

**Assessment Against Higher Density Development Guidelines
1-21 Robert Street, Collingwood**

Element 1: Urban Context	Comment
<p>Objective 1.1:</p> <p>To ensure buildings respond creatively to their existing context and to agreed aspirations for the future development of the area. This should take the form of an urban context report.</p>	<p>A comprehensive package of urban context material, including a Design and Context Report is submitted with the application.</p> <p>This information clearly identifies the opportunities and constraints of the site and area, and demonstrates the building's creative responses to both the area's existing context and preferred future character.</p>
<p>Objective 1.2:</p> <p>To provide a creative design response that is based on a clear understanding of the urban context and neighbourhood character.</p>	<p>The design has been based on a clear understanding of the urban context and neighbourhood character, as demonstrated by the material prepared by Hayball Pty Ltd.</p>
Element 2: Building Envelope	Comment
<p>OBJECTIVE 2.1:</p> <p>To ensure that the height of new development responds to existing urban context and neighbourhood character objectives of the area.</p>	<p>The scale, height, and massing of the building is a response to the identification of the site as a strategic development site, in the context of the surrounding area, balanced with the objectives contained within the Planning Scheme.</p> <p>The height of the proposal is entirely appropriate given the Mixed Use zoning of the site located between the peripheries of two activity centres.</p> <p>The development has been arranged and massed in a creative and innovative manner, that provides separation from the heritage buildings, appropriate setbacks where required and active interfaces at ground level.</p> <p>The tower elements of the development are located to the north of the site retaining the Brew Tower's pride of place.</p> <p>The proposed building height varies across the development, to respond to the different characteristics and features of each interface.</p> <p>The design of the development adopts a composition of materials designed to differentiate new from old and to reduce any sense of visual dominance.</p>

<p>OBJECTIVE 2.2:</p> <p>To ensure new development is appropriate to the scale of nearby streets, other public spaces, and buildings.</p>	<p>The new development has been carefully composed and massed to be appropriate to a strategic redevelopment site, surrounded on the north, south and east by a business zone. Strategic policy contemplates higher density development on the site. The nature of these surrounds and the location on the peripheries of activity centres promotes a strong response to urban consolidation imperatives.</p> <p>The proposed neighbourhood square creates linkages with the surrounding street and laneway network creating a pedestrian scale from the ground level interfaces.</p> <p>The proposed development is consistent with the emerging character of the surrounds as advocated by the Gipps Precinct Local Area Plan and Smith Street Structure Plan.</p>
<p>OBJECTIVE 2.3:</p> <p>To protect sunlight access to public spaces.</p>	<p>The shadow diagrams prepared by Hayball Pty Ltd demonstrate that the height and setbacks of the development have ensured that an appropriate level of sunlight is maintained to adjacent public spaces.</p> <p>Importantly the southern footpath of Langridge Street will not be overshadowed.</p>
<p>OBJECTIVE 2.4:</p> <p>To respond to existing or preferred street character.</p>	<p>The existing and preferred street character of Robert Street and surrounds is one of industrial buildings typically built to all boundaries. The proposed building continues this pattern and provides active frontages at ground level.</p> <p>The frontages to Waterloo Road utilise the existing heritage buildings (to be retained) which are hard edge.</p> <p>Street level treatment and improvements to the public realm will improve the amenity of the frontages for pedestrians.</p>
<p>OBJECTIVE 2.5:</p> <p>To ensure building separation supports private amenity and reinforces neighbourhood character.</p>	<p>The subject site is removed from direct interfaces with any sensitive land uses with land to the south, east and north zoned Business Zone 3 whereby accommodation is prohibited. The buildings at 82 and 96 Wellington Street house small business and offices. The north-south laneway provides a separation to these buildings. In this respect, the proposed development will not cause any amenity impacts on surrounding dwellings by way of overshadowing, overlooking or visual bulk.</p>

	Buildings are generally built to the boundary at ground level to reinforce the industrial character of the surrounds.
OBJECTIVE 2.6: To ensure areas can develop with an equitable access to outlook and sunlight.	<p>It is the nature of this site and the proposed buildings that it does not impact upon the future development of adjacent or near sites.</p> <p>There will be no unreasonable impacts on neighbouring properties' access to sunlight and daylight.</p> <p>The development has been orientated to optimise sunlight and daylight for new dwellings and their balcony spaces.</p>
OBJECTIVE 2.7: To ensure visual impacts to dwellings at the rear are appropriate to the context.	<p>The subject site is removed from direct interfaces with any sensitive land uses with land to the south, east and north zoned Business Zone 3 whereby accommodation is prohibited. The buildings at 82 and 96 Wellington Street house small business and offices. The north-south laneway provides a separation to these buildings. In this respect, the proposed development will not cause any amenity impacts on surrounding dwellings by way of overshadowing, overlooking or visual bulk.</p> <p>Nevertheless the visible elements of the development have been designed to avoid utilitarian elevations and all of the development's visible facades are of materials recognising the visibility.</p>
OBJECTIVE 2.8: To maximise informal or passive surveillance of streets and other public open spaces.	Windows and balconies are provided within the external and internal façades of the building to maximise informal and/or passive surveillance of public spaces and streets.
OBJECTIVE 2.9: To maximise residential amenity through the provision of views and protection of privacy within the subject site and on neighbouring properties	The development is well separated from sensitive dwellings to ensure no overlooking of surrounding properties will occur. Within the development buildings are generally well separated. Where some potential for inter-looking between apartments will occur, screening devices are implemented to manage this situation.
OBJECTIVE 2.10: To ensure new tall buildings do not create adverse wind effects.	The broken up building form and strong articulation of the façades will mitigate wind turbulence at the ground level.

<p>OBJECTIVE 2.11:</p> <p>To treat roof spaces and forms as a considered aspect of the overall building design.</p>	<p>The treatment of the building's roof space and form is an integral element of the building's architectural expression. Plant equipment including solar panels are sensitively integrated into the design and the roof form is also utilised for water harvesting.</p> <p>The roof of the brew tower will be a prominent landmark recognising the previous uses on the site.</p>
<p>Element 3: Street Pattern And Street-Edge Quality</p>	<p>Comment</p>
<p>OBJECTIVE 3.1:</p> <p>To create walkable areas within a safe and interesting public setting.</p>	<p>A walkable, fine grained urban environment is created through the provision of north-south and an east-west links through the site. The links are appropriately treated to provide an attractive pedestrian thoroughfare for residents and link Wellington Street, Robert Street and Waterloo Road.</p>
<p>OBJECTIVE 3.2:</p> <p>To closely integrate the layout and occupation patterns of new development with the street.</p>	<p>Ground floor residential uses improve the physical and visual connection to Robert Street and the right of way through individual townhouse entries, apartment lobbies and the proposed food and drink premises. The dwellings and food and drink premises provide opportunities for passive surveillance through entries, windows and balconies.</p> <p>The presentation to Waterloo Road is restricted by the retention of the heritage buildings but the entry points proposed will allow for pedestrian and vehicular access.</p> <p>Blank walls, service areas and car parking are either avoided or hidden from view from the street. Access to the basement is provided it is discretely integrated into the design of the building.</p> <p>Recesses at the ground floor level which create concealment points are avoided.</p>
<p>OBJECTIVE 3.3:</p> <p>To ensure car parking does not dominate the street frontage.</p>	<p>The main car parking areas are contained below ground. Where at grade car parking is proposed, it is wrapped by the residential uses and not visible from the street.</p>

<p>OBJECTIVE 3.4:</p> <p>To create street entrances with a strong identity that provide a transition from the street to residential interiors.</p>	<p>Building and dwelling entrances are accentuated and articulated in the architectural expression of the facades to provide a strong connection and a sense of identity for ground floor dwellings. Communal entry and lobby foyers are clearly identified and are able provide comfortable, convenient, and safe entrances for the proposed dwellings.</p>
<p>OBJECTIVE 3.5:</p> <p>To ensure car park entries do not detract from the street.</p>	<p>The vehicle access is available at two points – off Robert Street at the north-east corner of the site; and an existing opening from Waterloo Road at the southern boundary of the site.</p> <p>The limited access ways and utilisation of existing entry points therein avoids adverse impacts of car parking entry points on the street network.</p>
<p>OBJECTIVE 3.6:</p> <p>To avoid creating inactive frontages as a result of fencing private open spaces.</p>	<p>Dwellings fronting Robert Street, the neighbourhood square and the laneway propose galvanised steel vertical slat fencing and gates to 1 metre. The fencing will provide a physical definition of the public and private realm and at the same time not be visually obtrusive. Where located in the neighbourhood square the fencing is provided behind vegetation.</p>
<p>OBJECTIVE 3.7:</p> <p>To ensure that front fences respect and contribute to the neighbourhood character.</p>	<p>Dwellings fronting Robert Street, the neighbourhood square and the laneway propose galvanised steel vertical slat fencing and gates to 1 metre. The fencing will provide a physical definition of the public and private realm and at the same time not be visually obtrusive. Where located in the neighbourhood square the fencing is provided behind vegetation.</p>
<p>Element 4: Circulation And Services</p>	<p>Comment</p>
<p>Objective 4.1:</p> <p>To provide adequate, safe and efficiently designed parking layouts.</p>	<p>The design of the basement levels and at-grade parking and access to these areas is cognisant of the need to provide safe and efficient car parking layouts which are functional and clearly marked. Circulation areas are appropriately dimensioned to provide for easy way-finding and car parks are identified for their intended end users.</p> <p>Provision is also made for a substantial level of bicycle parking for residents and visitors.</p>

<p>OBJECTIVE 4.2:</p> <p>To provide safe and convenient access between car parking and bicycle areas and the pedestrian entry to buildings.</p>	<p>Individual lift cores provide convenient linkages between the basement levels and above ground levels. The lift cores are designed to separate pedestrians from vehicles and provide a safe, trafficable area to access the building.</p> <p>Resident bicycle parking will be located at grade away from the car parks. Visitor bicycle parking will be located within the neighbourhood square.</p>
<p>OBJECTIVE 4.3:</p> <p>To create shared internal spaces that contribute positively to the experience of living in higher density development.</p>	<p>The development creates shared spaces for the residents including the lobby and communal access ways internal to the site.</p>
<p>OBJECTIVE 4.4:</p> <p>To minimise running and maintenance costs.</p>	<p>The developer will be fitting the building with energy efficient appliances and lighting systems.</p> <p>All efforts have been made to reduce the future energy consumption of the building, incorporating a range of ESD initiatives including water harvesting and energy efficient design.</p>
<p>OBJECTIVE 4.5:</p> <p>To minimise water use.</p>	<p>75,000 litres will be stored in two water tanks for re-use and irrigation of landscaped areas within the site.</p>
<p>OBJECTIVE 4.6:</p> <p>To incorporate provision for site services in the building design to ensure good function and ease of service and maintenance.</p>	<p>Waste management has been considered as part of the design process (refer to the Waste Management Report prepared by Leigh Design Pty Ltd). The rubbish areas have been planned accordingly and rubbish will be collected (under contract) as required.</p>
<p>Element 5: Building Layout And Design</p>	<p>Comment</p>
<p>OBJECTIVE 5.1:</p> <p>To provide a range of dwelling sizes and types in higher density residential developments.</p>	<p>A range of one, two and three bedroom apartments and townhouses and studio apartments are provided in the development to suit a wide demographic profile and provide various levels of affordability.</p>
<p>OBJECTIVE 5.2:</p> <p>To optimise the layout of buildings in</p>	<p>The siting and layout of the building has been designed to</p>

<p>response to occupants' needs as well as identified external influences and characteristics of a site.</p>	<p>provide an internal layout that responds to the requirements of occupants, is orientated to maximise external views, access to daylight, solar access, and designed to manage noise amenity impacts.</p> <p>Upper level dwellings will benefit from panoramic views to the Melbourne CBD. Separate lift lobbies, combined with break out spaces, serve to break down longer internal corridors and provide natural light, ventilation and an outlook.</p>
<p>OBJECTIVE 5.3:</p> <p>To create functional, flexible, efficient and comfortable residential apartments.</p>	<p>A range of different typical dwelling types and sizes provide functional, practical and flexible layouts that are adaptable to different end users. Internal spaces are used efficiently to ensure room sizes and dimensions are appropriate to their purpose.</p>
<p>OBJECTIVE 5.4:</p> <p>To ensure that a good standard of natural lighting and ventilation is provided to internal building spaces.</p>	<p>Dwellings' habitable rooms are provided with direct access to natural daylight and ventilation to ensure a high level of amenity is provided to future occupants. Daylight access and ventilation has been afforded at the end of corridors and stairwells where possible. This provides opportunities to naturally ventilate the building. It will also assist in minimising the building's reliance on artificial cooling.</p>
<p>OBJECTIVE 5.5:</p> <p>To provide adequate storage space for household items.</p>	<p>Storage spaces are provided within each apartment, and a bike store facility is available at ground level. Storage requirements can be supplemented by off-site commercial storage, on a needs basis.</p>
<p>OBJECTIVE 5.6:</p> <p>To promote buildings of high architectural quality and visual interest.</p>	<p>A carefully considered and innovative architectural response has been conceived for the site by the project architects, Hayball Pty Ltd. It will provide a high standard of design excellence in Collingwood. A considered and well resolved architectural form is created, incorporating a variety of materials and finishes. These design considerations assist in articulating and expressing the form of all buildings.</p> <p>The retention and restoration of the heritage buildings add much value to the visual impact of the development and is enhanced by the delineation through use of varying materials between new and old.</p>

Element 6: Open Space And Landscape Design	Comment
<p>OBJECTIVE 6.1:</p> <p>To ensure access to adequate open space for all residents.</p>	<p>The development seeks to provide all residents with suitable private open space areas. Balconies are sized to maximise their functionality and amenity for residents and These balconies are provided with an excellent outlook either externally from the site or, into the landscaped, internal open space area. The neighbourhood square will provide additional open space.</p>
<p>OBJECTIVE 6.2:</p> <p>To ensure common or shared spaces are functional and attractive for their intended users.</p>	<p>The common and shared spaces are functional and attractive for their intended users. The neighbourhood square will be active with the food and drink premises and convenience shop fronting the square.</p> <p>Ground level dwellings facing the square will have direct to this open space area and upper level dwellings will overlook common spaces to ensure it safe and surveyed.</p> <p>A communal roof deck which will include a dining are, and garden will provide another quality shared space for residents.</p>
<p>OBJECTIVE 6.3:</p> <p>To allow solar access to the private and shared open spaces of new high density residential units.</p>	<p>The majority of balcony spaces have good access to sunshine with south facing single aspect dwellings kept to a minimum.</p> <p>The internal open space and communal roof and pool decks have excellent solar access, having regard to their orientation, proportion and the siting/massing of the building in these locations.</p>
<p>OBJECTIVE 6.4:</p> <p>To integrate the design of shared and private open space into the overall building design and façade composition.</p>	<p>The design of the balconies, ground floor terraces, neighbourhood square and communal roof deck are integrated into the design of the development to provide activity to the façade, whilst ensuring the privacy and functionality of these spaces is maintained.</p>
<p>OBJECTIVE 6.5:</p> <p>To provide for greenery within open spaces.</p>	<p>The neighbourhood square and pathways and rooftop deck provides opportunities for landscaping within a landlocked urban site. The Tract landscape concept seeks to reference</p>

	the cultural heritage of Collingwood with the use of deciduous exotic species.
<p>OBJECTIVE 6.6:</p> <p>To create public open space appropriate to its context.</p>	<p>The development's open space areas primarily consisting of the neighbourhood square and pathways to the west and south, will significantly contribute to the area's urban environment. The extension of the pathway from Wellington Street into the site will enable accessibility for the community allowing for community events and use of the food and drink premise and convenience shop.</p> <p>Consideration has been given to the design, siting and treatment of the spaces to ensure that they are safe, attractive and well used spaces, which satisfactorily meet the requirements of future residents.</p>