

TEMPELHOF

NO. 1 HOLROYD COURT, ST KILDA EAST

PROJECT NO. 2101

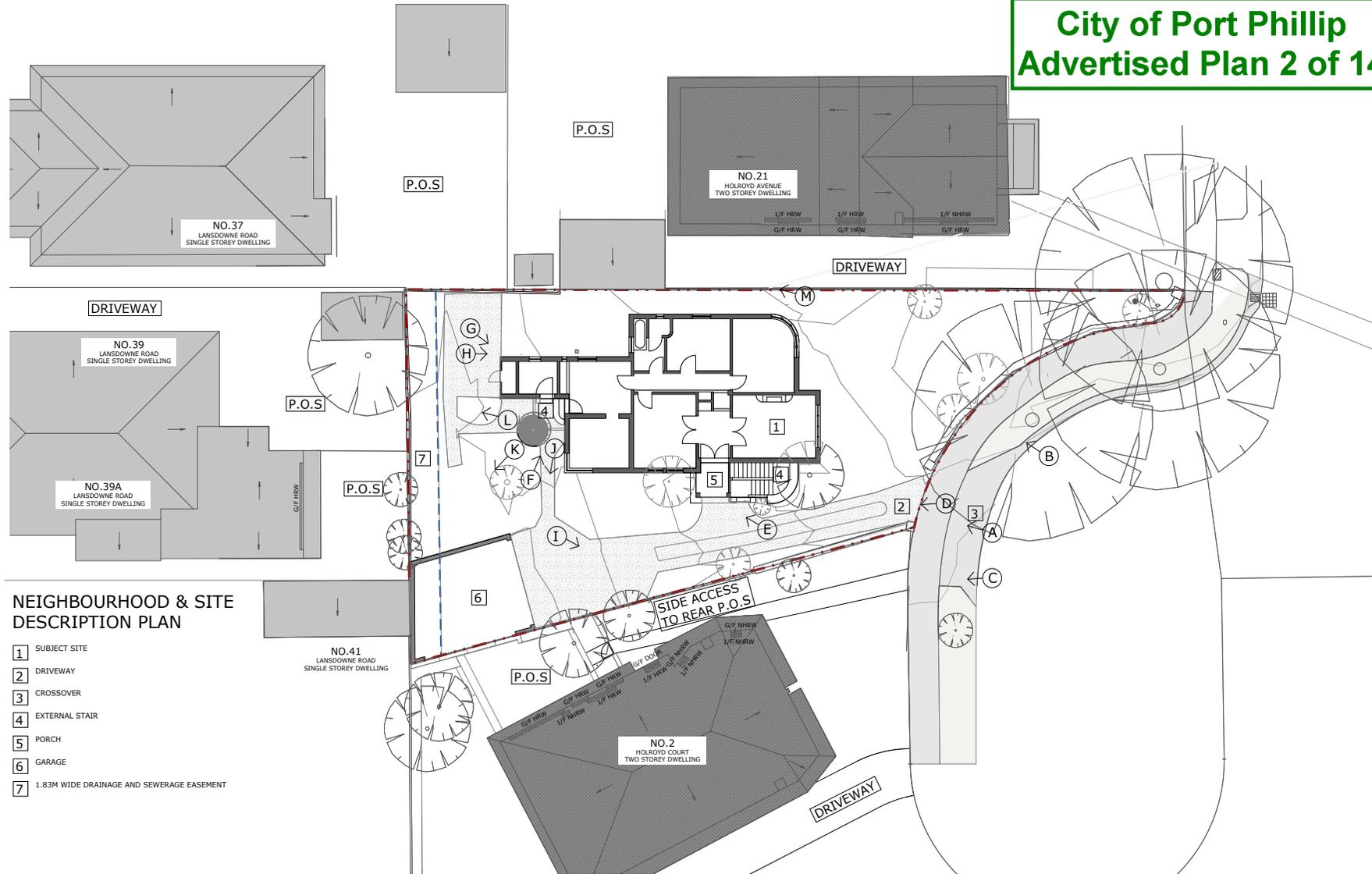
SECTION 57A AMENDMENT ISSUE: 11/02/2022



DRAWING NO.	DRAWING NAME	SCALE
TP001	NEIGHBOURHOOD AND SITE DESCRIPTION PLAN	1:200
TP002A	SITE PHOTOS - SHEET 01	-
TP002B	SITE PHOTOS - SHEET 02	-
TP003	DESIGN RESPONSE PLAN	1:200
TP100	DEMOLITION PLAN - GROUND FLOOR	1:100
TP101	DEMOLITION PLAN - FIRST FLOOR	1:100
TP102	GROUND FLOOR PLAN	1:100
TP103	FIRST FLOOR PLAN	1:100
TP104	ROOF / STORM CALCULATIONS PLAN	1:100
TP200	EXISTING ELEVATIONS - SHEET 1	1:100
TP201	EXISTING ELEVATIONS - SHEET 2	1:100
TP202	ELEVATIONS - SHEET 1	1:100
TP203	ELEVATIONS - SHEET 2	1:100

**City of Port Phillip
Advertised Plan 1 of 14**

**City of Port Phillip
Advertised Plan 2 of 14**



Attachment 1: Section 57A plans

REV	DATE	NOTES

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EMAIL: architects@matyasarhitects.com.au

DRAWING TITLE: NEIGHBOURHOOD & SITE DESCRIPTION PLAN	SCALE: 1:200@A3	APPROVED: JM	DATE: 11.02.22	PROJECT: TEMPELHOF
ADDRESS: 1 HOLROYD COURT, ST KILDA EAST		DRAWN: HP	JOB NO.: 2101	DRAWING NO.: TP001
				REVISION: A

AMENDMENT



(A) SUBJECT SITE STREET VIEW



(B) 21 HOLROYD AVENUE STREET VIEW



(C) 2 HOLROYD COURT STREET VIEW



(D) DRIVEWAY VIEW 01



(E) FRONT PORCH



(F) REAR EXTERNAL SPIRAL STAIRCASE



(G) REAR VIEW 01



(H) REAR VIEW 02



(I) DRIVEWAY VIEW 02



(J) GARAGE VIEW



(K) VIEW OF 39A LANSDOWNE ROAD



(L) VIEW OF 39 LANSDOWNE ROAD



(M) 21 HOLROYD AVENUE GARAGE AND DRIVEWAY VIEW

THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT CONTRACT DOCUMENTATION. DO NOT SCALE OR DIMENSION DRAWINGS AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK. ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA. BUILDING ACT 1993 AND RELEVANT LOCAL AUTHORITY REQUIREMENTS AND RELEVANT AUSTRALIAN STANDARDS.

REV	DATE	NOTES

City of Port Phillip
Advertised Plan 3 of 14

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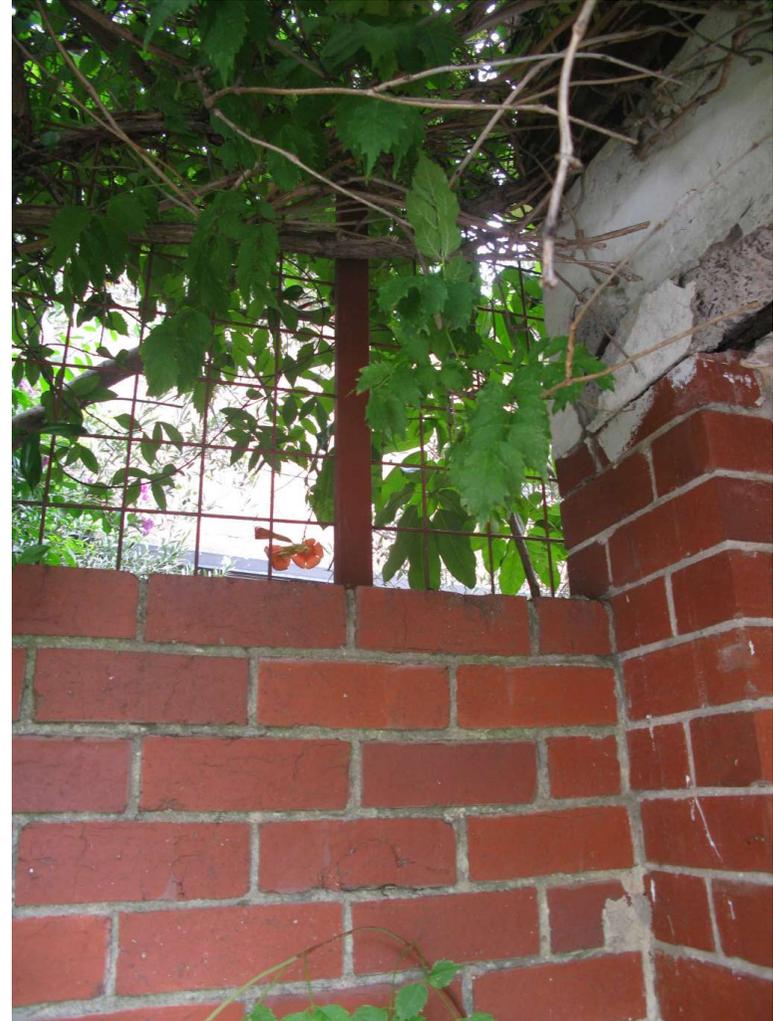
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DRAWING TITLE:	SCALE:	APPROVED:	DATE:	PROJECT:
SITE PHOTOS - SHEET 01	-	JM	26.07.21	TEMPELHOF
ADDRESS:	DRAWN:	JOB NO:	DRAWING NO:	REVISION:
1 HOLROYD COURT, ST KILDA EAST	HP	2101	TP002A	-

TOWN PLANNING



PHOTO OF CORRODED CONCRETE BEAM WITH EXPOSED STEEL REINFORCEMENT



CLOSEUP PHOTO OF CORRODED CONCRETE BEAM WITH EXPOSED STEEL REINFORCEMENT

**City of Port Phillip
Advertised Plan 4 of 14**

TOWN PLANNING

REV	DATE	NOTES

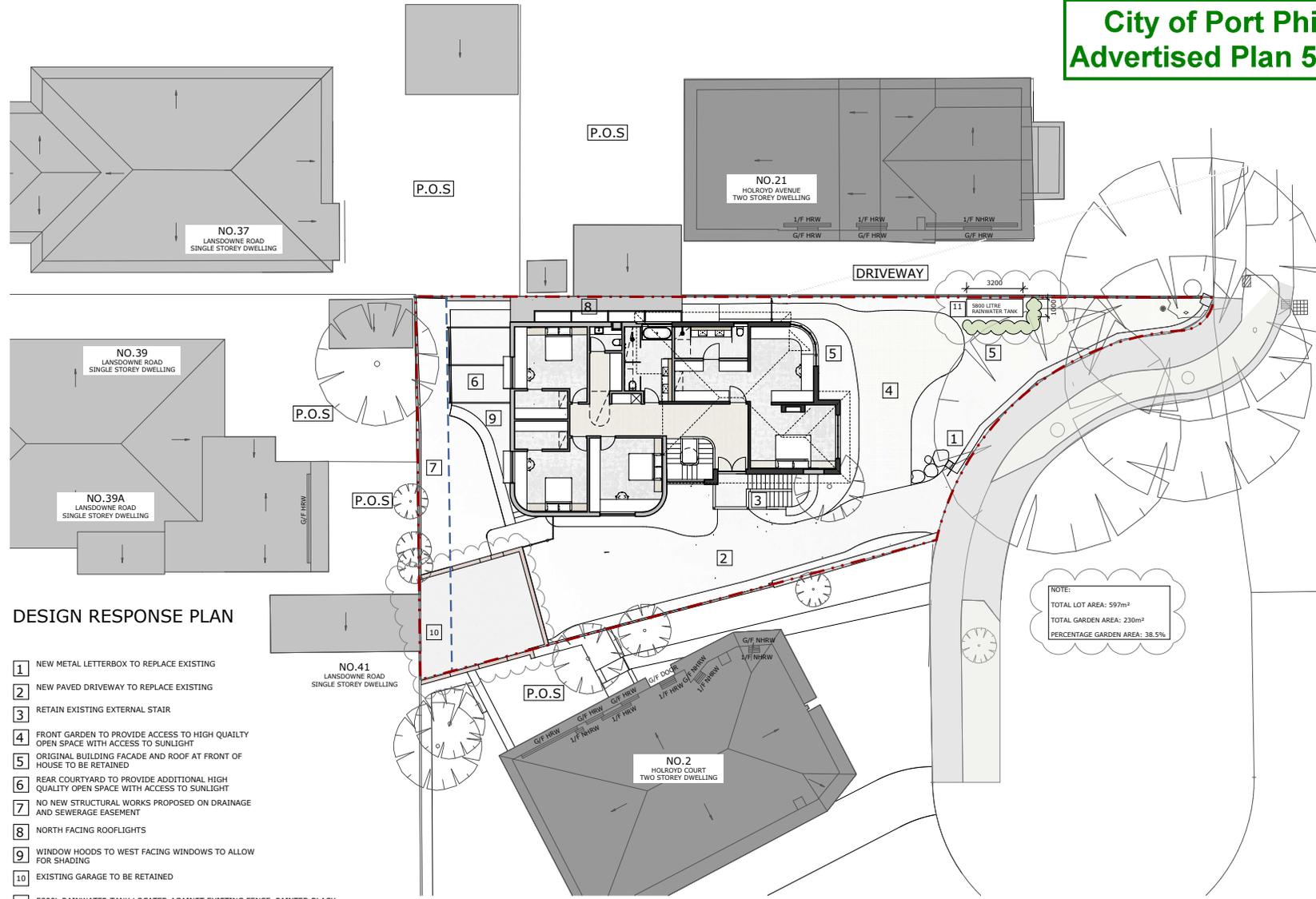


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DRAWING TITLE: SITE PHOTOS - SHEET 02	SCALE: -	APPROVED: JM	DATE: 26.10.21	PROJECT: TEMPELHOF
ADDRESS: 1 HOLROYD COURT, ST KILDA EAST	DRAWN: HP	JOB NO: 2101	DRAWING NO: TP002B	REVISION: A

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**City of Port Phillip
Advertised Plan 5 of 14**



DESIGN RESPONSE PLAN

- 1 NEW METAL LETTERBOX TO REPLACE EXISTING
- 2 NEW PAVED DRIVEWAY TO REPLACE EXISTING
- 3 RETAIN EXISTING EXTERNAL STAIR
- 4 FRONT GARDEN TO PROVIDE ACCESS TO HIGH QUALITY OPEN SPACE WITH ACCESS TO SUNLIGHT
- 5 ORIGINAL BUILDING FACADE AND ROOF AT FRONT OF HOUSE TO BE RETAINED
- 6 REAR COURTYARD TO PROVIDE ADDITIONAL HIGH QUALITY OPEN SPACE WITH ACCESS TO SUNLIGHT
- 7 NO NEW STRUCTURAL WORKS PROPOSED ON DRAINAGE AND SEWERAGE EASEMENT
- 8 NORTH FACING ROOFLIGHTS
- 9 WINDOW HOODS TO WEST FACING WINDOWS TO ALLOW FOR SHADING
- 10 EXISTING GARAGE TO BE RETAINED
- 11 5800L RAINWATER TANK LOCATED AGAINST EXISTING FENCE, PAINTED BLACK TO MATCH FENCE AND FULLY SCREENED BY PROPOSED SCREENING PLANTS

AMENDMENT

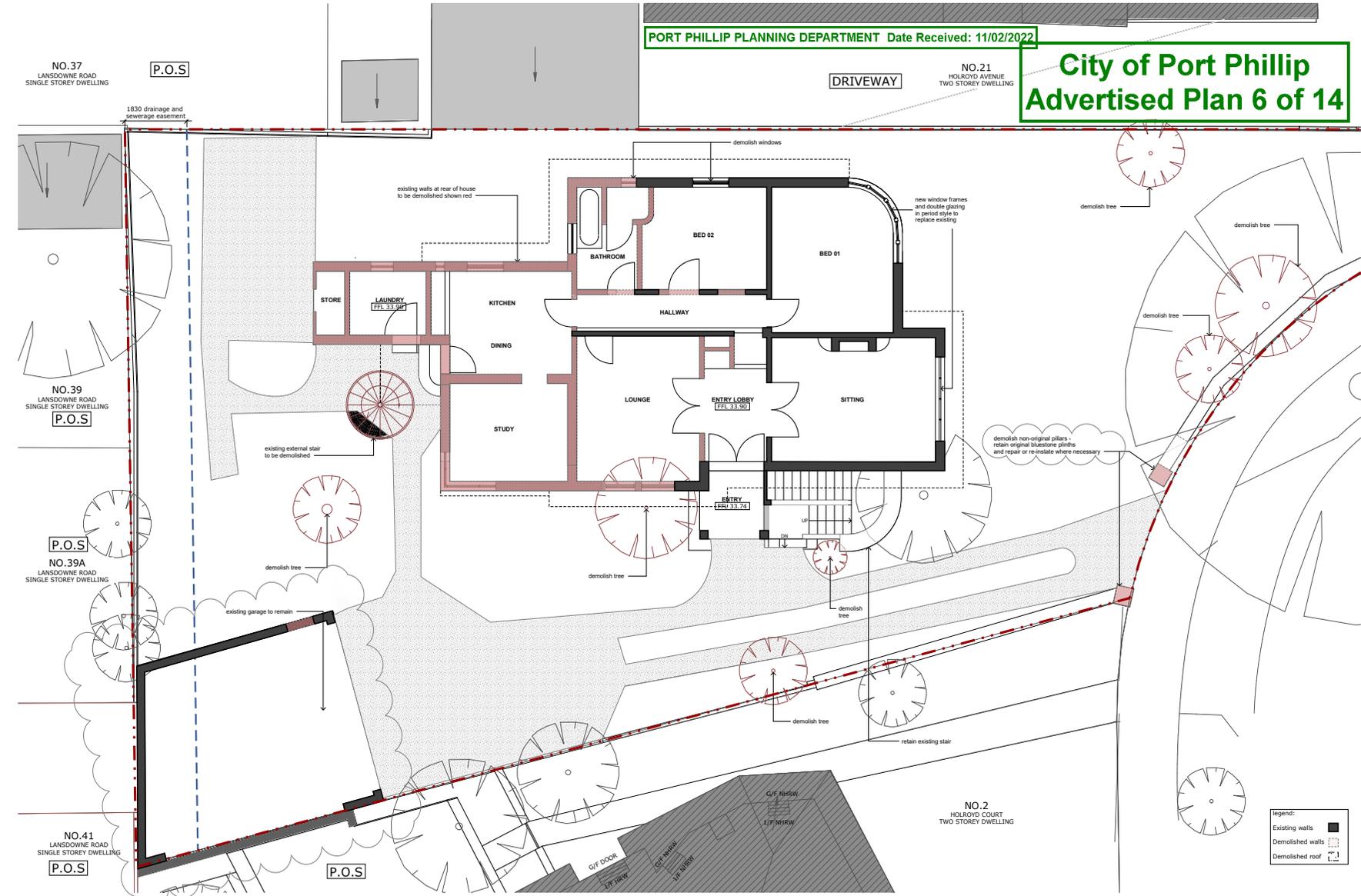
Attachment 1: Section 57A plans

REV	DATE	NOTES
C	11.02.22	Existing garage structure to be retained. Updated rainwater tank to suit new roof catchment areas
B	10.11.21	Updated location of rainwater tank
A	08.10.21	Updated design in response to heritage comments

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	DRAWING TITLE:	SCALE:	APPROVED:	DATE:	PROJECT:
	DESIGN RESPONSE PLAN	1:200@A3	JM	11.02.22	TEMPELHOF
	ADDRESS:	DRAWN:	JOB NO:	DRAWING NO:	REVISION:
	1 HOLROYD COURT, ST KILDA EAST	HP	2101	TP003	C



legend:

Existing walls	■
Demolished walls	▨
Demolished roof	▧

AMENDMENT

REV	DATE	NOTES
C	11.02.22	Existing garage structure to be retained
B	10.11.21	Updated note to original bluestone pillars to be retained as requested by Council
A	08.10.21	Updated design in response to Heritage comments

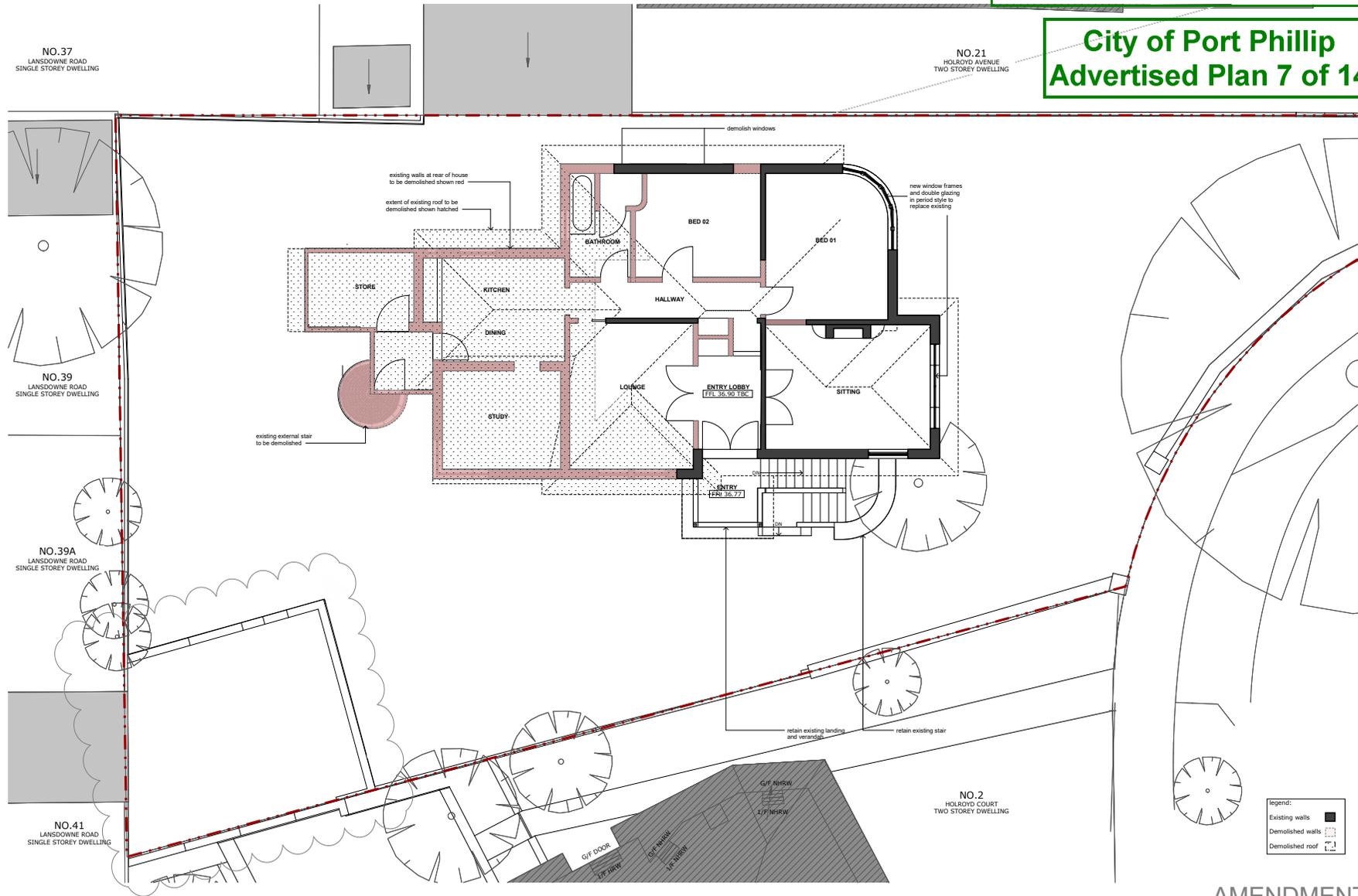
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DRAWING TITLE: GROUND FLOOR DEMOLITION PLAN	SCALE: 1:100@A3	APPROVED: JM	DATE: 11.02.22	PROJECT: TEMPELHOF
ADDRESS: 1 HOLROYD COURT, ST KILDA EAST		DRAWN: HP	JOB NO.: 2101	DRAWING NO.: TP100
				REVISION: C

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**City of Port Phillip
Advertised Plan 7 of 14**



Attachment 1: Section 57A plans

AMENDMENT

REV	DATE	NOTES
A	26.10.21	Updated design in response to Heritage comments



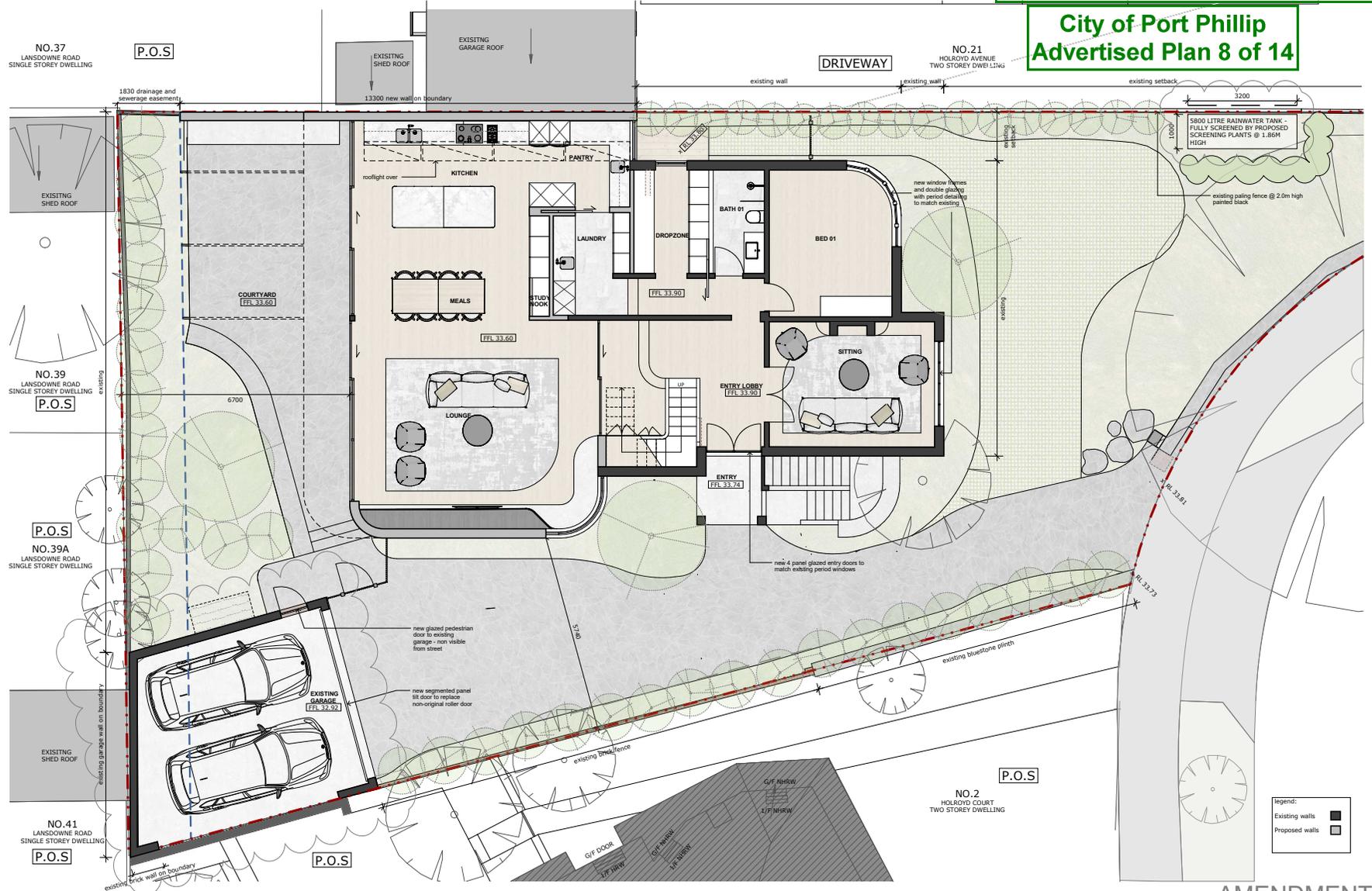
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DRAWING TITLE: FIRST FLOOR DEMOLITION PLAN	SCALE: 1:100@A3	APPROVED: JM	DATE: 11.02.22	PROJECT: TEMPELHOF
ADDRESS: 1 HOLROYD COURT, ST KILDA EAST		DRAWN: HP	JOB NO: 2101	DRAWING NO: TP101
				REVISION: C

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**City of Port Phillip
Advertised Plan 8 of 14**



Attachment 1: Section 57A plans

REV	DATE	NOTES
C	11.02.22	Existing garage structure to be retained, new segmented panel sill and pedestrian garage doors, shaded pergola over driveway and updated roller lock to suit new and updated roller door
B	10.11.21	Updated location of roller door lock
A	09.10.21	Updated design in response to Heritage comments

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DRAWING TITLE:
GROUND FLOOR PLAN

SCALE:
1:100@A3

ADDRESS:
1 HOLROYD COURT, ST KILDA EAST

APPROVED: JM
DATE: 11.02.22

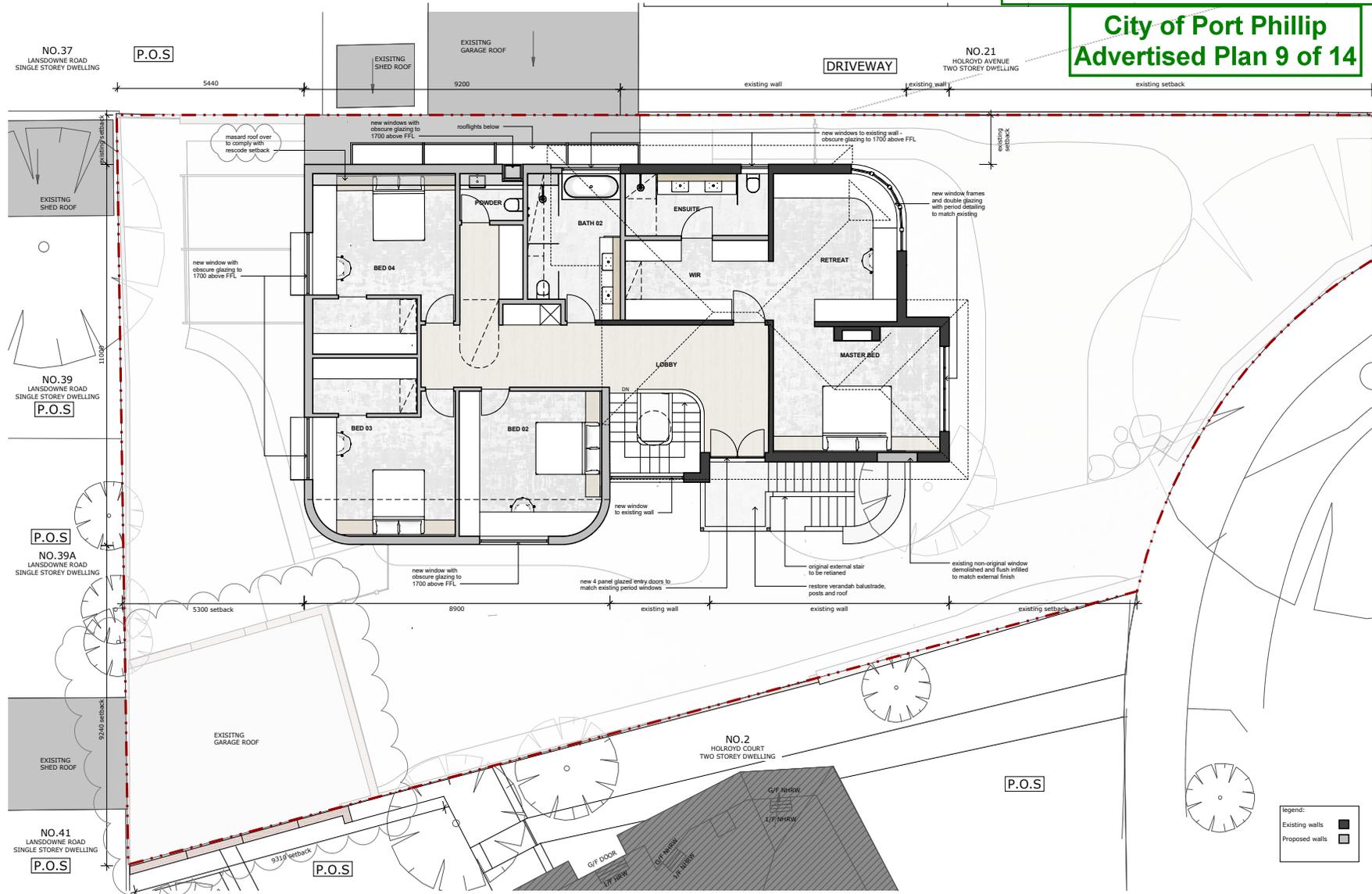
DRAWN: HP
JOB NO: 2101

PROJECT: TEMPELHOF

DRAWING NO: TP102
REVISION: C

AMENDMENT

**City of Port Phillip
Advertised Plan 9 of 14**



Attachment 1: Section 57A plans

AMENDMENT

REV	DATE	NOTES
C	11.02.22	Existing garage structure to be retained, detailed parapet over driveway and proposed external wall to first floor amended to a sloped mansard roof to comply with setbacks
B	10.11.21	Updated location of timber tank
A	08.10.21	Updated design in response to Heritage comments

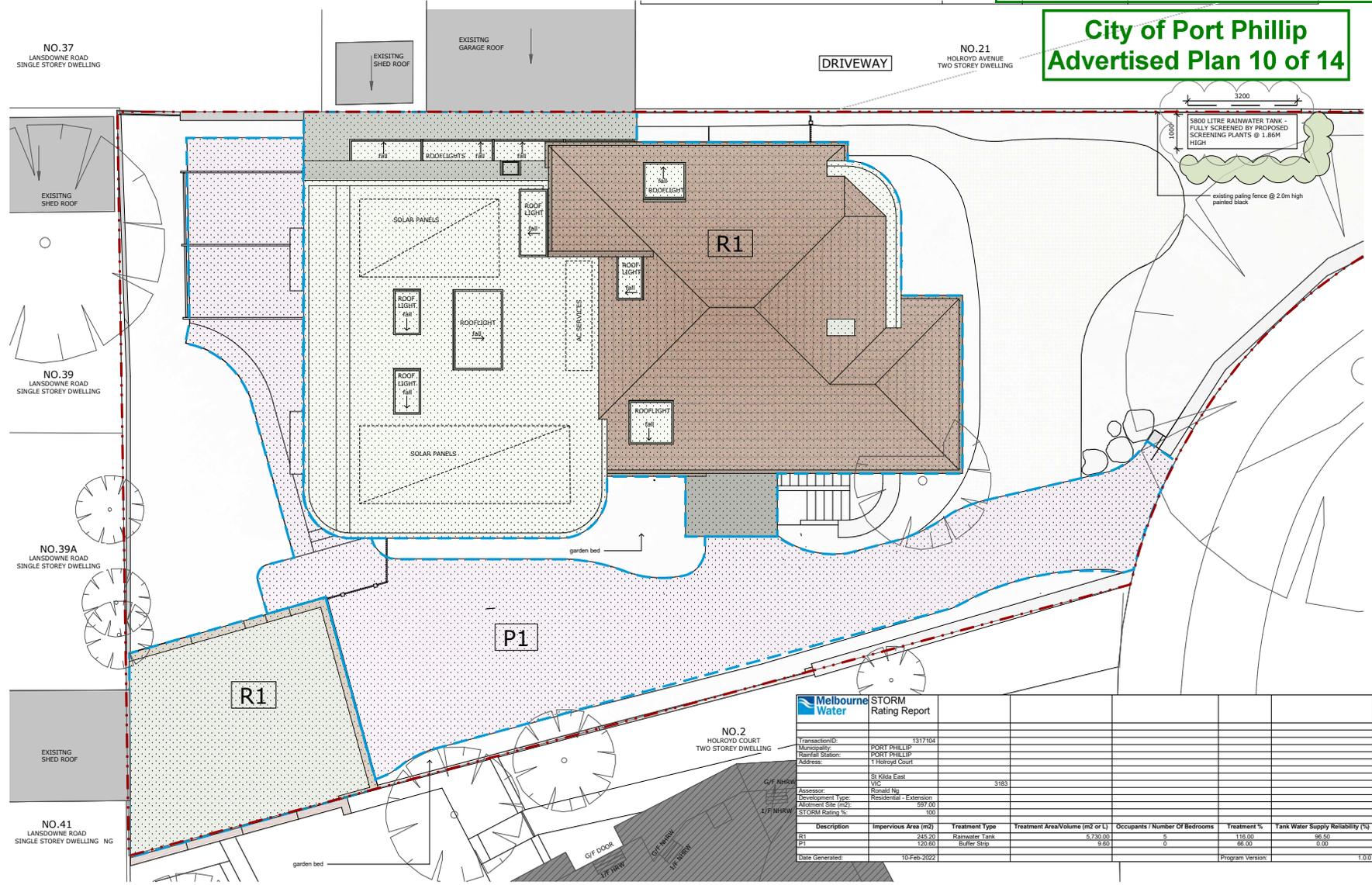


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DRAWING TITLE: FIRST FLOOR PLAN	SCALE: 1:100@A3	APPROVED: JM	DATE: 11.02.22	PROJECT: TEMPELHOF
ADDRESS: 1 HOLROYD COURT, ST KILDA EAST		DRAWN: HP	JOB NO.: 2101	DRAWING NO.: TP103
				REVISION: C

**City of Port Phillip
Advertised Plan 10 of 14**



Melbourne Water		STORM Rating Report					
TransactionID:	1317104						
Municipality:	PORT PHILLIP						
Rainfall Station:	PORT PHILLIP						
Address:	1 Holroyd Court						
Assessor:	St Kilda East	3183					
Assessment:	VIC						
Development Type:	Residential Ng						
Allocation Site (m2):	Residential - Extension						
STORM Rating %:	597.00						
	100						
Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)	
R1	245.20	Rainwater Tank	9,732.00	0	116.00	61.50	
P1	120.60	Buffer Strip	9.60	0	66.00	6.00	
Date Generated:	10-Feb-2022				Program Version:	1.0.0	

AMENDMENT

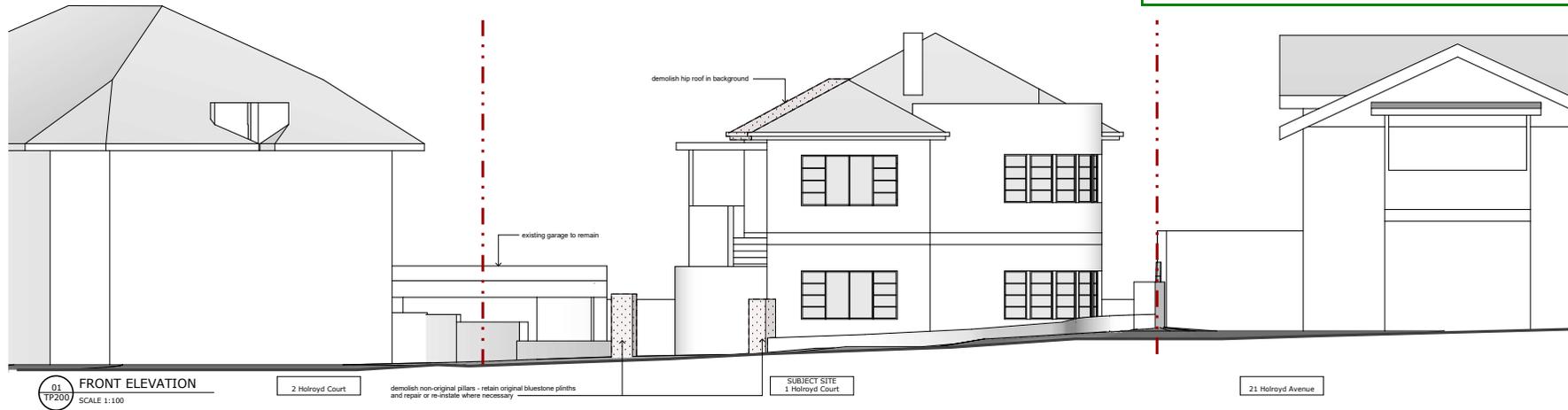
REV	DATE	NOTES
C	11.02.22	Existing garage structure to be retained, updated rainwater tank to suit new roof catchment areas and location of services on roof plan shown indicatively.
B	10.11.21	Updated location of rainwater tank.
A	09.10.21	Updated design in response to Heritage comments.



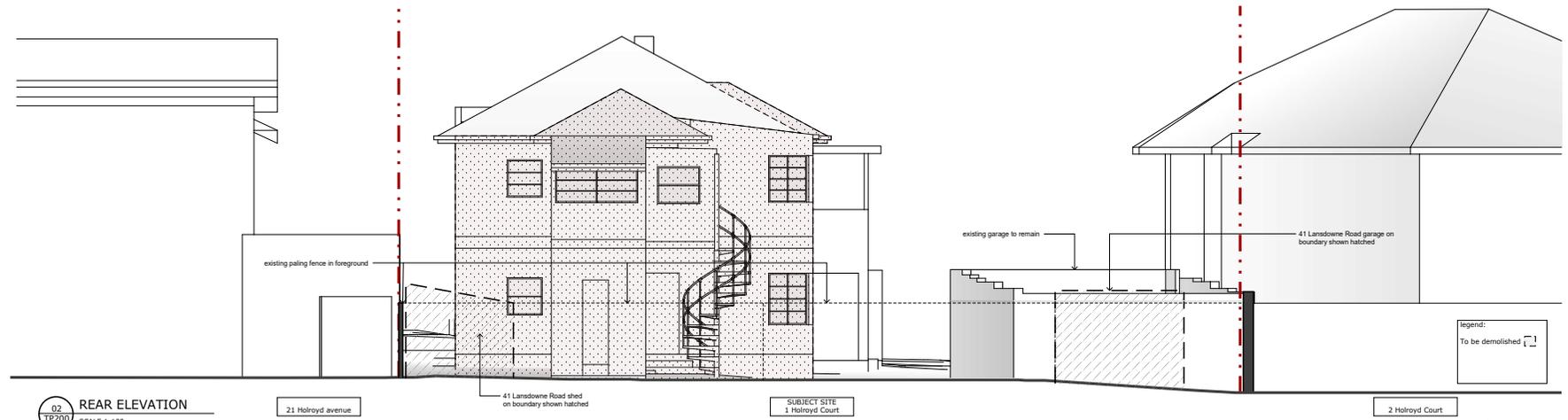
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DRAWING TITLE: ROOF / STORM CALC PLAN	SCALE: 1:100@A3	APPROVED: JM	DATE: 11.02.22	PROJECT: TEMPELHOF
ADDRESS: 1 HOLROYD COURT, ST KILDA EAST	DRAWN: HP	JOB NO.: 2101	DRAWING NO.: TP104	REVISION: B



City of Port Phillip
Advertised Plan 11 of 14



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REV	DATE	NOTES
C	11.02.22	Existing garage structure to be retained
B	10.11.21	Updated note to original bluestone plinth fence as requested by Council
A	08.10.21	Updated design in response to Heritage comments

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DRAWING TITLE: EXISTING FRONT & REAR ELEVATIONS	SCALE: 1:100@A3	APPROVED: JM	DATE: 11.02.22	PROJECT: TEMPELHOF
ADDRESS: 1 HOLROYD COURT, ST KILDA EAST	DRAWN: HP	JOB NO.: 2101	DRAWING NO.: TP200	REVISION: C

AMENDMENT

PORT PHILLIP PLANNING DEPARTMENT Date Received: 11/02/2022



01 TP201 NORTH ELEVATION SCALE 1:100

**City of Port Phillip
Advertised Plan 12 of 14**



02 TP201 SOUTH ELEVATION SCALE 1:100

AMENDMENT

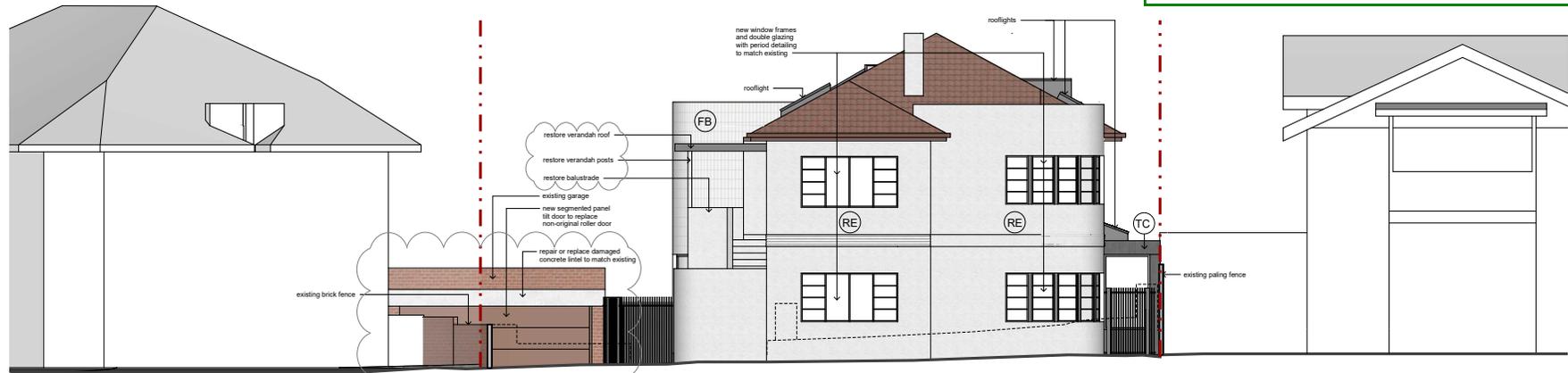
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REV	DATE	NOTES
C	11.02.22	Existing garage structure to be retained
B	10.11.21	Updated note to original blue stone plinth fence as requested by Council
A	08.10.21	Updated design in response to Heritage comments



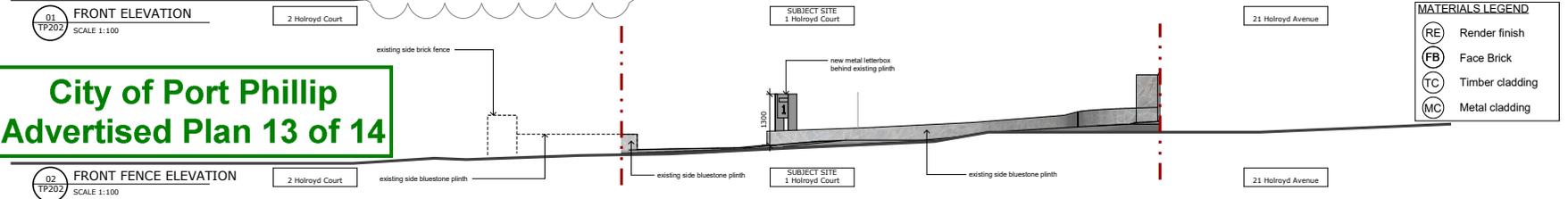
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DRAWING TITLE: EXISTING SIDE ELEVATIONS	SCALE: 1:100@A3	APPROVED: JM	DATE: 11.02.22	PROJECT: TEMPELHOF
ADDRESS: 1 HOLROYD COURT, ST KILDA EAST	DRAWN: HP	JOB NO: 2101	DRAWING NO: TP201	REVISION: A

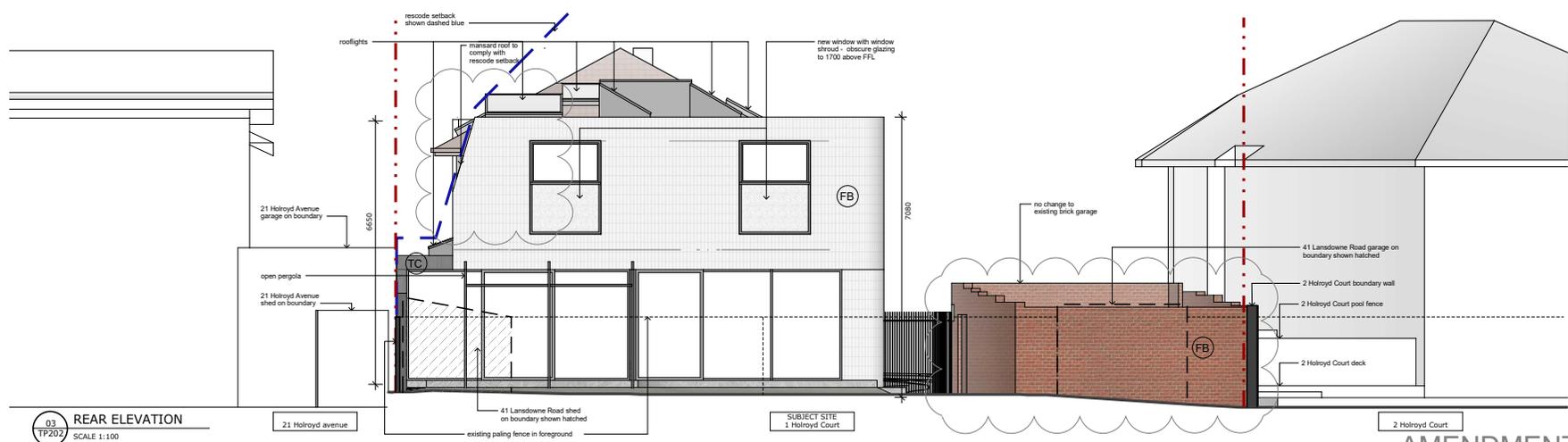


01 FRONT ELEVATION
SCALE 1:100

**City of Port Phillip
Advertised Plan 13 of 14**



02 FRONT FENCE ELEVATION
SCALE 1:100



03 REAR ELEVATION
SCALE 1:100

AMENDMENT

REV	DATE	NOTES
C	11.02.22	Existing garage structure to be retained, detailed pergola over driveway and proposed external wall to first floor amended to a sloped mansard roof to comply with rescode
B	10.11.21	Updated elevation to reflect deletion of four floor hallway window
A	09.10.21	Updated design in response to heritage comments

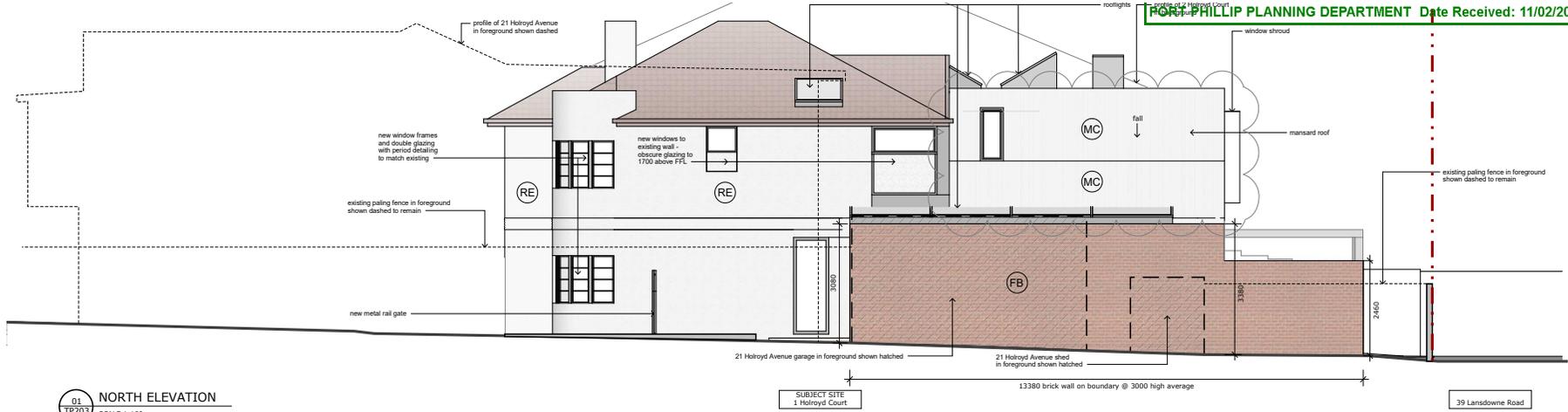
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DRAWING TITLE: FRONT & REAR ELEVATIONS	SCALE: 1:100@A3	APPROVED: JM	DATE: 11.02.22	PROJECT: TEMPELHOF
ADDRESS: 1 HOLROYD COURT, ST KILDA EAST	DRAWN: HP	JOB NO.: 2101	DRAWING NO.: TP202	REVISION: C

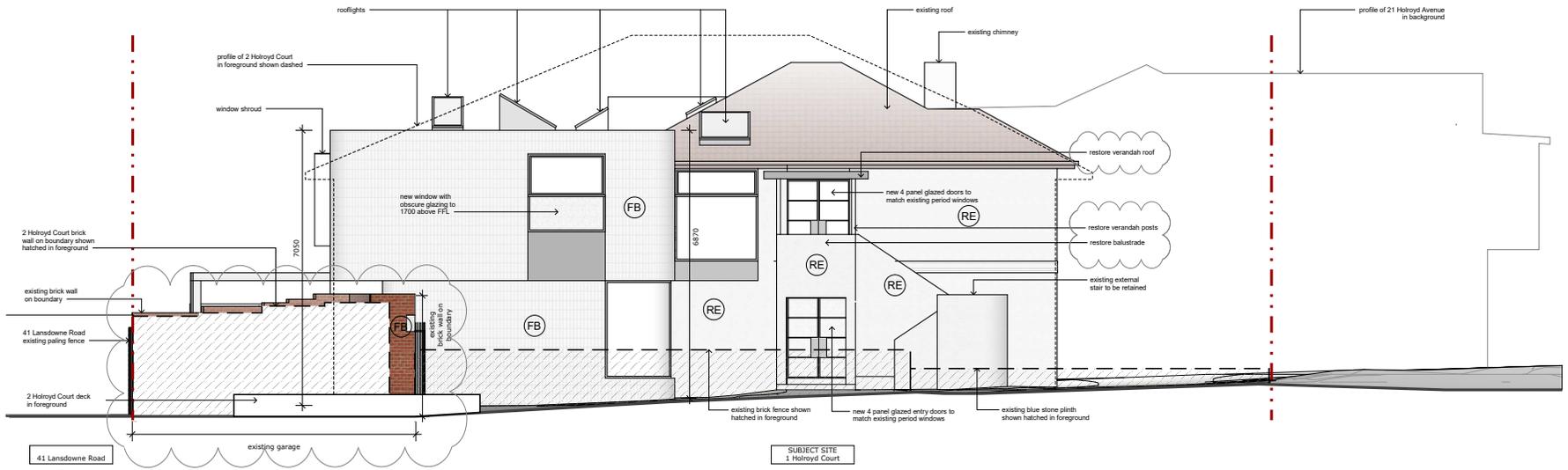
Attachment 1: Section 57A plans

PORT PHILLIP PLANNING DEPARTMENT Date Received: 11/02/2022



01 NORTH ELEVATION
SCALE 1:100

**City of Port Phillip
Advertised Plan 14 of 14**



02 SOUTH ELEVATION
SCALE 1:100

AMENDMENT

REV	DATE	NOTES
C	11.02.22	Existing garage structure to be retained, dashed pergola over driveway and proposed external wall to first floor amended to a sloped mansard roof to comply with setbacks
B	10.11.21	Updated elevation to reflect deletion of four floor hallway window
A	09.10.21	Updated design in response to Heritage comments



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DRAWING TITLE: SIDE ELEVATIONS	SCALE: 1:100@A3	APPROVED: JM	DATE: 11.02.22	PROJECT: TEMPELHOF
ADDRESS: 1 HOLROYD COURT, ST KILDA EAST	DRAWN: HP	JOB NO: 2101	DRAWING NO: TP203	REVISION: C