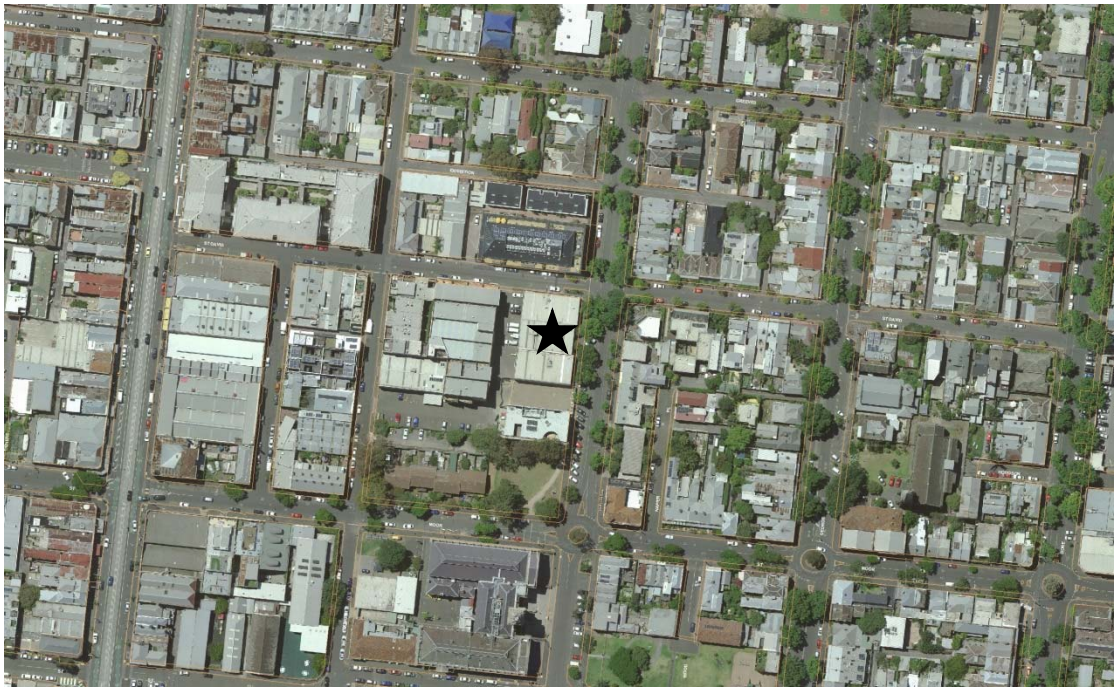
Attachment 1 - Site location - 231 Napier Street, Fitzroy

SUBJECT LAND: 231 Napier Street, Fitzroy



⇧ **North**

★ **Subject Site**

Attachment 2 - Complete set of plans

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ISSUE

PROJECT

DATE
20/11/2017

231 NAPIER STREET

Attachment 2 - Complete set of plans

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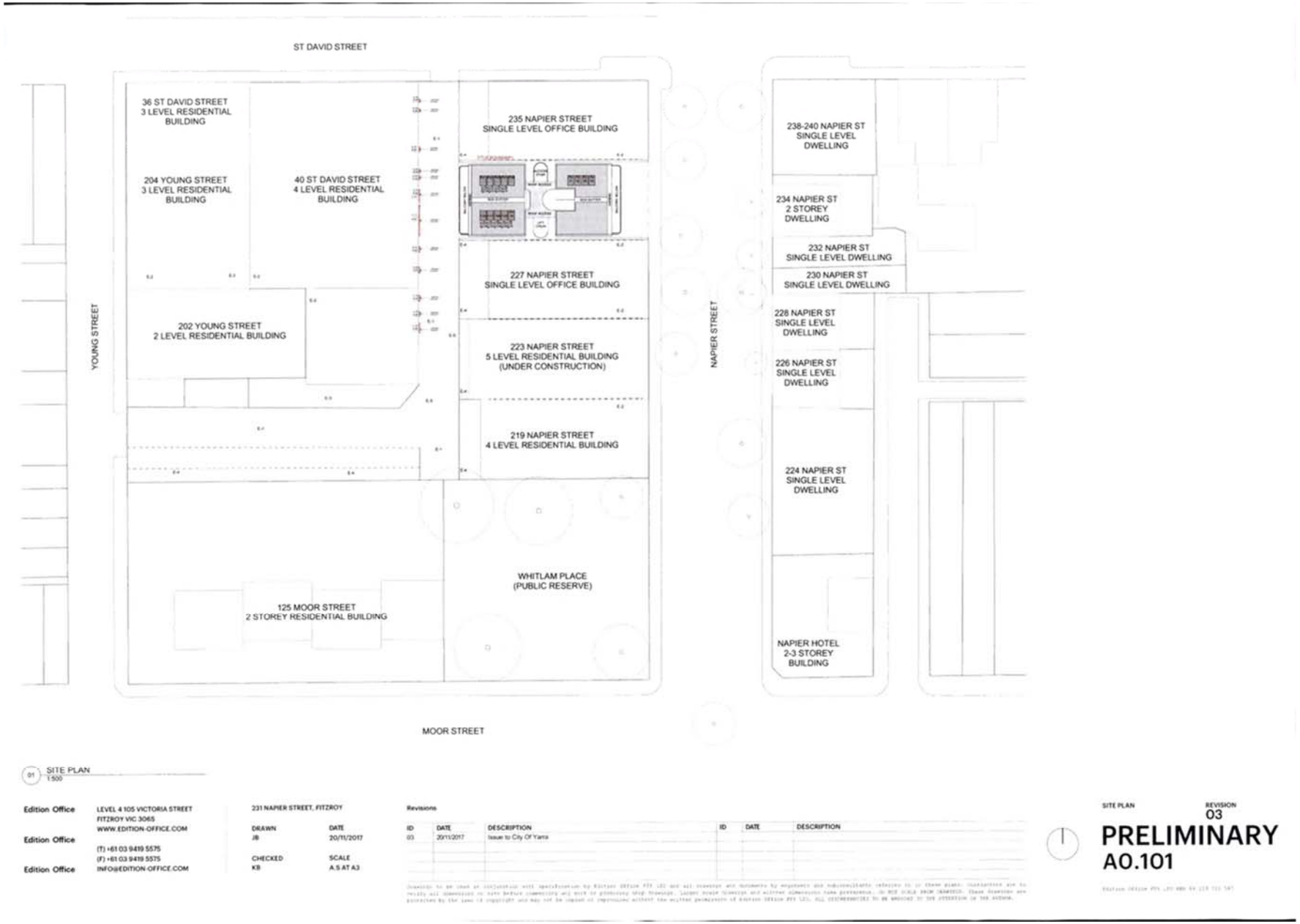

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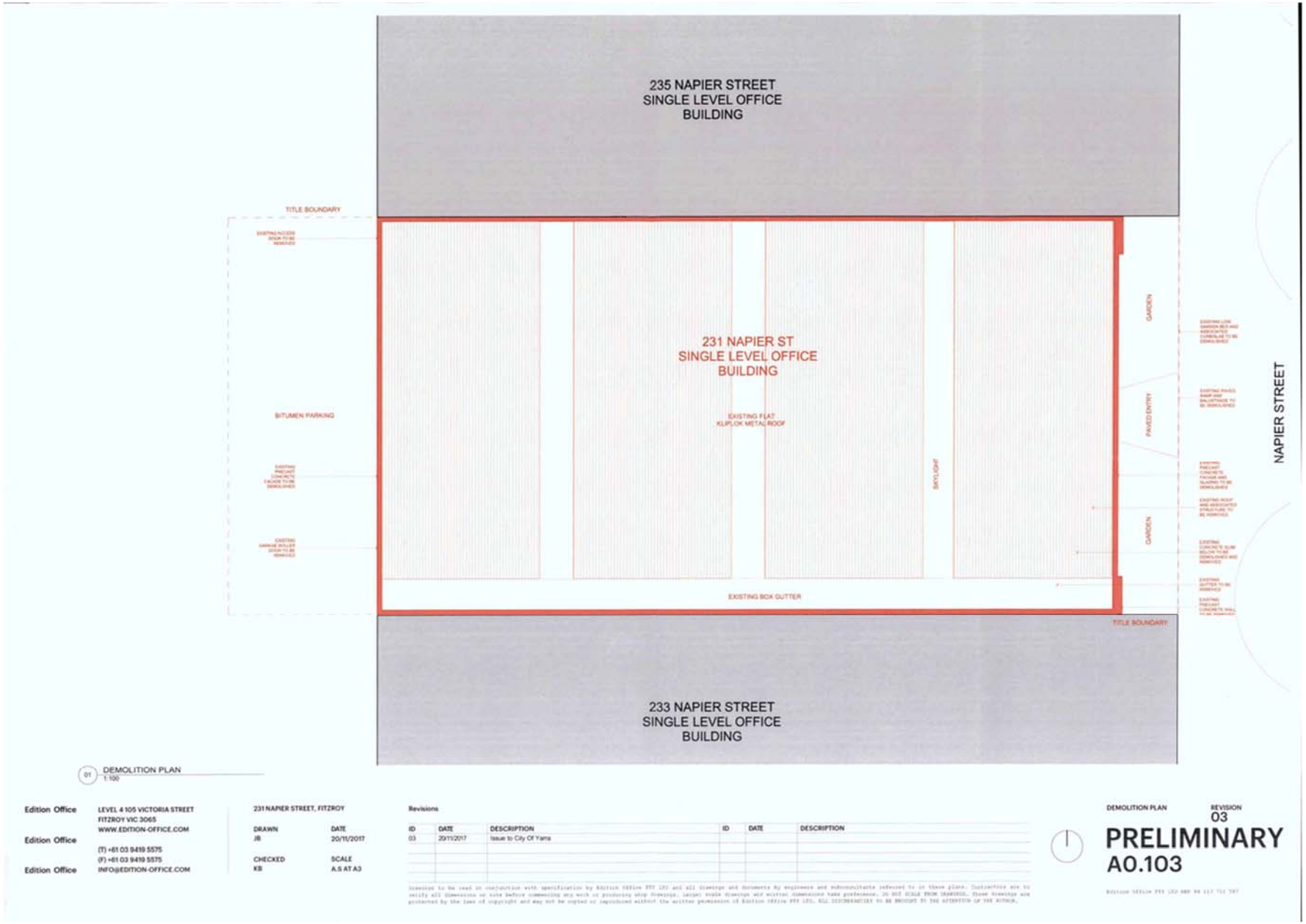

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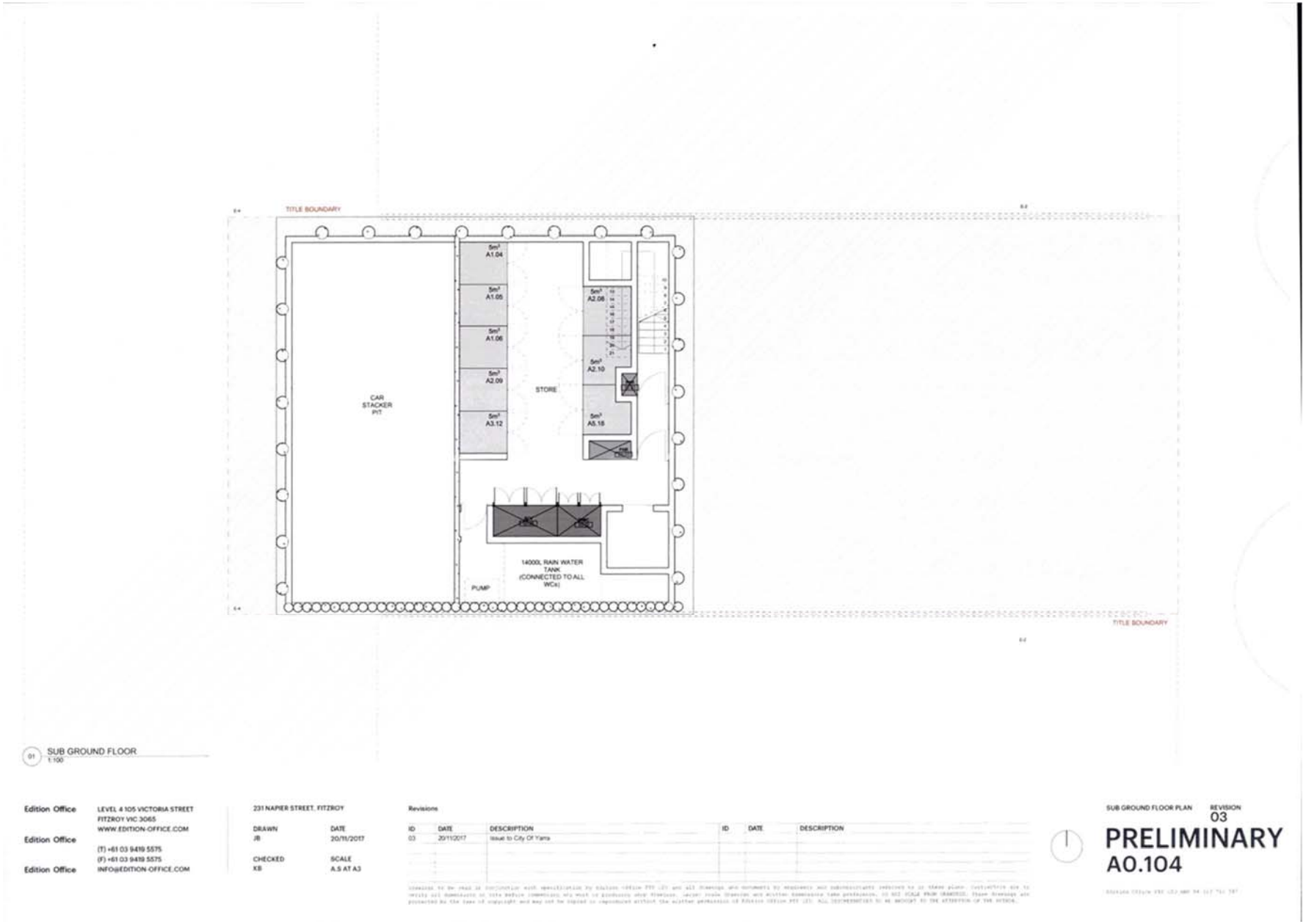

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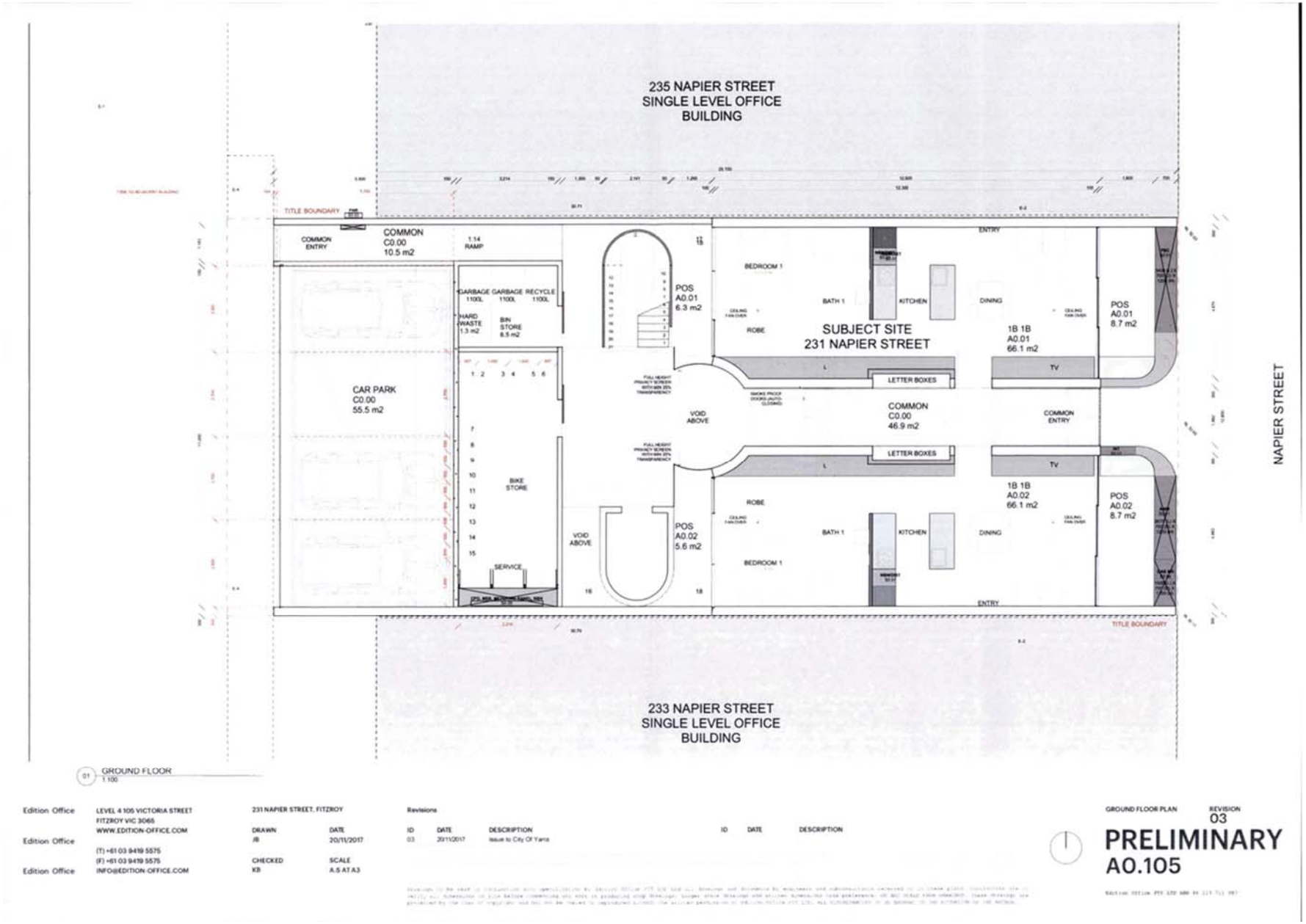

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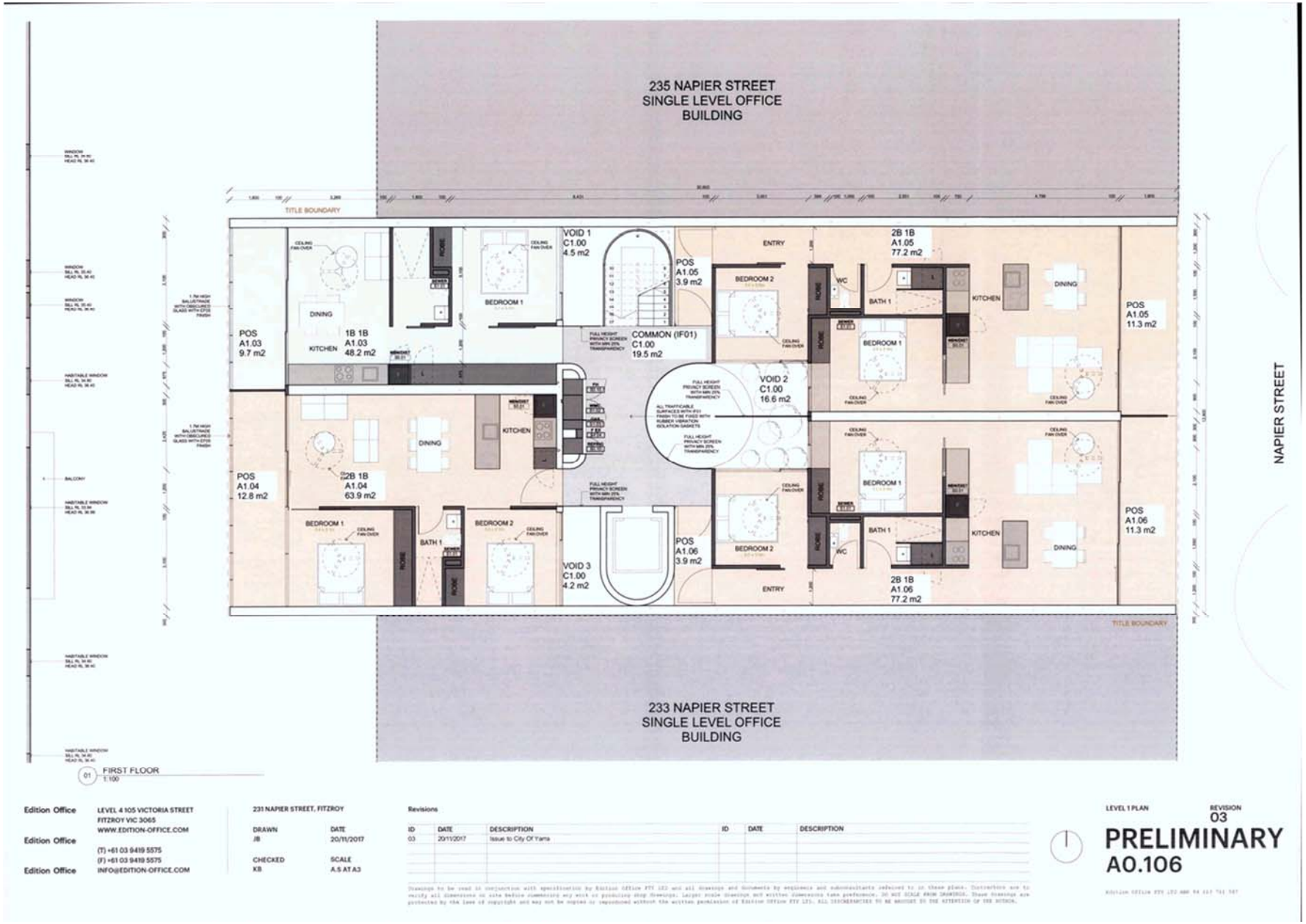

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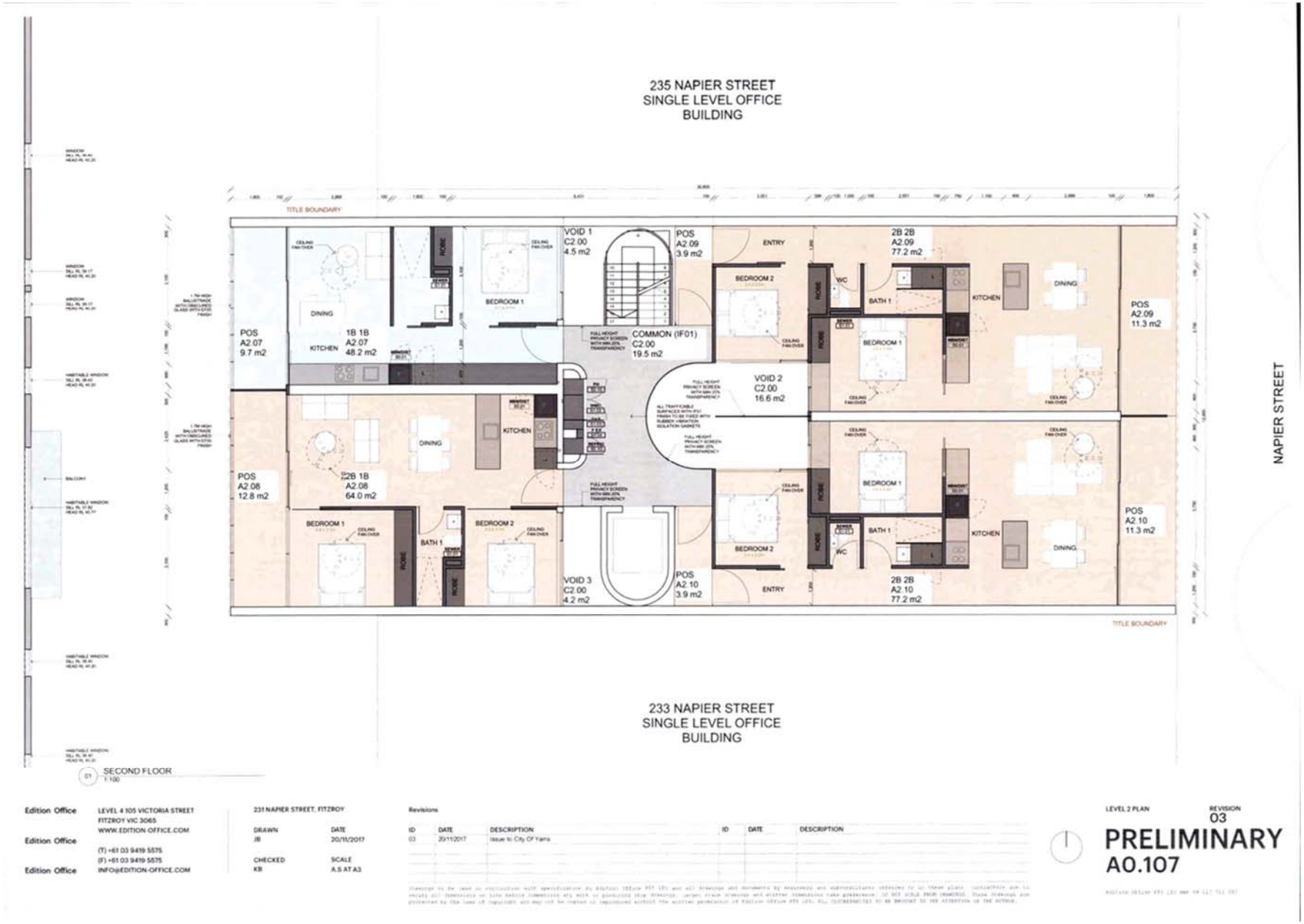

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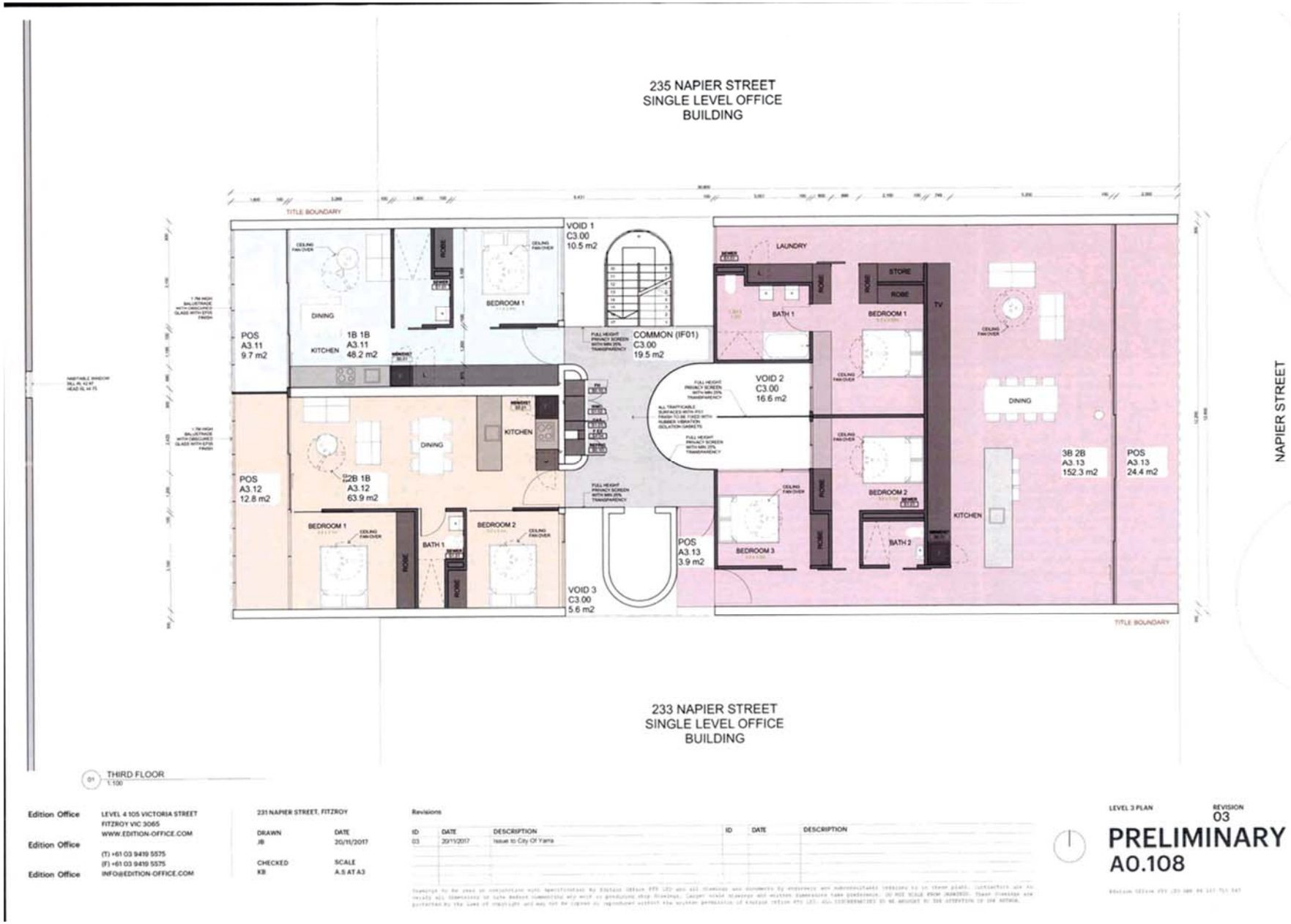

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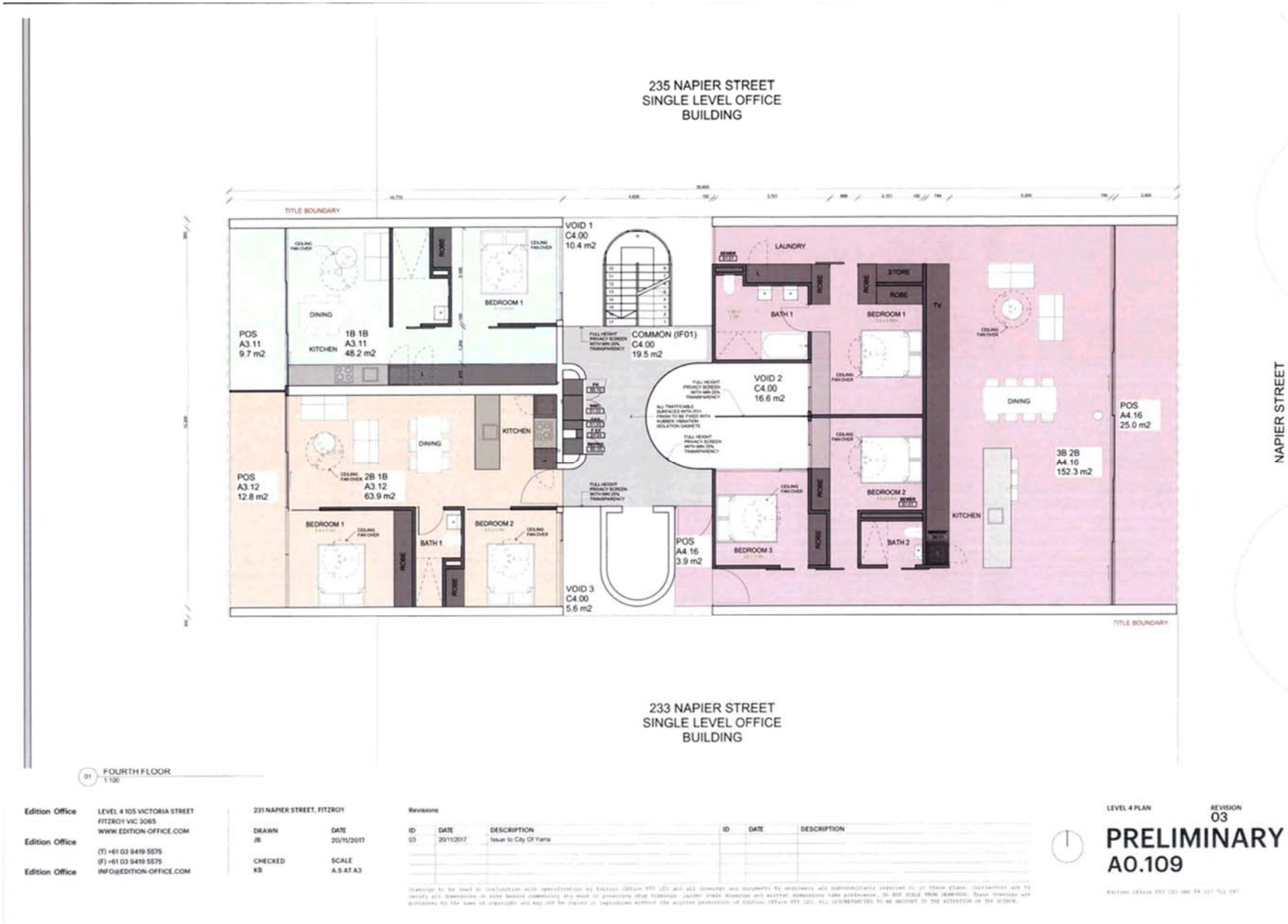

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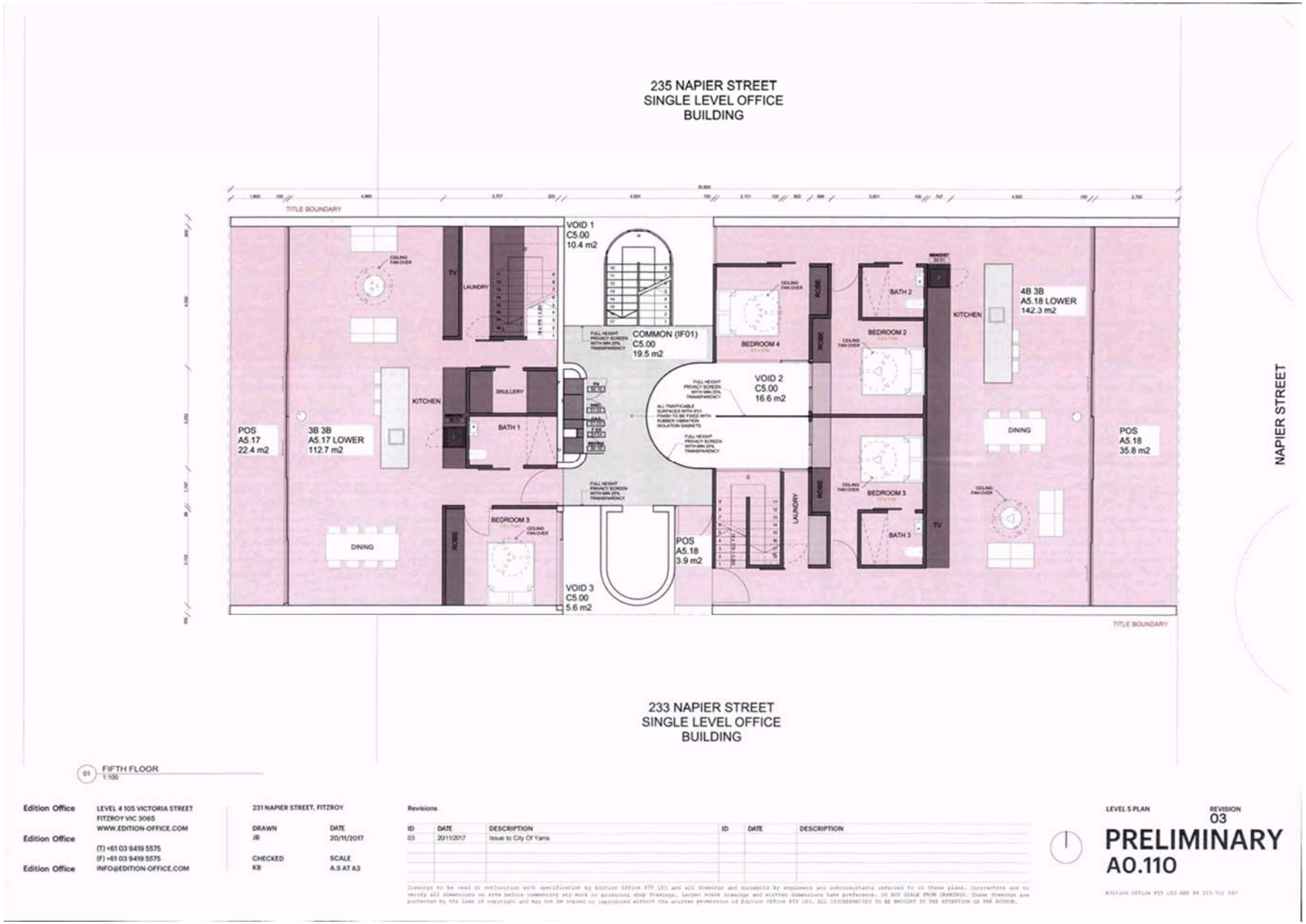

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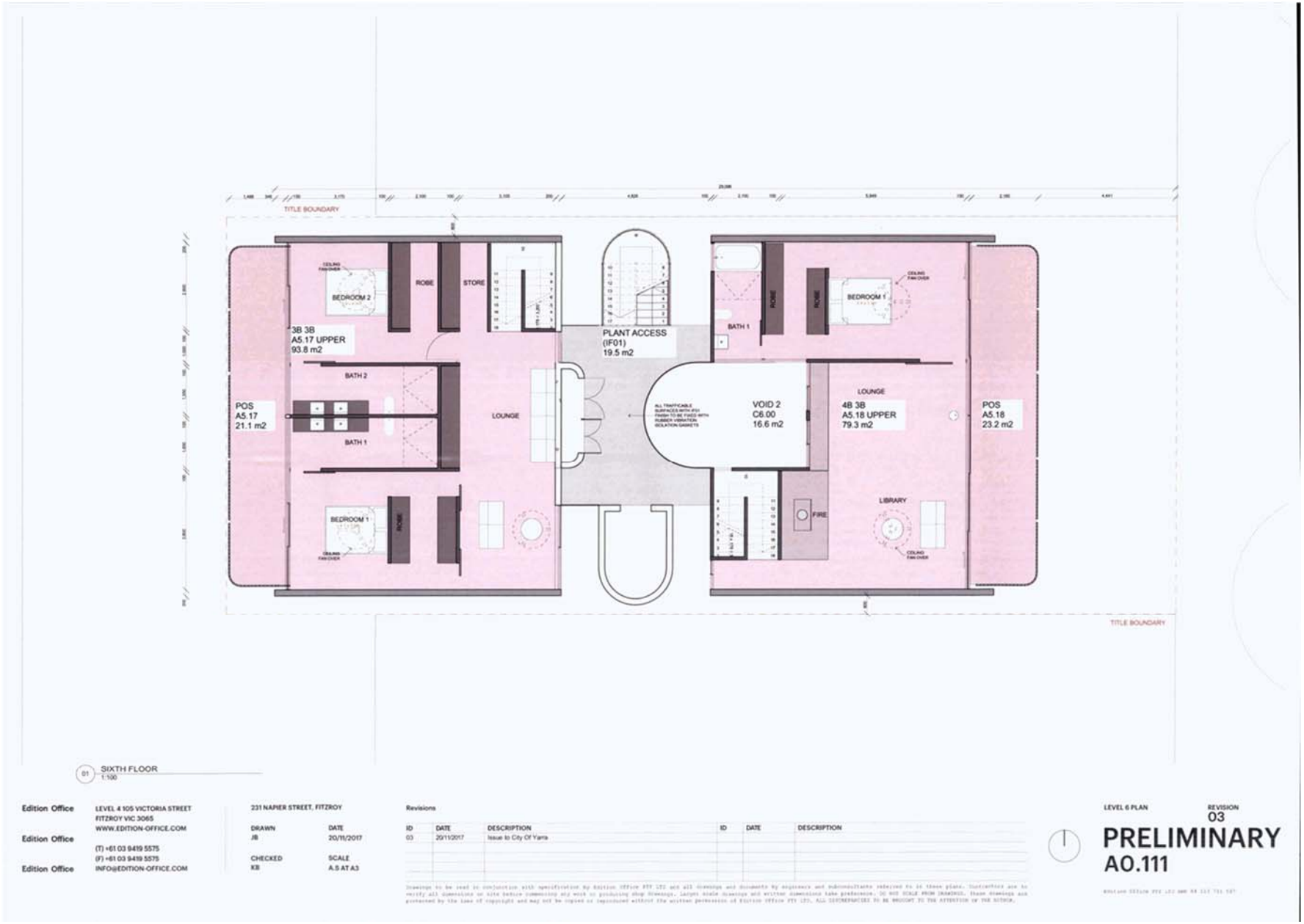

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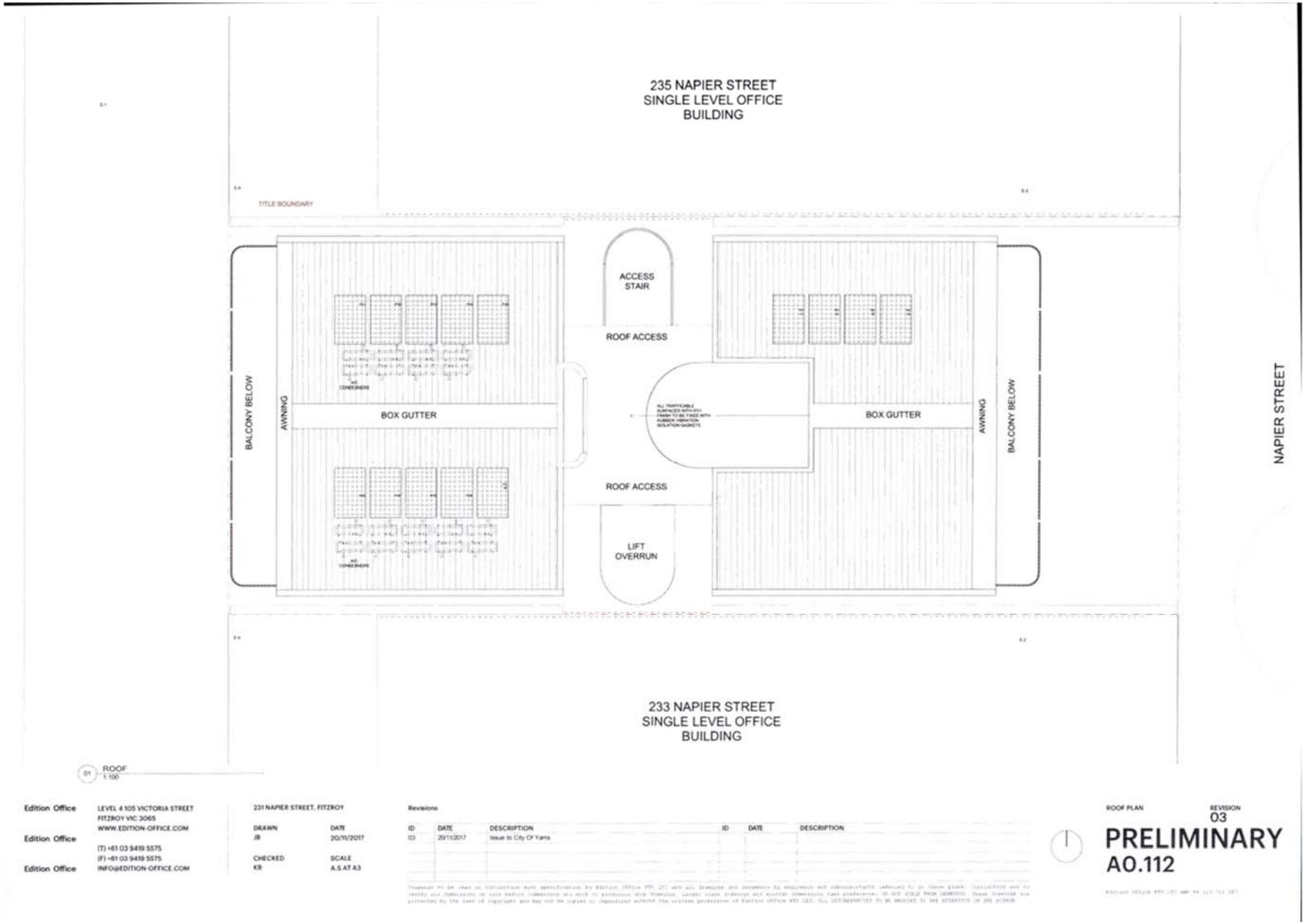

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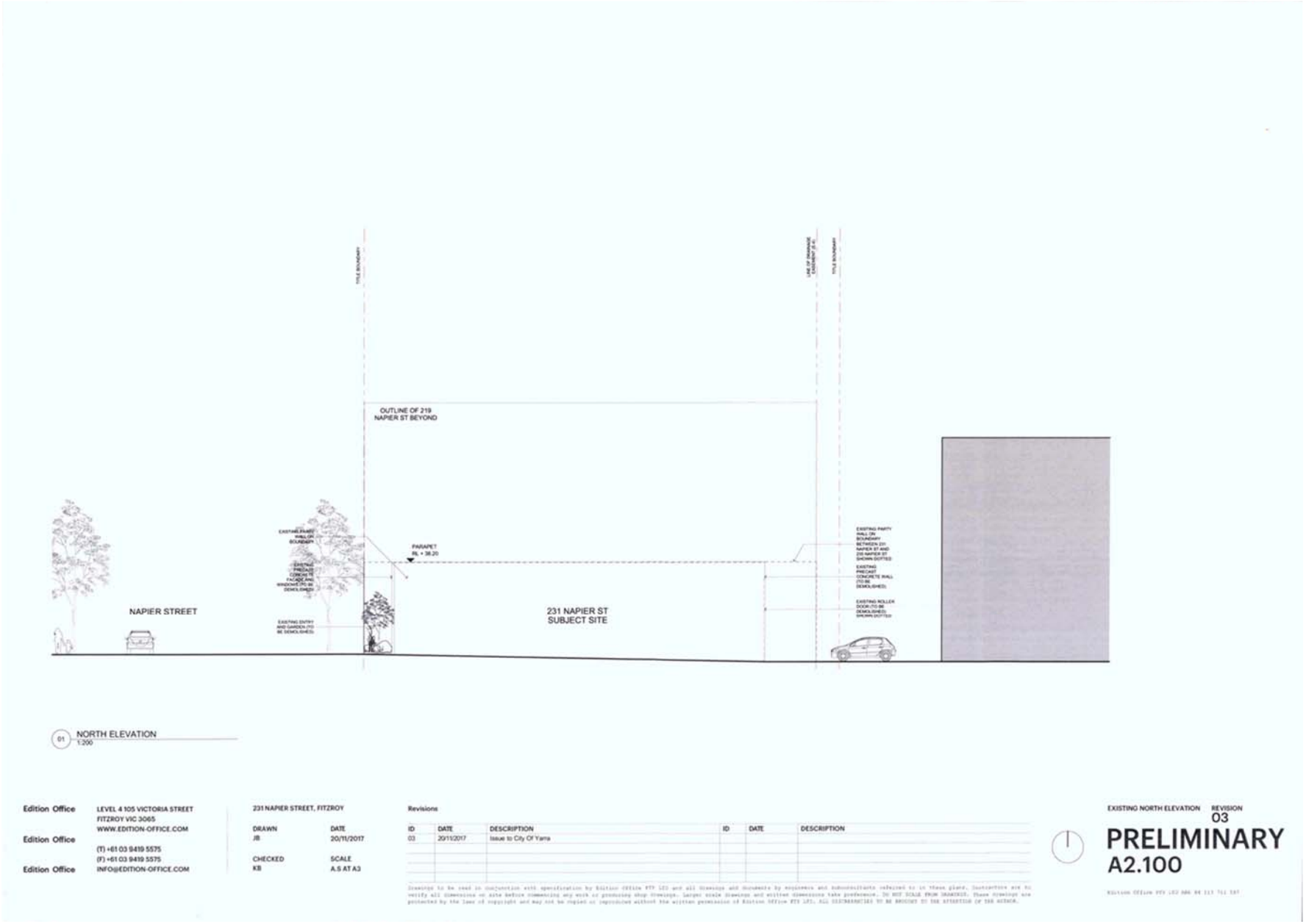

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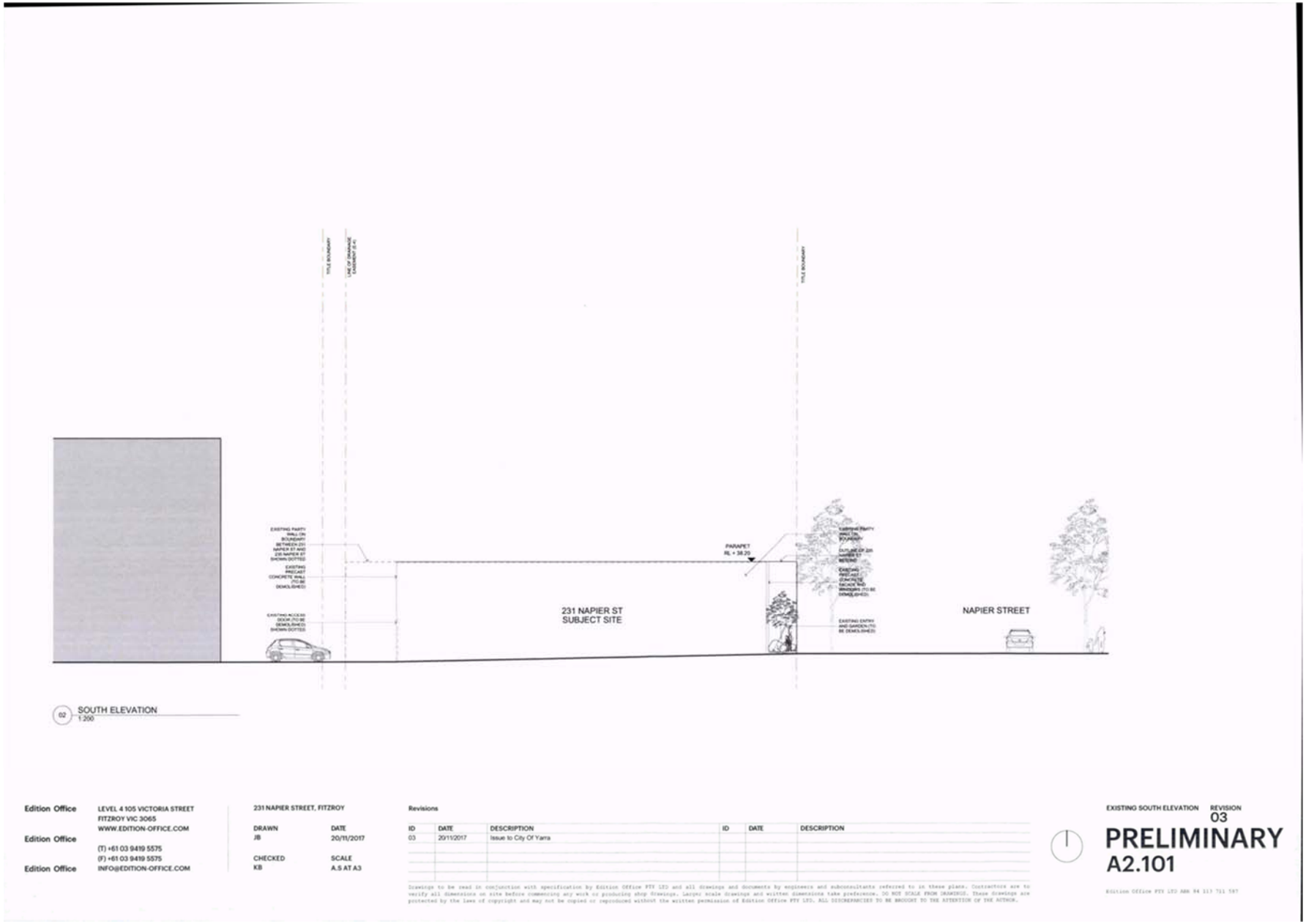

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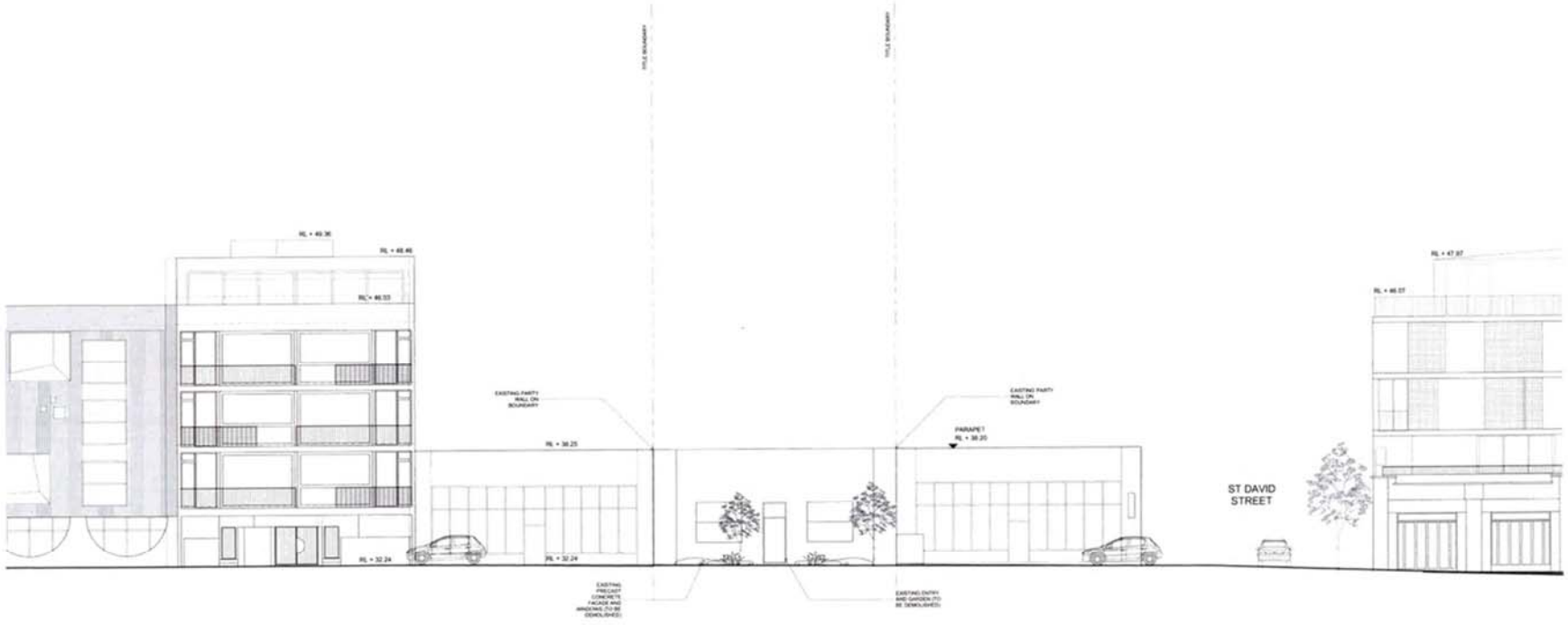

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231 NAPIER STREET, FITZROY

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Revisions

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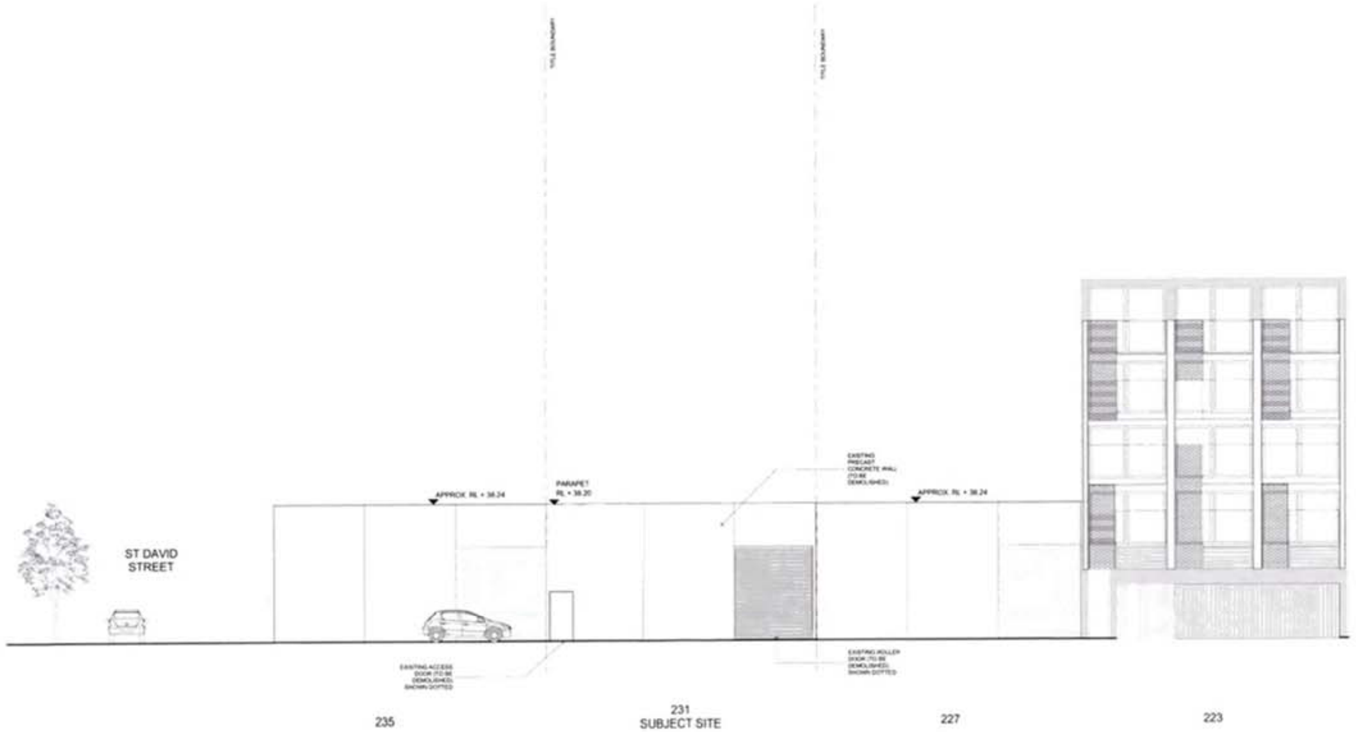
03	20/11/2017	Issue to City Of Yarra			

EXISTING EAST ELEVATION REVISION 03

PRELIMINARY

A2.102

Attachment 2 - Complete set of plans



WEST ELEVATION PROPOSED
1:200

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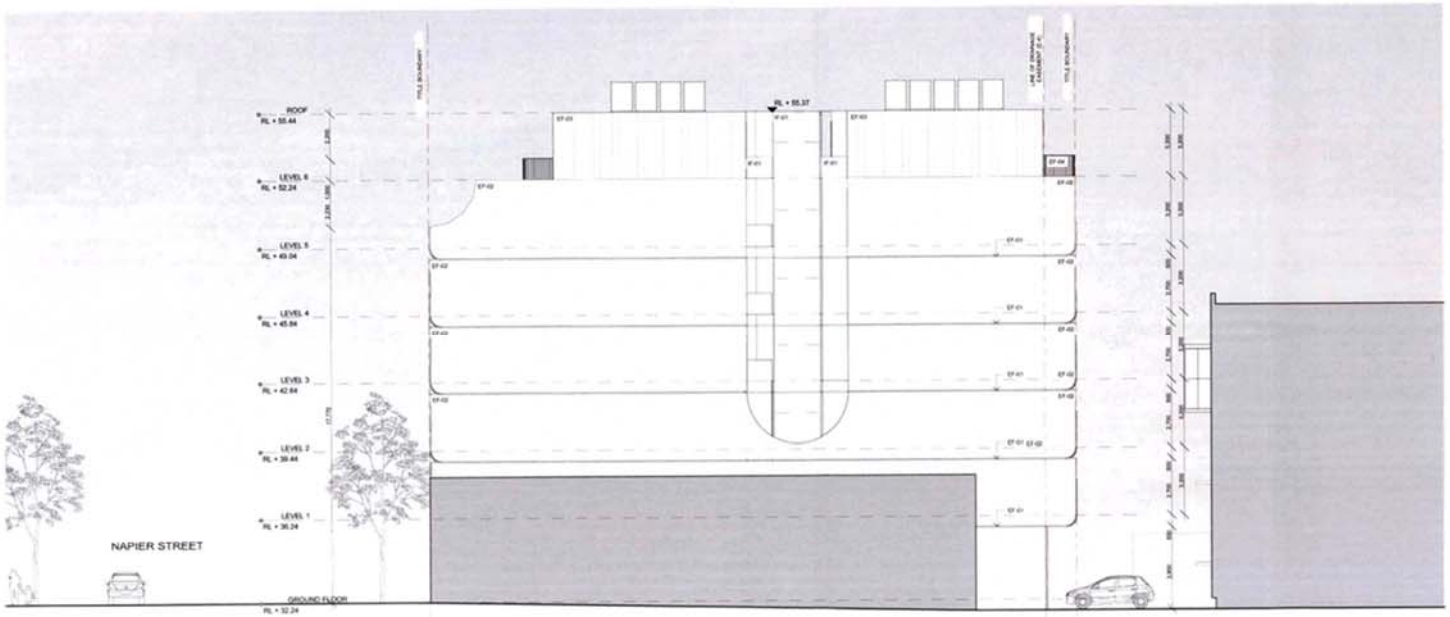
EXISTING WEST ELEVATION
REVISION 03

PRELIMINARY
A2.103

Attachment 2 - Complete set of plans

MATERIAL LEGEND
EF01_Concrete-Polished
EF02_Concrete - Bush Hammered
EF03_Timber Boards - Black Stained
EF04_Stainless Steel - Sand Blasted Finish
EF05_Textured Glass
EF06_Blackbutt Timber Board
FF01_Concrete-Burnished
IF01_Metal-Perforated
IF02_Timber Boards - Vertical



01 ELEVATION
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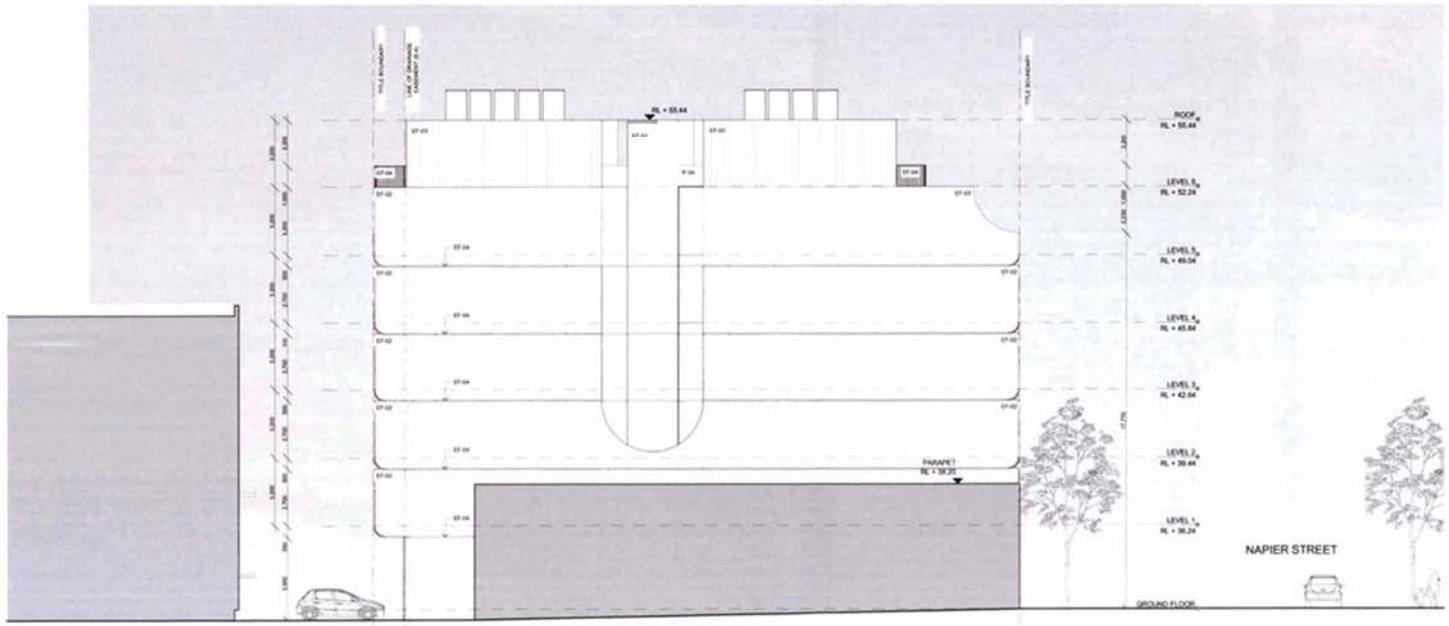
03	20/11/2017	Issue to City Of Yarra			

NORTH ELEVATION
REVISION 03
PRELIMINARY
A2.104

Attachment 2 - Complete set of plans

MATERIAL LEGEND
EF01_Concrete-Polished
EF02_Concrete - Bush Hammered
EF03_Timber Boards - Black Stained
EF04_Stainless Steel - Sand Blasted Finish
EF05_Textured Glass
EF06_Blackbutt Timber Board
FF01_Concrete-Burnished
IF01_Metal-Perforated
IF02_Timber Boards - Vertical



02 ELEVATION
1:200

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SOUTH ELEVATION REVISION 03

PRELIMINARY

A2.105

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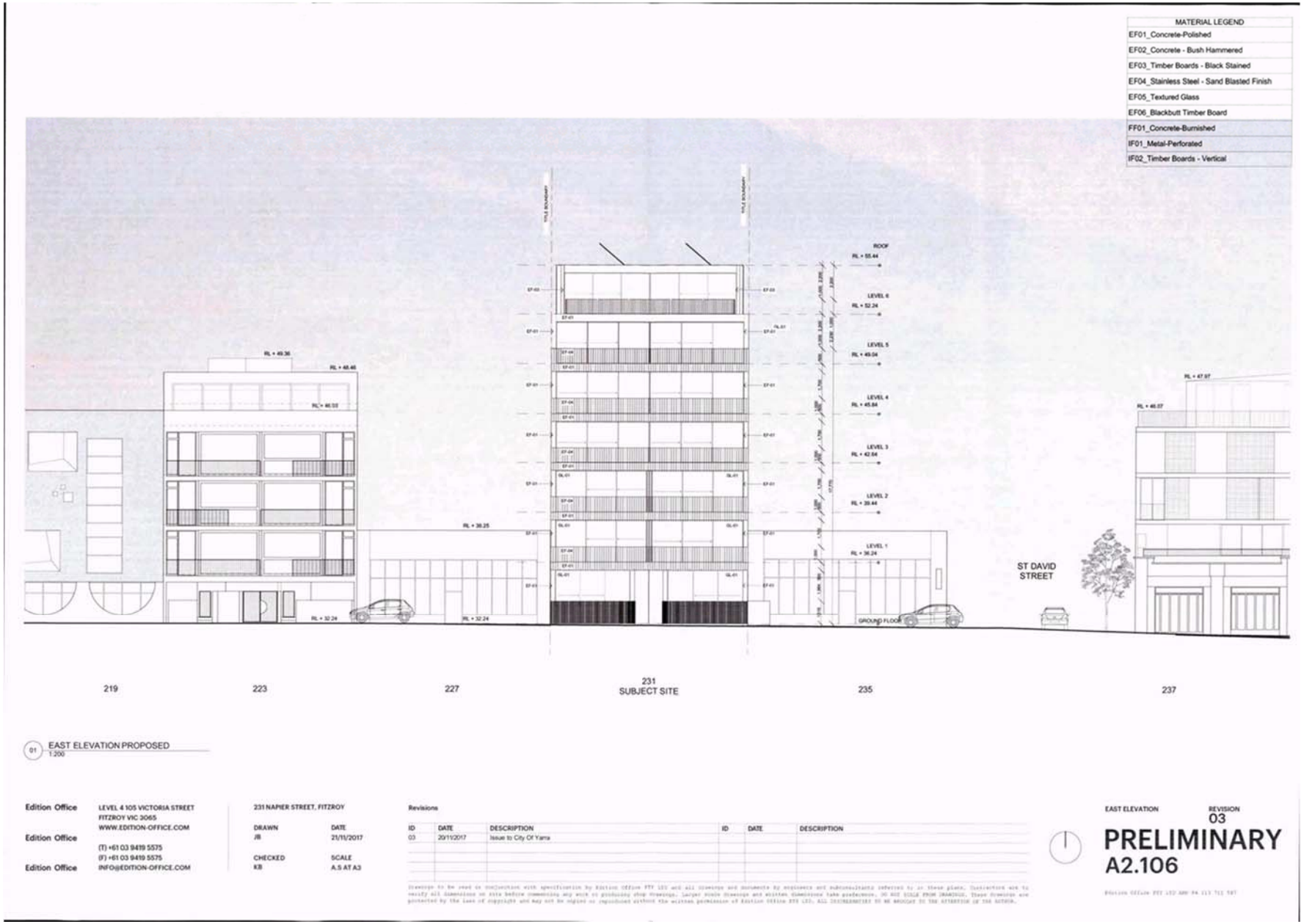

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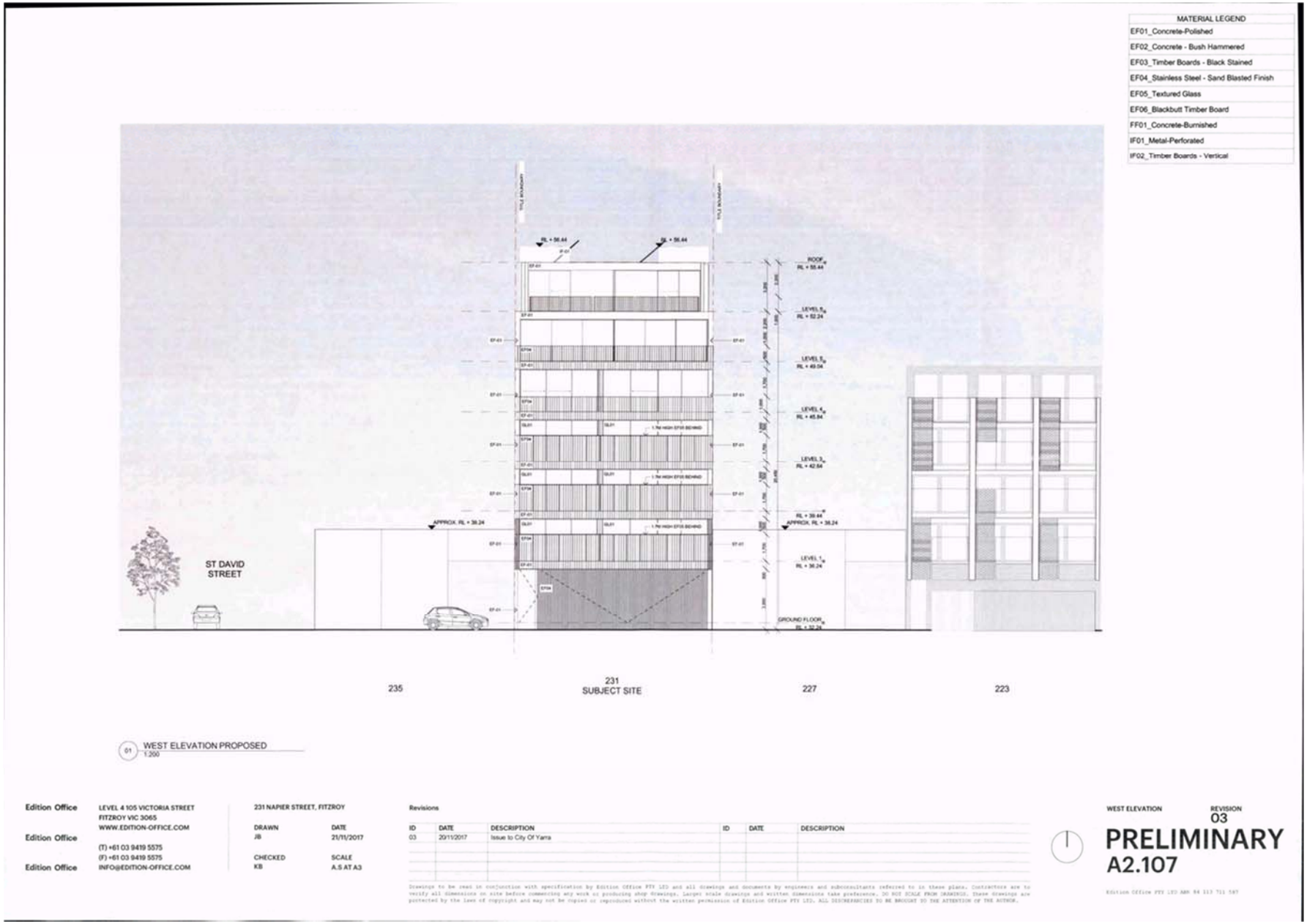

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01 SECTION
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SECTION

REVISION 03

PRELIMINARY

A3.101

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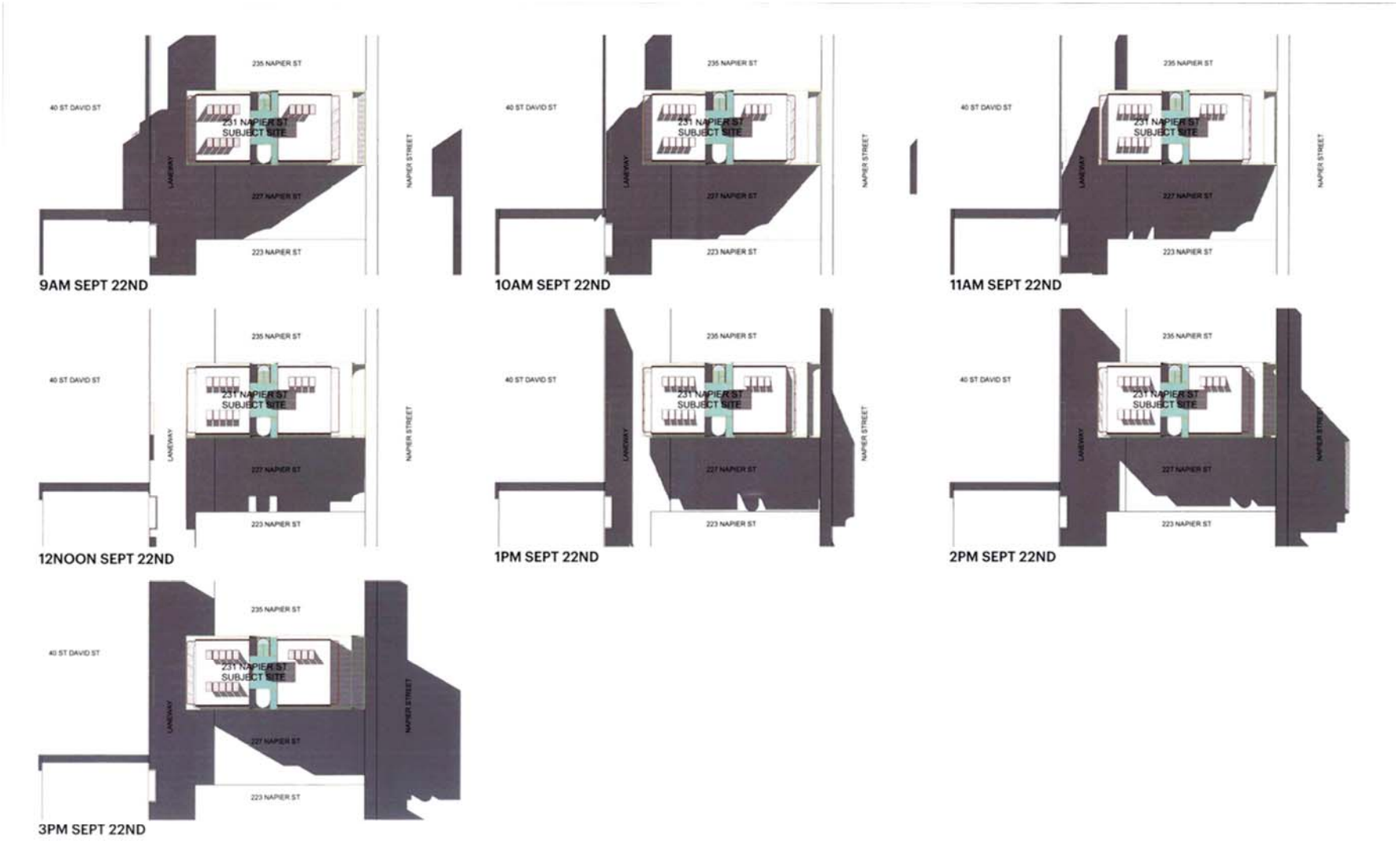

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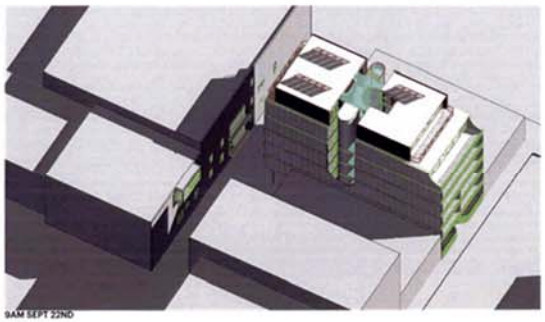

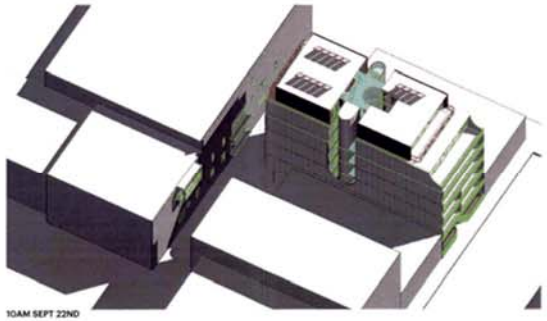

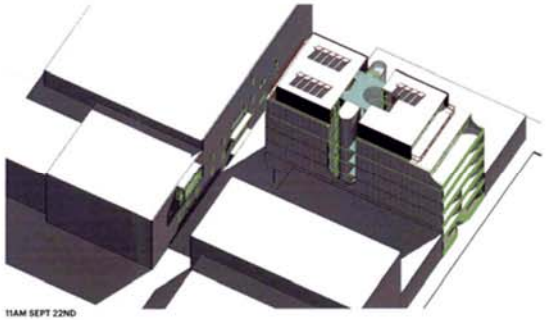

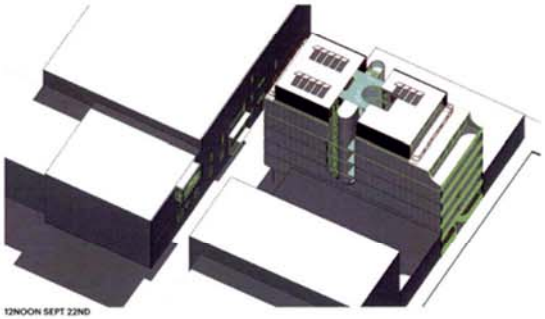

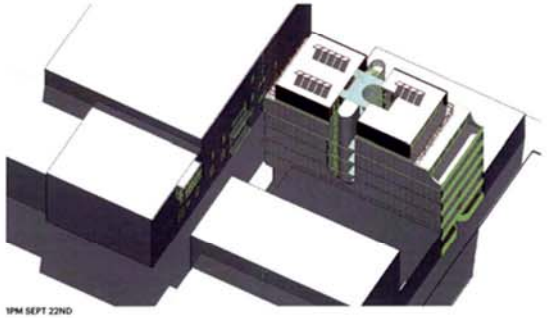

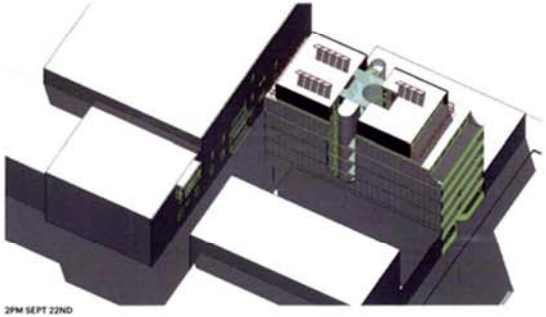

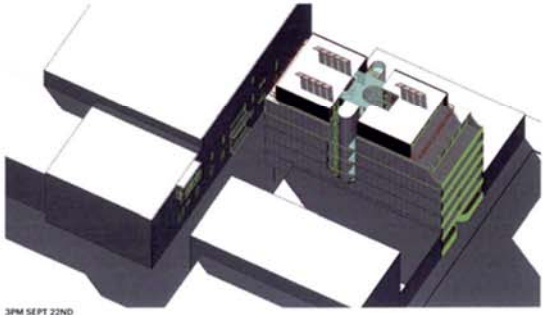

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SHADOW DIAGRAM
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PRELIMINARY
A8.106

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TOWN PLANNING SUBMISSION
SEPTEMBER 2017

231 NAPIER ST FITZROY

CITY OF YARRA

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Attachment 2 - Complete set of plans

Edition Office

1.0 ARCHITECTURAL STATEMENT

SITE

231 Napier St sits within a row of 5 similarly sized lots oriented in an east west direction. Their position on Napier St is approx. 1.5km from the CBD. 231 Napier St has an approx. site area of 394m2 and is one lot back from the corner of Napier Street and St David Street. The site is 30.71m long and 12.83m wide and includes both a part wall easement and a carriageway, sewer and drainage easement.

The immediate context comprises a mix of single, double and multi leveled residential buildings, both historic and contemporary in nature. Napier St is a comparatively wide street of approx. 20m (title to title) with substantial trees running along both curb lines. It's north south orientation provides a generous amount of natural light to the pedestrian realm and the street.

The proposed development is comprised of 18 apartments, constructed over 7 Levels with 6 one bedrooms, 8 two bedrooms, 3 three bedrooms and 1 four bedroom apartment. A below ground level area includes additional storage and a carstacker pit. Access to the site is provided on Napier St for pedestrians and to the rear via an existing laneway for vehicles.

DESIGN RESPONSE

Fitzroy's urban fabric comprises a combination of different architectural forms, styles and scales. Similarly, it's social fabric is varied and dynamic. One of Melbourne's oldest suburbs, Fitzroy has retained a rich underlay of historic buildings and motifs while supporting and celebrating contemporary professional lifestyles. The area consists of single, double, medium and large scale residential developments, as well as larger warehouses and studios.

231 Napier St is located mid block, bookended by a warehouse and a new residential development - Whitlam Place - and opposite worker's cottages and the Napier Hotel. The confluence of these urban conditions has strongly informed the design logic and process of the proposed development.

The proposal seeks to provide a new addition to this existing fabric emerging from the historic values and syntax of Fitzroy's architectural motifs, utilising contemporary design and construction techniques.

A strong focus of the project has been the analysis of the worker's cottage. Built primarily during the late 19th Century and early 20th Century, this typology - along with the terrace house - has formed the underlying character of residential buildings in the area. The materiality of these buildings, their releif patterns, the composition of windows and doors to the facade, the presentation of the architectural elevation, the rhythm of party walls that line a typical Fitzroy Street, have been studied and informed the design process from the outset.

Internally the proposal seeks to maximise amenity - natural light and views - to the full width available. The focus has also been on meeting or exceeding where possible, the Better Apartment Design Standards issued by the State Government in 2016. An assessment of each criterion is provided in an appendix to this document. The apartments themselves also acheive an average of 7 Stars using the NatHERS rating system.

TEAM

The assemblage of Milieu Property, Edition Office Architects, GIW Envronmental Solutions, Wood and Grieve Engineers and the broader consultant team has enabled a considerate, detailed and industry leading proposal at 231 Napier St.

The understanding, and consideration of context from an historic perspective and the ambition to provide a generous internal environment while ensuring an environmentally sensitive approach, have all been strong guides for the development of the proposal. The team involved feel strongly about each of these areas and, lead by Miiieu Property, are commited to ensuring this project has a positive impact on the future of the area.

Attachment 2 - Complete set of plans

Edition Office

2.0 MILIEU PROPERTY AND EDITION OFFICE
ARCHITECTS

Edition Office

Edition Office

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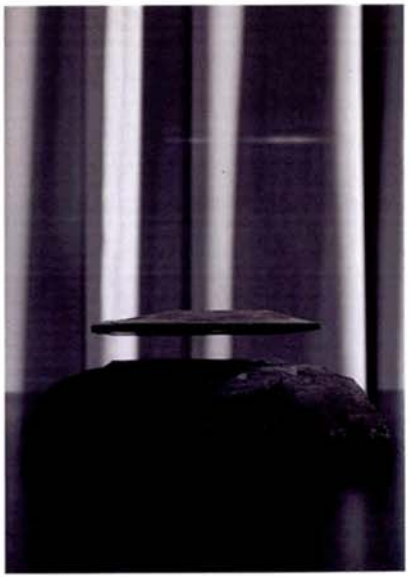
Edition Office

EDITION OFFICE PREVIOUS PROJECTS
Company Profile

Edition Office is an architecture studio based in Melbourne, Australia. Through the execution of its built work and research, the practice is creating an ongoing series of figures, relics, stories and relationships; all continuing a greater investigation into material & spatial practice. Edition Office strive to constantly experiment with techniques and materials to uncover new processes that require less and less artifice.

Recent projects include the award winning Fish Creek House featured in the current issue of HOUSES and the RAFT studio fit out - a Hybrid work and living environment. A catalogue, Sites and Modifiers was published to coincide with their exhibition of the same from November 2016 and is available from URO and Perimeter Books.



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231 Napier St, Fitzroy 3065

Attachment 2 - Complete set of plans

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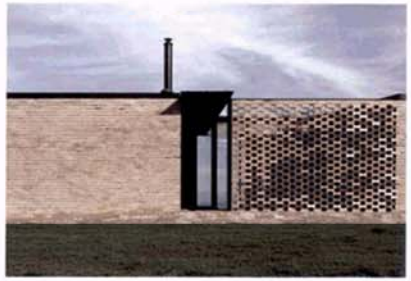
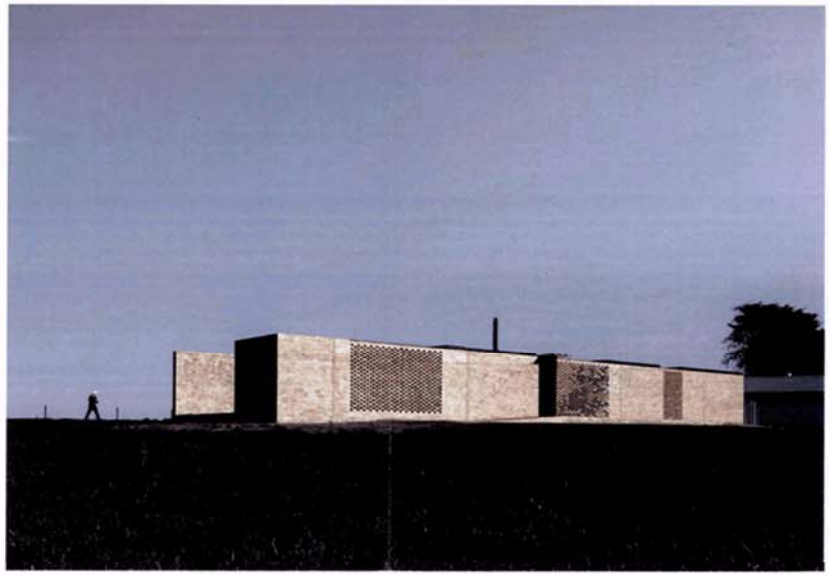
EDITION OFFICE PREVIOUS PROJECTS
Fish Creek House





Victorian Architecture Awards 2017
- Residential Houses New Award

Houses Awards 2017
- Emerging Practice Commendation
- House Over 200m2 Award
- Sustainability Award

Thinkbrick Awards 2017
- Horbury Hunt Residential Award Finalist

Architeam Awards 2016
- Residential New Award
- Architeam Medal Winner

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231 Napier St, Fitzroy 3065

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Edition Office

EDITION OFFICE PREVIOUS PROJECTS
Raft Studio

AIA Colorbond award for Steel Architecture - VIC
2016 - Winner
AIA Interior Architecture - Commendation
AIDA 2016 Workplace Design - Shortlisted

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231 Napier St, Fitzroy 3065

Attachment 2 - Complete set of plans

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EDITION OFFICE PREVIOUS PROJECTS
Carlton Housing

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231 Napier St, Fitzroy 3065

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EDITION OFFICE PREVIOUS PROJECTS
Hawthorn House

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231 Napier St, Fitzroy 3065

Attachment 2 - Complete set of plans

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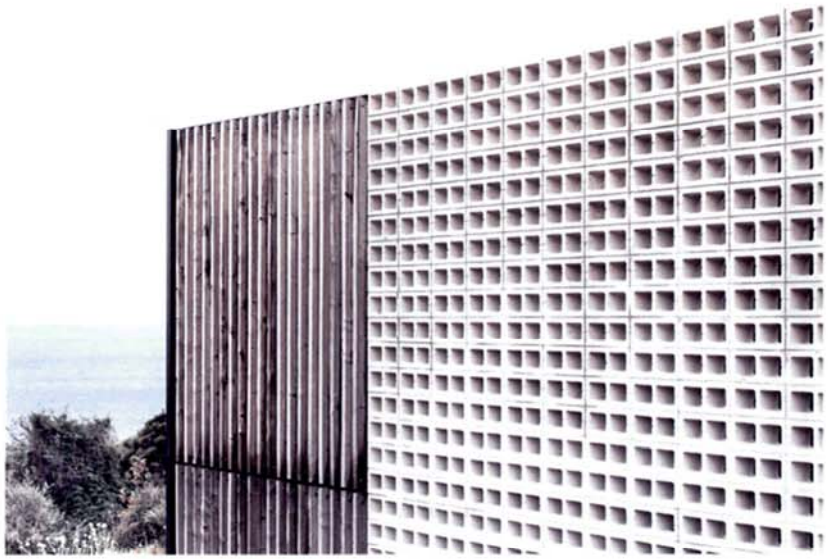
EDITION OFFICE PREVIOUS PROJECTS
Mount Martha House



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231 Napier St, Fitzroy 3065

Attachment 2 - Complete set of plans

Edition Office

MILIEU PREVIOUS PROJECTS
Company Profile

True to its namesake, Milieu takes an intelligent approach to urban development, creating unique residential projects informed by their surrounds, and designed to accommodate the rigors and routines of contemporary life.

Driven by a commitment to strong architectural outcomes and progressive urban design, Milieu specialises in crafting small to medium scale developments within Melbourne's most attractive inner-city enclaves.

Working from Collingwood, we also contribute to the life of our community through a selection of pursuits that span hospitality, furniture, publishing and curating exhibitions and events.

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231 Napier St, Fitzroy 3065

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MILIEU PREVIOUS PROJECTS
Whitlam Place

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231 Napier St, Fitzroy 3065

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MILIEU PREVIOUS PROJECTS
223 Napier Street

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231 Napier St, Fitzroy 3065

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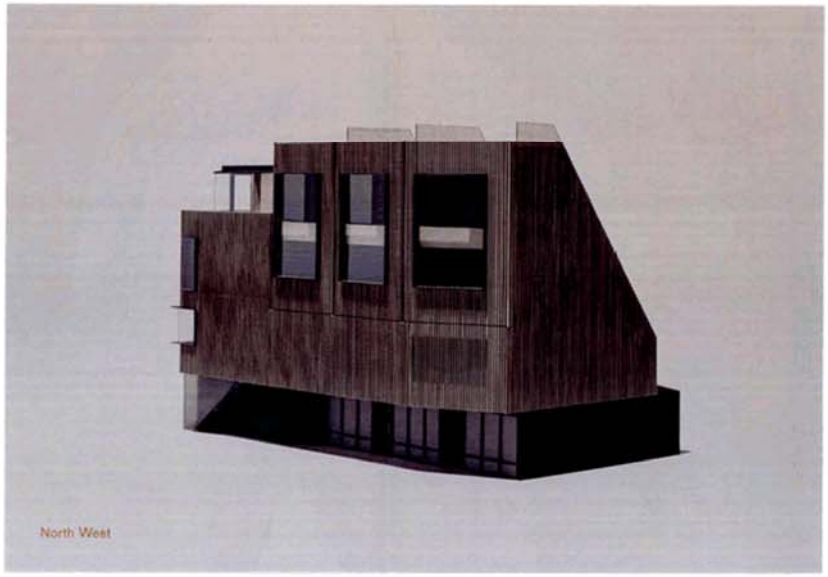
MILIEU PREVIOUS PROJECTS
Hertford Street



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231 Napier St, Fitzroy 3065

Attachment 2 - Complete set of plans

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MILIEU PREVIOUS PROJECTS
Bedford Street

(15 of 99)

231 Napier St, Fitzroy 3065

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MILIEU PREVIOUS PROJECTS
Peel Street and Campbell Street

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231 Napier St, Fitzroy 3065

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3.0 NEIGHBOURHOOD ANALYSIS

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3.0 NEIGHBOURHOOD ANALYSIS
Location

The subject site, 231 Napier St, sits in the heart of Fitzroy. Within a 200m radius from the site is access to the busy shopping and dining strip along Brunswick St, and the number 11 tram providing easy access to the CBD. A number of significant buildings also sit within this radius, including the Fiztroy Library and Town Hall, The Napier Hotel and The Rainbow Hotel. This is an amenity rich area with an engrained culture of bustling street life, cafes, shopping, galleries and professional workers.

LEGEND

1 WOOLWORTHS FITZROY
2 ST MARKS COMMUNITY CENTRE
3 FITZROY LIBRARY & TOWN HALL
4 FITZROY POLICE STATION
5 YARRA CITY COUNCIL
6 FITZROY CRECHE
7 THE NAPIER HOTEL
8 THE RAINBOW HOTEL
9 FITZROY MARKET
10 FITZROY PRIMARY SCHOOL

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231 Napier St, Fitzroy 3065

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3.0 NEIGHBOURHOOD ANALYSIS
Site and Surrounds

The immediate built context of the site includes a variety of scales and uses, ranging from single storey worker's cottages built in the early 20th century, to larger pubs and civic buildings, to mid and large scale multi-residential developments. In particular, adjacent to the subject site includes the 4 and 5 storey developments The Whitlam, 223 Napier and 237-253 Napier St.
The historic built framework of the area again comprises a mix of old warehouses that occupy their full site footprint and single dwellings providing private open space in the form of courtyards and small rear gardens.

LEGEND

- SUBJECT SITE
- 4 NUMBER OF STOREYS
- WALKING DISTANCE FROM SITE
- 235 LOT NUMBER

231 Napier St, Fitzroy 3065

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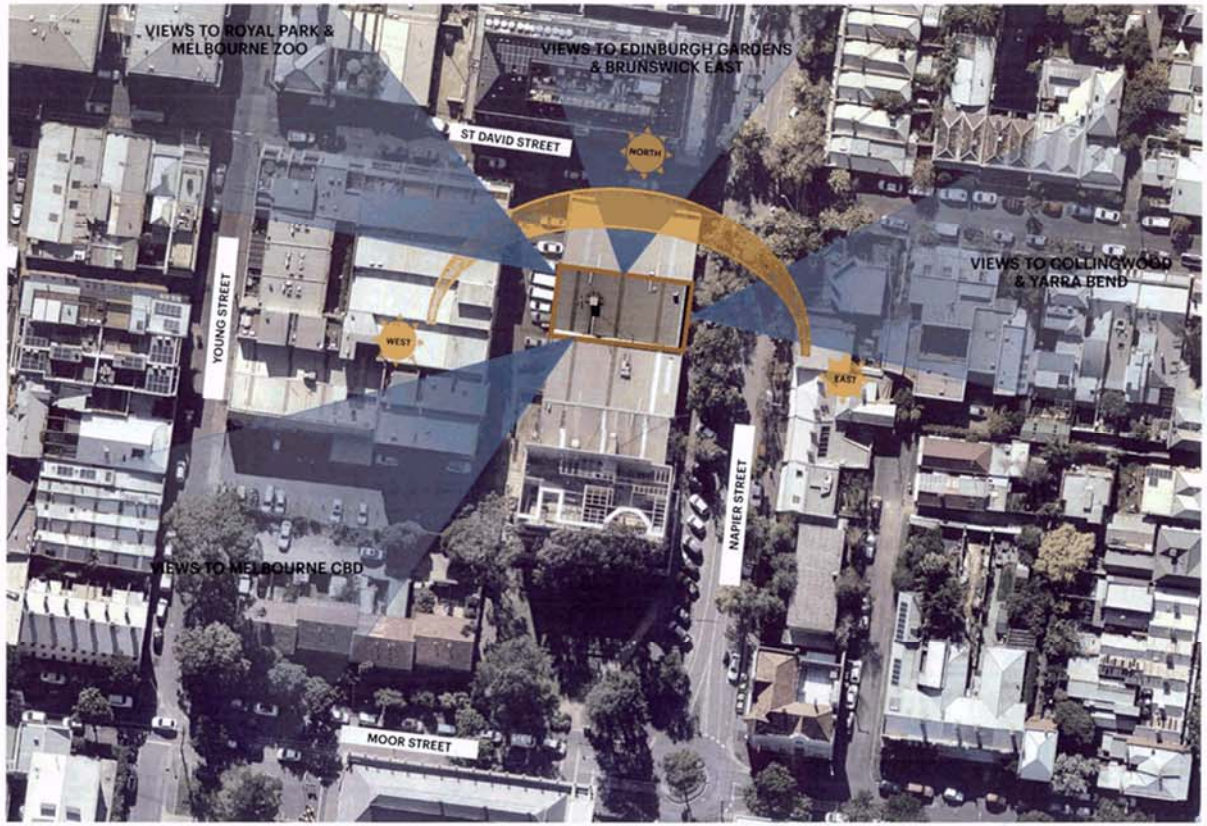
3.0 NEIGHBOURHOOD ANALYSIS
Site Analysis

231 Napier St is one parcel within a row of 5 similarly sized properties along Napier St between Moor St and St David St. To the north and south lie single storey existing warehouse buildings on sites which represent significant future development potential.
The existing conditions however allow uninterrupted access to east, north and west daylight and at a level above the adjacent warehouses, unimpeded views to the north and back to the CBD.



231 Napier St, Fitzroy 3065

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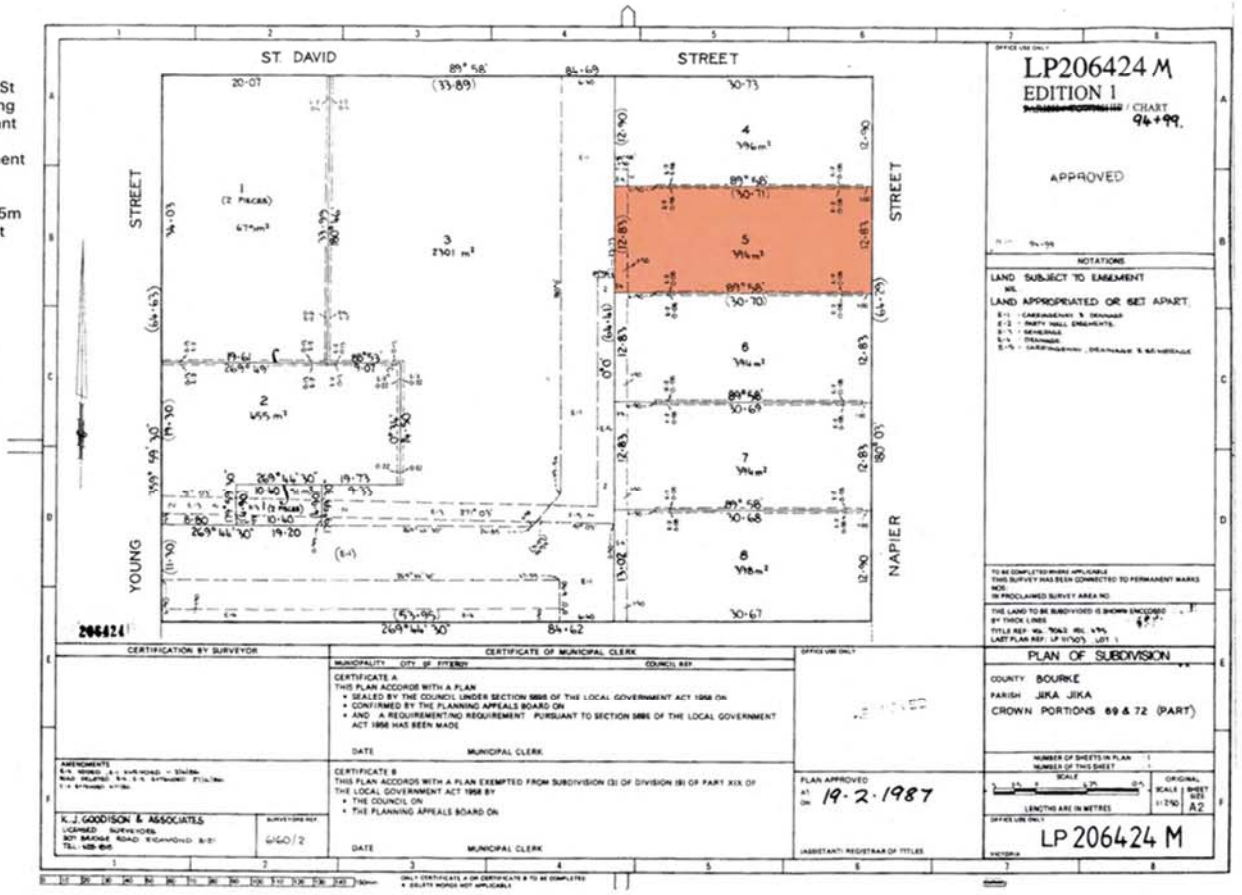
3.0 NEIGHBOURHOOD ANALYSIS
Title

231 Napier St is one parcel within a row of 5 similarly sized properties along Napier St between Moor St and St David St. To the north and south lie single storey existing warehouse buildings on sites which represent significant future development potential.
To the rear, a laneway covered by a carriageway easement (E-1) connecting properties back to St David St and through to Young St. Along the western side of the property is a drainage easement (E-4) approximately 1.5m in width. The north and south boundaries of the subject site also have an 80mm party wall easement (E-3).



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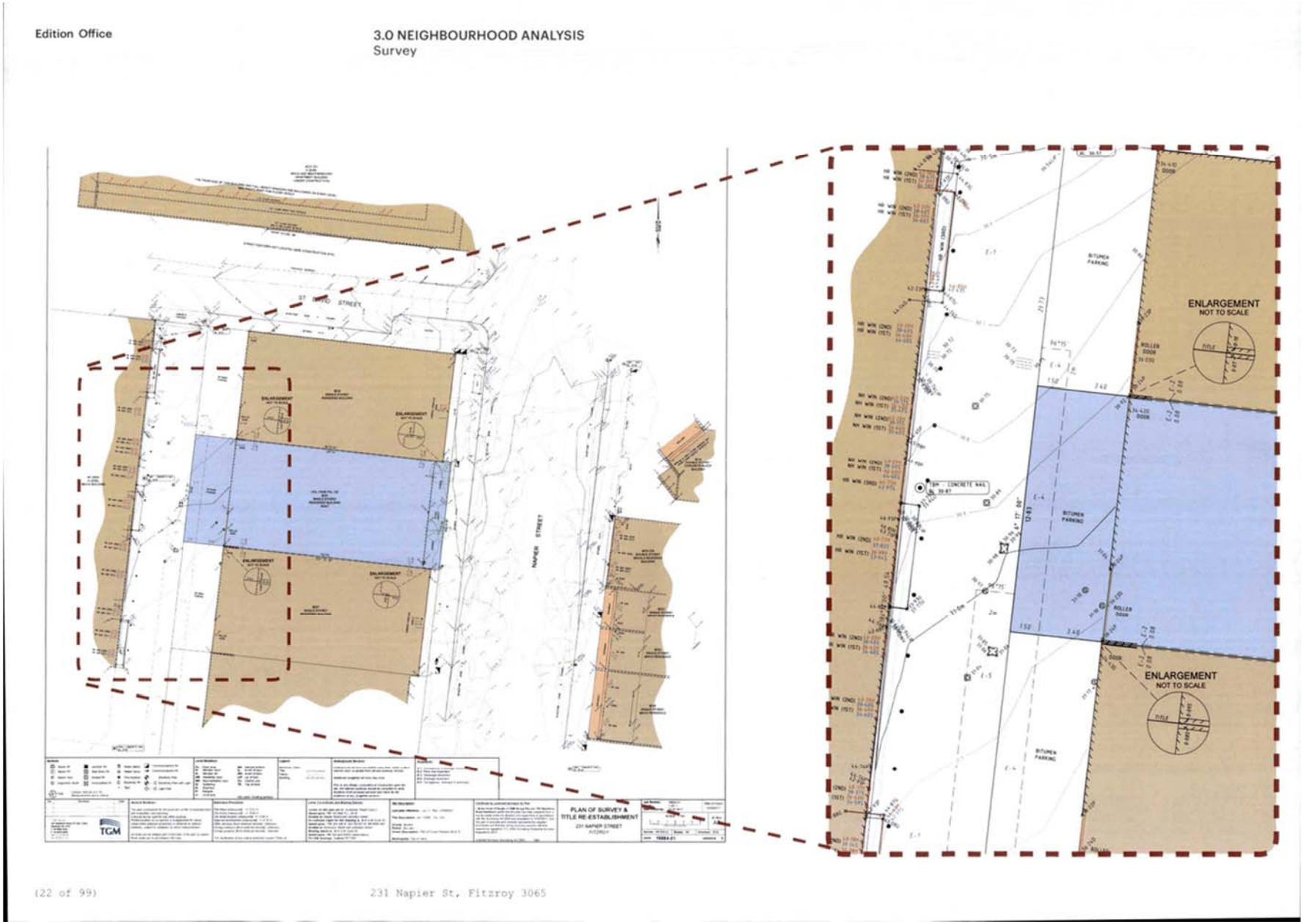
3.0 NEIGHBOURHOOD ANALYSIS
Survey



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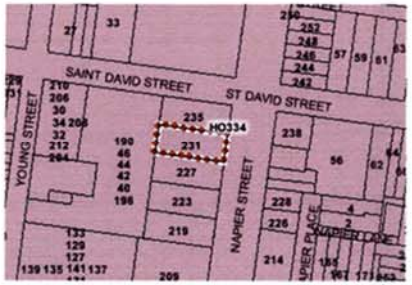
3.0 NEIGHBOURHOOD ANALYSIS
Planning Context

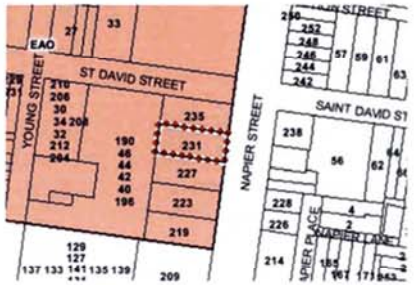
MIXED USE ZONE (MUZ)
SCHEDULE TO THE MIXED USE ZONE

The subject site is situated within a mixed use zone (MUZ) the purpose of which is to implement the State, Local and Municipal Framework and policies, to provide a range of residential, commercial, industrial and other use developments, to provide for housing at higher densities, to encourage development that responds to the existing or preferred neighbourhood character, to facilitate the use and development of the land in accordance with the objectives specified in the schedule to this zone.
No specific objectives exist for Clause 54 and 55 in the schedule to this zone.



HERITAGE OVERLAY (HO)
HERITAGE OVERLAY SCHEDULE (HO334)

The subject site is covered by a Heritage Overlay (HO) and is subject to the Schedule HO334. The purpose of this overlay is to conserve and enhance heritage places of natural or cultural significance, to conserve and enhance those elements that contribute to the significance of heritage places, to ensure that development does not adversely affect the significance of heritage places, to conserve specifically identified heritage places.
The site is situated within the South Fitzroy Precinct and therefore no controls apply to external paint, internal alterations, trees, outbuildings of fences and the existing building is not included on the Victorian Heritage Register.



ENVIRONMENTAL AUDIT OVERLAY (EAO)

The subject site is covered by and Environmental Audit Overlay, the purpose of which is to ensure that potentially contaminated land is suitable for a use which could be signigicantly adversely affected by any contamination. Before a senstive use commences or before construction commences either an environmental audit must be carried out and the land certified or a letter must be provided by and environmental auditor stating the land is suitable for its intended use.

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231 Napier St, Fitzroy 3065

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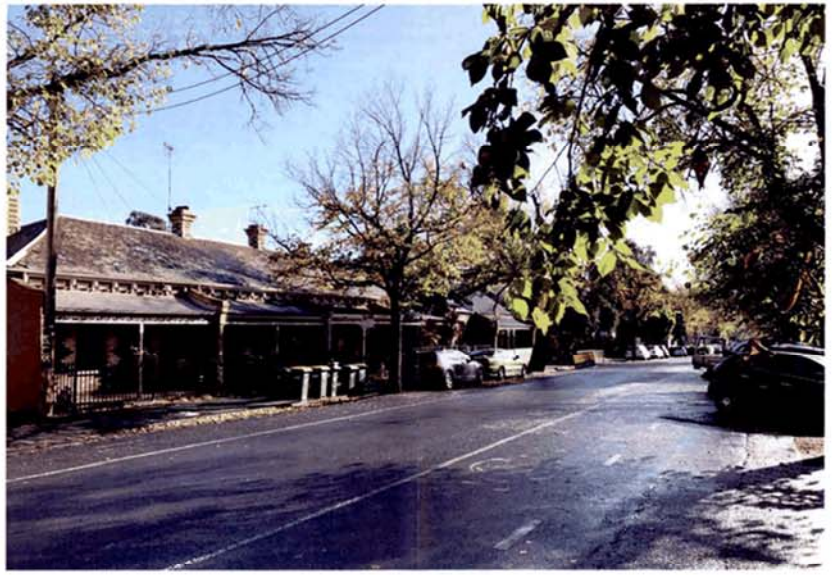
3.0 NEIGHBOURHOOD ANALYSIS
Neighbourhood Character

While the subject site is located within a mixed use zone, comprising of substantial warehouse and commercial buildings, the historic urban fabric also holds many low scale worker's cottages built during the early 20th century. These buildings form a consistent rhythm along many of Fitzroy's residential streets, with a typical width of 4-5m articulated by brick party walls that come to the edge of each property.



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3.0 NEIGHBOURHOOD ANALYSIS
Neighbourhood Character

The mixed use area contains a mixture of medium to large scale projects - a result of contemporary developments on larger sites, typically replacing old warehouses. Adjacent to the subject site in particular are a number of 4-6 storey buildings.

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231 Napier St, Fitzroy 3065

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4.0 SITE ANALYSIS

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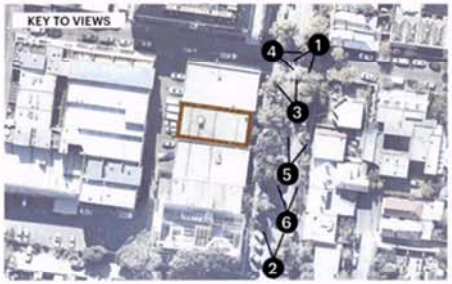
4.0 SITE ANALYSIS
Existing Conditions

The adjacent images show the existing conditions on Napier St, and it's collection of single, double and multi-storey buildings. There are also a number of multi-storey residential projects being constructed along Napier St and an existing double storey residential building directly opposite. The street contains a number of large established trees on both sides of the road reducing the impact of medium scale developments to pedestrians. The street width, property boundary to property boundary is approximately 21m.



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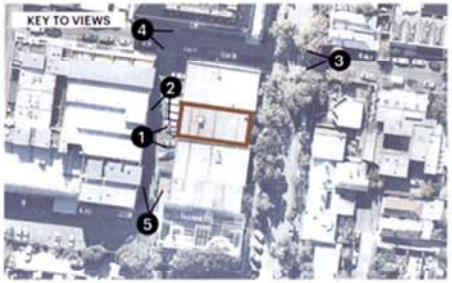
4.0 SITE ANALYSIS
Existing Conditions

To the rear of the site is a laneway providing access to the rear of the Napier St properties. This laneway is currently used as parking and loading to these existing Napier St businesses and is the approved access to the rear parking of new residential developments at 219 and 223 Napier St. A survey of habitable windows to the residential properties across the lane has been obtained and provided on page 19.



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Attachment 2 - Complete set of plans

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4.0 SITE ANALYSIS
Surrounding Developments

The subject site is adjacent to significant, high quality residential developments, namely the Whitlam at 219 Napier St, 223 Napier St and 237 Napier St. The proposed development continues this trajectory by proposing further high quality residential apartments to service this mixed use zone.

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231 Napier St, Fitzroy 3065

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5.0 HISTORIC FRAMEWORK

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5.0 HISTORIC FRAMEWORK
Heritage Statement

The subject site is located at 231 Napier St within the South Fitzroy Precinct and is covered by a Heritage Overlay. The built fabric of the street consists of a combinaiton of medium to large scale contemporary residential developments, commercial warehouses, single to double storey worker's cottages and terrace houses.

The City of Yarra Heritage Review (2007) states that the South Fitrzroy Precinct (HO334) is significant:

- As the earliest urban area outside the Melbourne City grid to be settled in the Melbourne municipality, with several buildings from the mid nineteenth century surviving as testimony to its early establishment;
- For the unusually high number of early Victorian-era and some Regency period buildings, being generally simply detailed and a clear reflection of the early date of Fitzroy's settlement
- As evidence of early government planning controls or Acts of Parliament, from the 1850s, that aimed to solve street alignment problems in this privately planned suburb, arising from a hitherto lack of co-ordination between neighbouring allotment owners
- As a good example of the successful application of the Act for Regulating Buildings and Party Walls, and for Preventing Mischiefs by Fire in the City of Melbourne (Melbourne Building Act 1849), which forced the use of fireproof construction and gave South Fitzroy a character distinct from other inner suburbs such as Richmond and Collingwood, that have a greater proportion of Victorian-era timber buildings.
- As a substantially intact collection of predominantly mid to late nineteenth and early twentieth century building stock, interspersed with well preserved inter-war residential, commercial, retail and industrial buildings that contribute to the historical character of the area.
- For the relatively large number of individually significant buildings, being predominantly solid masonry rather than clad with timber, largely as a result of the Melbourne Building Act, 1849
- For the ornate and exuberant detail of many late nineteenth and early twentieth century buildings in the suburb, reflecting the affluence of many of the inhabitants of this area, particularly in the late 19th century.
- For the early street, lane and allotment layouts, some original bluestone kerbs, paving and guttering, and some mature exotic street trees, providing an appropriate setting for this collection of residential, retail, commercial and industrial buildings.
- For the landmark qualities of some large factory and warehouse buildings from the late 19th and earlier 20th century, such as the MacRobertson confectionary complex which are significant features in the skyline of this predominantly low rise suburb; and
- For the major early institutions that developed on its fringes, in particular, St Vincent's Hospital and The Convent of Mercy, as closely linked with the area's history, education and welfare within the metropolitan area.

The subject site sits within a row of 5 similarly sized plots along Napier St bordered by St David St and Moor St/Whitlam Place. Both 219 and 223 Napier St are currently under development as multi-residential buildings. Further to the north is a significant addition to 237 Napier St currently nearing completion. To the rear of the site is a laneway providing vehicular access and daylight access to existing habitable windows of adjacent buildings. Beyond this the built form is varied from single dwelling early twenthieth century worker's cottages, to double storey terraces, and multi-storey developments.

These existing buildings and their architectural language or "rules" have formed the direction of the proposed development's design, along with the City of Yarra's heritage and development frameworks. The massing of the project also responds to the City of Yarra's Heritage Review which states:

The Heritage Overlay Area contributory elements include (but not exclusively) mainly detached and attached Victorian-era and Edwardian-era houses, having typically:

- One and two storey wall heights but with some isolated landmark 3-5 storey buildings

The materials of the proposal are consistent with the nature of the area, being primarily masonry or rendered masonry since the incorporation of the Building Act requiring all buildings without setbacks to be constructed from brick or stone. As a result of the Melbourne Building Act, 1850s Fitzroy buildings were typically cement finished bluestone or brick, exposed rough-face bluestone, or exposed brick. This language of rough masonry combined with finely crafted metal work is prominent in the proposed design seen in the proposed exposed aggregate rough concrete and finely detailed metal balustrades.

The historic studies that have informed the design process of the proposal go further than the external treatment to ensure the project is generous internally and has a lasting legacy. The plans of the existing heritage worker's cottages and terrace houses have formed a component of the study of the heritage area and have informed the layouts of the apartments. This combination of materiality and spatial experience, both reinvigorated to a design that is appropriate to contemporary lifestyles, ensures that the project "feels" like it's part of the growth of the area into the 21st century.

Attachment 2 - Complete set of plans

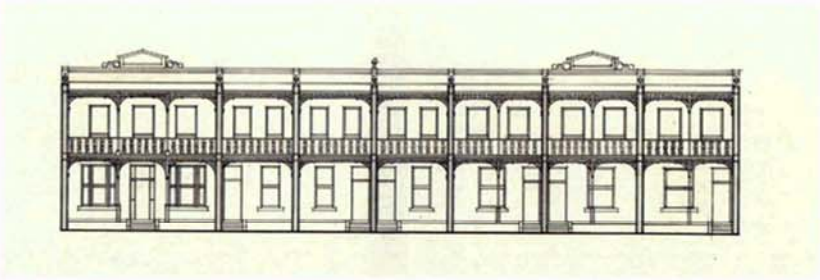
Edition Office

5.0 HISTORIC FRAMEWORK
Terrace House Studies

In keeping with both the Council Framework and Heritage Overlay for the South Fitzroy Precinct, the design process positions the proposal within an historic lineage. Intrinsic to the design proposal is the presence of a built form and articulated legacy, brought into a contemporary aesthetic using contemporary materials and craft. This process of firstly understanding the past before proposing a design response ensures the aesthetic and experience of the project both internal and externally will form an enduring legacy into the future.

The terrace house, a prominent typology of the area, forms a basis for the analysis of the built form of Fitzroy. The rhythm of party walls that articulate the street wall establishes the character of streets throughout the precinct, and the "attached" lightweight balconies with their filigree of cast iron lacework are a recognisable feature of the architecture of the time.

In form, the party walls also present a dynamism as they hit the street, often curving out to the street edge. Similarly at their peak they show a sweep back to the roof line.



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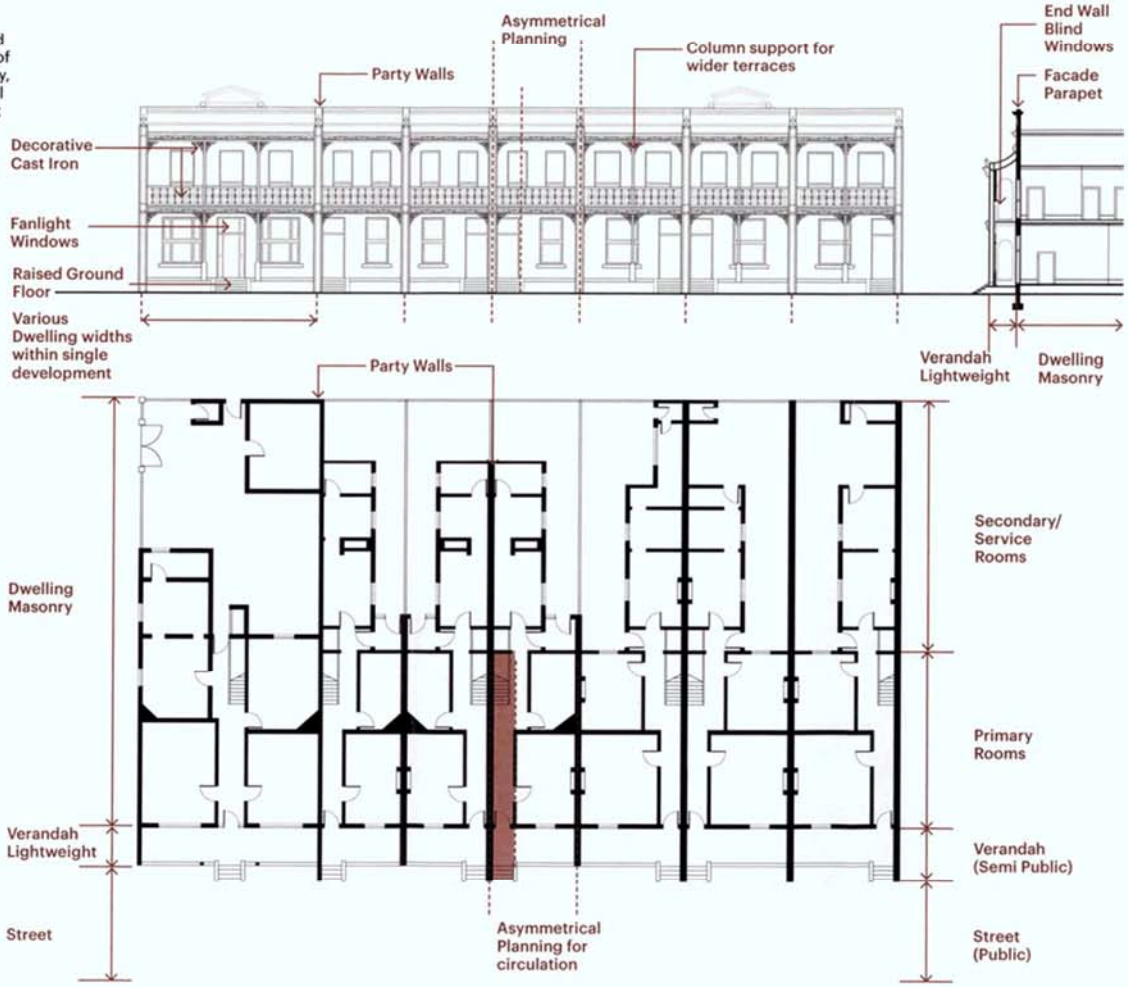
5.0 HISTORIC FRAMEWORK
Terrace House Studies

The composition of the historic terrace house facade and the planning of each dwelling has formed a major focus of the design process from the outset. The simple symmetry, articulated party walls and the position of entries have all been carried through to the design proposal. To the right is an elevation showing these features. Of interest is the positon of the door or entry once the dwelling allows for the width of two rooms either side of the hallway. In this scenario, on a site wider than the typical 4.5-5m wide single storey worker's cottage, the entry is centralised.



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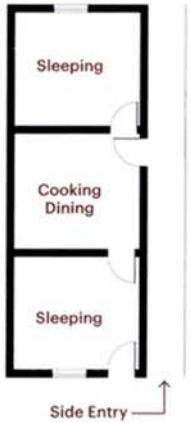
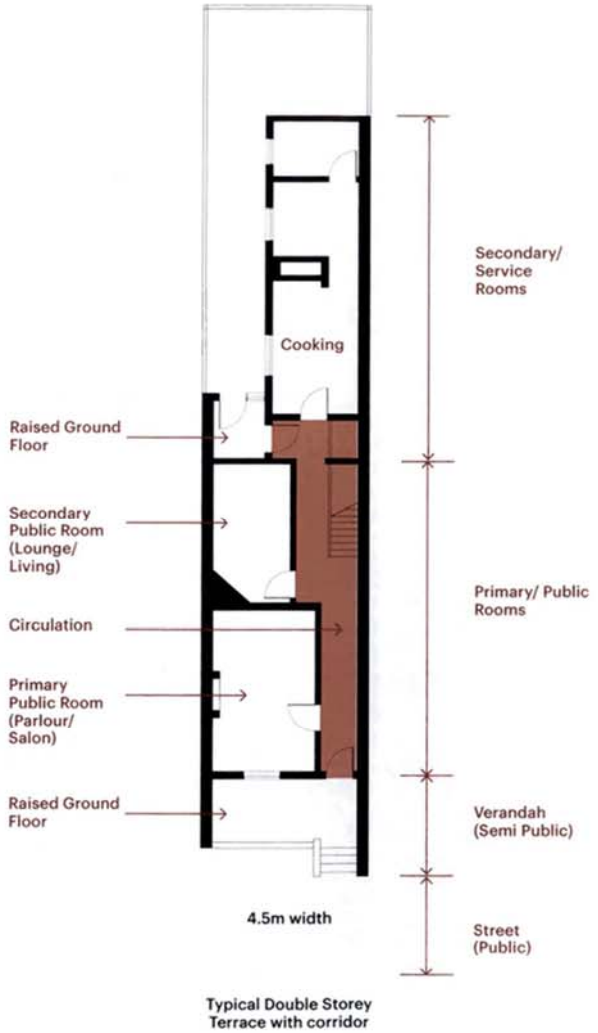
5.0 HISTORIC FRAMEWORK
Terrace House Studies

In plan to the right is the original floor layout of these dwellngs, typically fronted with a parlour or bedroom and a second room behind, often for dining. A hallway runs alongside this layout leading both to stairs or to the rear and more utilitarian end of the house with a kitchen, pantry, laundry and bathroom to the rear.

This is a highly adaptable plan and has been remodelled and replanned for decades since. Of note is the tendency for contemporary renovations to bring the utilitarian aspects of the plan to the centre and open up to the rear, pushing the living and dining areas to the back with access to a private garden. This remodelling has also informed the planning of the apartments in the contemporary proposal, prioritising the living spaces and their access to views and outdoor spaces while condensing as much as possilbe the core utilities of the plan.



Early Single Storey Terrace without corridor



Typical Double Storey Terrace with corridor

231 Napier St, Fitzroy 3065

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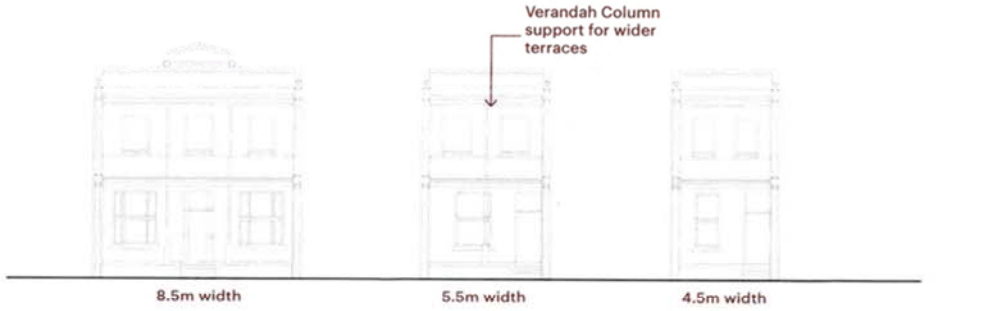
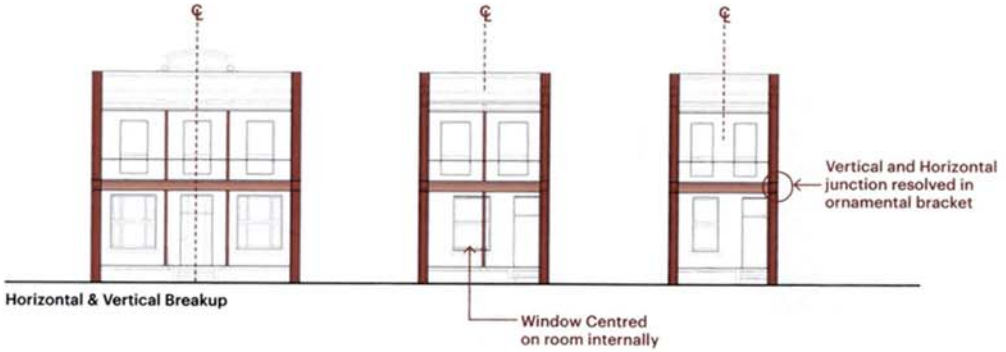
5.0 HISTORIC FRAMEWORK
Terrace House Studies
Elevations

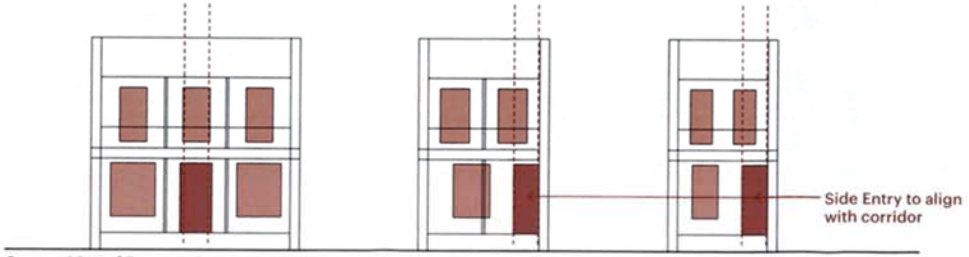
Breaking down the elevational composition of the historic terrace house facade has provided a starting point for a contemporary proposition using or playing with the same syntax or language.

Of particular interest was the relationship or dialogue between the horizontal and vertical facade articulation. Adjacent are diagrams showcasing these studies. The relationship between the highly articulated verandah posts and horizontal width of the property, the grander composition of the party walls and the expressed horizontal balcony line, as well as the position and number of windows in realtion to the entry all provided points for design intervention.





Horizontal & Vertical Breakup



Composition of Fenestrations

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231 Napier St, Fitzroy 3065

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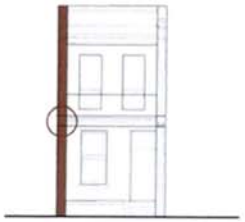
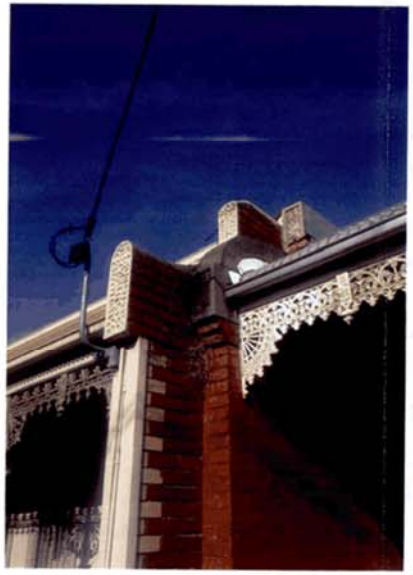
5.0 HISTORIC FRAMEWORK
Terrace House Studies
Party Walls & Brackets

These photos show examples of this dialogue between horizontal and vertical, often expressed with an ornamental "bracket" or "knuckle". This bracket is a highly articulated moment, an addition to the facade often in stucco or cement render and occasionally forming a figure or face on the facade. The more contemporary proposition subverts this idea with a removal of detail rather than an applied addition.





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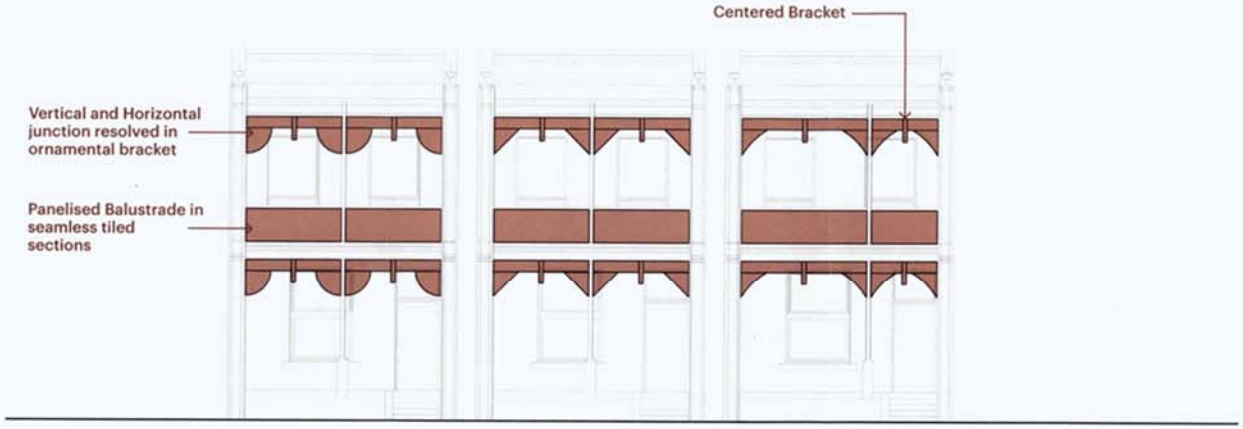
5.0 HISTORIC FRAMEWORK
Terrace House Studies
Decorative Cast iron

The balcony cast iron lacework again shows this relationship between horizontal and vertical while forming an integral part of both the historic facades and the contemporary proposed facade.



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6.0 DESIGN RESPONSE

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6.0 DESIGN RESPONSE
Craft

CONCRETE BUSH HAMMER TOOL

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6.0 DESIGN RESPONSE
Craft - Concrete

The proposed dwellings have been designed to embody elements of craft in their construction.

Historically, the use of masonry and stone in early 20th Century dwellings of the area, was also accompanied by applied tooling, whether it be chipping, split faced stone or applied rendered finishes including reliefs.

The proposed development seeks to capture this same craft in the finish and texture of the proposed materials.

By using tools to create texture on a material - rough concrete, polished metals - the proposal seeks to amplify the understanding that the project has been constructed, as if by hand. The quality of light that falls across a textured surface enhances this understanding.

To the right are images of highly textured concrete walls with exposed aggregate. The juxtaposition of this texture with the lustre of the stainless steel balustrade creates a strong understanding of light, craft and materiallity.

BUSH HAMMERED CONCRETE WALL - Unterlandstättner Architekten

BUSH HAMMERED CONCRETE WALL - Battersby & Howat Architects

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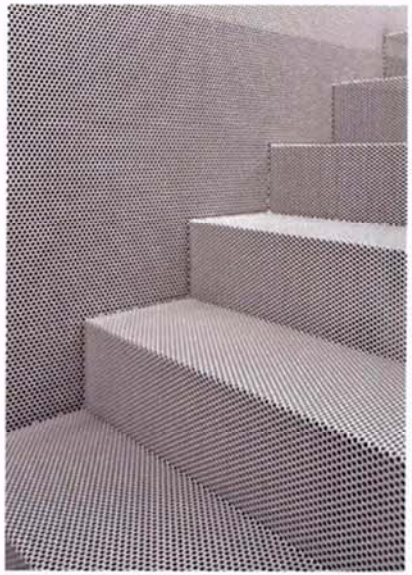
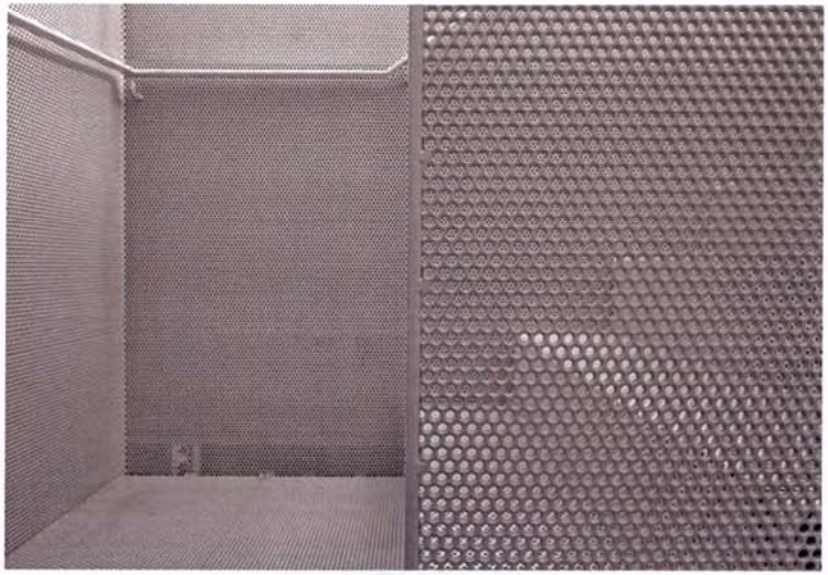
6.0 DESIGN RESPONSE
Craft - Perforated Metal

Coupled with the heavy masonry elements on the facade, the internal entry and common area has been designed as a kind of third character - that of a much lighter, translucent and ephemeral space.

The use of perforated metal with a light finish enhances the transmittence of light through the central common area allowing light to the ground floor and the apartments that look out into this space.





PERFORATED METAL - Austin Maynard Architects

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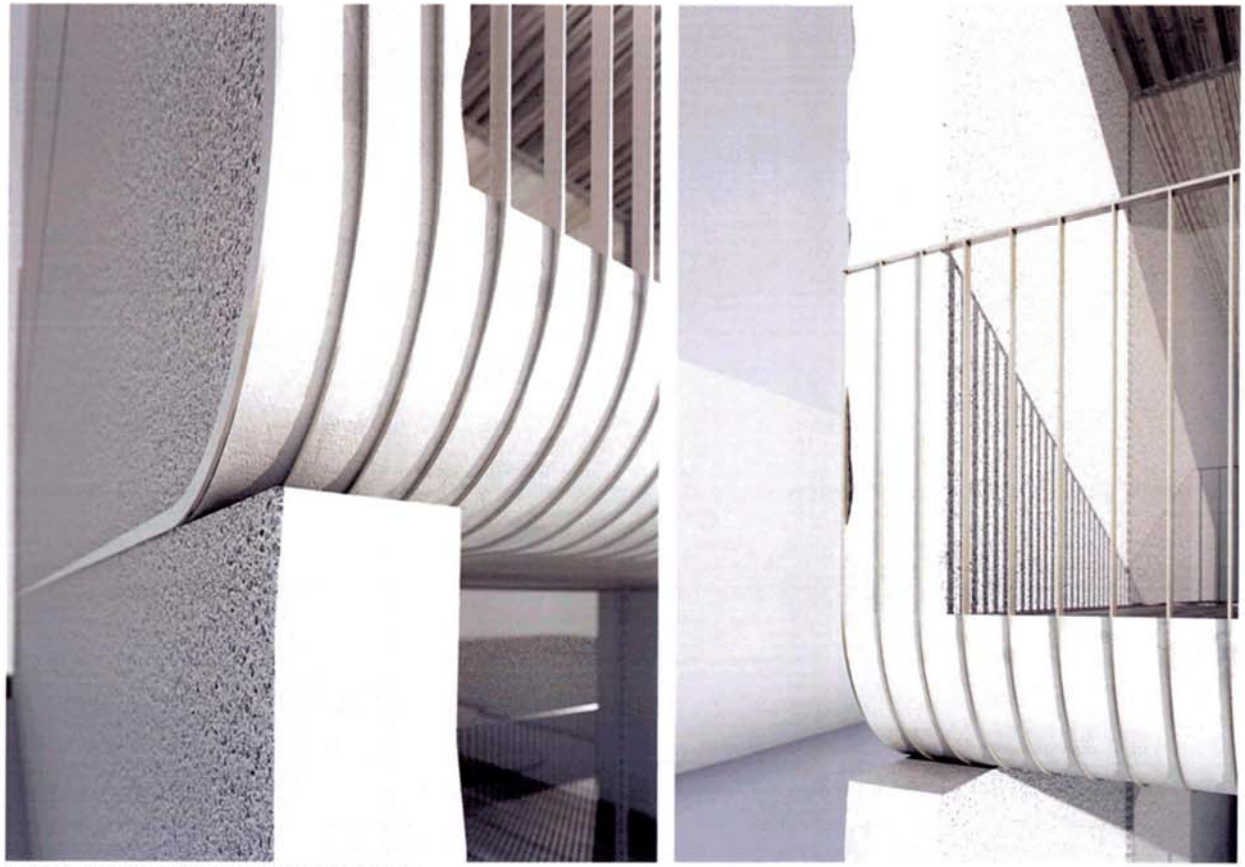
6.0 DESIGN RESPONSE
Detail - Balustrade

These images show the wrapping of the balustrade up the curved concrete soffit edge. They also show the different concrete finishes of the party wall, the broad face of which is highly textured and the short face being smooth to match the soffits. The corners are left deliberately rough to enhance the juxtoposition of these textural differences.



EXTERNAL VIEW OF SOUTH EAST CORNER OF PROPOSAL

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231 Napier St, Fitzroy 3065

Attachment 2 - Complete set of plans

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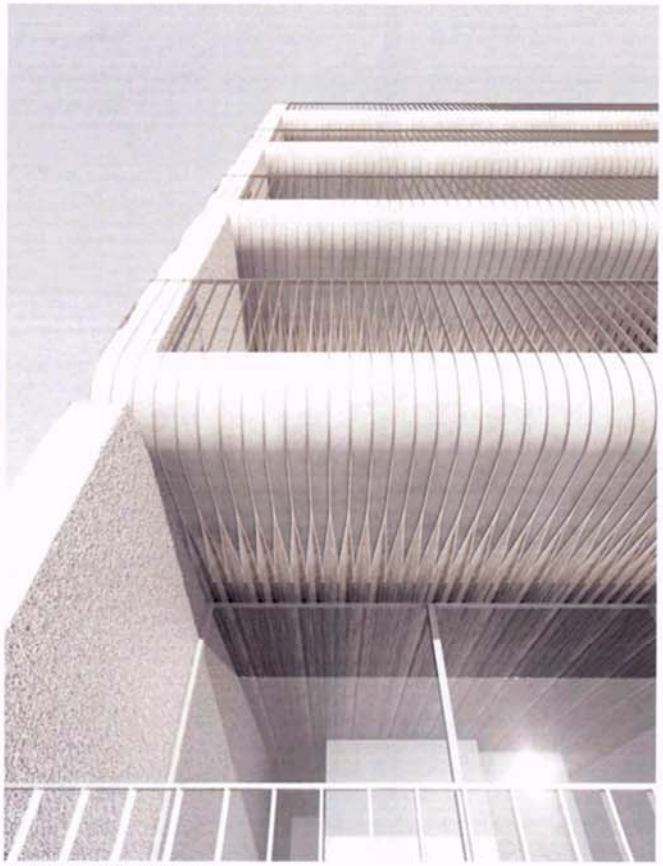
6.0 DESIGN RESPONSE
Detail - Soffits

The proposal includes an elaborate soffit treatment in which the timber ceiling feathers into the exposed concrete soffit. This treatment of the underside of the balcony provides an articulated view of the development from the street.



EXTERNAL VIEW LOOKING UP

DETAIL VIEW OF NORTH ELEVATION

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231 Napier St, Fitzroy 3065

Attachment 2 - Complete set of plans

Edition Office

6.0 DESIGN RESPONSE
Detail - Soffits

This image shows the extent of the facade at the entry as view from the pedestrian realm. The elaborate and finely crafted nature of the soffits and balustrades provides visual interest and an appreciation of craft and architectural detailing on the most visually prominent surface of the project from ground level.

EXTERNAL VIEW LOOKING UP FROM NAPIER ST

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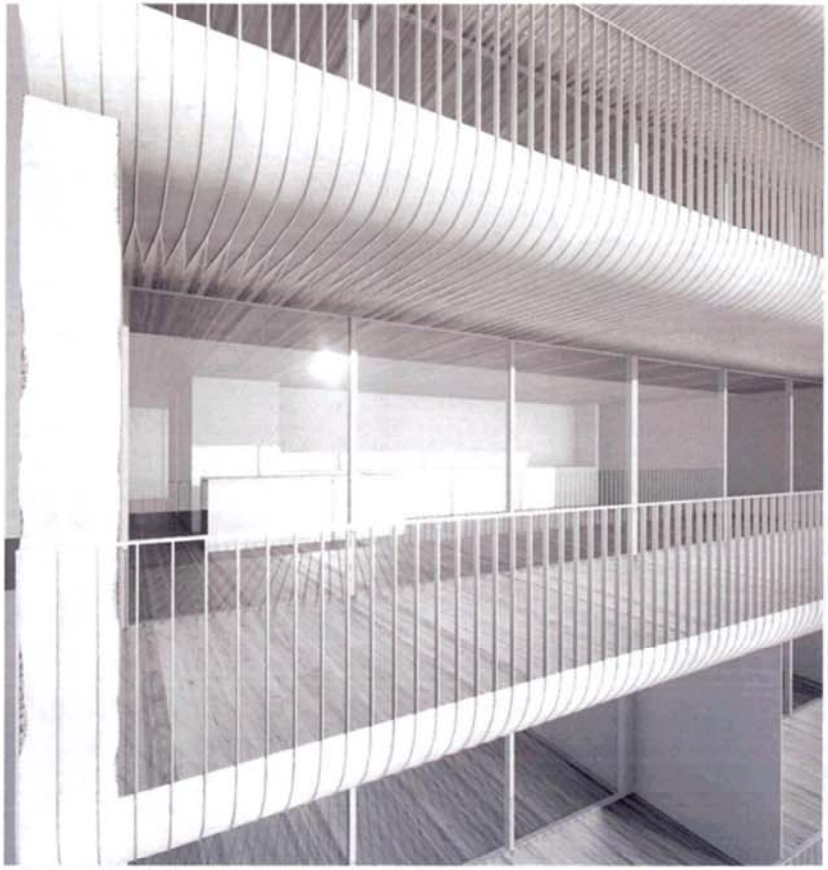
231 Napier St, Fitzroy 3065

Attachment 2 - Complete set of plans

Edition Office

6.0 DESIGN RESPONSE
Detail - Balcony

The internal planning of the project meet, where possible, the Better Apartment Design Guidelines. Of primary importance during the design of the project was the provision of full width views from each apartment. This allows a generous amount of direct natural light to filter deep into the floor plate while providing exceptional views over suburban Fitzroy and back to the CBD on the west elevation.



EXTERNAL VIEW LOOKING INTO A THREE BEDROOM APARTMENT

DETAIL VIEW OF BALCONY

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231 Napier St, Fitzroy 3065

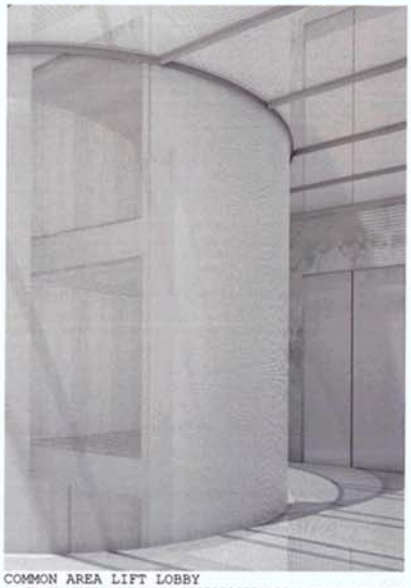
Attachment 2 - Complete set of plans

Edition Office

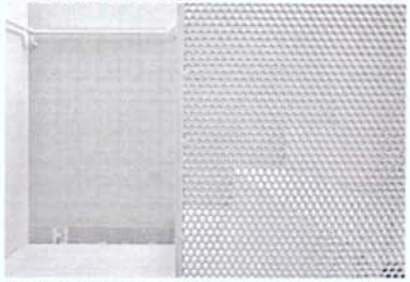
6.0 DESIGN RESPONSE
Detail - Common Area/Entry

In the heart of the development is an ephemeral light filled common area, constructed of lightweight framing and perforated metal.

On the ground floor, the entry sequence begins at Napier St and moves forward through a darkened corridor. This transition space enhances the experience of the light filled common area which continues to the top of the project.



COMMON AREA LIFT LOBBY



PERFORATED METAL - AUSTIN MAYNARD ARCHITECTS

VIEW OF ENTRY LOBBY LOOKING BACK TO NAPIER ST

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231 Napier St, Fitzroy 3065

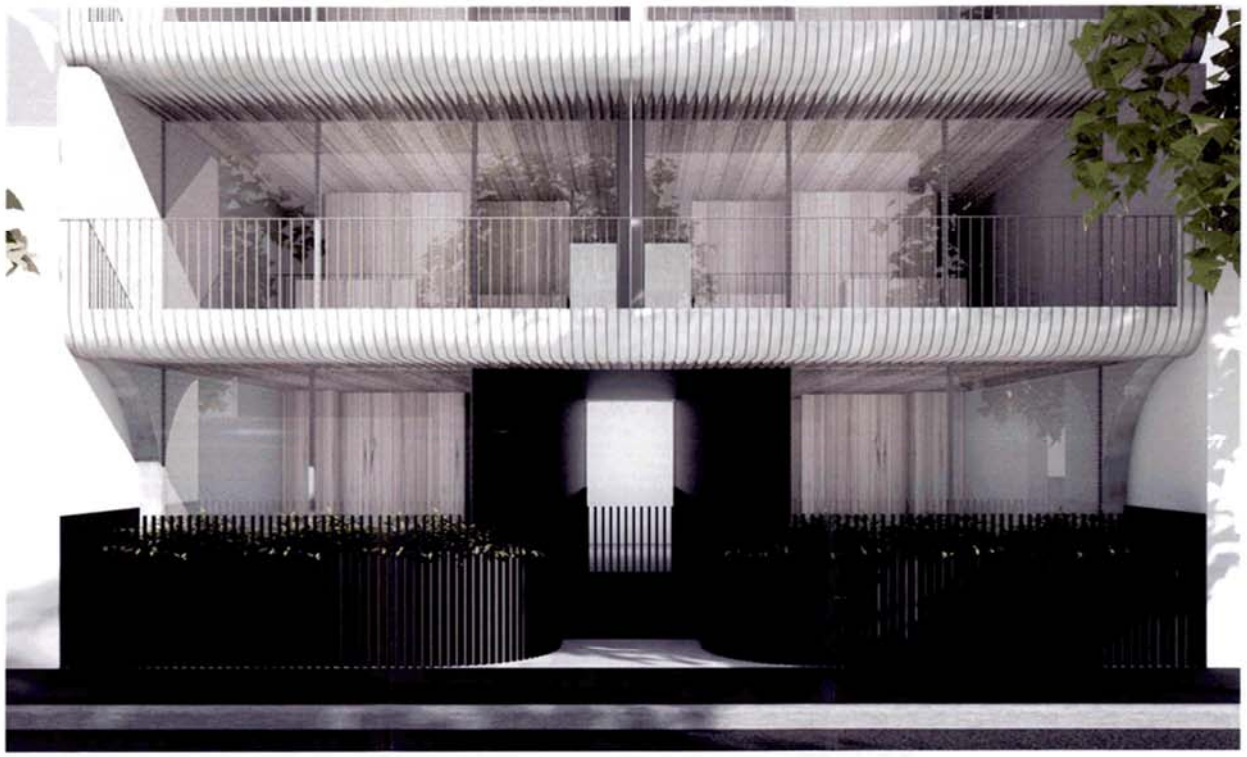
Attachment 2 - Complete set of plans

Edition Office

6.0 DESIGN RESPONSE
Entry

The street interface is kept minimal with an appropriate level of material articulation. As well as the view up to the elaborate soffits, the pedestrian experience reflects the design of existing front gardens along Napier St - typically cast iron pickets with low to small vegetation behind.

The proposal references these gardens while accommodating necessary services within the more solid base plinth. Above these services is a small planter box allowing vegetation to spill through the dark finished pickets adding to the privacy of living areas at street level.



VIEW OF ENTRY ON NAPIER ST

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231 Napier St, Fitzroy 3065

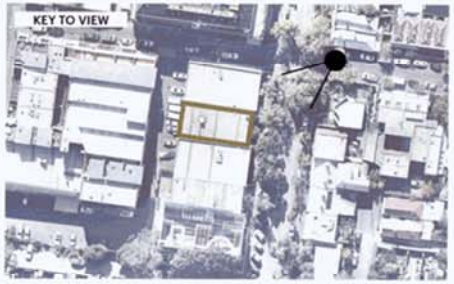
Attachment 2 - Complete set of plans

Edition Office

6.0 DESIGN RESPONSE
Massing

The overall massing of the project shows a rising of the block in height in the middle with smaller developments either side. This is consistent with the character of the street, particularly opposite where a larger building sits mid block surrounded by smaller worker's cottages.

The top of the project is well set back from the street and clad in a darker material to reduce its visual impact and to provide a "top and bottom" relationship with the street edge.



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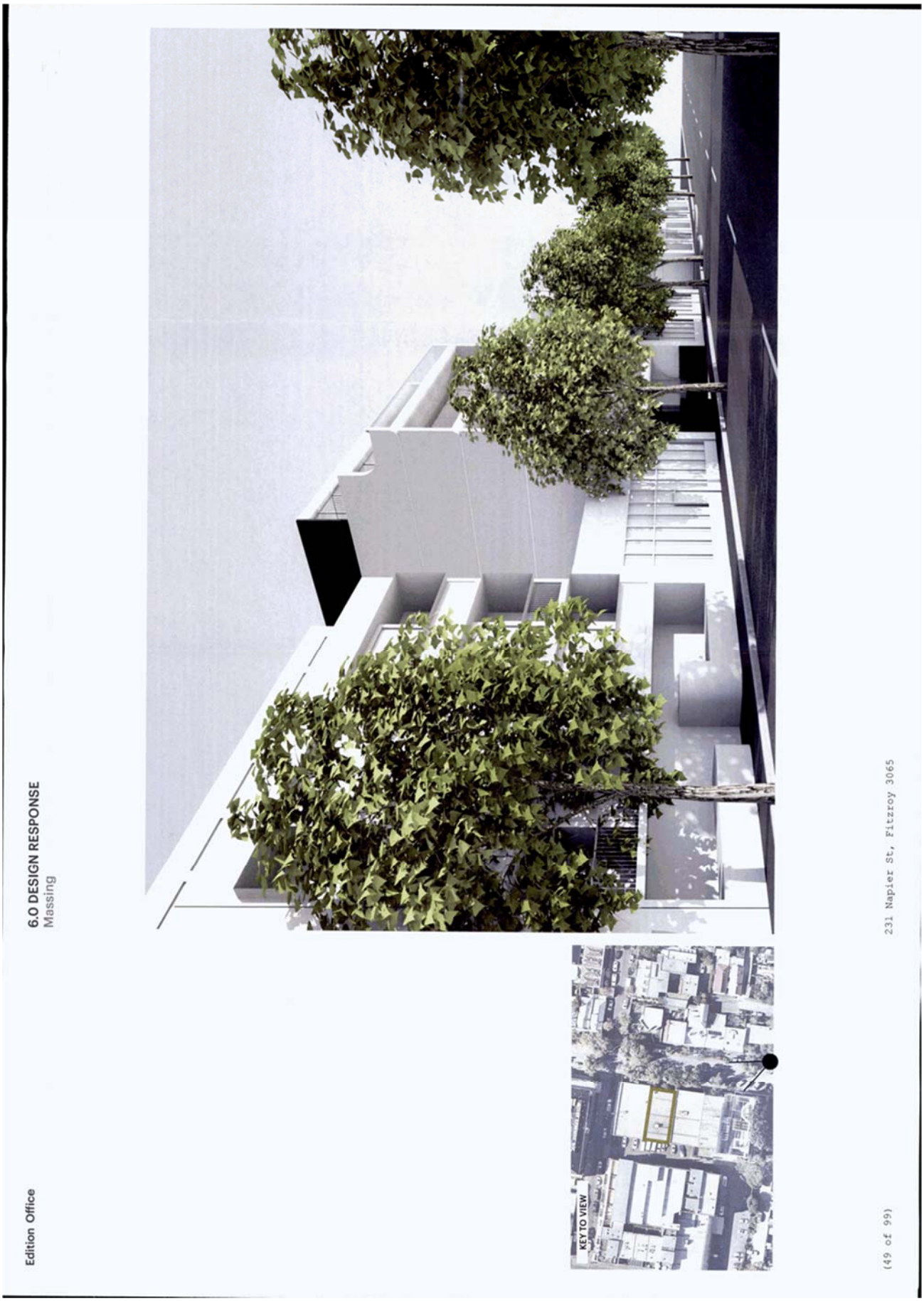
231 Napier St, Fitzroy 3065

Attachment 2 - Complete set of plans



Attachment 2 - Complete set of plans

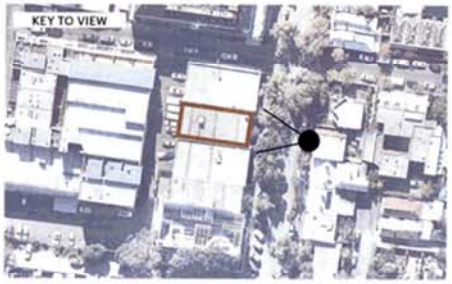
Edition Office

6.0 DESIGN RESPONSE
Artist's Impression

The proposal sits in the middle of its Napier St block, with a 5 level street wall. While the project uses textured solid materials to express its party walls and floor slabs, the historic terrace house tectonic is referenced through the fine metal balustrades that reduce the bulk of the building significantly. The upper levels are set back to a degree that reduces their visual presence from the pedestrian realm as street level.

The rolled concrete soffit edges and the rolled party wall corners also help to soften the materiality and mass of the project by allowing more light to roll through into the balconies and interiors.

The Junction of the rolled slab edge to the horizontal wall below references the "bracket" or knuckle joint in the historic terrace house study.



VIEW OF NAPIER ST ELEVATION

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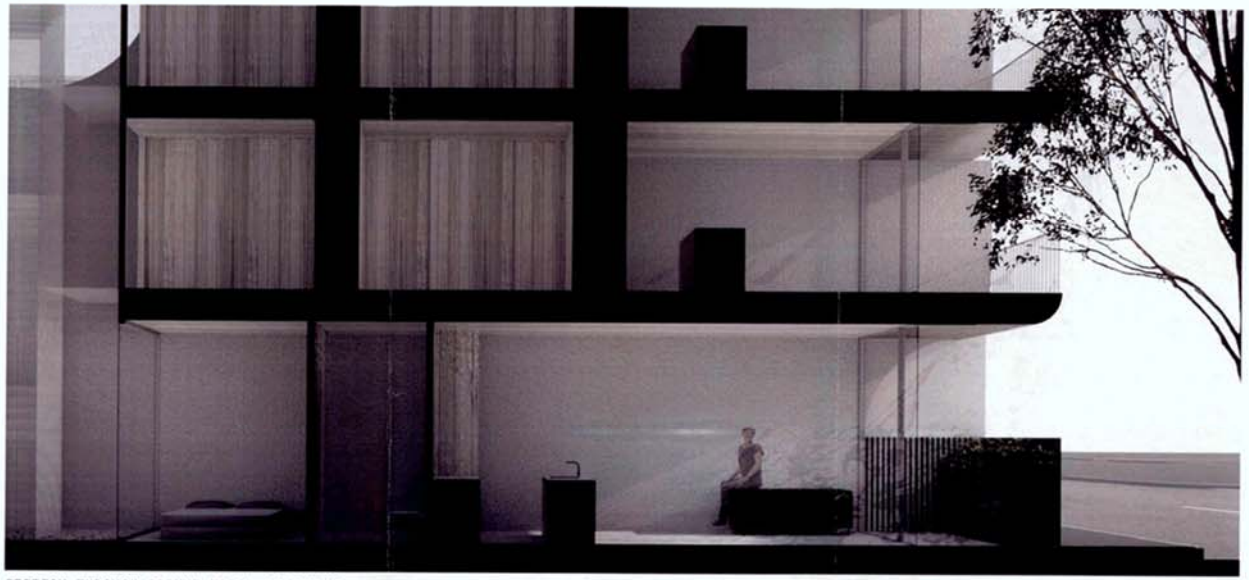
231 Napier St, Fitzroy 3065

Attachment 2 - Complete set of plans

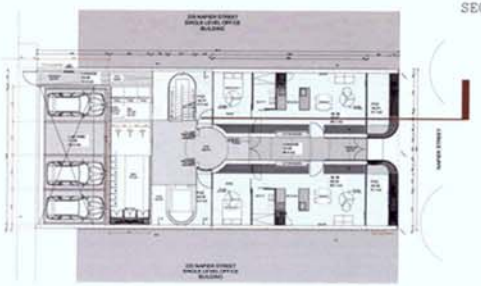
Edition Office

6.0 DESIGN RESPONSE
Ground Floor Section

The image to the right shows the quality of light to the ground floor apartments and the positive impact the rolled concrete soffit has on the depth of light through these spaces.



SECTION THROUGH GROUND FLOOR APARTMENT



(51 of 99)

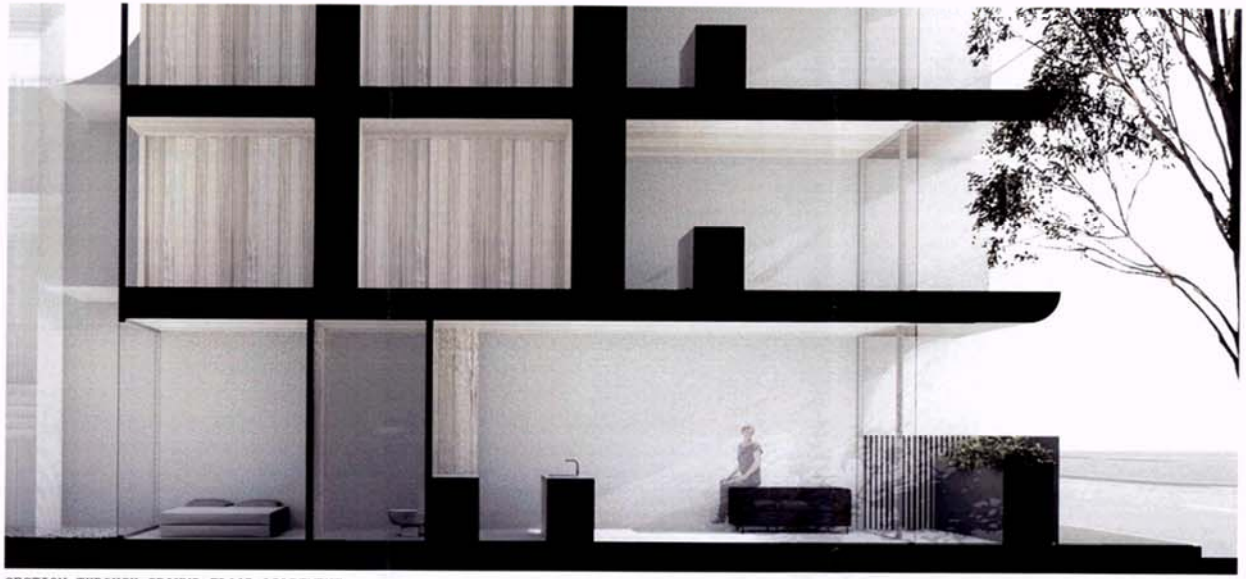
231 Napier St, Fitzroy 3065

Attachment 2 - Complete set of plans

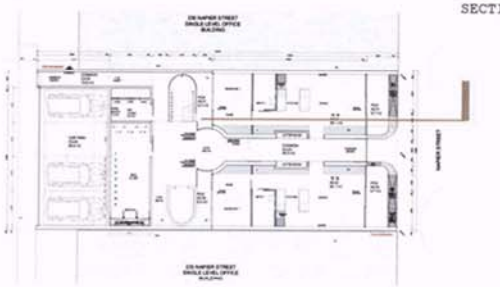
Edition Office

6.0 DESIGN RESPONSE
Ground Floor Section

The image to the right shows the quality of light to the ground floor apartments and the positive impact the rolled concrete soffit has on the depth of light through these spaces.



SECTION THROUGH GROUND FLOOR APARTMENT



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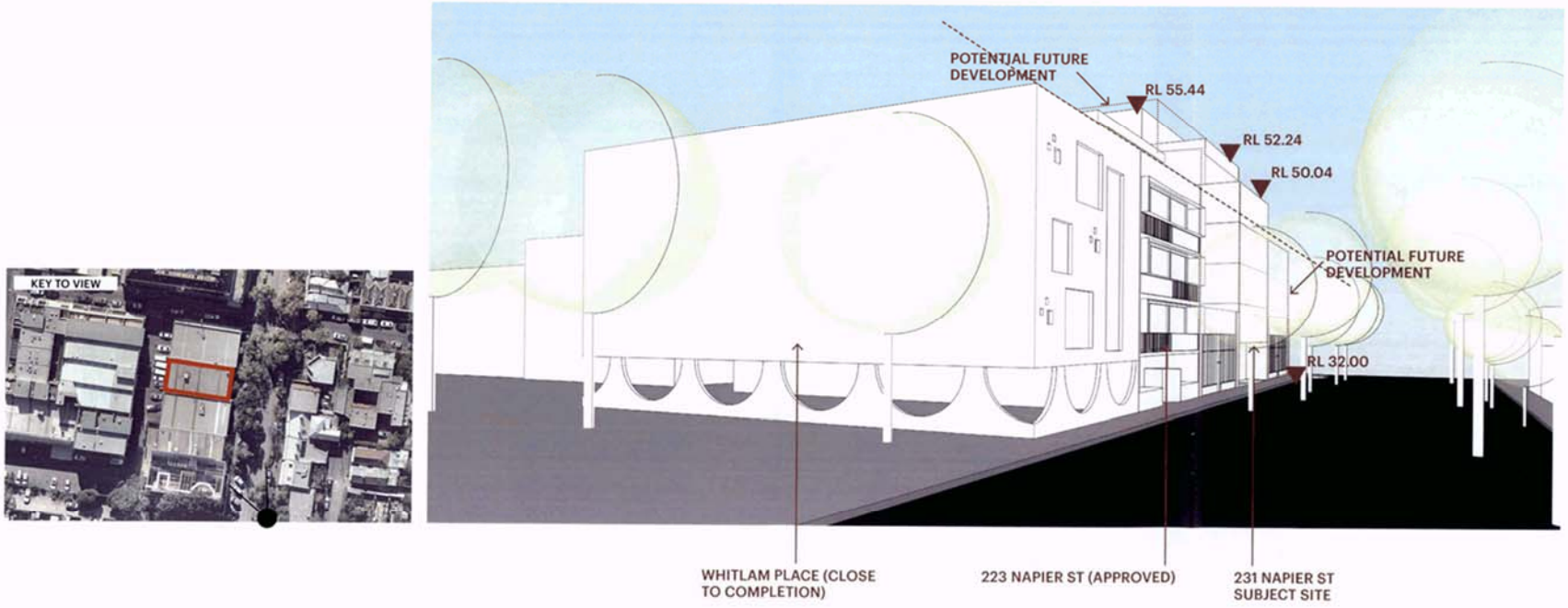
231 Napier St, Fitzroy 3065

Attachment 2 - Complete set of plans

Edition Office

6.0 DESIGN RESPONSE
Proposed Massing Diagrams



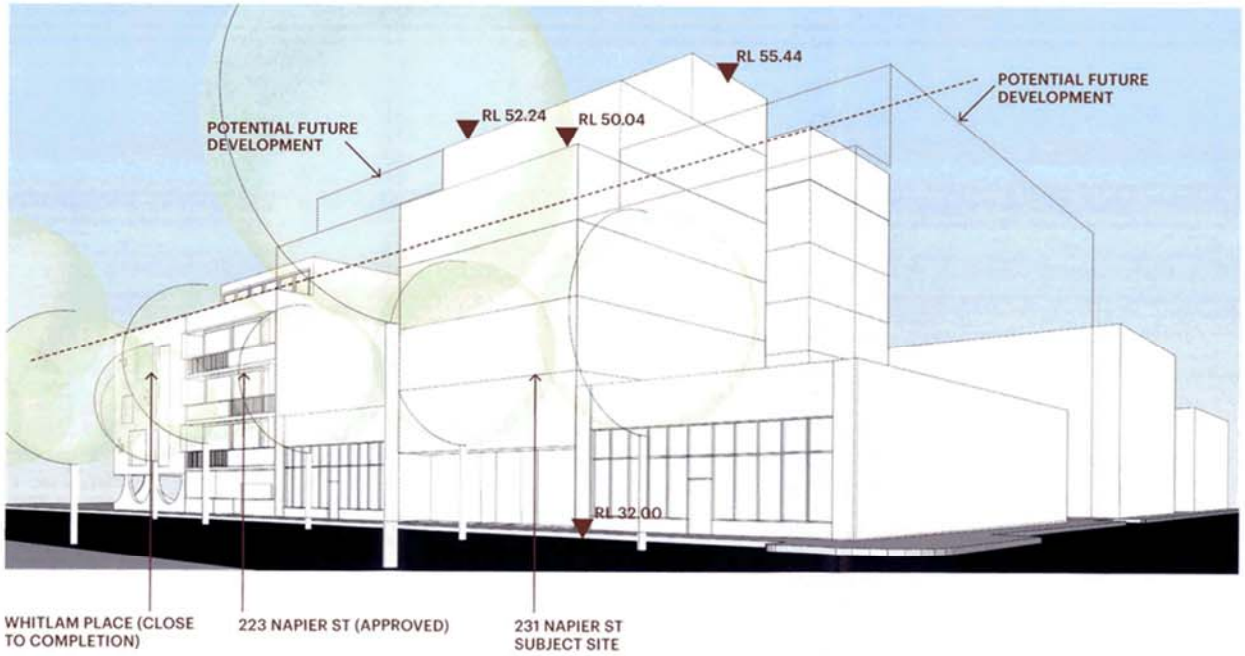
(52 of 99)

231 Napier St, Fitzroy 3065

Attachment 2 - Complete set of plans

Edition Office

6.0 DESIGN RESPONSE
Proposed Massing Diagrams



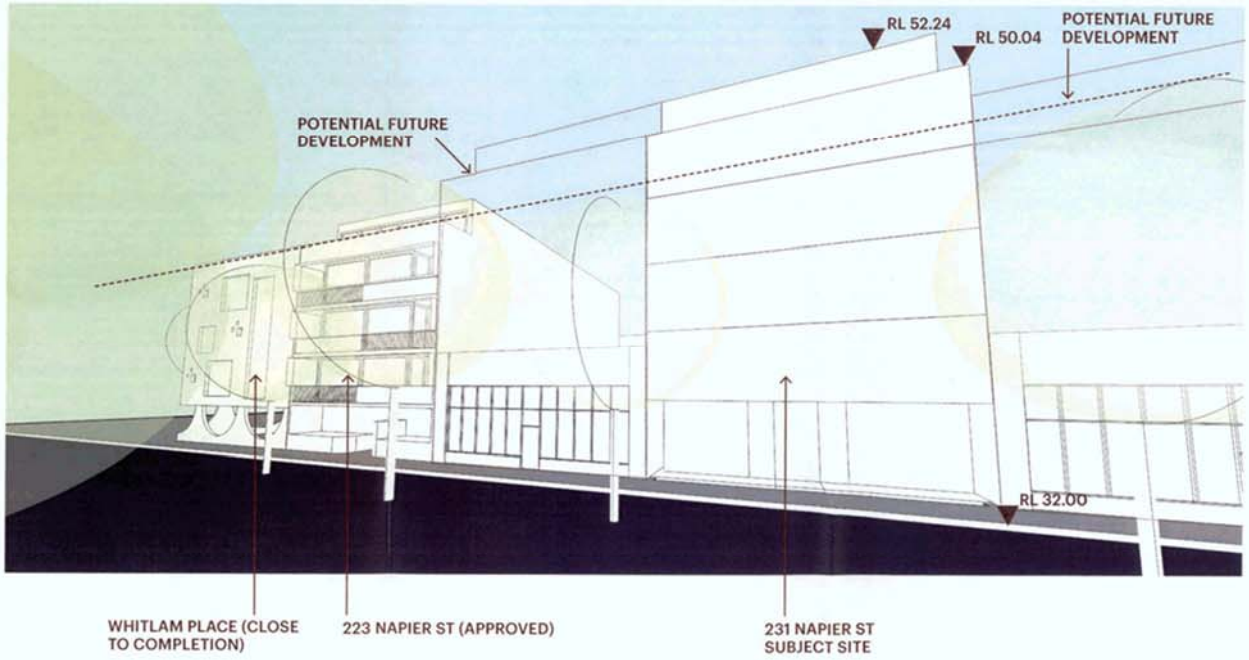
(53 of 99)

231 Napier St, Fitzroy 3065

Attachment 2 - Complete set of plans

Edition Office

6.0 DESIGN RESPONSE
Proposed Massing Diagrams

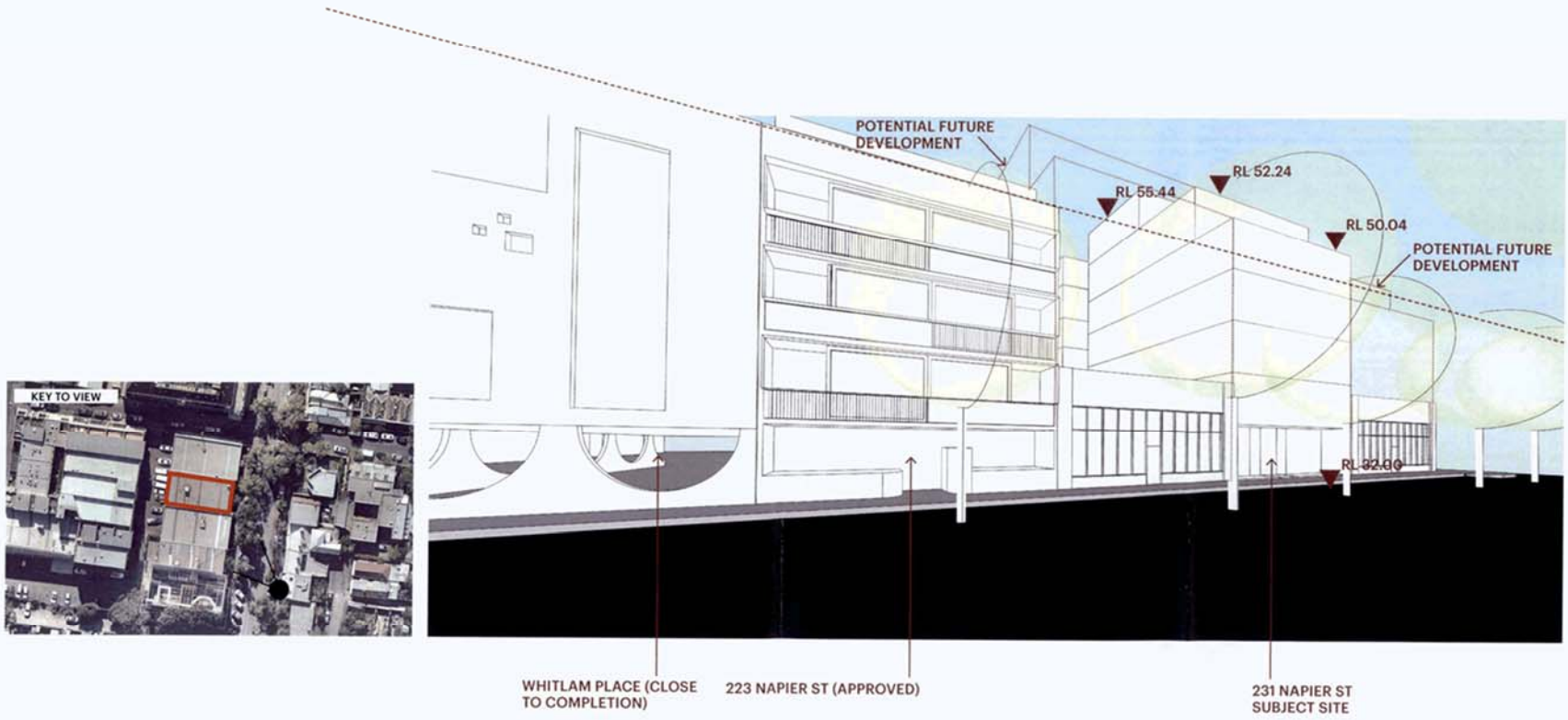


231 Napier St, Fitzroy 3065

Attachment 2 - Complete set of plans

Edition Office

6.0 DESIGN RESPONSE
Proposed Massing Diagrams



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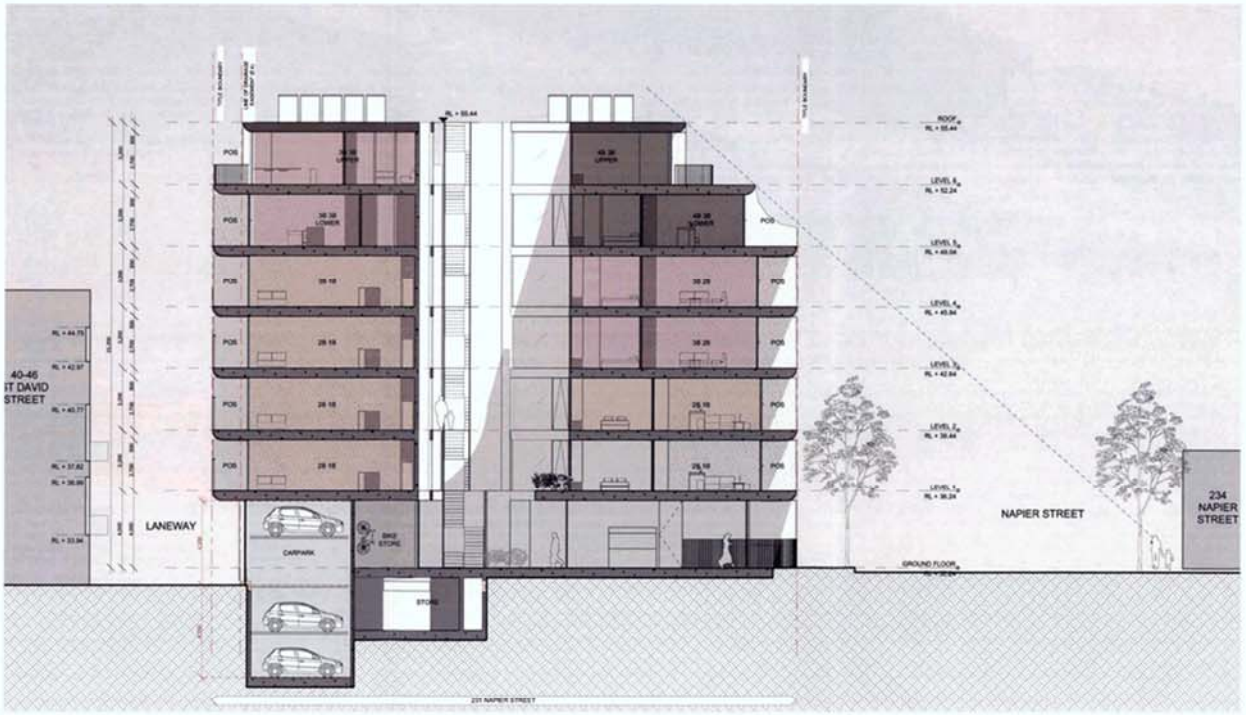
Attachment 2 - Complete set of plans

Edition Office

6.0 DESIGN RESPONSE
Proposed Massing - Sight Lines

The top two levels of the project are set back behind sight lines drawn from across Napier St. This reduces visual bulk from the pedestrian realm. On the western elevation from Level 1 to Level 3 the private open space/balconies are screened to 1.7m to reduce any impact on overlooking into the existing habitable windows of 40 St David St.



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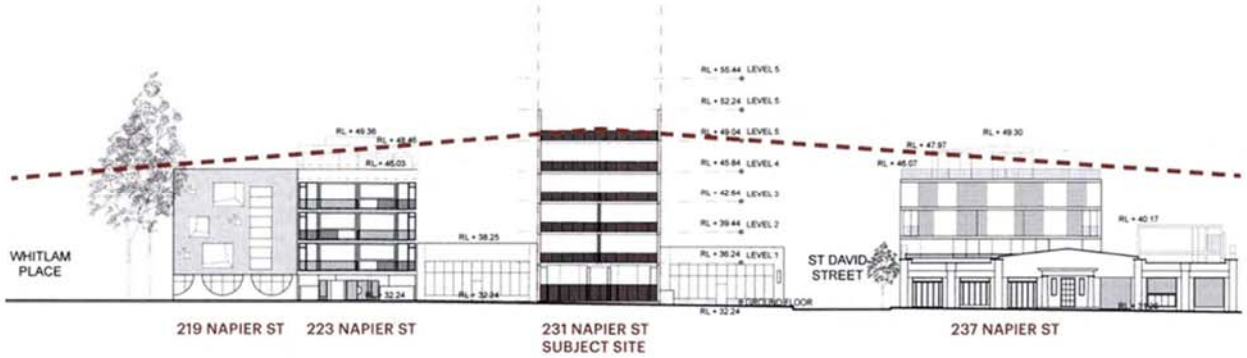
Attachment 2 - Complete set of plans

Edition Office

6.0 DESIGN RESPONSE
Street Elevations - Massing Study

The project increases the height of the block through its middle, a condition in keeping with the existing elevation of Napier St opposite the subject site. The tapering of the built mass to the corners is also reflected opposite.
The top levels of the proposal are well setback from the street reducing the overall mass of the proposal.



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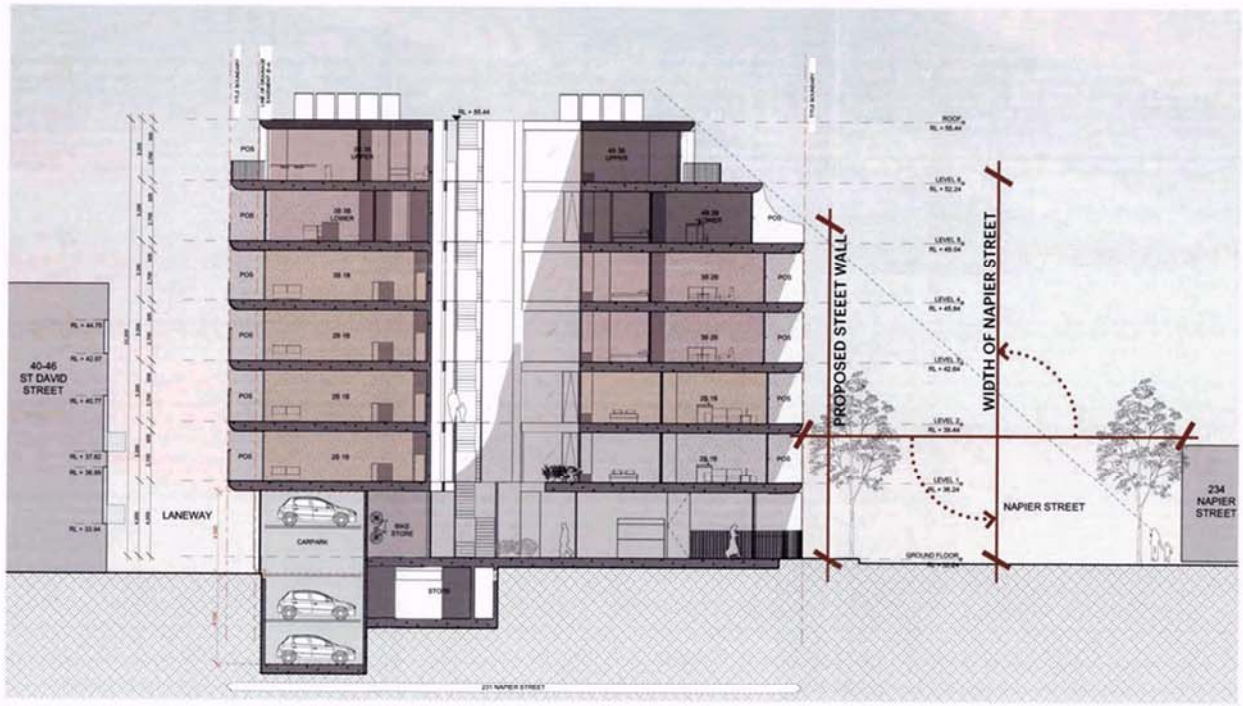
6.0 DESIGN RESPONSE
Street Width to Street Wall Height Ratio

The proposed street wall height is higher than that of its neighbours though still well within the 1:1 urban development framework.



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231 Napier St, Fitzroy 3065

Attachment 2 - Complete set of plans

Edition Office

6.0 DESIGN RESPONSE
Materials Board

EF01
Polished Precast Concrete

EF02
Textured Precast Concrete

EF03
Black Stained Timber Board

EF04
Sand Blasted Stainless Steel

EF05
Textured Glass

EF06
Blackbutt Timber Board

IF01
Perforated Metal

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231 Napier St, Fitzroy 3065

Attachment 2 - Complete set of plans

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7.0 ARCHITECTURAL DRAWINGS

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ISSUE
REV 3 - Issue to City of Yarra

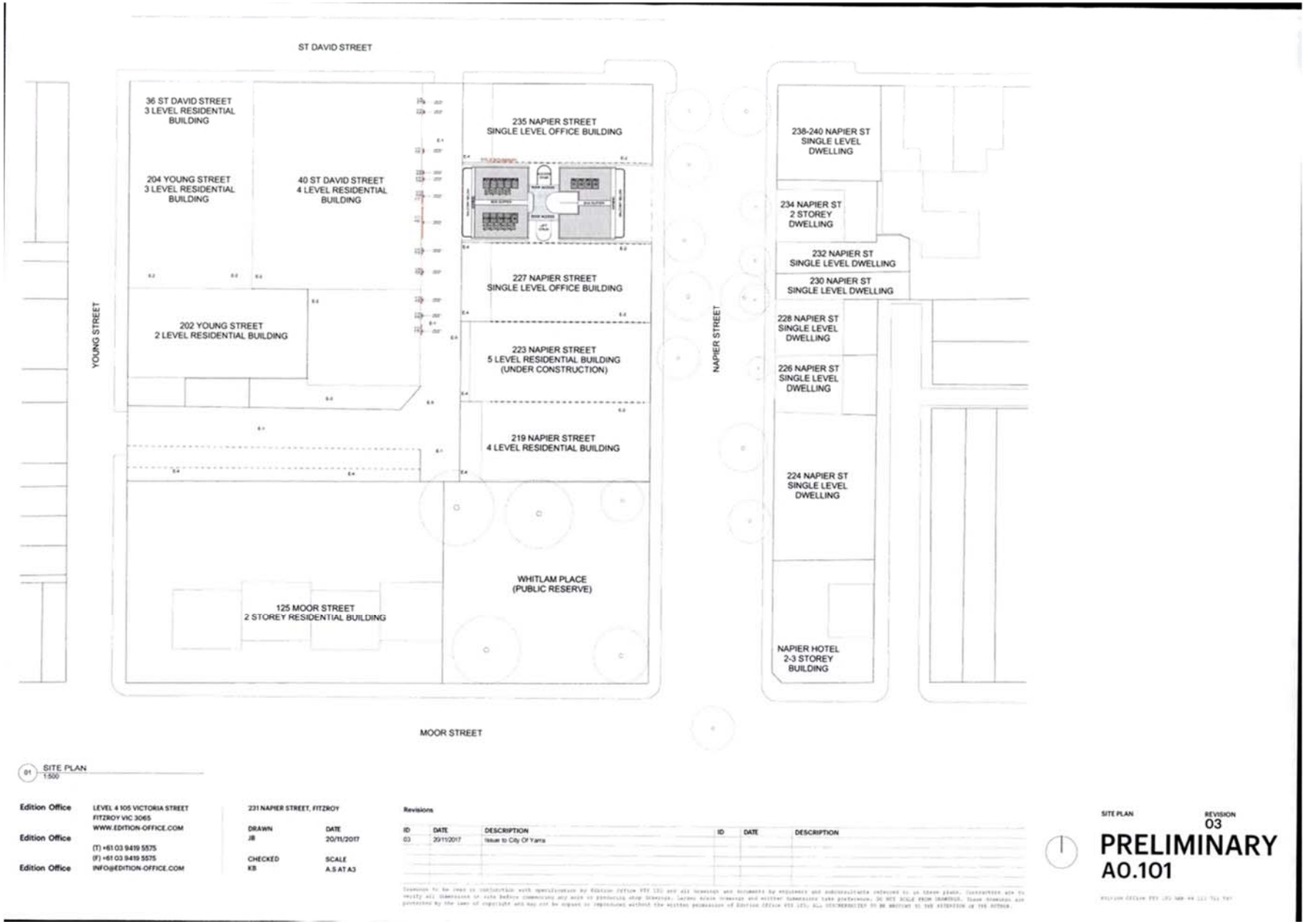
DATE
20/11/2017

PROJECT

231 NAPIER STREET

Attachment 2 - Complete set of plans

Attachment 2 - Complete set of plans



Attachment 2 - Complete set of plans

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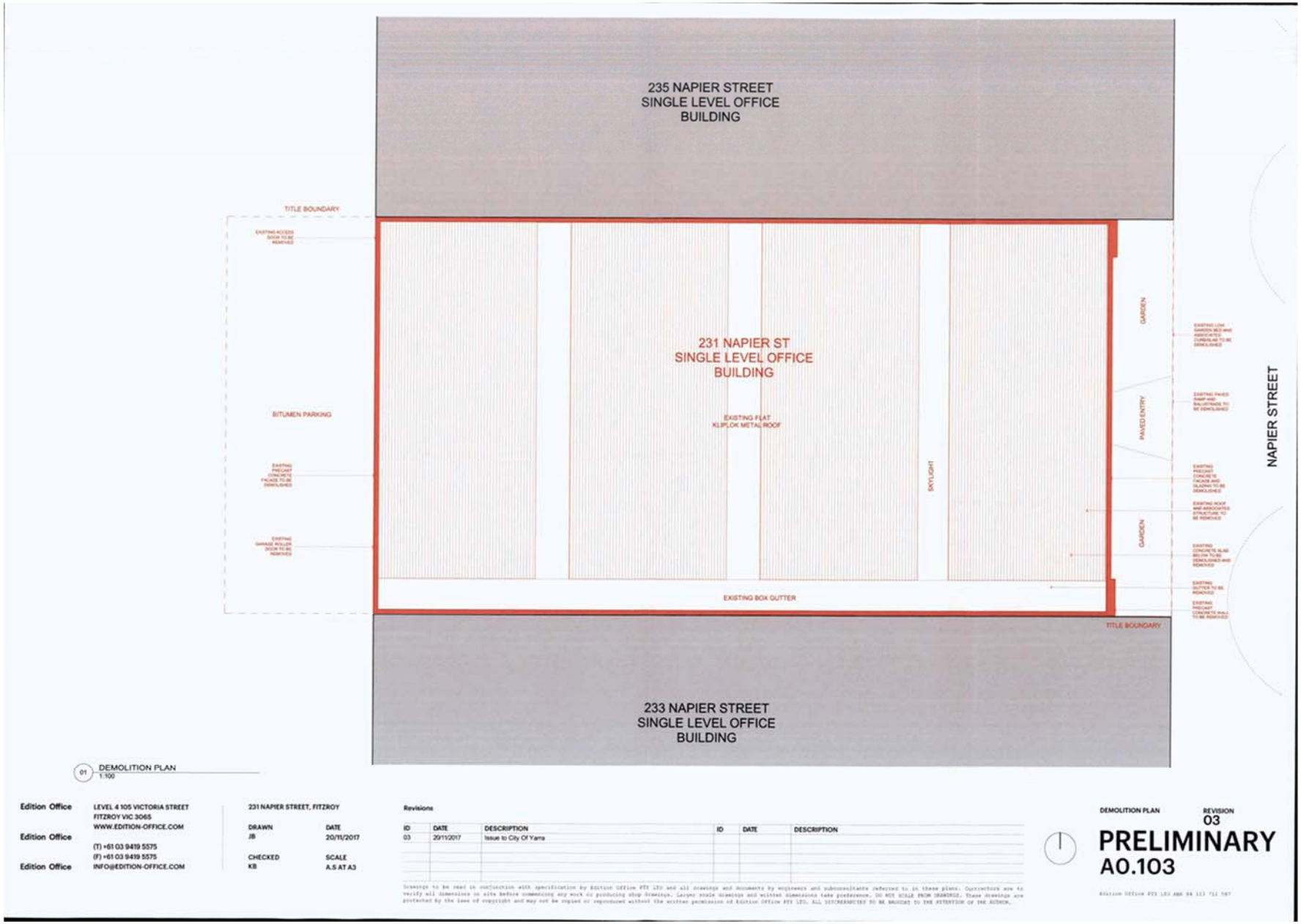

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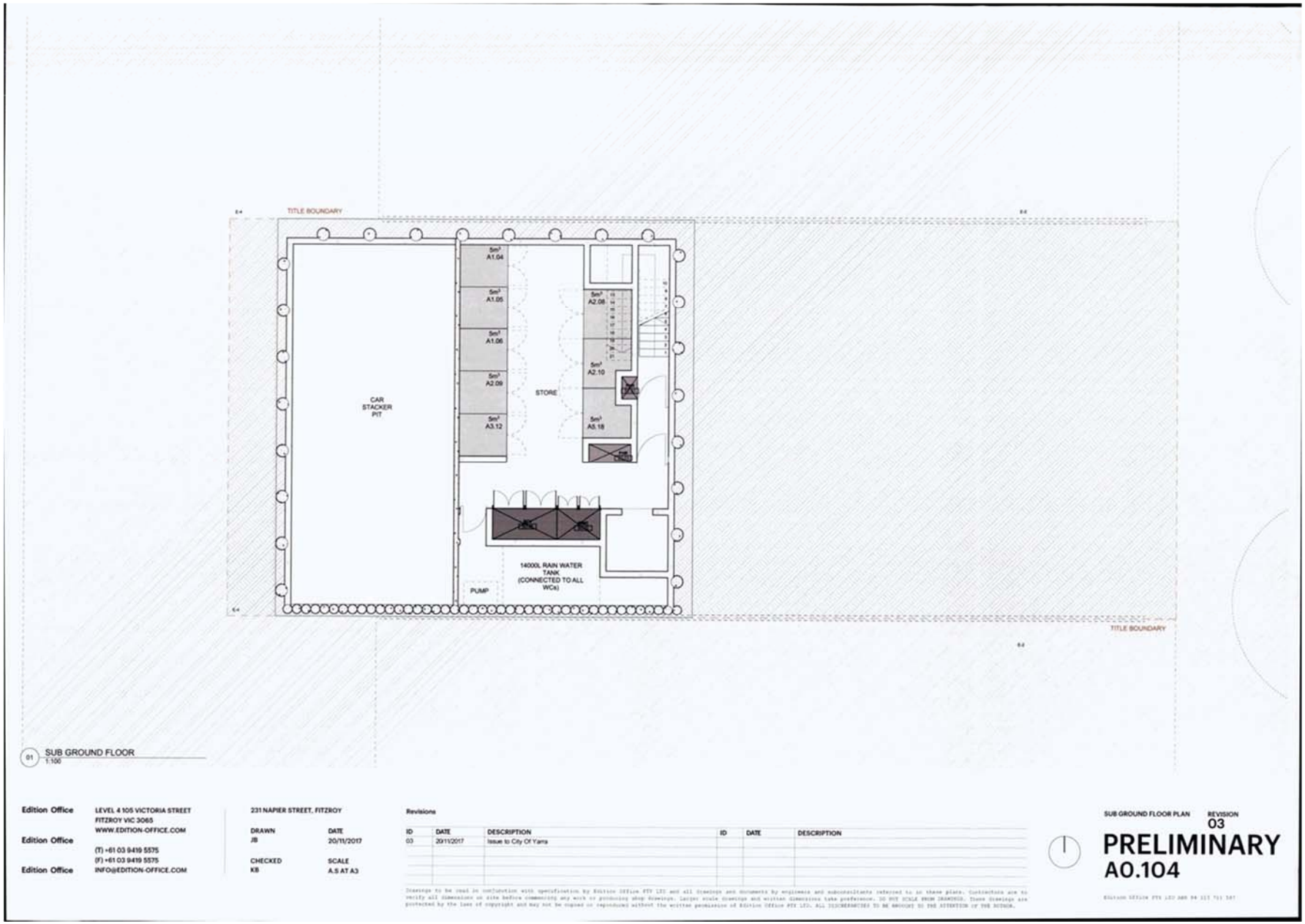

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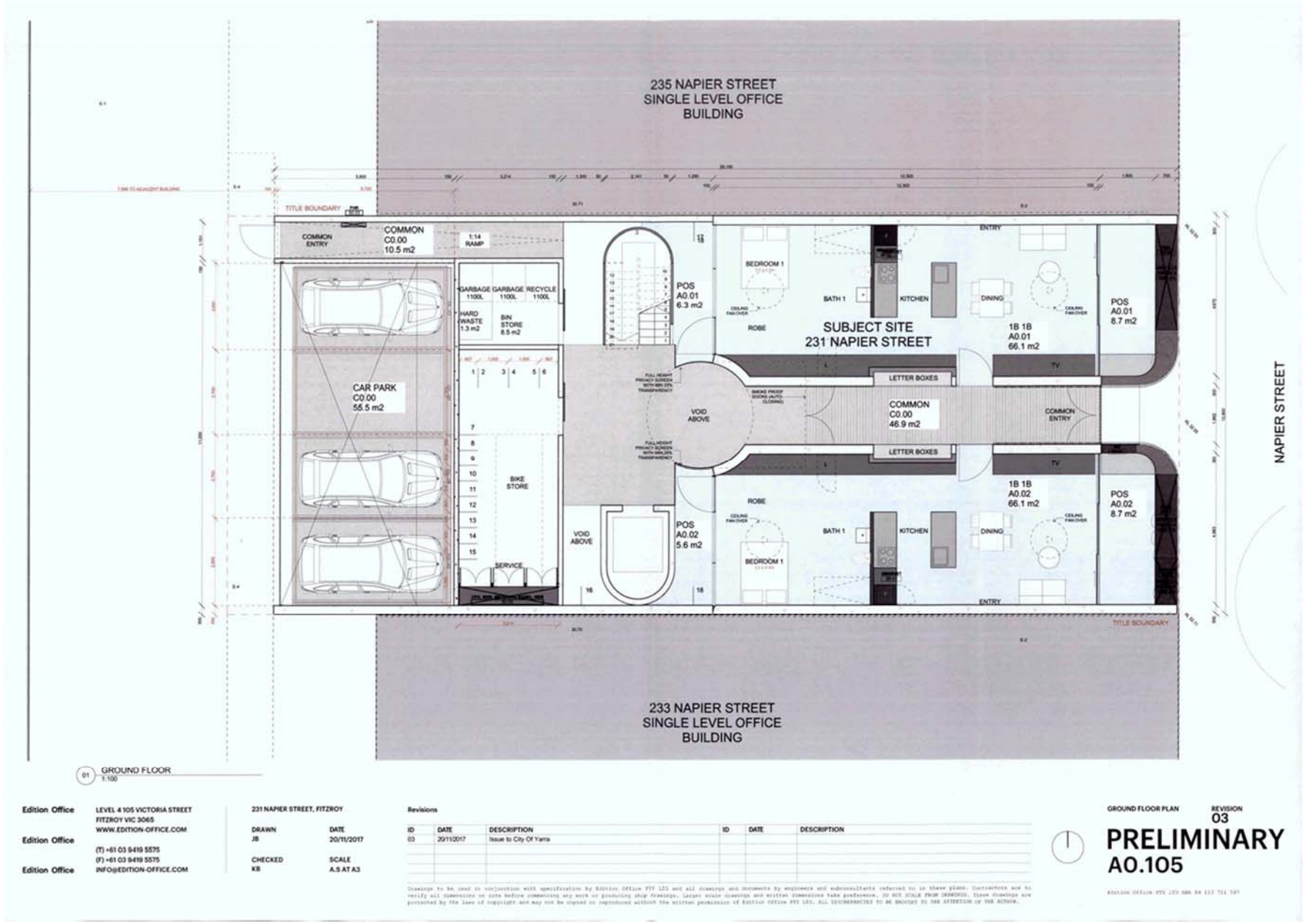

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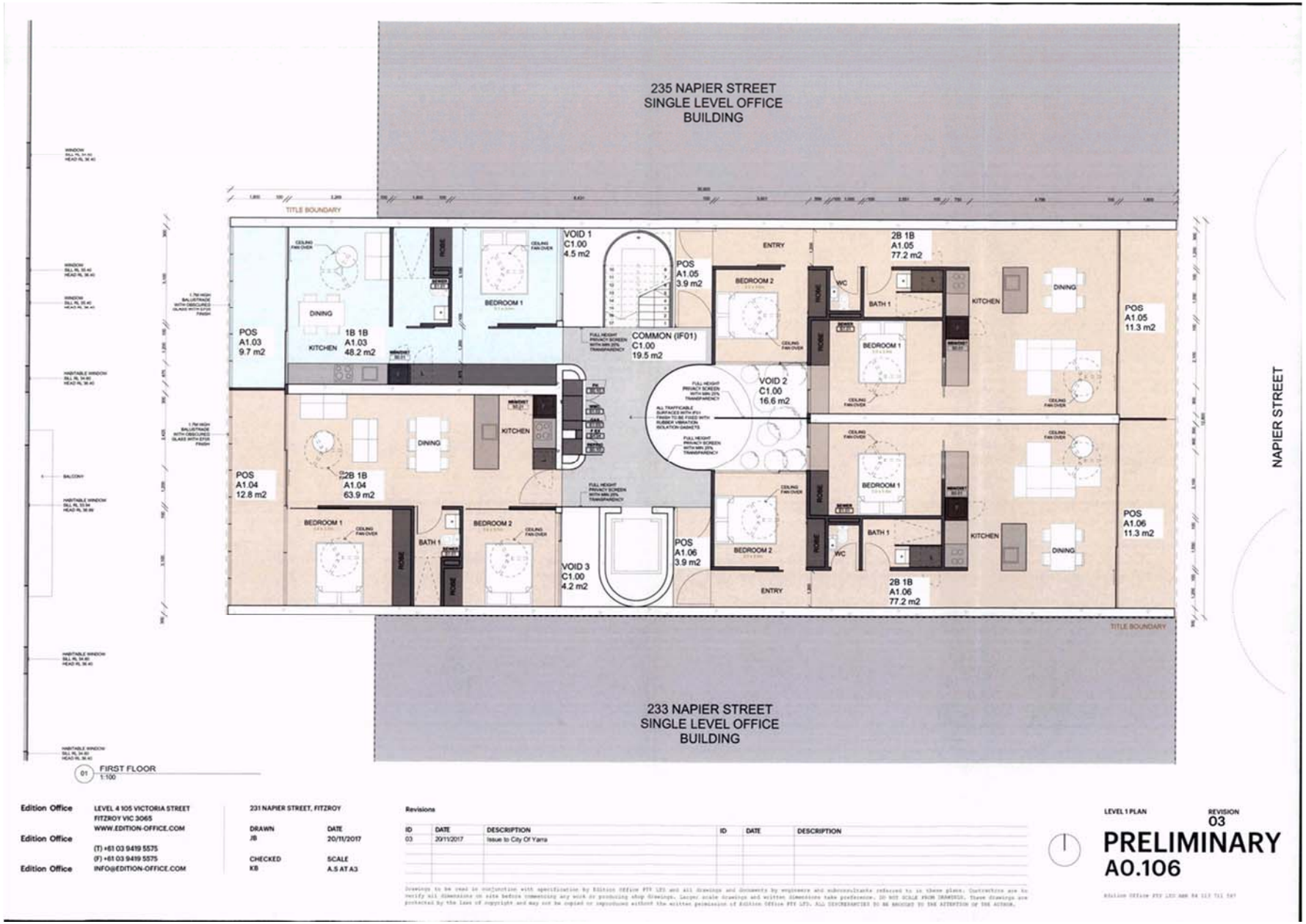

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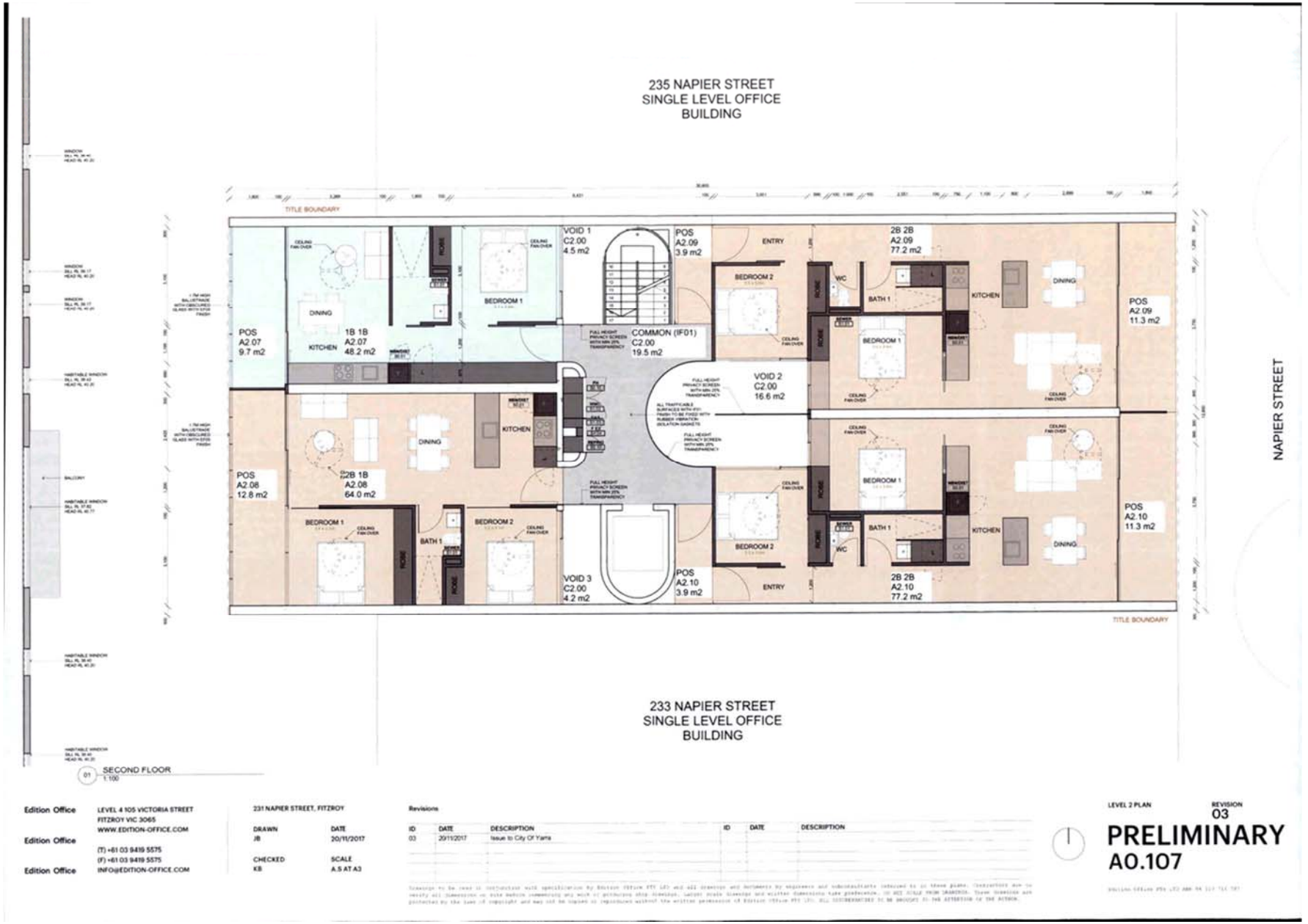

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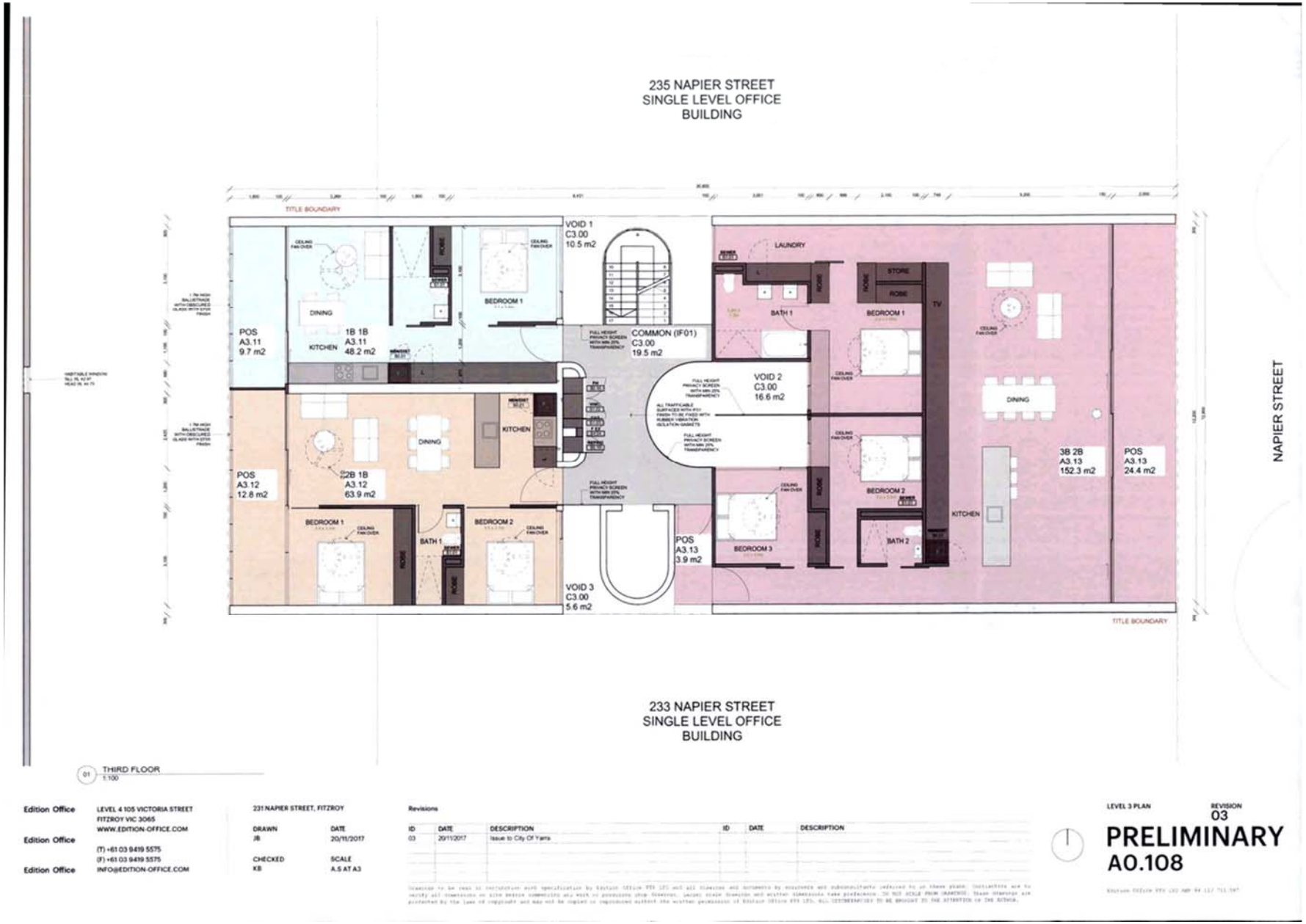

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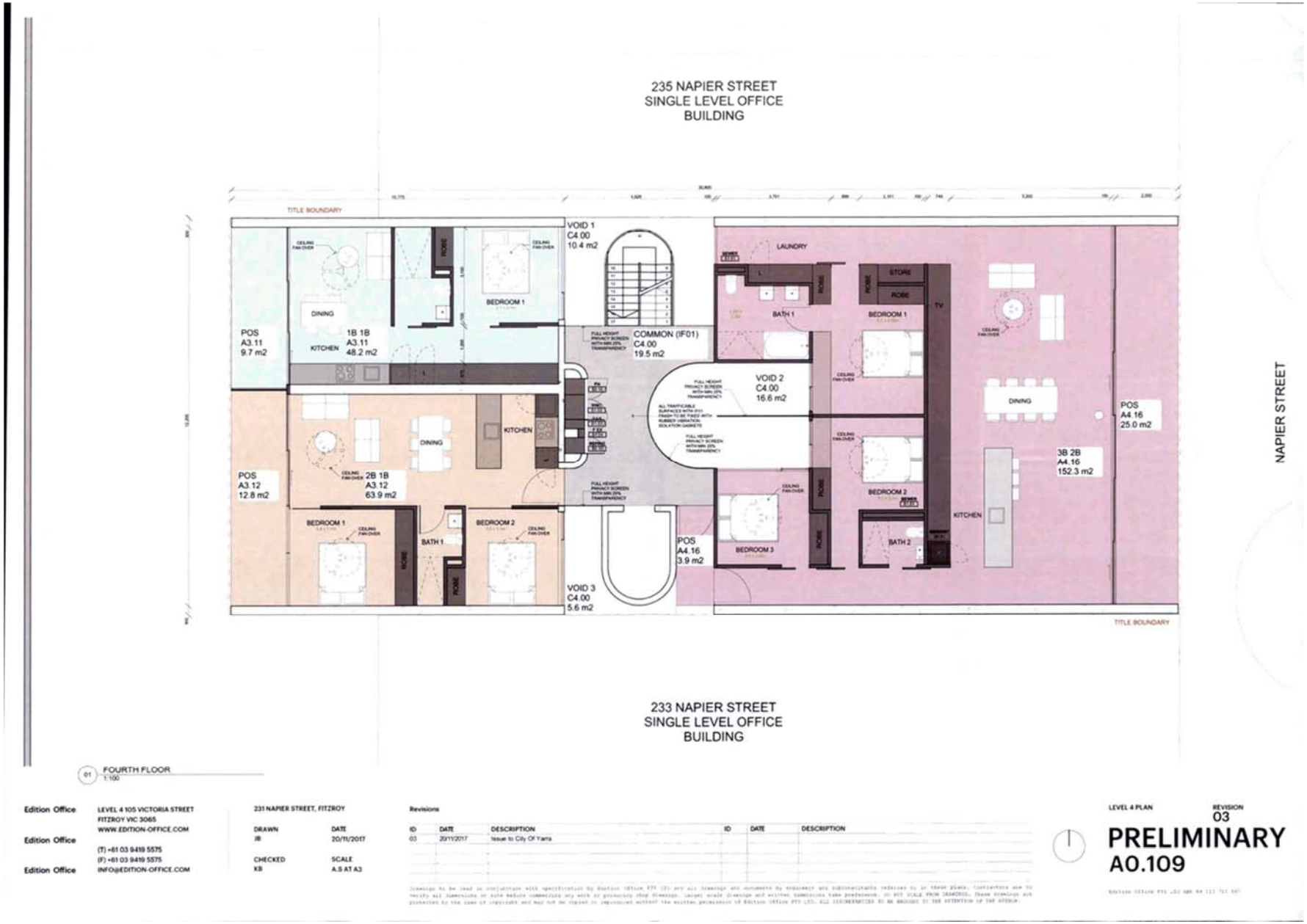

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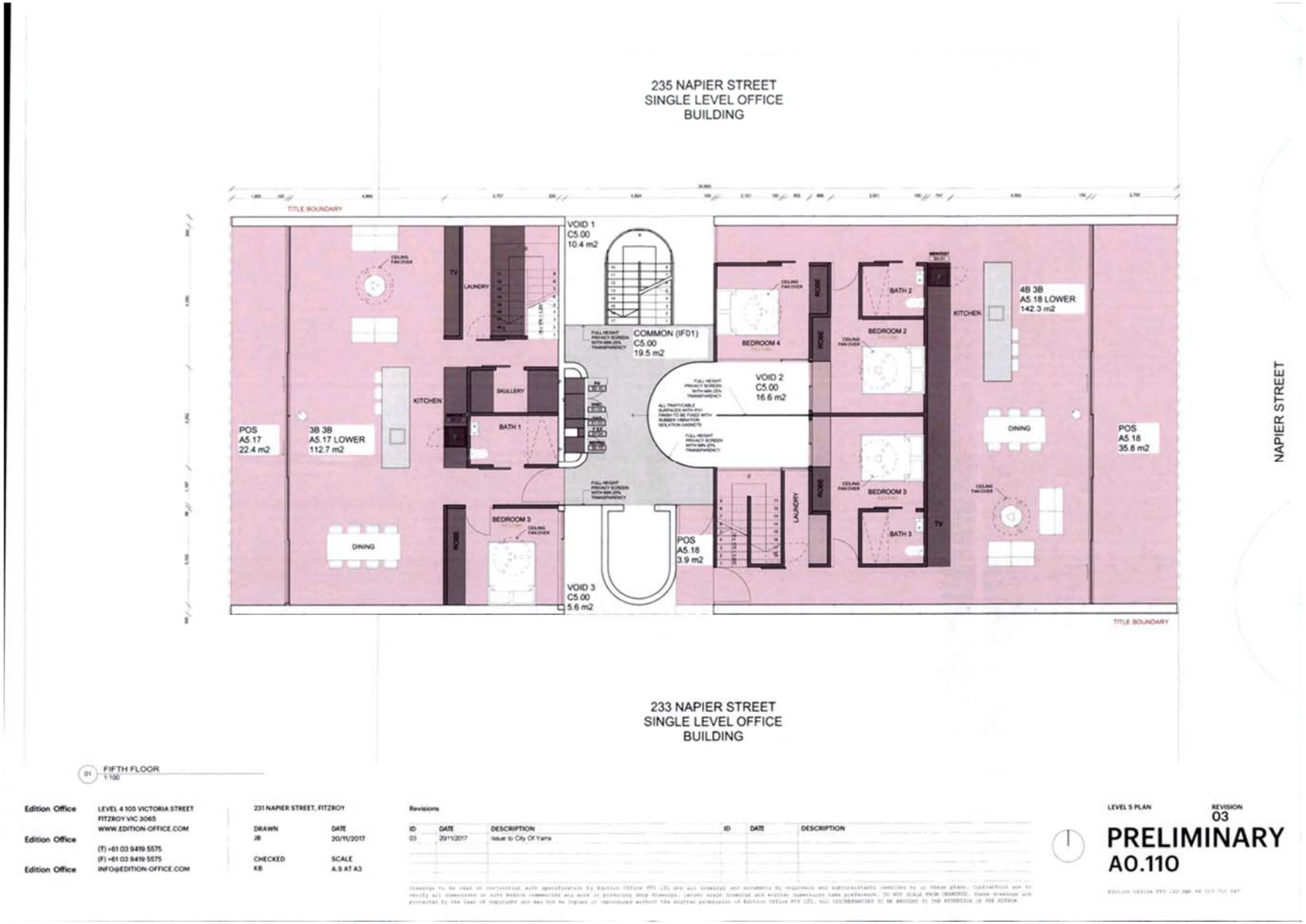

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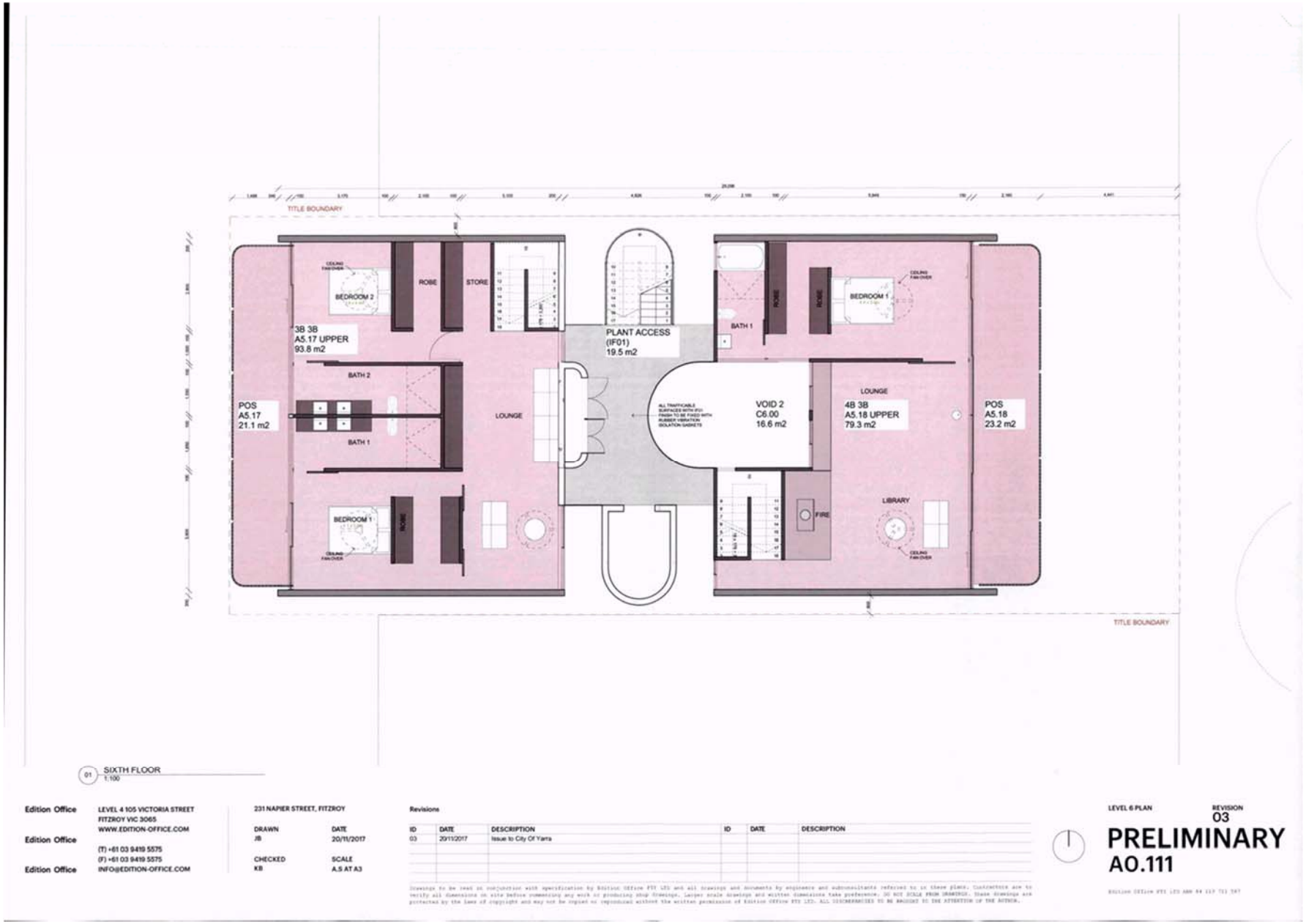

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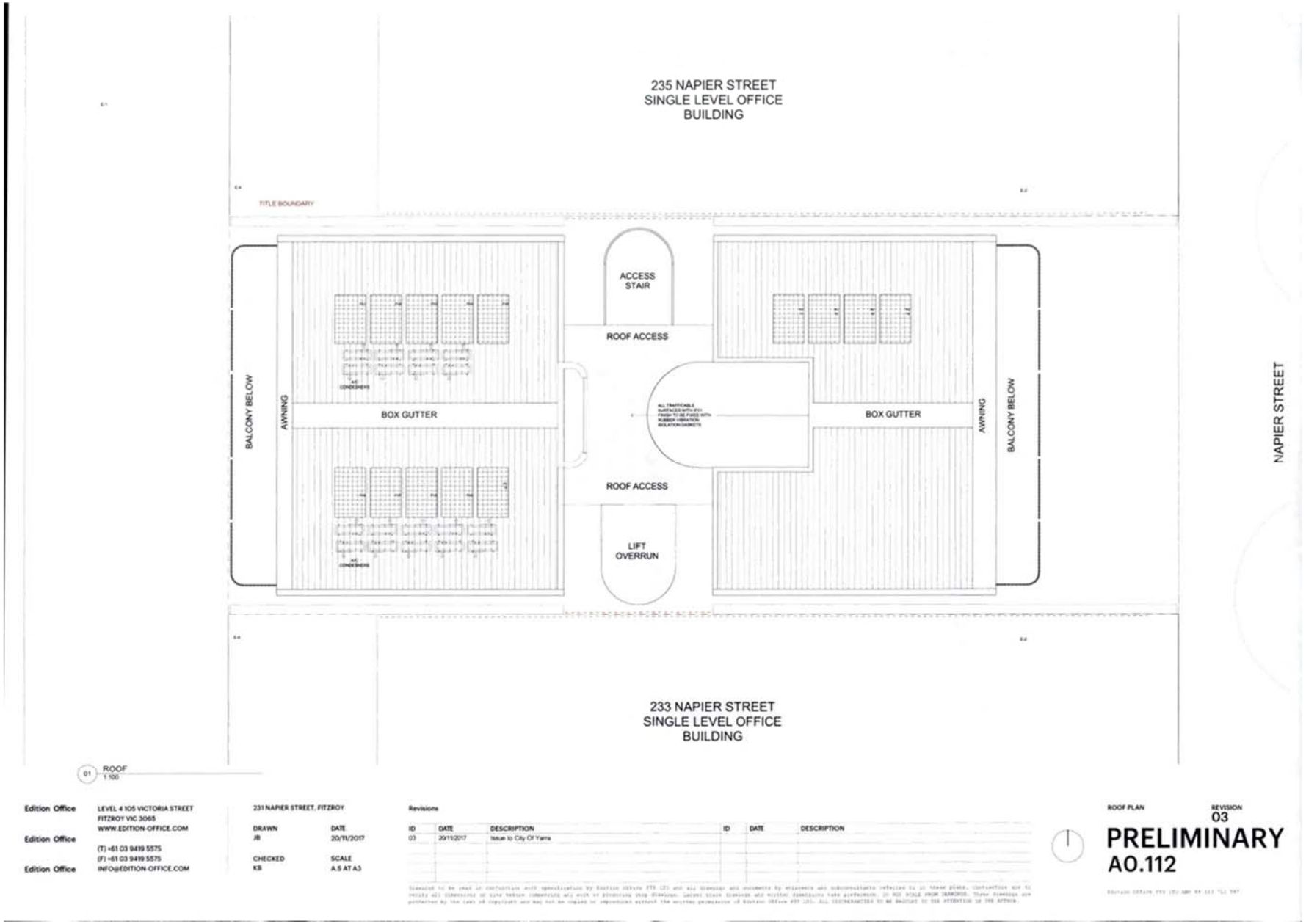

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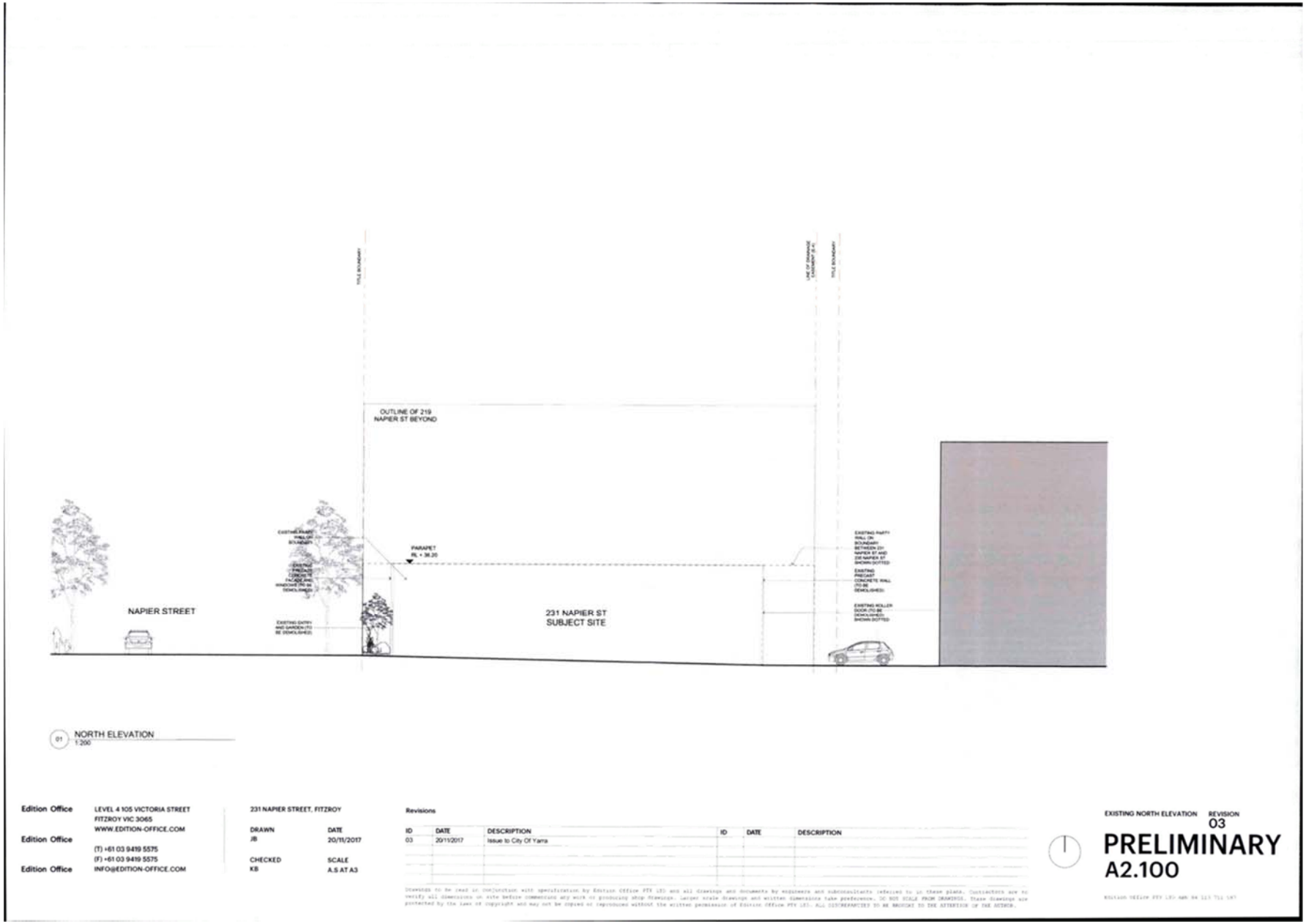

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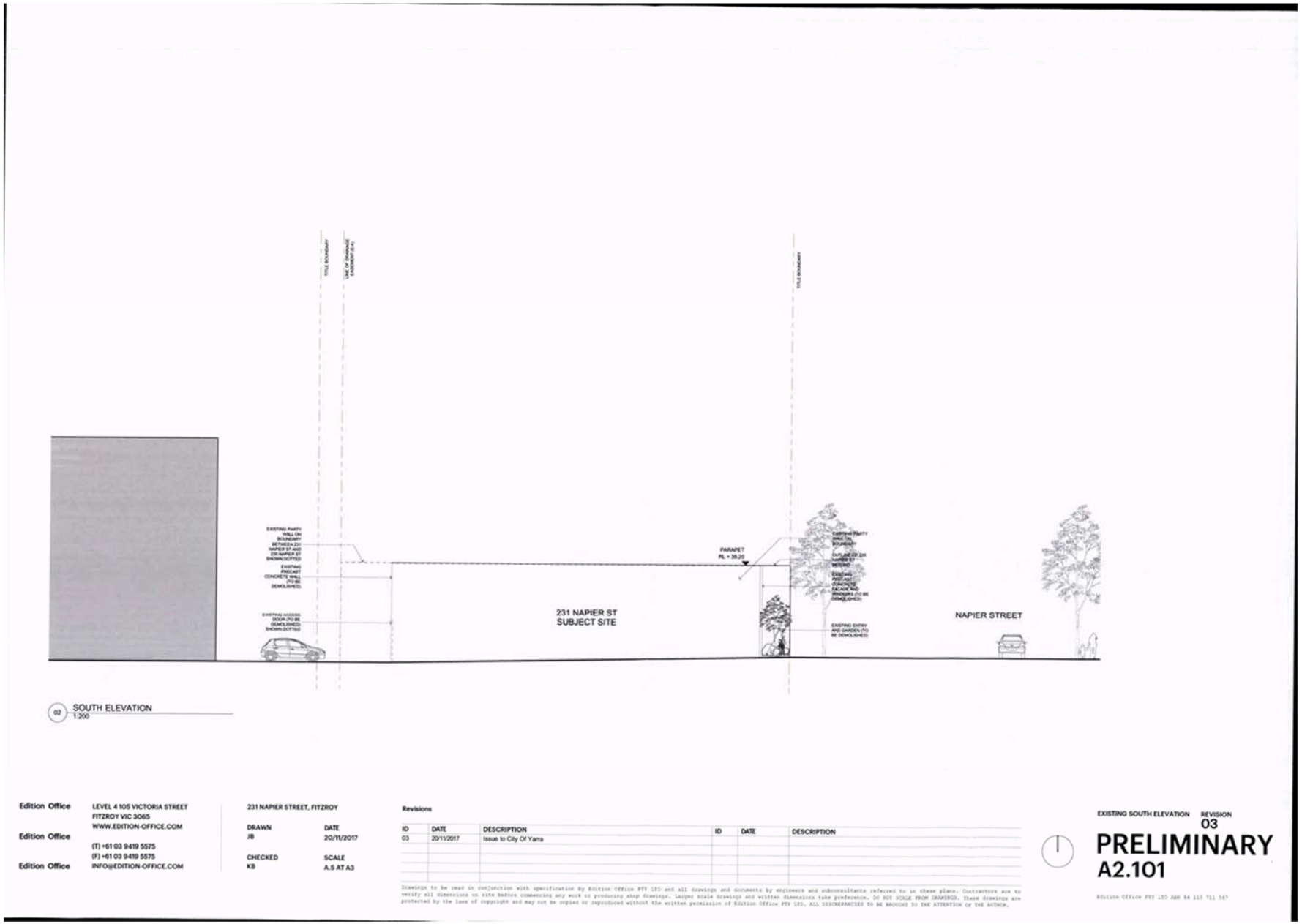

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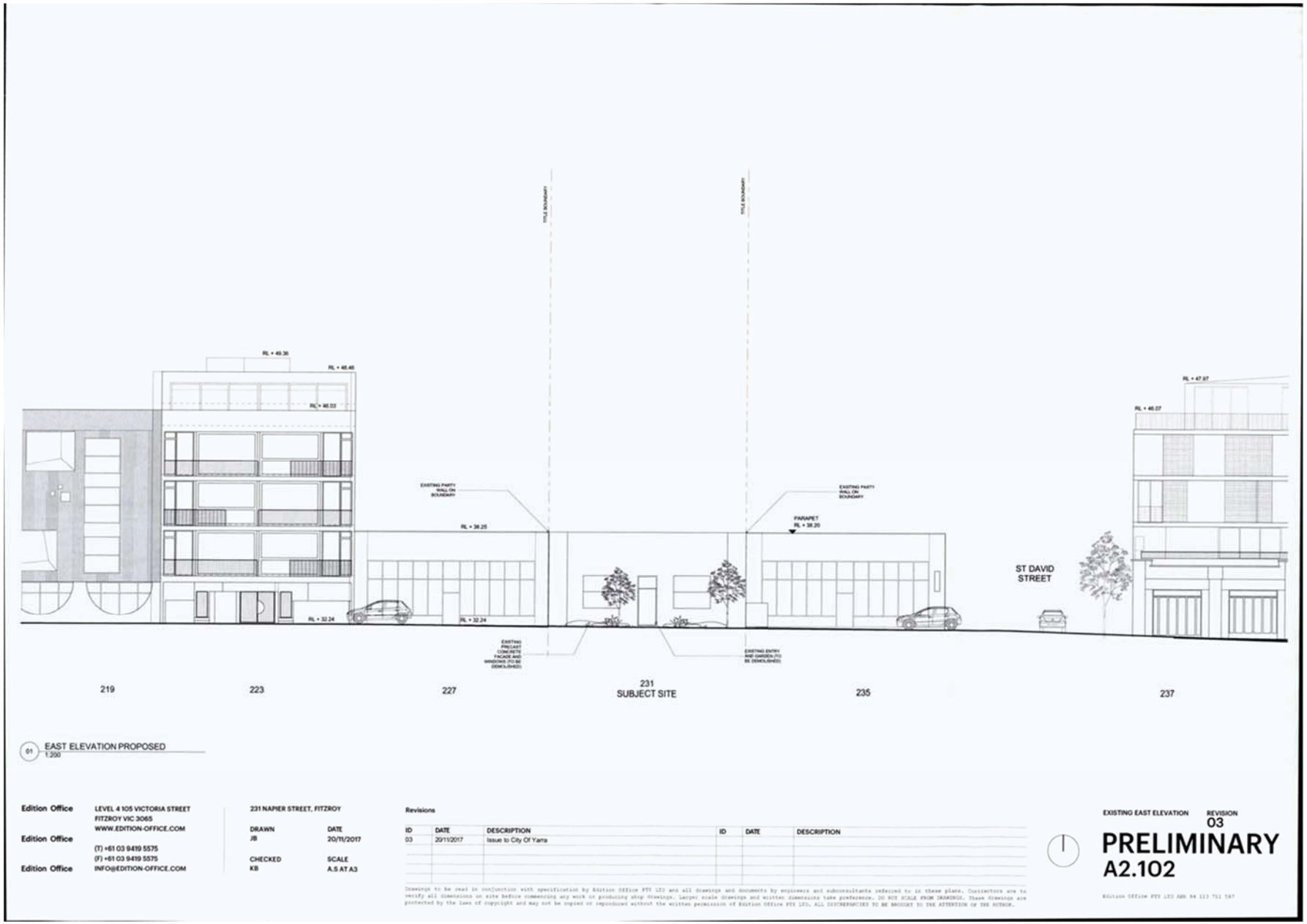
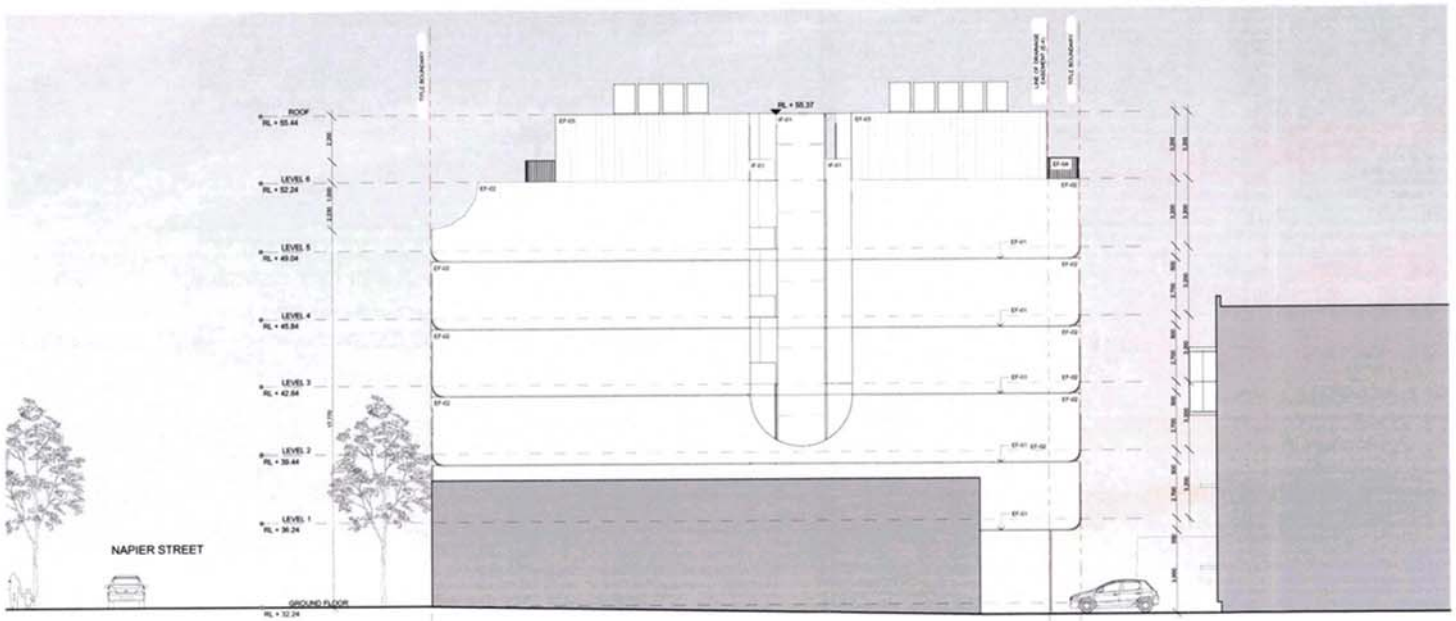


Attachment 2 - Complete set of plans

Attachment 2 - Complete set of plans

MATERIAL LEGEND
EF01_Concrete-Polished
EF02_Concrete - Bush Hammered
EF03_Timber Boards - Black Stained
EF04_Stainless Steel - Sand Blasted Finish
EF05_Textured Glass
EF06_Blackbutt Timber Board
FF01_Concrete-Burnished
IF01_Metal-Perforated
IF02_Timber Boards - Vertical



01 ELEVATION
1:200

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231 NAPIER STREET, FITZROY

DRAWN	DATE
JB	21/11/2017
CHECKED	SCALE
KB	A.S AT A3

Revisions

ID	DATE	DESCRIPTION	ID	DATE	DESCRIPTION
03	29/11/2017	Issue to City Of Yarra			

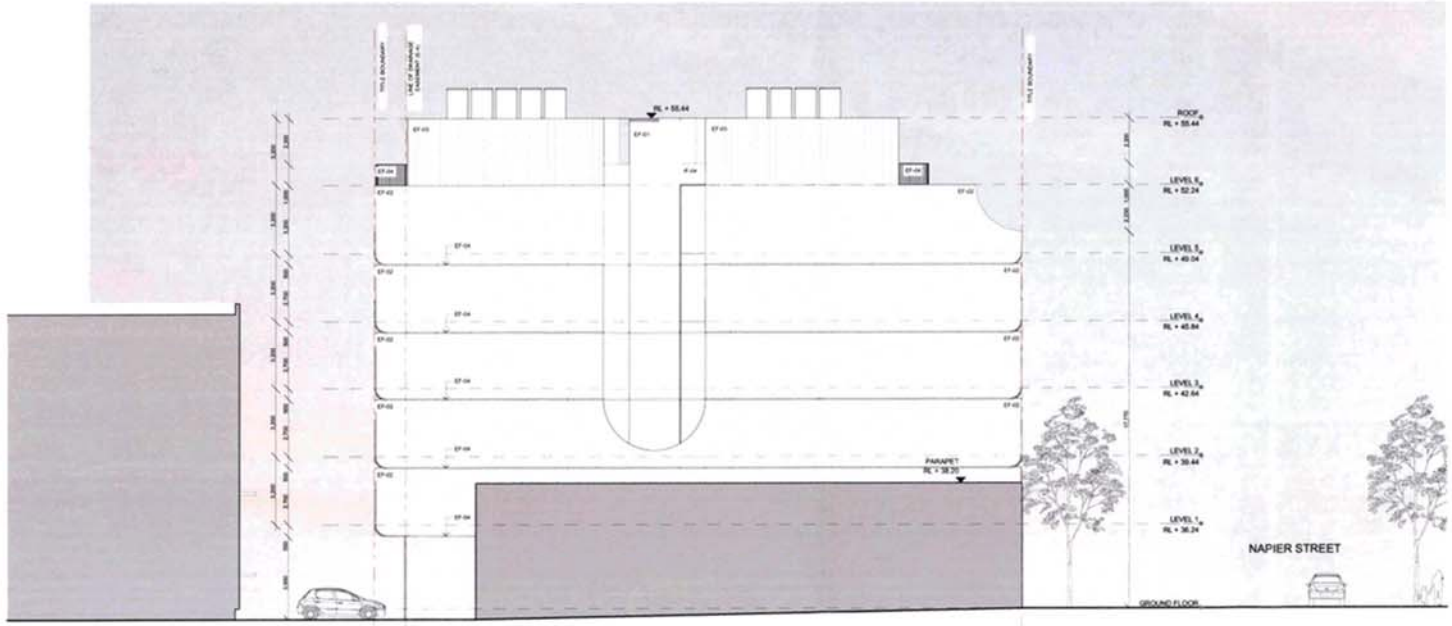
NORTH ELEVATION REVISION 03

PRELIMINARY

A2.104

Attachment 2 - Complete set of plans

MATERIAL LEGEND
EF01_Concrete-Polished
EF02_Concrete - Bush Hammered
EF03_Timber Boards - Black Stained
EF04_Stainless Steel - Sand Blasted Finish
EF05_Textured Glass
EF06_Blackbutt Timber Board
FF01_Concrete-Burnished
IF01_Metal-Perforated
IF02_Timber Boards - Vertical



02 ELEVATION
1:200

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231 NAPIER STREET, FITZROY

DRAWN	DATE
JB	21/11/2017
CHECKED	SCALE
KB	A.S AT A3

Revisions

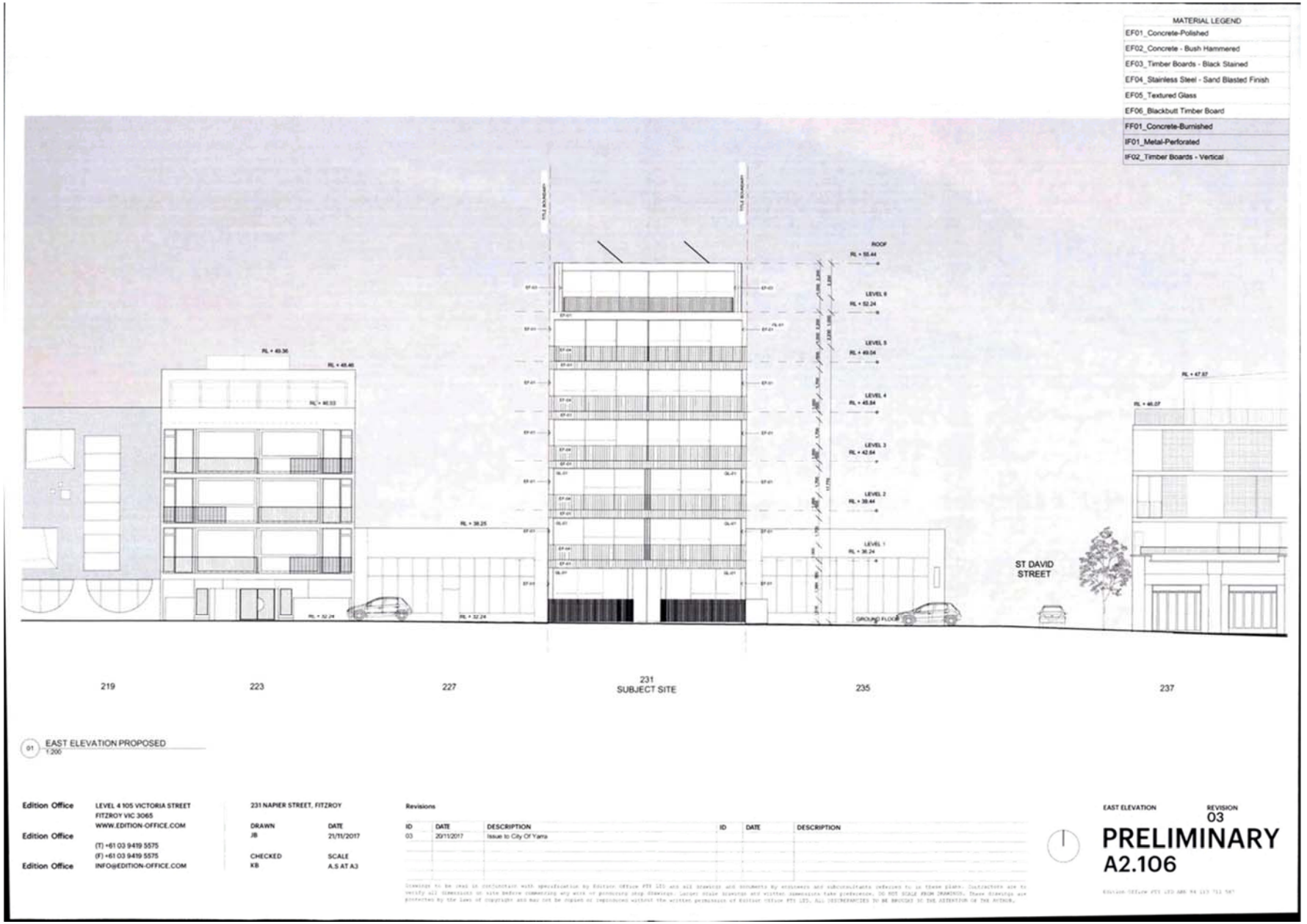
ID	DATE	DESCRIPTION	ID	DATE	DESCRIPTION
03	20/11/2017	Issue to City Of Yarra			

SOUTH ELEVATION REVISION 03

PRELIMINARY

A2.105

Attachment 2 - Complete set of plans



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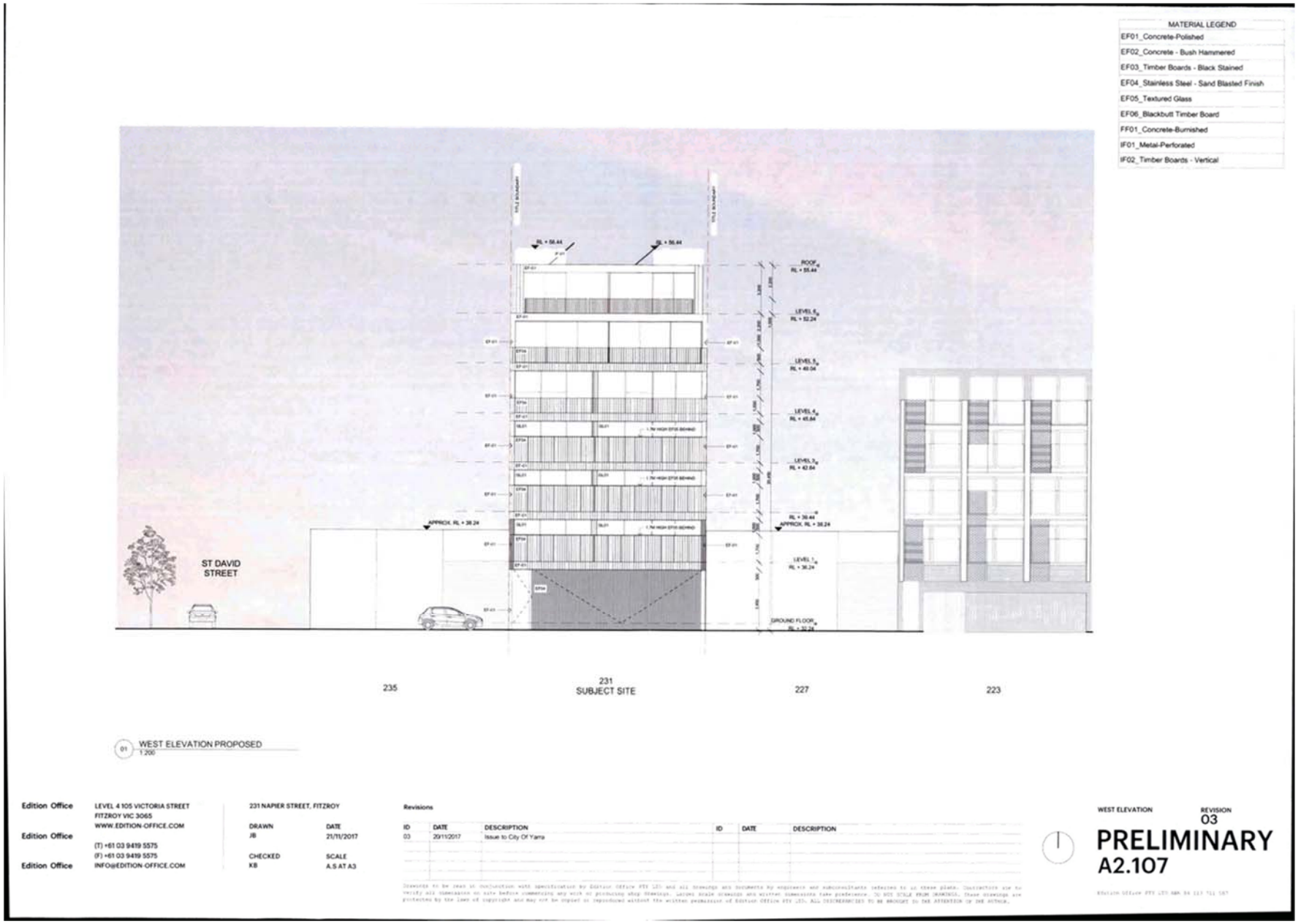

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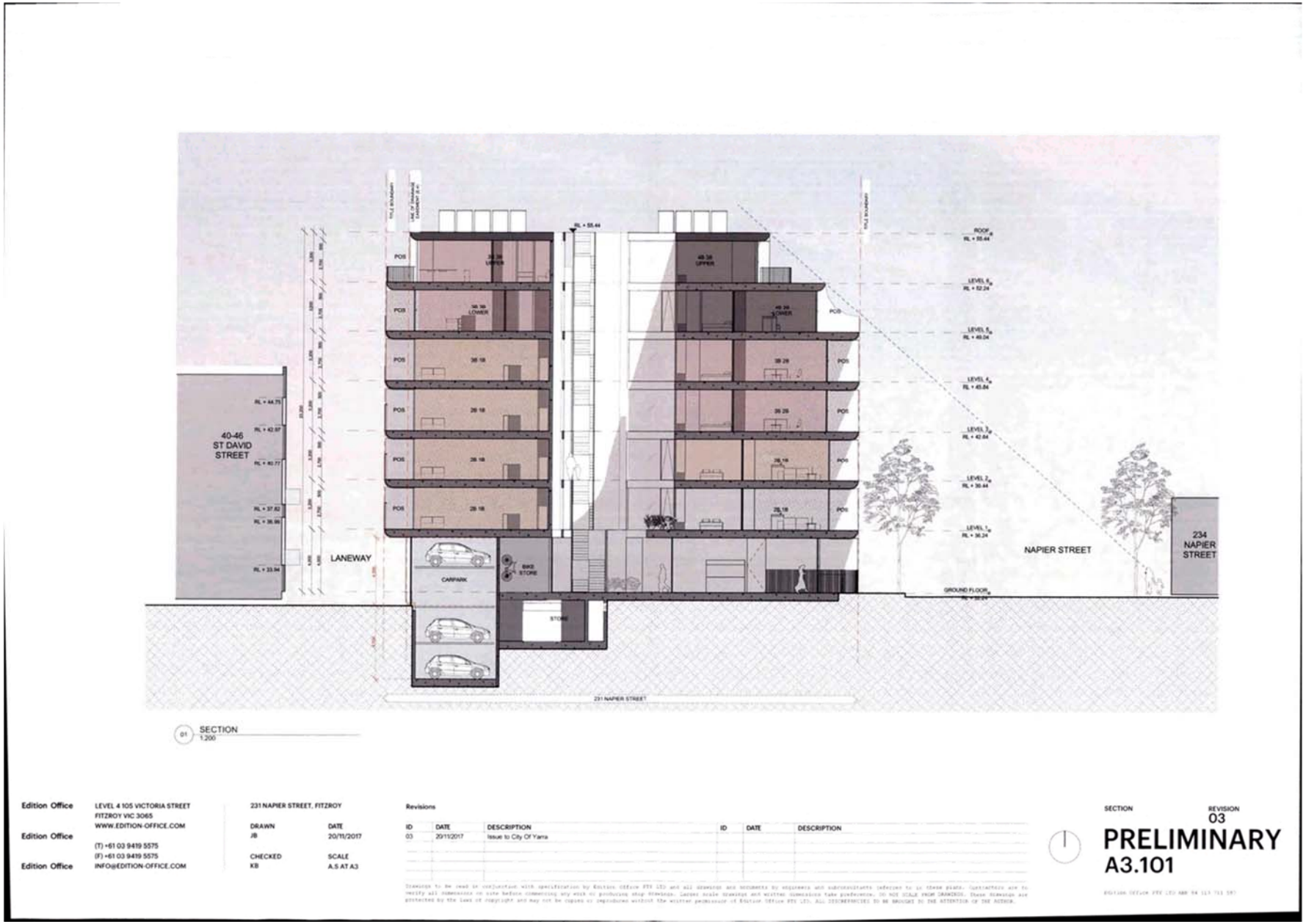

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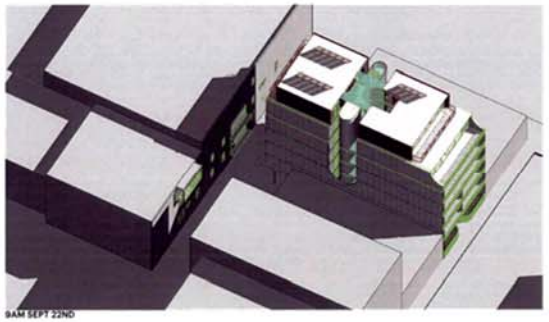
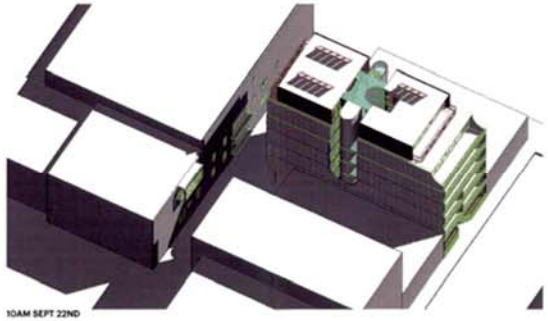
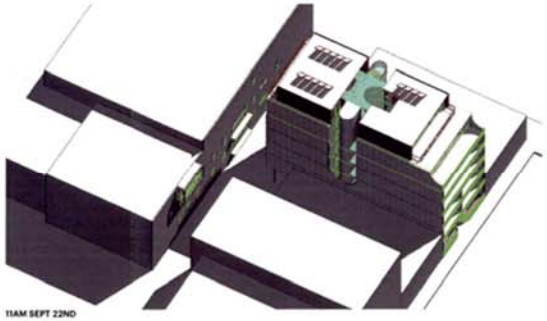
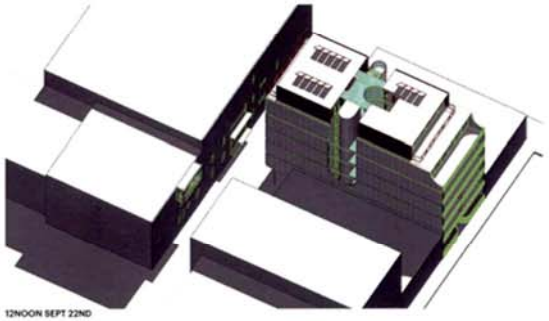
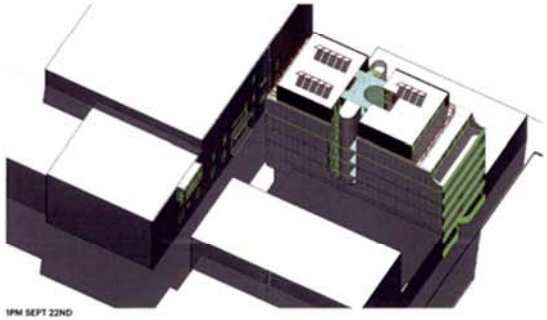
Attachment 2 - Complete set of plans

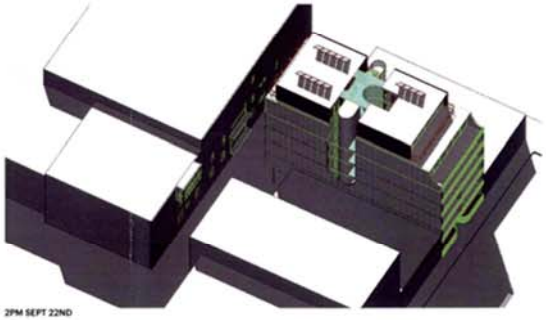


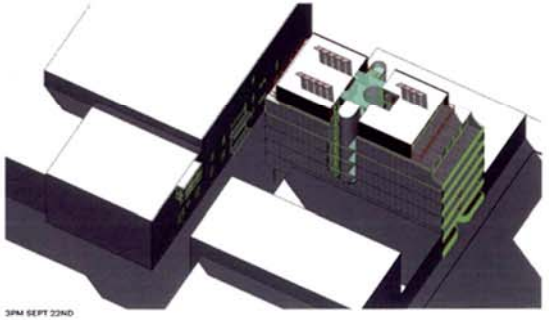












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231 NAPIER STREET, FITZROY

DRAWN	DATE
JB	20/11/2017
CHECKED	SCALE
KB	A.S AT A3

Revisions

ID	DATE	DESCRIPTION	ID	DATE	DESCRIPTION
03	20/11/2017	Issue to City Of Yarra			

SHADOW DIAGRAM
REVISION 03
PRELIMINARY
A8.106

Attachment 2 - Complete set of plans

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8.0 APPENDIX

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APPENDIX
BETTER APARTMENT DESIGN STANDARDS
Building Setback

Objectives

To ensure the setback of a building from a boundary appropriately responds to the urban context.

To allow adequate daylight into new dwellings.

To limit views into habitable room windows and private open space of new and existing dwellings.

To provide a reasonable outlook from dwellings.

To ensure the building setbacks provide appropriate internal amenity to meet the needs of residents.

Standard

The built form of the development must be appropriate to the urban context and the site.

A building should be setback a reasonable distance from side and rear boundaries, and other buildings within the site to:

- Ensure adequate daylight into new habitable room windows.
- Avoid direct views into habitable room windows and private open space of new and existing dwellings. Developments should avoid relying on screening to reduce views.
- Provide an outlook from dwellings that creates a reasonable visual connection to the external environment.
- Ensure the dwellings are designed to meet other internal amenity objectives of the new apartment provisions.

Decision Guidelines

Before deciding on an application, the responsible authority must consider:

- The purpose of the zone or overlay that applies to the land.
- Any relevant urban design objective, policy or statement set out in this scheme.
- The urban context report and site description.
- The design response.
- The relationship between the proposed building setback and the building setbacks of existing adjacent buildings, including the interface with laneways.
- The extent to which the proposed dwellings are provided with reasonable daylight access through the layout of rooms and the number, size, location and orientation of windows.
- The impact of overlooking on the amenity of existing and proposed dwellings.
- The existing extent of overlooking into existing dwellings and private open space.
- Whether the development meets other internal amenity objectives of the new apartment provisions.

Attachment 2 - Complete set of plans

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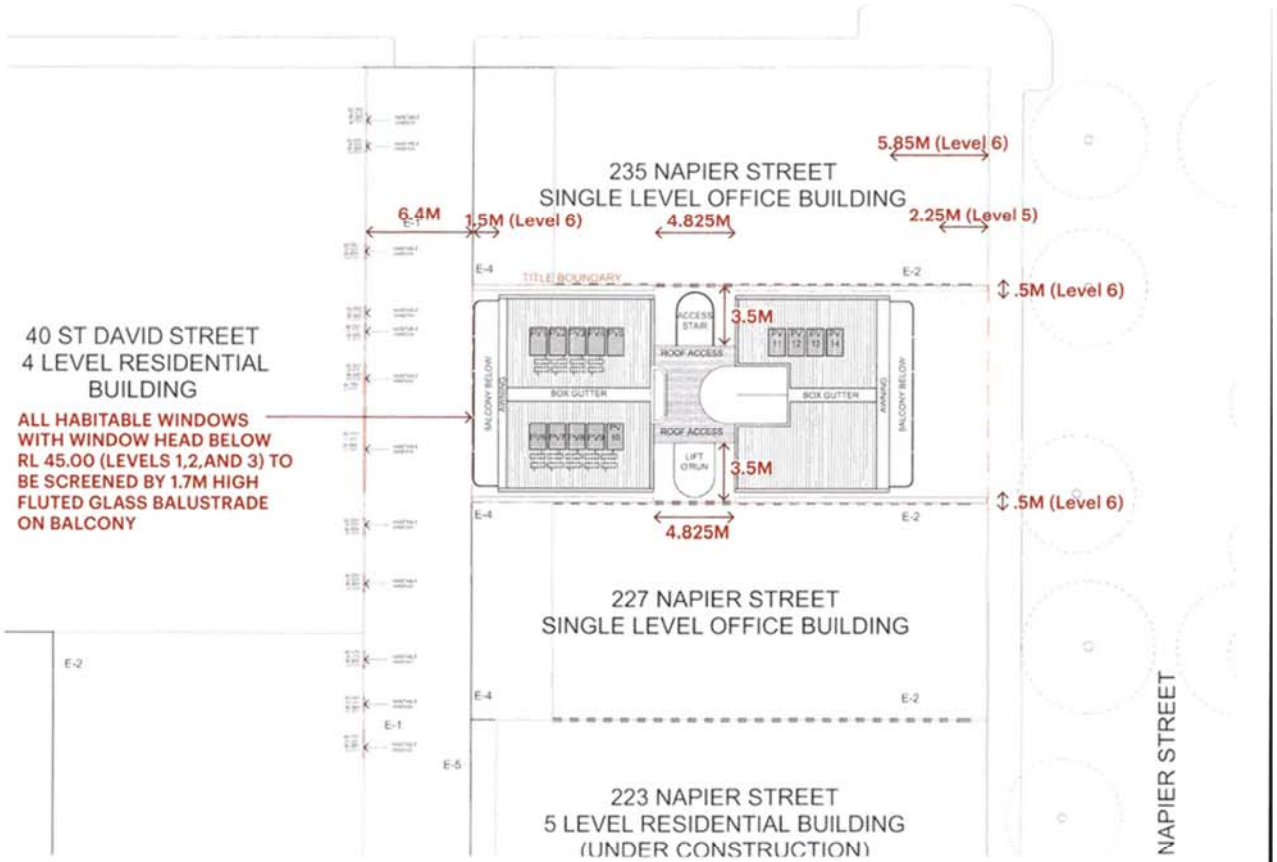
APPENDIX
BETTER APARTMENT DESIGN STANDARDS
Building Setback



(83 of 99)

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APPENDIX
BETTER APARTMENT DESIGN STANDARDS
Functional Layout

Objectives

To encourage dwellings that provide functional areas that meet the needs of residents

To provide dwellings that can be adapted to meet the changing needs of residents

Standard

A dwelling should have bedrooms that meet the minimum internal room dimensions specified in Table 1.

All bedrooms should provide an area in addition to the minimum internal room dimensions to accommodate a wardrobe

Table 1 Bedroom dimensions

Bedroom type	Minimum width	Minimum depth
Main bedroom	3 metres	3.4 metres
All other bedrooms	3 metres	3 metres

A dwelling should have a living area (excluding dining and kitchen areas) that meets the minimum internal room dimensions specified in Table 2.

Table 2 Living area dimensions

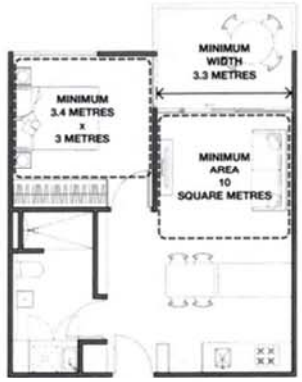
Dwelling type	Minimum width	Minimum area
Studio and 1 bedroom dwelling	3.3 metres	10 sqm
2 or more bedroom dwelling	3.6 metres	12 sqm

Decision Guidelines

Before deciding on an application, the responsible authority must consider

- The design response
- The useability, functionality and amenity of habitable rooms

Minimum room dimensions



(84 of 99)

231 Napier St, Fitzroy 3065

Attachment 2 - Complete set of plans

APPENDIX
BETTER APARTMENT DESIGN STANDARDS
Room Depth

Objective

To ensure that single aspect habitable rooms allow for adequate daylight.

Standard

A single aspect habitable room should not exceed a room depth of 2.5 times the ceiling height.

A single aspect open plan habitable room depth may be increased to 9 metres provided the following requirements are met:

- The room combines the living area, dining area and kitchen.
- The kitchen is located furthest from the window.
- The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level, except where services are provided above the kitchen.

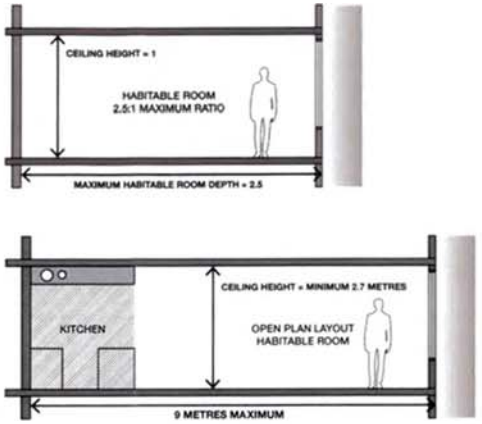
The room depth is measured from the external surface of the habitable room window to the rear wall.

Decision Guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The extent to which the habitable room is provided with reasonable daylight access through the number, size, location and orientation of windows.
- The useability, functionality and amenity of the dwelling based on layout, siting, size and orientation of habitable rooms.
- Any overhang above habitable room windows that limits daylight access.

Room depth and ceiling height dimensions



Attachment 2 - Complete set of plans

Edition Office

APPENDIX
BETTER APARTMENT DESIGN STANDARDS
Storage

Objective

To provide adequate storage facilities for each dwelling.

Standard

Each dwelling should have convenient access to usable and secure storage space.

The total minimum storage space (including kitchen, bathroom and bedroom storage) should meet the requirements specified in Table 1.

Table 1 Storage

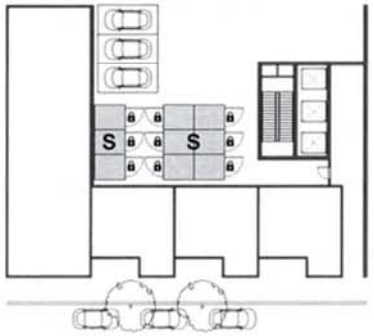
Dwelling type	Total minimum storage volume	Minimum storage volume within the dwelling
Studio	8 cubic metres	5 cubic metres
1 bedroom dwelling	10 cubic metres	6 cubic metres
2 bedroom dwelling	14 cubic metres	9 cubic metres
3 or more bedroom dwelling	18 cubic metres	12 cubic metres

Decision Guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The useability, functionality and location of storage facilities provided for the dwelling.

External storage layout



Internal storage layout

1 BEDROOM DWELLINGS

2 BEDROOM DWELLINGS

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231 Napier St, Fitzroy 3065

Attachment 2 - Complete set of plans

APPENDIX
BETTER APARTMENT DESIGN STANDARDS
Private Open Space

Objective

To provide adequate private open space for the reasonable recreation and service needs of residents.

Standard

A dwelling should have private open space consisting of:

- An area of 25 square metres, with a minimum dimension of 3 metres at natural ground floor level and convenient access from a living room, or
- An area of 15 square metres, with a minimum dimension of 3 metres at a podium or other similar base and convenient access from a living room, or
- A balcony with a minimum area and dimension specified in Table 1 and convenient access from a living room, or
- A roof-top area of 10 square metres with a minimum dimension of 2 metres and convenient access from a living room.

If an air conditioning/heating/condenser unit is located on a balcony, the balcony must be an additional 1.5 square metre in area.

Table 1 Balcony size

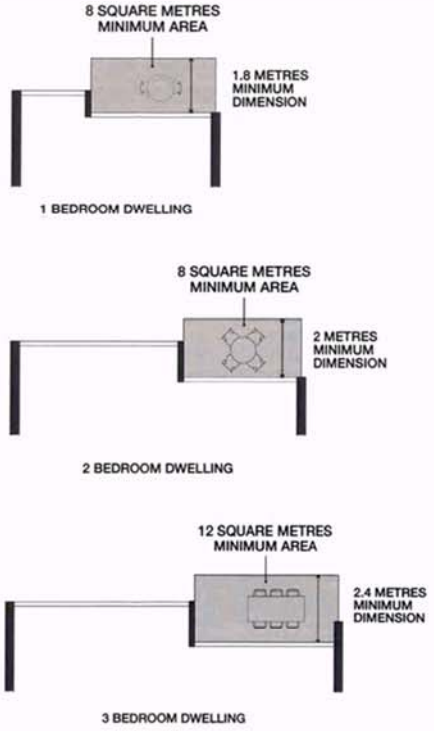
Dwelling Type	Minimum Area	Minimum Dimension
Studio or 1 bedroom dwelling	8 square metres	1.8 metres
2 bedroom dwelling	8 square metres	2 metres
3 or more bedroom dwelling	12 square metres	2.4 metres

Decision Guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The useability, accessibility and functionality of the private open space.
- The amenity of the private open space based on the orientation of the lot, the wind conditions and the sunlight it receives.
- The availability of and access to public or communal open space.

Minimum private open space dimensions



Attachment 2 - Complete set of plans

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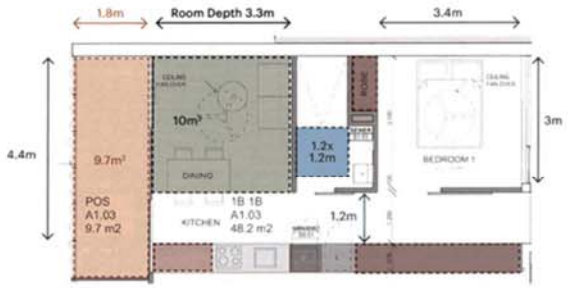
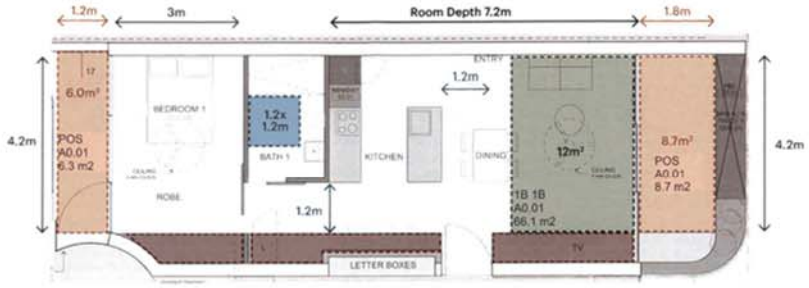
APPENDIX
BETTER APARTMENT DESIGN STANDARDS
Functional Layout
Room Depth
Storage
Accessibility
Private Open Space



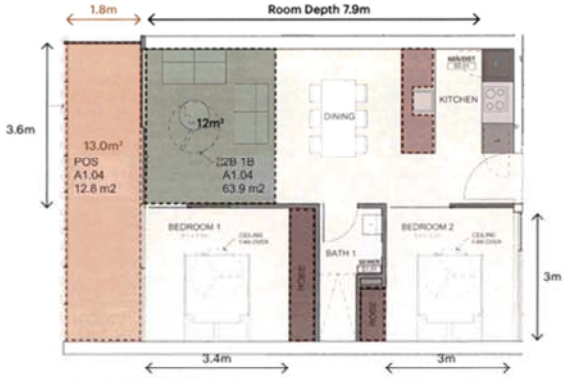
1 Bedroom Levels 1-4
Accessible
Total Storage within dwelling = 10.3m³ (6m³ required)



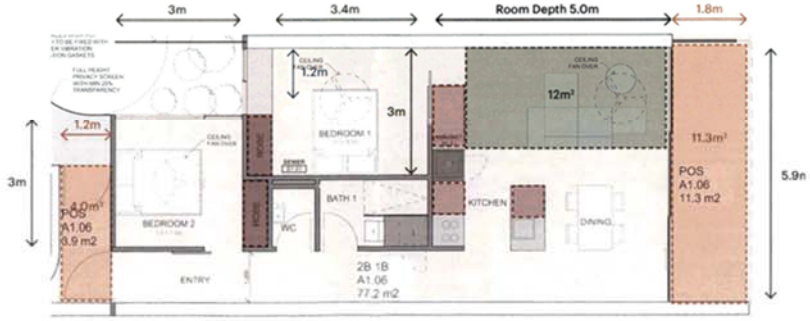
1 Bedroom Ground Floor
Accessible
Total Storage within dwelling = 20m³ (6m³ required)

LEGEND

- Minimum Room Dimensions
- Accessibility Requirements
- Private Open Space Requirements
- Storage Requirements



2 Bedroom Levels 1-4
Total Storage within dwelling = 10.2m³ (9m³ required)



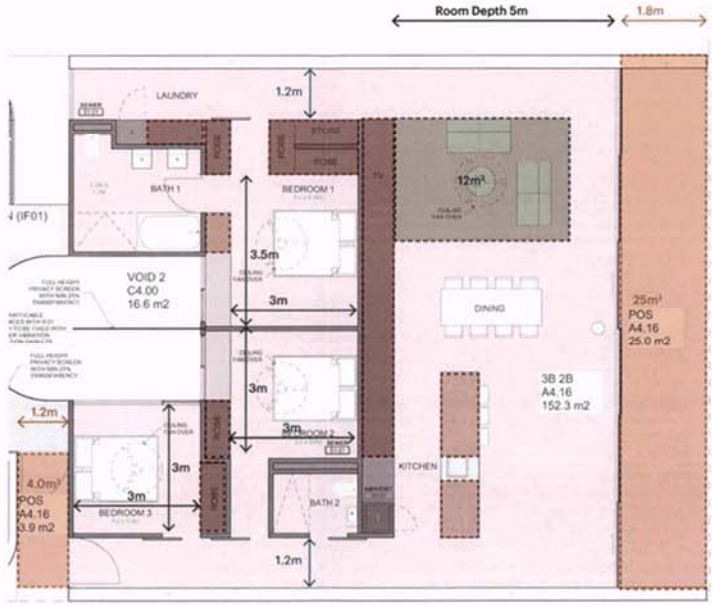
2 Bedroom Levels 1-2
Total Storage within dwelling = 9m³ (9m³ required)
Additional Storage in Lower Ground = 5.7m3

231 Napier St, Fitzroy 3065

Attachment 2 - Complete set of plans

Edition Office

APPENDIX
BETTER APARTMENT DESIGN STANDARDS
Functional Layout
Room Depth
Storage
Accessibility
Private Open Space



LEGEND

- Minimum Room Dimensions
- Accessibility Requirements
- Private Open Space Requirements
- Storage Requirements

3 Bedroom (Typical) Levels 3-4
Accessible
Total Storage within dwelling - 37m³ (12m³ required)

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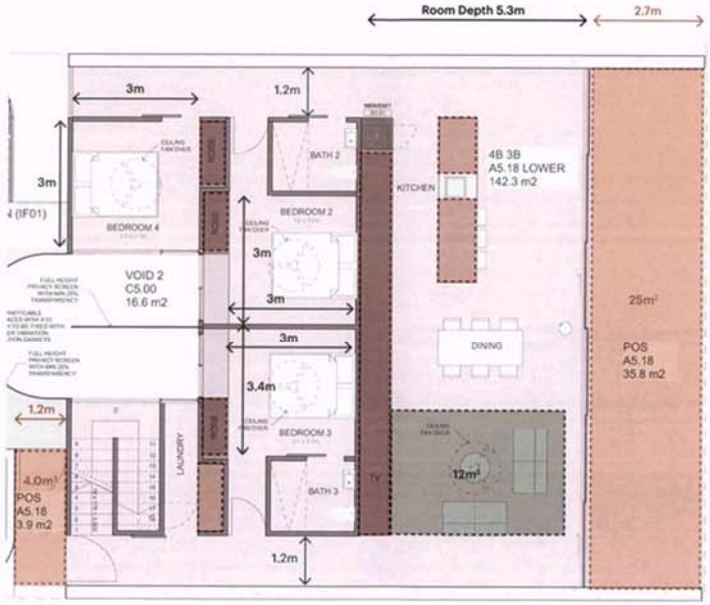
Attachment 2 - Complete set of plans

Edition Office

APPENDIX
BETTER APARTMENT DESIGN STANDARDS
Functional Layout
Room Depth
Storage
Accessibility
Private Open Space



Level 5

Level 6

LEGEND
- Minimum Room Dimensions
- Accessibility Requirements
- Private Open Space Requirements
- Storage Requirements

4 Bedroom Levels 5-6
Total Storage within dwelling - 34m³ (12m³ required)

(90 of 99)

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Attachment 2 - Complete set of plans

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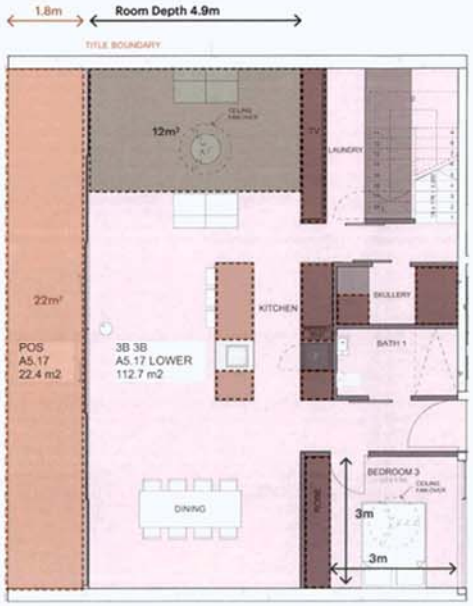
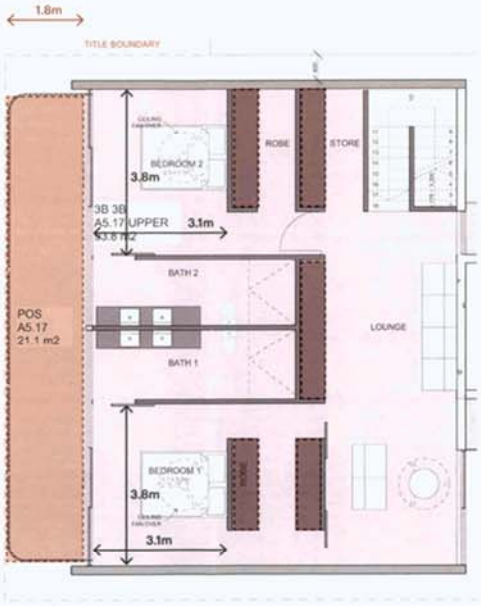
APPENDIX
BETTER APARTMENT DESIGN STANDARDS
Functional Layout
Room Depth
Storage
Accessibility
Private Open Space



Level 5



Level 6

3 Bedroom Levels 5-6
Total Storage within dwelling - 54m³ (12m³ required)

LEGEND
- Minimum Room Dimensions
- Accessibility Requirements
- Private Open Space Requirements
- Storage Requirements

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231 Napier St, Fitzroy 3065

Attachment 2 - Complete set of plans

APPENDIX
BETTER APARTMENT DESIGN STANDARDS
Windows

Objective

To allow adequate daylight into new habitable room windows.

Standard

A window in a habitable room should be located in an external wall.

A window may provide daylight to a bedroom from a smaller area within the room, where:

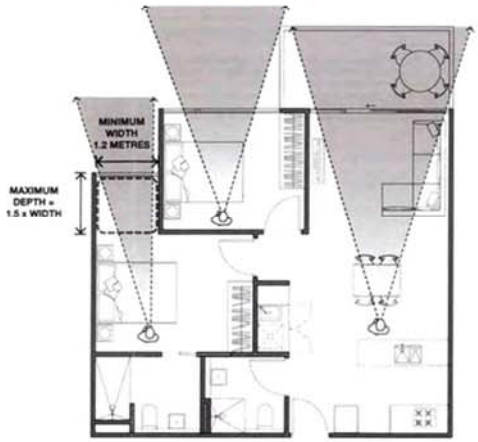
- The area is at least:
  - A minimum width of 1.2 metres.
  - A maximum depth of 1.5 times the width, measured from the external surface of the window.
- The window is clear to the sky.

Decision Guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The extent to which the habitable room is provided with reasonable daylight access through the number, size, location and orientation of windows.
- The useability and amenity of the dwelling based on the layout, siting, size and orientation of habitable rooms.

Window location and layout



Attachment 2 - Complete set of plans

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APPENDIX
BETTER APARTMENT DESIGN STANDARDS
Natural Ventillation

Objectives

To encourage natural ventilation of dwellings.

To allow occupants to effectively manage natural ventilation of dwellings.

Standards

The design and layout of dwellings should maximise openable windows, doors or other devices in an external wall of the building, where appropriate.

At least 40% of dwellings should achieve effective cross ventilation. Effective cross ventilation is achieved where:

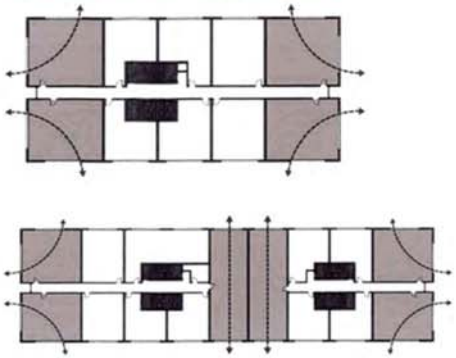
- There is a maximum breeze path through the dwelling of 18 metres.
- There is a minimum breeze path through the dwelling of 5 metres.
- The ventilation openings have approximately the same area.
- The breeze path is measured between the ventilation openings on different orientations of the dwelling.

Decision Guidelines

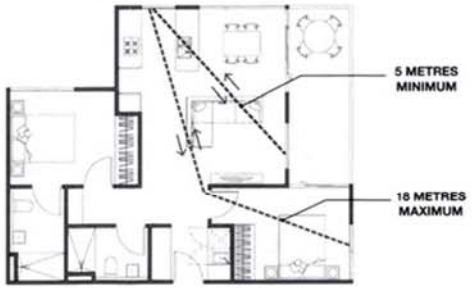
Before deciding on an application, the responsible authority must consider:

- The design response.
- The size, orientation, slope and wind exposure of the site.
- The extent to which the orientation of the building and the layout of dwellings maximises opportunities for cross ventilation.
- Whether an alternative design meets the relevant objectives having regard to the amenity of the dwelling and the site context.

Effective cross ventilation layout



Breeze path layout



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APPENDIX
BETTER APARTMENT DESIGN STANDARDS
Windows - 1 beds, 2 beds
Natural Ventilation

1 Bedroom Levels 1-4

1 Bedroom Ground Floor

LEGEND

Natural Ventilation Path

2 Bedroom Levels 1-4

2 Bedroom Levels 1-2

231 Napier St, Fitzroy 3065

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Edition Office

APPENDIX
BETTER APARTMENT DESIGN STANDARDS
Windows - 3 beds
Natural Ventilation

3 Bedroom (Typical) Levels 3-4

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231 Napier St, Fitzroy 3065

Attachment 2 - Complete set of plans

Edition Office

APPENDIX
BETTER APARTMENT DESIGN STANDARDS
Windows - 3 beds
Natural Ventilation

Level 5

Level 6

4 Bedroom Levels 5-6

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Attachment 2 - Complete set of plans

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APPENDIX
BETTER APARTMENT DESIGN STANDARDS
Windows - 3 beds
Natural Ventilation

Level 5

Level 6

3 Bedroom Levels 5-6

(97 of 99)

231 Napier St, Fitzroy 3065

Attachment 2 - Complete set of plans

Edition Office

APPENDIX
BETTER APARTMENT DESIGN STANDARDS
Solar Access to Communal Open Space

Objective

To allow adequate solar access into communal outdoor open space.

Standard

The communal outdoor open space should be located on the north side of a building, if appropriate.

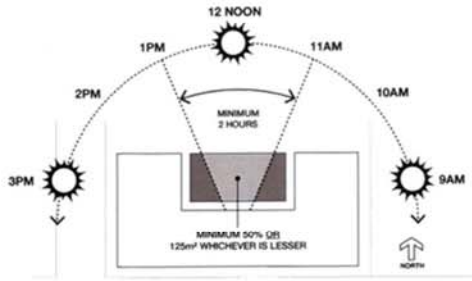
At least 50 percent or 125 square metres, whichever is the lesser, of the primary communal outdoor open space area used by occupants should receive a minimum of two hours of sunlight between 9am and 3pm on 21 June.

Decision Guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The useability and amenity of the primary communal outdoor open space areas based on the urban context, the orientation of the building, the layout of dwellings and the sunlight it will receive.

Minimum sunlight access



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Attachment 2 - Complete set of plans

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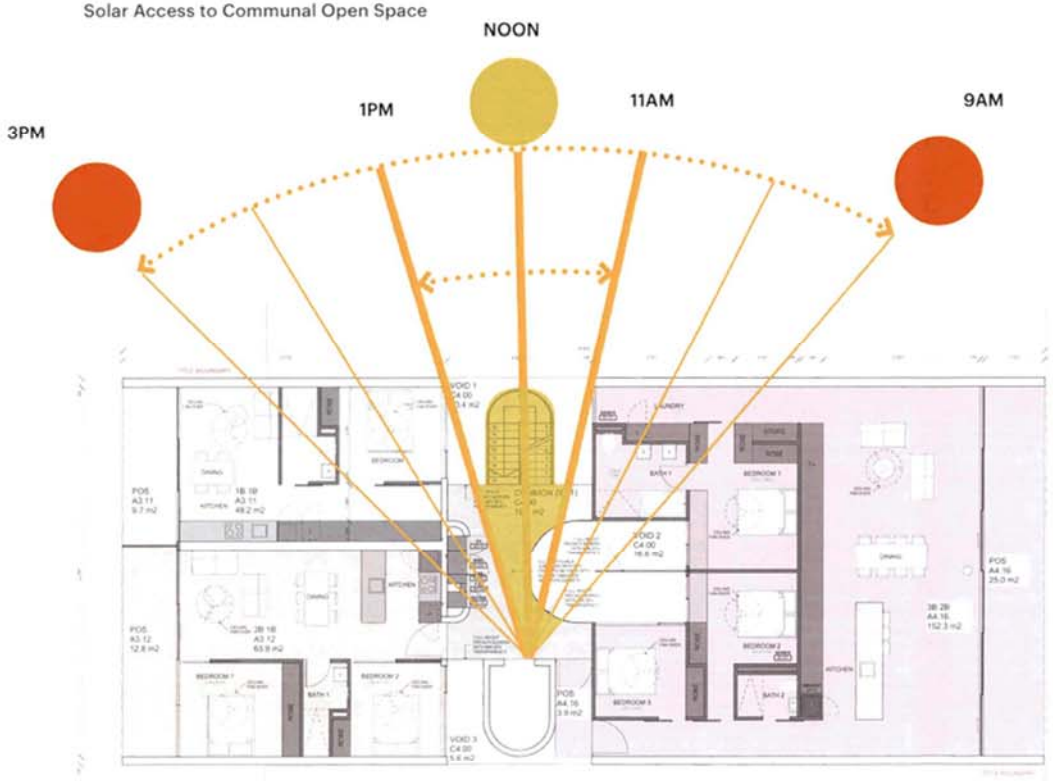
APPENDIX
BETTER APARTMENT DESIGN STANDARDS
Solar Access to Communal Open Space



13.5M2 OF THE 23M2
COMMON AREA
RECEIVES 2H OURS OF
SUNLIGHT ON JUNE 22ND
BETWEEN 11AM AND 1PM
THIS EQUATES TO 59%

(99 of 99)

231 Napier St, Fitzroy 3065

Attachment 3 - Heritage advice

City of Yarra
Heritage Advice

Application No.: PLN17/0868

Address of Property: 231 Napier Street, Fitzroy.

Planner: John Theodosakis

Yarra Planning Scheme References: Clauses 43.01, 21.05 and 22.02.

Heritage Overlay No.: HO334 **Precinct:** South Fitzroy.

Level of Significance

The site is a c.1970s single storey factory/showroom/office which is of no significance.

Context

Abutting the subject site to the south is a c. 1970s single level office building (No. 227 Napier Street) which is of no significance.

Adjacent and running southwards is No. 223 Napier Street, a 5 level building under construction, No. 219 Napier Street a 4 level residential development of unusual design, which is still under construction, Whitlam Place, Moor Street and the Fitzroy Town Hall.

Abutting the subject site to the north is a single level office building (No. 235 Napier Street) which is of no significance. On the corner of St David Street on the Rojo site is a 5 storey building within the retained brick façade of the former Rojo furniture factory.

On the east side of Napier Street, north of Moor Street, are single or double storey dwellings and the Napier Hotel.

Proposal

Demolition of the existing building and construction of a 7 level building above a basement.

Drawing Numbers

90 pages of drawings prepared by Edition Office and with Council date stamp 15 Oct 2017 and 23 Nov 2017.

Assessment of Proposed Works

I have been asked to comment on the "Presentation of the building to the street and its relationship with the surrounding context including the existing multi-storey buildings opposite and those currently under construction at 219 [4 storeys] and 223 Napier Street [5 storeys]".

The Neighbourhood Analysis states "Adjacent to the subject site in particular are a number of 4 – 6 storey buildings". It does not state where they are and they are not in this part of Napier Street, which is the relevant consideration, other than for those mentioned above – up to 5 storeys. In addition the iconic Fitzroy Town Hall is not mentioned which is pivotal to this part of the South Fitzroy precinct.

The Site Analysis mentions mature street trees "reducing the impact of medium-scale developments to pedestrians". It is an established principle that reliance cannot be placed on

Attachment 3 - Heritage advice

street trees, moreover deciduous street trees such as those in Napier Street, to camouflage development which is inappropriate or unacceptable. (p. 27)

Demolition

There is no issue with demolition of the existing building.

Built form (height/setbacks)

The overall height proposed is 23.2 metres. From the elevation (A2.106) it is self-evident that what it proposed is too high for its context and is out-of-keeping with it. The scale of the immediate streetscape and area has been set by the Fitzroy Town Hall which has been the highest and biggest building in immediate proximity since 1873 and 1887-90. Historically it has been the highest building and should remain so and aesthetically it has been, and should remain, the most dominant and prominent building in this streetscape and the immediate surrounding heritage streetscapes.

Nos. 219 and 223 Napier Street have changed the setting, but not unacceptably, but 5 levels is the maximum which could be built before there is an adverse effect on the heritage streetscape, including the prominence and dominance of the Fitzroy Town Hall. On the Rojo site (No. 237 Napier Street) 5 levels is acceptable principally because one level is contained behind a substantial brick perimeter wall of the former factory which has been retained and it is a block away from the Town Hall.

While the building heights on the east side of Napier Street undulate they are never higher than two storeys. This is no reason, or justification, to undulate the heights on the west side in this case starting from 4 storeys (Nos. 219 and 223 Napier Street) to 5 storeys as shown but excluding the 2 levels above which are drawn so lightly that they can barely be seen (p. 57), then to 5 storeys at No. 237 Napier Street (Rojo). The start and finish points of the scale on both sides of the street are quite different.

While Levels 6 and 7 appear to meet a sightline, from across Napier Street, they will be visible in views from the north-east, south-east (as illustrated and as obviously will be the case) and possibly from Moor Street to the west. (p. 48 - 49) They are also likely to be visible from vantage points further west along Moor and St David Streets and from elsewhere generally in that area. This will be an intrusion on the low-rise historical skyline of the South Fitzroy Precinct and the residential area. Level 6 is also visible in the perspective taken from directly opposite the site i.e. the same place as the sightline has been taken from. (p. 50)

The height and overwhelming bulk and scale are exacerbated by the upwardly curved (rolled slab) edges of the balconies, and in turn they are exacerbated by the depth of the soffits and the corrugated (emphasised rib) edge detail. The edges of the floor plates to the balconies should be kept slim.

The massing diagrams clearly indicate that the bulk and scale of the building will be overwhelming in this streetscape. Further reliance appears to have been placed on the potential development of the abutting sites. (pp. 54 - 55) Until development occurs, and it may not, the sheer blank side walls will be an unacceptable precedent in the streetscape. Further the lack of a setback for these walls will result in a 6 storey (to 5th floor and noting the concave at this level) wing wall abutting the property line which will be out-of-keeping, intrusive, discordant and dominant on the streetscape. (pp. 48 – 49) Likewise the 5 storey street wall and as compared with the upper level setbacks at No. 237 Napier Street (Rojo) behind the retained façade.

While there has been an extensive study of the characteristics of the 19th century (not 20th century as stated) building stock and details of the time, the literal attempt to incorporate them in a multi-storey building of greater scale and bulk has not been successful.

Attachment 3 - Heritage advice

Colours and materials

It is proposed to use bush-hammered concrete on the north and south elevations. While this may have been appropriate for the Melbourne Arts Centre, it is out-of-keeping in Fitzroy where render is smooth. The north and south elevations should have a pattern or texture in the external face of the pre-cast panels and to the satisfaction of the Responsible Authority.

The black stained timber boarding at the top of the building, in contrast to the "white" below, and which will be silhouetted against the sky, will make them more noticeable and dominant and not recessive as intended. Compare with the blackness of the upper levels of No. 237 Napier Street (Rojo). In addition it is not evident as to how the timber will be maintained and also the stain. Experience has shown that timber stain soon degenerates into an unsightly presentation, more so where it is inaccessible. No timber should be used where it is exposed to weathering.

Experience also shows that plain or polished concrete at ground or lower levels attracts stains and graffiti, particularly in a laneway, and also soon becomes unsightly and is difficult to maintain. A maintainable treatment such as painted surfaces should be preferred.

It is not evident as to why sand blasted stainless steel is proposed for the edges of the floor plates in the north and south elevations. (A2.105) Is this a mistake on the drawing? In time this is likely to corrode and is in an inaccessible location for maintenance, ultimately again resulting in an unsightly appearance.

GL-01 is not listed in the materials legend. It is presumed that it is clear glass but the exact nature of the glass e.g. coloured?, reflective? needs to be confirmed.

Several materials are included in the Materials Legend but are not evident on the drawings e.g. blackbutt and timber boards, burnished concrete, perforated metal etc. Some of these are illustrated in the images of the interior so it is assumed that there are not intended to be external materials but this needs to be clarified.

Fence

The black steel picket fence is acceptable but a maximum height of 1.5 metres should be a condition on any permit.

Recommendation / Comments:

Not approved.

Demolition of the building is acceptable.

The preferred height on this site is 4 storey street wall which will align with the development at Nos. 219 and 223 Napier Street which has changed the streetscape setting but not unacceptably. Five levels with a deep setback to make the top level not visible from the immediate streetscapes is the maximum which this site and this streetscape can accommodate before it is adversely affected.

The detailing of the north, east and south elevations needs to be reviewed so as to achieve a softer contribution to Napier Street all round. Interpretative translation of details of Victorian dwellings into a multi-storey contemporary development is inappropriate and ultimately not successful. Many of the details need to be reconsidered in the light of a contemporary building design.

Materials need to be reconsidered for their longevity in relation to a pristine appearance.

Confirm exactly what GL-01 is.

Attachment 3 - Heritage advice

Clarify the proposed use of materials such as blackbutt and timber boards, burnished concrete, perforated metal etc. which are listed in the Materials Legend but seemingly not evident on the drawings.

No timber is to be used where it is exposed to weathering and no stained timber is to be used.

Maintainable surfaces and/or finishes are to be used at all ground and first floor levels so as to maintain an pristine presentation to the streetscapes and lanescape.

Include a condition on any permit to ensure that the black steel picket fence is has a maximum height of 1.5 metres.

Signed:

Robyn Riddett

Director – Anthemion Consultancies

Date: 27 February, 2018.

Attachment 4 - Urban Design Advice

CITY OF YaRRA

MeMO

TO:	John Theodosakis (Statutory Planning)
FROM:	Amruta Pandhe (Urban Design)
DATE:	09 January 2018
SUBJECT:	231 Napier Street, Fitzroy
APPLICATION NO:	PLN17/0868
DESCRIPTION:	Demolition of existing building to allow for the construction of a residential development and reduction of car parking requirements

COMMENTS SOUGHT

Urban Design comments have been sought on:

- Presentation and articulation of the building to Napier Street, and with particular consideration to the properties currently under construction at 219 and 223 Napier Streets (endorsed plans relating to these properties have been attached).

Whether there are any capital works approved or proposed within the area of the subject site.

These set of comments are provided on the plans dated 28th August 2017.

COMMENTS SUMMARY

The proposal is not supported in its current form. In summary, the following changes are recommended to make the proposal more acceptable from an urban design perspective. The rationale behind these changes is explained in more detail overleaf.

- The proposed streetwall height is not supported and it is highly recommended that the proposal does not exceed the precedents set by 219 and 223 Napier Street developments.
- Arrange the façade elements in a composition similar to the emerging character by presenting an appropriate balance between hard edge and indented elements.
- Encourage use of vertical landscaping in the development.

There are no known planned/approved capital works around the site which are being led by the Urban Design team.

DEVELOPMENT PROPOSAL

The development proposes demolition of existing building and construction of seven storey apartment development. The proposal provides pedestrian entrance from Napier Street Street and vehicular entrance from laneway.

URBAN DESIGN FEEDBACK

- **Napier Street Streetscape Character**

  The site sits in a section of properties between St David Street and Whitlam Place that have been intact set of single storey commercial developments with same lot widths and depths.

Attachment 4 - Urban Design Advice

Napier Street has predominantly single storey cottages with some 2 storey developments on the east side and a new emerging character of 4-5 storey recent developments on the west side. 219 and 223 Napier Street present a four storey (13.8m streetwall) along the street frontage which responds appropriately to the Fitzroy Town Hall and its broader context.

Clause 15 requires new development to respond to its context in terms of urban character. It also seeks new development to achieve architectural and urban design outcome that contributes positively to local urban character and enhance the public realm while minimising detrimental impact on neighbouring properties. Clause 21.05 seeks new development to respect and not dominate existing built form. Clause 43.01 seeks to ensure that development does not adversely affect the significance of heritage places.

The proposal presents an approximately 17.8m (5 storey) street wall with upper two level setback along Napier Street frontage. The proposed streetwall is 4m higher than the emerging character. Even though the site is a not contributory building it sits within a heritage overlay and has some contributory and individually significant heritage buildings in the surrounding. Further, it is important to retain the consistent character created by existing buildings to respond appropriately to the above clauses. Hence the proposed streetwall height is not supported as it will not respect and dominate the existing built form. This does not comply with Clause 21.05 and 43.01; hence it is highly recommended that the proposal does not exceed the precedents set by recent developments.

The character created by 219 and 223 Napier Street developments will be a strong streetwall character presenting an appropriate balance between hard edge and indented elements. The proposed façade design is of good architecture quality but it will be distinctly different style from the character created by the other two developments. Hence, this will make the proposed development stand out which is not an acceptable outcome in this context. This does not comply with above clauses and hence it is recommended to arrange the façade elements in a composition similar to the emerging character set by 219 and 223 Napier Street developments. It is encouraged to use vertical landscaping in the development. The material and finishes proposed are of high quality and supported.

Attachment 5 - Engineering comments

CITY OF YARRA

MEMO

To: **John Theodosakis**

From: **Artemis Bacani**

Date: **19 January 2018**

Subject: **Application No:** **PLN17/0868**
Description: **Construction of a Residential Development**
Site Address: **231 Napier Street, Fitzroy**

I refer to the above Planning Application received on 15 December 2017 and the accompanying report prepared by Traffix Group in relation to the proposed development at 231 Napier Street, Fitzroy. Council's Engineering Services unit provides the following information:

CAR PARKING PROVISION

Proposed Development

Under the provisions of Clause 52.06-5 of the Yarra Planning Scheme, the development's parking requirements are as follows:

Proposed Use	Quantity/ Size	Statutory Parking Rate	No. of Spaces Required	No. of Spaces Allocated
One-bedroom dwelling	6	1 space to each dwelling	14	0
Two-bedroom dwelling	8			6
Three-bedroom dwelling	3	2 spaces to each dwelling	8	6
Four-bedroom dwelling	1			2
Residential visitors	18	1 space per 5 dwellings	3	0
		Total	25	14

The site would have a parking shortfall of 11 car spaces consisting of eight resident spaces and three residential visitor spaces. To reduce the number of car parking spaces required under Clause 52.06-5 (including to reduce to zero spaces), the application for the car parking reduction must be accompanied by a Car Parking Demand Assessment.

Attachment 5 - Engineering comments

Car Parking Demand Assessment

In reducing the number of parking spaces required for the proposed development, the Car Parking Demand Assessment would assess the following:

- *Parking Demand for One-bedroom and Two-bedroom Dwellings*.
  The one-bedroom dwellings would not be provided with on-site parking whereas the two-bedroom dwellings would each be allocated with 0.75 spaces. Traffix Group has sourced car ownership rates for the Fitzroy area from the 2011 Census conducted by the Australian Bureau of Statistics. For one-bedroom flat type dwellings in Fitzroy, some 44% of flat type dwellings do not own a motor vehicle and for two-bedroom dwellings some 35% do not own a vehicle. The data suggests that there are a proportion of one-bedroom and two-bedroom households that own one or no motor vehicle. The provision of six spaces amongst the eight two-bedroom dwellings would be consistent with the statistical trend for this size of dwelling to own one car. The proposed on-site parking provision for the subject site reflects the statistical trend for car ownership in Fitzroy. The on-site parking is considered appropriate.

- *Parking Demand for Residential Visitors*.
  Peak parking for residential visitors generally occurs on weekday evenings and at weekends. Given the small scale of the development, the parking demand for the residential visitors would be one space as per the statutory requirement.

  The applicant proposes to accommodate all residential visitor parking off-site, since the site will be containing mechanical parking - not practical for use by residential visitors. For mixed use and multi-unit residential developments that are located along or near activity centres, we would normally encourage applicants to provide some residential visitor parking on-site. In this instance, the proposed car parking arrangement cannot practically allow for residential visitor parking to be accommodated on the property. In the context of the surrounding area, the peak demand of one residential visitor parking space off-site should not be detrimental to existing on-street parking conditions in the area.

- *Availability of Public Transport in the Locality of the Land*.
  The site is very well located in terms of public transport services. The site is within walking distance of tram services along Brunswick Street and Smith Street. Bus services are within walking distance from Johnston Street.

- *Convenience of Pedestrian and Cyclist Access*.
  The site has excellent pedestrian accessibility to shops, businesses, supermarkets, essential facilities and potential places of education and employment.

Appropriateness of Providing Fewer Spaces than the Likely Parking Demand

Clause 52.06 lists a number of considerations for deciding whether the required number of spaces should be reduced. For the subject site, the following considerations are as follows:

- *Availability of Car Parking at an Alternate Site*.
  Traffix Group had conducted spot parking occupancy surveys of the surrounding area on Friday 23 June 2017 at 10am, 12pm, 7pm and 8pm, and Saturday 24 June 2017 at 12pm, 7pm and 8pm. The survey area encompassed sections of Napier Street, St David Street, and Moor Street. The times and extent of the survey are considered appropriate. A parking inventory ranging from 75 to 94 publicly available parking spaces was identified. The results indicate that on the Friday, the peak parking occupancy was observed at 10am, with no fewer than four spaces vacant within the study area. For the Saturday, the peak parking occupancy was recorded at 12pm with a minimum of 15 spaces available. The data suggests that any overflow with the short-stay parking for the development could be accommodated on-street.

- *Relevant Local Policy or Incorporated Document*.
  The proposed development is considered to be in line with the objectives contained in Council's *Strategic Transport Statement*. The site is ideally located with regard to sustainable

Attachment 5 - Engineering comments

transport alternatives and the reduced provision of on-site car parking would potentially discourage private motor vehicle ownership and use.

- *Access to or Provision of Alternative Transport Modes*.
  The site has very good accessibility to public transport and connectivity to the on-road bicycle network. The site is also in proximity to on-street car share pods. A Flexicar car share pod is located in St David Street, east of Brunswick Street, approximately 140 metres north-west of the site. A GoGet car share pod is also located near the site in Napier Street, approximately 60 metres south of the site.

- *Other Relevant Considerations*.
  The occupants of the new dwellings will not be eligible to apply for on-street residential and visitor car parking permits.

Adequacy of Car Parking

From a traffic engineering perspective, the waiver in the car parking requirement for the proposed one-bedroom and three-bedroom dwellings is considered appropriate in the context of the development and the surrounding area. The site has the advantage of being located close to public transport nodes.

Engineering Services has no objection to the reduction in the car parking requirement for this development.

TRAFFIC GENERATION

To determine the traffic generated by the proposed development, the following rates could be adopted as follows:

Proposed Use	Adopted Traffic Generation Rate	Daily Traffic	Peak Hour	
			AM	PM
Residential Dwellings (Allocated with 1 space)	3.0 trips per dwelling per day (six dwellings) Peak hour volume is 10% of daily volume	18	2	2
Residential Dwellings (Allocated with 2 spaces)	4.0 trips per dwelling per day (eight dwelling) Peak hour volume is 10% of daily volume	32	3	3
	Total	50	5	5

The traffic volumes generated are not unduly high and can be easily accommodated in the surrounding road network.

Queuing and Conflict

The development's parking would be contained in a shuffle type car stacker.

It is highly unlikely that vehicle queuing would take place outside the curtilage of the property.

Given the low peak hour traffic volumes, we envisage the potential for vehicle conflict within the carriageway easement to be very remote.

Attachment 5 - Engineering comments

DEVELOPMENT LAYOUT DESIGN
Layout Design Assessment

Item	Assessment
Access Arrangements	
Development Entrance	The garage doorway width is 11.0 metres.
Visibility	Visibility triangles have not been provided at the entrance of the development.
Car Parking Modules and Car Stacker	
Car Stacker Device	The applicant has proposed a shuffle type car stacker system, the Hercules Expanderpark -2+2 system. The model requires a floor to ceiling height of between 3.2 metres to 4.5 metres, and pit length of 5.5 metres. This stacker model will have a useable platform width of 2.5 metres.
Floor to Ceiling Height	A minimum floor to ceiling height of 4.35 metres has been provided.
Vehicle Clearance Height	The stacker model satisfies the vehicle clearance height requirements in *Design standard 4: Mechanical parking*.
Vehicle Turning Movements	Swept path diagrams not provided.
Other Items	
Internal Concrete Slab	For any new internal concrete works, the finished floor levels along the edge of the slab must be set 40 mm above the edge of the carriageway easement – Council Infrastructure requirement.

Design Items to be Addressed

Item	Details
Visibility	The recommendation by Traffix Group to install a convex mirror on the north and south side of the acccessway is supported.
Vehicle Turning Movements	The applicant is to submit a swept path diagram to demonstrate that a B85 design vehicle can enter and exit the stacker platforms off the carriageway easement.

Capital Works Programme
A check of the Capital Works Programme for 2017/18 indicates that no infrastructure works have been approved or proposed within the area of the site at this time.

Attachment 5 - Engineering comments

IMPACT ON COUNCIL ROAD ASSETS

The construction of the new buildings, the provision of underground utilities and construction traffic servicing and transporting materials to the site will impact on Council assets. Trenching and areas of excavation for underground services invariably deteriorates the condition and integrity of footpaths, kerb and channel, laneways and road pavements of the adjacent roads to the site.

It is essential that the developer rehabilitates/restores laneways, footpaths, kerbing and other road related items, as recommended by Council, to ensure that the Council infrastructure surrounding the site has a high level of serviceability for residents, employees, visitors and other users of the site.

ENGINEERING CONDITIONS

Civil Works

- Upon the completion of all building works and connections for underground utility services, the footpath immediately outside the property's Napier Street road frontage must be stripped and re-sheeted to Council's satisfaction and at the Permit Holder's expense.
- The footpath must have a cross-fall of 1 in 40 or unless otherwise specified by Council.

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.

Construction Management Plan

- A Construction Management Plan must be prepared and submitted to Council. The Plan must be approved by Council prior to the commencement of works. A detailed dilapidation report should detail and document the existing and post construction conditions of surrounding road infrastructure and adjoining private properties.

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.

Car Stacker Device

- The car stacker devices must be installed, operated and maintained in accordance with the manufacturer's specifications and requirements.
- No pipes, ducting or protrusions from the ceiling or walls are to be installed above or within the space clearance envelopes for the car stacker devices.

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 200 of the *Local Government Act 1989* and Regulation 610.

Attachment 5 - Engineering comments

Preparation of Detailed Road Infrastructure Design Drawings
The developer must prepare and submit detailed design drawings of all road infrastructure works associated with this development for assessment and approval.

Protection of Car Stacker Pits
The Permit Holder/developer is responsible for the management and protection of their building from groundwater.

The developer needs to ensure that the car stacker pits and any portions of the development at or below natural surface level have a level of protection to minimise the seepage of subterranean water (groundwater) or any rainfall run-off from penetrating the walls or floors of the site.
In the event that any contaminated groundwater seeps through the walls of the basement, this water must not be discharged into Council's stormwater drainage system under any circumstances. Any contaminated groundwater that is present within the site must be treated and disposed of in accordance with a Trade Waste Agreement and as per EPA guidelines and Melbourne Water/City West Water guidelines.

It is also the Permit Holder's onus and responsibility to ensure that rainfall run-off does not enter the property in the event of a heavy storm. Adequate measures should be in place to prevent backwash from entering the property.

Regards

Artemis Bacani
Roads Engineer
Engineering Services Unit

Attachment 6 - ESD advice

Sustainable Management Plan (SMP)
Referral Response by Yarra City Council

ESD in the Planning Permit Application Process

Yarra City Council's planning permit application process includes Environmentally Sustainable Development (ESD) considerations. This is now supported by the ESD Local Policy Clause 22.17 of the Yarra Planning Scheme, entitled *Environmentally Sustainable Development*.

The Clause 22.17 requires all eligible applications to demonstrate best practice in ESD, supported by the Built Environment Sustainability Scorecard (BESS) web-based application tool, which is based on the Sustainable Design Assessment in the Planning Process (SDAPP) program.

As detailed in Clause 22.17, this application is a 'large' planning application as it meets the category *Residential 1. Ten or more dwellings*.

What is a Sustainable Management Plan (SMP)?

An SMP is a detailed sustainability assessment of a proposed design at the planning stage. An SMP demonstrates best practice in the 10 Key Sustainable Building Categories and;

- Provides a detailed assessment of the development. It may use relevant tools such as BESS and STORM or an alternative assessment approach to the satisfaction of the responsible authority; and
- Identifies achievable environmental performance outcomes having regard to the objectives of Clause 22.17 (as appropriate); and
- Demonstrates that the building has the design potential to achieve the relevant environmental performance outcomes, having regard to the site's opportunities and constraints; and
- Documents the means by which the performance outcomes can be achieved.

An SMP identifies beneficial, easy to implement, best practice initiatives. The nature of larger developments provides the opportunity for increased environmental benefits and the opportunity for major resource savings. Hence, greater rigour in investigation is justified. It may be necessary to engage a sustainability consultant to prepare an SMP.

Assessment Process:

The applicant's town planning drawings provide the basis for Council's ESD assessment. Through the provided drawings and the SMP, Council requires the applicant to demonstrate best practice.
The following comments are based on the review of the architectural drawings, prepared by Edition Office (Rev 03 20.11.2017) and the accompanying SMP, prepared by GIW Environment Solutions (Rev C 25.08.2017).

Attachment 6 - ESD advice

Sustainable Management Plan (SMP)
Referral Response by Yarra City Council

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Attachment 6 - ESD advice

Sustainable Management Plan (SMP)
Referral Response by Yarra City Council

Assessment Summary:

Responsible Planner:		John Theodosakis	
ESD Advisor:		Euan Williamson	
Date:	15.01.2018	Planning Application No:	PLN17/0868
Subject Site:		231 Napier Street, Fitzroy	
Site Area:	Approx. 399m^2	Site Coverage:	100%
Project Description:		Seven storey building comprising 18 dwellings.	
Pre-application meeting(s):		None.	

The standard of the ESD does not meet Council's Environmental Sustainable Design (ESD) standards. Should a permit be issued, the following ESD commitments (1) and deficiencies (2) should be conditioned as part of a planning permit to ensure Council's ESD standards are fully met.

Furthermore, it is recommended that all ESD commitments (1), deficiencies (2) and the outstanding information (3) are addressed in an updated SMP report and are clearly shown on Condition 1 drawings. ESD improvement opportunities (4) have been summarised as a recommendation to the applicant.

(1) Applicant ESD Commitments:

- Minimum 7 Star average NatHERS Star rating for dwellings.
- A STORM report with a 112% STORM score has been submitted that demonstrates best practice and relies on ~253m^2 of roof connected to 14,000 litres in rainwater storage for flushing of all toilets.
- A 3.5 kW solar PV array to contribute 55% to onsite common area electricity consumption.
- All dwellings will have access to cross ventilation and ceiling fans throughout.
- 21 secure bicycle parking spaces on ground floor.
- Energy efficient hot water, heating/cooling and lighting.
- Water efficient fixtures and taps.

(2) Application ESD Deficiencies:

- Daylight to bedrooms is very poor. Daylight modelling clearly presents this is a serious issue across the first 5 levels of the building (ground to 4th). Position of stairs and lift largely blocks access to daylight of bedrooms at lower levels, although the building is spacious and contains ample room to accommodate these elements without restricting daylight so severely. Recommend building re-design to include re-configuration of the stairs and lift in the building core so they do not block access to daylight to bedrooms.

(3) Outstanding Information:

- The SMP states there are only 18 bike spaces, please update to be consistent with the plans which show 21 in total.

(4) ESD Improvement Opportunities

- Reasonable shading to habitable room windows. Some areas of glazing exposed to summer sun angles, although cooling loads are reasonable and are all underneath the 30MJ/m^2 BADS standard. Consider providing additional exterior adjustable shading to east and west facing balconies.
- Consider a larger solar PV array to cover 100% of common area electricity.
- Consider more extensive landscaping to improve the ecological value of the site.
- Recommend that the development include some communal spaces for residents such as gardens or other facilities.

Attachment 6 - ESD advice

Sustainable Management Plan (SMP)
Referral Response by Yarra City Council

- Consider electric vehicle charging infrastructure.
- Consider low VOC internal finishes, sealants and paints, carpets and flooring, wall and ceiling coverings. Low or zero formaldehyde content in engineered timber products.
- Consider that all timber to be certified by FSC as sustainable.
- Consider recycled concrete component and low embodied energy steel.
- Consider recycled materials in building components such as insulation.
- Recommend providing a composting system for dwellings.

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.

Attachment 6 - ESD advice

1. Indoor Environment Quality (IEQ)

Objectives:

- to achieve a healthy indoor environment quality for the wellbeing of building occupants.
- to provide a naturally comfortable indoor environment will lower the need for building services, such as artificial lighting, mechanical ventilation and cooling and heating devices.

Issues	Applicant's Design Responses	Council Comments	CAR*
Natural Ventilation and Night Purging	All dwellings will have access to cross ventilation and ceiling fans throughout.	-	1
Daylight & Solar Access	Daylight to bedrooms is very poor. Daylight modelling clearly presents this is a serious issue across the first 5 levels of the building (ground to 4th) Position of stairs and lift largely blocks access to daylight of bedrooms at lower levels, although the building is spacious and contains ample room to accommodate these elements without restricting daylight so severely.	Recommend building re-design to include re-configuration of the stairs and lift in the building core so they do not block access to daylight to bedrooms.	2
External Views	External views from all dwellings.	-	1
Hazardous Materials and VOC	No specific information has been provided.	Consider specifying low-VOC internal finishes, sealants, carpets and flooring, wall and ceiling coverings, as well as low or zero formaldehyde content in engineered timber products.	4
Thermal Comfort	Good thermal comfort is determined through a combination of good access to ventilation, balanced passive heat gains and high levels of insulation. The application proposes: - Excellent natural ventilation - Reasonable shading proposed - Good thermal efficiency standards.	Please refer to section on, *NCC Energy Efficiency Requirements Exceeded* and *Effective Shading*	1

*** Council Assessment Ratings:**

1 – Design Response is SATISFACTORY; 2 – Design Response is NOT SATISFACTORY
3 – MORE INFORMATION is required; 4 – ESD IMPROVEMENT OPPORTUNITIES

References and useful information:
SDAPP Fact Sheet: 1. Indoor Environment Quality
Good Environmental Choice Australia Standards www.geca.org.au
Australian Green Procurement www.greenprocurement.org
Residential Flat Design Code www.planning.nsw.gov.au
Your Home www.yourhome.gov.au

Attachment 6 - ESD advice

2. Energy Efficiency

Objectives:

- to ensure the efficient use of energy
- to reduce total operating greenhouse emissions
- to reduce energy peak demand
- to minimize associated energy costs.

Issues	Applicant's Design Responses	Council Comments	CAR*
NCC Energy Efficiency Requirements Exceeded	Minimum 7 Star average NatHERS Star rating for dwellings.	-	1
Hot Water System	Centralised gas hot water system with a minimum 7 Star energy efficiency, or 90% efficiency system to all dwellings.	Consider gas boosted solar hot water.	4
Peak Energy Demand	Peak demand reduced through various initiatives.	-	1
Effective Shading	Some areas of glazing exposed to summer sun angles, although cooling loads are reasonable and are all underneath the 30MJ/m^2 BADS standard.	Consider providing additional exterior adjustable shading to east and west facing balconies.	2
Efficient HVAC system	Energy efficient reverse cycle heating/cooling systems within one star of the most efficient available.	-	1
Efficient Lighting	Energy efficient lighting, and external lighting to have motion sensor controls.	-	1
Electricity Generation	A 3.5 kW solar PV array to contribute 55% to onsite common area electricity consumption.	Consider a larger solar PV array to cover 100% of common area electricity.	4
Other	-	-	-

*** Council Assessment Ratings:**

1 – Design Response is SATISFACTORY; 2 – Design Response is NOT SATISFACTORY
3 – MORE INFORMATION is required; 4 – ESD IMPROVEMENT OPPORTUNITIES

References and useful information:
SDAPP Fact Sheet: 2. Energy Efficiency
House Energy Rating www.makeyourhomegreen.vic.gov.au
Building Code Australia www.abcb.gov.au
Window Efficiency Rating Scheme (WERS) www.wers.net
Minimum Energy Performance Standards (MEPS) www.energyrating.gov.au
Energy Efficiency www.resourcesmart.vic.gov.au

Attachment 6 - ESD advice

3. Water Efficiency

Objectives:

- to ensure the efficient use of water
- to reduce total operating potable water use
- to encourage the collection and reuse of rainwater and stormwater
- to encourage the appropriate use of alternative water sources (e.g. grey water)
- to minimise associated water costs.

Issues	Applicant's Design Responses	Council Comments	CAR*
Minimising Amenity Water Demand	Water efficient taps and fittings throughout, including: - 4 Star toilets - 5 Star tapware - 3 Star showers <7.5 litres/min - 5 Star dishwashers	-	1
Water for Toilet Flushing	A 14,000 litre rainwater tank connected to all toilets for flushing.	-	1
Water Meter	Water metering for individual dwellings and all major common area uses.	-	1
Landscape Irrigation	Mostly native vegetation.	-	1
Other	-	-	-

*** Council Assessment Ratings:**

1 – Design Response is SATISFACTORY; 2 – Design Response is NOT SATISFACTORY
3 – MORE INFORMATION is required; 4 – ESD IMPROVEMENT OPPORTUNITIES

References and useful information:
SDAPP Fact Sheet: 3. Water Efficiency
Water Efficient Labelling Scheme (WELS) www.waterrating.gov.au
Water Services Association of Australia www.wsaa.asn.au
Water Tank Requirement www.makeyourhomegreen.vic.gov.au
Melbourne Water STORM calculator www.storm.melbournewater.com.au
Sustainable Landscaping www.ourwater.vic.gov.au

Attachment 6 - ESD advice

4. Stormwater Management

Objectives:

- to reduce the impact of stormwater runoff
- to improve the water quality of stormwater runoff
- to achieve best practice stormwater quality outcomes
- to incorporate Water Sensitive Urban Design principles.

Issues	Applicant's Design Responses	Council Comments	CAR*
STORM Rating	A STORM report with a 112% STORM score has been submitted that demonstrates best practice and relies on ~253m^2 of roof connected to 14,000 litres in rainwater storage for flushing of all toilets.	-	1
Discharge to Sewer	-	-	-
Stormwater Diversion	-	-	-
Stormwater Detention	The 14,000 litres of rainwater tanks detailed above will partially act in a detention capacity.	-	1
Stormwater Treatment	-	-	-
Others	-	-	-

*** Council Assessment Ratings:**

1 – Design Response is SATISFACTORY; 2 – Design Response is NOT SATISFACTORY
3 – MORE INFORMATION is required; 4 – ESD IMPROVEMENT OPPORTUNITIES

References and useful information:
SDAPP Fact Sheet: 4. Stormwater Management
Melbourne Water STORM calculator www.storm.melbournewater.com.au
Water Sensitive Urban Design Principles www.melbournewater.com.au
Environmental Protection Authority Victoria www.epa.vic.gov.au
Water Services Association of Australia www.wsaa.asn.au
Sustainable Landscaping www.ourwater.vic.gov.au

Attachment 6 - ESD advice

5. Building Materials

Objectives:

- to minimise the environmental impact of materials used by encouraging the use of materials with a favourable lifecycle assessment.

Issues	Applicant's Design Responses	Council Comments	CAR*
Reuse of Recycled Materials	No information has been provided.	Consider recycled materials in building components such as insulation.	4
Embodied Energy of Concrete and Steel	No information has been provided.	Consider recycled concrete component and low embodied energy steel.	4
Sustainable Timber	No information has been provided.	Consider that all timber used onsite is FSC accredited as sustainable.	4
Design for Disassembly	No information has been provided.	Consider a small pallet of materials and construction techniques that can assist in disassembly.	4
Other	-	-	-

*** Council Assessment Ratings:**

1 – Design Response is SATISFACTORY; 2 – Design Response is NOT SATISFACTORY
3 – MORE INFORMATION is required; 4 – ESD IMPROVEMENT OPPORTUNITIES

References and useful information:
SDAPP Fact Sheet: 5. Building Materials
Building Materials, Technical Manuals www.yourhome.gov.au
Embodied Energy Technical Manual www.yourhome.gov.au
Good Environmental Choice Australia Standards www.geca.org.au
Forest Stewardship Council Certification Scheme www.fsc.org
Australian Green Procurement www.greenprocurement.org

Attachment 6 - ESD advice

6. Transport

Objectives:

- to minimise car dependency
- to ensure that the built environment is designed to promote the use of public transport, walking and cycling.

Issues	Applicant's Design Responses	Council Comments	CAR*
Minimising the Provision of Car Parks	Car parking in car stackers.	-	1
Bike Parking Spaces	21 secure bicycle parking spaces in bike store on ground floor.	The SMP states there are only 18 spaces, please update to be consistent with the plans.	3
End of Trip Facilities	No information has been provided.	-	NA
Car Share Facilities	No information has been provided.	-	1
Electric vehicle charging	No information has been provided.	Consider electric vehicle charging infrastructure.	4

*** Council Assessment Ratings:**

1 – Design Response is SATISFACTORY; 2 – Design Response is NOT SATISFACTORY
3 – MORE INFORMATION is required; 4 – ESD IMPROVEMENT OPPORTUNITIES

References and useful information:
SDAPP Fact Sheet: 6. Transport
Off-setting Car Emissions Options www.greenfleet.com.au
Sustainable Transport www.transport.vic.gov.au/doi/internet/icy.nsf
Car share options www.yarracity.vic.gov.au/Parking-roads-and-transport/Transport-Services/Carsharing/
Bicycle Victoria www.bv.com.au

Attachment 6 - ESD advice

7. Waste Management

Objectives:

- to ensure waste avoidance, reuse and recycling during the design, construction and operation stages of development
- to ensure long term reusability of building materials.
- to meet Councils' requirement that all multi-unit developments must provide a Waste Management Plan in accordance with the *Guide to Best Practice for Waste Management in Multi-unit Developments 2010*, published by Sustainability Victoria.

Issues	Applicant's Design Responses	Council Comments	CAR*
Construction Waste Management	A CWMP with a minimum 80% recycling/reuse target for construction and demolition waste.	-	1
Operational Waste Management	Space for general waste, recycling and hard waste.	Recommend providing a composting system for dwellings	4
Storage Spaces for Recycling and Green Waste	Area for bins can be identified on the plans.	-	1
Others	-	-	-

*** Council Assessment Ratings:**

1 – Design Response is SATISFACTORY; 2 – Design Response is NOT SATISFACTORY
3 – MORE INFORMATION is required; 4 – ESD IMPROVEMENT OPPORTUNITIES

References and useful information:
SDAPP Fact Sheet: 7. Waste Management
Construction and Waste Management www.sustainability.vic.gov.au
Preparing a WMP www.epa.vic.gov.au
Waste and Recycling www.resourcesmart.vic.gov.au
Better Practice Guide for Waste Management in Multi-Unit Dwellings (2002)
www.environment.nsw.gov.au
Waste reduction in office buildings (2002) www.environment.nsw.gov.au

Attachment 6 - ESD advice

8. Urban Ecology

Objectives:

- to protect and enhance biodiversity
- to provide sustainable landscaping
- to protect and manage all remnant indigenous plant communities
- to encourage the planting of indigenous vegetation.

Issues	Applicant's Design Responses	Council Comments	CAR*
On Site Topsoil Retention	There is no productive topsoil on this site.	-	NA
Maintaining / Enhancing Ecological Value	Minimal landscaping proposed.	Recommend introducing some landscaping to meet the BADS and Clause 22.17 standards and to improve the ecological value of the site.	2
Heat Island Effect	No specific information has been submitted.	-	1
Communal Spaces	No specific information has been submitted.	Recommend that the development include some communal spaces for residents such as gardens or other facilities.	2

*** Council Assessment Ratings:**

1 – Design Response is SATISFACTORY; 2 – Design Response is NOT SATISFACTORY
3 – MORE INFORMATION is required; 4 – ESD IMPROVEMENT OPPORTUNITIES

References and useful information:
SDAPP Fact Sheet: 8. Urban Ecology
Department of Sustainability and Environment www.dse.vic.gov.au
Australian Research Centre for Urban Ecology www.arcue.botany.unimelb.edu.au
Greening Australia www.greeningaustralia.org.au
Green Roof Technical Manual www.yourhome.gov.au

Attachment 6 - ESD advice

9. Innovation

Objective:

- to encourage innovative technology, design and processes in all development, which positively influence the sustainability of buildings.

Issues	Applicant's Design Responses	Council Comments	CAR*
Significant Enhancement to the Environmental Performance	-	-	-
Innovative Social Improvements	-	-	-
New Technology	-	-	-
New Design Approach	-	-	-
Others	-	-	-

*** Council Assessment Ratings:**

1 – Design Response is SATISFACTORY; 2 – Design Response is NOT SATISFACTORY
3 – MORE INFORMATION is required; 4 – ESD IMPROVEMENT OPPORTUNITIES

References and useful information:
SDAPP Fact Sheet: 9. Innovation
Green Building Council Australia www.gbca.org.au
Victorian Eco Innovation lab www.ecoinnovationlab.com
Business Victoria www.business.vic.gov.au
Environment Design Guide www.environmentdesignguide.com.au

Attachment 6 - ESD advice

10. Construction and Building Management

Objective:

- to encourage a holistic and integrated design and construction process and ongoing high performance

Issues	Applicant's Design Responses	Council Comments	CAR*
Building Tuning	Comprehensive commissioning and tuning of all major appliances and building services.	-	1
Building Users Guide	A Building Users Guide will be provided explaining optimal usage of building services and sustainability features within the development including rainwater tanks, energy systems, etc.	-	1
Contractor has Valid ISO14001 Accreditation	An accredited ISO 14001 construction contractor will be positively weighted in the selection criteria	-	1
Construction Management Plan	An Environmental Management Plan will be developed by the building contractor to monitor and control activities undertaken during construction	-	1
Others	-	-	-

*** Council Assessment Ratings:**

1 – Design Response is SATISFACTORY; 2 – Design Response is NOT SATISFACTORY
3 – MORE INFORMATION is required; 4 – ESD IMPROVEMENT OPPORTUNITIES

References and useful information:
SDAPP Fact Sheet: 10. Construction and Building Management
ASHRAE and CIBSE Commissioning handbooks
International Organization for standardization – ISO14001 – Environmental Management Systems
Keeping Our Stormwater Clean – A Builder's Guide www.melbournewater.com.au

Attachment 6 - ESD advice

Sustainable Management Plan (SMP)
for planning applications being considered by Yarra Council

Applicant Response Guidelines

Project Information:

Applicants should state the property address and the proposed development's use and extent. They should describe neighbouring buildings that impact on or may be impacted by the development. It is required to outline relevant areas, such as site permeability, water capture areas and gross floor area of different building uses. Applicants should describe the development's sustainable design approach and summarise the project's key ESD objectives.

Environmental Categories:

Each criterion is one of the 10 Key Sustainable Building Categories. The applicant is required to address each criterion and demonstrate how the design meets its objectives.

Objectives:

Within this section the general intent, the aims and the purposes of the category are explained.

Issues:

This section comprises a list of topics that might be relevant within the environmental category. As each application responds to different opportunities and constraints, it is not required to address all issues. The list is non-exhaustive and topics can be added to tailor to specific application needs.

Assessment Method Description:

Where applicable, the Applicant needs to explain what standards have been used to assess the applicable issues.

Benchmarks Description:

The applicant is required to briefly explain the benchmark applied as outlined within the chosen standard. A benchmark description is required for each environmental issue that has been identified as relevant.

How does the proposal comply with the benchmarks?

The applicant should show how the proposed design meets the benchmarks of the chosen standard through making references to the design brief, drawings, specifications, consultant reports or other evidence that proves compliance with the chosen benchmark.

ESD Matters on Architectural Drawings:

Architectural drawings should reflect all relevant ESD matters where feasible. As an example, window attributes, sun shading and materials should be noted on elevations and finishes schedules, water tanks and renewable energy devices should be shown on plans. The site's permeability should be clearly noted. It is also recommended to indicate water catchment areas on roof- or site plans to confirm water re-use calculations.