ATTACHMENT 1

SUBJECT LAND: 130 Gwynne Street, Cremorne
Attachment 2 - PLN180945 - 130 Gwynne Street, Cremorne - S57B Advertised Plans
Attachment 2 - PLN180945 - 130 Gwynne Street, Cremorne - S57B Advertised Plans
Attachment 3 - PLN180723 - 130 Gwynne Street, Cremorne - ESD Referral

Assessment Summary:

<table>
<thead>
<tr>
<th>Planning Application No:</th>
<th>PLN18/0945</th>
<th>Date: 16/4/19</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subject Site:</td>
<td>130 Gwynne Street, Cremorne</td>
<td></td>
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<tr>
<td>Responsible Planner:</td>
<td>Gary O'Reilly</td>
<td></td>
</tr>
<tr>
<td>ESD Advisor:</td>
<td>Scott Willey</td>
<td></td>
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<tr>
<td>Project Description:</td>
<td>Development of the land for the construction of a triple storey dwelling with a basement and roof terrace</td>
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<tr>
<td>Site Area:</td>
<td>136m²</td>
<td></td>
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<tr>
<td>Site Coverage:</td>
<td>high</td>
<td></td>
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<tr>
<td>Pre-application meetings:</td>
<td>-</td>
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ESD Review

Review
It is noted the above application is covered by LPP 22.16 (Stormwater Management), but not LPP 22.17 (Environmentally Sustainable Development). There are some limited entry-related matters addressed by VPP 54 (One dwelling on a lot), however the applicant has provided a SDA which appears attempts to address Council’s ‘10 Key Sustainable Building Categories’.

The architectural and the Sustainable Design Assessment (SDA) for the above project were reviewed against the standards noted in the WSUD (LPP 22.16), and further comment is offered on the ESD matters addressed in the SDA.

Summary comments
Review:
There is expansive glazing proposed to the south for the above ground levels. This will provide excellent natural light, however come at a high thermal cost. While thermal improvement of materials is discussed, only the legal minimum thermal rating is proposed. The design has no windows to gain beneficial winter warming sun in. Accessing winter sun on the roof terrace will be hampered by cool breezes.

The basement level proposed, has very poor access to daylight and natural ventilation. The large, glazed over-stair skylight is likely to loose significant winter warmth. It is shown unshaded – therefore likely to attract high solar heat gain in warmer months.

While the STORM calculation shown achieves the required 100% minimum, the SDA notes the laundries will also utilise captured rainwater. The drawings and the STORM report need to be updated to reflect this.

Further comment:
The drawings and the SDA report omit considerable detail, and initiatives noted in the SDA generally make no reference to quantifiable standards.

Assessment
Access to daylight, and natural ventilation appear reasonable to good above ground, however are sub-standard in the basement. Several statements made in the SDA appear ill-informed, without adequate substantiation, or in error (e.g. natural light, ventilation, zoning, winter-sun access, etc.). A considerable redesign is encouraged.

Comment on ESD commitments
Comments on areas where improvement could be made are itemised below. Should the application progress to permit stage, it is recommended that all ESD commitments (1), deficiencies (2) and the outstanding information (3) are conditioned to be addressed in an updated SDA report and are clearly shown on Condition 1 drawings.

Sustainable Design Assessment - Referral Assessment
Yarra City Council, City Development
1. Application ESD Commitments

- Precast wall panels – External walls are proposed of a brand of pre-cast concrete panel that have an insulated core
- Clothesline – External rooftop clothesline
- Natural light – Good natural light for above ground levels (poor below)
- Water efficiency – Water efficient fixtures and fittings are noted.

2. Application ESD Deficiencies:

- NatHERS – None indicated. A preliminary NatHERS rating with a commitment to at least 6.6 stars is sought.
- Irrigation – None indicated. Taps and floor wastes are sought to all rain gardens/terraces/courtyards
- Natural light – Wall recesses sought in southern wall to facilitate natural light and ventilation for the basement
- Appliance efficiency – No detail is provide on the water or energy efficiency of appliances, or hot water system
- Thermal performance – The thermal properties of glazing and concrete wall panels are not listed. Indicative element R values are sought for the building envelope, including U values for glazing indicating the NCC requirements are exceeded.
- Skylight – A double glazed assembly with a low-U value is sought, with effective external shade provided
- Swimming pool – No mention is made of energy efficiency of the swimming pool equipment including water heating

3. Outstanding Information:

- Zoning – Thermal zoning is discussed, however doors are not indicated to contain and heating or cooling
- Spacing heating and cooling – Indication of system energy rating is sought per best practice standards
- Hot water – Details of the type of hot water system and its efficiency are sought for both domestic hot water and the pool water heating.
- STORM – The STORM assessment should be adjusted to 3 occupants given the SDA notes rainwater will be used for the laundry.
- Permeability – Permeable courtyard is noted to the basement, however it is noted this may be below the water table, making absorption of stormwater unlikely.
- Solar panels – These appear likely to have considerable overshadowing by the stairwell. Creating two banks to the eastern end of the roof terrace may alleviate this.
- Natural ventilation – Operable window and door sashes are sought to be indicated per architectural convention. An operable window sash is sought for habitable rooms in addition to any glazed door.

Drawings are sought to clearly show the following:

<table>
<thead>
<tr>
<th>FLOOR PLANS</th>
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<tbody>
<tr>
<td>- Rainwater tank – Annotate water reuse.</td>
</tr>
<tr>
<td>- Electric vehicles – Annotate any external charging infrastructure for electric cars and/or bikes</td>
</tr>
<tr>
<td>- Bicycle parking – Indicate</td>
</tr>
<tr>
<td>- Irrigation – Annotate the provision of taps and floor gullies to all terraces/courtyards.</td>
</tr>
</tbody>
</table>
- UHI effect – Indication of light/dark shade for sun-exposed paving
- Double glazing – Note the extent of double glazing to be provided
- Ceiling fans – Indicate any fans on drawings.
- Plant – The location of external plant such as condenser units and external hot water systems on the drawings.
- Irrigation – Annotate the provision of taps and floor waste gullies to all balconies/terraces/courtyards.
- Waste & recycling – Clearly nominate areas on plan segregated for recycling/landfill/hand-waste/organic waste, etc.

**ROOF PLAN**
- UHI effect – Indication of light/dark shade for sun-exposed roofing, and terrace paving
- Solar panels – Indicate photovoltaic array size
- Skylights – Shading device sought if over 1/3 m²

**ELEVATIONS**
- Sash operation – Indicate sash operation for all windows and glazed doors.
- Sun shading – Indicated effective shading as above.

4. ESD Improvement Opportunities

- Window frames – Thermally broken glazed door and window frames are suggested where these are aluminium.
- Vegetation – Recommend providing more substantial width, irrigated planter boxes
- Green façade – The addition of a green façade to the south is encouraged to improve ecological value
- Electric vehicles – Recommend providing electric vehicle charging infrastructure
- Renewable energy – Consider on site energy storage systems.

Further Recommendations:
The applicant is encouraged to consider the inclusion of ESD recommendations, detailed in this referral report. Further guidance on how to meet individual planning conditions has been provided in reference to the individual categories. The applicant is also encouraged to seek further advice or clarification from Council on the individual project recommendations.
MEMO

To: Gary O'Reilly
From: Artemis Bacai
Date: 12 September 2019
Subject: Application No: PLN18/0945
Description: Amended Plans
Site Address: 130 Gwynne Street, Cremorne

I refer to the above Planning Application received on 30 July 2019 in relation to the proposed development at 130 Gwynne Street, Cremorne. Council’s Civil Engineering unit provides the following information:

DEVELOPMENT LAYOUT DESIGN
Layout Design Assessment
C. McFadyen Design Drawing No. 1803-TP06 Revision D dated 24 June 2019

<table>
<thead>
<tr>
<th>Item</th>
<th>Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Access Arrangements</td>
<td></td>
</tr>
<tr>
<td>Garage Doorway Width</td>
<td>The proposed garage doorway width is 4.75 metres.</td>
</tr>
<tr>
<td>Vehicle Crossing</td>
<td>The proposed vehicle crossing is also 4.75 metres in width.</td>
</tr>
<tr>
<td>Car Parking Module</td>
<td></td>
</tr>
<tr>
<td>Garage</td>
<td>A minimum unobstructed internal depth of 5.4 metres is required to satisfy AS/NZS 2890.1:2004.</td>
</tr>
<tr>
<td></td>
<td>In this instance, the depth of the garage is considered insufficient to accommodate a BBS design vehicle.</td>
</tr>
</tbody>
</table>

Design Items to be Addressed

<table>
<thead>
<tr>
<th>Item</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vehicle Crossing</td>
<td>Council will not issue a vehicle crossing permit unless the garage dimensions is suitable to accommodate a BBS design vehicle and has the minimum internal dimensions of the garage satisfies the requirements of AS/NZS 2890.1:2004.</td>
</tr>
</tbody>
</table>
ENGINEERING CONDITIONS

Road Asset Protection

- Any damaged roads, footpaths and other road related infrastructure adjacent to the development site as a result of the construction works, including trenching and excavation for utility service connections, must be reconstructed to Council’s satisfaction and at the developer’s expense.

Impact of Assets on Proposed Development

- Any services poles, structures or pits that interfere with the proposal must be adjusted, removed or relocated at the owner’s expense after seeking approval from the relevant authority.
- Areas must be provided inside the property line and adjacent to the footpath to accommodate pits and meters. No private pits, valves or meters on Council property will be accepted.

NON-PLANNING ADVICE FOR THE APPLICANT

Legal Point of Discharge

The applicant must apply for a Legal Point of Discharge under Regulation 610 – Stormwater Drainage of the Building Regulations 2006 from Yarra Building Services unit. Any storm water drainage within the property must be provided and be connected to the nearest Council pit of adequate depth and capacity (legal point of discharge), or to Council’s satisfaction under Section
TO: Gary O’Reilly  
FROM: David Pryor  
DATE: 7 August 2019  
SUBJECT: 130 Gwynne St Cremorne  
APPLICATION NO: PLN180945  
DESCRIPTION: Amended proposal for a triple storey dwelling with a basement

COMMENTS SOUGHT

Further to the advice of 12 March 2019, amended documents have been received, including Revision D plans dated 24/06/19. Urban design comments have been sought on:
- Has the proposal addressed previous referral advice concerns;
- Overall built form & scale;
- Detailed design (materials fenestration); and
- Any other relevant matter.

COMMENTS SUMMARY

This proposal is now supported, subject to the following two qualifications:
- Further increase views over or through the fence, using planting to maintain a buffer between the interior and the footpath; and
- Provide clarifications and additional information on finishes, including clarifications of fence slats and operable screens, and details to demonstrate that the blank north wall would present well.

SITE AND CONTEXT

- The land is zoned GRZ2, with NRZ1 adjoining to the west and C2Z adjoining to the east and south. No DDO or HO applies, but HOs adjoin to the west, south and east; and the site is within an area of Aboriginal cultural heritage sensitivity.
- The site sits on the edge of an Inner Suburban Residential area, where Clauses 21.8 and 22.13-3.2 state that the existing pattern of front setbacks should be maintained and, in areas with generally consistent building heights, height should not vary by more than one storey compared to adjacent properties. Within this Inner Suburban Residential area, existing buildings are all 1- or 2-storeys, but the Swan Street Structure Plan recommends 2-3 storey (9m) development and there are taller zero-setback buildings opposite across both streets.
- A modest single-storey concrete house currently occupies the site. To the east and south are 2- to 3-storey brick former industrial buildings with capacity for taller additions.
PROPOSAL

Relevant amendments include:
- Deletion of the roof deck;
- Reduction in height to 9m at the highest point;
- Reduction in windows and adjustments to elevations;
- A strip of planting along the west boundary; and
- Sits appear to have been cut into the front fence.

URBAN DESIGN FEEDBACK

Built Form and Massing

- With a frontage of 4.92m, the proposal maintains the grain of subdivision. The front setback is reasonably consistent with the row of houses adjoining to the north, and is supported.
- The proposal is essentially a 3 storey tall block, stepping down to 1 storey at the rear. The top floor level raises back slightly on all but the north elevation. The building fills the site except for a front setback of about 1m to 2.5m and a 1.5m wide rear courtyard with deep soil below; a narrow south setback is proposed at ground floor level only.
- This is two storeys taller than the adjoining house, presenting an extensive blank side wall, the acceptability of which will be dependent on its quality of finish. This height is not consistent with policy for Inner Suburban Residential areas, but is consistent with the Swan Street Structure Plan and does relate to the 3-storey buildings opposite, strongly marking the entrance to Munro St from Gwynne St. On balance, with the reduced height and bulk, the proposed built form is now supported.

Street Interfaces

- The proposed entry is near the centre of the Munro St frontage. This is supported, noting that it facilitates efficient circulation within the building. (It would be prudent to include the street name along with the number adjacent to this entry).
- The space at the front of the building is set down at basement level and separated from the street by a solid concrete fence averaging about 1.72m high, preventing any engagement with the street at ground floor level except for some (apparent) sits at each end.
- It is recommended that the fence be either lowered or made more visually permeable; as a minimum, a third group of sits should be added. The ground floor setback and fenestration along the Munro St frontage could be varied to optimise privacy and view out.
- The space between the building and the fence should be planted to provide an attractive buffer between the interior and the street, including at least one tall slender tree in the light court. To facilitate plant growth, consideration should be given to setting back a section of the basement to provide deep soil adjoining the south boundary.
- The letter of 3/4/19 refers to planting, but no landscaping details have been received and no planning is shown along the south boundary on the ground floor plan.
- At upper levels, the balconies offer opportunities for activation as well as greening, and are supported.
Building Design and Finishes

- The modernist idiom is supported, noting that most buildings in the street are flat-roofed (albeit some with false gables). Such architecture relies on a high quality of materials and detailing, and the retention of attractive finishes such as copper will be important.
- The south elevation has been lowered, modified and animated by means of movable screens, and is now supported (subject to the clarifications below).
- The wing wall at the northeast corner had been better integrated and is now acceptable.
- The finishes legend has a photo showing the window framing to be anodised black (or dark grey), but this is not stated. It is recommended that further information be provided on the roughcast concrete to demonstrate that the blank side wall would present well.
- The change from bronze to copper cladding is supported.
- There are some ambiguities in the elevations. The north elevation is noted as roughcast, but lacks the texture shown on the rest of the roughcast. There appear to be slits in the concrete fence, but these are not noted or dimensioned. The RFI response refers to copper cladding on the south elevation – presumably in the locations labelled “3” but textured like roughcast on TP11; it seems that these panels should be labelled “2”, the actual screens should be labelled “3”, and these screens should be shown as sliding/openable, consistent with the plans.

The above advice is limited to urban design issues, and does not address ESD, landscaping, amenity, a detailed Rescode assessment or heritage, for example.
Dear Alvaro,

Vehicle Access Assessment
130 Gwynne Street, Cremorne

Ratio Consultants have been engaged to undertake a Traffic Engineering assessment of the existing vehicle access at the proposed residential site of 130 Gwynne Street, in Cremorne. Accordingly, we provide the following response.

1 Subject Site

The subject site is located at 130 Gwynne Street in Cremorne, on the corner of Gwynne Street and Munro Street, within the General Residential Zone. The site is approximately 27.0 metres long and 5.0 metres wide, with an existing crossover from Munro Street, located at the south-western end of the property. Please refer to Figure 2.1 for the site and surrounds.

Figure 2.1: Subject Site and Surrounds

Source: Nearmap
2 Proposed Development

It is proposed to develop a single dwelling on the lot at 130 Gwynne Street, in Cremorne. The development proposes a two-storey residential development and retains the existing crossover access from Munro Street.

The rear of the site (to the east of the dwelling) will be configured as an undercroft at ground level with a terrace above. A vehicle crossover and sliding gate will provide access to the undercroft area.

3 Rear Undercroft

The undercroft is shown at 4.9 metres in width and 4.9 metres in length, with the length constrained by the site fence shared with 128 Gwynne Street and sliding gate along the Munro Street frontage. A clearance of 2.2 metres is provided to the terrace above (as measured from the north elevation).

We note that the length of the undercroft area does not accord with the dimensions for a carport as per the requirements at Clause 52.06-9 of the Yarra Planning Scheme. We also note the length of this area is less than the relevant Australian Standard design vehicle used to test access of car parking spaces (the 4.91-metre long BBS design vehicle), such that practical use of this area for the purposes of car parking will be limited to smaller vehicles only.

Ratio has been advised that the occupant of the subject site has a small car, which is based on the Audi Q2 Model. Dimensions of the small car have been provided in Figure 4.1, with the length of this vehicle being 4.19 metres.

We agree that this vehicle would be able to park within the undercroft area clear of the side fence and with the sliding gate closed.
4 Swept Path Assessment

To test the ability of the occupants’ vehicle to access the undercroft area, a swept path assessment has been prepared. This assessment is appended to this letter for reference.

In preparing this assessment, we have conservatively adopted the external dimensions of the B35 vehicle referenced in A6 - Appendix A of AS2890.1. The typical dimensions of a B35 vehicle model are 4450mm in length and 1700mm in width, in excess of the equivalent dimensions of the occupant’s vehicle as per Figure 4.1.

The swept path assessment demonstrates that this vehicle can access and egress from the subject site conveniently in a single movement.

5 Conclusion

In summary:

— The subject site is currently a single dwelling on a lot, with an existing crossover and secured private open space located at the western end of the property;
— It is proposed to construct a two-storey dwelling on the lot and retain the existing crossover to Munro Street;
— The development includes an undercroft area accessible from Munro Street that has a length of 4.9 metres constrained at either end by a fence and sliding gate;
We have assessed the ability for the advised occupant's vehicle to access and park within this undercroft area, with the view that:

- The occupant's vehicle can comfortably fit within this area;
- The occupant's vehicle is able to access this space conveniently from Munro Street.

I trust that the following is satisfactory. Should you have any queries regarding the aforementioned, please contact Aaron Walley or the undersigned of 9429 3111.

Yours Sincerely,

Ben Thomson
Traffic Engineer
Ratio Consultants

Appended: Swept Path Assessment
Attachment 6 - PLN180945 - 130 Gwynne Street, Cremorne - Vehicle Access Assessment