



11 Mell Street, Toorak
 ★ = Objector.

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PROPOSED BENALCAZAR ADDITION & ALTERATIONS

11 MELL STREET, TOORAK
VICTORIA 3142

VOLUME: 10261 FOLIO: 674 LOT NO: 1
CLIMATE ZONE: 6 WIND CLASS: TBC BAL: TBC
BUILDING CLASS: 1a SITE AREA: 105 m² ALPINE AREA: N/A BCA FIGURE 3.7.5.2
SOIL CLASS: TBC

CORROSION ENVIRONMENT: N/A - FOR STEEL SUBJECT TO THE INFLUENCE OF SALT WATER, BREAKING SURF OR HEAVY INDUSTRIAL AREAS, REFER TO BCA SECTION 3.4.2.2 & BCA TABLE 3.4.4.2 CLADDING AND FIXINGS TO MANUFACTURER'S RECOMMENDATIONS

OTHER HAZARDS: N/A - HIGH WIND, EARTHQUAKE, FLOODING, LANDSLIP, DISPERSIVE SOILS, SAND DUNES, MINE SUBSIDENCE, LANDFILL, SNOW & ICE OR OTHER RELEVANT FACTORS

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MATERIAL SCHEDULE

ROOF

R01 Proposed Roof Cladding: Colorbond® Long Line Roof Cladding
Roof Pitch: 29 Deg
Colour: Colorbond Cosmic

R02 Proposed Gutter & Fascia: Colorbond Metal
Proposed Colour: Colorbond Cosmic

WALLS

W01 Proposed 90mm External Stud Wall
External Cladding: Colorbond® Long Line Wall Cladding
Colour: Colorbond® Cosmic

WINDOW & DOOR FRAMES

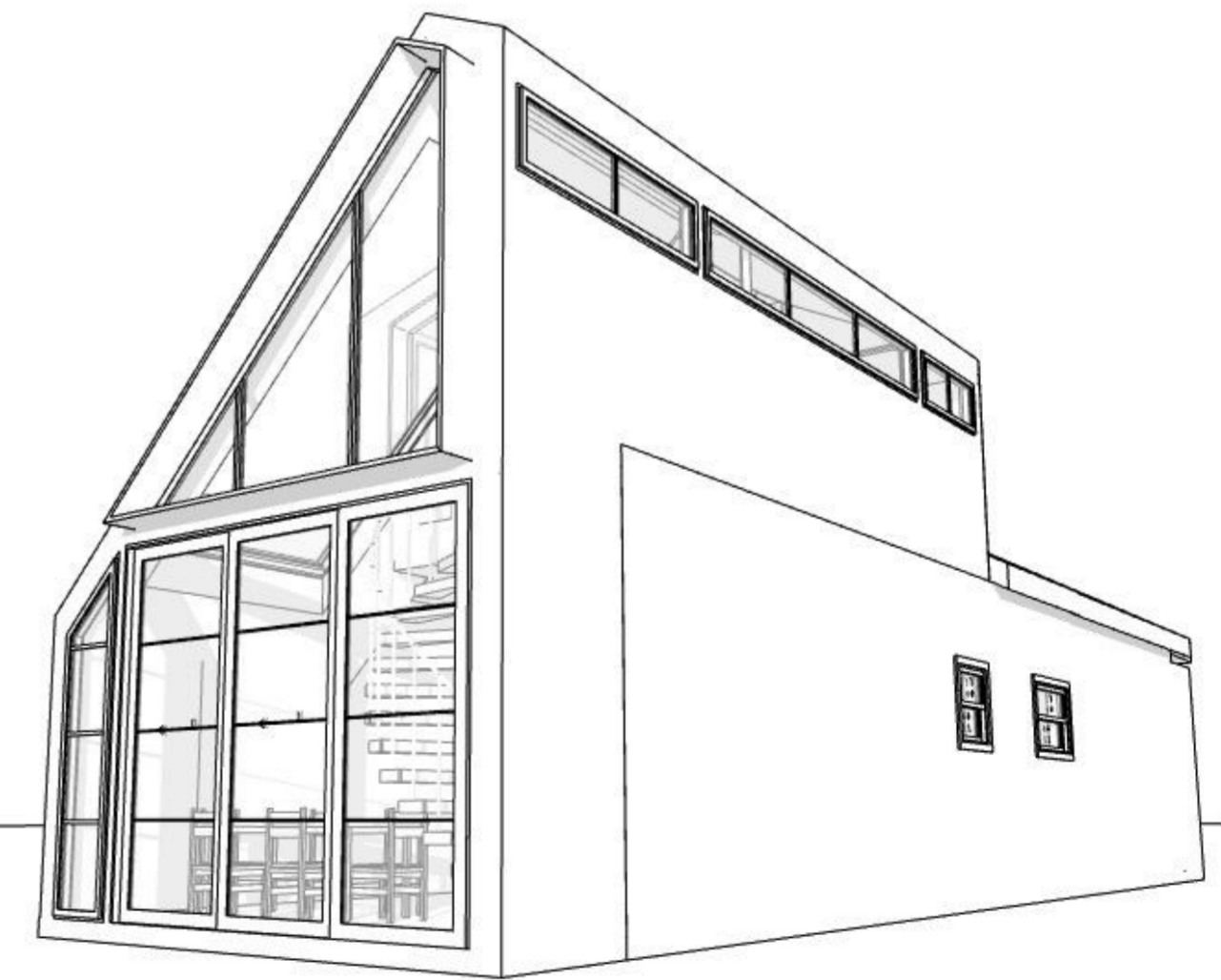
Material: Steel / Aluminium
Colour: Colorbond Monument



Example: Colorbond Long Line Cladding

DEVELOPMENT SUMMARY

| | | |
|---------------------------|---------------------|--------|
| SITE COVERAGE (RESIDENCE) | 82.55m ² | 78.61% |
| PRIVATE OPEN SPACE | 17.53m ² | 16.58% |
| TOTAL SITE AREA | 105m ² | |
| TOTAL SITE COVERAGE | 82.55m ² | 78.61% |
| TOTAL SITE PERMEABILITY | 22.45m ² | 21.38% |



BENALCAZAR

ADDITION & ALTERATIONS
11 MELL STREET,
TOORAK, VICTORIA 3142
DATE: 29/4/21 SIZE: A2 SCALE: 1:1
JOB: #ATT1454 DRAWN: N VALENTINE
EMAIL: NIK@THEATTIC.NET.AU

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NEIGHBOURHOOD & SITE DESCRIPTION

The existing property at No. 11 MELL STREET, currently resides in the suburb of TOORAK.

With an overall block size of approx 105sqm, the existing residence is sited in a residential area, amongst townhouses and larger dwellings, with contrasting lower storey developments within the vicinity of the subject site.

We believe that this location is well placed to introduce larger living and bedroom areas for the existing family on site, particularly as we consider this property to be centrally-located, thus catering for an increasing population that is currently moving forward in and around the Melbourne CBD.

Similarly styled dwellings with new additions to the boundary can be observed along the surrounding side streets adjacent to the property, with very familiar characteristics between the current proposed design and some of these "neighbouring" dwellings within the local area.

It should be mentioned that the general presence of these additions and even larger developments (within the neighbourhood) are very prevalent, however the living areas of the existing smaller houses (such as this existing dwelling) are often too small and do not cater for small families, even with one or two children (at the least), despite most of these being two / three bedroom dwellings.

By providing an increased living area and revised bedroom / bathroom amenities, this addition will allow our client to avoid having to move out further afield into another suburb (due to limited space), while at the same time as further increasing the amount of usable space available on site, without eating into what is currently available to them in the dwelling's existing form.

The general style of the existing properties directly abutting the lot are similar architectural style, to the proposed development, with most having had similarly styled additions incorporated over the last few decades.

The neighbourhood context surrounding the existing dwelling primarily consists of buildings that are mixed both in size and shape, with mostly double storey developments prevalent in all directions.

Fencing types towards all boundaries are dominated by timber paling fences, with some corrugated iron to the rear. It is not proposed for these fencing types to be altered, however the existing fences will need to be repaired removed where we are building directly onto the boundary. It is also proposed that we include a new gate to access the existing laneway, which already exists (but will need to be relocated).

It is our general observation to note that the subject site / street, also has an extremely low volume of traffic at all hours during the day.

In summary, the dominating character and style of the neighbourhood surrounding the property is somewhat mixed in size and shape, which ultimately shows an acceptance and general welcoming of the varying architectural styles (accompanying the original architecture).

DESIGN RESPONSE

It is the intention of our design for the proposed ADDITION & ALTERATIONS to provide a conservative and practical solution to extend the owner's property, in response to our clients requirement for larger living and bedroom/study areas, to meet their ongoing needs.

The main objective of this design is to provide an aesthetically pleasing addition to the existing dwelling and previously built extension, in order to further enhance the existing living and bedroom areas.

In order to maintain the existing heritage value, the proposed addition has also been designed to minimise the proposed protrusion above the existing dwelling (where possible), by setting back the proposed upper storey addition as far back (past the existing heritage fabric) where feasible.

We do believe that by placing the proposed upper storey addition further back, into the existing roof line, this design will have a minimised impact on the existing heritage value and we also feel that by doing so, this would be the council's most desired approach, to avoid any replication or continuation of the existing heritage component.

In relation to any potential impact onto those neighbouring amenities, it is noted that this proposal has been designed to reduce the amount of impact on those neighbouring properties, including minimising the potential for overshadowing and visual bulk where possible, however it's noted that some increase in overshadowing will be unavoidable, purely due to the orientation of the site.

With windows that have been designed to maximise privacy to both the new occupants and neighbouring properties, it is our belief that any potential for overlooking will also be non-existent or minimal at best.

The proposed windows and treatments chosen, have also been selected on the basis of their primary function which will allow an ample amount of natural light to enter into the new habitable areas, while also providing privacy to the immediate neighbouring properties.

In summary, it is the intention of this design (and thus those changes) to retain the existing facade, while further enhancing the previously built addition for our client's growing need for additional space.

DESIGN & DEVELOPMENT OVERLAY -

N/A -

CARPORTS, CAR SPACES, GARAGES & OUTBUILDINGS-

N/A - As noted in response to section A9 below, the existing site does not currently cater for any car spaces on site.

FRONT FENCES AND GATES-

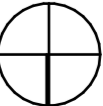

The existing fence structures to the sides and rear of this property are to remain unaltered, however these will be repaired / replaced where structurally unsound, with the exception of the proposed new gate to the laneway, to allow our client to access the rear of the property for various servicing requirements.

HERITAGE POLICY ASSESSMENT -

With the proposed addition being set back further than the front two rooms of the existing dwelling, it is our intention to give as much emphasis on the existing heritage component (as possible) whilst reducing the potential for this addition to dominate the existing facade.

As per our design response, given the slope of the block and the positioning of the dwelling, in relation to the street frontage, it is unavoidable that the new structure will be visible from some angles at street level, however we believe that using the proposed form, this has been minimised where feasible.

Again, we believe that this design will have a reduced impact on the existing heritage value and therefore we also feel that this will be council's most desired approach.

| | | |
|---|--|---|
|  | BENALCAZAR |  |
| | ADDITION & ALTERATIONS 11 MELL STREET, TOORAK, VICTORIA 3142 DATE: 29/02/21 SIZE: A2 SCALE: JOB: #ATT1454 DRAWN: N VALENTINE EMAIL: NIK@THEATTIC.NET.AU | |

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RESCODE CLAUSE 54 ASSESSMENT

A2 – INTEGRATION WITH STREET OBJECTIVE

Please note that no new fences are being proposed.

A3 – STREET SETBACK OBJECTIVE

The proposal will comply with this standard.

A4 – BUILDING HEIGHT OBJECTIVE

The proposed works will be built within the maximum allowable height under this zone.

A5 – SITE COVERAGE OBJECTIVE

The proposed design will require a variation to the standard, which we believe is a reasonable request given the significant site constraints.

A6 – PERMEABILITY OBJECTIVE

The proposed design complies, as per the attached development summary.

A7 – ENERGY EFFICIENCY OBJECTIVE

The proposed design will comply with the required energy efficiency as per NCC/BCA requirements.

A8 – SIGNIFICANT TREES OBJECTIVES

N/A-

A9 – PARKING OBJECTIVE

The existing property will allow for the existing parking provisions to be remain unaltered.

A10 – SIDE AND REAR SETBACKS OBJECTIVE

The proposed design will require a variation to this standard, which is requested on the basis that the existing site constraints would make it impossible to extend the existing dwelling, on an upper level, without exceeding these requirements.

A11 – WALLS ON BOUNDARIES OBJECTIVE

As per our notes above, the proposed design will require a variation to this standard, on the basis that the existing site constraints would make it impossible to extend, without exceeding these requirements.

A12 – DAYLIGHT TO EXISTING WINDOWS

It is understood that our proposal will largely comply with this standard (in parts), as most of the existing & neighbouring habitable windows will not be significantly affected.

A13 – NORTH FACING WINDOWS OBJECTIVE

It is understood that our proposal will generally comply with this standard, as the proposed extension will not affect any existing north facing windows, as in reality the amount of glazing on this face will be increased.

A14 – OVERSHADOWING OPEN SPACE OBJECTIVE

A variation to this standard is requested, on the basis that an increase in overshadowing is essentially unavoidable, given the site orientation and heritage overlay, requiring the proposed new addition to be set further back on the block. It is noted however that the existing structures (including fences) do contribute to the existing overshadowing and as such the increase from our proposal is "partially" mitigated when taking these items into account.

A15 – OVERLOOKING OBJECTIVE

The potential for overlooking has been mitigated, with the proposed shroud located over the upper storey window, along with the proposed obscure glazing to this window, which has recently been implemented with the latest revisions.

A16 – DAYLIGHT TO NEW WINDOWS OBJECTIVE

It is understood that the proposed design will comply with this standard. Specifically the proposed extension has been carefully designed to ensure that the nominated doors and windows will allow for even more natural light to enter the dwelling than what the current structure already provides.

A17 – PRIVATE OPEN SPACE OBJECTIVE

The proposal will comply with this standard.

A18 – SOLAR ACCESS TO OPEN SPACE OBJECTIVE


N/A -

WATER SENSITIVE URBAN DESIGN RESPONSE:

Please find below the relevant STORM report, showing compliance with the Water Sensitive Urban Design Requirements.

The proposed design will comply with all areas of this portion of the planning scheme, given the compliance of the STORM report outlined below, by utilising the proposed new Rain Gardens, as shown.

The proposed rain gardens referenced within this report have been included within the proposed site plan, as required.



STORM Rating Report

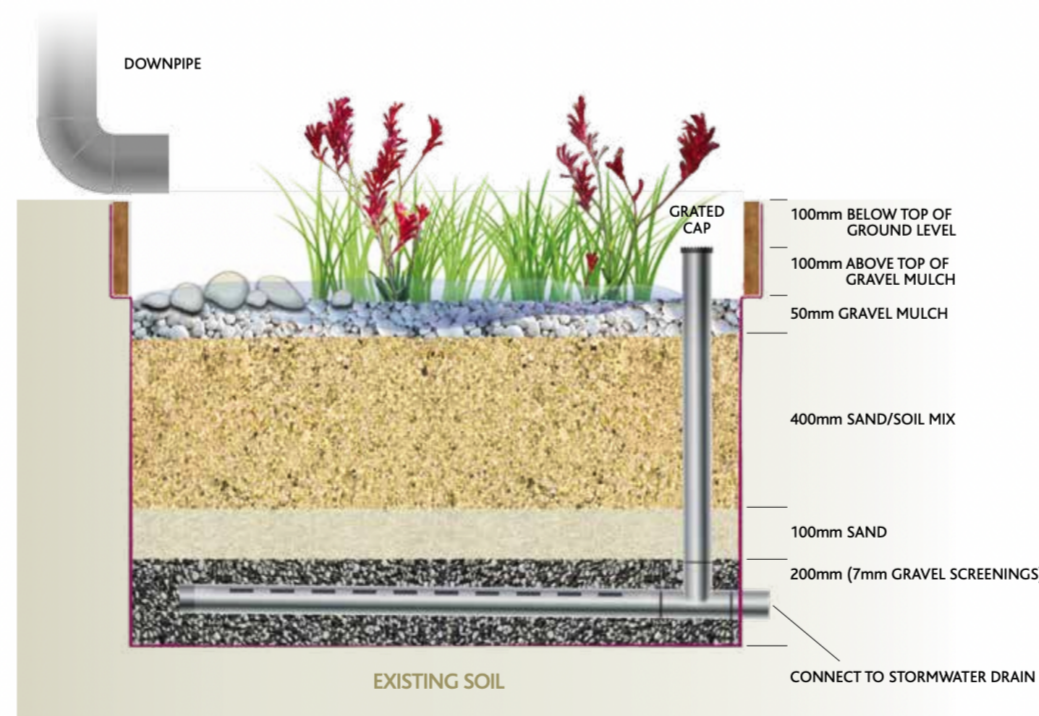
TransactionID: 1072217
Municipality: STONNINGTON
Rainfall Station: STONNINGTON
Address: 11 Mell Street

Toorak
VIC 3142

Assessor: N Valentine
Development Type: Residential - Extension
Allotment Site (m2): 105.00
STORM Rating %: 130

| Description | Impervious Area (m2) | Treatment Type | Treatment Area/Volume (m2 or L) | Occupants / Number Of Bedrooms | Treatment % | Tank Water Supply Reliability (%) |
|-----------------------------|----------------------|------------------|---------------------------------|--------------------------------|-------------|-----------------------------------|
| Proposed Floor Area (Total) | 82.55 | Raingarden 100mm | 1.97 | 0 | 129.85 | 0.00 |

Date Generated: 01-Dec-2020 Program Version: 1.0.0

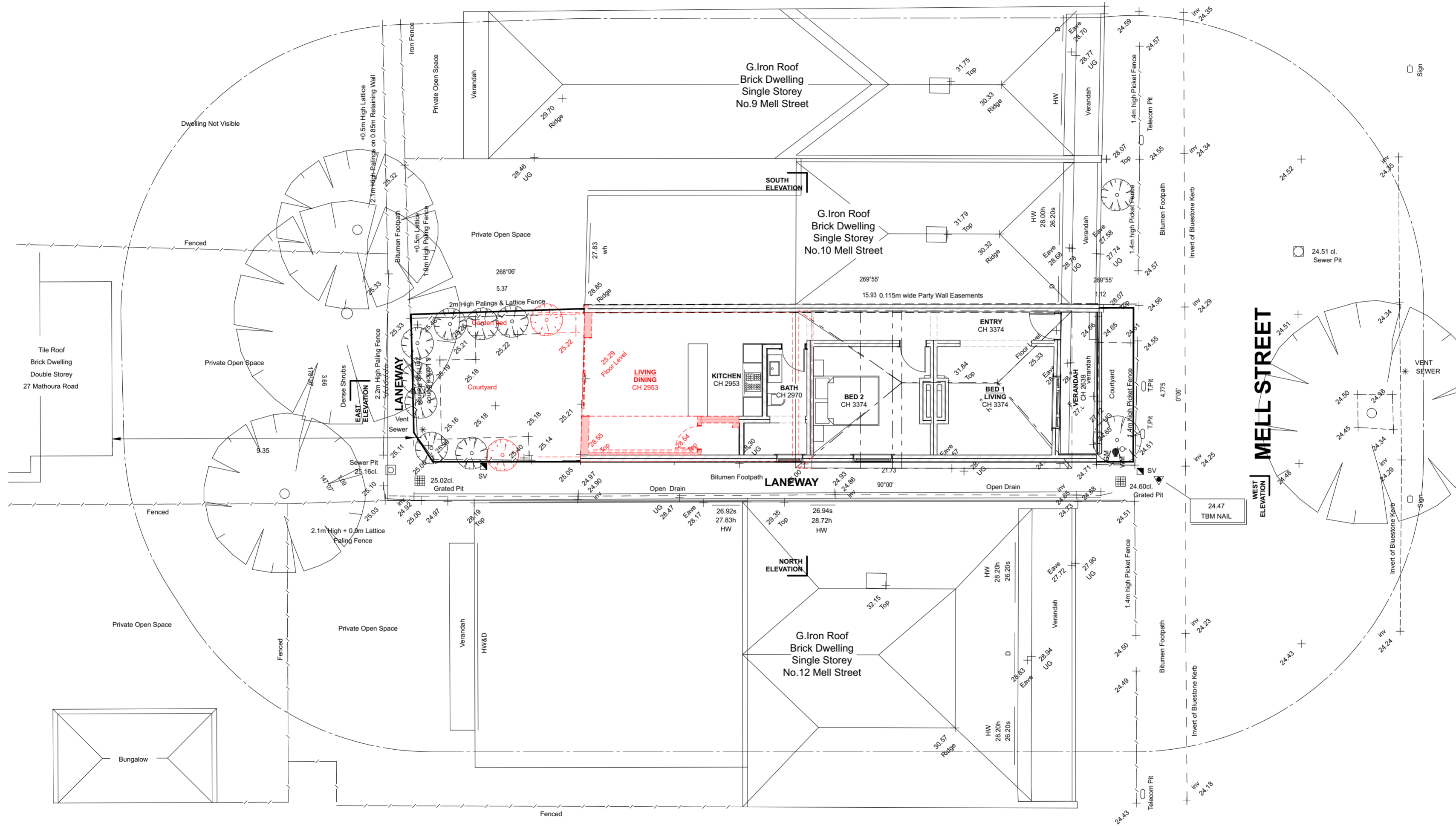


RAIN GARDEN DETAIL - FIGURE 1.0

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- W00 WINDOW ID
- D00 DOOR ID
- MB METER BOX
- HW HOT WATER SYSTEM
- CS CONCRETE SLAB
- PC POLISHED CONCRETE
- TF TIMBER FLOOR
- C CARPET
- T TILES

ADDITIONAL NOTES:
PROPOSED SHOWER(S) TO BE ENCLOSED U.N.O



BENALCAZAR

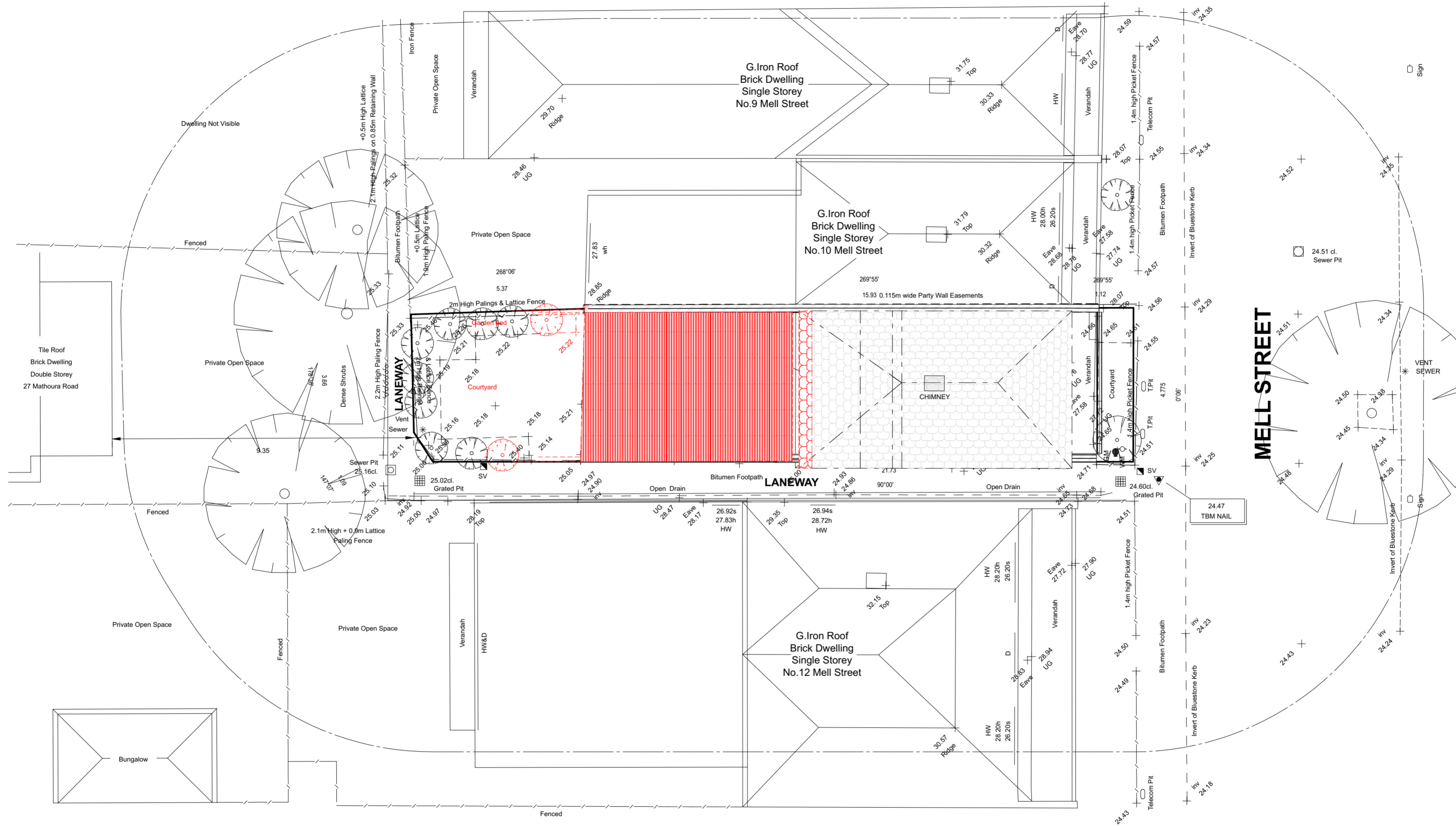
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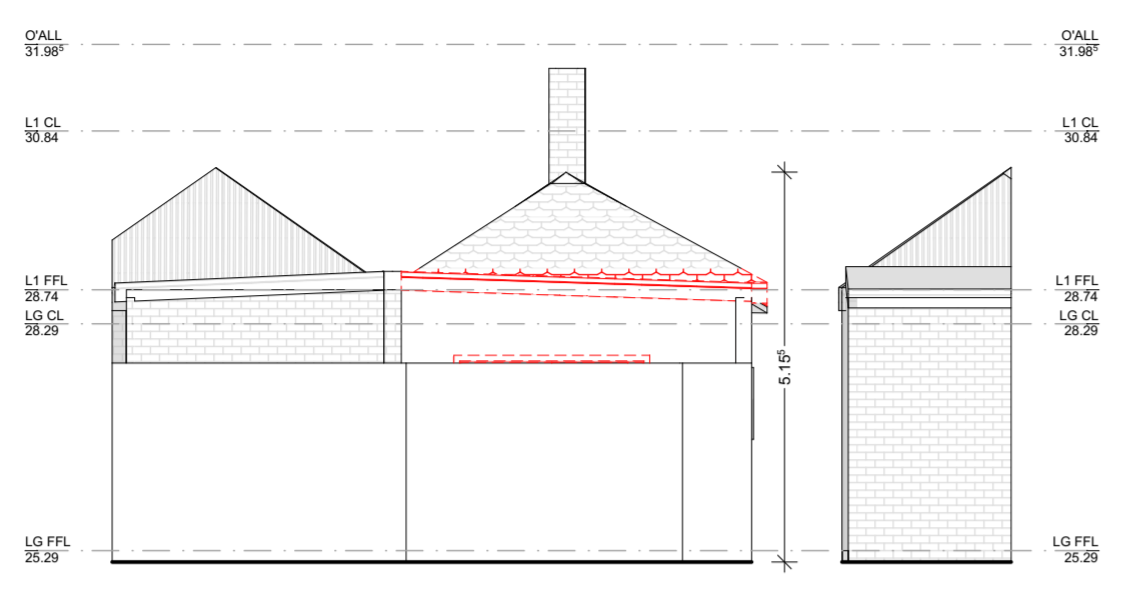
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EXISTING / DEMOLITION ROOF PLAN LG 14

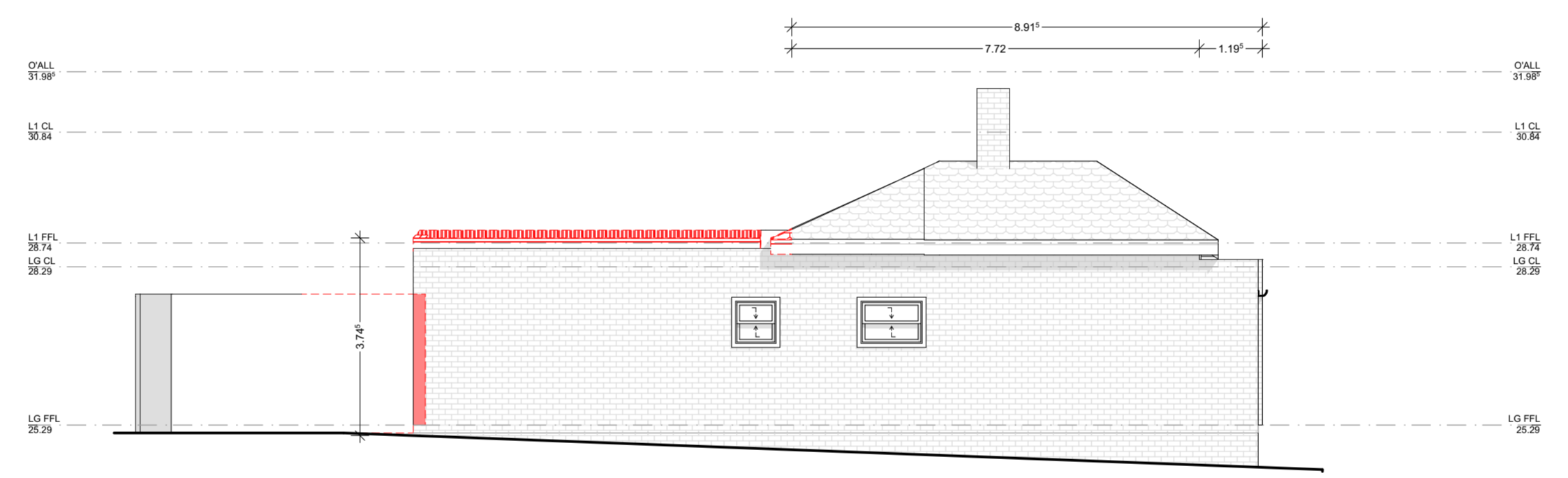
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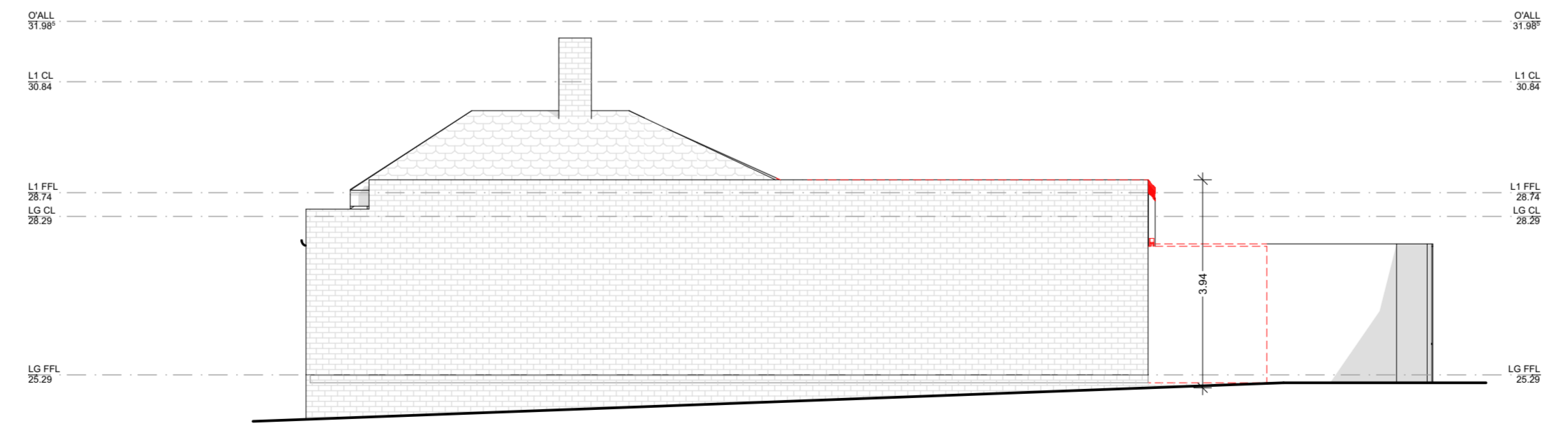
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

NB:
ALL WINDOWS LOCATED 2.0m ABOVE THE SURFACE BENEATH
ARE TO BE PROVIDED WITH WINDOW RESTRICTORS TO REFLECT A MAXIMUM
OPENING OF 124mm, TO RESIST AN OUTWARD HORIZONTAL ACTION OF 250N
IN ACCORDANCE WITH NCC PART 3.9.2.5

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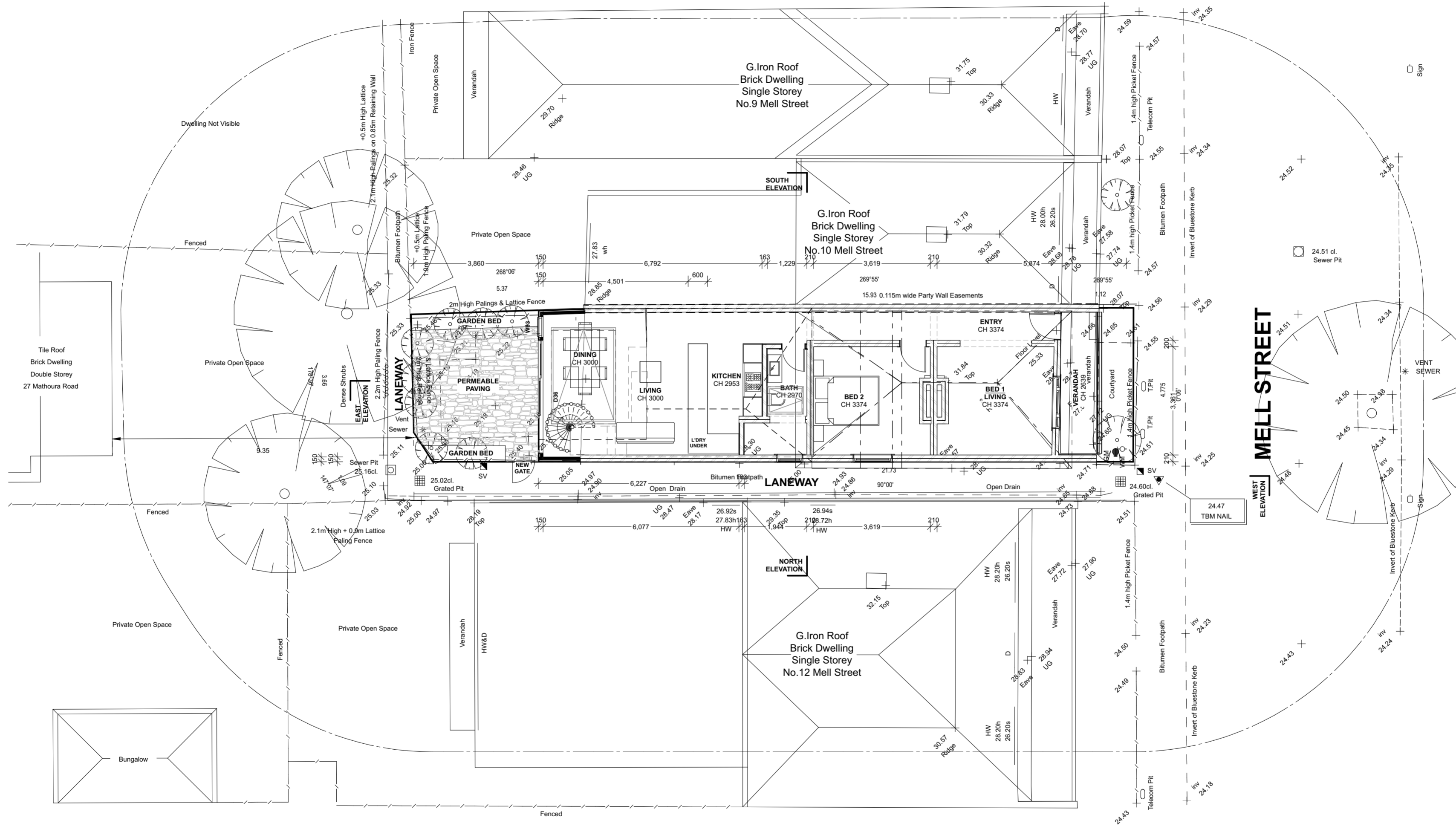


EXISTING ELEVATIONS 19

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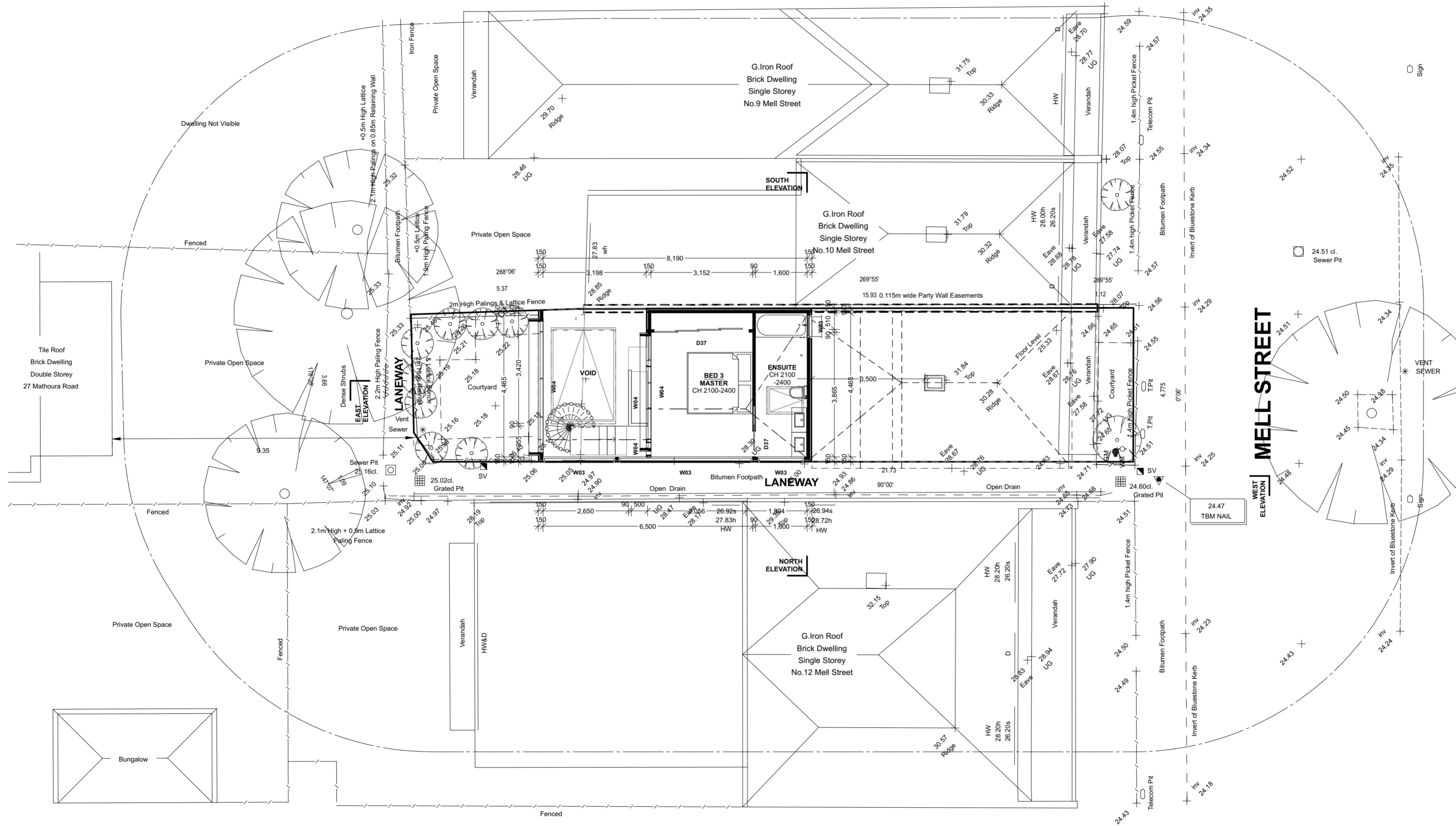
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PROPOSED FLOOR PLAN LG 15

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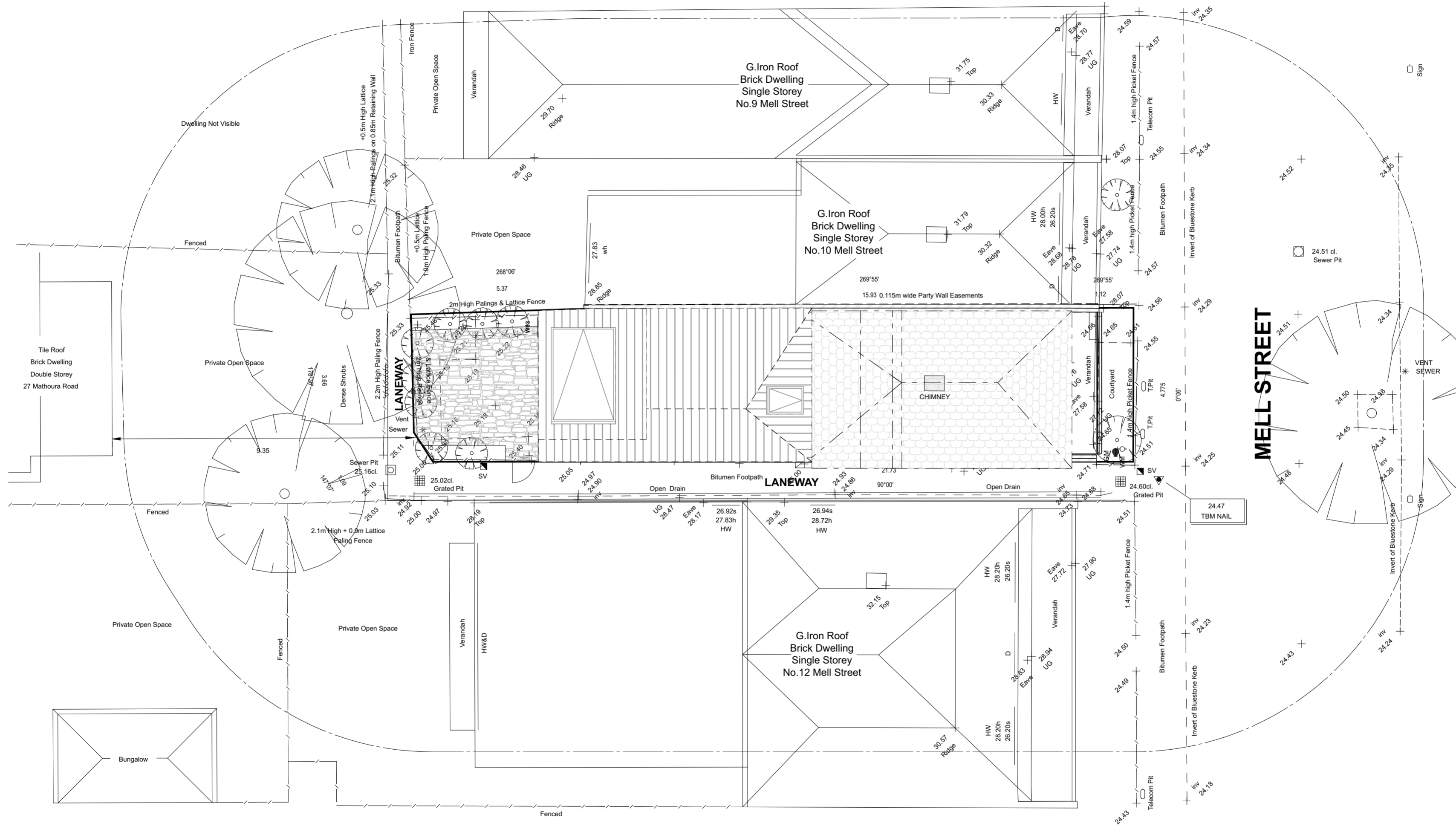
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PROPOSED FLOOR PLAN L1 16

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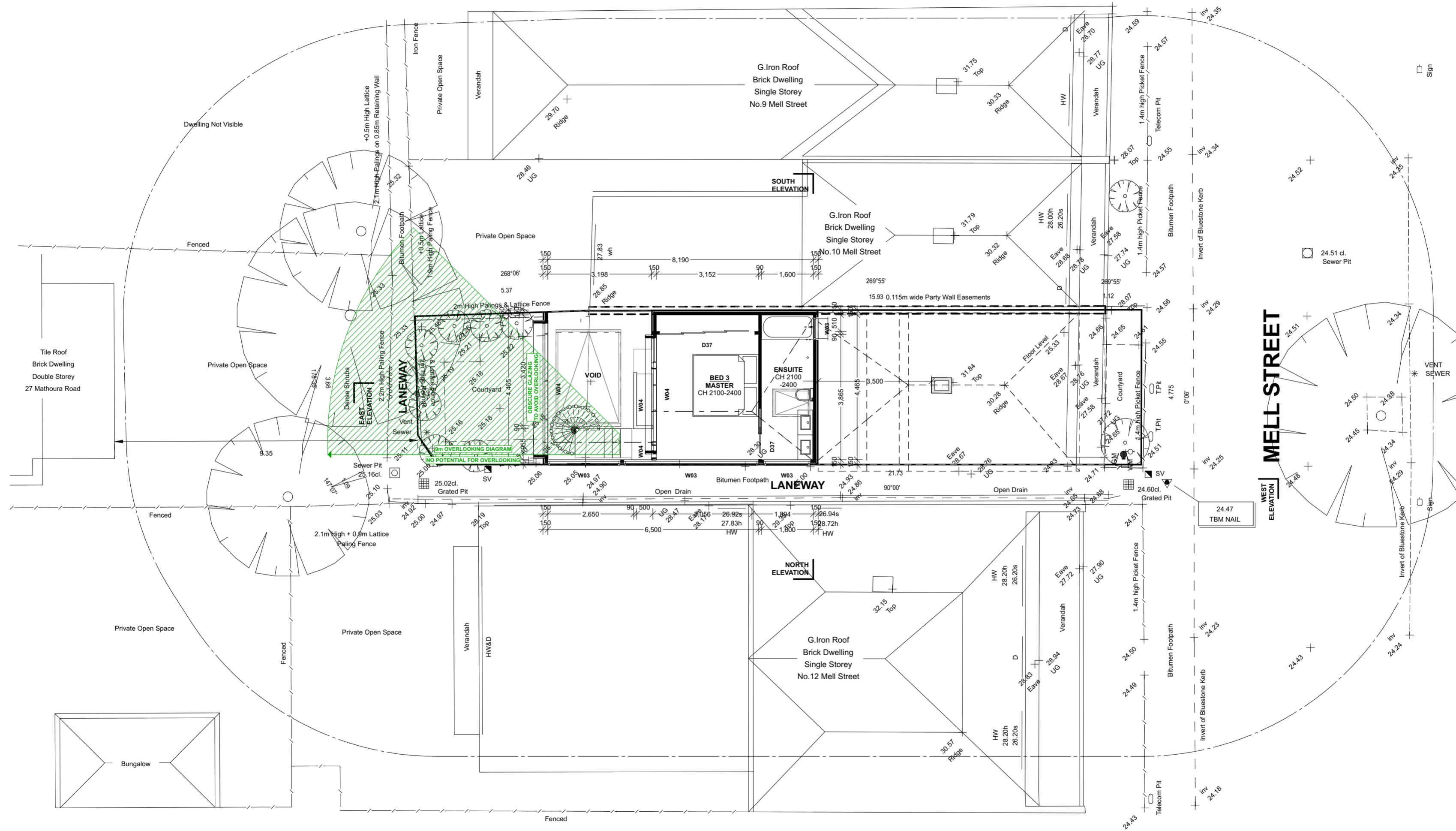


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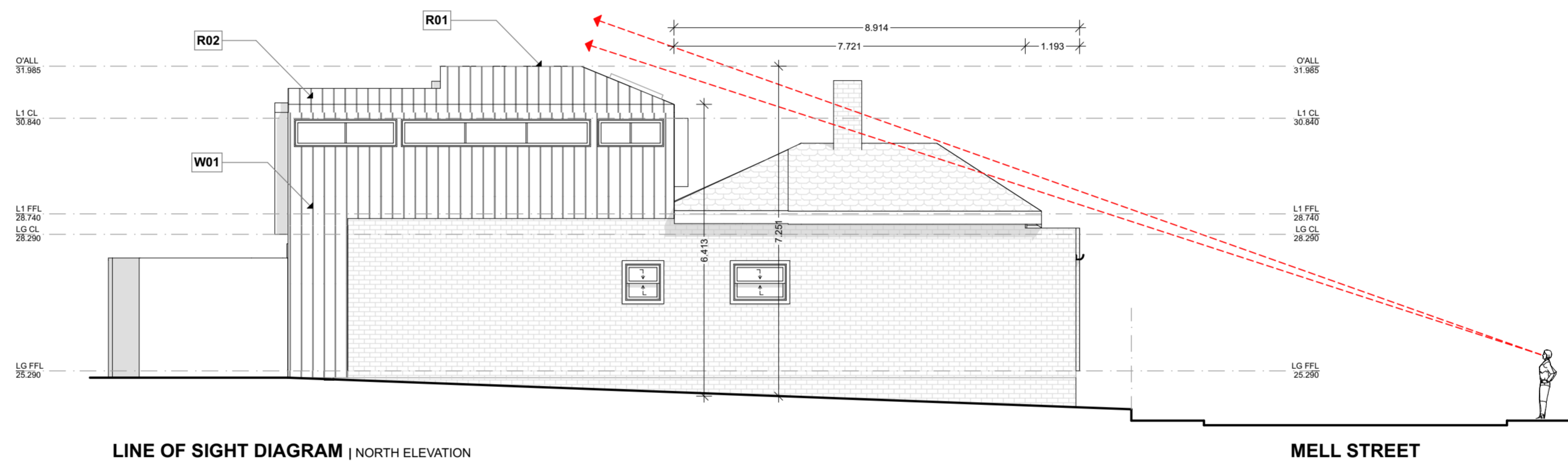
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PROPOSED ROOF PLAN LG 17



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LINE OF SIGHT DIAGRAM | NORTH ELEVATION

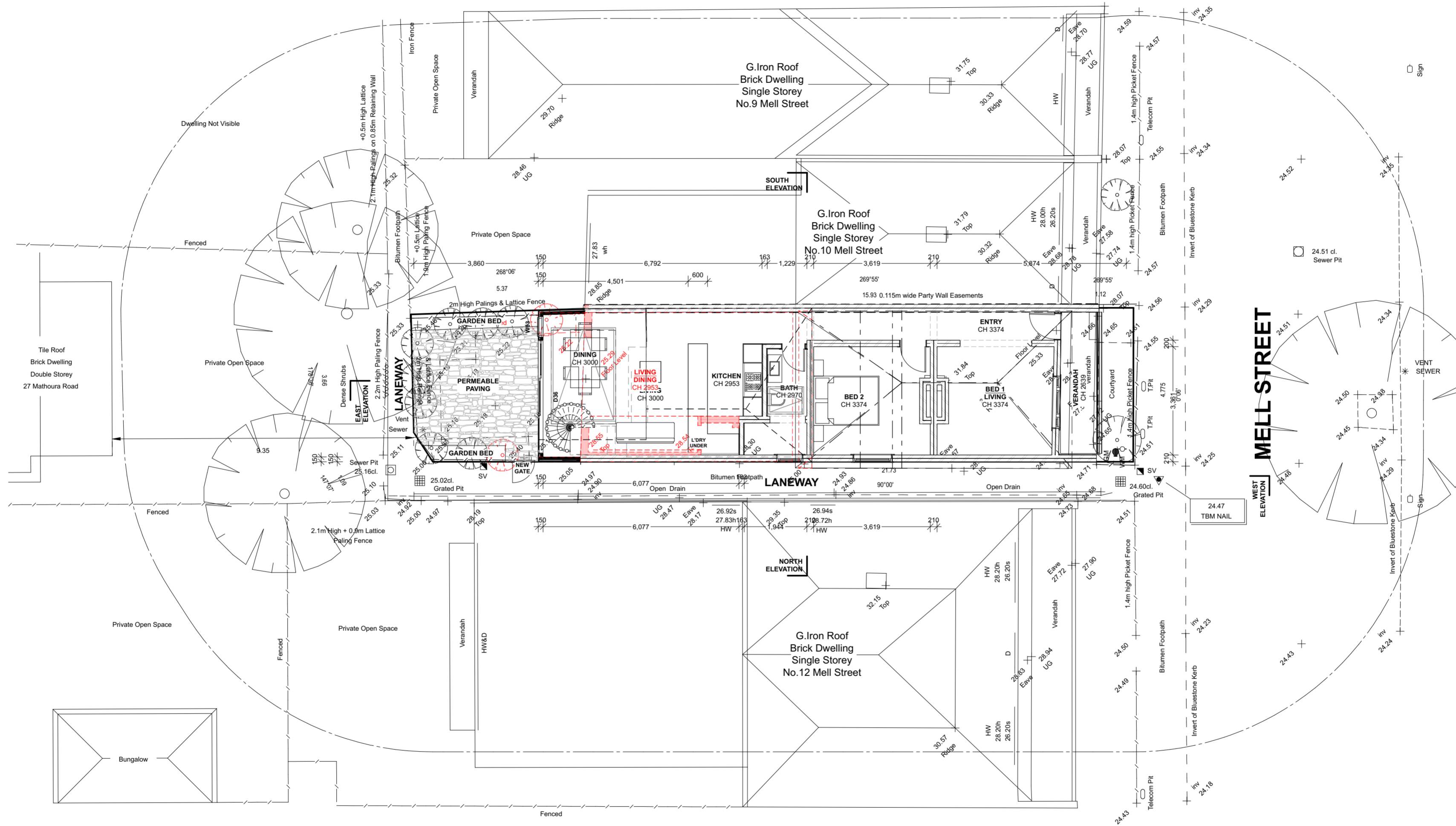
MELL STREET

NB:
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ARE TO BE PROVIDED WITH WINDOW RESTRICTORS TO REFLECT A MAXIMUM
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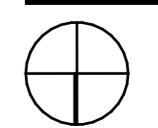
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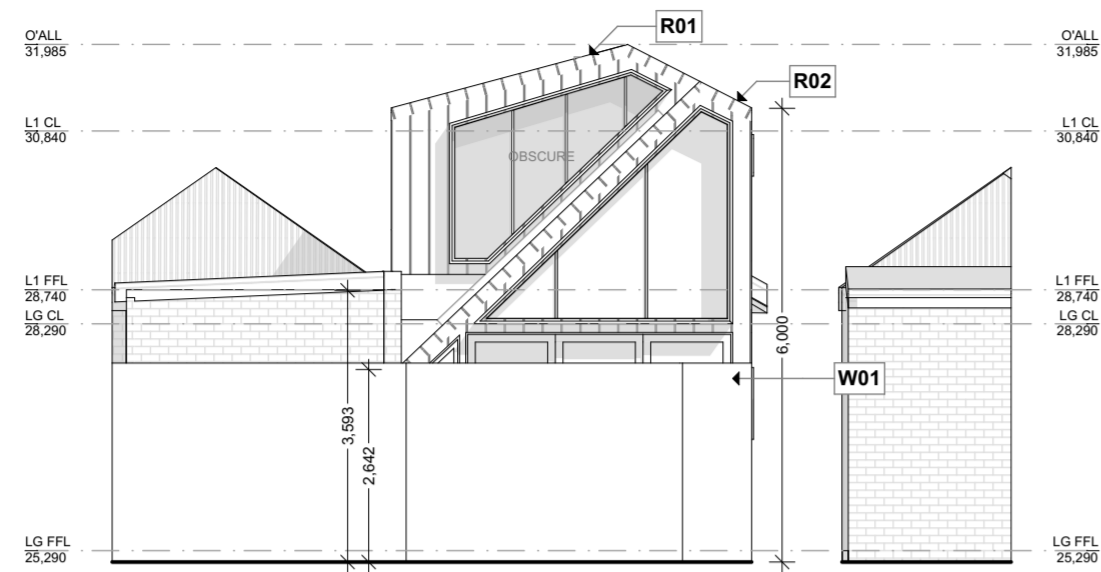


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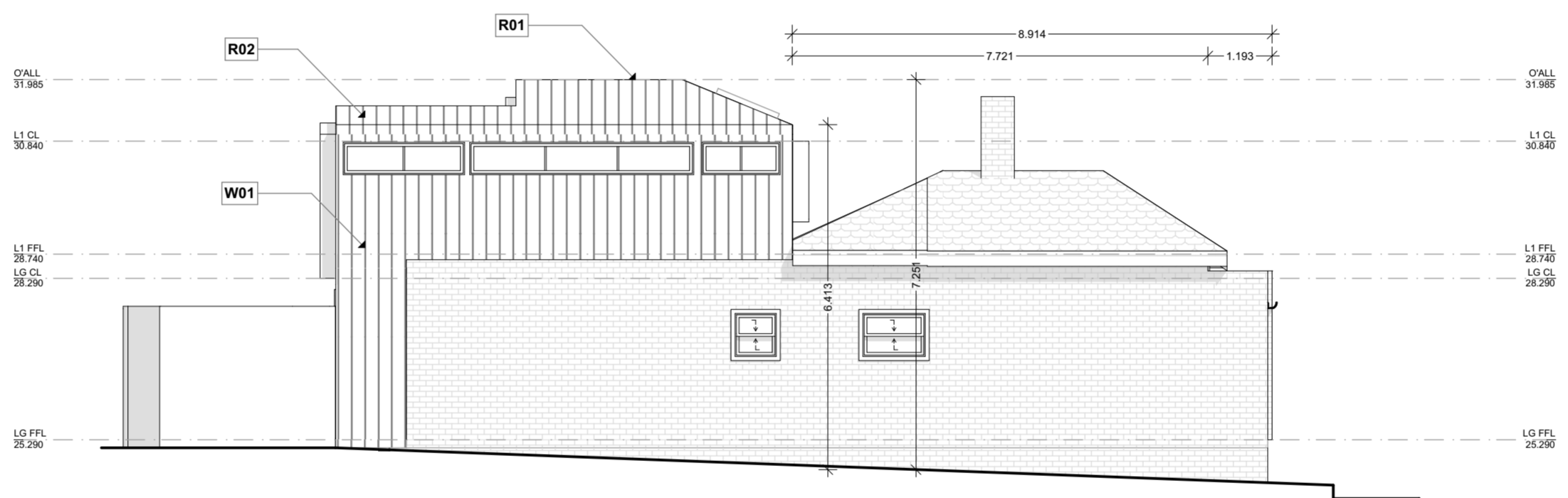
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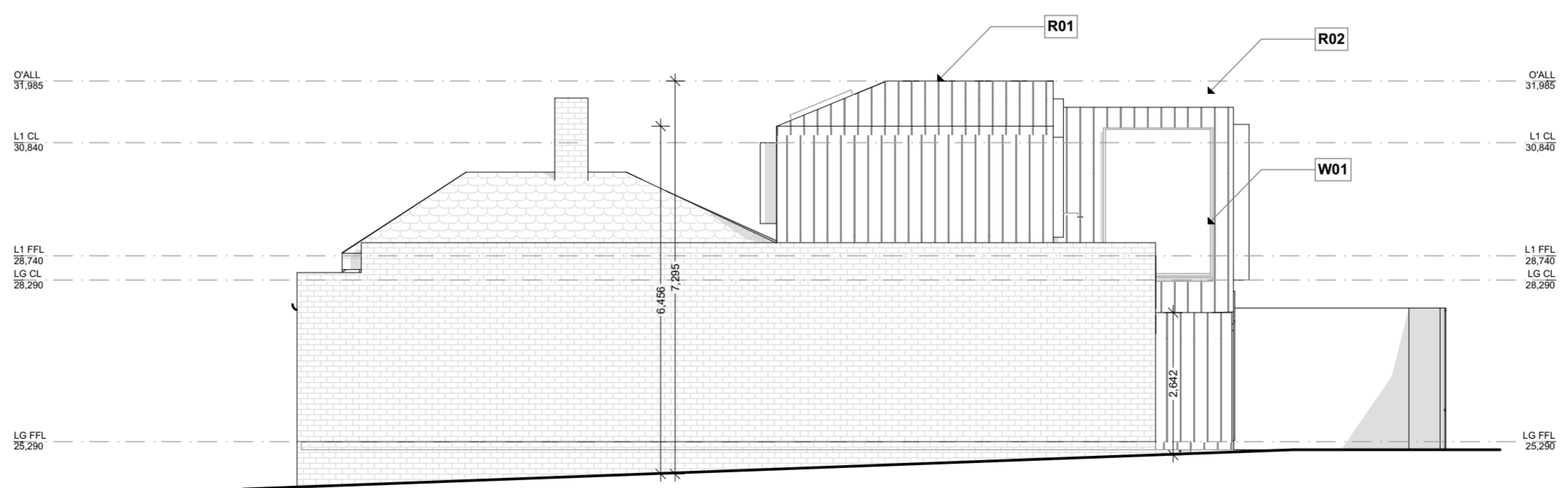
EAST ELEVATION



WEST ELEVATION



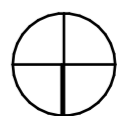
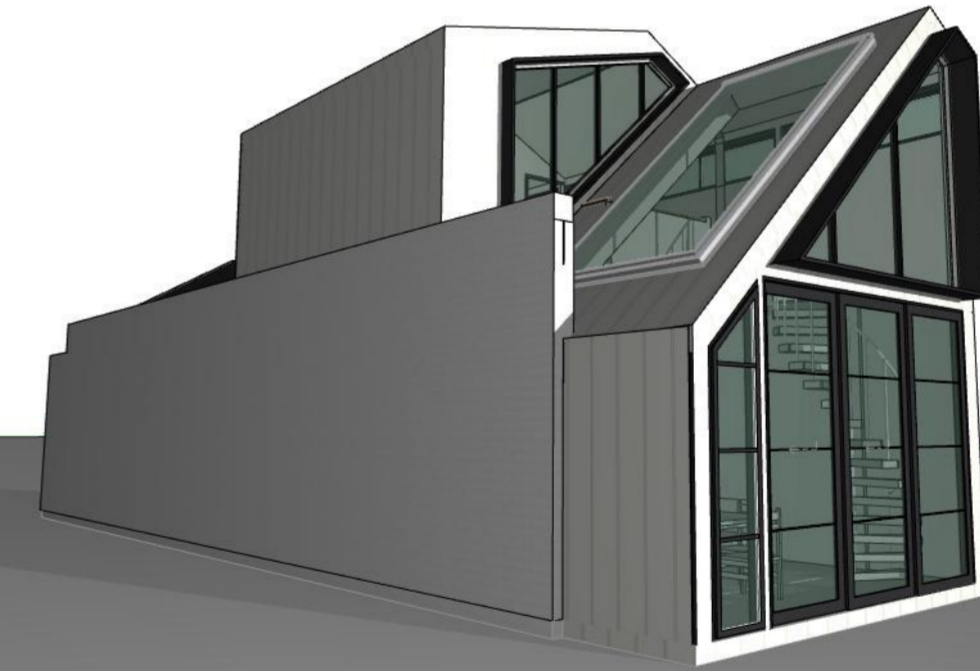
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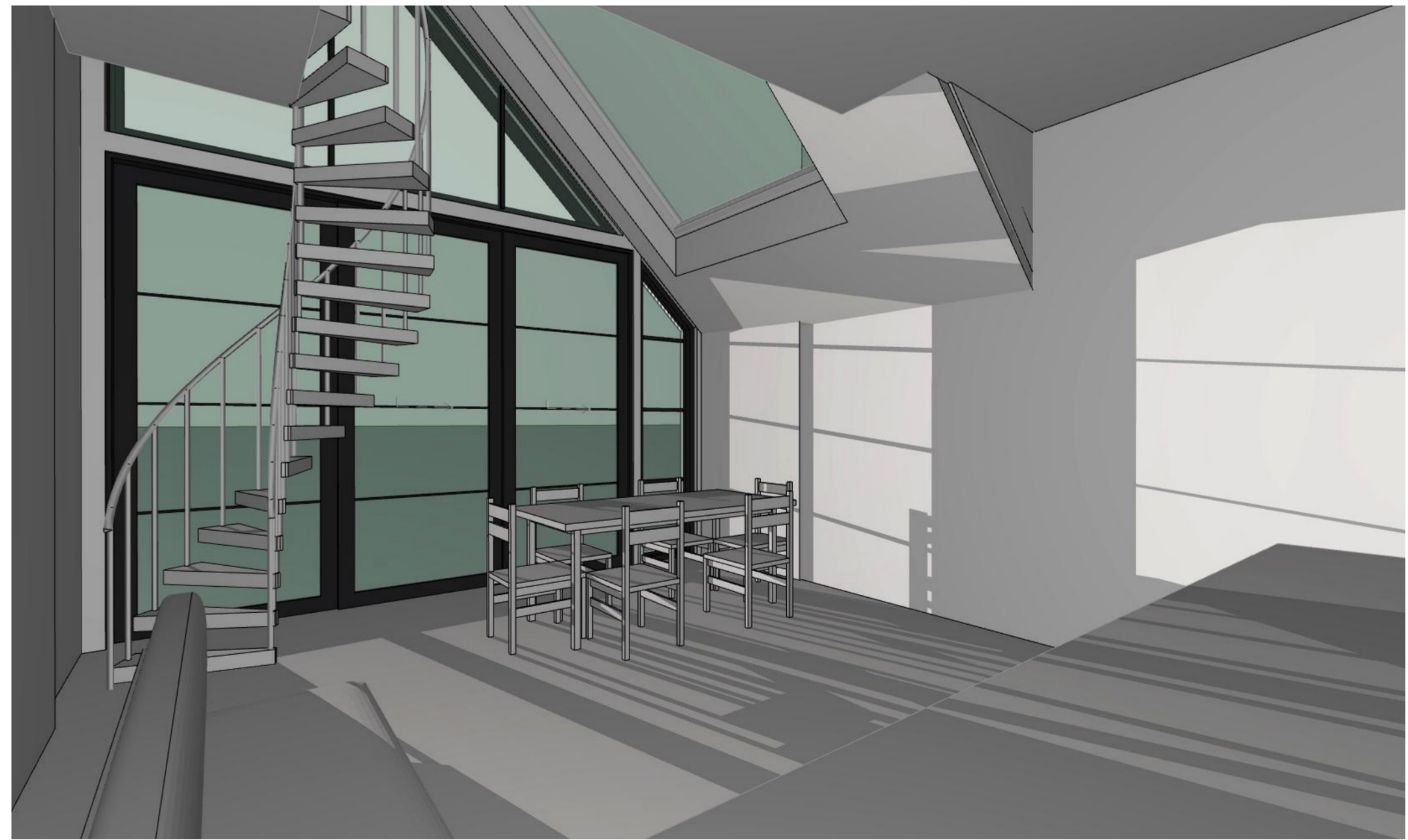
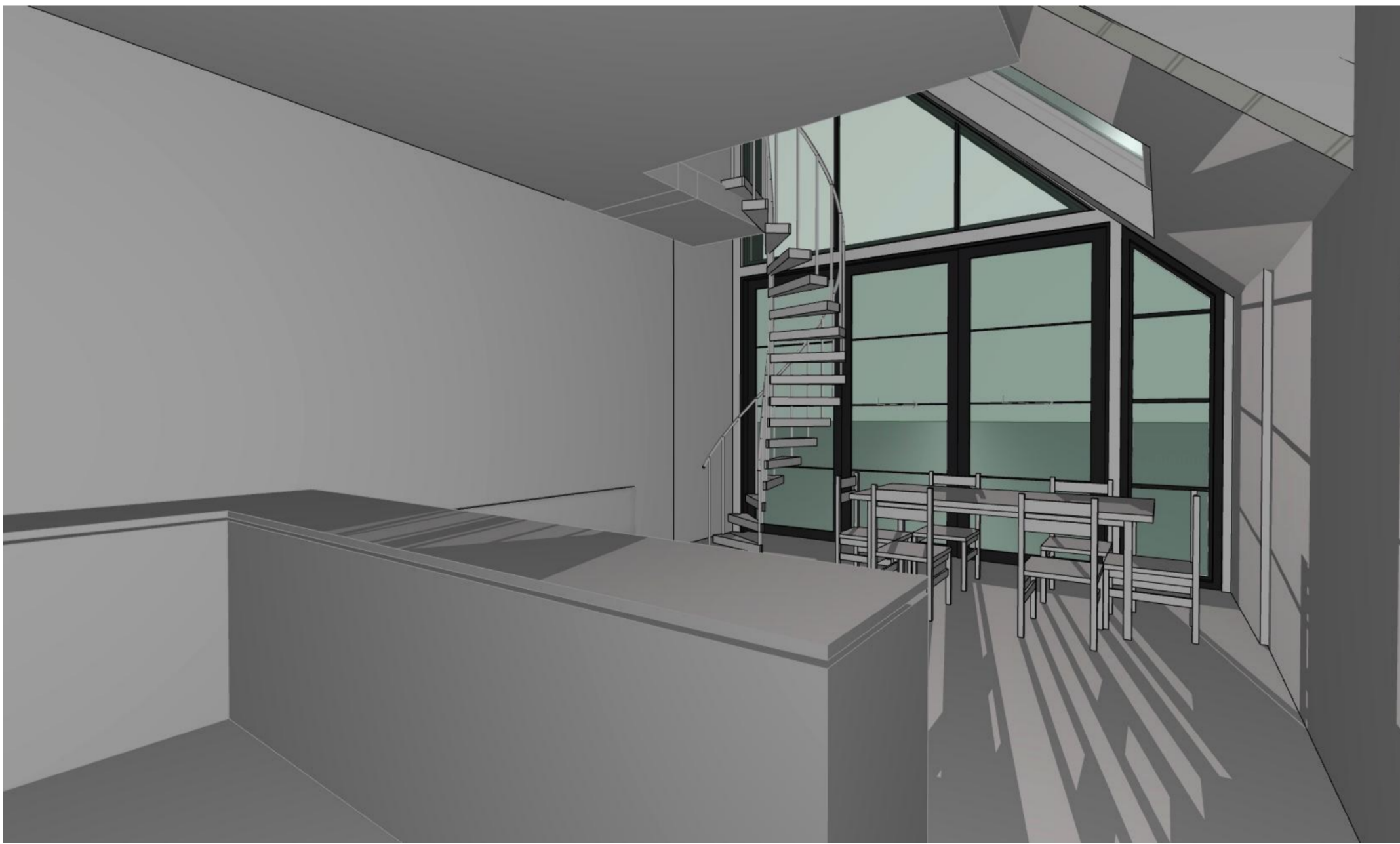
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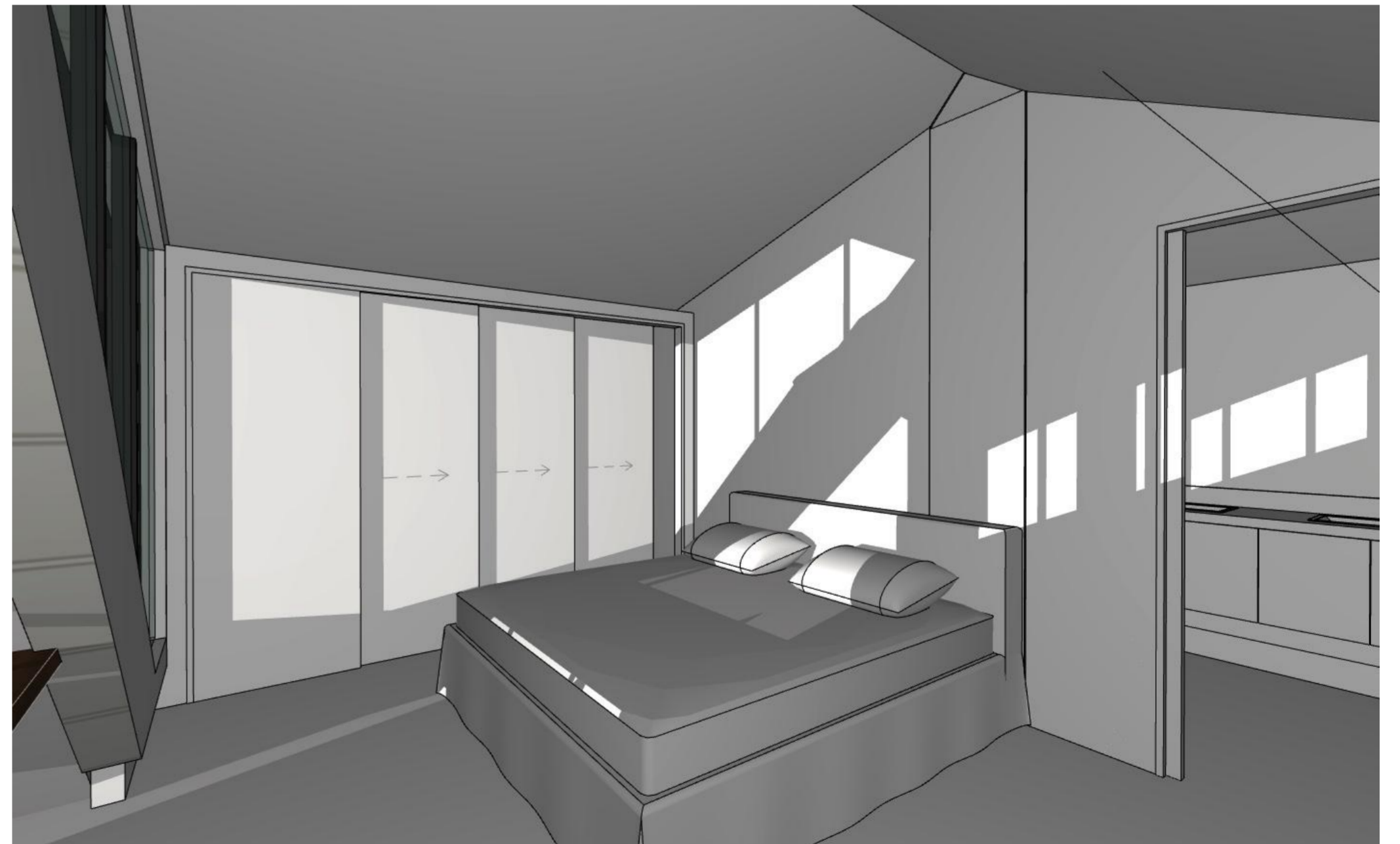
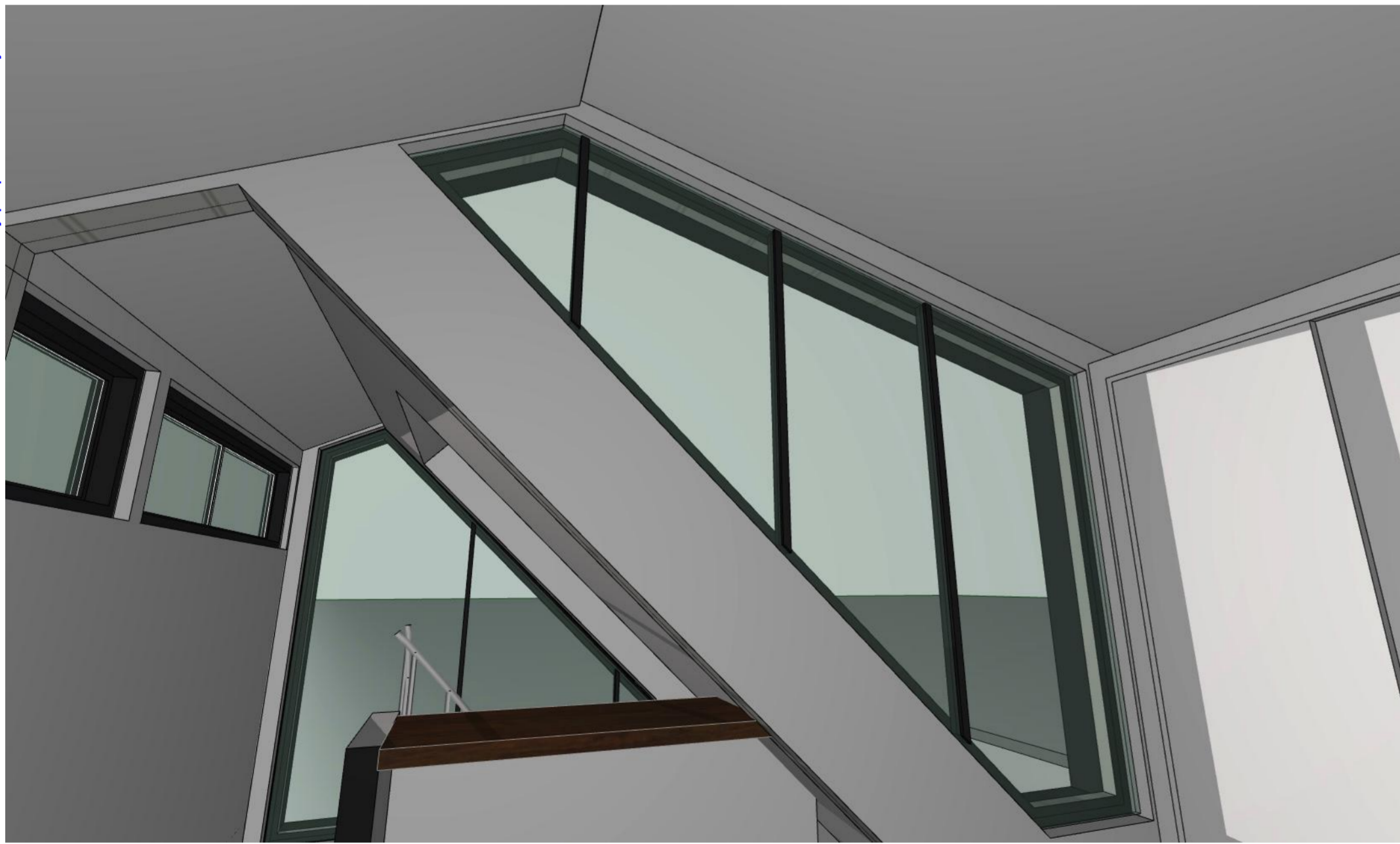
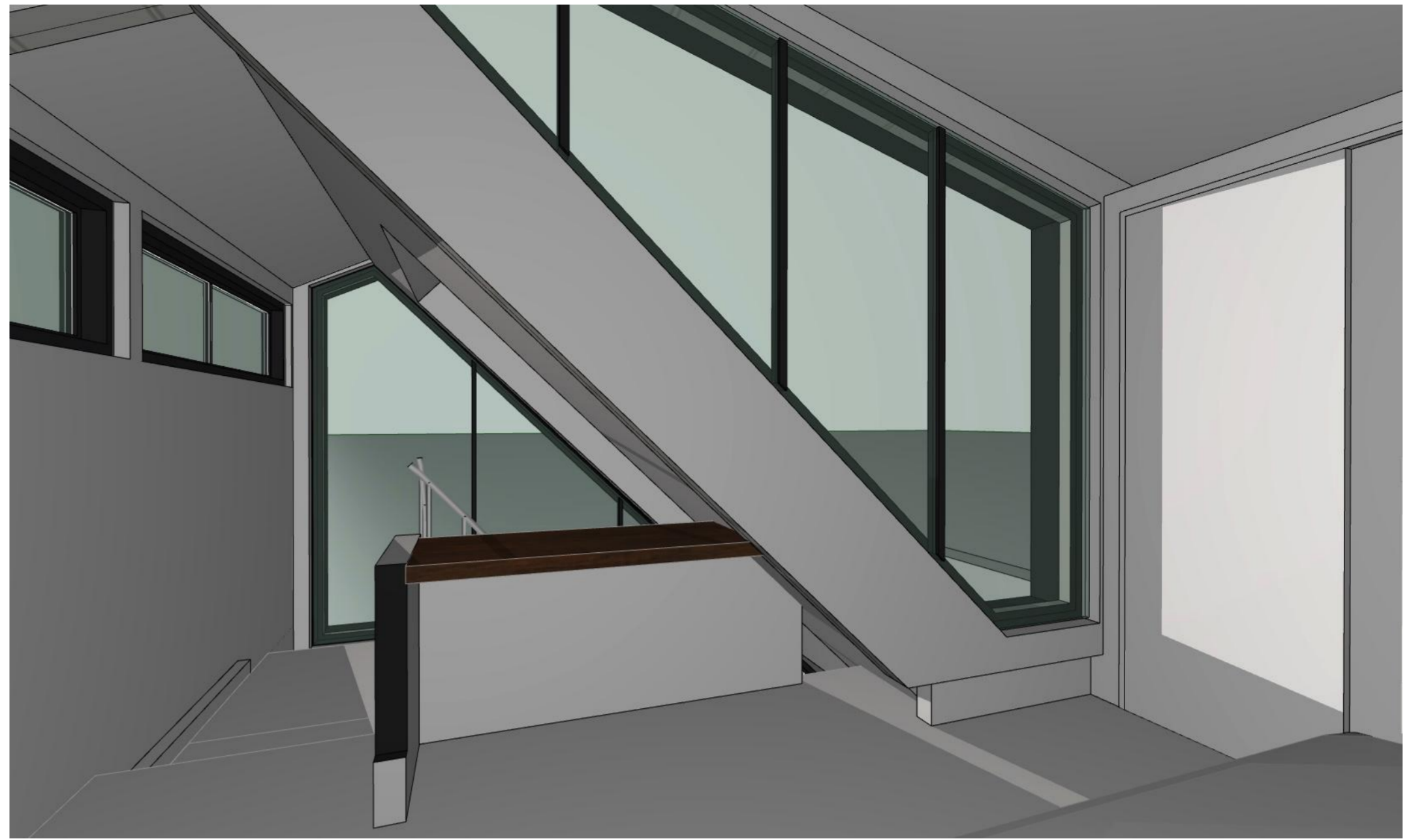
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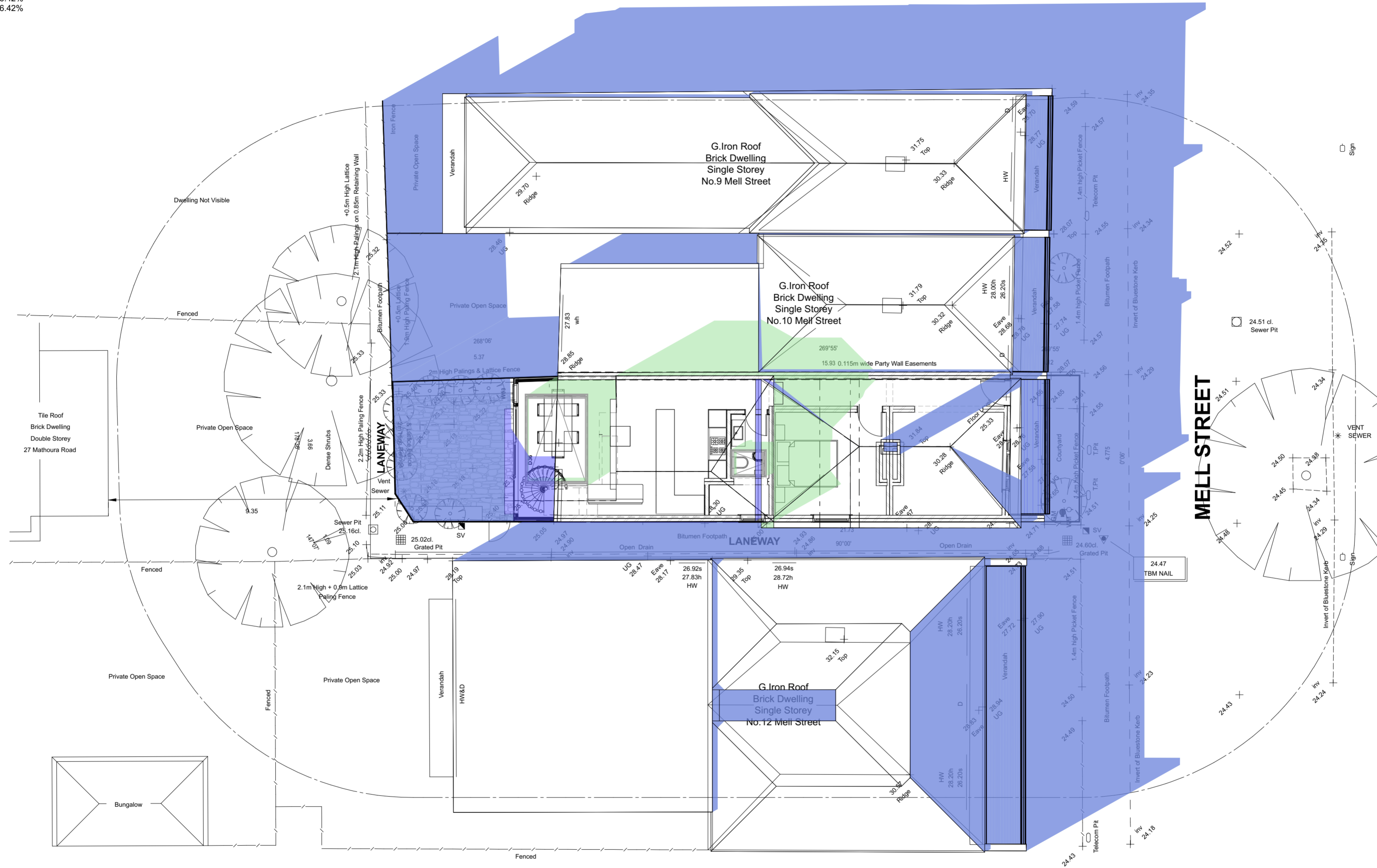




EXISTING SHADOW
PROPOSED SHADOW

**No. 10 MELL STREET
NEIGHBOURING SECLUDED P.O.S**

TOTAL AREA OF P.O.S 33.76m²
EXISTING SHADOW 25.80m² 76.42%
PROPOSED SHADOW N/A m² 76.42%



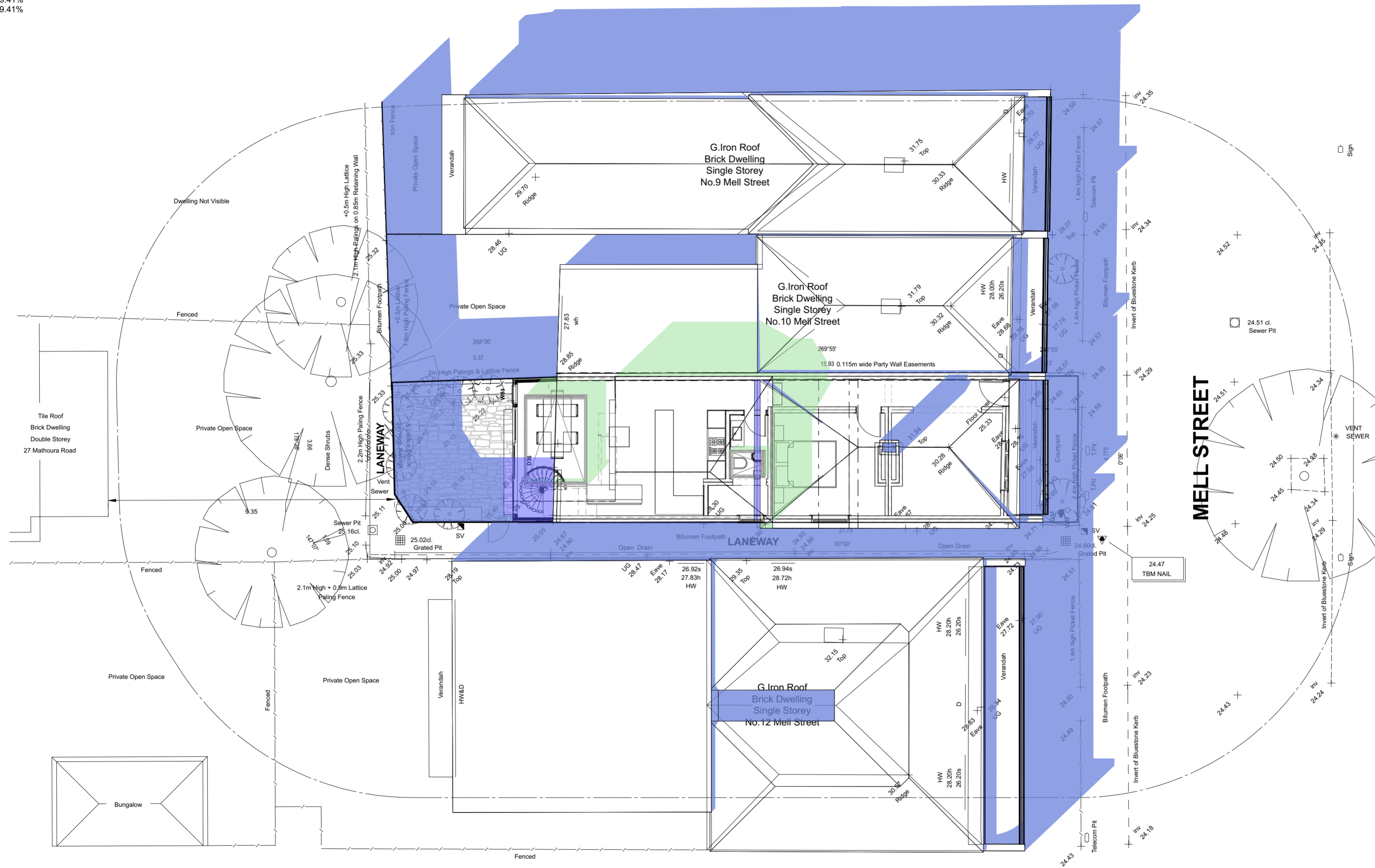
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EXISTING SHADOW
PROPOSED SHADOW

**No. 10 MELL STREET
NEIGHBOURING SECLUDED P.O.S**

TOTAL AREA OF P.O.S 33.76m²
EXISTING SHADOW 26.81m² 79.41%
PROPOSED SHADOW N/A m² 79.41%



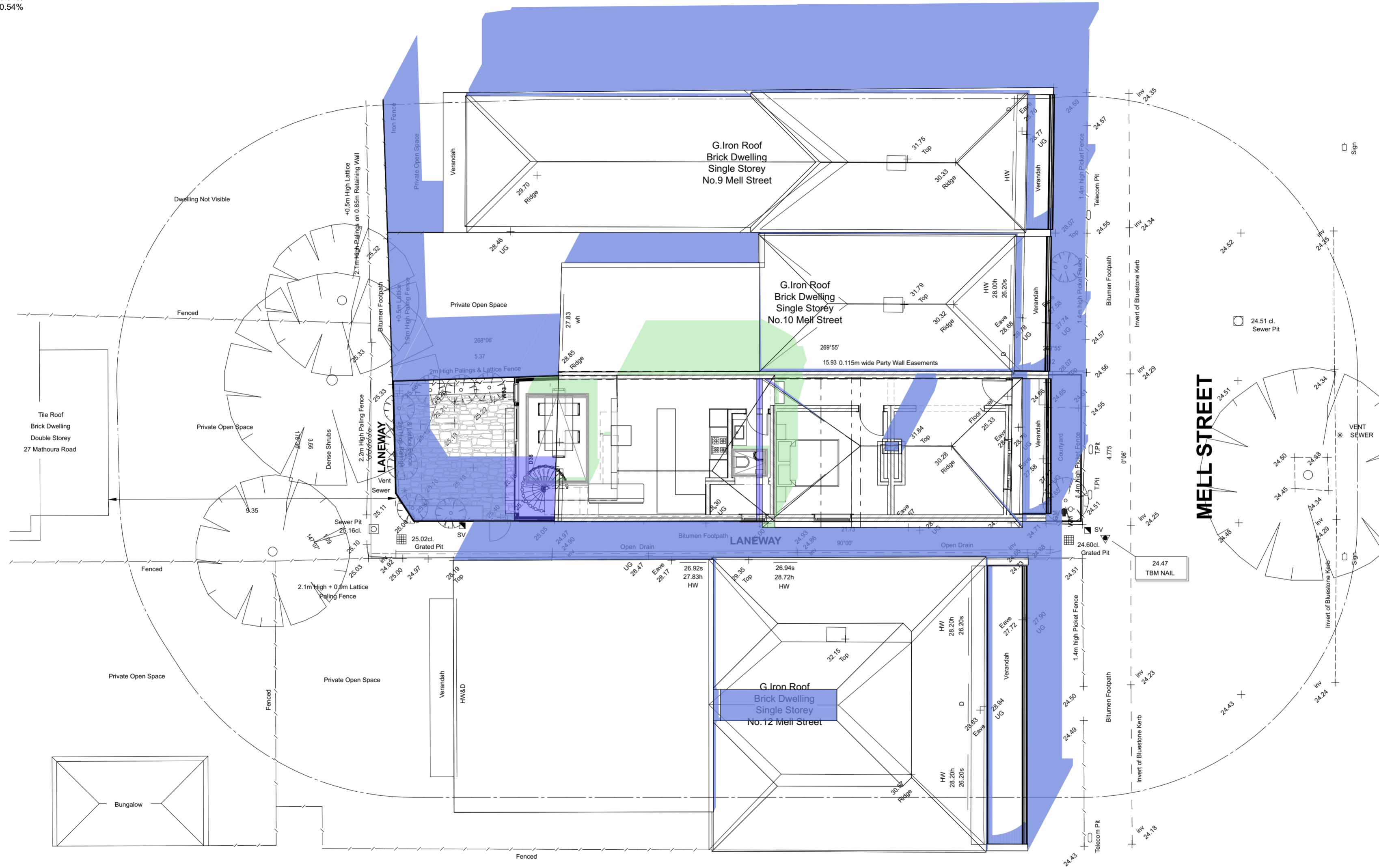
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EXISTING SHADOW
PROPOSED SHADOW


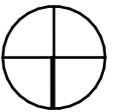
**No. 10 MELL STREET
NEIGHBOURING SECLUDED P.O.S**

TOTAL AREA OF P.O.S 33.76m²
EXISTING SHADOW 20.44m² 60.54%
PROPOSED SHADOW N/A m² 60.54%



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BENALCAZAR
ADDITION & ALTERATIONS
11 MELL STREET,
TOORAK, VICTORIA 3142
DATE: 28/4/21 SIZE: A2 SCALE: 1:100
JOB: #ATT1454 DRAWN: N VALENTINE
EMAIL: NIK@THEATTIC.NET.AU

SHADOW DIAGRAMS 11AM 6



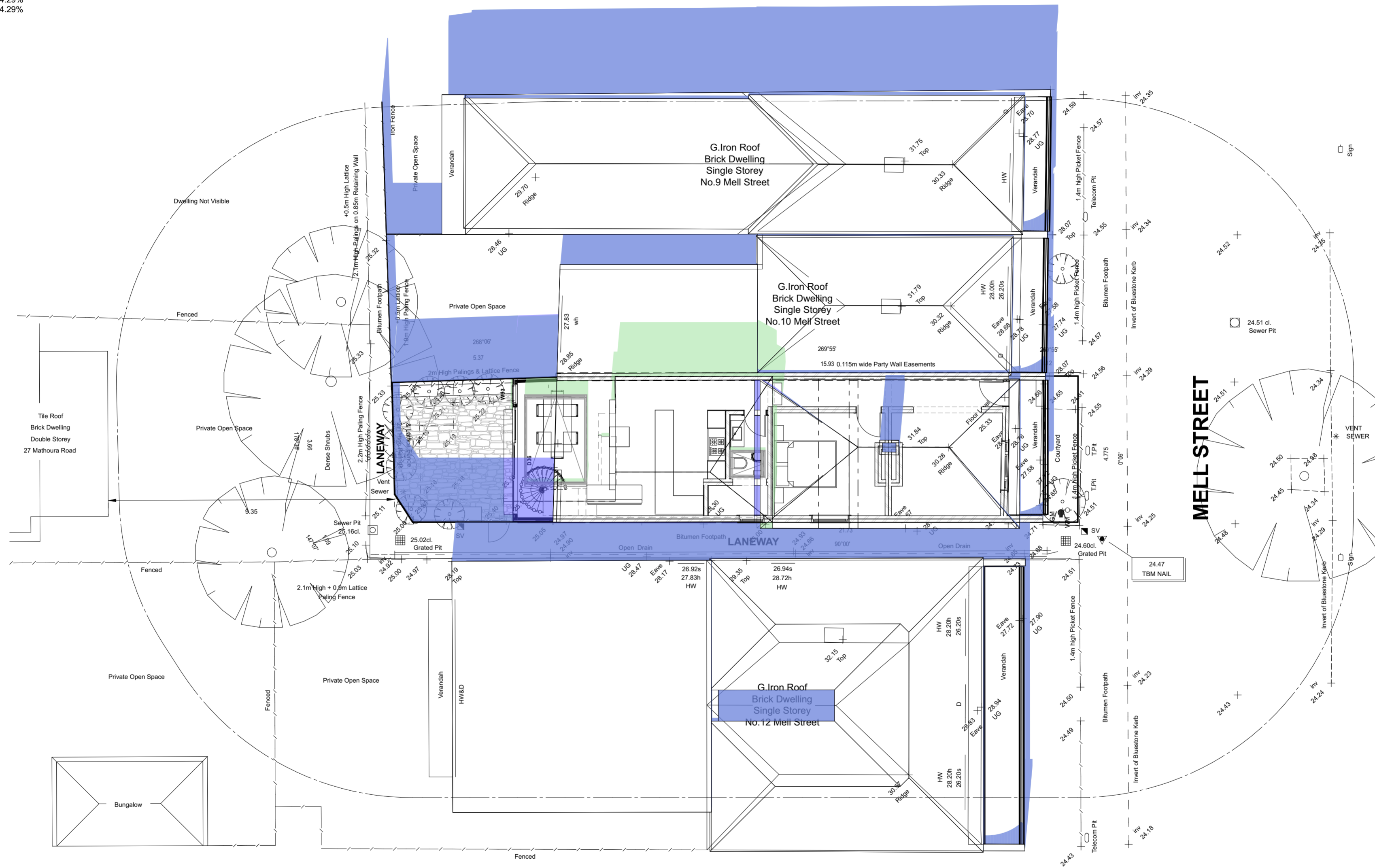
EXISTING SHADOW
PROPOSED SHADOW

No. 10 MELL STREET
NEIGHBOURING SECLUDED P.O.S

TOTAL AREA OF P.O.S 33.76m²

EXISTING SHADOW 18.33m² 54.29%

PROPOSED SHADOW N/A m² 54.29%



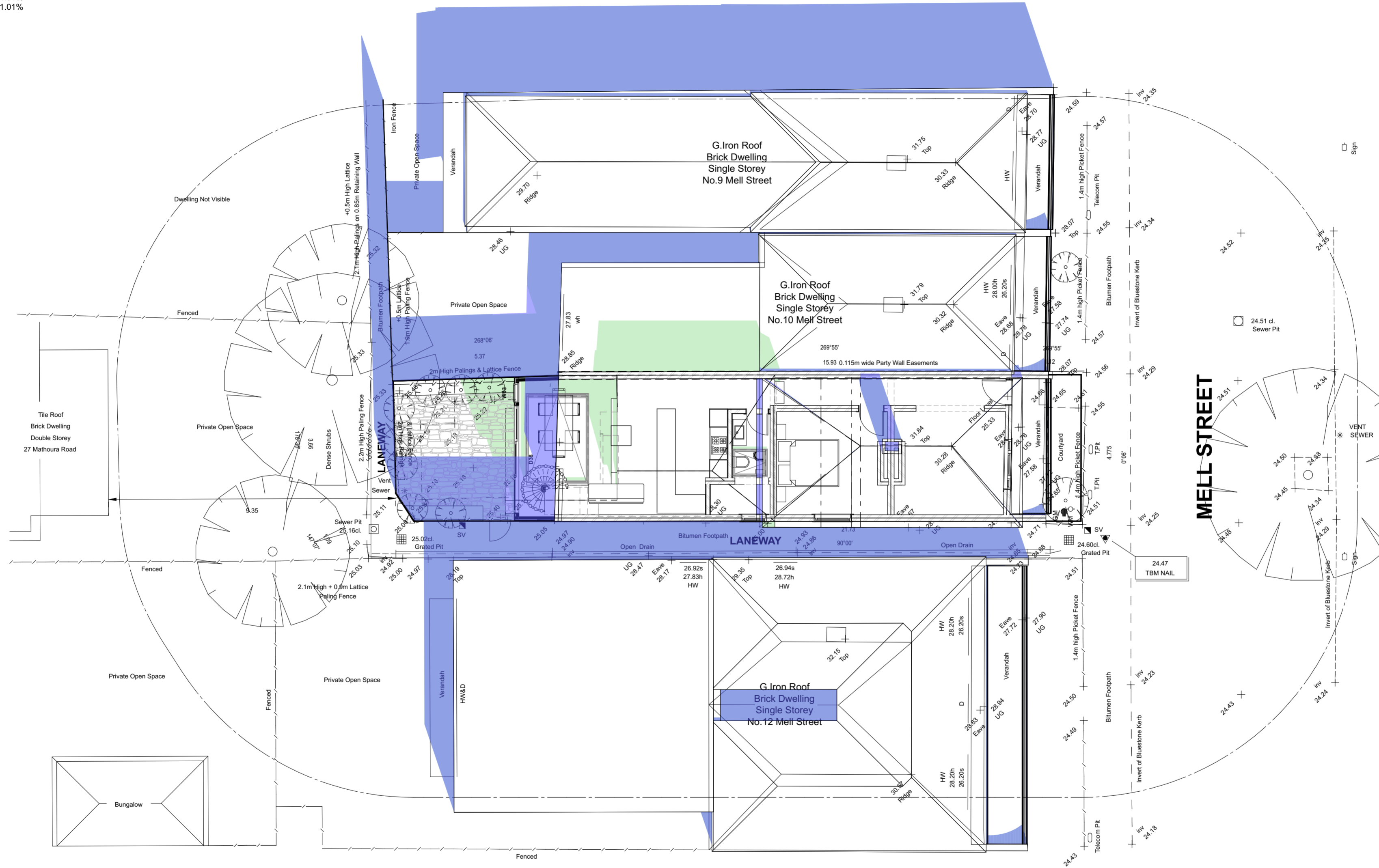
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EXISTING SHADOW
PROPOSED SHADOW

**No. 10 MELL STREET
NEIGHBOURING SECLUDED P.O.S**

TOTAL AREA OF P.O.S 33.76m²
EXISTING SHADOW 20.60m² 61.01%
PROPOSED SHADOW N/A m² 61.01%



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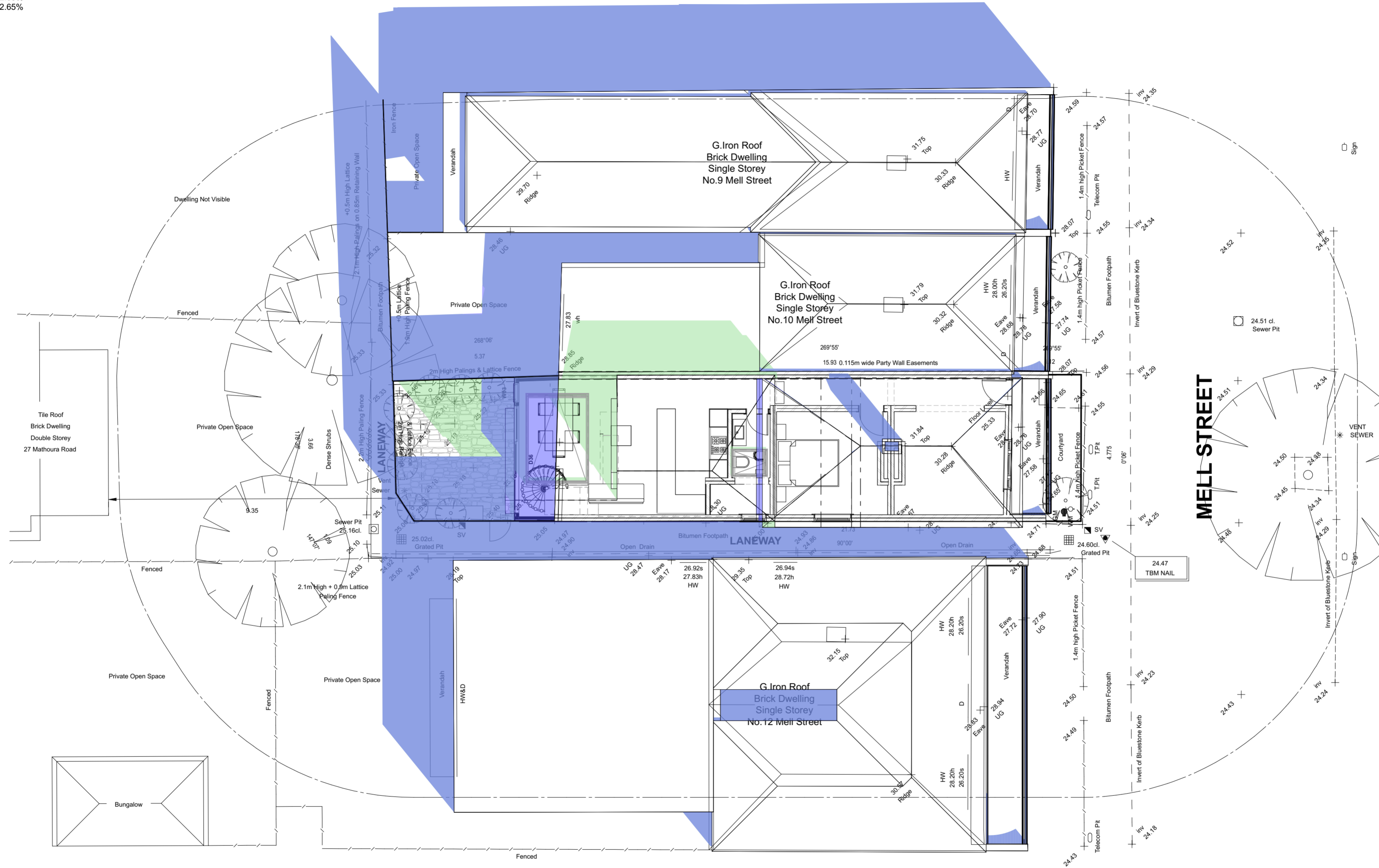
SHADOW DIAGRAMS 1PM 8



EXISTING SHADOW
PROPOSED SHADOW

**No. 10 MELL STREET
NEIGHBOURING SECLUDED P.O.S**

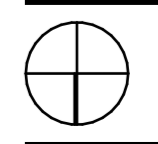
TOTAL AREA OF P.O.S 33.76m²
EXISTING SHADOW 24.53m² 72.65%
PROPOSED SHADOW N/A m² 72.65%



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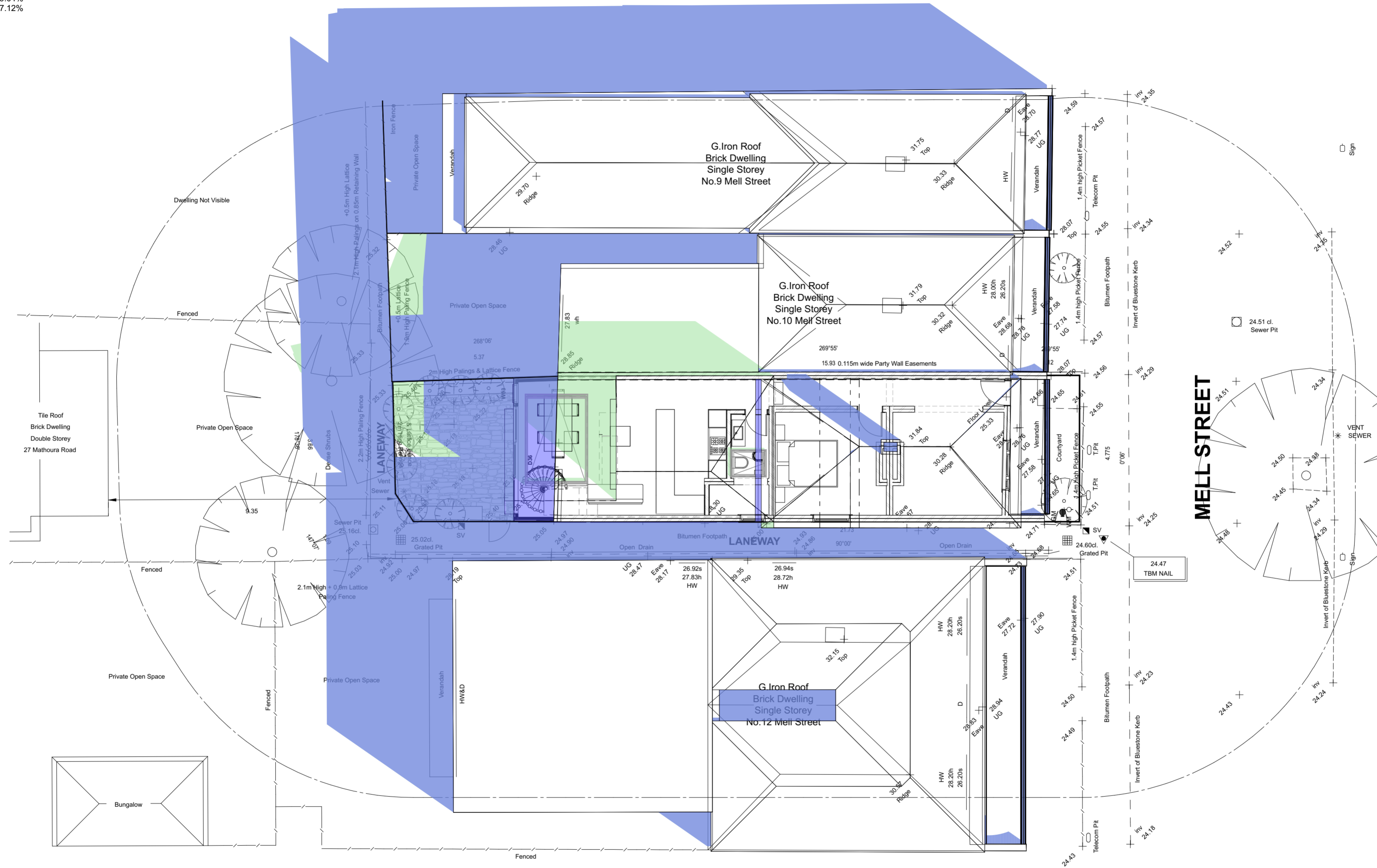




EXISTING SHADOW
PROPOSED SHADOW

**No. 10 MELL STREET
NEIGHBOURING SECLUDED P.O.S**

TOTAL AREA OF P.O.S 33.76m²
EXISTING SHADOW 30.06m² 89.04%
PROPOSED SHADOW 32.79m² 97.12%



MELL STREET

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