

7 February 2018

Vicky Grillakis
 Coordinator Statutory Planning
 City of Yarra
 333 Bridge Road
RICHMOND VIC 3121



Dear Vicky

PLN17/1094 - 195 Lennox Street, Richmond - Response to Request for Further Information

Tract Consultants Pty Ltd continues to act on behalf of Flagship (Lennox Street) Pty Ltd in the above matter.

Thank you for your prompt feedback and suggestions regarding the above application. From the outset, this application has been designed in close consultation with Yarra City Council and we are pleased to introduce the enclosed revised set of plans and supporting documentation which respond to the requests for further information requested under Section 54 of the *Planning and Environment Act 1987*.

Please review and consider the following information in order of points raised within your letter dated 15 January 2018. Council's information requirements have been stated in italics.

Section 54 – Further Information

1. *The floor plans are unclear and the ink is faint. This makes it hard to read.*

The Architectural Plans (Woods Bagot, February 2018) have been updated with increased line weight for legibility.

Refer ***Architectural Plans (Woods Bagot, February 2018)***.

2. *A demolition plan (including elevations) is required clearly detailing which sections of the existing buildings and or structures are to be demolished or retained.*

A full demolition plan (including elevations) has been included with the revised Architectural Plans.

Refer ***Architectural Plans (Woods Bagot, February 2018)***.

3. *Whilst you have provided a Clause 58 Assessment and a compliance checklist on page 55, please also show the following on either the floor plans or apartment type plans:*

- a. *Minimum dimensions and area for the living areas and bedrooms;*
- b. *Balcony dimensions;*
- c. *Identification of storage areas; and*
- d. *Accessibility dimensions and breezeway paths.*

Apartment type plans have been updated accordingly to show the requested information. The plans demonstrate compliance with the standards of Clause 58, as per the associated compliance checklist on page 55 of the design report.

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Refer **Design Report (Woods Bagot, February 2018)**.

4. *Floor plans to have all setbacks and lengths of on-boundary walls dimensioned.*

Floor plans have been updated to show all setbacks and lengths of on-boundary walls.

Refer **Architectural Plans (Woods Bagot, February 2018)**.

5. *Location of existing windows on adjacent properties on the floor plans, identifying those that are habitable.*

All windows are shown on the adjacent property at 197 Lennox Street, Richmond, with all habitable windows clearly annotated.

Refer **Architectural Plans (Woods Bagot, February 2018)**.

6. *Please include the total floor area on the floor plans for split level dwellings.*

Plans have been updated to show total floor areas accordingly.

Refer **Architectural Plans (Woods Bagot, February 2018)**.

7. *Elevations to include wall heights and for the shadowing effects to be removed.*

Elevations revised to show wall heights (total height) of each building. Shadow effects have been removed.

Refer **Architectural Plans (Woods Bagot, February 2018)**.

8. *Elevations to confirm if windows are operable.*

Elevations updated to clearly show operable windows.

Refer **Architectural Plans (Woods Bagot, February 2018)**.

9. *Screening/planter box heights to be provided on elevations.*

Screen and planter box heights provided on elevations with corresponding detail in the Design Report.

Refer **Architectural Plans (Woods Bagot, February 2018)**.

10. *Provide confirmation of how many bedrooms the penthouse will be.*

As per Council's follow up request a full floorplan for the penthouse has been provided in the Architectural Plans.

Refer **Architectural Plans (Woods Bagot, February 2018)**.

11. *The traffic report amended to include details of the car lift including timing and the potential for queuing (if there is potential for queuing, then confirmation that sufficient area is provided)*

The Traffic Report prepared by GTA Consultants has been updated to include details of the car lift including timing and the potential for queuing. Please refer to Chapter 5 of the report.

Refer **Traffic Report – Rev B (GTA Consulting, January 2018)**

12. *Renders of the proposal from Lennox Street – looking from the north, south and directly opposite the street.*

Updated renders have been provided from the north, south and directly opposite Lennox Street from the Site. The renders show the proposed building in its context.

Refer pages 38 and 39 of the accompanying **Design Report (Woods Bagot, February 2018)**.

13. *Renders to show views to the Pelaco sign from the west.*

A revised render has been provided as per this request. The render shows the proposed building in its context with clear views to the Pelaco Sign retained.

Refer page 38 of the accompanying **Design Report (Woods Bagot, February 2018)**.

14. *Two (2) copies of shadow diagrams of the proposed buildings and adjacent structures (including shadows cast by boundary fences and buildings on abutting sites). The diagrams provided on pages 40-45 are not sufficient. This may result in additional matters being raised.*

Shadow diagrams have been updated within the Design Report and Architectural Plans. A revised set of isometric shadow diagrams have been provided on pages 44-57 of the Design Report which clearly demonstrate the proposed shadowing to the neighbouring residential building to the south. Additional shadow diagrams in plan view have been provided to the rear of the Architectural Plans.

Refer **Architectural Plans and Design Report (Woods Bagot, February 2018)**.

15. *Provide details regarding the screening proposed.*

Detail of the proposed 'hit and miss' brick screening is provided on page 63 of the Design Report. The location of screening is clearly provided on the revised Architectural Plans.

Refer **Architectural Plans and Design Report (Woods Bagot, February 2018)**.

16. *Confirm if there is a potential for overlooking to the secluded private open spaces of the dwellings in the south-western corner of the proposal associated with PLN17/0131 (150-152 Bridge Road, Richmond)*

The secluded private open space of the proposed development (PLN17/0131) has been identified on the plans as per the most recent plans available for this development.

It is noted that there are no statutory overlooking opportunities to the private open space or habitable windows of the proposed building.

Refer **Architectural Plans (Woods Bagot, February 2018)**.

17. *Provide details of the privacy screens for the ground floor dwellings – G.01 and 1.01.*

Privacy screens to be 25% transparency 'hit and miss' brick. Refer response to RFI item 15.

Refer **Architectural Plans (Woods Bagot, February 2018)**.

18. *Provide details with regards to the access to the area labelled as 'roof' of the front building on Level 4. Is this area a roof top garden? And who can access it?*

Detail and annotations on TP2203 & TP2204 updated. Use of the access hatch is exclusively for maintenance purposes and accessible via foyer below. No rooftop garden is proposed.

Refer **Architectural Plans (Woods Bagot, February 2018)**.

Preliminary Assessment Considerations

As per our discussion following the receipt of Council's RFI we respectfully defer our response to the preliminary assessment considerations outlined in your letter, subject to further discussions at Council offices on 8 February 2018.

Should any formal written response be required following this meeting we will provide this to Council in a timely manner.

Attachments

Please find enclosed the following documents and plans in support of this RFI response:

- 3 x A3 Architectural Plans and Design Report (Woods Bagot, February 2018).
- 1 x Traffic Report Rev-B (GTA Consultants, January 2018)

Please also find enclosed a USB containing an electronic copy of all submitted documents.

We trust that the submitted documents satisfy Council's request for further information and will assist with the timely assessment of this application. Should any additional materials or information be required in support of this application please accept this letter as a formal request for an extension of time to the current expiry date of 15 March 2018.

We look forward to continuing to work with Council to in the assessment of this application. If you would like to discuss any matters relating to this project please do not hesitate to call me or Andrew Thornton on 9429 6133.

Yours sincerely



Luke Chamberlain
Senior Principal Town Planner
Tract Consultants Pty Ltd