TOWN PLANNING REPORT
49 RAILWAY PLACE W, FLEMINGTON
14.06.17
## SUMMARY

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8.01 Visualisation

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**RAILWAY PLACE DEVELOPMENT**

Town Planning Application

**ADDRESS**

49 Railway Place, Flemington

**PROJECT NUMBER**

A1013

**DATE**

14.06.2017

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**ADVERTISED PLANS**
1.0 PROPOSAL

1.01 Introduction

E-DC has prepared this report on behalf of our client [Client Name] in support of a planning application for the construction of 5 new townhouses with car parking at 49 Railway Place, Flemington.

Summary

**Description:** Demolition of existing single story brick dwelling and the construction of 5 townhouses with car parking.

**Details:**
- 1 No.: 2 Bedroom Townhouse
- 4 Nos.: 3 Bedroom Townhouses
- 9 Nos.: Total
- 9 Nos.: Residential car spaces

**Storeys:**
- 1 x 2 storeys - maximum height of 7.2m
- 4 x 3 storeys - maximum height of 10.3m

**Site Area:** 900m²

Site Plan: Railway Place W
2.0 URBAN CONTEXT AND SITE ANALYSIS

2.01 Site Location

The subject site is located at 49 Railway Place W, Flemington. It is situated between Cunningham St to the North and Deer Street to the South. The site is proximate to a wide range of excellent public amenities including the Flemington Village Shopping Centre, Flemington Plaza and Stonore Reserve. The Flemington Racecourse, as several education facilities including Ascot Vale Primary School are also located in close proximity to the site. The proposed development is within walking distance of Flemington & Ascot Vale Stations.

The subject site accommodates a single storey brick dwelling which will be demolished as part of the proposed works.

The site has a rectangular configuration with a frontage to Railway Place W of 85.3m, a depth of 55m and a total area of 955m².

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2.0 URBAN CONTEXT AND SITE ANALYSIS

2.21 Site Location

The subject site is approximately 5km from Melbourne’s CBD and is well serviced by public transport, sitting about 300 metres north of Reservoir Station and within close proximity to numerous bus routes. The accessibility of public transport makes alternative means of transport attractive and reduces reliance on private vehicles.

The location of the site also provides a very good degree of connectivity for cyclists travelling into the CBD, with a direct 29 minute ride via Flemington Road.
2.0 URBAN CONTEXT AND SITE ANALYSIS

2.20 Circulation

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APPENDICES – ORDINARY COUNCIL MEETING

ITEM 9.1 – APPENDIX C
2.0 URBAN CONTEXT AND SITE ANALYSIS

2.20 Existing Site Conditions

Opportunities
1. Opportunity for vehicular access from Lonsley to south of site
2. Good and convenient access to bus, train and tram routes.

Constraints
3. Sensitive interface with residential property on north boundary of site.

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2.0 URBAN CONTEXT AND SITE ANALYSIS

Site Survey

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2.0 URBAN CONTEXT AND SITE ANALYSIS

2.0.5 Existing Streetscape Elevations

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2.0 URBAN CONTEXT AND SITE ANALYSIS

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3.0 DESIGN RESPONSE

3.01 Architectural Statement

The proposed structure looks to the City of Moonee Valley Council’s planning scheme to inform its height and form.

The use of a brick tile finish on the lower levels to the site while the upper levels clad in a light weight timber cladding, blend down into the strong base giving unity to the form.

While creating a new place within the Moonee Valley precinct, the development at 49 Railway Place W establishes the prospective architectural language of the streetscape. With this in mind the development extracts and simplifies key design elements and features from neighbouring buildings. As such, a stepped roof profile is embodied and replicated in the 5 proposed townhouses, while the very common horizontal lined weatherboard pattern is reinterpreted through vertically oriented timber cladding that clad the upper levels of the proposed townhouses. Also drawing upon the materiality of the local buildings there has been an employment of brickwork further allow the new dwellings to blend into their surrounding context.

In order to soften the relationship between the street and neighbouring buildings, the townhouses (THH0) located at the front of the property exist as a single story building, reducing visual bulk and extending the threshold between the street and the remaining three storey dwellings.

Steeped roofs are pitched from the south neighbouring three storey apartment building down to the north neighbouring single story house in an effort to blend in with its surroundings and reduce visual impact to the house.

The employment of extruded window jurors on upper levels joint with the use of copper balconies screening and vertical louvres provide privacy for both residence and neighbouring properties.

The development makes use of the existing south adjacent accessary to provide access to the proposed dwellings.

In looking to the prospective architectural language of the street and surrounding area, this proposal seeks to complement the scale and articulation of the existing streetscape while maintaining and enriching the existing neighbourhood character.
4.0 INSPIRATION

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Town Planning Application

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5.0 DRAWINGS LIST

<table>
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<td>Roadway Site Plan</td>
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<td>Permeability Plan</td>
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<td>Ground Floor Plan</td>
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APPENDICES – ORDINARY COUNCIL MEETING

ITEM 9.1 - APPENDIX C

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EXISTING SUN STUDY 12PM - 22 SEPTEMBER

PROPOSED SUN STUDY 12PM - 22 SEPTEMBER

TOWNHOUSE DEVELOPMENT

49 RAILWAY PLACE WEST, FLEMINGTON

12PM SHADOW ANALYSIS

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ADVERTISED PLANS

TOWNHOUSE DEVELOPMENT

49 RAILWAY PLACE WEST, FLEMMING

PROPOSED GROUND FLOOR GENERAL PLAN

TOWN PLANNING ISSUE

N.120687
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TOWNHOUSE DEVELOPMENT

49 RAILWAY PLACE WEST, FLEMING

PROPOSED SECTIONS

SECTION A

SECTION B

SECTION C

SECTION D

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## APPENDICES – ORDINARY COUNCIL MEETING

**ITEM 9.1 - APPENDIX C**

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7.0 MATERIALS

LU.01 MATTE BLACK ALUMINIUM LOUVERS
GL.01 OPAQUE GLAZING
GL.02 CLEAR GLAZING
WF.01 BLACK ALUMINIUM WINDOW FRAMES
CO.01 WHITE RENDER FINISH
WF.03 BLACK POWDER COATED WINDOW SHADING
TM.01 TIMBER COMPOSITE BOARD
FL.01 COLOURBOND FENCING - TEA TREE
GD.01 ALUMINIUM GARAGE DOORS - WHITE
BT.01 BRICK TILES - WHITE (GRID CONFIGURATION)
TB.01 TIMBER BATTENS

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8.0 DESIGN PROPOSAL

8.01 Visualisation

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