

Dear Nikolas

20 September 2018

Nikolas Muhllechner
Statutory Planning
City of Yarra
PO Box 168
RICHMOND VIC 3121

**622-642 Nicholson Street, Fitzroy North
Planning Permit Application No. PLN18/0172
Response to Referral Comments**

We continue to act for the permit applicant in this matter.

Following advertising of the application and receipt of various referral comments from Council, we are seeking to respond to issues and queries raised. We provide three copies of amended plans prepared by Artisan Architects on a without prejudice basis and consider that they can inform the drafting of conditions, should Council consider that the application can be supported.

Our response to the referral comments is as follows:

URBAN DESIGN – HANSEN PARTNERSHIP

- The proposed development does not seek to extend the laneway network through the subject site through connecting the two abutting laneways.
- The indicative layout of the ground floor tenancies confirms that deliveries to the bottle shop will occur via the rear back of house area and that these uses have an operational relationship.
- Square columns are able to be accommodated internally above ground level.
- Basement levels redesigned to accommodate staff bicycle spaces at Basement Level 1. The room is to have glazed walls, so it is visible from the basement level.
- We consider the proposed building height to be appropriate as proposed. However, should Council want to reduce the height to 8 storeys as suggested, we consider that this can be achieved via condition on permit.
- The waiting area for the medical centre on Level 1 has been increased in area, through the deletion of one of the suites.
- The extent of overshadowing relative to No. 7 Reid Street and No. 4 Bik Lane is not considered unreasonable. Further to the comments provided by Hansen Partnership, the Schedule to the MUZ does not

list any variations to Clause 55 (although it is not applicable to this development due to its commercial nature), nor does it say that the Responsible Authority must consider the impact on the amenity of secluded private open space of existing dwellings. The balconies at upper levels to the two adjoining apartment buildings are not classified as secluded private open space, given they are visible from the abutting laneways.

- Notwithstanding the above, we provide the enclosed elevational shadow diagrams for the two apartment buildings to the east from 12pm onwards at the equinox. Further to the planning report, we consider the extent of additional overshadowing to be appropriate.
- Equitable development plans reflecting the podium design of the adjoining properties to the north and south are enclosed (both residential and commercial examples).

The elevations confirm that the proposed boundary wall height increases the existing conditions by 2.6-4.6 metres to the southern boundary and by 2.6 – 3.8 metres to the northern boundary.

- The proposed renders from Nicholson Street have been updated to clearly indicate the glazing to the façade at ground level.
- Building canopy height along Nicholson Street frontage has been lowered to a minimum 3 metres above footpath level at the northern end (increasing to 3.8 metres at the southern end due to the slope of the site).
- Services (booster cupboards, substation, meters) are included within the development and now shown on the floor plans and elevations.
- The western elevation / building façade has not been further revised in terms of its design (unless otherwise detailed above).

URBAN DESIGN – COUNCIL

- The extent of glazing provided at ground floor is considered appropriate for a site within a neighbourhood activity centre / shopping strip and provides for appropriate activation. The photomontage / renders have been updated to clearly show the extent of glazing.
- Street furniture is able to be accommodated along the street frontage and is shown on the ground floor plan.
- The plans have been updated to correctly show the footpath width and all street trees / services. Bike parking for visitors continues to be shown along the street frontage, noting Council has previously accepted bike hoops along narrower footpaths – such as through Planning Permit No. PLN13/0933 at 306-308 Swan Street, Richmond. It is considered a poor urban design outcome to provide bicycle parking for visitors within the title boundaries / along the street at the expense of a highly active frontage when the footpath can otherwise accommodate them.
- The awning was always proposed to be continuous. It has been reduced in height to be a minimum height of 3 metres above footpath

level at the northern end of the site and 3.85 metres at the southern end of the site. The awning width has been increased to 3 metres.

TRAFFIC ENGINEERING COMMENTS

- We refer to correspondence from Ratio Consultants dated 20 September 2018 regarding impacts of the proposed development on the operation of Nicholson Street.
- Relative to the design items to be addressed:
 - Convex mirror shown on northern side of accessway to improve pedestrian visibility.
 - Internal ramp widths fully dimensioned.
 - Clearances to walls dimensioned.
 - Ramp grades are dimensioned and specified on sectional drawing (TP02B).
 - Car spaces are all numbered.
 - Internal dimensions of the loading facility are shown.
 - Diameter and clearances to the turntable are also shown.

STRATEGIC TRANSPORT

- Bicycle parking for visitors continues to be proposed along the street frontage, although the design has been revised to ensure appropriate space for pedestrians. The plans have been updated to correct the width of the footpath.
- As noted previously, staff bicycle parking has been relocated to Basement Level 1 and is now secure.
- Ability for electric vehicle charging is now achieved in the basement levels, with an annotation on the plans to this effect.
- A Green Travel Plan can be required via condition on permit).

ACOUSTIC – SLR CONSULTING AUSTRALIA

- We refer to correspondence from Octave Acoustics dated 31 August 2018 responding to the queries raised relative to the loading bay / delivery noise.
- Relative to noise impacts associated with mechanical plant and equipment, we note that compliance with SEPP N-1 will be required via condition on permit. A further acoustic report addressing these concerns can be required via condition on permit.

ESD

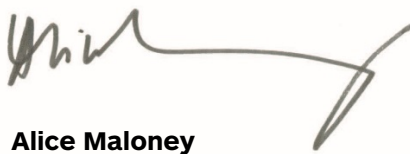
- It is considered that the SMP prepared by Simpson Kotzman can be updated via condition on permit to address the following:
 - 20% improvement above the NCC energy efficiency requirements for heating and cooling. This requires JV3 performance-based modelling to be undertaken¹.

¹ Noting plans have been updated to confirm minimum Visual Light Transmittance (VLT) of 60% to all glazing.

- Bike parking relocated to Basement Level 1 as per enclosed plans.
 - Separate comprehensive Green Travel Plan, which includes performance targets, monitoring or reporting components.
 - Comprehensive commissioning and tuning of all major appliances and services.
 - Environmental Management Plan during construction period (whether to be included within any CMP).
 - Electric vehicle charging facilities to be provide at basement levels.
 - Hot water system to be nominated.
 - Deletion of reference to dwellings.
- Relative to offsite impacts, we enclose a Neighbouring Property Daylight Analysis Report undertaken by Simpson Kotzman. It confirms that while the proposed development will result in marginal reduction of daylighting levels to adjoining properties to the east and recommends a high reflectance eastern façade to the proposed development maximise daylighting. This recommendation has already been adopted for the eastern elevation.
- The WMP provided by Leigh Design provides details in relation to waste / recycling. Details during construction are able to be nominated within the CMP.

If you have any further queries please do not hesitate to contact the undersigned on 9429 3111.

Yours sincerely



Alice Maloney
Associate
ratio: