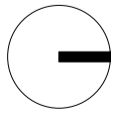
Roof Plan

Title

1 : 100@A1  
Scale

20002  
Project No.

10/10/2023  
Date



TP13

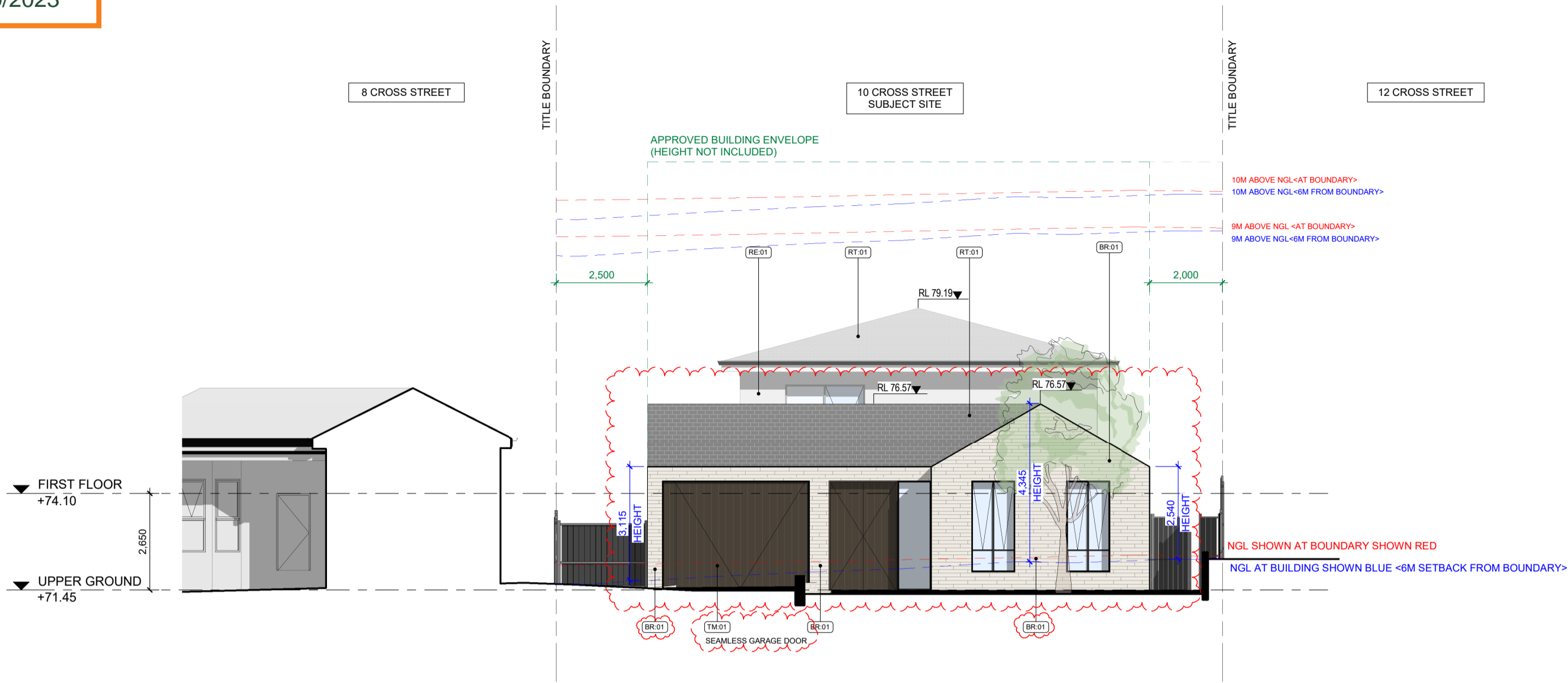
Sheet No.

H

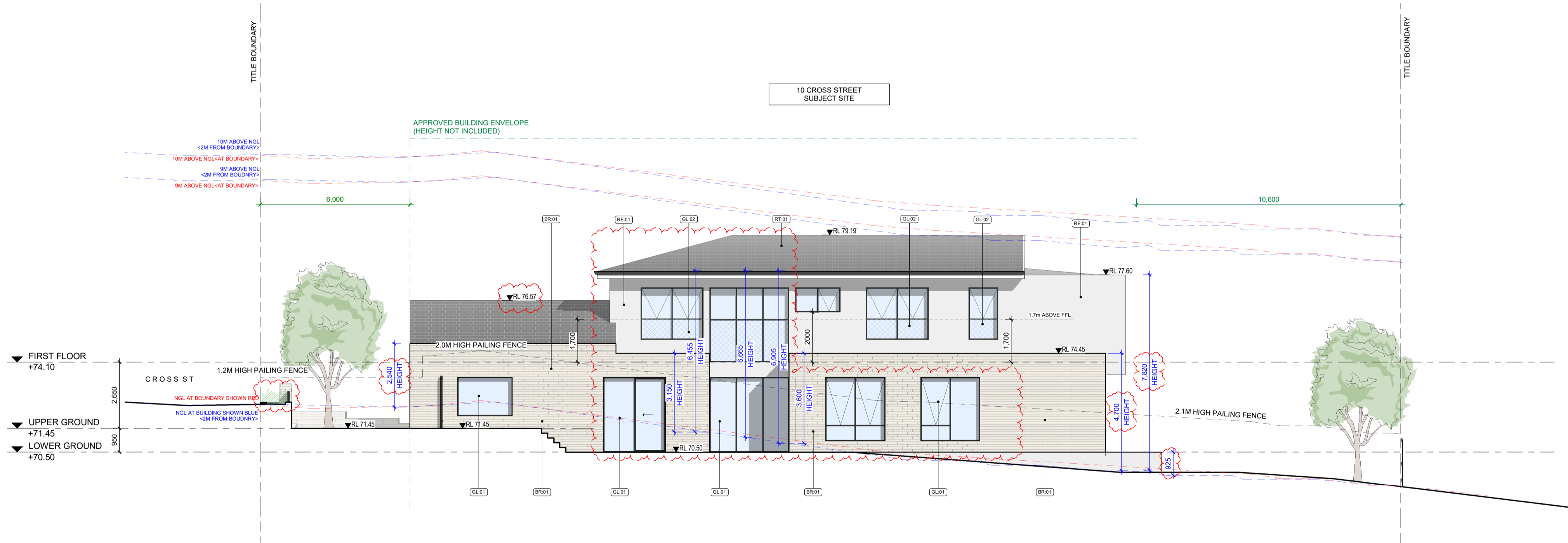
Revision



NOTICE INFORMATION  
Date of Notice: 24 October 2023



1 South Building Elevation  
SCALE: 1 : 100



2 East Building Elevation  
SCALE: 1 : 100

- Notes
1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
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No.	Date	Notes
A	28/05/2022	TOWN PLANNING APPLICATION
C	20/04/2023	POST RFI
D	30/06/2023	POST RFI
E	11/09/2023	RESPONSE TO HERITAGE COMMENTS
F	13/09/2023	RESPONSE TO HERITAGE COMMENTS
H	10/10/2023	ISSUE FOR S57A

TOWN PLANNING  
Status

Brysonst Pty Ltd  
Client

Embrace Architects  
Embrace Architects Pty Ltd  
2/26-36 High Street, Northcote VIC 3070

10 Cross Street, Canterbury 25 Bryson Street, Canterbury  
Project

Building Elevations - Sheet 1  
Title

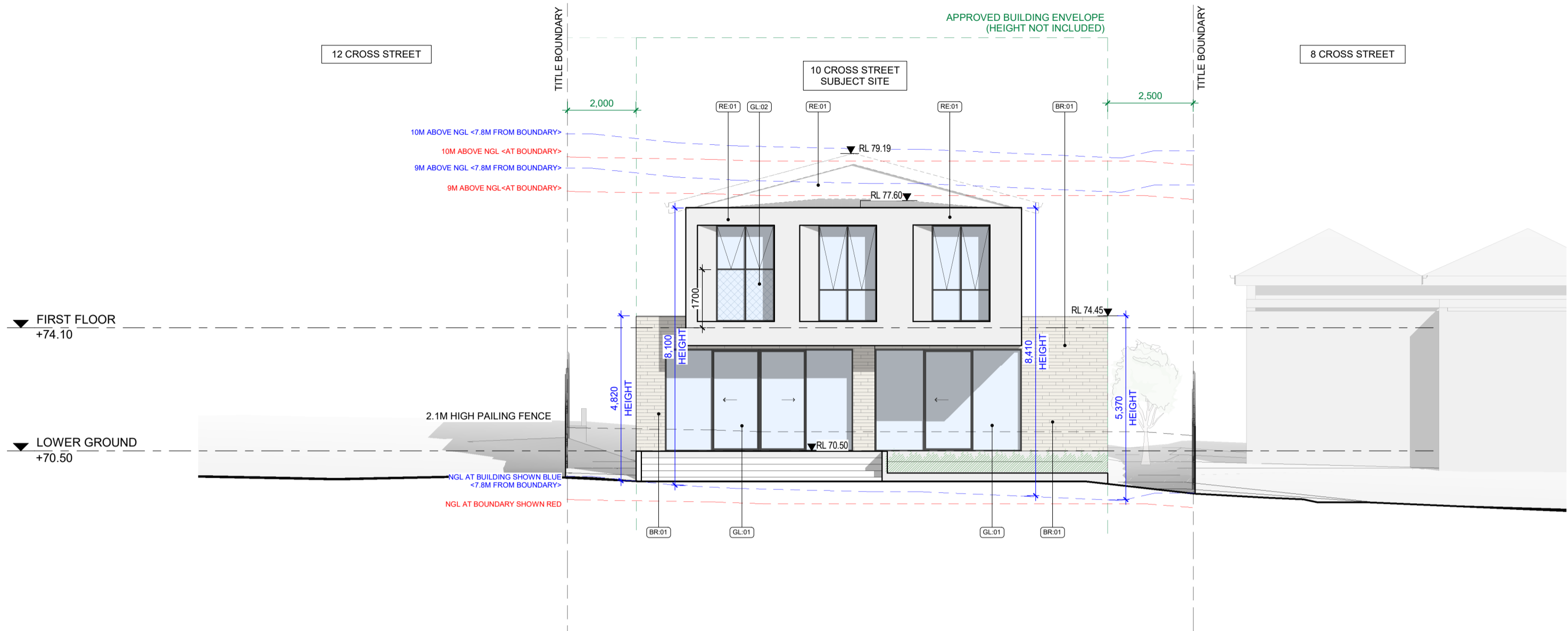
1 : 100@A1 20002 10/10/2023  
Scale Project No. Date

TP15  
Sheet No.

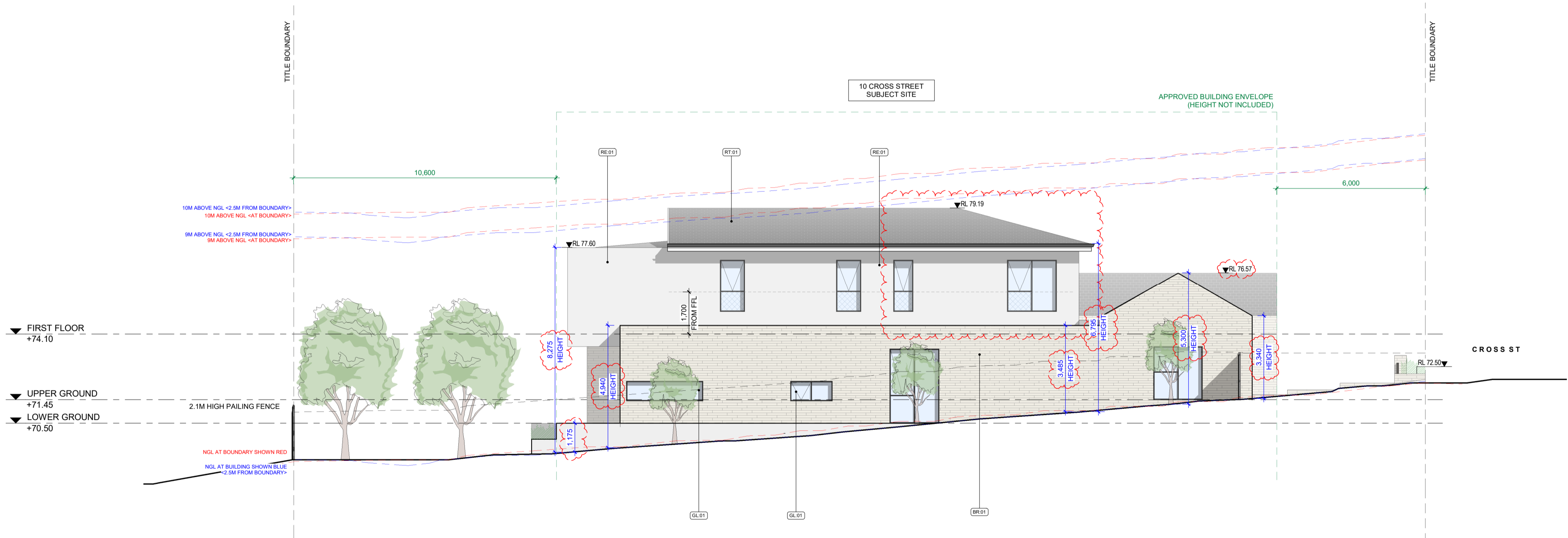
H  
Revision



NOTICE INFORMATION  
Date of Notice: 24 October 2023



1 North Building Elevation  
SCALE 1 : 100



2 West Building Elevation  
SCALE 1 : 100

- Notes
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A	28/05/2022	TOWN PLANNING APPLICATION
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H	10/10/2023	ISSUE FOR S57A

TOWN PLANNING

Status

Brysonst Pty Ltd

Client

Embrace Architects

Embrace Architects Pty Ltd  
2/26-36 High Street, Northcote VIC 3070

10 Cross Street, Canterbury

25 Bryson Street, Canterbury

Project

Building Elevations - Sheet 2

Title

1 : 100@A1 20002 10/10/2023  
Scale Project No. Date

TP16

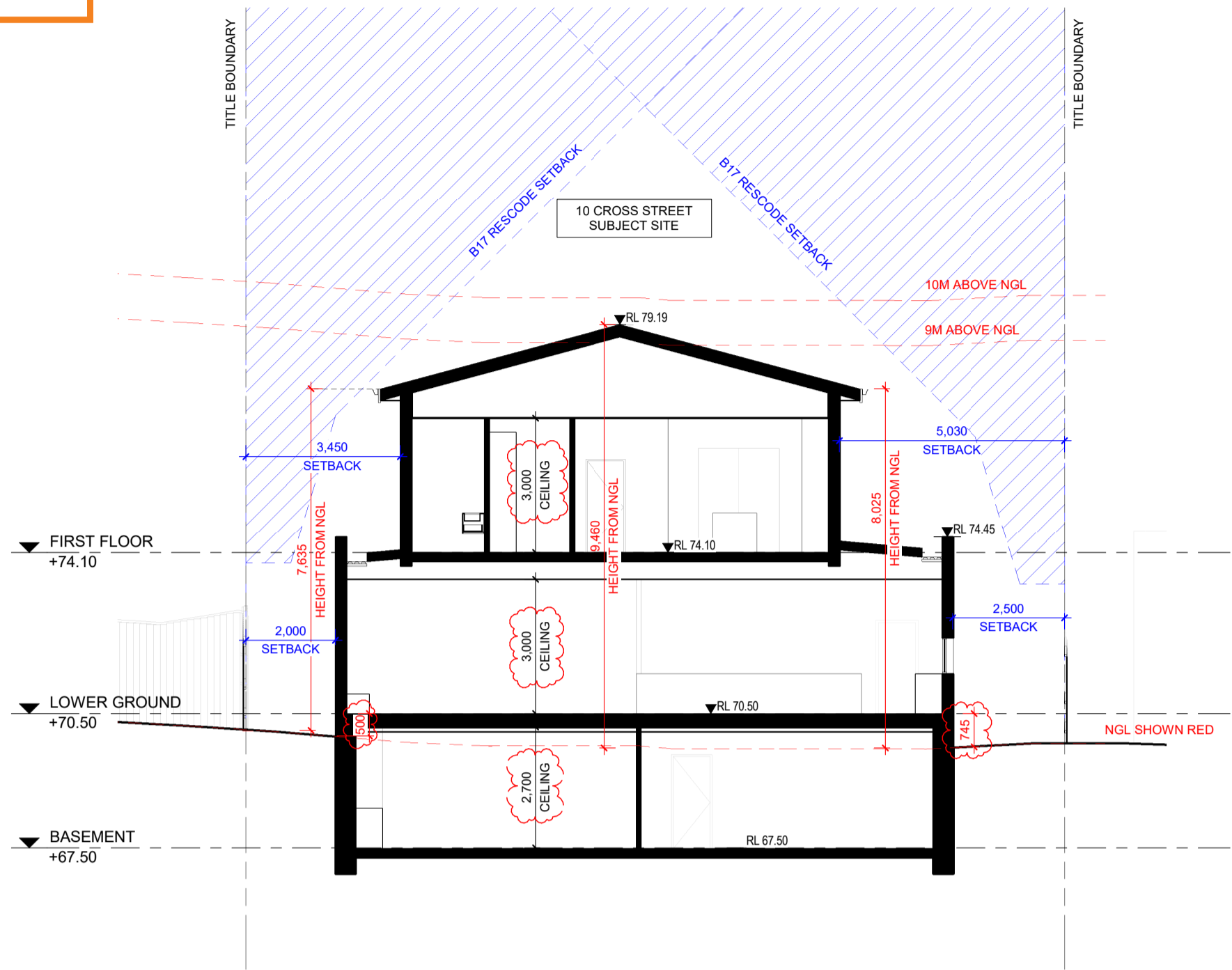
Sheet No.

H

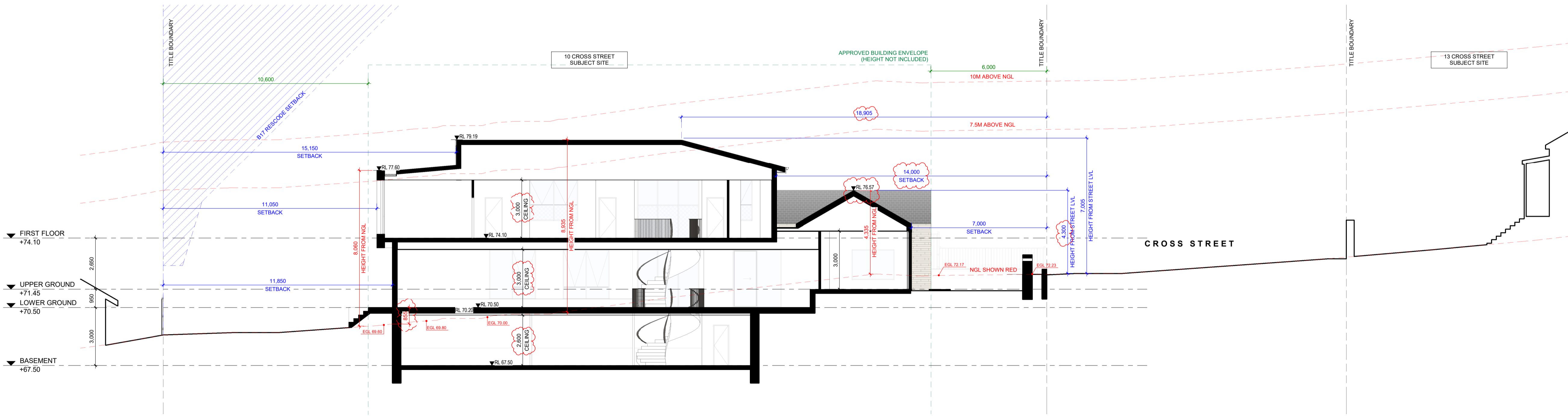
Revision



NOTICE INFORMATION  
Date of Notice: 24 October 2023



1 Section A  
SCALE 1:100



2 Section B  
SCALE 1:100

Notes

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No.

Date

- |   |            |                               |
|---|------------|-------------------------------|
| A | 28/05/2022 | TOWN PLANNING APPLICATION     |
| C | 20/04/2023 | POST RFI                      |
| D | 30/06/2023 | POST RFI                      |
| E | 11/09/2023 | RESPONSE TO HERITAGE COMMENTS |
| F | 13/09/2023 | RESPONSE TO HERITAGE COMMENTS |
| H | 10/10/2023 | ISSUE FOR S57A                |

Notes

- TOWN PLANNING APPLICATION  
POST RFI  
POST RFI  
RESPONSE TO HERITAGE COMMENTS  
RESPONSE TO HERITAGE COMMENTS  
ISSUE FOR S57A

TOWN PLANNING

Status

Brysonst Pty Ltd

Client

Embrace Architects

Embrace Architects Pty Ltd  
2/26-36 High Street, Northcote VIC 3070

10 Cross Street, Canterbury

25 Bryson Street, Canterbury

Project

Sections - Sheet 01

Title

1:100@A1

Scale

Project No.

Date

20002

10/10/2023

Date

TP18

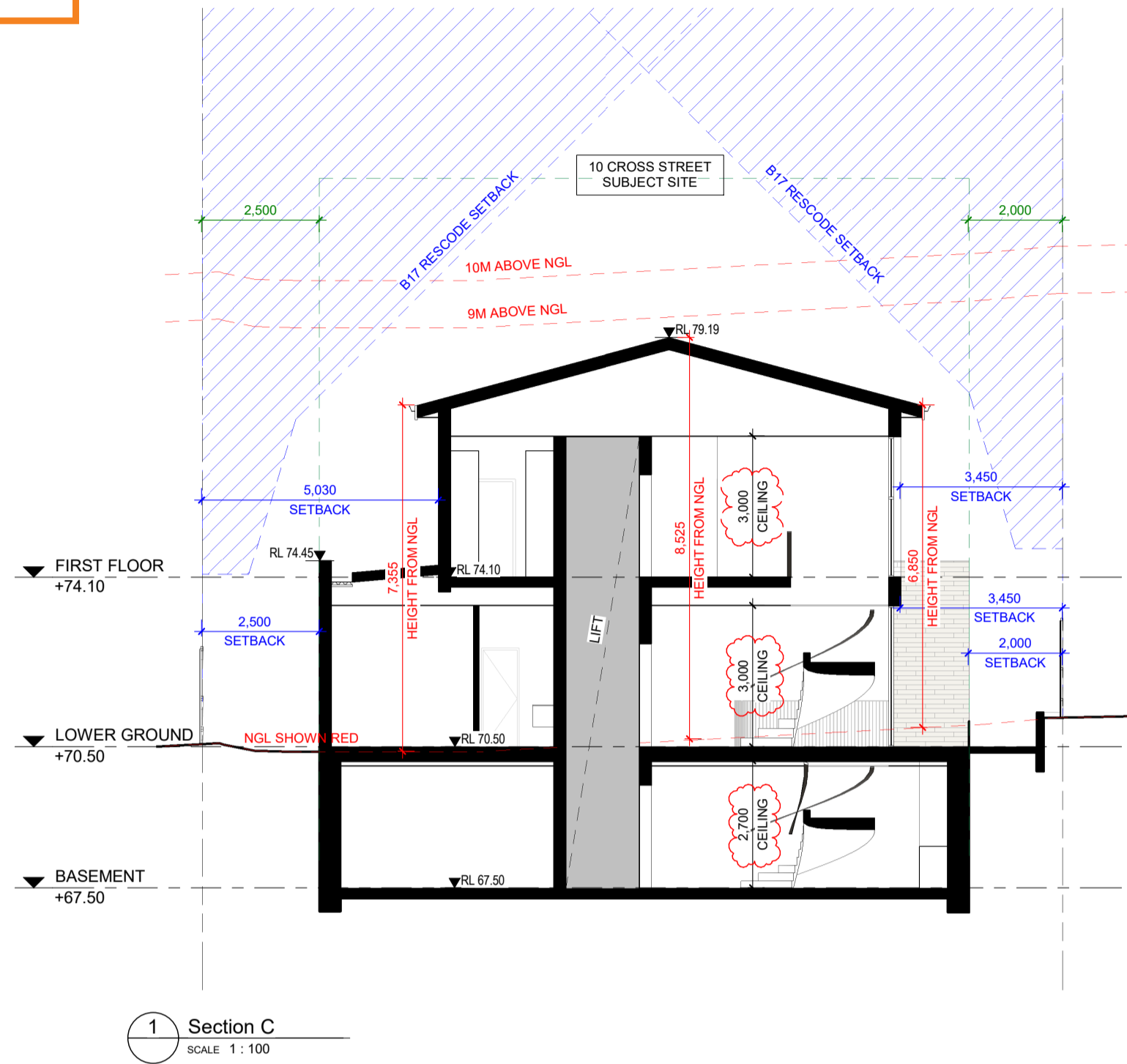
Sheet No.

H

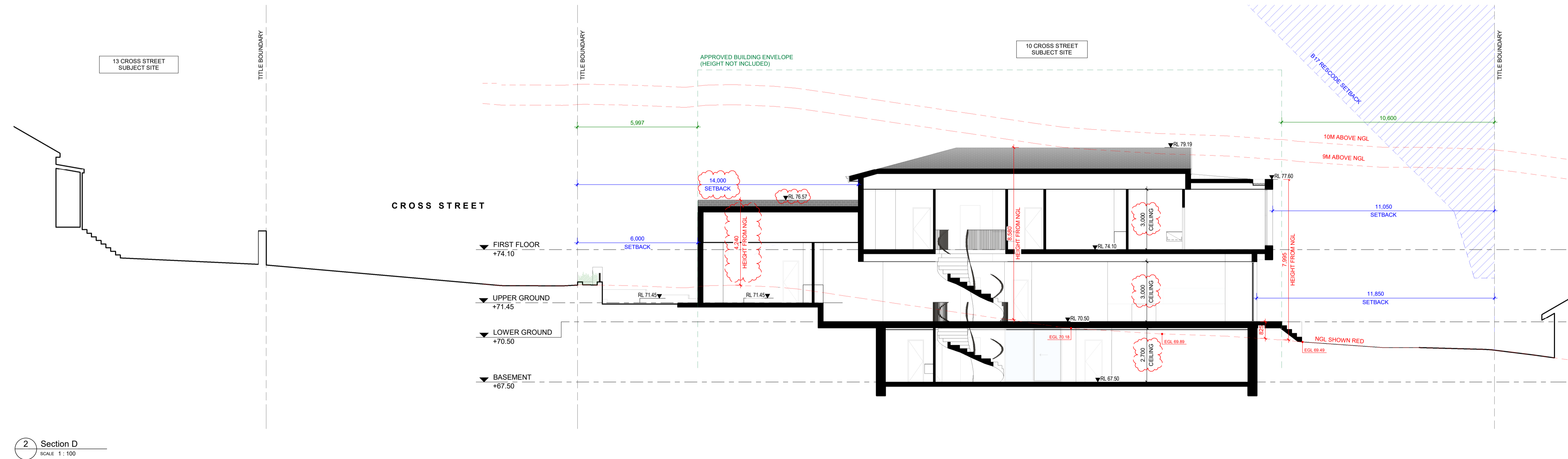
Revision



NOTICE INFORMATION  
Date of Notice: 24 October 2023



1 Section C  
SCALE 1:100



2 Section D  
SCALE 1:100

Notes

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No.

Date

C 20/04/2023  
D 30/05/2023  
E 11/09/2023  
F 13/09/2023  
H 10/10/2023

Notes

POST RFI  
POST RFI  
RESPONSE TO HERITAGE COMMENTS  
RESPONSE TO HERITAGE COMMENTS  
ISSUE FOR S57A

TOWN PLANNING

Status

Brysonst Pty Ltd  
Client

Embrace Architects  
Embrace Architects Pty Ltd  
2/26-36 High Street, Northcote VIC 3070

10 Cross Street, Canterbury

25 Bryson Street, Canterbury

Project

Sections - Sheet 02

Title

1:100@A1  
Scale

20002  
Project No.

10/10/2023  
Date

TP19

Sheet No.

H

Revision

**Received**  
13/10/2023

**NOTICE INFORMATION**  
Date of Notice: 24 October 2023

**1 Fence Elevation\_South**  
SCALE 1 : 100

**4 Fence Elevation\_North**  
SCALE 1 : 100

**2 Fence Elevation\_West**  
SCALE 1 : 100

**3 Fence Elevation\_East**  
SCALE 1 : 100

**Notes**

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**TOWN PLANNING**  
Status

**Notes**

No.	Date	Notes
A	26/05/2022	TOWN PLANNING APPLICATION
B	24/08/2022	RESPONSE TO RFI
C	20/04/2023	POST RFI
D	30/06/2023	POST RFI
E	11/09/2023	RESPONSE TO HERITAGE COMMENTS
H	10/10/2023	ISSUE FOR S57A

**Brysonst Pty Ltd**  
Client

**Embrace Architects**  
Embrace Architects Pty Ltd  
2/26-36 High Street, Northcote VIC 3070

**10 Cross Street, Canterbury** **25 Bryson Street, Canterbury**  
Project

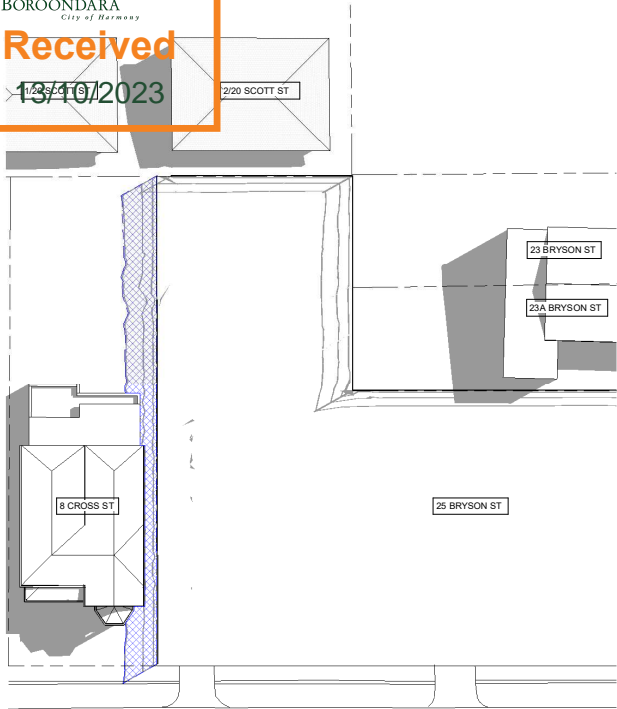
**Fence Elevations**  
Title

Scale	Project No.	Date
1 : 100@A1	20002	10/10/2023

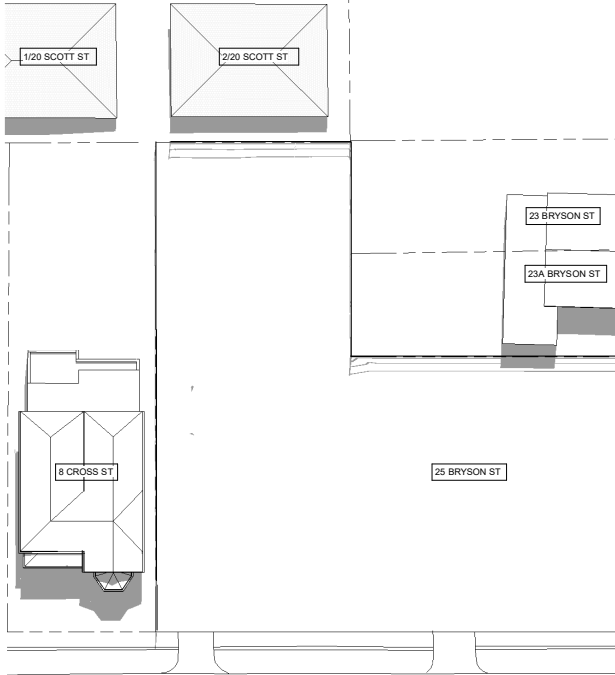
**TP17** **H**  
Sheet No. Revision



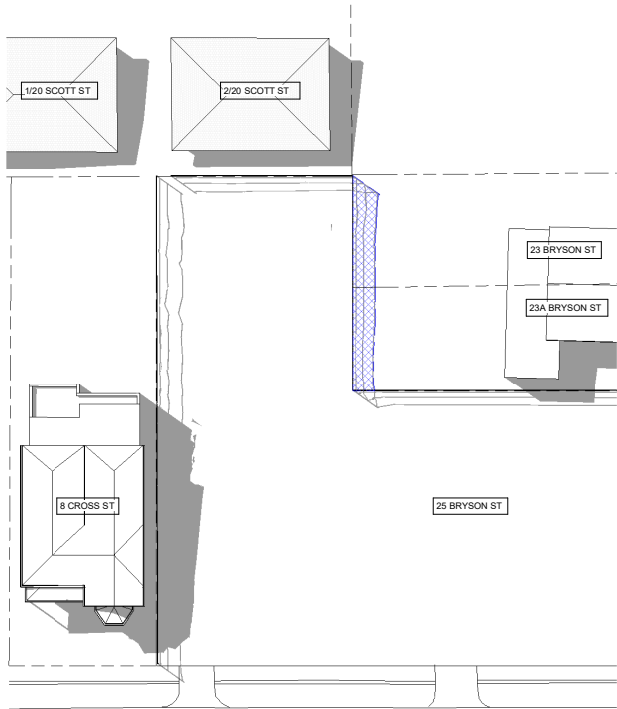
NOTICE INFORMATION  
Date of Notice: 24 October 2023



1 SHADOW DIAGRAM EXISTING - 9am (21 SEPT)  
SCALE 1 : 300



2 SHADOW DIAGRAM EXISTING - 12noon (21 SEPT)  
SCALE 1 : 300

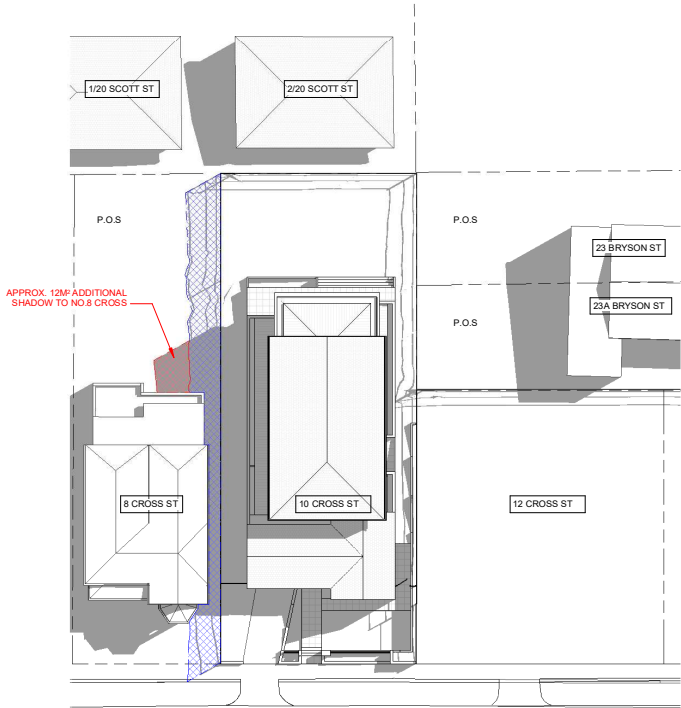


3 SHADOW DIAGRAM EXISTING - 3pm (21 SEPT)  
SCALE 1 : 300

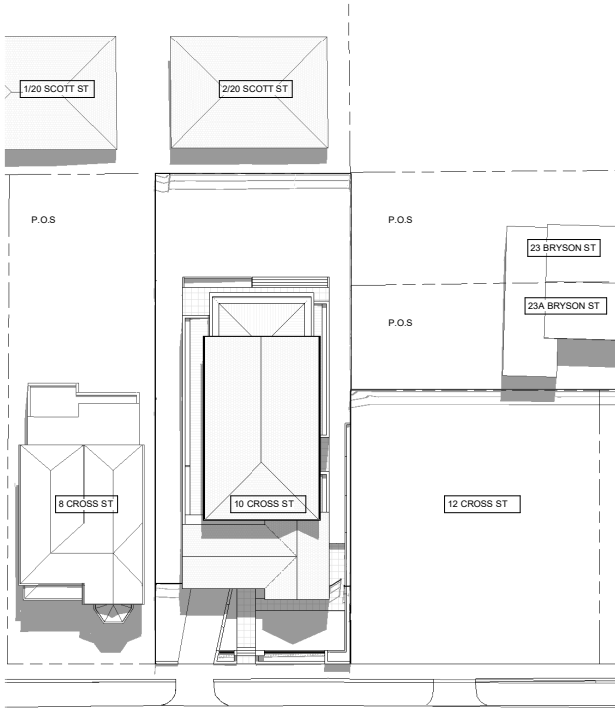
EXTENT OF EXISTING SHADOW  
WITHIN NEIGHBOURING  
PROPERTIES

EXTENT OF NEW SHADOW FROM  
THE PROPOSED DEVELOPMENT  
WITHIN NEIGHBOURING  
PROPERTIES

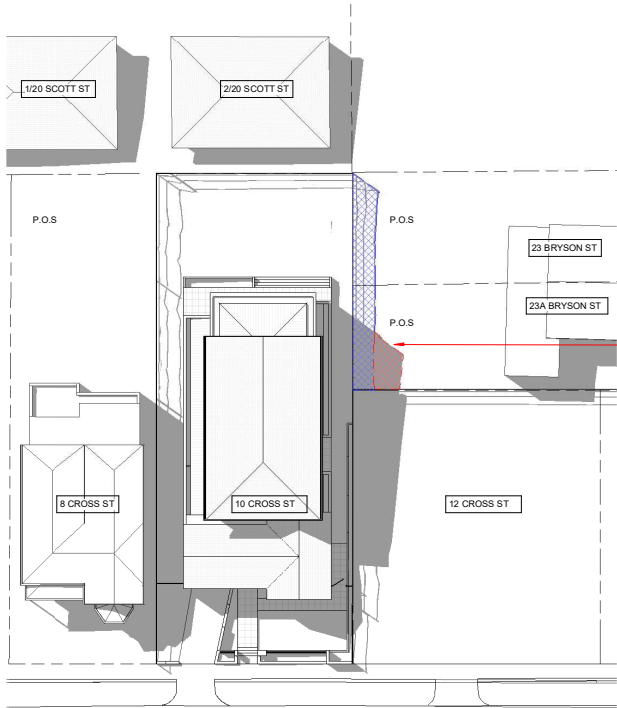
FENCES INDICATED POSTS AND  
RAILS ONLY TO CLEARLY  
DIFFERENTIATE BETWEEN FENCE  
AND BUILDING SHADOWS



4 SHADOW DIAGRAM NEW - 9am (21 SEPT)  
SCALE 1 : 300



5 SHADOW DIAGRAM NEW- 12noon (21 SEPT)  
SCALE 1 : 300



6 SHADOW DIAGRAM NEW - 3pm (21 SEPT)  
SCALE 1 : 300

- Notes
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No.	Date	Notes
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C	20/04/2023	POST RFI
E	11/09/2023	RESPONSE TO HERITAGE COMMENTS

TOWN PLANNING  
Status

Brysonst Pty Ltd  
Client

Embrace Architects  
Embrace Architects Pty Ltd  
2/26-36 High Street, Northcote VIC 3070

10 Cross Street, Canterbury 25 Bryson Street, Canterbury  
Project

Shadow Diagram  
Title

As indicated@A30002 11/09/2023  
Scale Project No. Date




TP22  
Sheet No.

E  
Revision

NOTICE INFORMATION  
Date of Notice: 24 October 2023


EXTERNAL MATERIALS SCHEDULE

Received  
13/10/2023




RE:01

RENDER FINISH  
COLOUR: OFF WHITE  
OR SIMILAR




BR:01

RENDERED BRICK  
COLOUR: BEIGE  
OR SIMILAR




GL:01

GLASS  
CLEAR GLASS




GL:02

GLASS  
OBSCURE GLASS UP TO  
1700mm ABOVE FINISHED  
FLOOR LEVEL



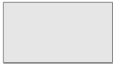
RT:01

ROOF TILE  
COLOUR: CHARCOAL  
OR SIMILAR




MT:01

METAL ROOF  
COLOUR: CHARCOAL  
OR SIMILAR




MT:02

~~METAL BALUSTRADE~~  
COLOUR: DULUX POWDERCOAT 'BLACK MATT'  
OR SIMILAR



TM:01

TIMBER LOOK PANEL  
COLOUR: DARK BROWN  
OR SIMILAR

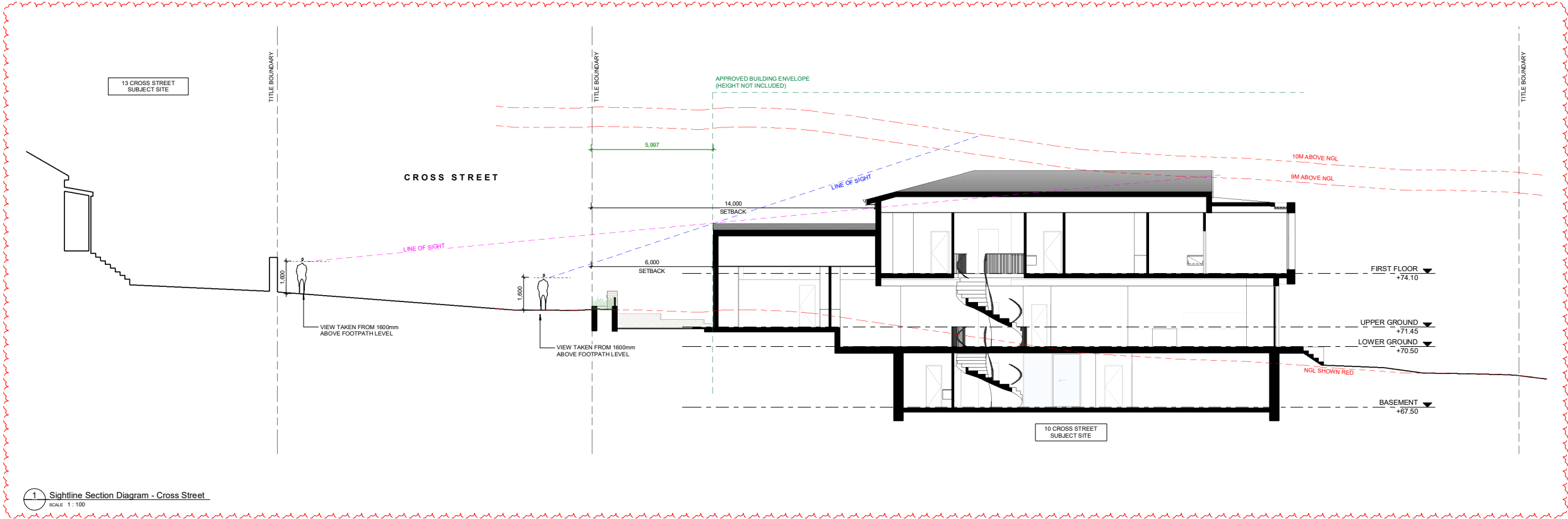


MF:01

METAL PICKET FENCE  
COLOUR: DARK BROWN  
OR SIMILAR



NOTICE INFORMATION  
Date of Notice: 24 October 2023



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			1:100@A1	20002
			Scale	Project No.
			10/10/2023	Date
			TP24	H
			Sheet No.	Revision





