

# **Planning Committee Meeting**

**26 July 2011**

**Item 4.7**

**111 Bay Road, Sandringham  
(Application No. 2011/0157/1 – Ward: Southern)**

**Pages: 6**

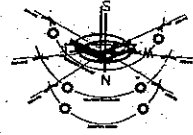
## OPPORTUNITIES

1. THE SUBJECT SITE IS WITHIN CLOSE PROXIMITY TO A NUMBER OF RECREATIONAL, EDUCATIONAL, MEDICAL, RETAIL AND TRANSPORT FACILITIES.
2. THE SUBJECT SITE IS A LEVEL SITE WITH A DWELLING HOUSE. THE HOUSE OFFERS LIMITED ARCHITECTURAL APPEAL.
3. THE SUBJECT SITE HAS AN EXISTING CONCRETE CROSS OVER SITUATED TOWARDS THE EAST OF THE STREET BOUNDARY.
4. THE NORTH-SOUTH ORIENTATION OF THE SUBJECT SITE HAS AREAS TO THE REAR OF THE HOUSE OF SECLUDED PRIVATE OPEN SPACE. THE REAR ADJOINING FENCE LINES HAVE BEEN PROVIDED WITH TALL SCREENING VEGETATION.

5. THE EXISTING HARD BOUNDARY TREATMENT ALONG BAY ROAD TO BE ADDRESSED AND SOFTENED.
6. THE ADJOINING SITE AT No. 113 BAY ROAD IS CURRENTLY OCCUPIED BY ONE TWO STOREY BRICK ROOF AND ONE TWO STOREY WITH PITCHED ROOF. THEY HAVE A 7.76 METRE SETBACK TO BAY ROAD.
7. THE ADJOINING SITE AT No. 109 BAY ROAD IS CURRENTLY OCCUPIED BY SINGLE STOREY BRICK HOUSE WITH PITCHED ROOF.

## CONSTRAINTS

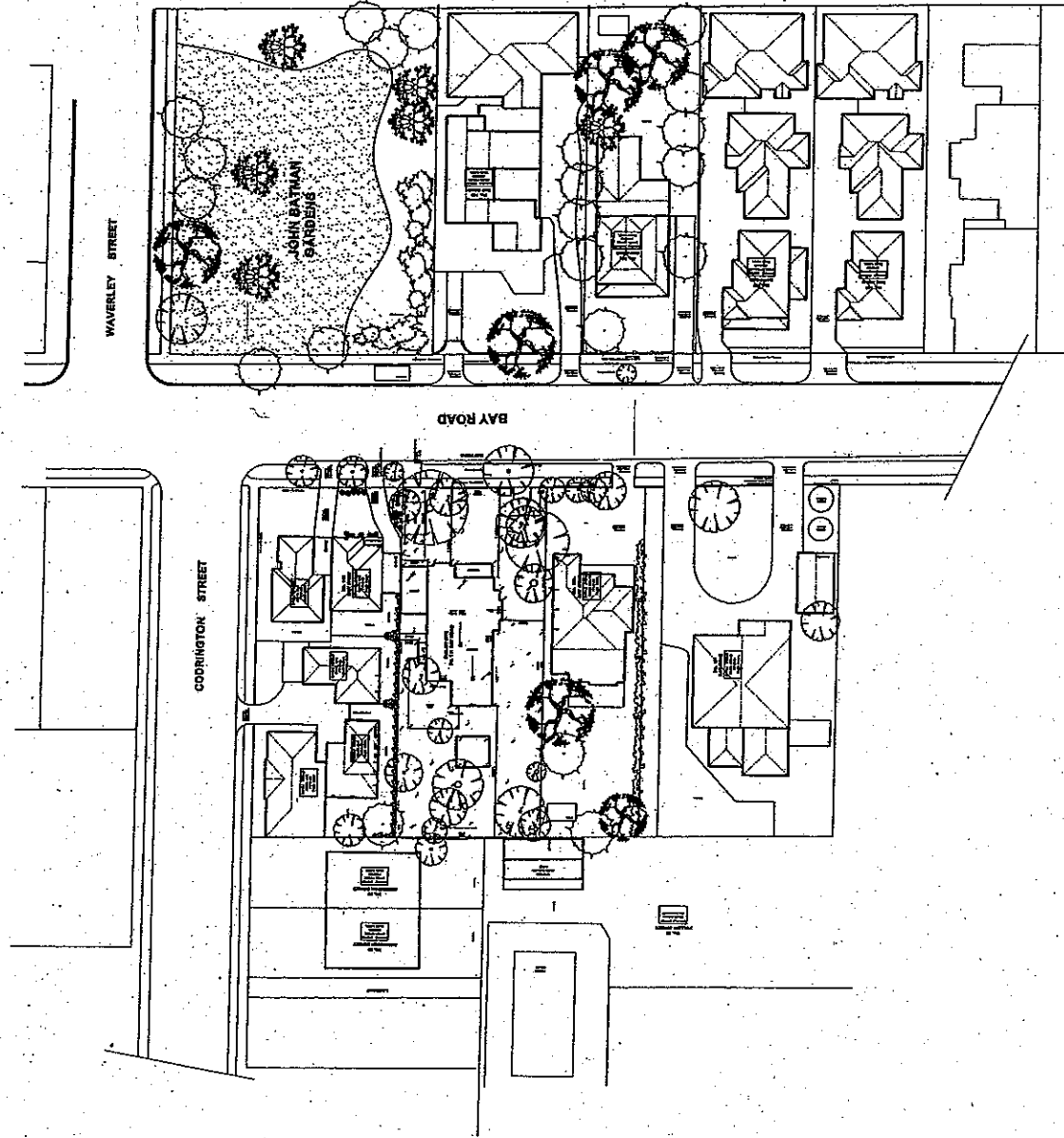
8. THERE IS A 3.24 WIDE DRAINAGE EASEMENT TO THE NORTH OF THE SUBJECT SITE.
9. THERE IS POTENTIAL FOR OVERLOOKING AND SHADOWING OF ADJOINING HABITABLE ROOM AREAS AND SECLUDED PRIVATE OPEN SPACE AREAS.
10. THE DWELLING AT 109 BAY ROAD IS ONLY 1/2M FROM THE WESTERN BOUNDARY WITH A NUMBER OF HABITABLE WINDOWS.



THESE PLANS ARE BASED ON  
GODDISON & ASSOCIATES LAND SURVEYORS  
LAND SURVEY & SITE ANALYSIS PLAN  
REF. No. 17031 DATED 04/07/2008  
LEVELS SHOWN ARE TO FINISH

0.2 MAR 2011

BAYSIDE  
PLANNING DEPT



PROPOSED DEVELOPMENT  
STREET  
COLIN FERGUS  
FINLEY ROBERTS DESIGN  
Address  
111 BAY ROAD  
ST. LOUIS  
Bayside 986  
SITE ANALYSIS  
CONTEXT PLAN 1/200  
NOVEMBER 2010  
Scale  
1:500  
Drawing No.  
08-044  
Town Planning  
Kendallville

ffiro  
FINE PRODUCTIONS  
PO BOX 1111  
CANTONVILLE VIC  
3103  
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# SITE ANALYSIS CONTEXT PLAN

① car parking

ALL APARTMENTS HAVE BEEN PROVIDED WITH LOCK-UP BASEMENT GARAGE FOR TWO CAR SPACES AND STORAGE WITH A COMMON TURNING AREA TO ALLOW VEHICLES TO TURN AND LEAVE THE SITE IN A FORWARD DIRECTION. ALL EXISTING SINGLE STOREY CARPARKS WILL BE DEMOLISHED AND ACCESS POINT TO ON SITE CARPARK USED AS THE CROSSOVER HAS BEEN WIDENED IN ACCORDANCE WITH ROAD AUTHORITIES REQUIREMENTS. INCORPORATED ON SETBACK FOR PASSING TO ELIMINATE CONGESTION ON BAY STREET

② street setbacks

A STREET SETBACK OF IN EXCESS OF 7.7M HAS BEEN PROVIDED TO THE MAIN FACADE TO BAY STREET SIMILAR TO No.113 BAY ROAD

④ fencing

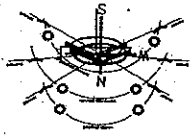
THE HIGH BRICK WALL WILL BE REPLACED WITH A LOW THICKER BLATTED FENCE AND SECTIONS OF LOW RENEWER BLOCKWORK INCORPORATING LETTER BOX METEX AREAS AND BIN STORAGE. THE TREET BOUNDARY WILL BE SOFTENED WITH RAISED PLANTERS AND MATURE TREES IN THE LANED AREA

③ private open space

ALL APARTMENTS HAVE BEEN PROVIDED WITH AREAS OF SECURED PRIVATE OPEN SPACE. THE GROUND FLOOR APARTMENTS HAVE REAR GARDENS AND TERRACE AREA WITH PRIVATE OPEN SPACE. THE INTERNAL LIVING AREA, THE FIRST FLOOR APARTMENTS AND INTERNAL LIVING AREA, THE FIRST FLOOR APARTMENTS AND INTERNAL LIVING AREA WITH TWO AREAS OF SECURED PRIVATE OPEN SPACE. THESE AREAS ARE ACCESSIBLE FROM INTERNAL LIVING AREA. THERE ARE ADDITIONAL BALCONY AREA FOR EACH FIRST FLOOR APARTMENT FACING BAY ROAD.

⑤ design

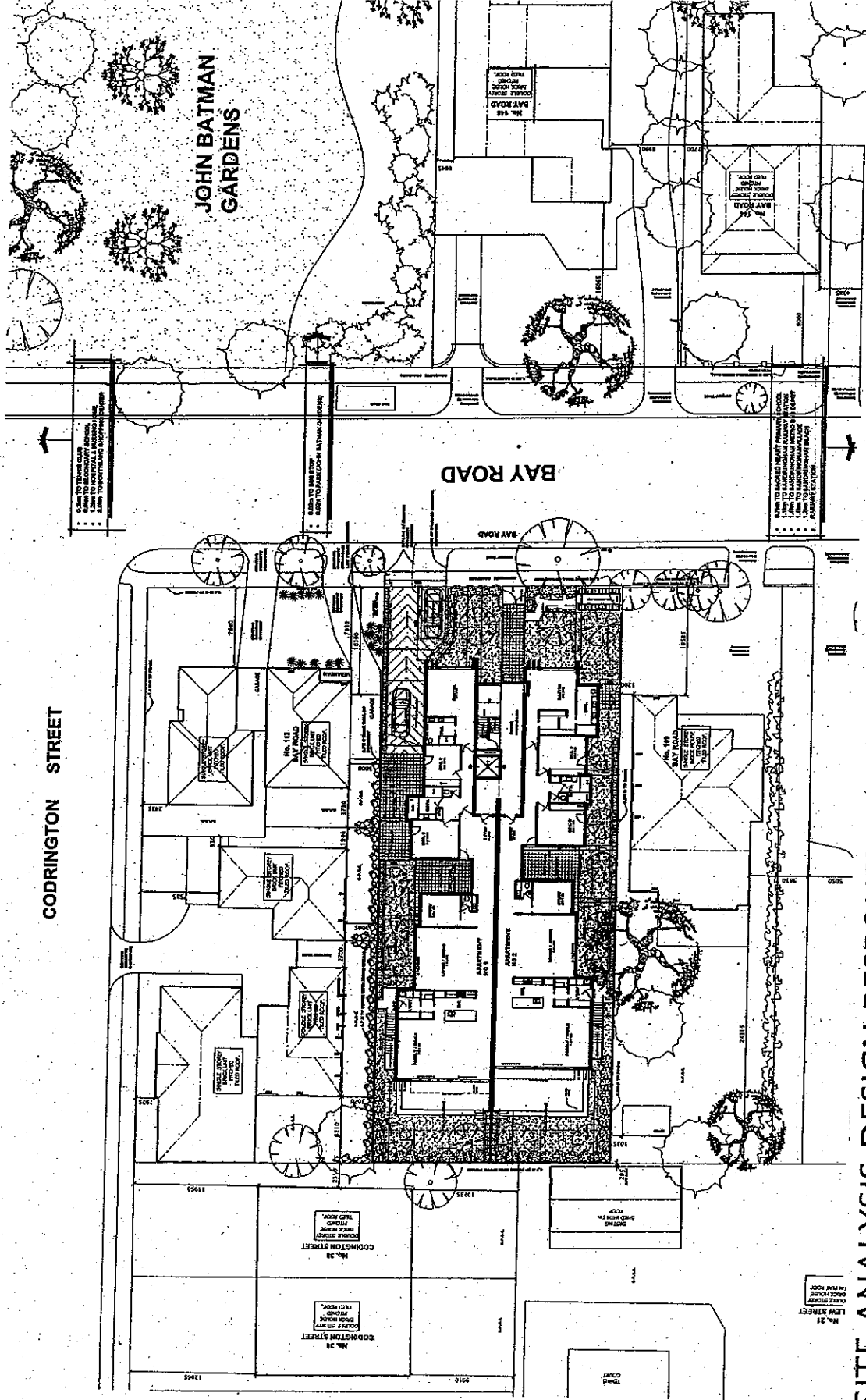
THE DESIGN IS CONTEMPORARY IN NATURE AND REFLECTS ARCHITECTURAL STYLES FOUND IN THE DISTRICTS SUCH AS FLAT AND PITCHED ROOF FORMS AND USE OF EXTERNAL CLADDING MATERIALS. THE PROPOSAL REPLACES THE ATTIC STYLE BUILDING WITH TWO STOREY OF SIMILAR OVERALL HEIGHT. THE DESIGN RESPONDS TO THE EXISTING PROPOSAL AND BUILT FORM OF THE SURROUNDING ADJOINING PROPERTIES.



THESE PLANS ARE BASED ON GOODISON & ASSOCIATES LAND SURVEYORS LAND SURVEY & SITE ANALYSIS PLAN REF. No. 12031 DATED 04 NOV 2009 LEVELS SHOWN ARE TO MSL

02 MAR 2011

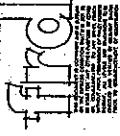
BAYSIDE PLANNING DEPT.

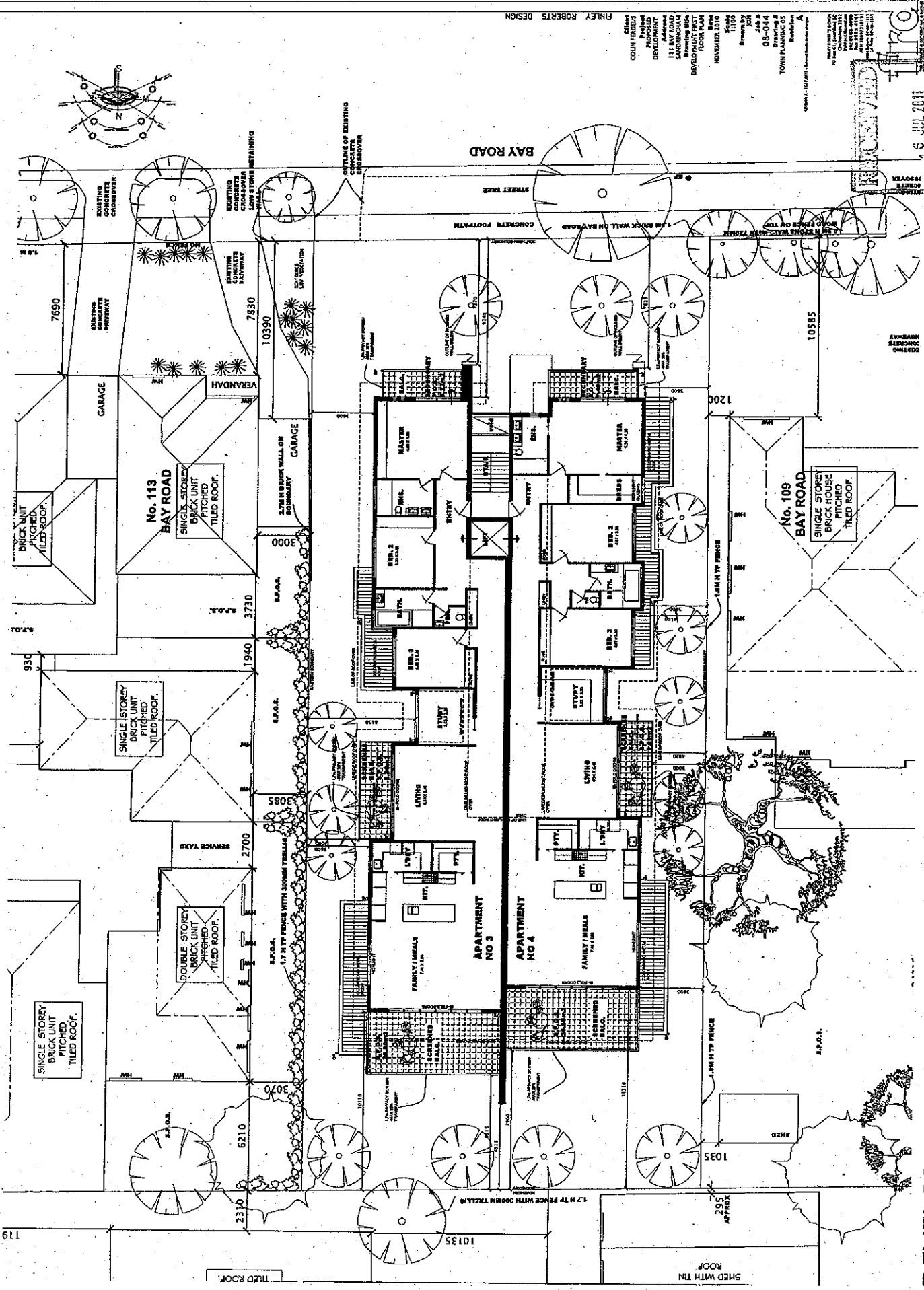


SITE ANALYSIS DESIGN RESPONSE PLAN

FINLEY ROBERTS : DESIGN  
 COLIN FINLEY  
 Project Manager  
 DEVELOPMENT  
 111 BAY ROAD  
 BAYVIEW VIC 3185  
 Tel: 03 9447 1111  
 Fax: 03 9447 1112  
 Email: info@finleyroberts.com.au  
 NOVEMBER 2010

12300  
 12300  
 08-044  
 Planning #  
 12300  
 12300





**DEVELOPMENT FIRST FLOOR PLAN**

111 BAY ROAD  
 BAYVIEW VIC 3195  
 NOVEMBER 2010  
 FINLEY ROBERTS DESIGN  
 ARCHITECTS  
 PROJECT NO. 08-044  
 TOWN PLANNING 3

**RECEIVED**  
 6 JUL 2011  
 BAYSIDE  
 PLANNING DEPT.

RECEIVED

02 MAR 2011

BAYSIDE ANNEX, BAYVIEW

FINLEY ROBERTS DESIGN

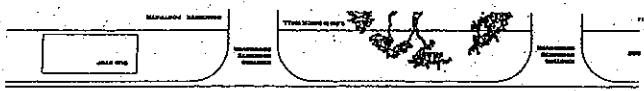
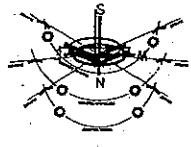
Client: COVAH TRUST  
Project: BAYSIDE ANNEX DEVELOPMENT  
Address: 1111 BAYVIEW AVENUE, SAN FRANCISCO, CA 94133  
Drawing Title: DEVELOPMENT FACSIMILE  
Drawing No.: 08-044  
Date: NOVEMBER 2010  
Scale: AS SHOWN  
Drawn by: JON  
Checked by: JON  
Town Planning No.: BAYVIEW

NO. 108 BAY ROAD  
DOUBLE STOREY CHECK HOUSE  
TRUCK HOUSE  
TRUCK LIFT  
TRUCK FLOOR

NO. 108 BAY ROAD  
DOUBLE STOREY CHECK HOUSE  
TRUCK HOUSE  
TRUCK LIFT  
TRUCK FLOOR

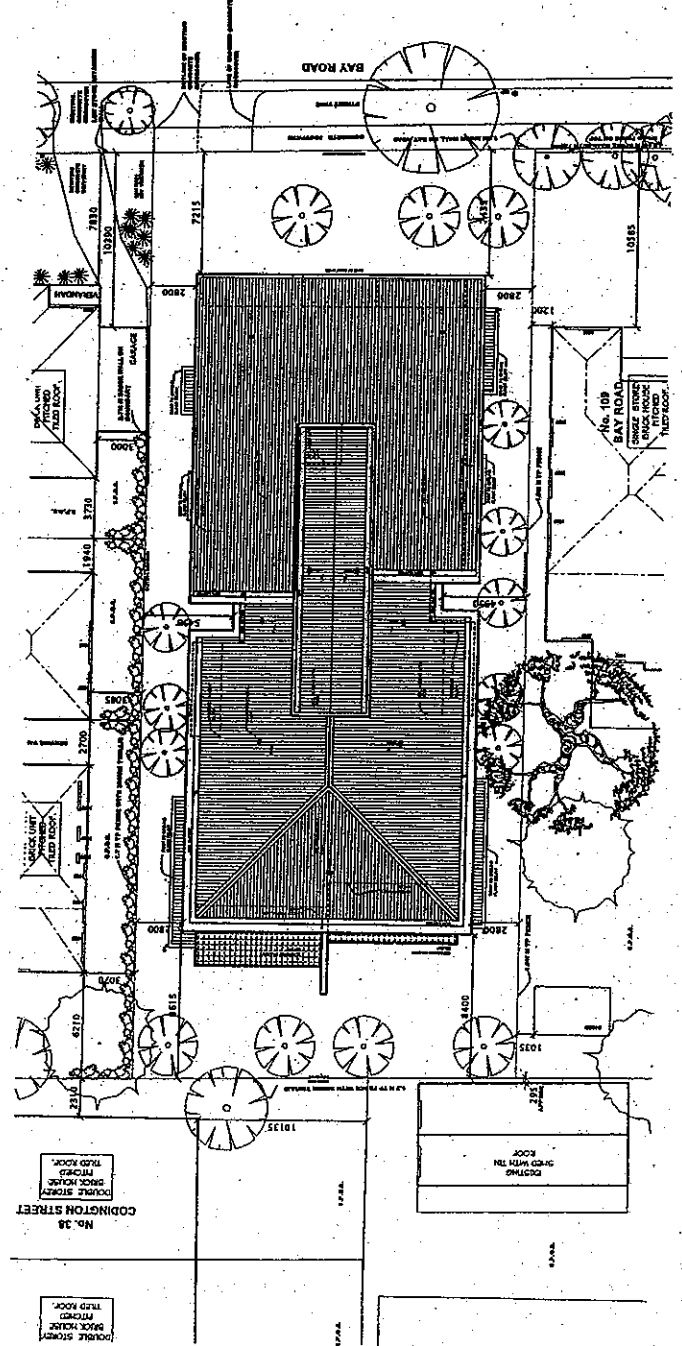
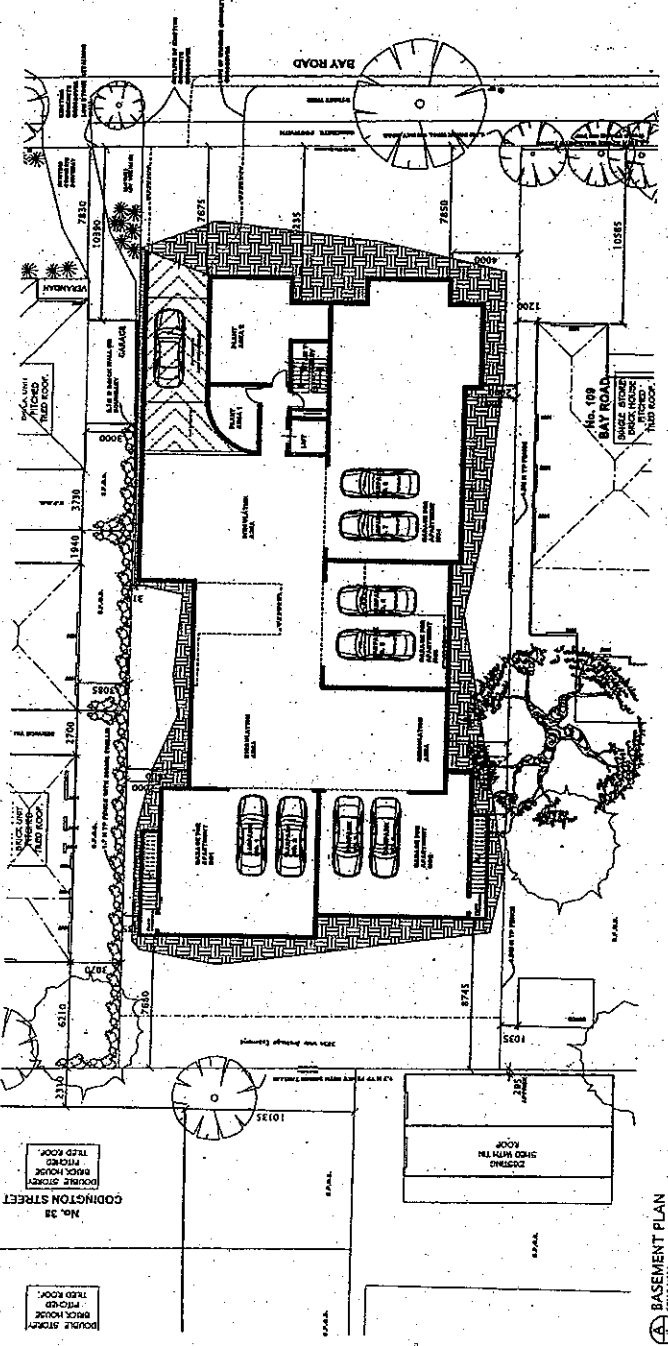
**Development Summary**

*TOTAL SITE AREA	1254.11msq
GROUND FLOOR PERIMETER AREA	611.71msq
FIRST FLOOR PERIMETER AREA	511.97msq
PRIVATE OPEN SPACE:	
APARTMENT 1 GROUND S.P.O.S.	156.73msq
APARTMENT 2 GROUND S.P.O.S.	183.15msq
APARTMENT 3 FIRST S.P.O.S. TERRACE	36.60msq
APARTMENT 4 FIRST S.P.O.S. TERRACE	36.60msq
APARTMENT 3 SECONDARY O.P.S.	6.32msq
APARTMENT 4 SECONDARY O.P.S.	7.40msq
*TOTAL BUILD OVER AREA:	611.71msq
*TOTAL PERIMETER AREA:	445.50msq
	48.78%
	35.62%



BAY ROAD

BAY ROAD



BASEMENT PLAN  
SCALE 1:150

ROOF PLAN  
SCALE 1:150

DEVELOPMENT BASEMENT & ROOF PLAN



