

27-31 PLUNKETT STREET, BELLFIELD

TOWN PLANNING
ARCHITECTURAL DRAWINGS

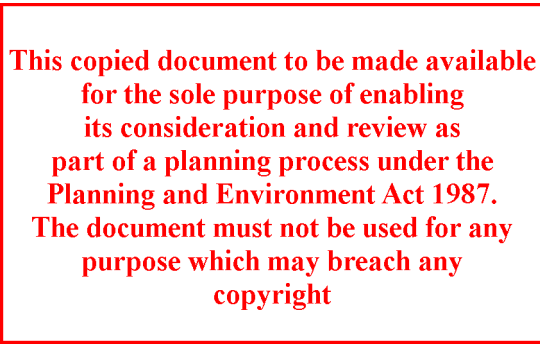


TOWN PLANNING
DRAWING SET

09/05/2024 - REV B

ID	Name	Revision
TP.01	Title	B
TP.02	Site Survey	A
TP.03	Locality Plan	A
TP.04	Site Analysis	A
TP.05	Site Plan - Existing	A
TP.06	Site Plan - Proposed Roof Plan	B
TP.07	Ground Floor Plan	B
TP.08	Level 01 Floor Plan	B
TP.09	Level 02 Floor Plan	B
TP.10	Roof Plan	B
TP.11	Elevations	B
TP.12	Elevations	B
TP.13	Sections	B
TP.14	Apartment Types 01	B
TP.15	Apartment Types 02	B
TP.16	Apartment Types 03	B
TP.17	Development Summary	A
TP.18	Area Calculation	B
TP.19	Artist impressions	A
TP.20	Artist impressions	A
TP.21	Artist impressions	A

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Survey Code Legend			
Code	Description	Sym	Line Style
009	Rivet	⊗ 0.00	_____
104	Natural_Surface	+0.00	_____
201	Tree	⊗	_____
203	Group_Trees	⊗	_____
406	Lip_of_Kerb	+LIP 0.00	_____
407	Invert_of_Kerb	+I/O 0.00	_____
408	Back_of_Kerb	+B/O 0.00	_____
410	Pedestrian_Path	+0.00	_____
411	Driveway	+0.00	_____
601	House	×	_____
602	Minor_Building	×	_____
604	Verandah	+	_____
634	Door_Head	+D/O 0.00	_____
638	Roof_Line	+R/O 0.00	_____
639	Roof_Ridge	+R/R 0.00	_____
641	Parapet	+P/O 0.00	_____
642	Gutter_Top	+G/O 0.00	_____
644	Window_Top	+W/O 0.00	_____
645	Window_Sill	+S/O 0.00	_____
712	Electricity_Pole	⊙	_____
713	Electricity_Pole_Light	⊙	_____
718	Electricity_Line_Overhead	×	— E — E —
721	Communications_Pit	⊙	_____
764	Unclassified_Utility	+0.00	_____
901	Title_Boundary	×	=====
903	Fence	×	— / — / —
904	Gate	×	_____
905	Square_Post	⊠	_____
909	Brick_Conc_Corner	×	_____



PHOTO 02
No.29 Plunkett Street



PHOTO 04
No.33 Plunkett Street

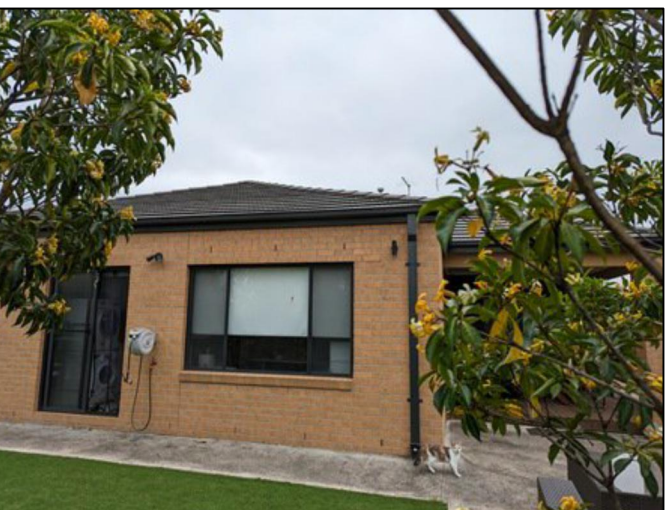


PHOTO 06
No.10 McGrath Street



PHOTO 07
No.8 Mcgrath Street



PHOTO 09
No.25 Plunkett Street



PHOTO 10
No.25 Plunkett Street

NOTATIONS

This plan has been prepared for design and planning purposes.
It should not be used for any other purpose.

All dimensions are in metres.



44 Plunkett St - 3 storey townhouse development. Brick base with rendered top levels.



137 Oriel St - 2 storey townhouse development. Variety of facade materials and flat roofs.



15 Rich St - 2 storey townhouse development.



15 McNeil St - 2 storey townhouse development. Face brickwork



294 Bell St - Cultivate Mixed Use Development - 10 storey development comprising 146 apartments and commercial offices.



25 Plunkett St - Single storey residence. Face brickwork and metal gable roof. Brick front fence.



27-31 Plunkett St - Subject site. Vacant



33 Plunkett St - Single storey residence. Face brickwork and tiled gable roof. Steel mesh front fence.



Legend **ADVERTISED PLAN**

- Recreational Facilities
- Apartments
- Educational Facilities
- Retail / Commercial
- Medical
- Community
- Bus Stop
- 2 storey multi residential
- 3 storey multi residential

-	TP SUBMISSION	04.03.2024	A
-	TP SUBMISSION	29.02.2024	-
N°	TITLE	DATE	REV



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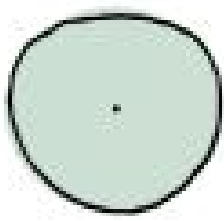
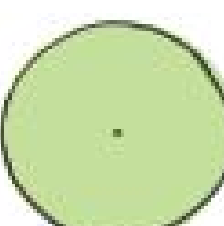


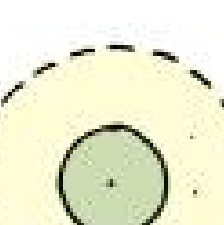

27-31 PLUNKETT ST, BELLFIELD
TP.03
Locality Plan

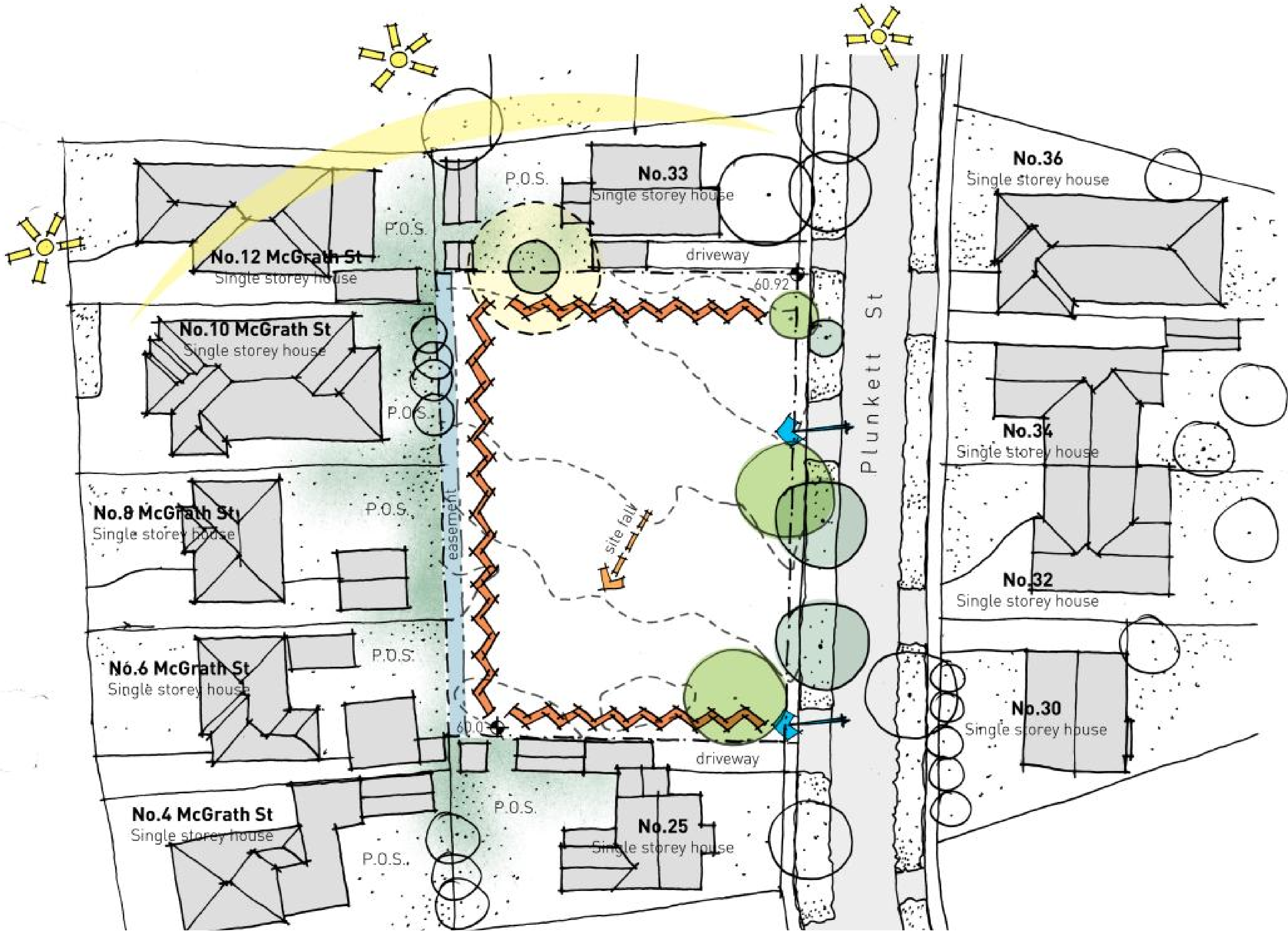
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DATE	04/03/2024
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REVISION	A

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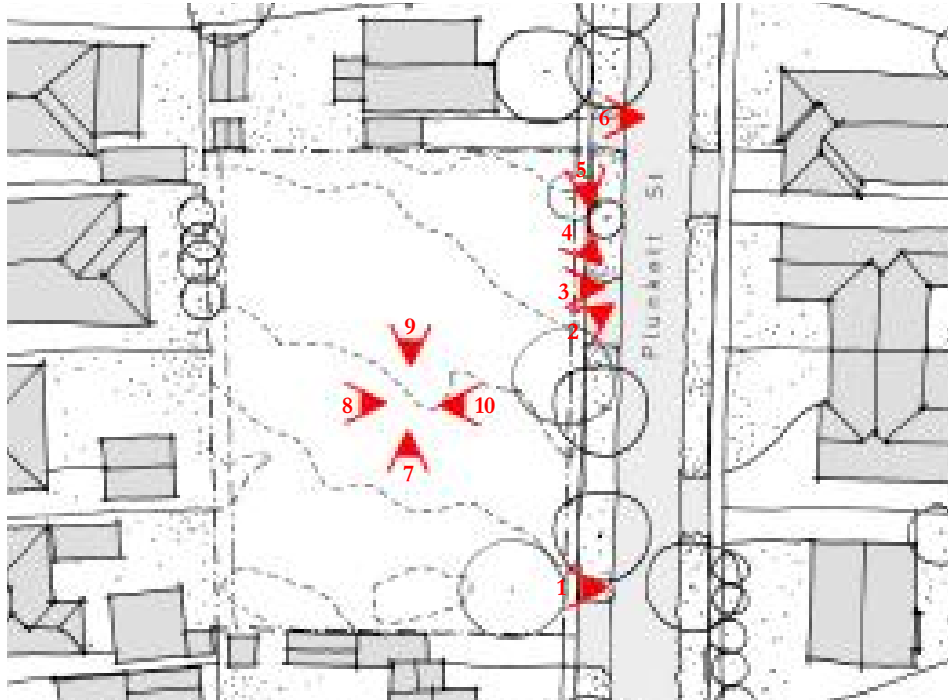
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Legend

-  Existing street trees
-  Existing site trees to be removed - low retention value
-  Existing crossovers and access to the site
-  Sensitive residential interfaces
-  Existing neighbour's tree with TPZ impacting the site
-  Drainage, sewerage and gas easement



Site photos



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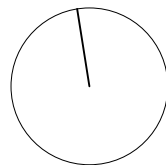
27-31 PLUNKETT ST, BELLFIELD
TP.04
Site Analysis

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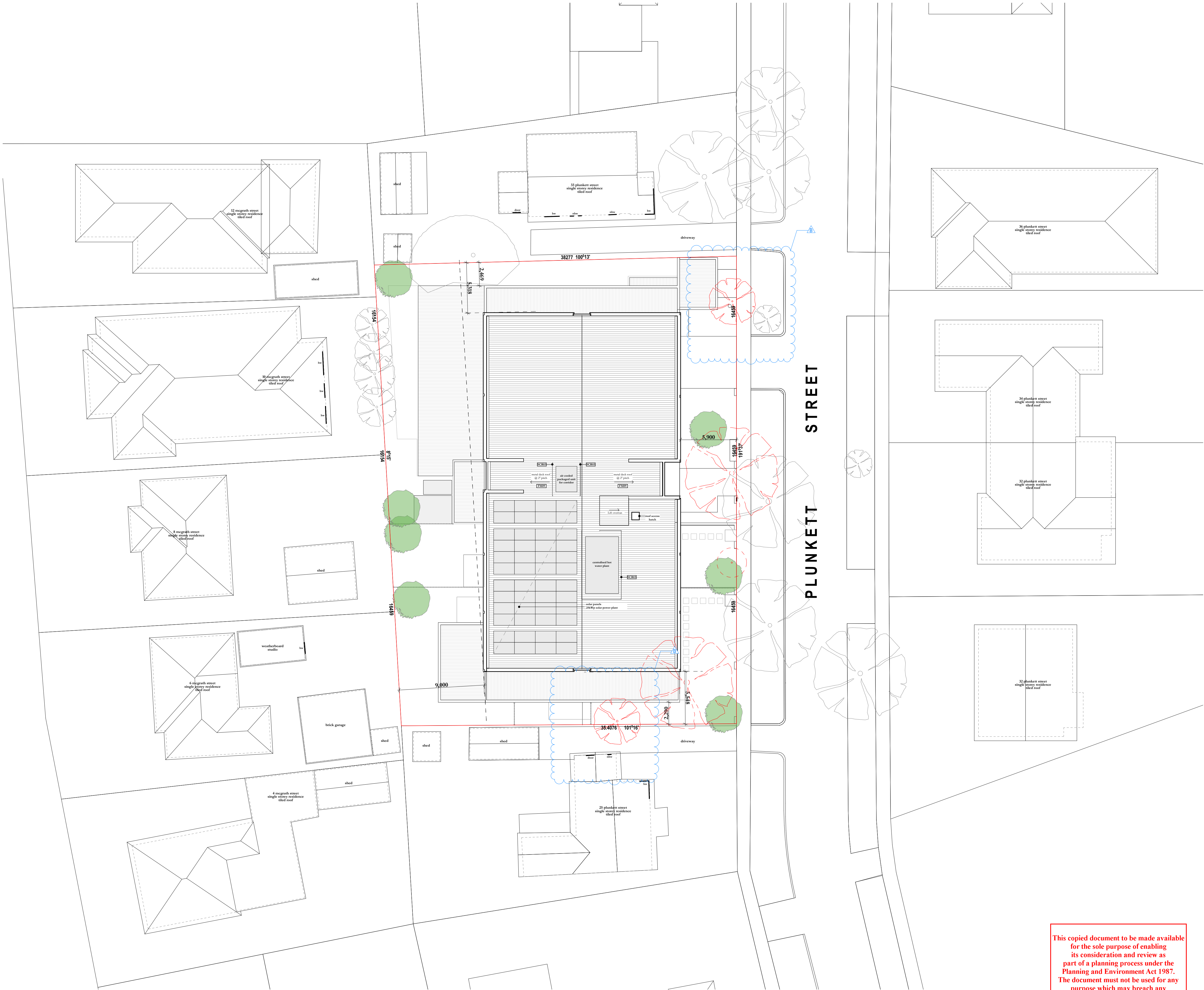


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TOWN PLANNING
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27-31 PLUNKETT ST, BELLFIELD
TP.05
Site Plan - Existing

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DATE	04/03/2024
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LEGEND

- existing tree to be retained
- existing tree to be removed
- proposed tree - refer to landscape plan

ADVERTISED
PLAN

-	TP RFI	09.05.2024	B
-	TP SUBMISSION	04.03.2024	A
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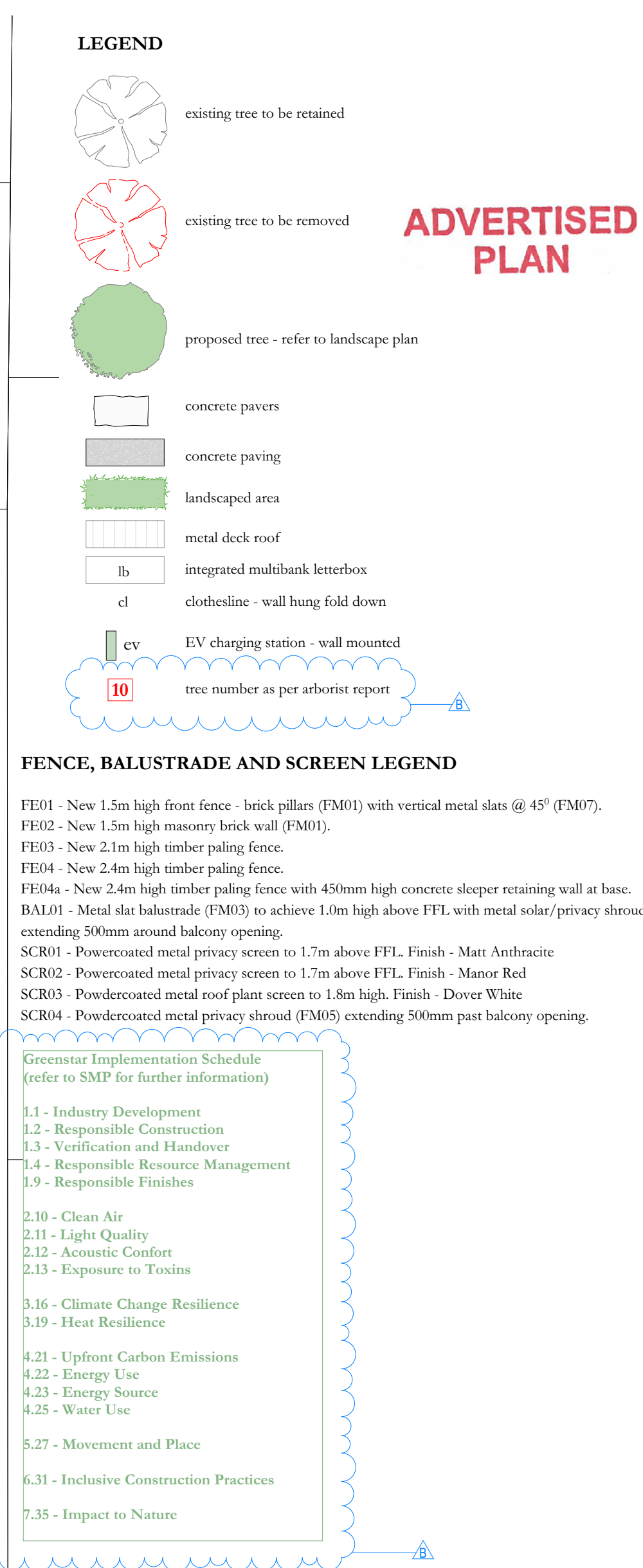
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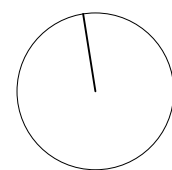
27-31 PLUNKETT ST, BELLFIELD
TP.06
Site Plan - Proposed Roof Plan

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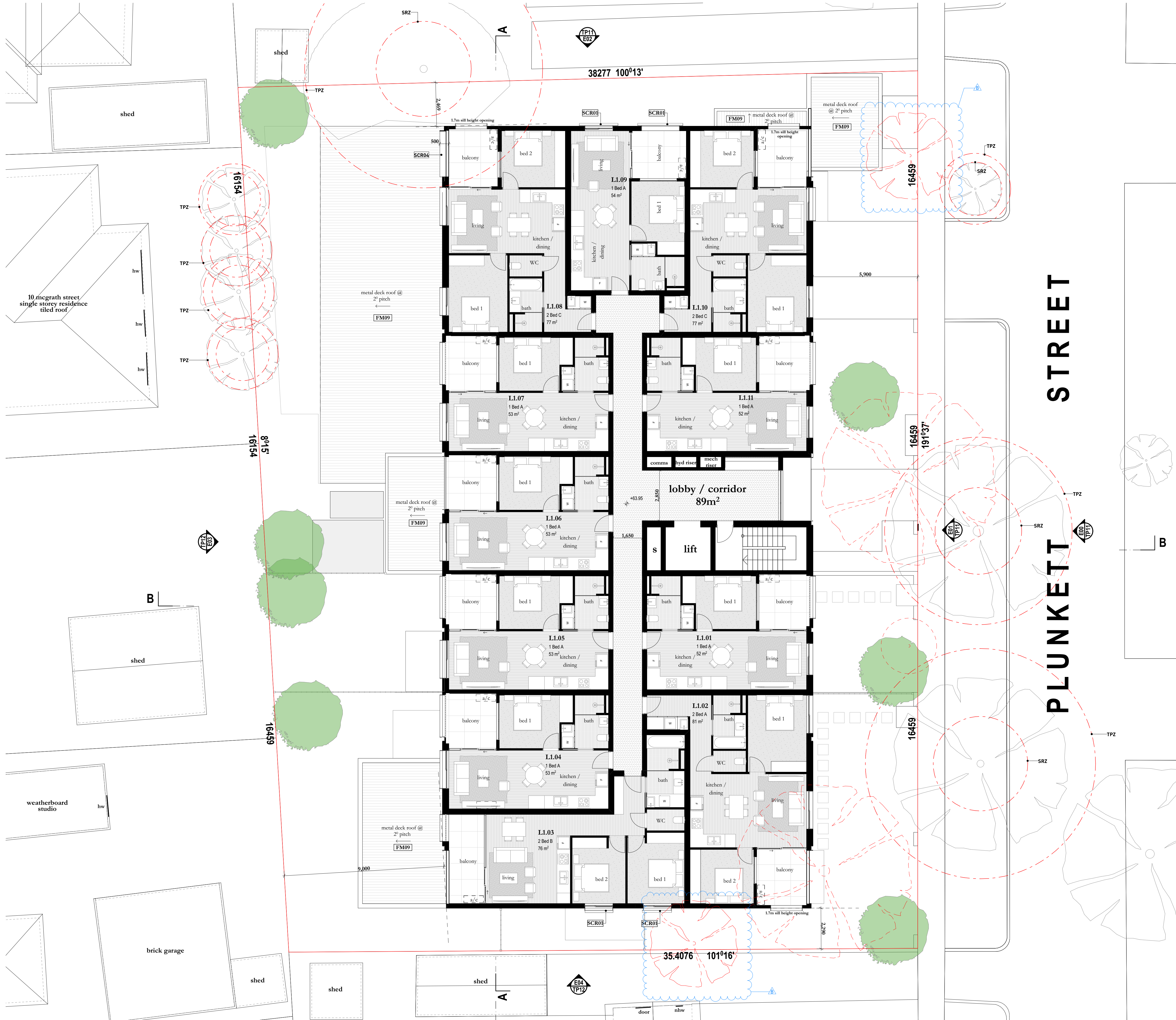
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**TOWN PLANNING
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27-31 PLUNKETT ST, BELLFIELD
TP.07
Ground Floor Plan

SCALE	1:100 @A1
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FRENCZ BARANYAY ARCHITECTS



LEGEND

existing tree to be retained

existing tree to be removed

proposed tree - refer to landscape plan

concrete pavers

concrete paving

landscaped area

metal deck roof

lb

cl

ev

EV charging station - wall mounted

FENCE, BALUSTRADE AND SCREEN LEGEND

FE01 - New 1.5m high front fence - brick pillars (FM01) with vertical metal slats @ 45° (FM07).

FE02 - New 1.5m high masonry brick wall (FM01).

FE03 - New 2.1m high timber paling fence.

FE04 - New 2.4m high timber paling fence.

FE04a - New 2.4m high timber paling fence with 450mm high concrete sleeper retaining wall at base.

BAL01 - Metal slat balustrade (FM03) to achieve 1.0m high above FFL with metal solar/privacy shroud extending 500mm around balcony opening.

SCR01 - Powdercoated metal privacy screen to 1.7m above FFL. Finish - Matt Anthracite

SCR02 - Powdercoated metal privacy screen to 1.7m above FFL. Finish - Manor Red

SCR03 - Powdercoated metal roof plant screen to 1.8m high. Finish - Dover White

SCR04 - Powdercoated metal privacy shroud (FM05) extending 500mm past balcony opening.

Greenstar Implementation Schedule (refer to SMP for further information)

1.1 - Industry Development

1.2 - Responsible Construction

1.3 - Verification and Handover

1.4 - Responsible Resource Management

1.9 - Responsible Finishes

2.10 - Clean Air

2.11 - Light Quality

2.12 - Acoustic Comfort

2.13 - Exposure to Toxins

3.16 - Climate Change Resilience

3.19 - Heat Resilience

4.21 - Upfront Carbon Emissions

4.22 - Energy Use

4.23 - Energy Source

4.25 - Water Use

5.27 - Movement and Place

6.31 - Inclusive Construction Practices

7.35 - Impact to Nature

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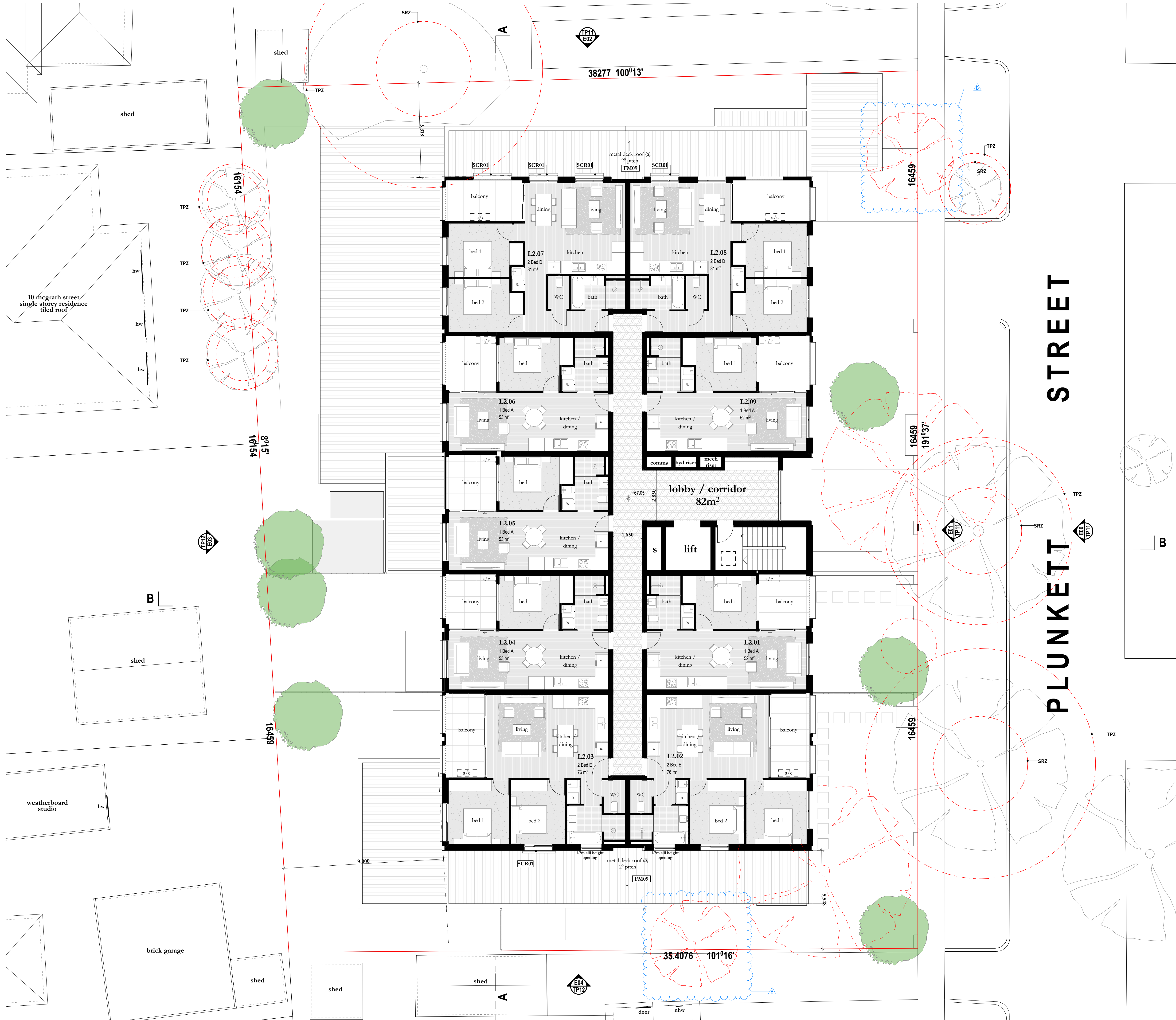
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TOWN PLANNING
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27-31 PLUNKETT ST, BELLFIELD
TP.08
Level 01 Floor Plan

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FERENCZ BARANYAY ARCHITECTS



existing tree to be retained

existing tree to be removed

proposed tree - refer to landscape plan

concrete pavers

concrete paving

landscaped area

metal deck roof

lb

integrated multibank letterbox

cl

clothesline - wall hung fold down

ev

EV charging station - wall mounted

LEGEND

FE01 - New 1.5m high front fence - brick pillars (FM01) with vertical metal slats @ 45° (FM07).

FE02 - New 1.5m high masonry brick wall (FM01).

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TP RFI

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N° TITLE

DATE

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TOWN PLANNING

NOT FOR CONSTRUCTION

27-31 PLUNKETT ST, BELLFIELD

TP.09

Level 02 Floor Plan

SCALE

1:100 @A1

DATE

04/03/2024

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PROJET

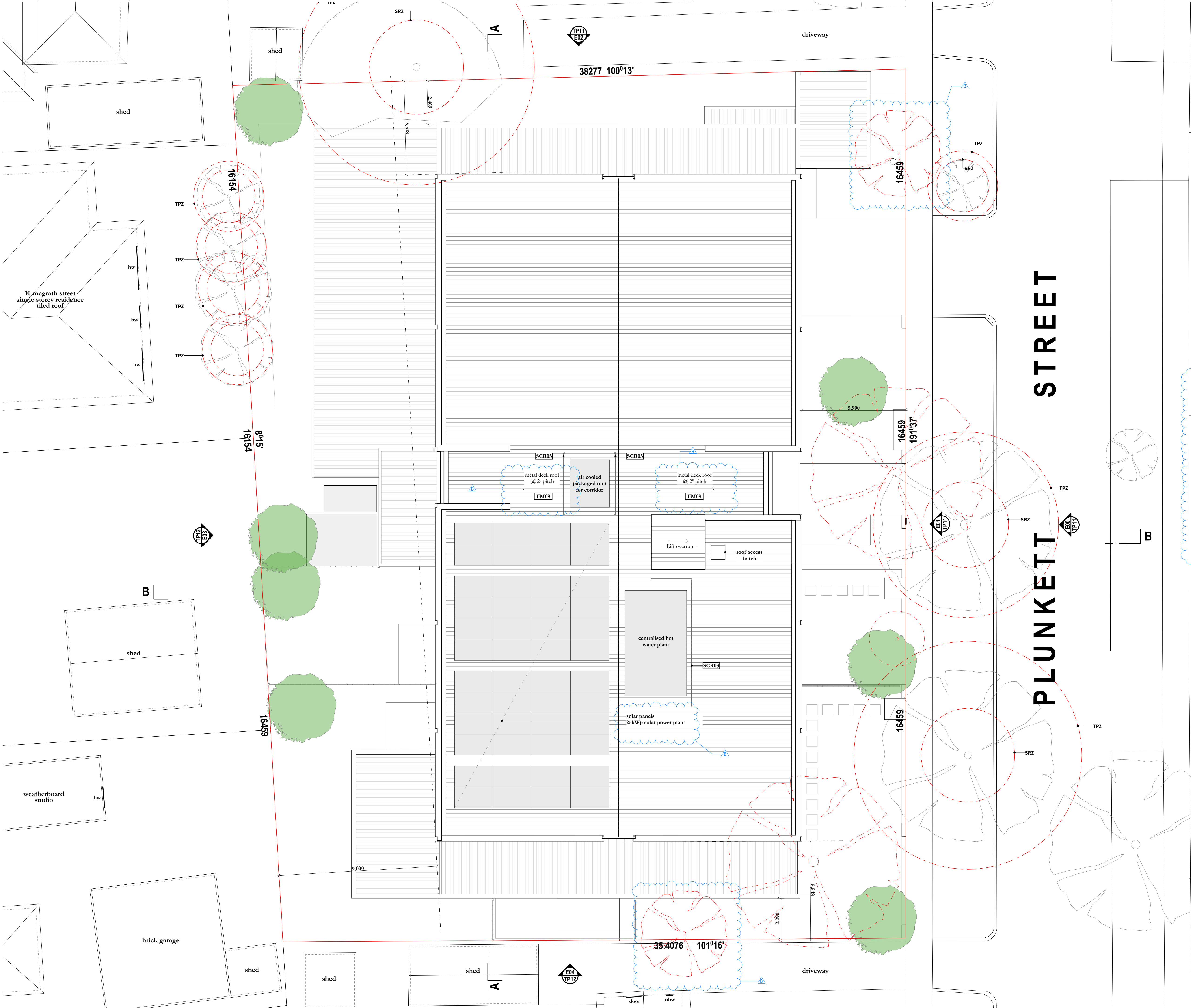
23009

REVISION

A

FERENCZ BARANYAY ARCHITECTS

PTD



LEGEND

existing tree to be retained

existing tree to be removed

proposed tree - refer to landscape plan

concrete pavers

concrete paving

landscaped area

metal deck roof

lb

cl

ev

EV charging station - wall mounted

FENCE, BALUSTRADE AND SCREEN LEGEND

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(refer to SMP for further information)

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1.9 - Responsible Finishes

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2.11 - Light Quality

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4.21 - Upfront Carbon Emissions

4.22 - Energy Use

4.23 - Energy Source

4.25 - Water Use

5.27 - Movement and Place

6.31 - Inclusive Construction Practices

7.35 - Impact to Nature

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TOWN PLANNING
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27-31 PLUNKETT ST, BELLFIELD
TP.10
Roof Plan

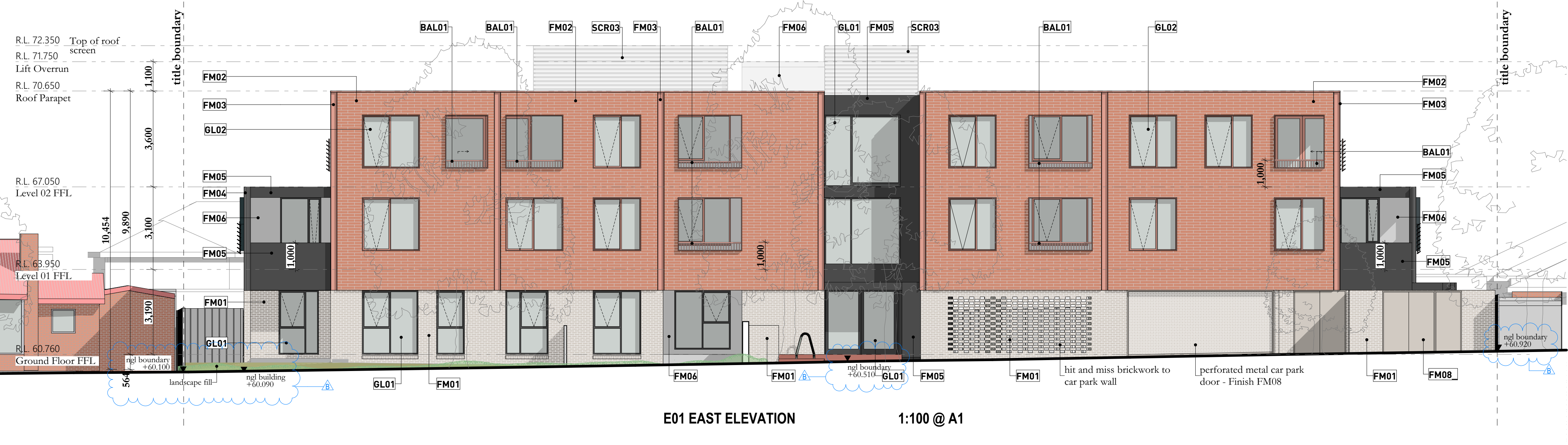
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FERENCZ BARANYAY ARCHITECTS

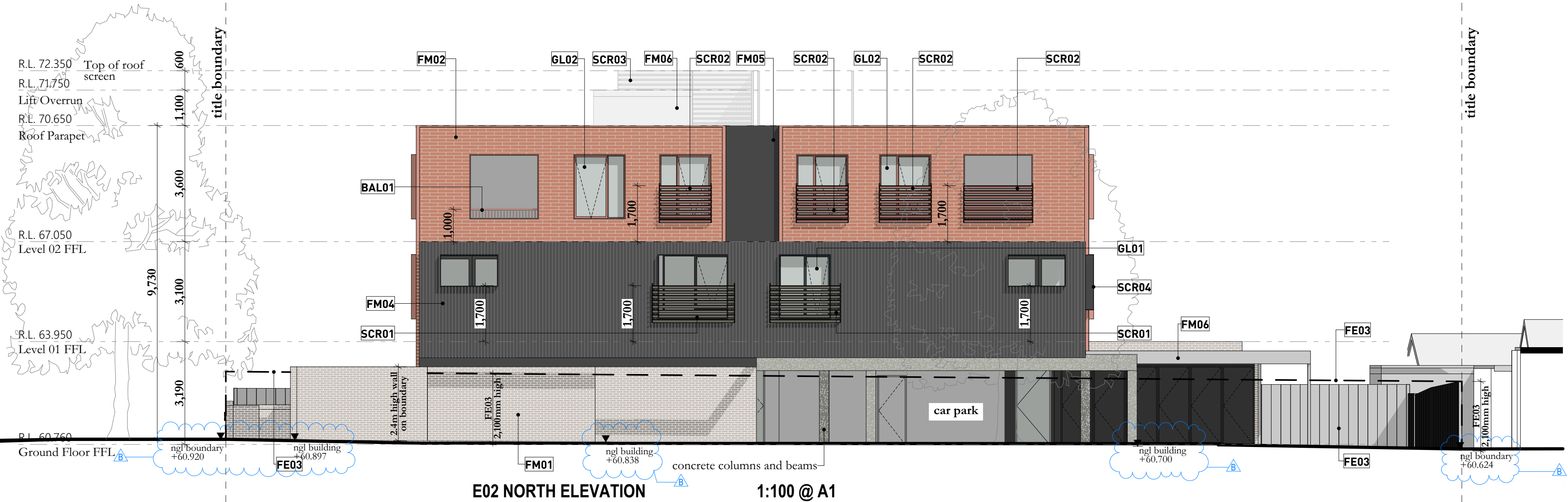
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PLAN



E00 STREETScape ELEVATION 1:100 @ A1

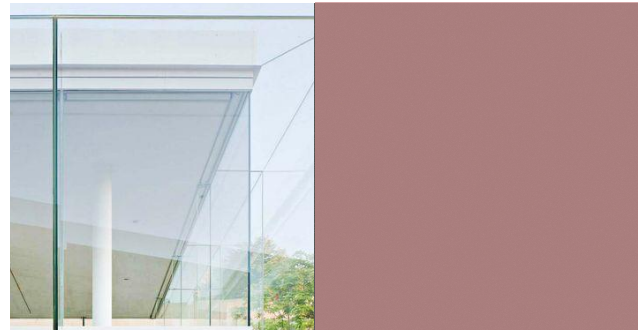
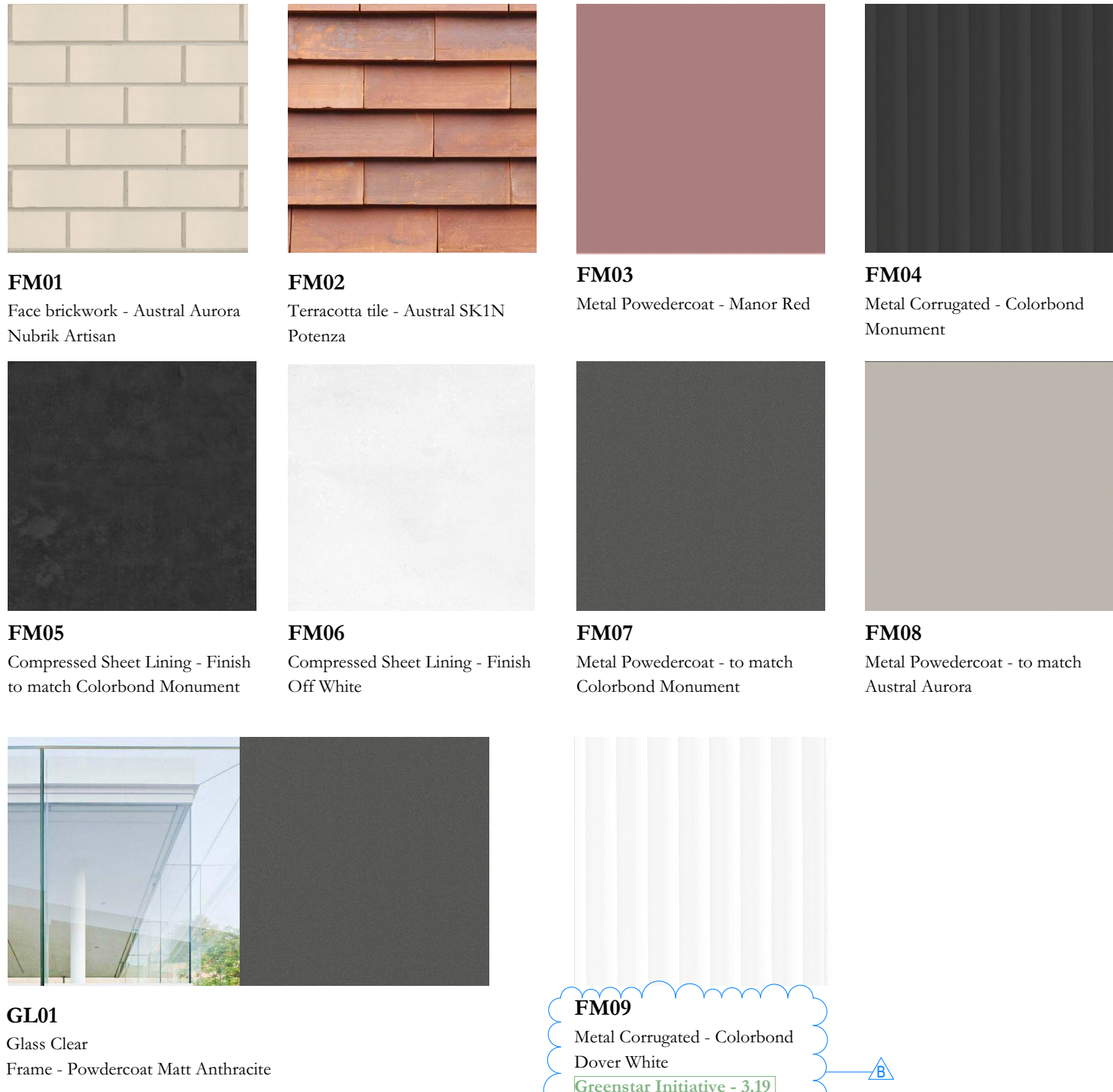


E01 EAST ELEVATION 1:100 @ A1

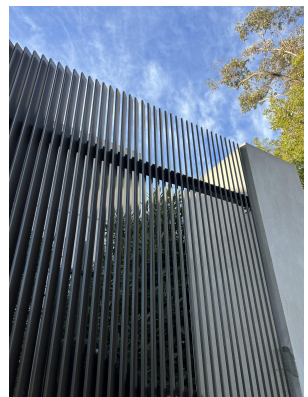


E02 NORTH ELEVATION 1:100 @ A1

FACADE MATERIALS



GL01
Glass Clear
Frame - Powdercoat Matt Anthracite

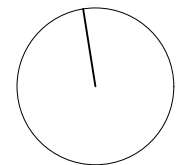


GL02
Glass Clear
Frame - Powdercoat Manor Red

FM09
Metal Corrugated - Colorbond
Dover White
Greenstar Initiative - 3.19

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TOWN PLANNING
NOT FOR CONSTRUCTION

27-31 PLUNKETT ST, BELLFIELD
TP. 11
Elevations

SCALE	1:100 @A1
DATE	04/03/2024
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PROJET	23009
REVISION	B

FERENCZ BARANYAY ARCHITECTS

FENCE, BALUSTRADE AND SCREEN LEGEND

FE01 - New 1.5m high front fence - brick pillars (FM01) with vertical metal slats @ 45° (FM07).
FE02 - New 1.5m high masonry brick wall (FM01).
FE03 - New 2.1m high timber paling fence.
FE04 - New 2.4m high timber paling fence.
FE04a - New 2.4m high timber paling fence with 450mm high concrete sleeper retaining wall at base.
BAL01 - Metal slat balustrade (FM03) to achieve 1.0m high above FFL with metal solar/privacy shroud extending 500mm around balcony opening.
SCR01 - Powdercoated metal privacy screen to 1.7m above FFL. Finish - Matt Anthracite
SCR02 - Powdercoated metal privacy screen to 1.7m above FFL. Finish - Manor Red
SCR03 - Powdercoated metal roof plant screen to 1.8m high. Finish - Dover White
SCR04 - Powdercoated metal privacy shroud (FM05) extending 500mm past balcony opening.



E03 WEST ELEVATION 1:100 @ A1

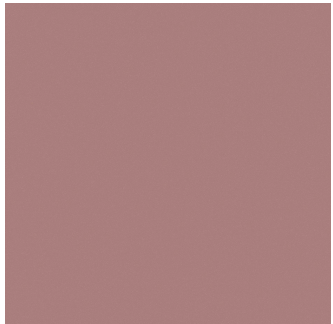
FACADE MATERIALS



FM01
Face brickwork - Austral Aurora
Nubrik Artisan



FM02
Terracotta tile - Austral SKIN
Potenza



FM03
Metal Powdercoat - Manor Red



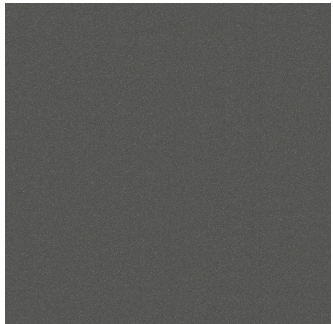
FM04
Metal Corrugated - Colorbond
Monument



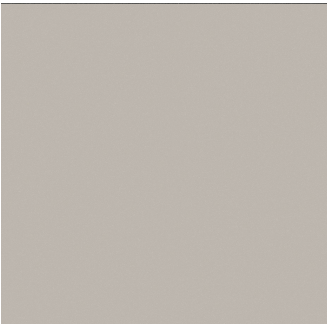
FM05
Compressed Sheet Lining - Finish
to match Colorbond Monument



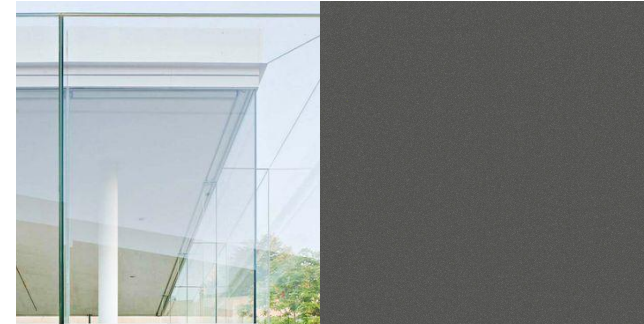
FM06
Compressed Sheet Lining - Finish
Off White



FM07
Metal Powdercoat - to match
Colorbond Monument



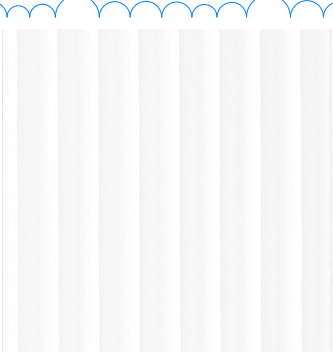
FM08
Metal Powdercoat - to match
Austral Aurora



GL01
Glass Clear
Frame - Powdercoat Matt Anthracite



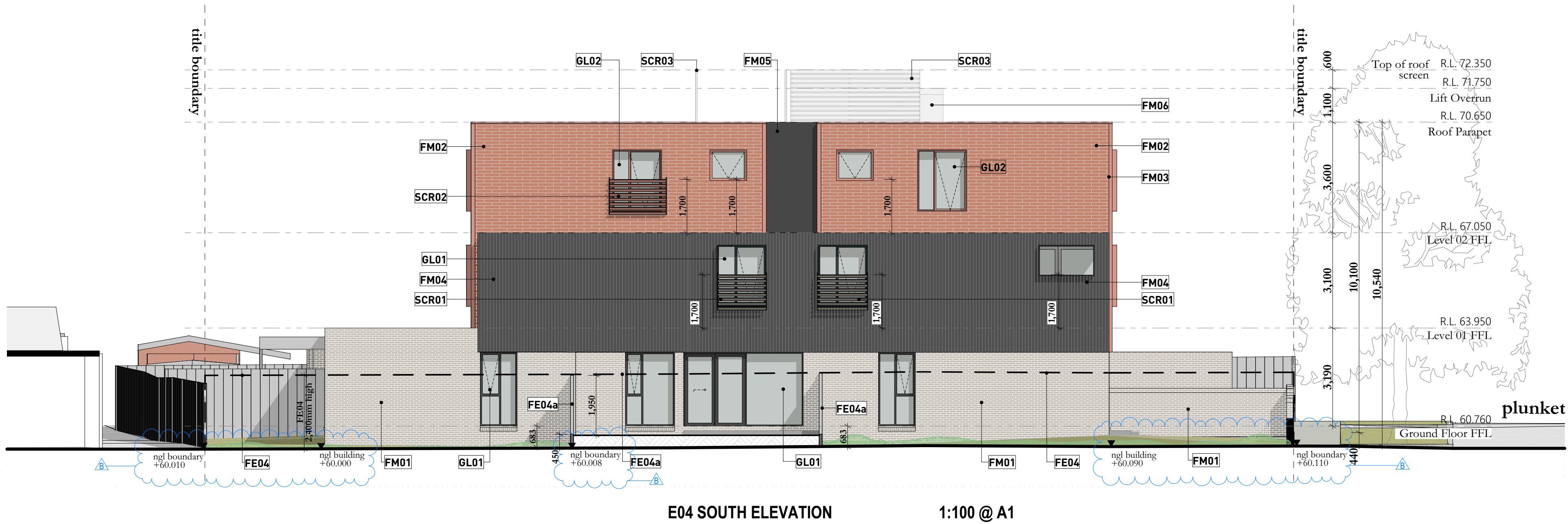
GL02
Glass Clear
Frame - Powdercoat Manor Red



FM09
Metal Corrugated - Colorbond
Dover White
[Greenstar Initiative - 3.19](#)

FENCE, BALUSTRADE AND SCREEN LEGEND

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FE03 - New 2.1m high timber paling fence.
FE04 - New 2.4m high timber paling fence.
FE04a - New 2.4m high timber paling fence with 450mm high concrete sleeper retaining wall at base.
BAL01 - Metal slat balustrade (FM03) to achieve 1.0m high above FFL with metal solar/privacy shroud extending 500mm around balcony opening.
SCR01 - Powdercoated metal privacy screen to 1.7m above FFL. Finish - Matt Anthracite
SCR02 - Powdercoated metal roof plant screen to 1.8m above FFL. Finish - Manor Red
SCR03 - Powdercoated metal roof plant screen to 1.8m high. Finish - Dover White
SCR04 - Powdercoated metal privacy shroud (FM05) extending 500mm past balcony opening.



E04 SOUTH ELEVATION 1:100 @ A1

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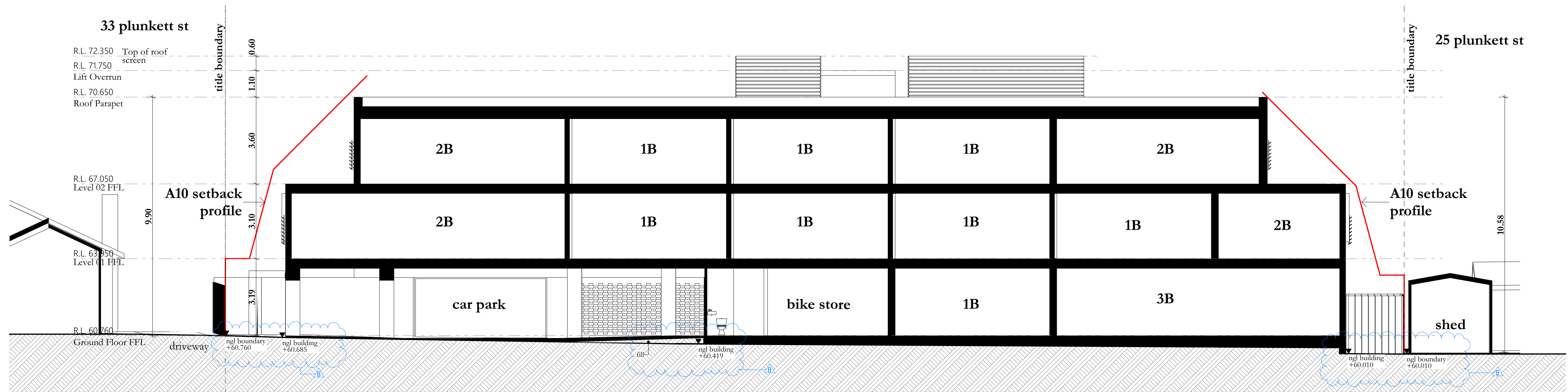
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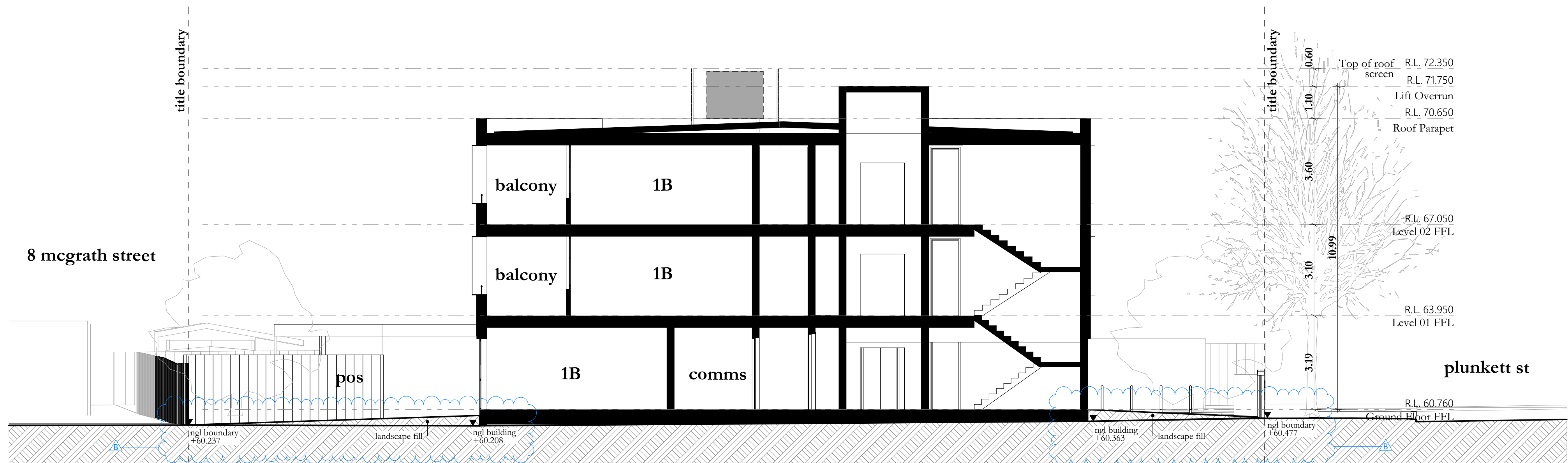
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27-31 PLUNKETT ST, BELLFIELD
TP. 12
Elevations

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DATE	04/03/2024
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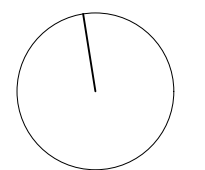
SECTION A:A 1:100 @ A1



SECTION B:B 1:100 @ A1

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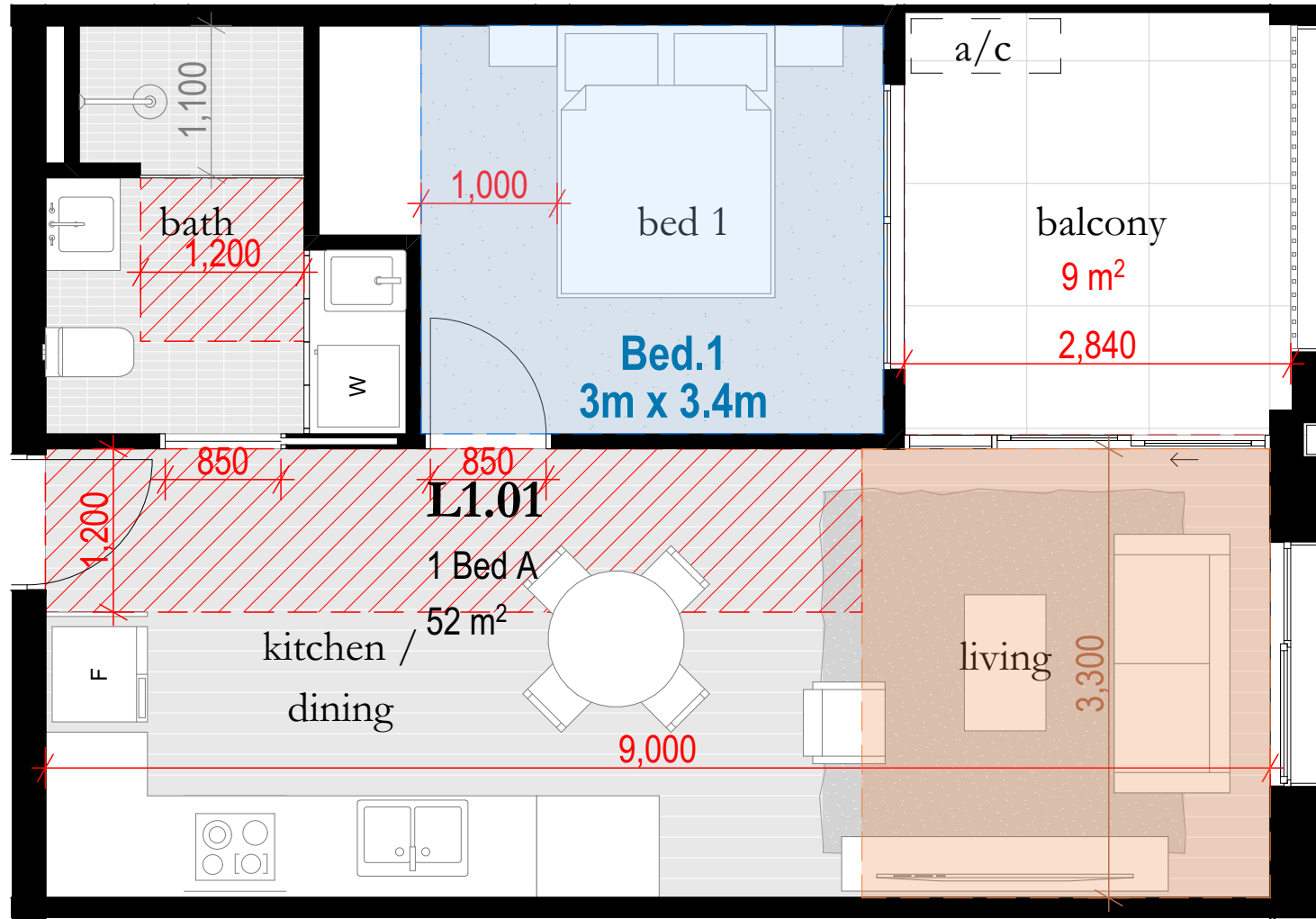
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27-31 PLUNKETT ST, BELLFIELD

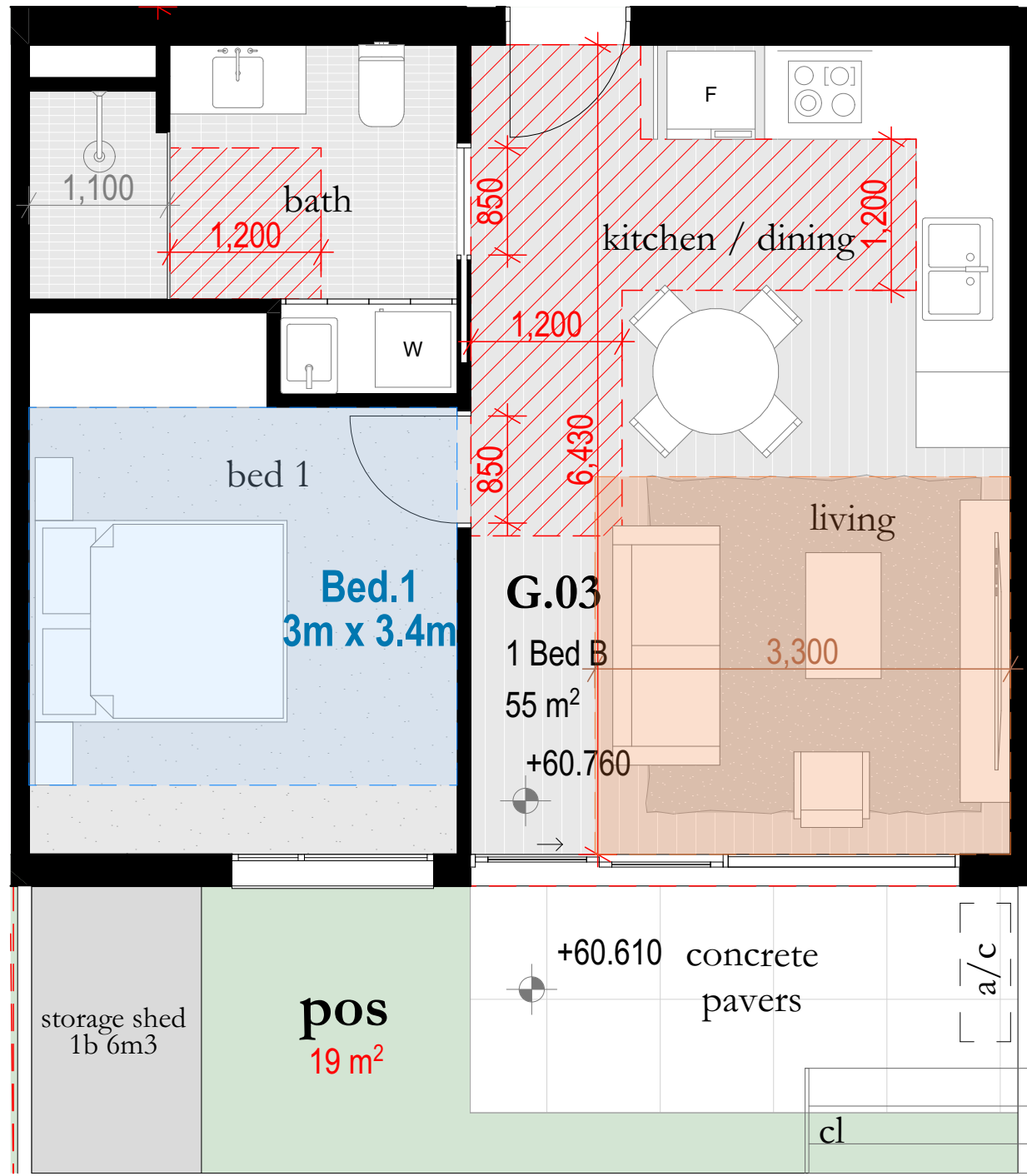
TP.13

Sections

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REVISION	B



1 Bed A
TYPICAL 1 BED 1 BATH APARTMENT

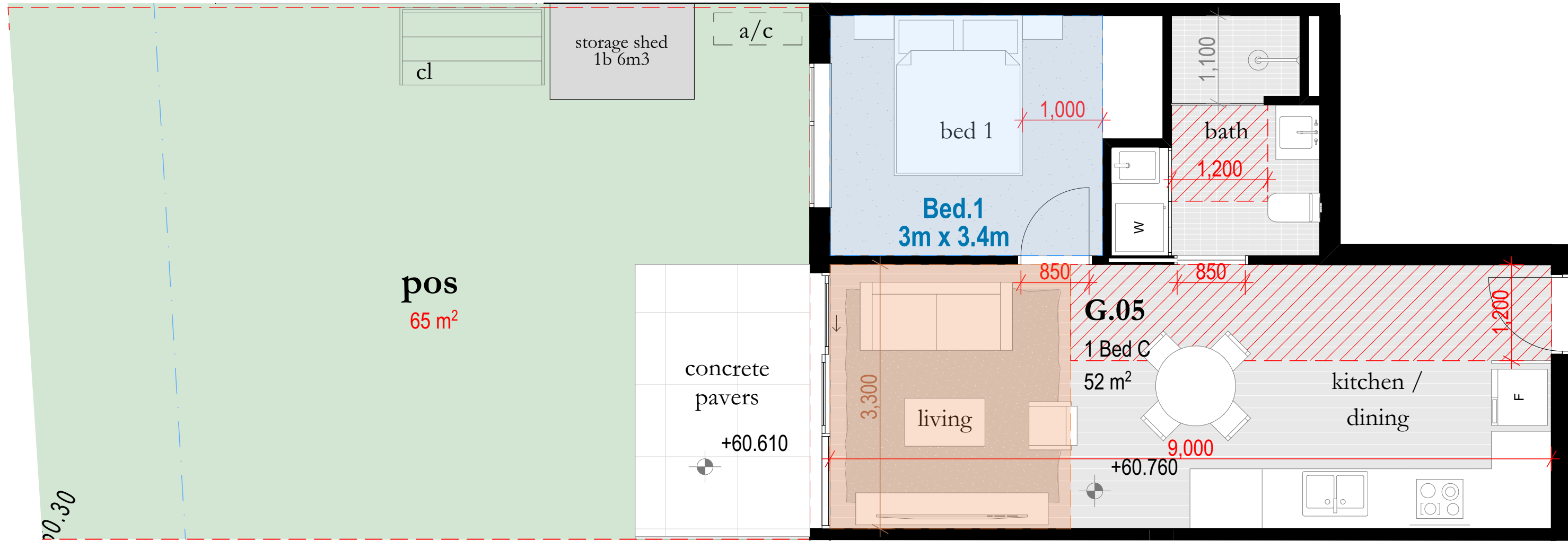


1 Bed B
TYPICAL 1 BED 1 BATH APARTMENT

BADS ASSESSMENT TABLE

LIVABLE HOUSING DESIGN GUIDELINE - GOLD STANDARD ASSESSMENT TABLE

UNITS	Types	BADS ASSESSMENT TABLE					LIVABLE HOUSING DESIGN GUIDELINE - GOLD STANDARD ASSESSMENT TABLE							
		ROOM DIMENSIONS	STORAGE CAPACITY	CROSS VENTILATION	PRIVATE OPEN SPACE	ACCESSIBLE UNITS	DWELLING ACCESS	DWELLING ENTRANCE	INTERNAL DOORS & CORRIDORS	TOILET	SHOWER	KITCHEN SPACE	LAUNDRY SPACE	BEDROOM SPACE
GROUND	G.01	1 Bed A	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓
	G.02	3 Bed A	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	G.03	1 Bed B	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓
	G.04	3 Bed B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	G.05	1 Bed C	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓
LEVEL 1	L1.01	1 Bed A	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓
	L1.02	2 Bed A	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	L1.03	2 Bed B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	L1.04	1 Bed A	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓
	L1.05	1 Bed A	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓
	L1.06	1 Bed A	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓
	L1.07	1 Bed A	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓
	L1.08	2 Bed C	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	L1.09	1 Bed A	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓
	L1.10	2 Bed C	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	L1.11	1 Bed A	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓
LEVEL 2	L2.01	1 Bed A	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓
	L2.02	2 Bed E	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	L2.03	2 Bed E	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	L2.04	1 Bed A	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓
	L2.05	1 Bed A	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓
	L2.06	1 Bed A	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓
	L2.07	2 Bed D	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	L2.08	2 Bed D	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	L2.09	1 Bed A	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓
Total		25	25	25	10	25	21	25	25	25	25	25	25	25
			100%	100%	40%	100%	84%	100%	100%	100%	100%	100%	100%	100%
Total required			100%	100%	40%	100%	50%	100%	100%	100%	100%	100%	100%	100%

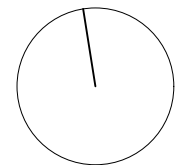


1 Bed C
TYPICAL 1 BED 1 BATH APARTMENT

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All apartment types to achieve Greenstar Initiative (refer to SMP for further information):
- 1.9
- 2.10
- 2.11
- 2.12
- 2.13
- 4.25

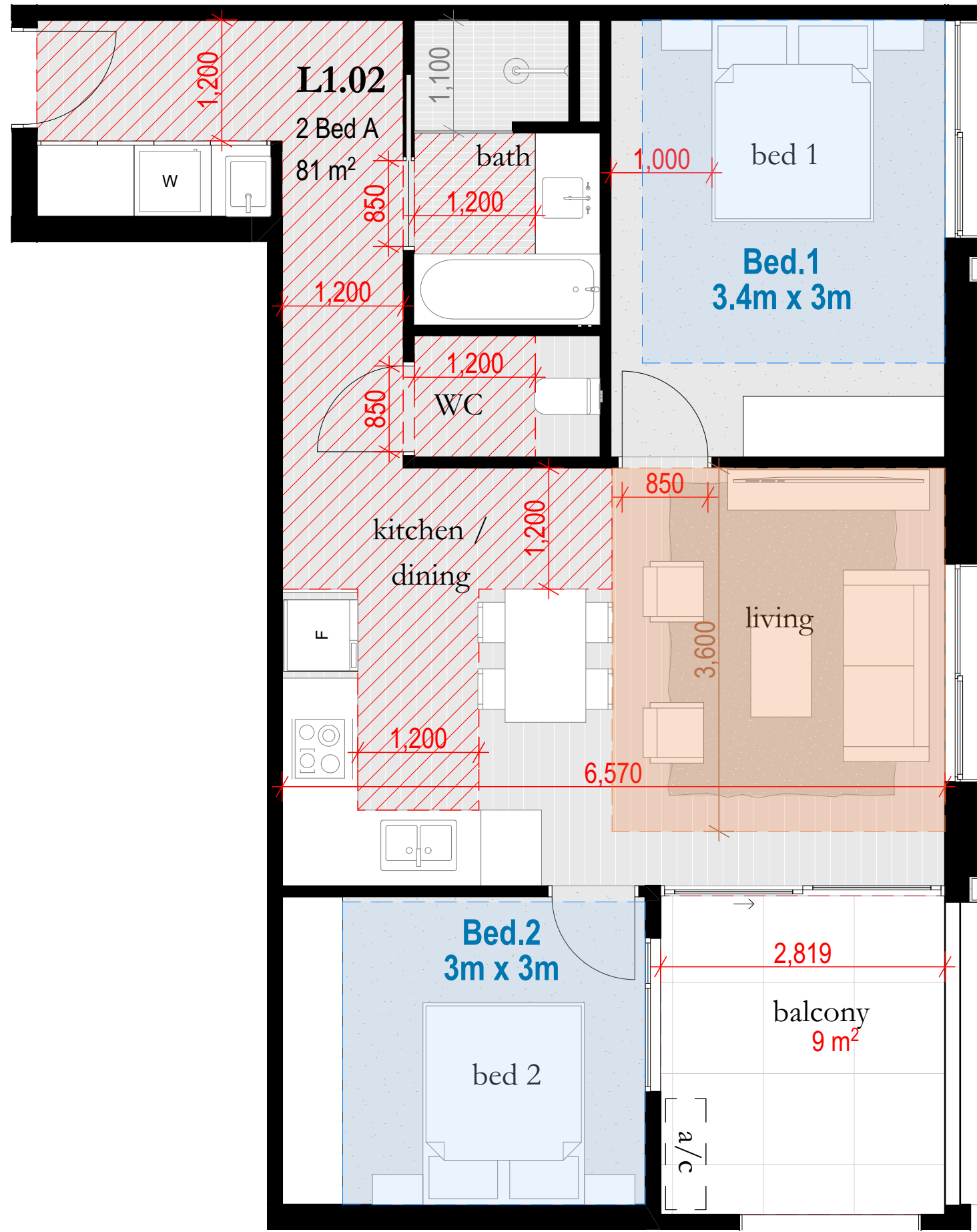
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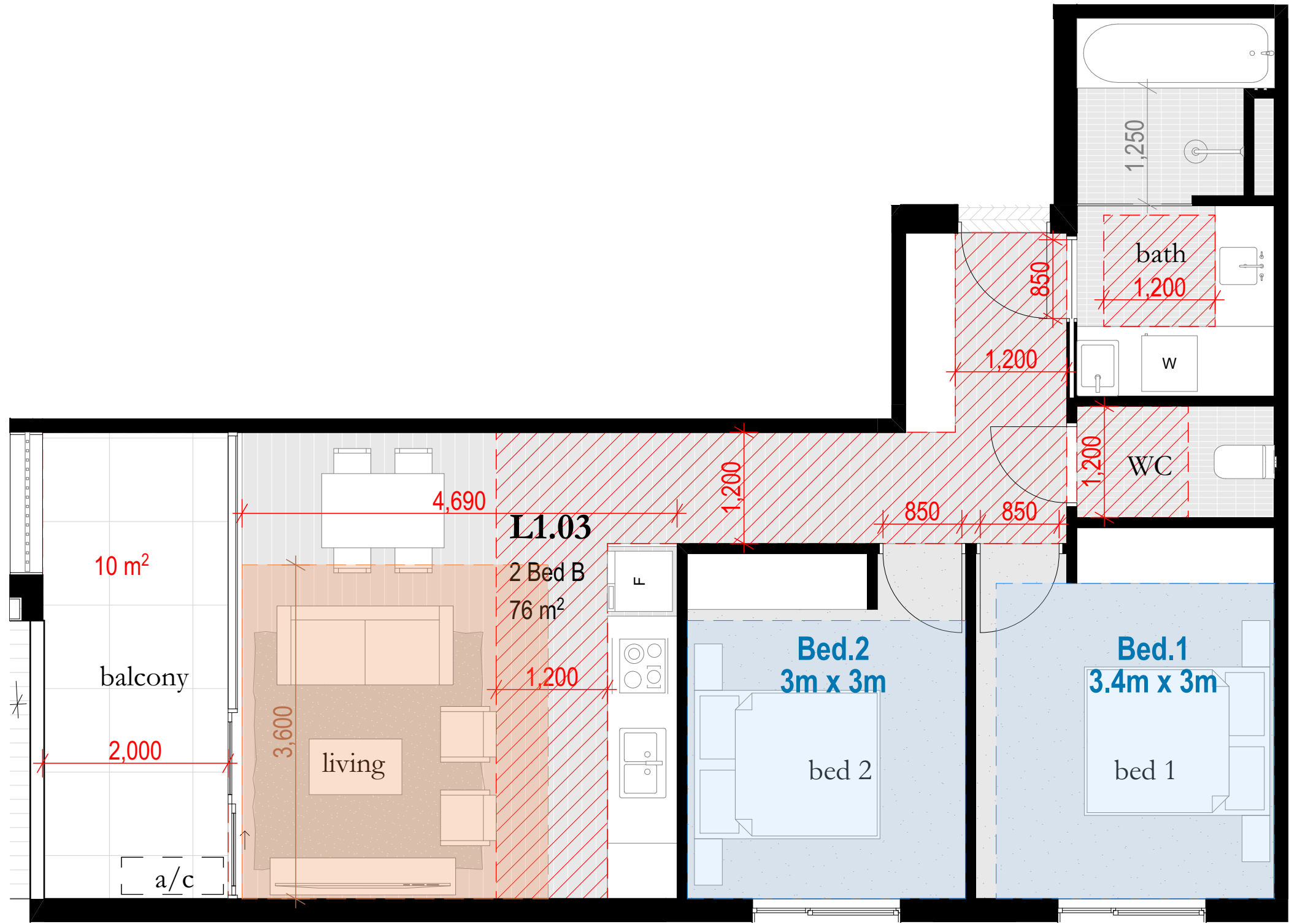
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27-31 PLUNKETT ST, BELLFIELD
TP. 14
Apartment Types 01

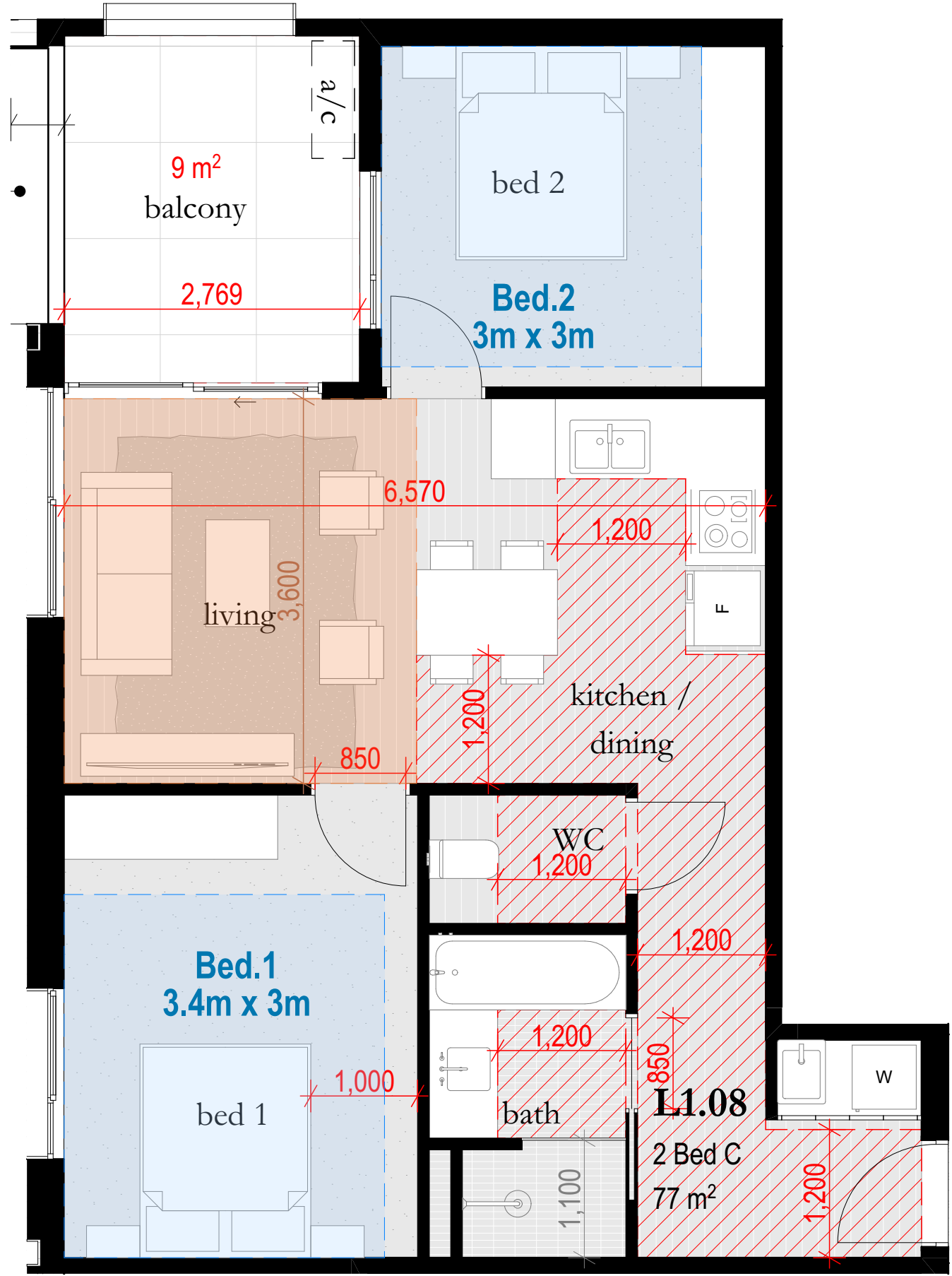
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REVISION	B



2 Bed A 1:50 @ A1
2 BED 1 BATH APARTMENT WITH SEPARATE WC

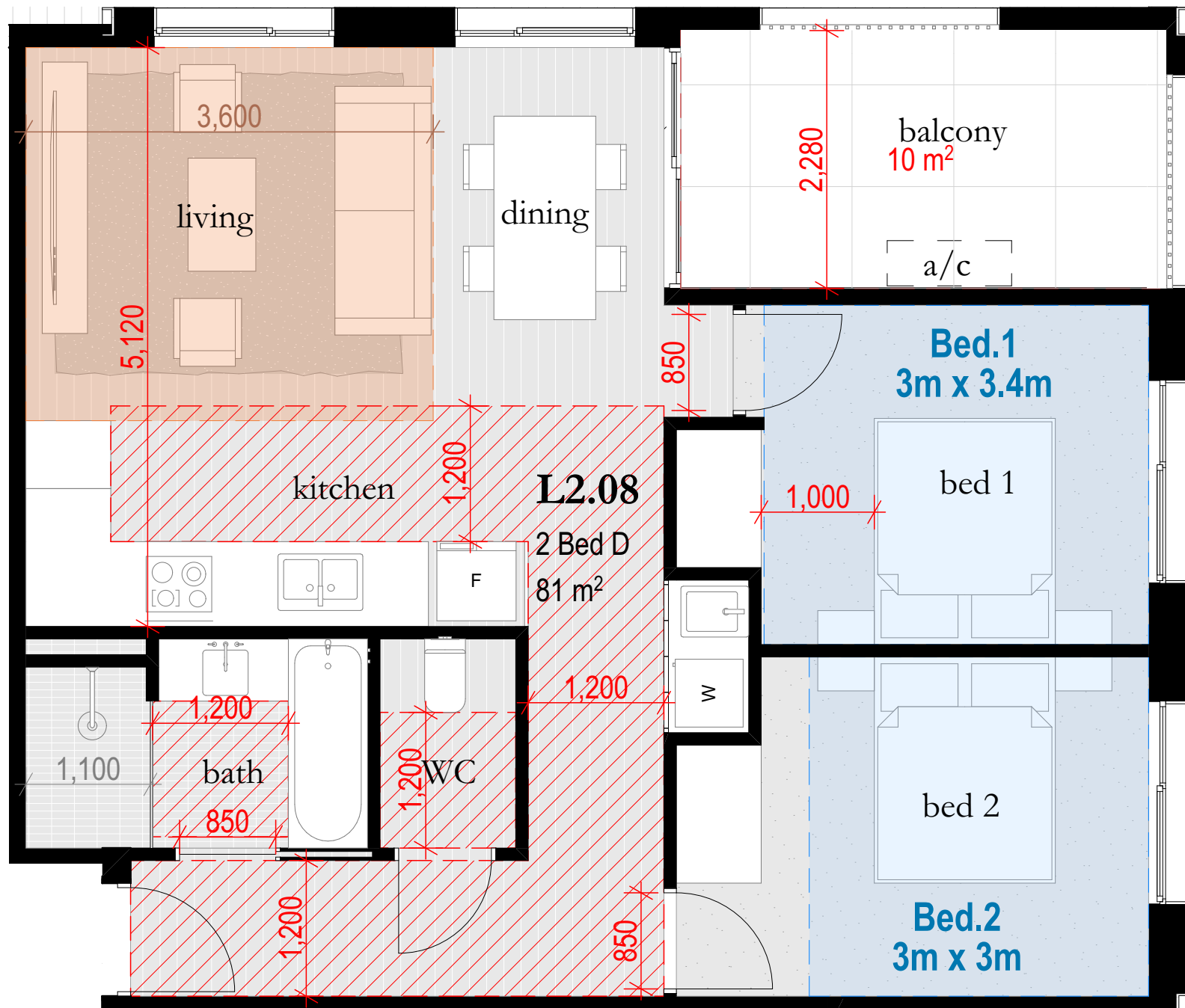


2 Bed B 1:50 @ A1
2 BED 1 BATH APARTMENT WITH SEPARATE WC

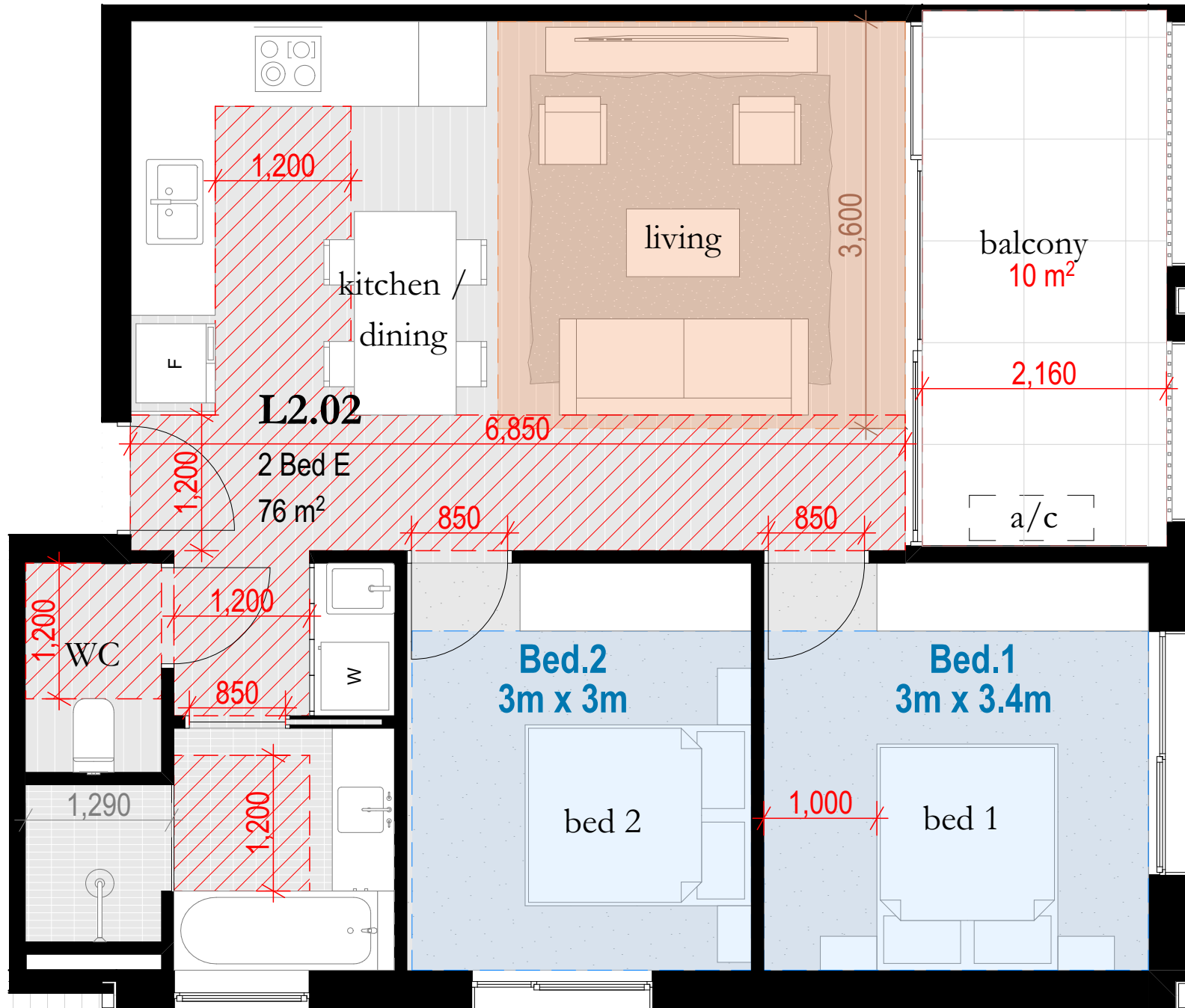


2 Bed C 1:50 @ A1
2 BED 1 BATH APARTMENT WITH SEPARATE WC

ADVERTISED PLAN



2 Bed D 1:50 @ A1
2 BED 1 BATH APARTMENT WITH SEPARATE WC



2 Bed E 1:50 @ A1
2 BED 1 BATH APARTMENT WITH SEPARATE WC

All apartment types to achieve Greenstar Initiative (refer to SMP for further information):

- 1.9
- 2.10
- 2.11
- 2.12
- 2.13
- 4.25

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27-31 PLUNKETT ST, BELLFIELD
TP. 15
Apartment Types 02

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27-31 PLUNKETT ST, BELLFIELD
TP.16
Apartment Types 03

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Project: 27-31 Plunkett St, Bellfield VIC

Date: 15.02.2024

Stage: Town Planning

Scheme: 3 Storey Apartment Building

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PLAN

	GFA (m2)								NSA/NLA (m2)				External Area (m2)		Residential Apartment Mix					Parking Spaces	Bicycle Spaces			
Level	Retail	Retail Waste / BOH	Total Retail GFA	Residential Common	Residential Apartments	Core / Services / Waste	Total Residential GFA		Car Park		Grand Total GFA	Retail	Residential	Total NSA/ NLA	Efficiency (%)	Patio/ Balcony Area		1 Bed	2 Bed	3 Bed	4 Bed	Total	Total No.	Total No.
Ground				90	382	181	653		502		1155		372	372	32%	40		3	0	2	0	5	15	26
L1				89	681	35	805				805		681	681	85%	99		7	4	0	0	11		
L2				82	577	35	694				694		577	577	83%	81		5	4	0	0	9		
Roof				0	0	170	170				170													
Grand Total	0	0	0	261	1640	421	2322		502		2824	0	1630	1630		220	0	15	8	2	0	25	15	26
											60%	32%	8%	0%										
GBA (m2)	(GFA + External Areas)									3044														
																Car Parking Schedule					Total			

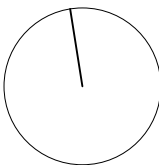
Note:

1. GFA does not include balconies, terraces, green roof and rooftop deck areas.
2. GFA includes GF carparking
3. These areas are schematic only and subject to council and other requesite approval. Areas are not to be used for marketing purposes.
4. This design has been prepared without structural or services engineering input. Design is subject to change once advice is received.
5. This scheme has been prepared generally within the bounds of the current site dimensions however is subject to detailed discussion with council, hence may be subject to change once advice is received.
6. The information contained herein is believed to be correct based on the information available at time of preparation. Recipients must make their own investigations to satisfy themselves in all aspects.
7. The design and accompanying documentation contained herein is and remains the intellectual property of Ferencz Baranyay Architects

Note : On street parking and parking rates to be confirmed with Planning Authorities

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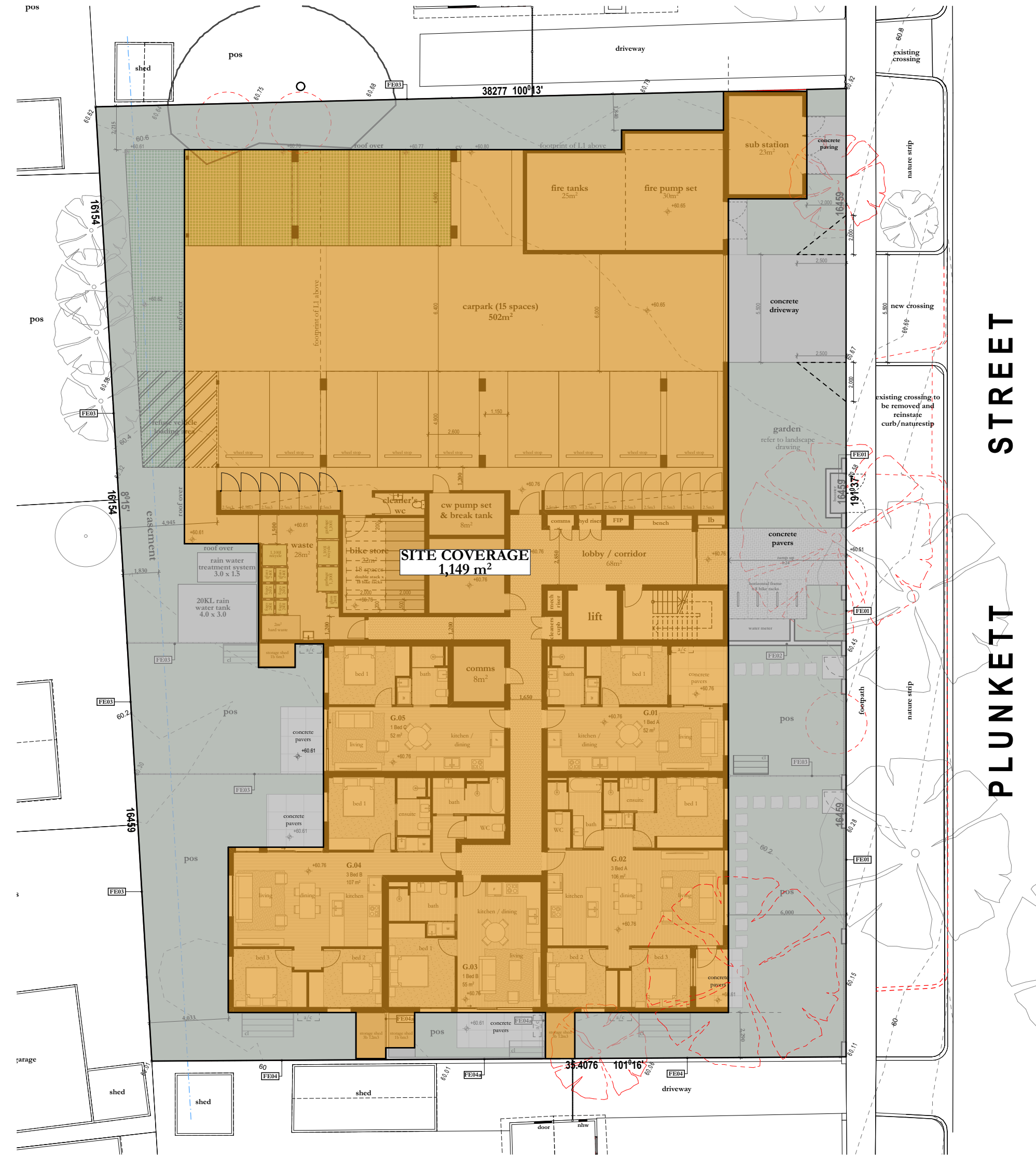
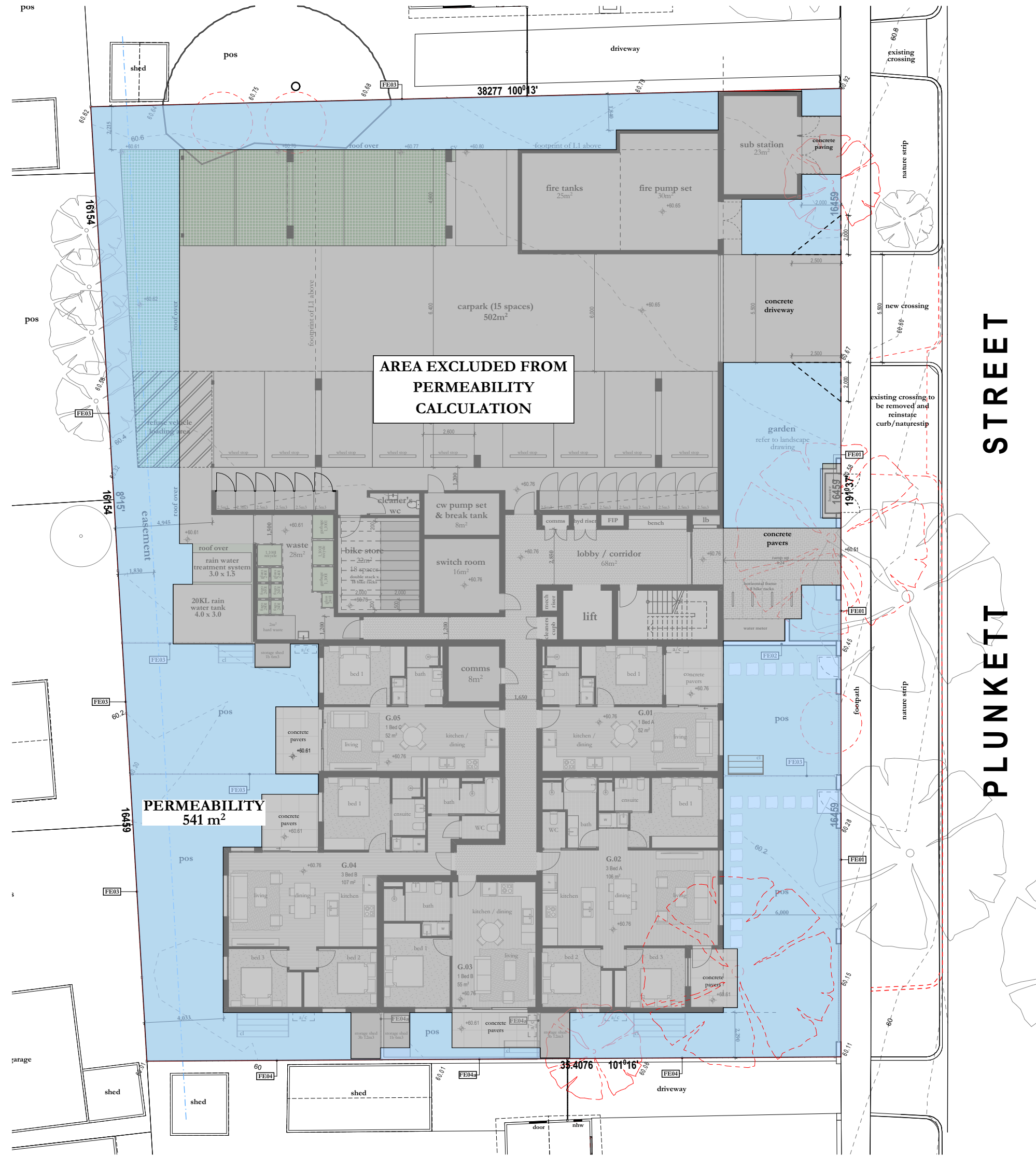
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27-31 PLUNKETT ST, BELLFIELD
TP.17
Development Summary

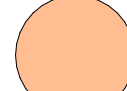

SCALE @A1
DATE 04/03/2024
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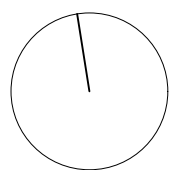
-  Garden area - 637m², 35%
Total Site area - 1807m²
-  Built area excluded from garden area definition

-  Permeability area - 541m², 30%
Total Site area - 1807m²
-  Built area excluded from permeability area definition

-  Site Coverage - 1,149m², 63%
Total Site area - 1807m²
-  Built area excluded from site coverage area definition

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27-31 PLUNKETT ST, BELLFIELD
TP.18
Area Calculation

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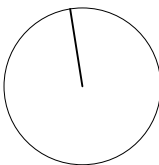
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27-31 PLUNKETT ST, BELLFIELD
TP. 19
Artist impressions

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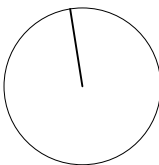
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27-31 PLUNKETT ST, BELLFIELD

TP.20

Artist impressions

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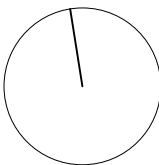


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27-31 PLUNKETT ST, BELLFIELD
TP.21
Artist impressions

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