


Attachment 1 - PLN17/0857 - 19 Howard Street Richmond - Advertising S52 - Plans\_Part1

**RACHCOFFVELLA**  
Proposed Office Building  
FOR ALTEL HOLDINGS  
RICHMOND



**Proposed Office Building**  
Altel Holdings  
19 Howard Street, RICHMOND

**182-17**

**TOWN PLANNING  
DRAWING SCHEDULE**

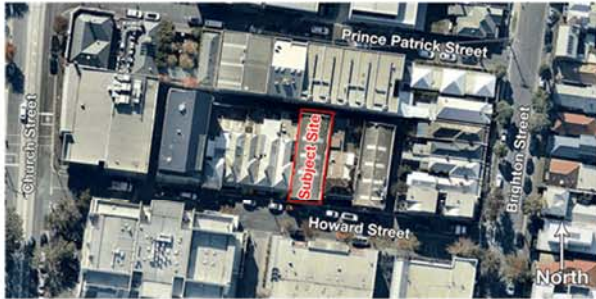
<u>Town Planning</u>		
TP02 A	Cover Sheet	
TP01 A	Site Context Plan	
TP02 A	Design Response Plan	
TP03 A	Proposed Floor Plans	
TP04 A	Proposed Elevations	
TP05 A	Proposed Sections & Streetscape Elevation	
TP06 A	Proposed Shadow Diagram	
TP07 A	Proposed Shadow Diagrams	
TP08 A	Proposed Views & Material Schedule	
TP09	Existing Elevations	
TP10	Existing Shadow Diagrams	

<u>Consultant Drawings</u>	
Land Surveyor	
B & S SURVEYORS	
Drawing Ref 2480/17	
ES&C Consultants	
LID Consulting	

RACHCOFFVELLA

<small>Plan No.</small>	<small>Scale</small>	<small>Project Name</small>	<small>Client</small>	<small>Drawn</small>	<small>Checked</small>	<small>Issue Date</small>	<small>Scale 1:1</small>	<small>Drawing Title</small>	<small>Project No.</small>	<small>Revision No.</small>	<small>Project Site</small>
TP00 - 182-17	A	Proposed Office Building At 19 Howard Street, RICHMOND FOR Altel Holdings	DC	May '17	30/11/2017	Cover Sheet			TP00 - 182-17	A	RACHCOFFVELLA
RACHCOFFVELLA ARCHITECTURE PTY LTD 1/111 GARDNER STREET RICHMOND VIC 3121 PH: 03 9437 2700 F: 03 9437 2700 E: info@rvcv.com.au www.rvcv.com.au											

Attachment 1 - PLN17/0857 - 19 Howard Street Richmond - Advertising S52 - Plans\_Part1



Aerial Image



Existing Photo 01 Howard Streetscape



Existing Photo 02 Howard Streetscape



Existing Photo 03 Rear Road

**RACHCOFFVELLA**  
Proposed Office Building  
FOR ALLOTMENT  
FOR ALLOTMENT

**NOTATIONS**

Scale 1:100

Fencing offsets to the face shown in circled enlargements for clarity. Fence diagrams are not to scale.

Subsided 7'13" for LPS400 Datum

Levels shown are to the Australian high datum (AHD) plus 0.4m (MAD)

TBM - Core nail in section R.L. 7.25m (AHD)

The Top and site levels should be verified before any site excavation or works.

**Level Descriptions**

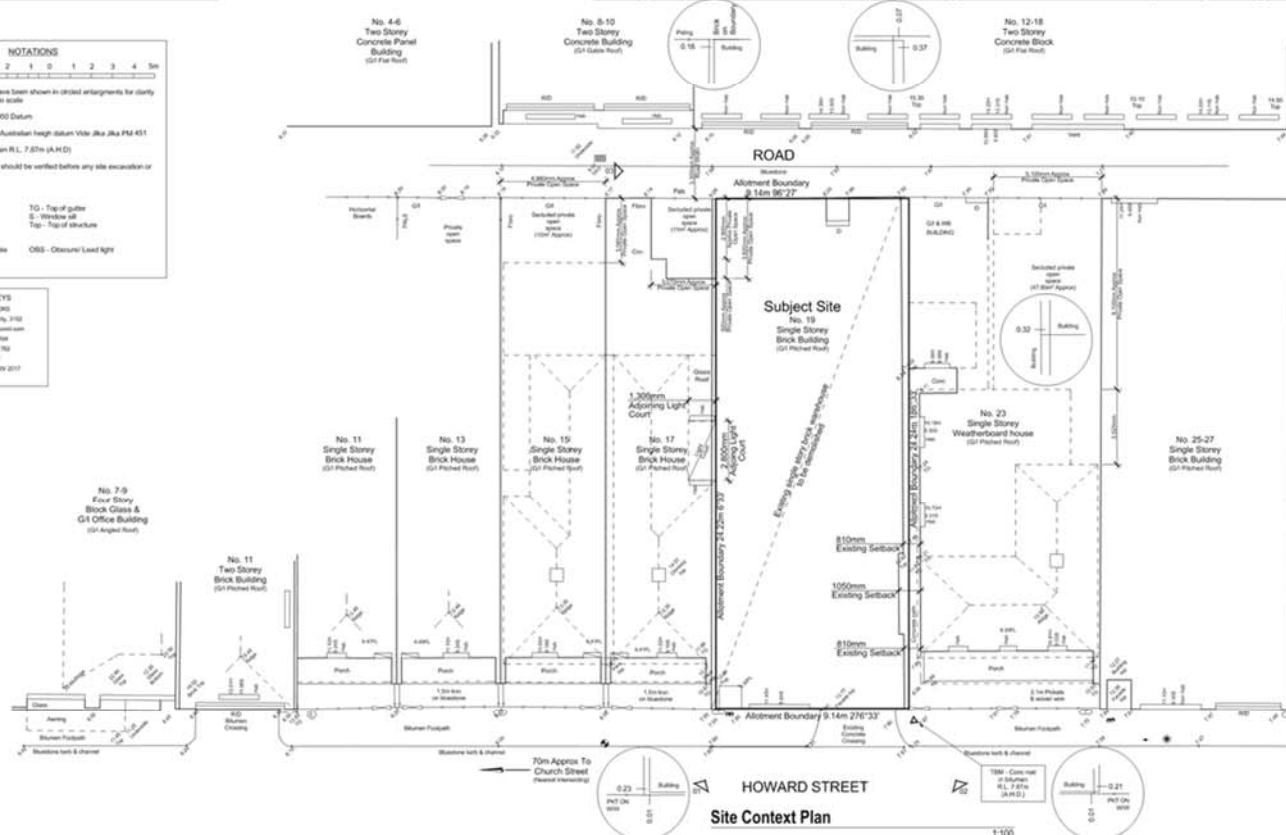
FL - Floor level  
SI - Window sill  
TST - Top of slab

HAB - Habitable  
NON HAB - Non Habitable

OS - Observer / Lead light

**B & S SURVEYS**

UNB 2006/0103  
PO Box 4652, Area City, VIC  
Email: info@b-s-surveys.com.au  
Tel: 03 9579 1188  
Mobile: 0411 776 766  
0607 240917  
Date of survey: 02/09/2017



**General Note**

Rev A  
Request for additional information

- Additional information including adjoining neighbours existing conditions
- Detailed private open space for both adjoining properties & a 15m wide area of reserved private open space dimensions
- Western setback of No. 23 Howard Street
- Classification of adjacent street identified



View Towards No.17 Light Court Facing North

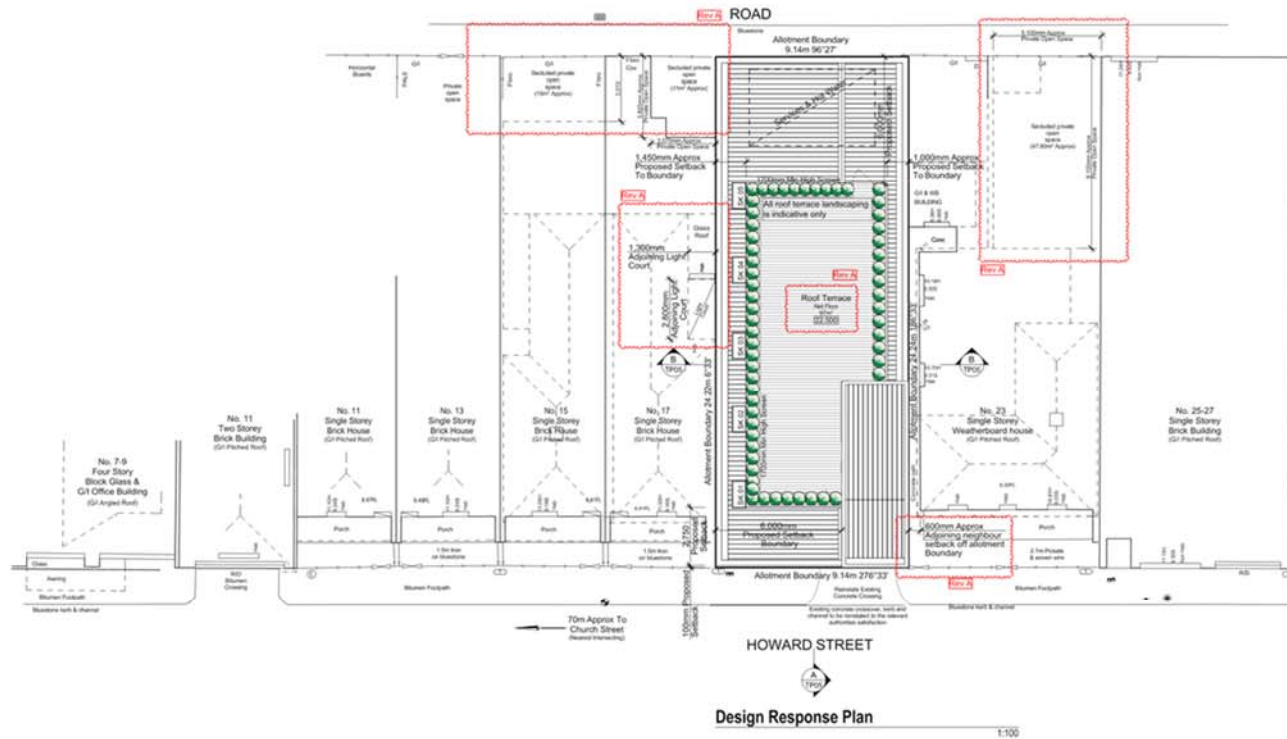


View Towards No.17 Light Court Facing South

**TOWN PLANNING**

Attachment 1 - PLN17/0857 - 19 Howard Street Richmond - Advertising S52 - Plans\_Part1

**RACHCOFFVELLA**  
Proposed Office Building  
FOR AMENITIES  
FOR AMENITIES



Design Response Plan  
1:100

**General Note**

Rev A  
Request for additional Information

- Additional information including adjoining neighbours existing conditions
- Included private open space for both adjoining properties & no 15 each area of included private open space (Dimension)
- Western setback of No. 23 Howard Street
- Distribution of vehicles clearly identified

**Stormwater Drainage**

All stormwater drainage to be connected to existing stormwater system and into legal point of discharge to satisfaction of the relevant authority.

**Development Summary**

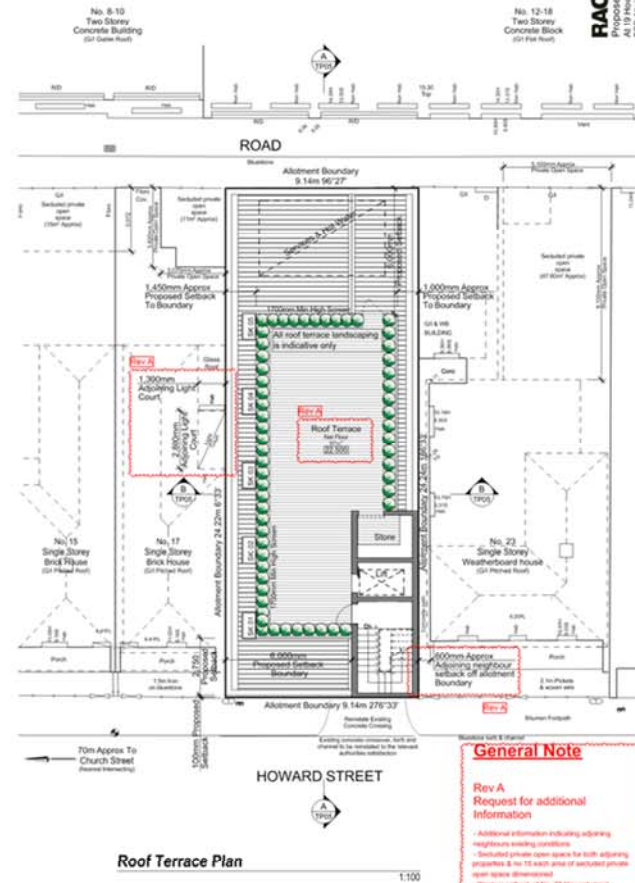
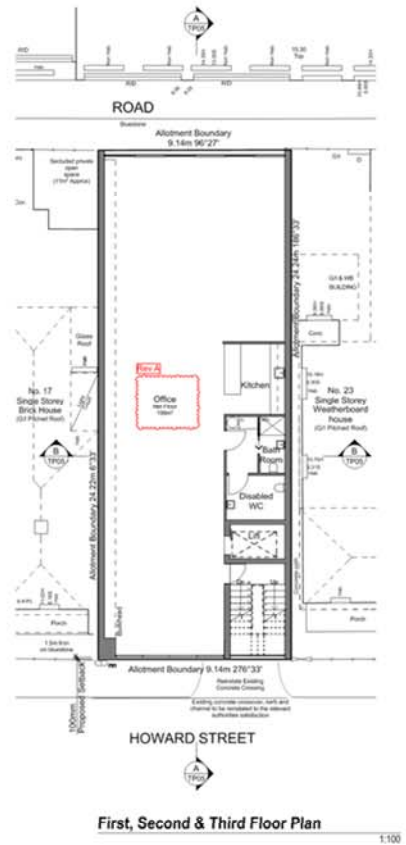
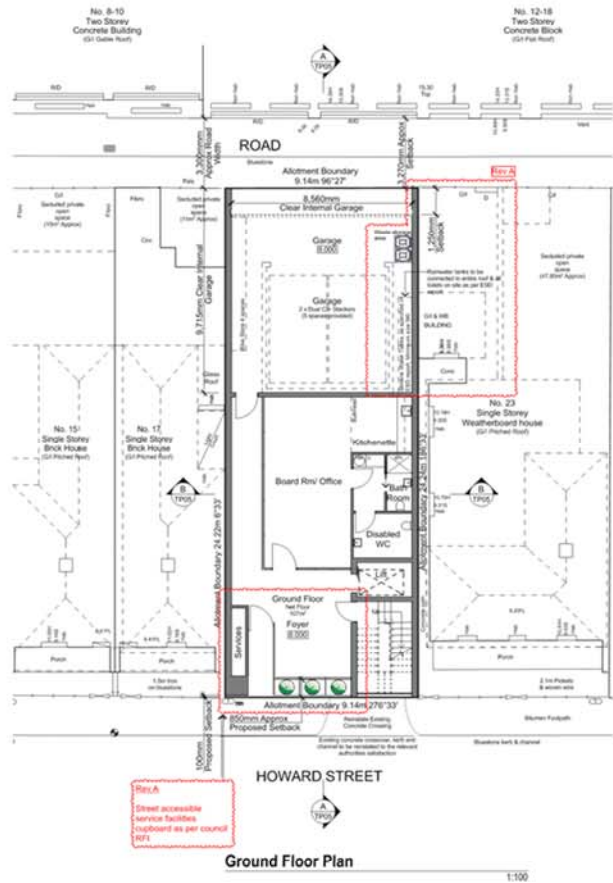
Site Area - 221m<sup>2</sup>

<b>Existing Building Analysis</b>	
Building Coverage -	100%
<b>Proposed Building Analysis</b>	
Building Coverage -	100%
Building Coverage Area -	221m <sup>2</sup>
Garage and Store Area -	82m <sup>2</sup>
Ground Floor Lettable Area -	33m <sup>2</sup>
Amenities inc. Kitchen -	22m <sup>2</sup>
First, Second & Third Floor Area -	205m <sup>2</sup>
Includes Core, Amenities & Kitchen	
First, Second & Third Floor Lettable Area -	162m <sup>2</sup>
Amenities inc. Kitchen & exc. Core -	24m <sup>2</sup>
Rooftop Terrace Area -	86m <sup>2</sup>
(Excluding Stairwell)	
Store -	5m <sup>2</sup>

**TOWN PLANNING**

Attachment 1 - PLN17/0857 - 19 Howard Street Richmond - Advertising S52 - Plans\_Part1

**RACHCOFFVELLA**  
Proposed Office Building  
FOR ADVERTISING  
FOR ADVERTISING



**General Note**  
Rev A  
Request for additional information

- Additional information including adjoining neighbours existing conditions
- Detailed private open space for both adjoining properties & for TE each area of setback private open space dimensioned
- Western setback of No. 23 Howard Street
- Classification of windows clearly identified
- Indication of street accessible service facilities
- Titles of floor plans corrected
- Net floor area indicated on floor plans
- Notes regarding ESD report

Attachment 2 - PLN17/0857 - 19 Howard Street Richmond - Advertising S52 - Plans\_Part2

**South Elevation**  
1:100

**East Elevation**  
1:100

**West Elevation**  
1:100

**North Elevation**  
1:100

**Proposed View From Howard Street**

**General Note**

**Rev A**  
Request for additional information

- Elevations to show operable external blind system
- Operable windows obtained by legend and drawings, including operable windows as per ESD report

**LEGEND**

SDH SASHLESS DOUBLE GLASS  
MFG MASONRY  
FG FIXED GLASS

**Finishes Schedule**

**External Walls:**  
 (RB) Rendered finished block work walls Dulux Colour "Black Canvas" and or similar  
 (BW) Split face block work walls Colour as selected (shaded tones)  
 (CF) Timber formed concrete walls  
 (VM) VM Zinc Wall Cladding Colour: Quartz Zinc (or similar)

**Windows:**  
 (AW) Aluminium framed windows & doors Black powdercoat finish Clear glass to satisfy energy rating requirement

**Garage Door:**  
 (GD) Vertical garage roller door Colour: black

**Roofing:**  
 (SR) Sheet roofing (behind parapets) Colorbond "Monument" and/or similar

**PS** Privacy Screen Powder coated steel privacy screen Colour: Black ash (or similar)

**TOWN PLANNING**

Project Name: Proposed Office Building At 19 Howard Street, RICHMOND For Alter Holdings

Sheet: DC Date: May 17 30/11/2017 Scale: 1:100 Drawing Name: Proposed Elevations

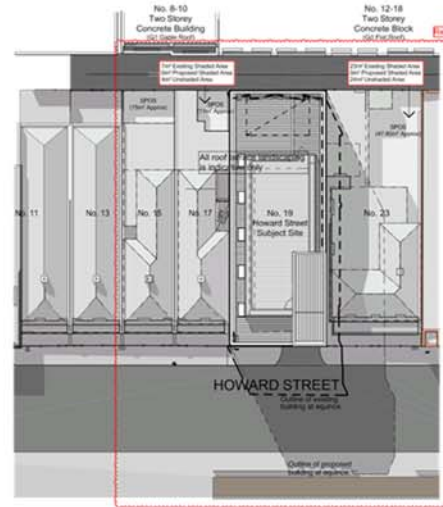
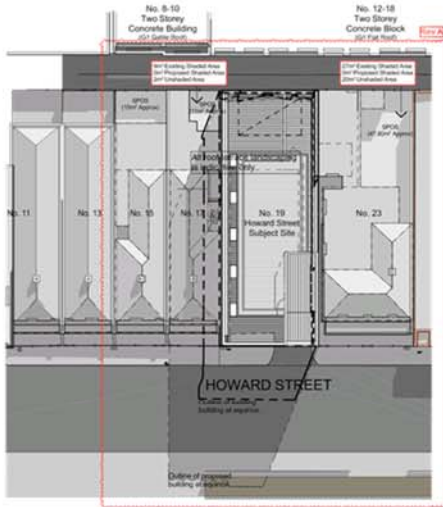
TP04 - 182-17 A **RACHCOFFVELLA** ARCHITECTURE PTY LTD

**RACHCOFFVELLA**  
Proposed Office Building  
At 19 Howard Street  
RICHMOND  
FOR Alter Holdings

Attachment 3 - PLN17/0857 - 19 Howard Street Richmond - Advertising S52 - Plans\_Part3



Attachment 3 - PLN17/0857 - 19 Howard Street Richmond - Advertising S52 - Plans\_Part3

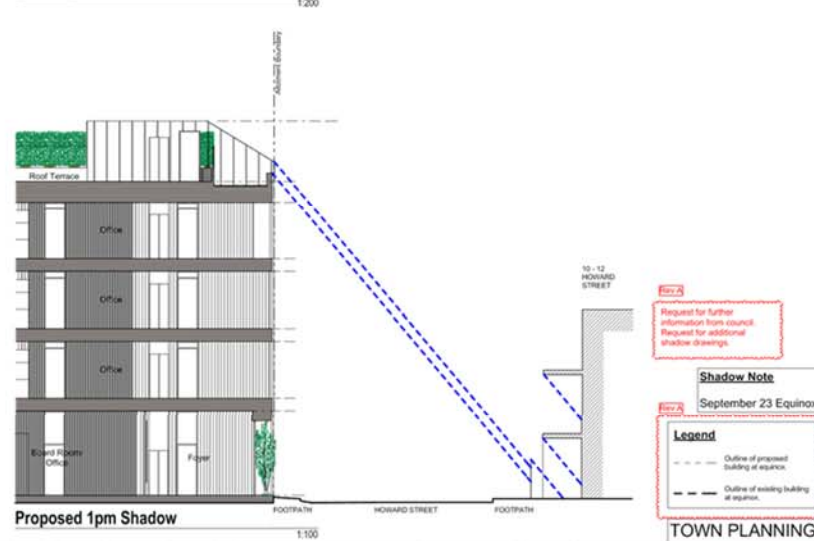


**RACHCOFFVELLA**  
Proposed Office Building  
At 19 Howard Street, RICHMOND  
FOR A52 Advertising

11am Proposed Shadows



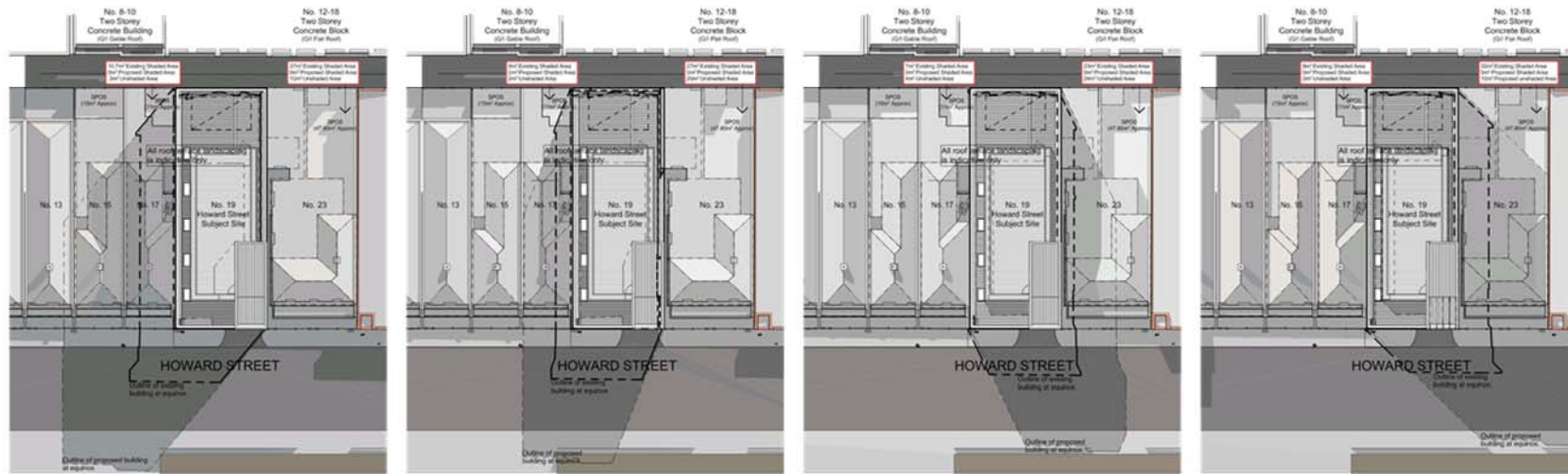
1pm Proposed Shadows



Project Name: Proposed Office Building At 19 Howard Street, RICHMOND FOR A52 Advertising  
 Date: May 17 30/11/2017  
 Scale: 1:200, 1:100  
 Drawing Title: Proposed Shadow Diagram  
 Project No: TP06 - 182-17 A  
 Architect: RACHCOFFVELLA ARCHITECTURE PTY LTD  
 10/13 HOWARD STREET  
 RICHMOND VIC 3121  
 PH: 03 9429 0700  
 F: 03 9429 0700  
 E: info@rachcoffvella.com.au  
 W: www.rachcoffvella.com.au

Attachment 3 - PLN17/0857 - 19 Howard Street Richmond - Advertising S52 - Plans\_Part3

**RACHCOFFVELLA**  
Proposed Office Building  
FOR THE HOUSING  
FOR THE HOUSING



10am Proposed Shadows

11am Proposed Shadows

1pm Proposed Shadows

2pm Proposed Shadows

**Shadow Note**  
September 23 Equinox

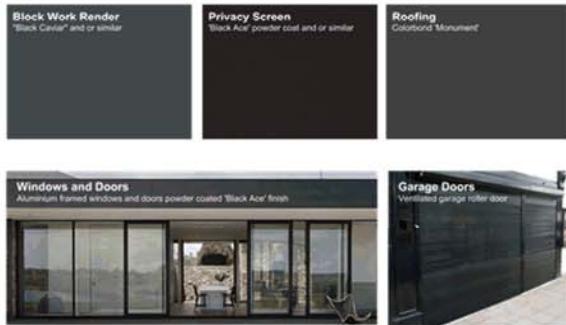
**Legend**

- Outline of proposed building at equinox
- - - Outline of existing building at equinox

**Request for further information from council. Request for additional shadow drawings.**



Attachment 4 - PLN17/0857 - 19 Howard Street Richmond - Advertising S52 - Plans\_Part4



**RACHCOFFVELLA**  
Proposed Office Building  
19 Howard Street, RICHMOND  
VIC 3121 Australia  
FOR ALL BUILDINGS

Attachment 4 - PLN17/0857 - 19 Howard Street Richmond - Advertising S52 - Plans\_Part4



Existing Photo 01 Howard Streetscape

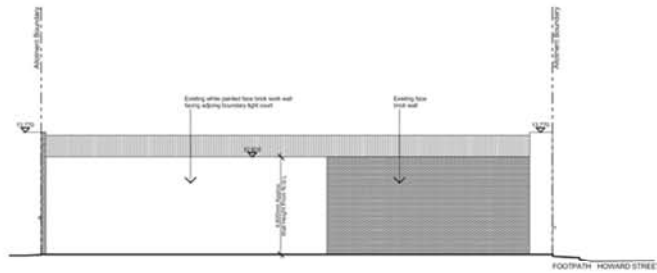


Existing Photo 02 Howard Streetscape



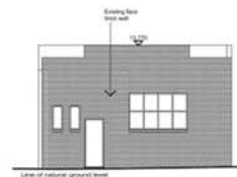
Existing Photo 03 Rear Road

**RACHCOFFVELLA**  
Proposed Office Building  
At 19 Howard Street, RICHMOND  
FOR A52 HOLDINGS



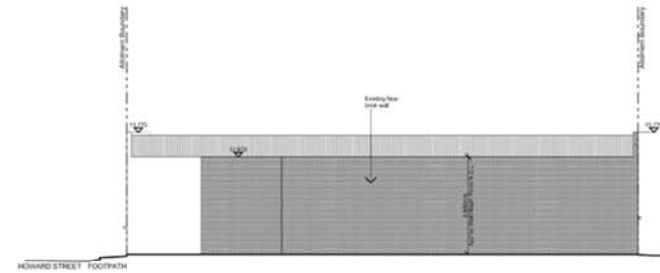
West Elevation

1:100



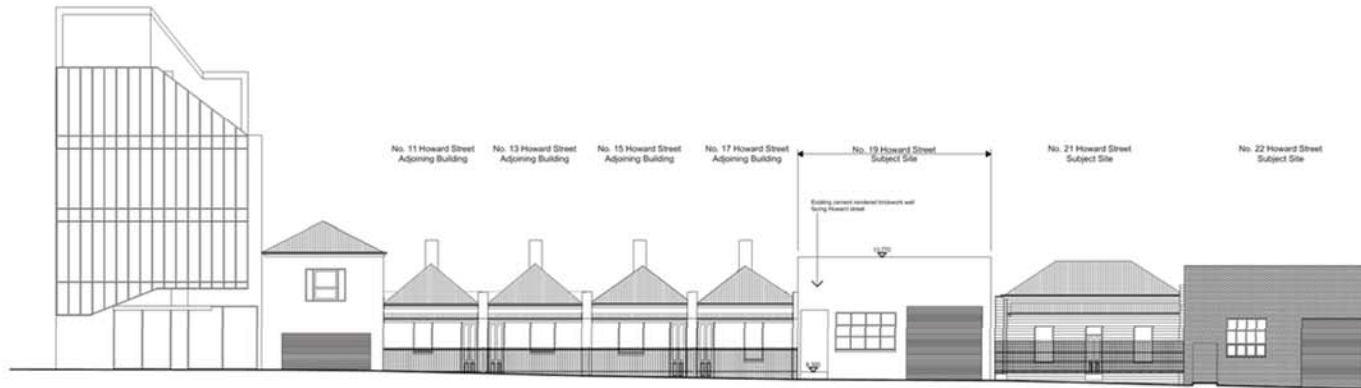
North Elevation

1:100



East Elevation

1:100



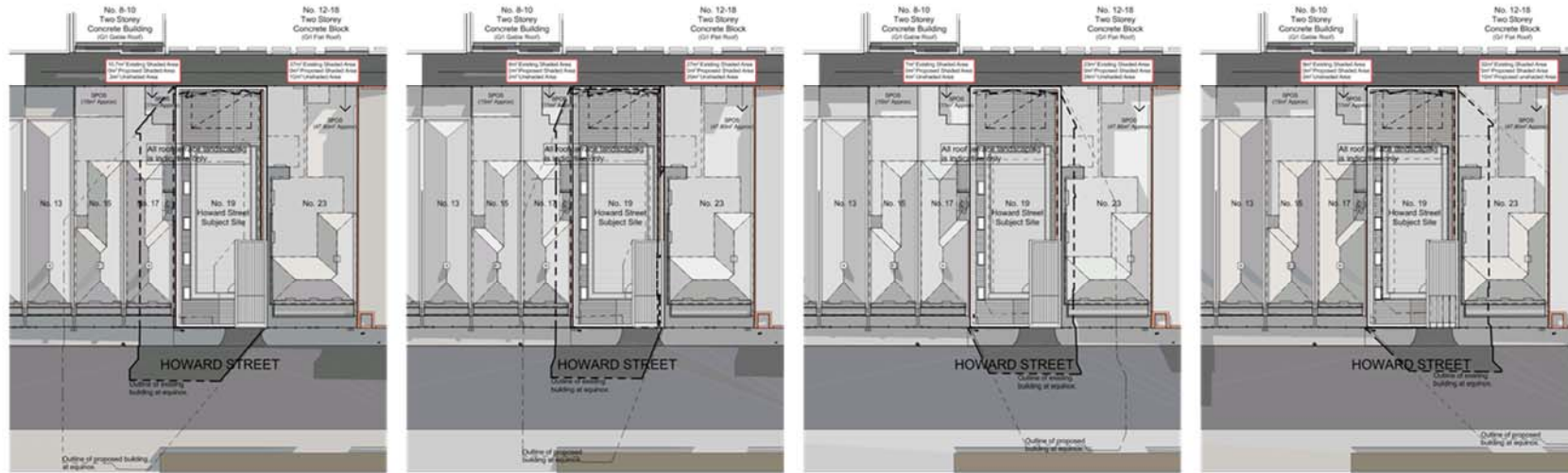
South Elevation Streetscape (Howard St)

1:100

Project Name	Proposed Office Building At 19 Howard Street, RICHMOND FOR A52 HOLDINGS	Sheet	DC	Sheet Date	May '17	Plot Date	30/11/2017	Scale	1:100	Drawing Name	Existing Elevations	Project No.	TP09 - 182-17	Revision No.	
TOWN PLANNING															
<b>RACHCOFFVELLA</b> ARCHITECTURE PTY LTD 10/110 COLLEGE STREET MELBOURNE VIC 3000 T: 03 9419 2000 F: 03 9419 2001 www.rachcoffvella.com.au															

Attachment 4 - PLN17/0857 - 19 Howard Street Richmond - Advertising S52 - Plans\_Part4

**RACHCOFFVELLA**  
 Proposed Office Building  
 19 Howard Street Richmond  
 FOR THE HOUSING



10am Shadows

1:200

11am Shadows

1:200

1pm Shadows

1:200

2pm Shadows

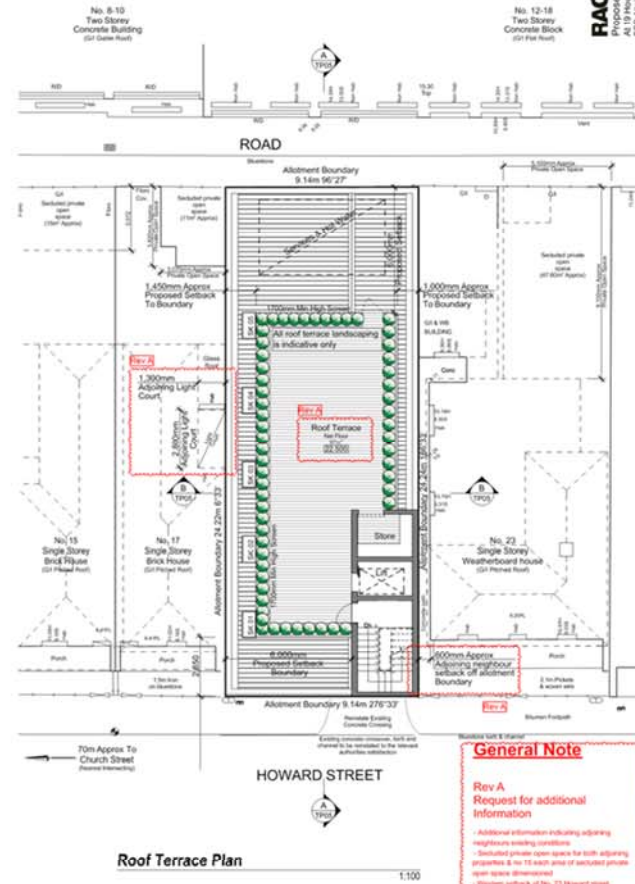
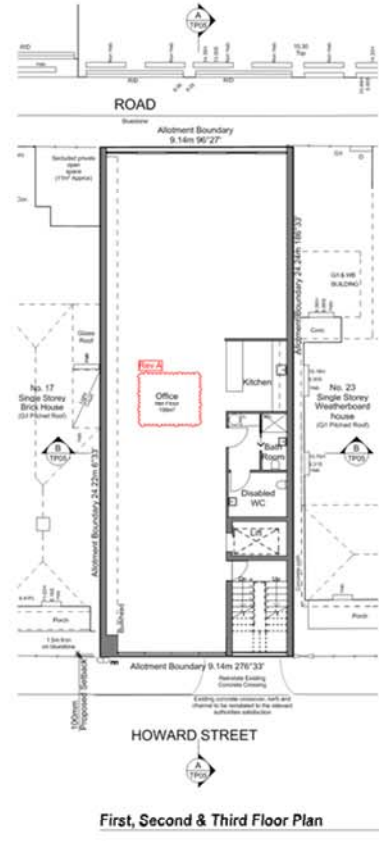
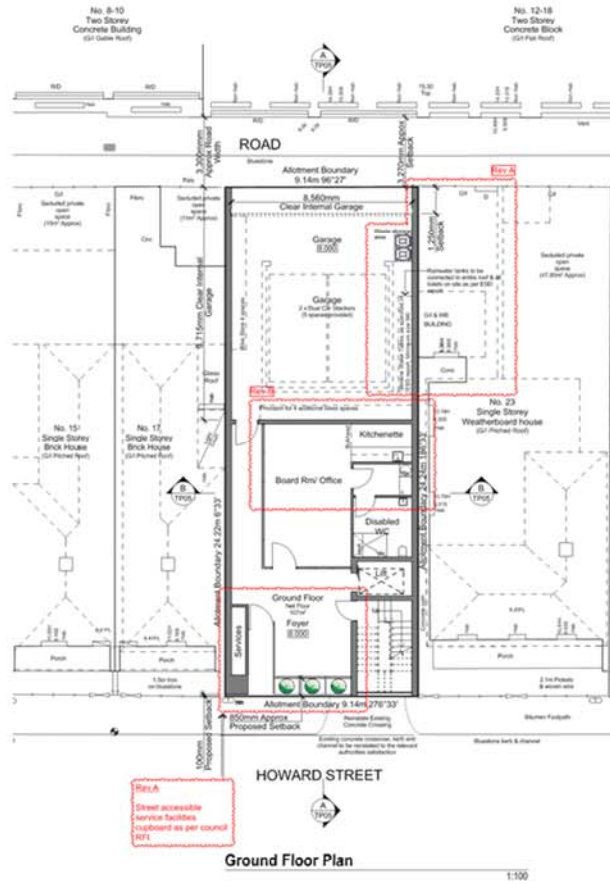
1:200

**Legend**  
 - - - - Outline of proposed building at equinox  
 - - - - Outline of existing building at equinox  
 - - - - Outline of existing building at equinox

**TOWN PLANNING**

Attachment 5 - PLN17/0857 - 19 Howard Street Richmond - Sketch Plans Received 28 February 2018

**RACHCOFFVELLA**  
 Proposed Office Building  
 19 Howard Street, RICHMOND  
 FOR AVAL HOLDINGS

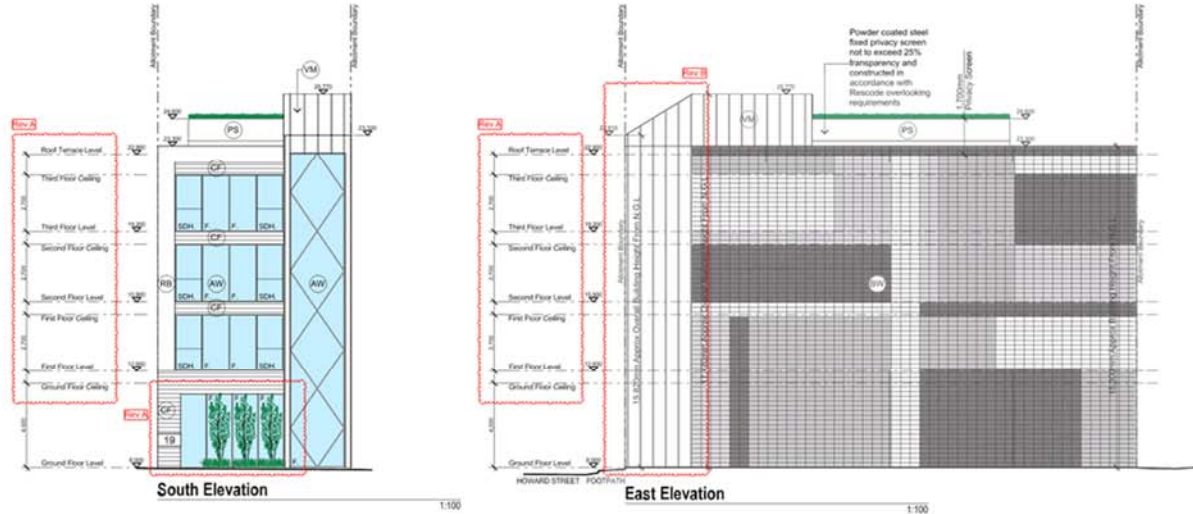


**General Note**

Rev A  
 Request for additional information

- Additional information including adjoining neighbours existing conditions
- Detailed private open space for both adjoining properties & for TR each area of setback private open space dimensioned
- Western setback of No. 23 Howard Street
- Classification of windows clearly identified
- Indication of street accessible service facilities
- Titles of floor plans corrected
- Net floor area indicated on floor plans
- Notes regarding ESD report

Attachment 5 - PLN17/0857 - 19 Howard Street Richmond - Sketch Plans Received 28 February 2018



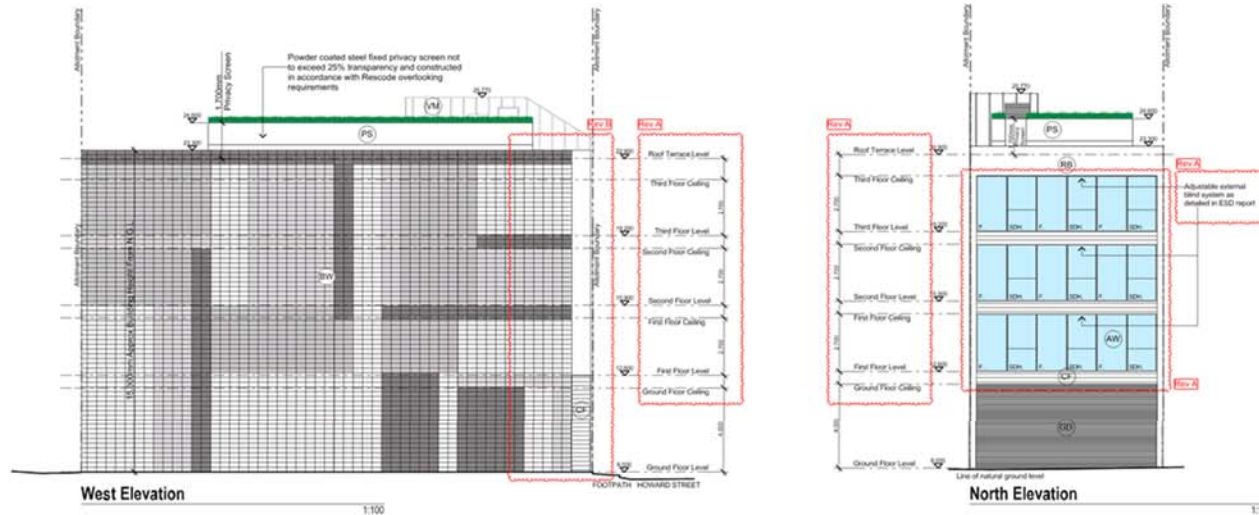
Proposed View From Howard Street

**RACHCOFFVELLA**  
Proposed Office Building  
19 HOWARD STREET  
RICHMOND VIC 3121

**General Note**

**Rev A**  
Request for additional information

- Floor plans corrected
- Elevations to show operable external blind system
- Operable windows indicated by legend and drawings, including operable windows as per ESD report



**LEGEND**

SM SASHLESS DOUBLE GLASS WINDOW  
MFG MASONRY  
FG FIXED GLASS

**Finishes Schedule**

**External Walls:**  
 (RB) Rendered finished block work walls  
 Dulux Colour "Black Cavalry" and/or similar  
 (BW) Split face block work walls  
 Colour as selected (paved tones)  
 (CF) Timber formed concrete walls  
 (VM) VM Zinc Wall Cladding  
 Colour: Quartz Zinc (or similar)

**Windows:**  
 (AW) Aluminium framed windows & doors  
 Black powdercoat finish  
 Clear glass to satisfy energy rating requirement

**Garage Door:**  
 (GD) Vertical garage roller door  
 Colour: black

**Roofing:**  
 (SR) Sheet roofing (behind parapets)  
 Colorbond "Monument" and/or similar

**Privacy Screen:**  
 (PS) Powder coated steel privacy screen  
 Colour: Black steel (or similar)

DISCUSSION PURPOSE ONLY

Attachment 5 - PLN17/0857 - 19 Howard Street Richmond - Sketch Plans Received 28 February 2018



<p><b>Block Work Render</b> "Black Cavalier" and/or similar</p>	<p><b>Privacy Screen</b> "Black Ace" powder coat and/or similar</p>	<p><b>Roofing</b> Colorbond "Monument"</p>
<p><b>Windows and Doors</b> Aluminum framed windows and doors powder coated "Black Ace" finish</p>		<p><b>Garage Doors</b> Ventilated garage roller door</p>



**RACHCOFFVELLA**  
Proposed Office Building  
At 19 Howard Street, RICHMOND  
FOR AER HOLDINGS

## Attachment 6 - PLN17/0857 - 19 Howard Street Richmond - Engineering comments



## MEMO

**To:** Chris Stathis  
**From:** Artemis Bacani  
**Date:** 22 January 2018  
**Subject:** **Application No:** PLN17/0857  
**Description:** Office Development  
**Site Address:** 19 Howard Street, Richmond

I refer to the above Planning Application received on 19 December 2017 and the accompanying Traffic Engineering Assessment and request for addendum prepared by Traffix Group in relation to the proposed development at 19 Howard Street, Richmond. Council's Engineering Services unit provides the following information:

### CAR PARKING PROVISION Amended Development

The addendum for Planning Permit PLN17/0857 seeks to increase the floor area of the proposed development from 670 m<sup>2</sup> to 704 m<sup>2</sup>.

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
Office	670 m <sup>2</sup> (Previous)	3.5 spaces to each 100 m <sup>2</sup> of net floor area	23	5
	704 m <sup>2</sup> (Revised)	3.5 spaces to each 100 m <sup>2</sup> of net floor area	24	5
	Change		1	0

Since there will be five car spaces to be provided on-site, a reduction of 19 car spaces is sought in the car parking requirement. 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.

### 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 Office Use.*  
Parking associated with office type developments is generally long-stay parking for employees and short term parking (say up to two hours' duration) for customers and clients. The actual parking demand generated by the office is expected to be lower than

**Attachment 6 - PLN17/0857 - 19 Howard Street Richmond - Engineering comments**

the statutory parking rate of 3.5 spaces per 100 square metres of floor space, since the area has very good access to public transport services.

The proposed office use for the development would have an on-site car parking provision of 0.71 spaces per 100 square metres of floor area. In the nearby Cremorne area, which contains a high concentration of office proposals, a number of developments have been approved with reduced office rates as shown in the table below:

Cremorne	
9-11 Cremorne Street PLN16/0171 (Amended) issued 13 June 2017	0.85 spaces per 100 m <sup>2</sup> (20 on-site spaces; 2,329 m <sup>2</sup> )
33 Balmain Street PLN15/0309 issued 21 October 2015	0.78 spaces per 100 m <sup>2</sup> (14 on-site spaces; 1,788.1 m <sup>2</sup> )
13 Cubitt Street PLN16/1022 issued 20 December 2016	0.41 spaces per 100 m <sup>2</sup> (3 on-site spaces; 726.25 m <sup>2</sup> )

The proposed on-site office parking rate of 0.71 spaces is considered appropriate, having regard to the site's excellent accessibility to public transport services and proximity to Melbourne. Providing a reduced office parking rate for this site as well as other sites within the surrounding area encourages a modal shift from private motor based commuting to using more sustainable forms of transport.

- *Availability of Public Transport in the Locality of the Land.*  
The site is within walking distance of tram services operating along Church Street and Swan Street. Rail services can be obtained from East Richmond railway station.
- *Multi-Purpose Trips within the Area.*  
Visitors to the site might combine their visit by engaging in other business or activities whilst in the Richmond/Cremorne area.
- *Convenience to Pedestrian and Cycling Access to the Site.*  
The Church Street activity centre would have a very high serviceability for pedestrians. The site has good connectivity to the on-road bicycle network. It is highly probable that some visitors to the site would either live or work locally. Pedestrians and cyclists should be able to access the site conveniently.

**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.*  
Trafix Group had conducted parking occupancy surveys of the surrounding area on Thursday 31 August 2017 between 9am and 5pm. The survey area encompassed sections of Howard Street, Prince Patrick Street, Yarra Street, Yorkshire Street, Mary Street, Durham Street, Brighton Street, Church Street, Gordon Street, Dale Street, and Newton Street. The times and extent of the survey are considered appropriate. A parking inventory of 205 publicly available parking spaces was identified. The results indicate that the peak parking occupancy was observed at 10am, with no fewer than 23 spaces vacant within the study area. The data suggests that any overflow with the short-stay parking for the development could be accommodated on-street.
- *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 Church Street, approximately 90 metres south-west of the site.



**Attachment 6 - PLN17/0857 - 19 Howard Street Richmond - Engineering comments**

**Adequacy of Car Parking**

From a traffic engineering perspective, the waiver of 19 parking spaces associated with the office use is considered appropriate in the context of the development and the surrounding area. The parking overflow generated by the site can be accommodated on-street.

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

**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
Employees	0.5 trips per on-site staff space per peak hour (5 spaces)	-	2.5	2.5
<b>Total</b>		-	2.5	2.5

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 Right of Way to be very remote.

**DEVELOPMENT LAYOUT DESIGN**

**Layout Design Assessment**

Item	Assessment
Access Arrangements	
Width of Right of Way	According to the <i>Ground Floor Plan</i> the rear Right of Way has a carriageway width of between 3.27-3.30 metres.
Development Entrance	The garage doorway has a width of 8.58 metres.
Visibility	Visibility triangles have not been provided at the entrance of the development.
Headroom Clearance	The headroom clearance at the garage entrance satisfies <i>Design standard 1 – Accessways</i> of Clause 52.06-9.

**Attachment 6 - PLN17/0857 - 19 Howard Street Richmond - Engineering comments****Layout Design Assessment**

Item	Assessment
<b>Car Parking Modules and Car Stacker</b>	
Car Stacker Device	<p>The applicant has proposed a shuffle type car stacker system, the Klaus Multiparking Trendvario 4300 system. The model requires a floor to ceiling height of 4.35 metres. This stacker model will have a useable platform width of 2.6 metres.</p> <p>The <i>Section A-A</i> plan shows the garage ceiling directly above the car stacker has been recessed to accommodate the car stacker. The ceiling's concrete slab could be structurally compromised by the narrower slab. The applicant to have the slab structurally assessed.</p>
Floor to Ceiling Height	A minimum floor to ceiling height of 4.0 metres has been provided. The section of ceiling that is recessed is not dimensioned.
Vehicle Clearance Height	The stacker model satisfies the vehicle clearance height requirements in <i>Design standard 4: Mechanical parking</i> .
Vehicle Turning Movements	The swept path diagrams for the B85 design vehicle entering and exiting the car stacker platforms off the Right of Way are considered satisfactory.
<b>Other Items</b>	
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 Right of Way – Council Infrastructure requirement.

**Design Items to be Addressed**

Item	Details
Sight Visibility	It is recommended for the applicant to install a convex mirror on both sides of the development's entrance to improve visibility of oncoming traffic along the Right of Way.
Floor to Ceiling Height	The applicant is to dimension the recessed section of the ceiling above the car stacker.

**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 6 - PLN17/0857 - 19 Howard Street Richmond - 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 Howard 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.
- The redundant vehicle crossing must be demolished and reinstated with footpath and kerb and channel in accordance with Council's *Infrastructure Road Materials Policy*, Council's Standards Drawings and engineering requirements.

#### **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.

## **Attachment 6 - PLN17/0857 - 19 Howard Street Richmond - Engineering comments**

### **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.

#### **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.

#### **Clearances from Electrical Assets**

Overhead power lines run along the north side of Howard Street, close to the property boundary.

The developer needs to ensure that the building has adequate clearances from overhead power cables, transformers, substations or any other electrical assets where applicable. Energy Safe Victoria has published an information brochure, *Building design near powerlines*, which can be obtained from their website:

<http://www.esv.vic.gov.au/About-ESV/Reports-and-publications/Brochures-stickers-and-DVDs>

Regards

Artemis Bacani  
Civil Roads Engineer  
Engineering Services Unit

---

**Attachment 7 - PLN17/0857 - 19 Howard Street Richmond - Urban Design Comments**



# MEMO

---

TO: Chris Stathis (Statutory Planning)  
FROM: Amruta Pandhe (Urban Design)  
DATE: 25 January 2018  
SUBJECT: 19 Howard Street Richmond  
APPLICATION NO: PLN17/0857  
DESCRIPTION: Development of the land for a four storey (plus rooftop terrace) office building and an associated reduction in the car parking requirement.

---

## COMMENTS SOUGHT

Urban Design comments have been sought on:

- Building Height
- Ground Floor Interface with Howard Street
- Materials
- Side boundary wall treatments

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 30<sup>th</sup> November 2017.

## COMMENTS SUMMARY

The proposal is supported in its current form provided the below changes are made. 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.

- A height of 4 storey is acceptable in this context. However, the rooftop terrace element is making the overall form visually dominant and is not supported. It is recommended to reduce its visual appearance as much as possible.
- The ground floor interface is supported.
- The proposed design currently does not present a high quality three-dimensional form, particularly the way the building wraps around the corners. The black render frame and zinc wall cladding for the stairwell are not supported as they draw too much attention and negatively impacts the coherence of the architecture. It is recommended to use lighter colours and architectural treatments that will have visual impact and consideration needs to be given to three-dimensional look of the building.
- The split face blocks along the side boundary walls are supported. The design will benefit if the variation in colours and overall pattern on the side walls are designed in relation to the design of Howard Street façade.

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

---

## Attachment 7 - PLN17/0857 - 19 Howard Street Richmond - Urban Design Comments

### DEVELOPMENT PROPOSAL

The development proposes demolition of existing building and construction of two dwellings. The proposal provides pedestrian and vehicular entrance from Blazey Street.

### URBAN DESIGN FEEDBACK

- **Building Height**

Clause 22.10 seeks new development to ensure that the height of new development is appropriate to the context of the area and respects the prevailing pattern of heights of the area where this is a positive contribution to neighbourhood character.

Howard Street presents a mixed built form character with stronger high rise built form on the western end transitioning towards a lower rise form on the eastern end. The site sits in the central section of Howard Street where it sits between two single storey dwellings but the broader context presents 3-9 storey apartments, a six storey office building and single storey terraces. The proposed development provides a four storey plus rooftop terrace. A four storey form in this context is an acceptable outcome, however, the roof top terrace element is making the top level form visually dominant in its existing context. This is not supported. It is acknowledged that the section of rooftop terrace is the stairwell area and it is recommended to reduce its visual appearance as much as possible.

- **Ground Floor Interface with Howard Street**

The subject site is located in Non-Residential Areas as per Clause 21.08 that seeks future development to improve the interface of developments with the street. The overall ground floor interface with clear entry design and landscape treatment is supported. It is highly encouraged that the proposed landscaping is implemented.

- **Design Detail (includes materials and side boundary wall treatments)**

Clause 22.10 seeks new development to make positive contribution to the streetscape through high standards in architecture and urban design.

Given the abutting properties are single storey dwellings the proposed development will be highly visible from all sides until these properties are developed. Hence, the architecture of the building should present a visually interesting form without drawing too much attention to itself. The proposed design currently does not present a high quality three-dimensional form, particularly the way building wraps around both the corners. The abutting residential properties are set back at the ground level, hence consideration should be given to the corners of the buildings at ground floor level as well. The black render framing the building creates too much contrast when viewed from west and detracts from the coherence of the overall architectural composition. Similarly, the colour and material of stairwell area connecting to the roof top terrace is too contrast to the lower levels and draws too much attention to the top level. Hence, it is recommended to use architectural treatments and lighter colours that will have less visual impact and gives consideration to three-dimensional building design.

The proposal is currently using number of materials and finishes. Use of render, split face block and timber formed concrete is supported as they reflect some of the surrounding character. The use of split face blocks along the side boundary wall treatment will provide a texture to the wall and the use of different colours will reduce the appearance of a blank wall. Hence, the material and colours are supported. The design will benefit if the variation in colours and overall pattern on the side wall is thought in relation to the design of Howard Street façade.