DEVELOPMENT APPLICATION REPORT
34 Keane Street Peppermint Grove 6011

APPLICANT:	Robson Rak Architects Pty Ltd 92 Moray Street Southbank Victoria 3006
LAND:	34 Keane Street Peppermint Grove 6011
THE PROPOSAL:	Retention of existing single storey heritage dwelling fronting Keane Street, demolition of new two storey addition to the rear of the property, construction of new single storey addition, construction of new 4 car garage to rear ROW.

HERITAGE SUMMARY

The site falls within a Category 2 municipal heritage overlay LPP3. The original dwelling fronts Keane Street and is a single storey painted brick, timber, and tiled roof residence in the Federation Bungalow style built c.1920. Much of the original timber detailing around the verandah has been removed. The existing dwelling is to be retained with no structural changes proposed to the heritage façade or fabric other than restoration, and paint colours. New thin steel windows will be inserted into the existing Keane St façade window openings.

The building has cultural significance because it has historical associations with Ella Leslie Davies and Lady Cockburn Campbell. It retains the basic form and character of its style and period however, has lost its original colour scheme and original roof covering. It would likely have been exposed brick walls with tuck pointing, and terracotta roof tiles. The timber frieze and timber posts are not original and would likely have been more decorative with turned timber posts.

Existing Keane Street heritage façade to be retained.
A common feature of Federation Bungalow houses is that they are single storey and 'ground hugging'.

A very large existing two storey addition to the rear of the heritage dwelling that was built circa 1980 and dominates the low Federation Bungalow from all angles. It is an overbearing addition of very poor quality and design, and we propose to demolish this in full. We also propose to demolish the very large existing pool and building over. These structures overly dominate the site and visually detract from the heritage façade.

A low, lean, single storey contemporary addition is proposed to connect to the heritage dwelling, with a raked ceiling over the living and bedroom areas that rakes from North to South to gain Northern light yest still visually connect the occupants to the sky and treetops to the South. A hip will be added to the Southern end of the existing tiled roof over the heritage building, tying into the existing roof form.

The new and old built forms will connect via a glass corridor link that moves through a garden atrium. This further separates the old from the new and provides a clear distinction between heritage and new built form. The built form is contemporary in style in juxtaposition and respect to the Federation Bungalow style.

Our proposal meets the guidelines in the Burra Charter, and the Sire of Peppermint Grove local planning policy 3 Heritage Places.

Supplementary Justification for Replacement of Timber Windows with Slim Steel-Framed Windows

Architectural Integrity and Visual Character

Slim steel frames provide a finer profile than bulky modern timber sections, which better reflects the delicate proportions and sightlines of early 20th-century window joinery.

The reduced frame thickness increases glazing proportion, improving transparency and lightness, which is consistent with the architectural intent of many heritage façades.

Material Performance and Longevity

Steel frames offer superior durability compared with timber in exposed conditions. Timber is susceptible to rot, warping, and termite attack, which compromises both the window performance and the façade's appearance.

High-quality steel windows can be fabricated with galvanised or powder-coated finishes, ensuring resistance to corrosion and minimising ongoing maintenance.

Faithful Heritage Presentation

Steel allows for the replication of original mullion and transom patterns with far slimmer profiles than modern timber or aluminium alternatives.

The visual outcome is more consistent with the original fenestration rhythm and maintains the heritage character, avoiding the "chunkiness" that often results from timber replacements.

Environmental and Sustainability Considerations

Steel windows have a longer life span, reducing the frequency of replacement and associated embodied energy.

Modern steel framing systems can accommodate double-glazing or low-E glass discreetly, enhancing thermal and acoustic performance without compromising heritage values.

Reversibility

The proposed works will be carried out in a manner that ensures reversibility. Should future conservation standards require reinstatement of timber windows, steel frames can be removed without irreparable impact on the façade fabric.

Precedent and Best Practice

Heritage authorities increasingly accept slim steel windows as an appropriate replacement in cases where original timber is beyond practical repair, as they preserve the fine grain of the façade more authentically than bulkier timber or aluminium sections.

RESIDENTIAL DESIGN CODES Volume 1 2024 PART B SINGLE DWELLING ON A LOT (R12.5)

5.1 CONTEXT

The existing heritage dwelling is to be retained with no changes proposed to the heritage façade fronting Keane Street. The proposed works include a new kitchen dining room, pantry and laundry to the centre of the site. A new entrance is located to the eastern side of the heritage façade but set back by approximately 8.5m ensuing the heritage façade is the dominant building to the streetscape. The proposed built form is also single storey and low in stature, which further diminishes the new structure visible from Keane Street.

The proposed extension will be visible from the eastern lane way which leads to the rear of the site.

The site has a large number of significant trees which are to be retained. Our proposed built form angles the roof line to visually connect to the trees and the sky. We have also proposed openable high light windows to the north which will provide light and ventilation to all rooms. They will be shaded with recessed pelmet blinds to stop the summer sun as required.

There will be no overlooking or overshadowing of neighbouring properties. In fact, the removal of the existing large two storey addition and enclosed pool structure to the rear will substantially reduce the visual bulk to adjoining properties and from Keane Street.

A landscape plan is being prepared by Robert Finnie Landscape Design and this will incorporate significant additional soft planting to the front garden, and to the rear. We have also designed large garden atrium spaces within the body of the building and these will further enhance the visual connection to the landscape. The southern rooms all open up to the rear through sliding doors and rear terraces.

5.1.2 STREET SETBACK

The proposed design respects the existing neighbourhood character by retaining the existing building on Keane Street and maintaining the large street setback in full. By proposing a new recessive, single story addition at the rear, our proposal aims to highlight the existing heritage face and detail of the existing building, by distinguishing new works through a contrasting material. The main proposed material is a sandy grey brick which contrasts with the heritage façade. Refer to the materials schedule attached.

The extent and scale of the proposed addition to the rear, is setback from the street, and is mostly concealed behind the existing form.

5.1.3 LOT BOUNDARY SET BACKS

The Existing dwelling is to be retained. These setbacks remain as existing.
The proposed setback to the addition is approximately 26m from the title boundary, and 32.5m from Keane Street.

Our proposal includes a single storey habitable wall on boundary. Due to the raked roof design, the wall height varies, reaching approximately 4.5 metres above natural ground level (NGL) at its highest point and around 2.85 metres at its lowest. This wall extends for approximately 29.5m of a total boundary length of 88.5m. This does not have any adverse impact on the amenity of the adjoining property as they are separated by a 3.6m ROW lane. In fact, the deletion of the large built form around and over the pool, along with the two storey addition, ensure that our proposal increases the sunlight to neighbouring rooms, and significantly reduces the visual bulk.

5.1.4 OPEN SPACE

The development is a stellar example of reducing the building bulk on the site and providing an attractive setting for the buildings, landscape, vegetation, and streetscape.

Our proposal includes a very strong connection to the landscape from within every room of the house, and it also offers a green roof over the flat roof portion of the building which will be viewed from the side lane way.

5.1.5 COMMUNAL OPEN SPACE

Ample communal private open space is provided for residents use, both to the rear of the dwelling and the front.

5.1.6 BUILDING HEIGHT

Our proposal has a raked roof and a flat roof. The raked roof at its highest point is 4.86m AFFL, and the height of the flat roof is 3.2m AFFL.

There is minimal visibility of the bulk of the proposed roof as this is concealed behind the existing heritage pitched roof. Our proposal creates no adverse impact on adjoining properties or the streetscape, and encourages the heritage form to be the dominant form.

<u>5.2 STREETSCAPE</u>

5.2.1 SETBACK OF CARPORTS AND GARAGES
5.2.2 GARAGE WIDTH
5.2.3 STREET SURVEILLANCE

All garage structures are set back to the rear of the site and accessible via the side and rear ROW. There is no existing carport or garage from Keane Street and none is proposed.

5.2.4 STREET WALLS AND FRONT FENCES

The existing fence and side boundary walls are proposed to be retained. A portico roof structure at the pedestrian gate will; however, be demolished. The front fence is predominantly open timber pickets and allows visual access to the heritage façade.

5.2.5 SIGHTLINES

The proposal maintains the existing visual access via the side and rear ROW for cars. A chamfer to the title boundary in the south eastern corner aids the vehicle sight lines when turning this corner.

5.3 SITE PLANNING AND DESIGN

5.3.1 OUTDOOR LIVING AREAS

Large outdoor living areas are provided to the rear and front of the dwelling. The front outdoor living area is to the existing covered verandah area and grassed area. The rear outdoor living area is large and covered to provide year long use. It is adjacent to the primary living space and provides a direct connection to the terrace.

5.3.2 LANDSCAPING

A landscape plan is being designed and prepared by Robert Finnie Landscape Design. This will contribute many zones within the very large rear garden area. All main existing trees are to be retained and many additional smaller plants will be proposed to enhance the tree canopy.

5.3.3 PARKING

5.3.4 DESIGN OF CAR PARKING SPACES

5.3.5 VEHICLE ACCESS

A four car enclosed garage is proposed to the rear of the site. This has been designed to not encroach on the tree root protection zone of the large eucalyptus tree in the south western corner of the site. The enclosed garage has a generous area for storage of bikes, surfboards, and other recreational equipment. The garage is accessed from the side and rear ROW.

Visitors will park their cars on Keane Street.

5.3.6 PEDESTRIAN ACCESS

All pedestrian access is from the front of the house via Keane Street. The front entrance to the house will be redirected through a new entrance room to the east.

There is a pedestrian gate to the rear garage structure where access can be gained to the bin store, garage, and rear of the site.

5.3.7 SITE WORKS
5.3.9 STORMWATER MANAGEMENT

All proposed works respond to the natural ground levels of the site and require very minimal excavation.

Stormwater will be collected from the proposed roof areas and existing if possible. This will be directed to underground water tanks in the rear garden and used for the watering the garden.

5.4 BUILDING DESIGN
5.4.1 VISUAL PRIVACY

The proposal does not result in any overlooking of adjacent dwellings. The proposal provides maximum visual privacy to the rear of the site.

5.4.2 SOLAR ACCESS FOR ADJOINING SITES

Our proposal does not restrict or impact solar access to neighbouring private open space, major openings to habitable rooms, or roof mounted solar collectors.

5.4.4 EXTERNAL FIXTURES, UTILITIES, AND FACILITIES

Solar collection panels are proposed to the new roof oriented North. They will be largely concealed behind the existing roof form, with some visibility to the oblique view from the side ROW.

A designated bin store is located to the rear of the site and enclosed by walls but no roof. Bins can easily be taken out for collection from the ROW.

Services and utilities are proposed to be located to the western side of the house which is screened by a side gate.

LOCAL PLANNING POLICY 5 – PLOT RATIO AND SITE CONVERAGE R12.5

The total site area is 1832m2

The proposed enclosed garage is 95m2
The proposed under cover terrace is 57m2
The existing front verandah is 57m2
The total existing and proposed house is 430m2

NB: Plot ratio assessed by the Shire to be 0.277 and open space to be 69%

PROPOSED 3D MODEL VIEWS

View of Proposed Keane Street

View of Keane St elevation

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View of front entrance

View from side laneway

View of rear elevation

View of outdoor living

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View of outdoor living

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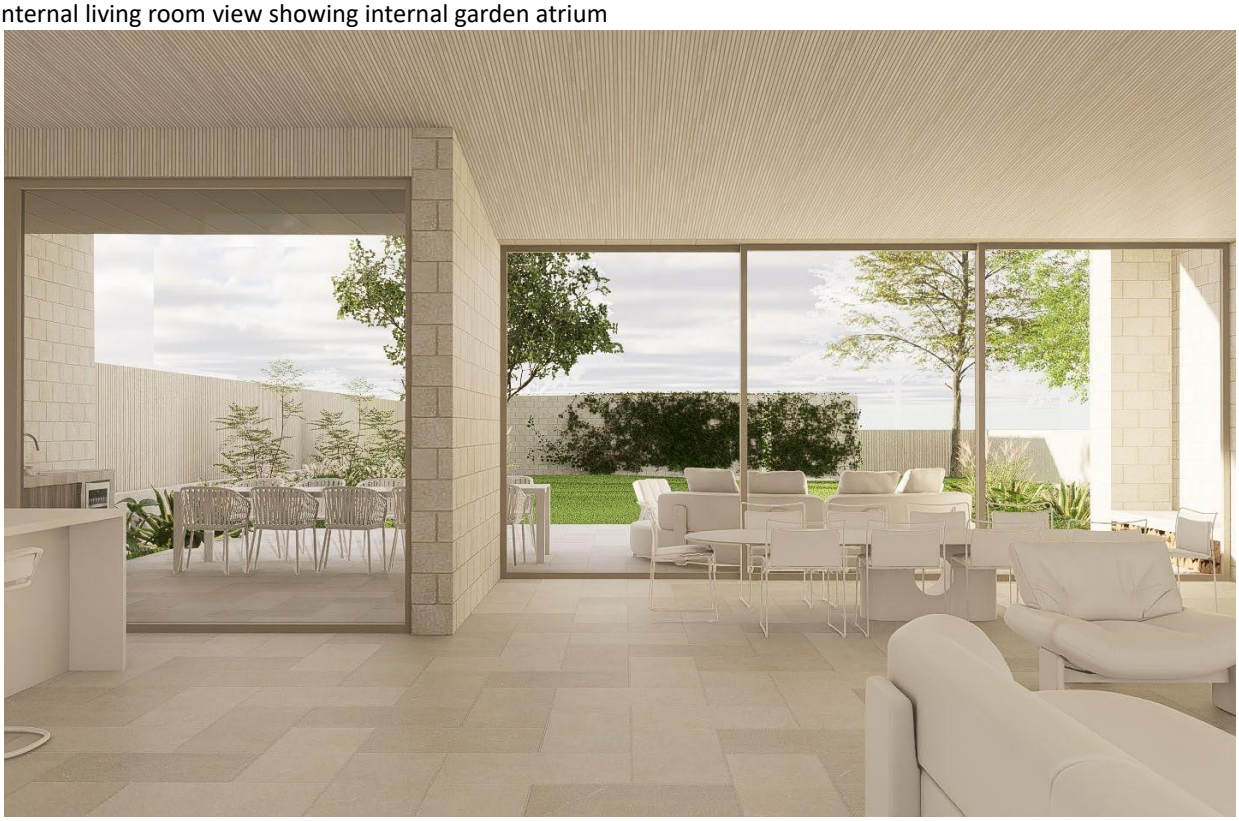
View of bedroom 1 terrace

View of rear perspective

Internal living room showing highlight window to North

Internal living room view showing internal garden atrium



Internal view to outdoor living

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