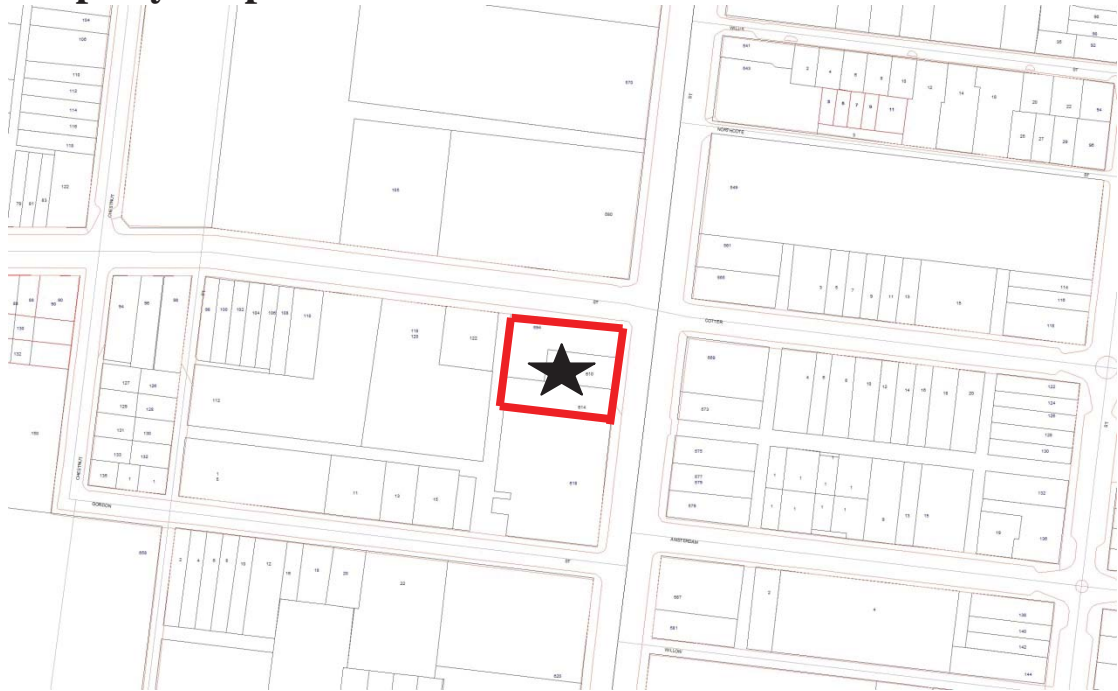


Attachment 1 - PLN17/0456 - 594-612 Church Street Cremorne - Subject Land Map

SUBJECT LAND:

Property Map



Zoning Map



↑ North

★ Subject Site

Attachment 2 - PLN17/0456 - 594-612 Church Street Cremorne - Advertised plans prepared by Wood Marsh Architecture

9.0

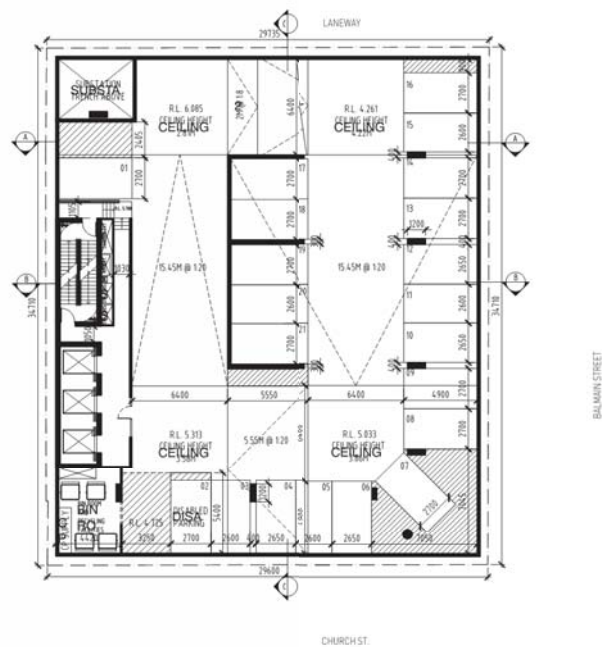
DRAWINGS

9.01 DRAWINGS LIST

BASEMENT 3	TP-01	SECTION - AA	TP-14
BASEMENT 2	TP-02	SECTION - BB	TP-15
BASEMENT 1	TP-03	SECTION - CC	TP-16
GROUND FLOOR PLAN	TP-04	WEST ELEVATION	TP-17
MEZZANINE LEVEL	TP-05	EAST ELEVATION	TP-18
LEVEL 01 PLAN	TP-06	NORTH ELEVATION	TP-19
LEVEL 02 PLAN	TP-07	SOUTH ELEVATION	TP-20
LEVEL 03 PLAN	TP-08	SITE PLAN	TP-21
LEVEL 04 PLAN	TP-09	DEMOLITION PLAN	TP-22
LEVEL 05 PLAN	TP-10	DEMOLITION ELEVATIONS	TP-23
LEVEL 06 PLAN	TP-11	DEMOLITION ELEVATIONS	TP-24
LEVEL 07 PLAN	TP-12	CHURCH ST ELEVATIONS	TP-25
ROOF PLAN	TP-13	BALMAIN ST ELEVATIONS	TP-26



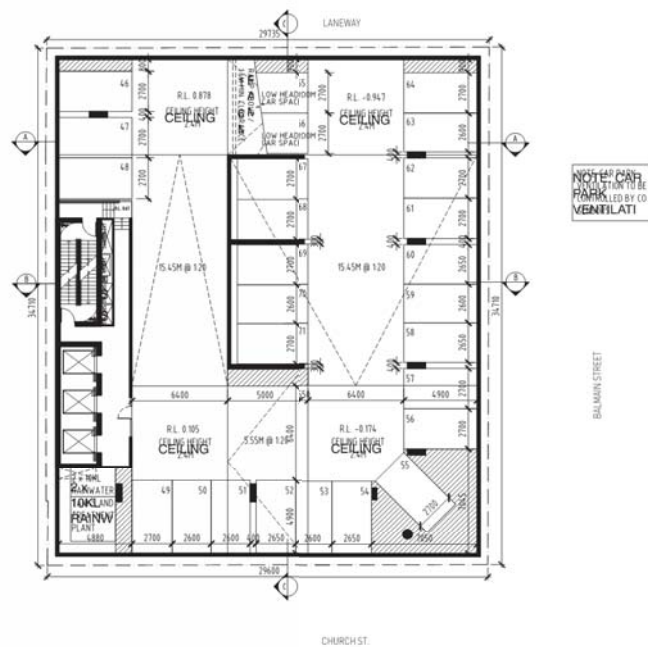
Attachment 2 - PLN17/0456 - 594-612 Church Street Cremorne - Advertised plans prepared by Wood Marsh Architecture



 Wood Marsh Architecture 95 Reservoir Road, Parkville, Victoria 3057 Australia Telephone: 03 9678 2000 Facsimile: 03 9678 2011 Email: wma@woodmarsh.com.au A.S.P. 11/000 747/10		PROJECT: IKON OFFICE BUILDING 594-612 CHURCH ST. CREMORNE, VIC. DRAWING: BASEMENT (AR PARK)	DRAWING NO: TFP-03 DATE: 25/07/2017 BY: RW / RM SCALE: 1:200 @ A3 WMA
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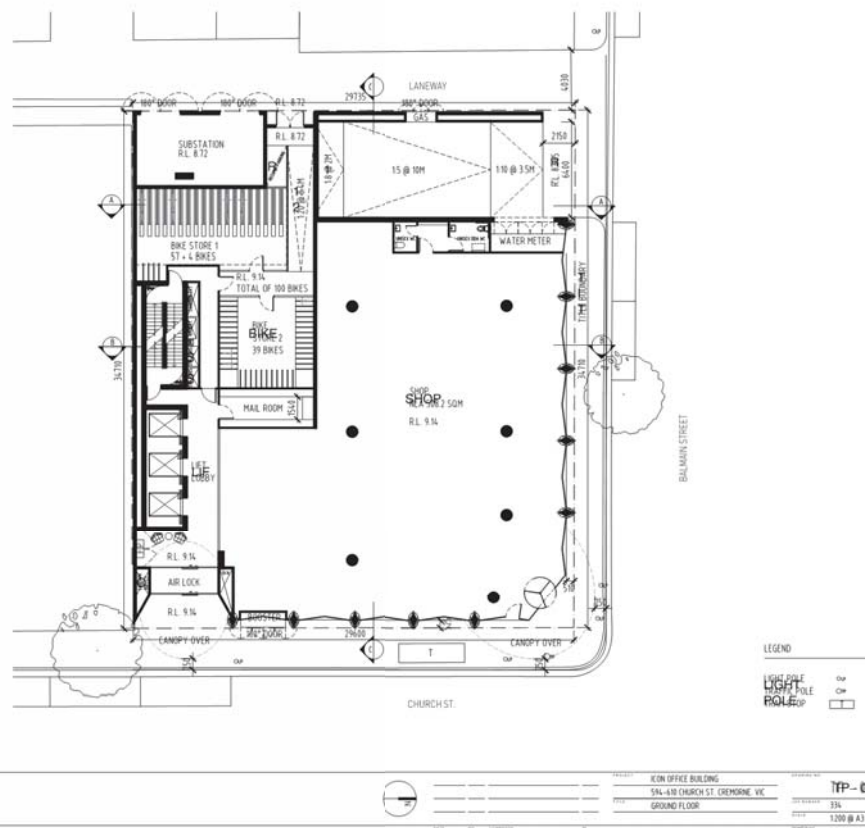


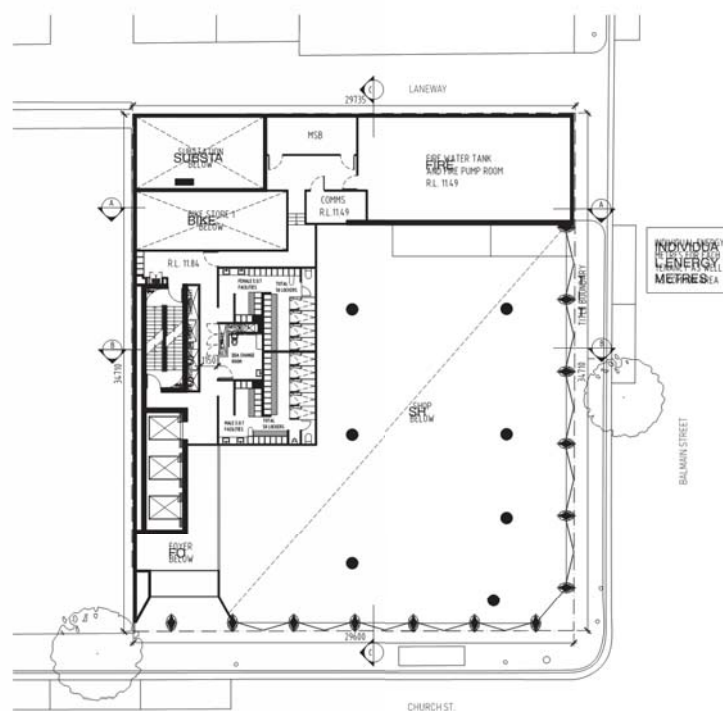
Attachment 2 - PLN17/0456 - 594-612 Church Street Cremorne - Advertised plans prepared by Wood Marsh Architecture



 <p>Wood Marsh Architecture 95 Reservoir Road, Parkville, Victoria 3057 Australia Telephone: 03 9678 2000 Facsimile: 03 9678 2011 Email: info@woodmarsh.com.au A.S.N. 11/000 747/00</p>		<p>PROJECT: ICOM OFFICE BUILDING 594-612 CHURCH ST. CREMORNE, VIC. DRAWN: BASEMENT (CAR PARK)</p>	<p>DATE: 25/07/2017 TYP: 01 33% 1:200 @ A3 W/M</p>
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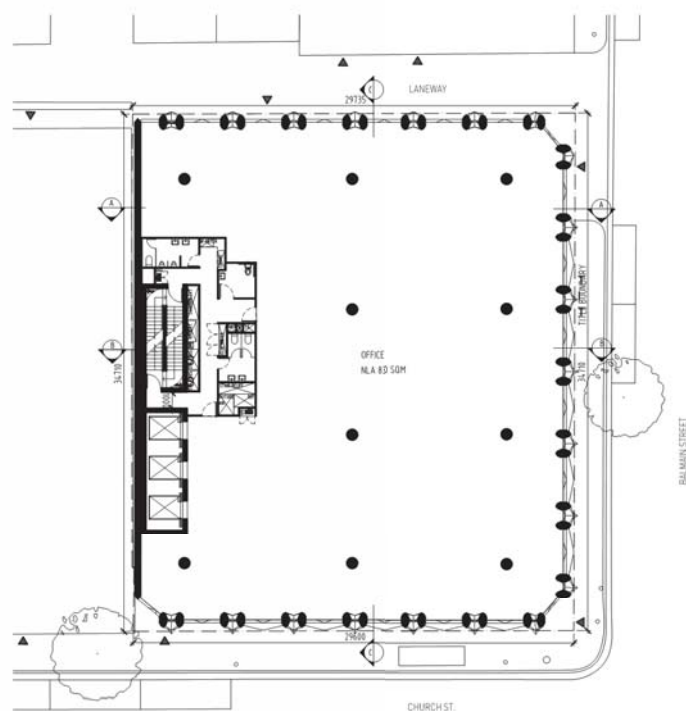
Attachment 2 - PLN17/0456 - 594-612 Church Street Cremorne - Advertised plans prepared by Wood Marsh Architecture





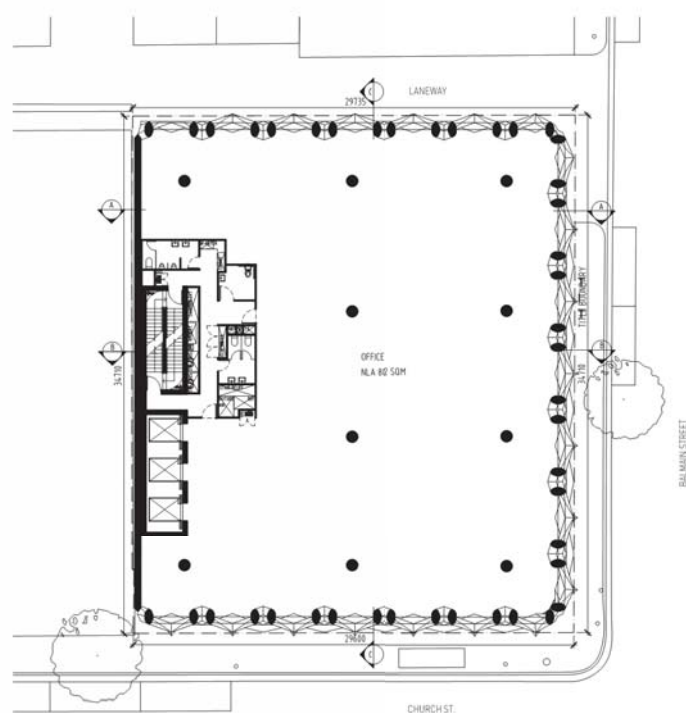
 <p>Wood Marsh Architecture</p> <p>20 Beaumont Parade, Fort Lauderdale 33311 Australia Telephone +61 8678 2800 Fax number +61 8678 2811 Email info@woodmarsh.com.au</p> <p>A.S.N. 11-6847-7676</p>		<p>ICON OFFICE BUILDING</p> <p>SALAD COURCH ST CREMONA, VIC</p> <p>MEZZANNE</p>	<p>PROJECT NO.</p> <p>TYP - 05</p> <p>DATE</p> <p>30x</p> <p>1200 x A3</p>	<p>ISSUED FOR</p> <p>21/07/2017</p> <p>RW / RH</p> <p>DH</p>
---	---	---	--	--

Attachment 2 - PLN17/0456 - 594-612 Church Street Cremorne - Advertised plans prepared by Wood Marsh Architecture



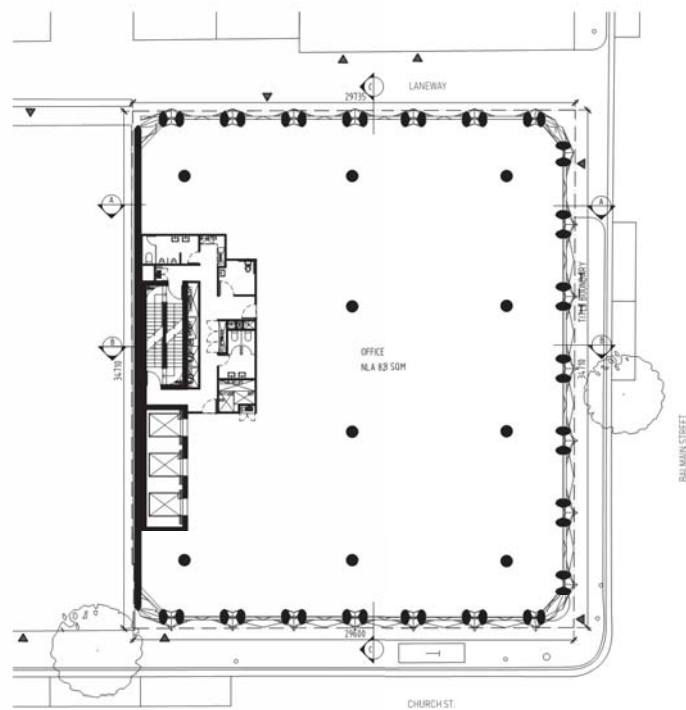
 Wood Marsh Architecture 20 Rossmore Road, Parkville, Victoria 3057 Australia Telephone: 03 9678 2000 Facsimile: 03 9678 2011 Email: info@woodmarsh.com.au A.S.P. 11/000 747/10		PROJECT: ICON OFFICE BUILDING		DATE: 25/07/2017	
		594-612 CHURCH ST CREMORNE, VIC		TFP-06	
		(LEVEL/FLOOR)		35A	
		1:200 @ A3		W/M	

Attachment 2 - PLN17/0456 - 594-612 Church Street Cremorne - Advertised plans prepared by Wood Marsh Architecture



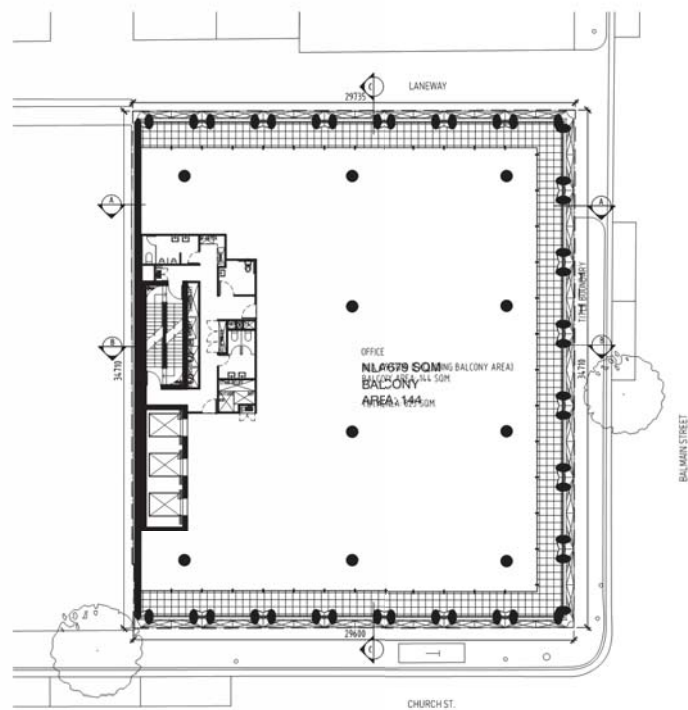
 Wood Marsh Architecture 30 Rossmore Road, Parkville, VIC 3066 Telephone: 03 9678 2000 Fax: 03 9678 2011 Email: wma@woodmarsh.com.au A.S.P. 11/00/17/10		PROJECT: ICON OFFICE BUILDING		REFERENCE: 77P-07	
		594-612 CHURCH ST CREMORNE, VIC		DATE: 25/07/2017	
		LEVEL: 02		DRAWN BY: RM / RM	
		SCALE: 1:200 @ A3		CHECKED BY: WM	

Attachment 2 - PLN17/0456 - 594-612 Church Street Cremorne - Advertised plans prepared by Wood Marsh Architecture



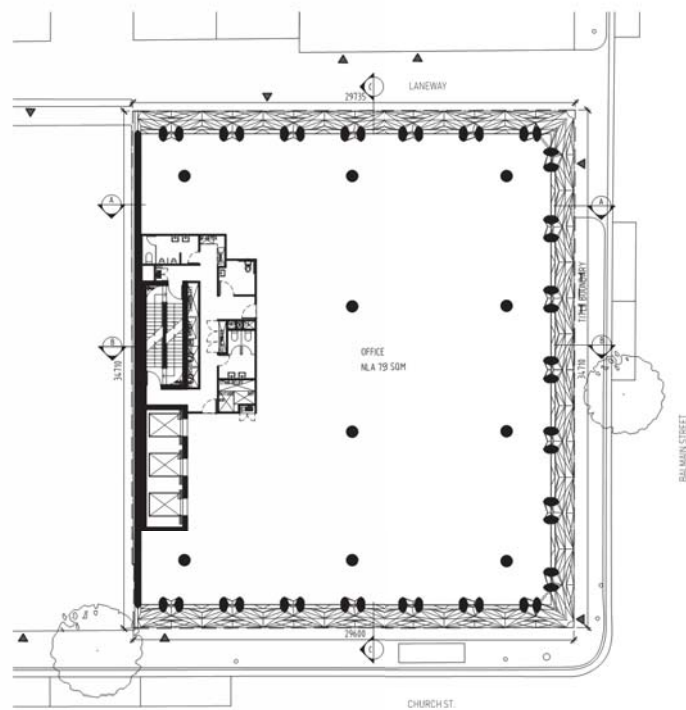
 Wood Marsh Architecture 20 Rossmore Road, Parkville, Victoria 3066 Telephone: 03 9678 2000 Facsimile: 03 9678 2011 Email: wma@woodmarsh.com.au A.S.P. 11/00/17/10		PROJECT: ICON OFFICE BUILDING		REFERENCE: TFP-08	
		594-612 CHURCH ST. CREMORNE, VIC		DATE: 25/07/2017	
		LEVEL: 03		DRAWN BY: RM / RM	
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Attachment 2 - PLN17/0456 - 594-612 Church Street Cremorne - Advertised plans prepared by Wood Marsh Architecture



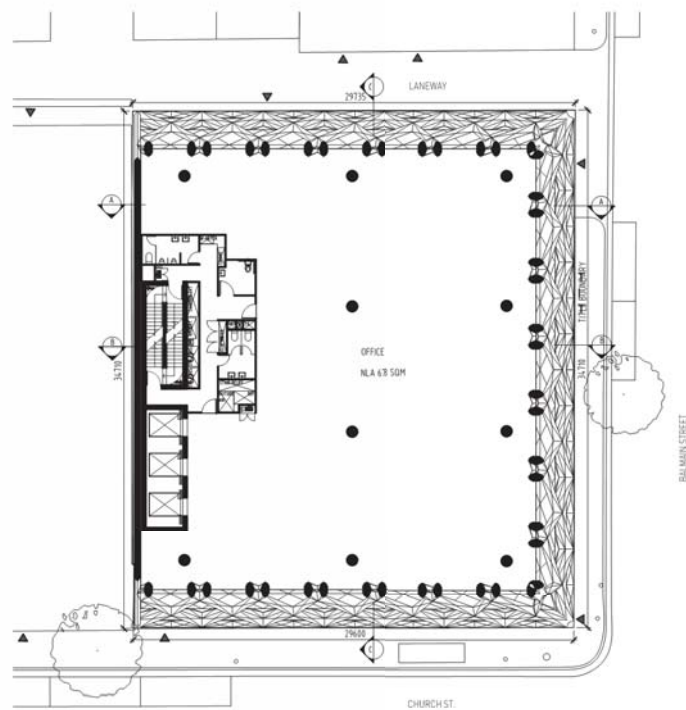
 Wood Marsh Architecture 20 Rossmore Road, Parkville, Victoria 3057 Australia Telephone: 03 9678 2000 Facsimile: 03 9678 2011 Email: wma@woodmarsh.com.au A.S.N. 11660 74739			PROJECT: ICON OFFICE BUILDING 594-612 CHURCH ST. CREMORNE, VIC. DRAWING: LEVEL 04		TFP-08 25/07/2017 RW / RM 1:200 @ A3 WMA

Attachment 2 - PLN17/0456 - 594-612 Church Street Cremorne - Advertised plans prepared by Wood Marsh Architecture



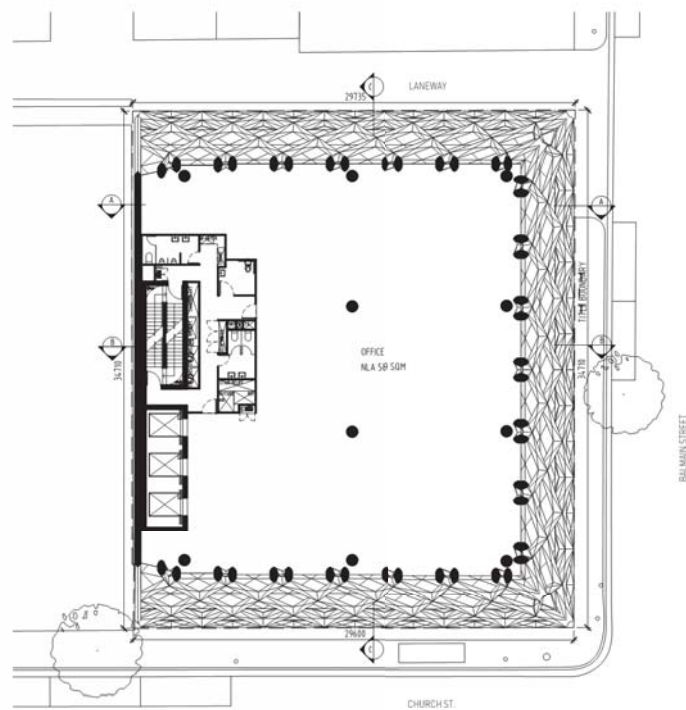
 Wood Marsh Architecture 20 Rossmore Road, Potts Point, Sydney 2011 Australia Telephone: 02 9678 2000 Facsimile: 02 9678 2011 Email: wma@woodmarsh.com.au A.S.P. 11/000 747/10		PROJECT: ICON OFFICE BUILDING		REFERENCE: TFP-110	
		594-612 CHURCH ST. CREMORNE, VIC		DATE: 23/07/2017	
		LEVEL: 05		DRAWN BY: RM / RM	
		SCALE: 1:200 @ A3		CHECKED BY: WM	

Attachment 2 - PLN17/0456 - 594-612 Church Street Cremorne - Advertised plans prepared by Wood Marsh Architecture



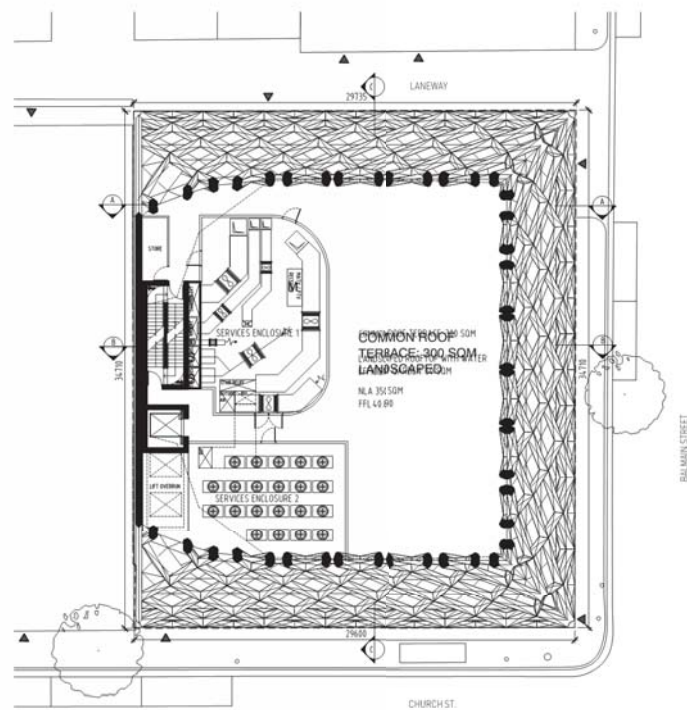
 Wood Marsh Architecture 20 Rossmore Road, Pymble NSW 1570 Australia Telephone 02 9678 2000 Facsimile 02 9678 2011 Email info@woodmarsh.com.au A.S.N. 11662 74739			PROJECT: ICON OFFICE BUILDING 594-612 CHURCH ST CREMORNE, VIC DRAWING: LEVEL 06		SHEET NO: TP - 11 DATE: 23/07/2017
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			CHECKED BY: WM		
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Attachment 2 - PLN17/0456 - 594-612 Church Street Cremorne - Advertised plans prepared by Wood Marsh Architecture



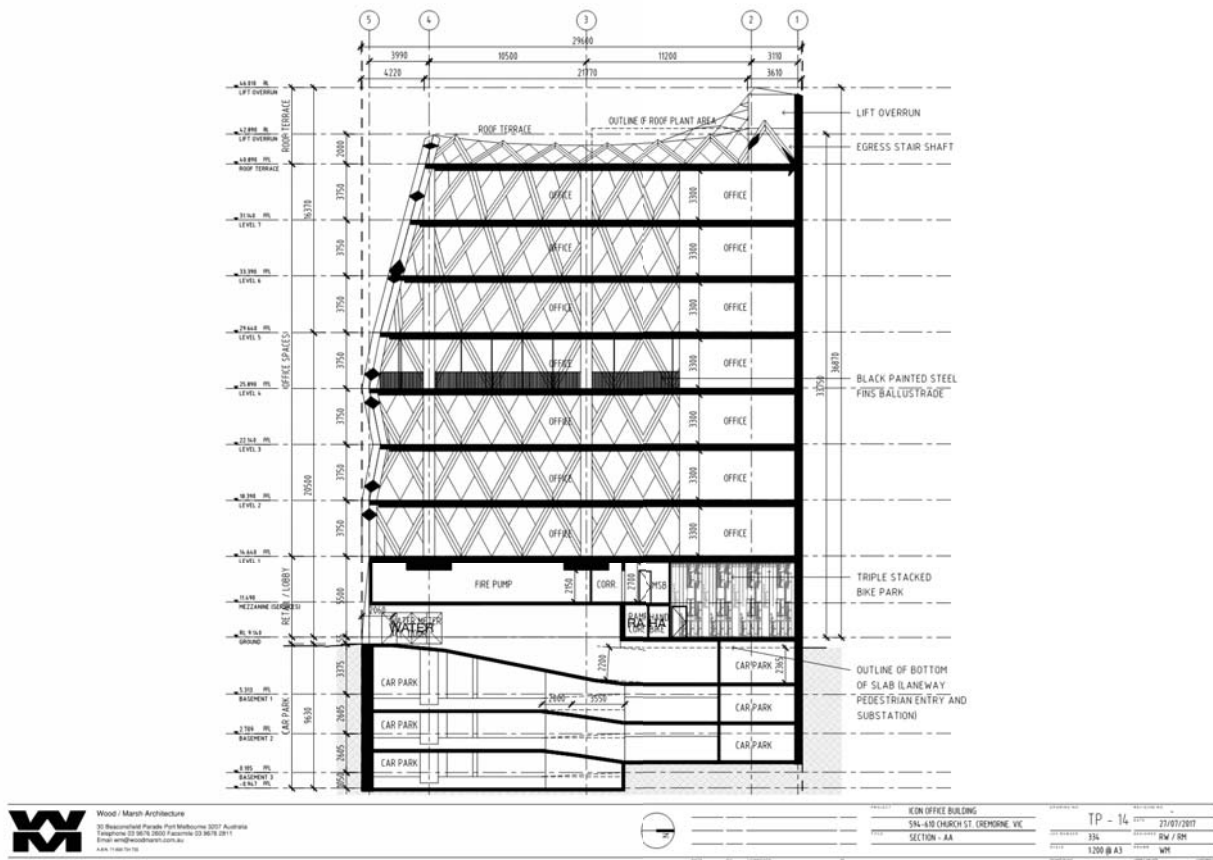
 Wood Marsh Architecture 20 Rossmore Road, Pymble NSW 1570 Australia Telephone: 02 9678 2000 Facsimile: 02 9678 2011 Email: wma@woodmarsh.com.au A.S.P. 11/000 747/10			PROJECT: ICON OFFICE BUILDING 594-612 CHURCH ST CREMORNE, VIC DATE: 12/07/17		DRAWING NO: TP - 12 DATE: 25/07/2017
			SCALE: 35% DRAWN BY: RM		CHECKED BY: WM
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			SHEET SIZE: A3 TOTAL SHEETS: 1		

Attachment 2 - PLN17/0456 - 594-612 Church Street Cremorne - Advertised plans prepared by Wood Marsh Architecture

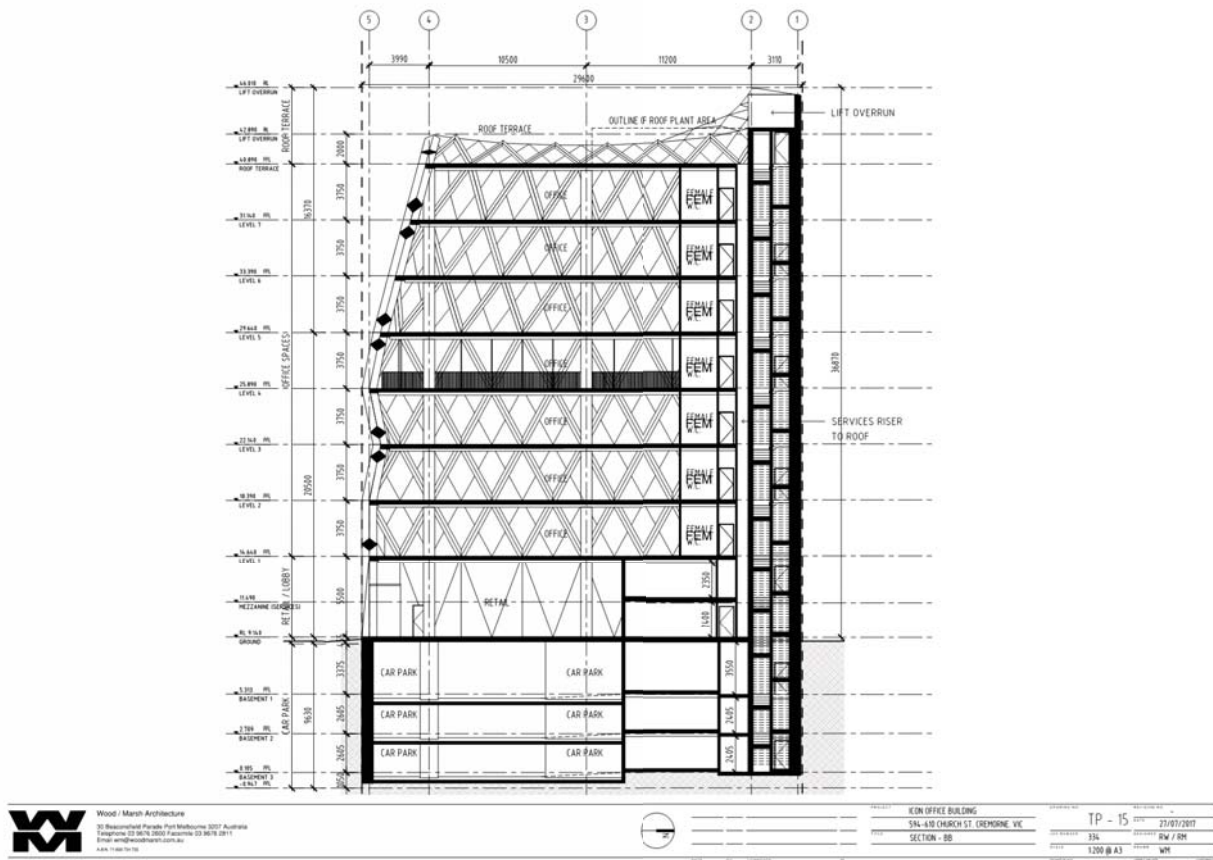


 Wood Marsh Architecture 20 Rossmore Road, Parkville, Melbourne 3010 Australia Telephone 03 9678 2000 Facsimile 03 9678 2011 Email info@woodmarsh.com.au A.S.N. 11660 74739			PROJECT: ICON OFFICE BUILDING 594-612 CHURCH ST CREMORNE, VIC		DRAWING NO: TP - 13 DATE: 25/07/2017
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					CHECKED BY: WM
					SHEET SIZE: 1,000 @ A3

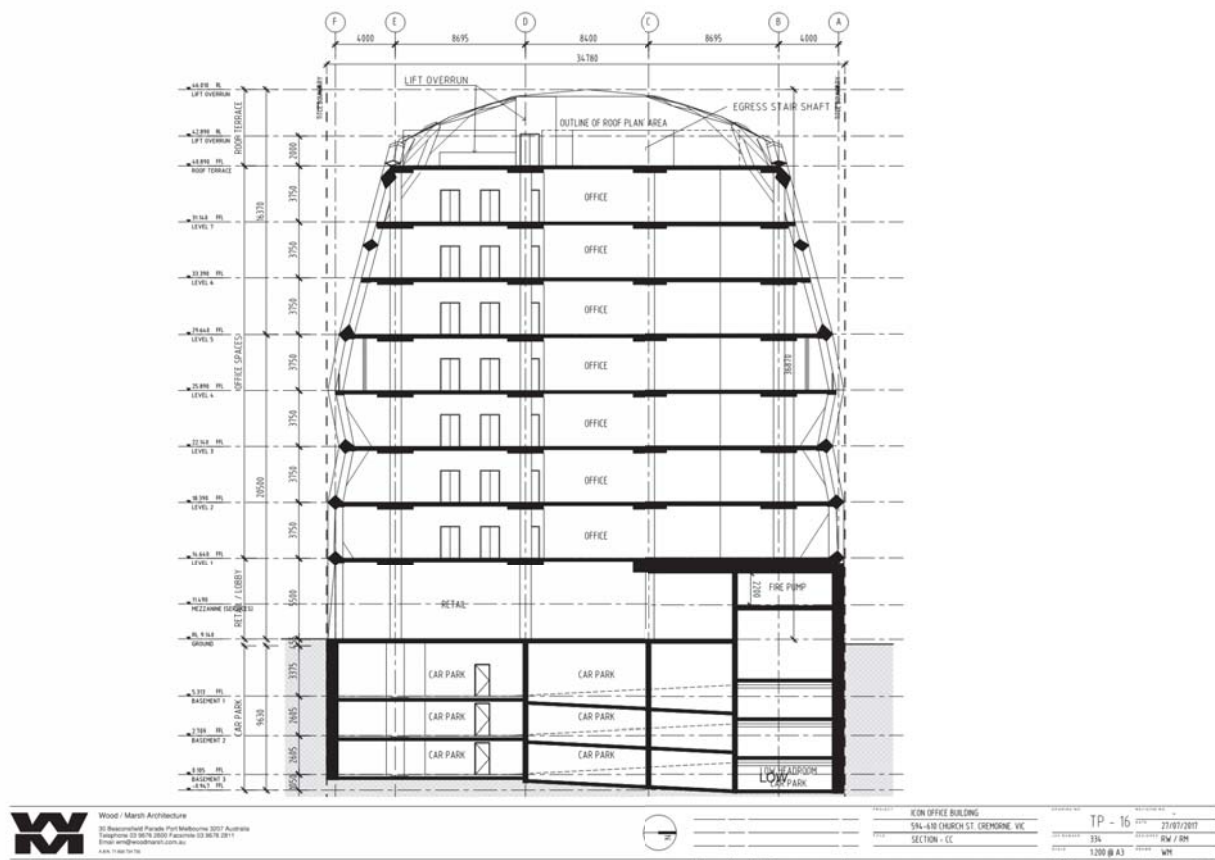
Attachment 2 - PLN17/0456 - 594-612 Church Street Cremorne - Advertised plans prepared by Wood Marsh Architecture

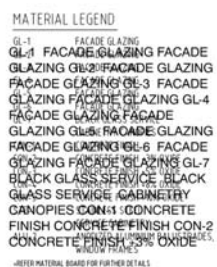


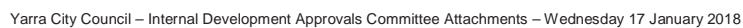
Attachment 2 - PLN17/0456 - 594-612 Church Street Cremorne - Advertised plans prepared by Wood Marsh Architecture



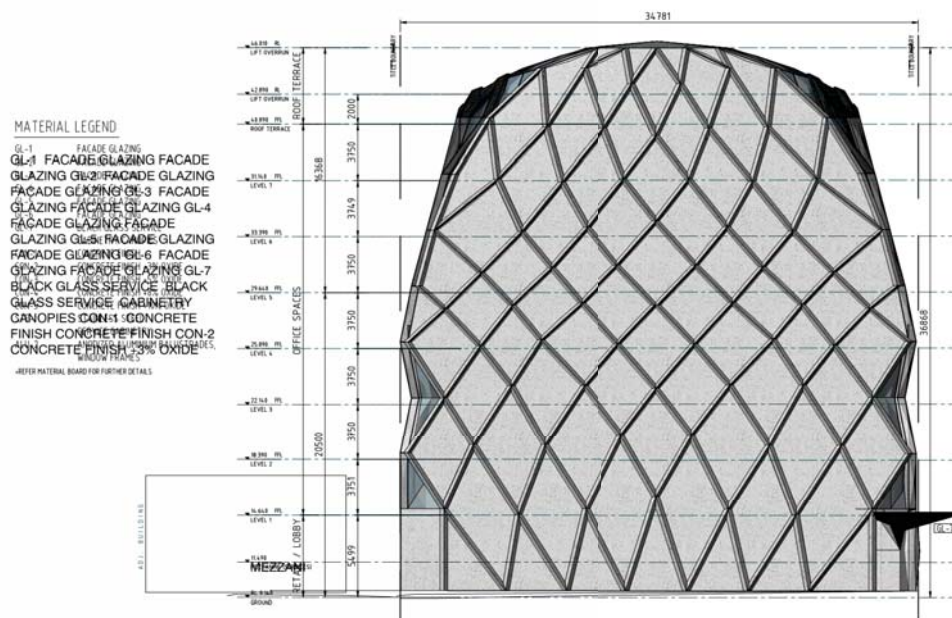
Attachment 2 - PLN17/0456 - 594-612 Church Street Cremorne - Advertised plans prepared by Wood Marsh Architecture



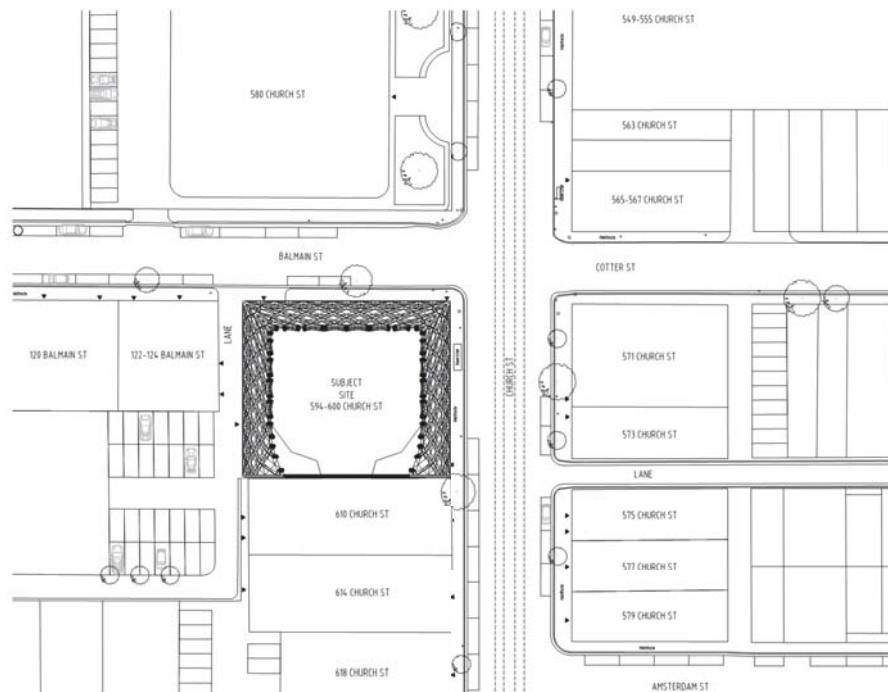
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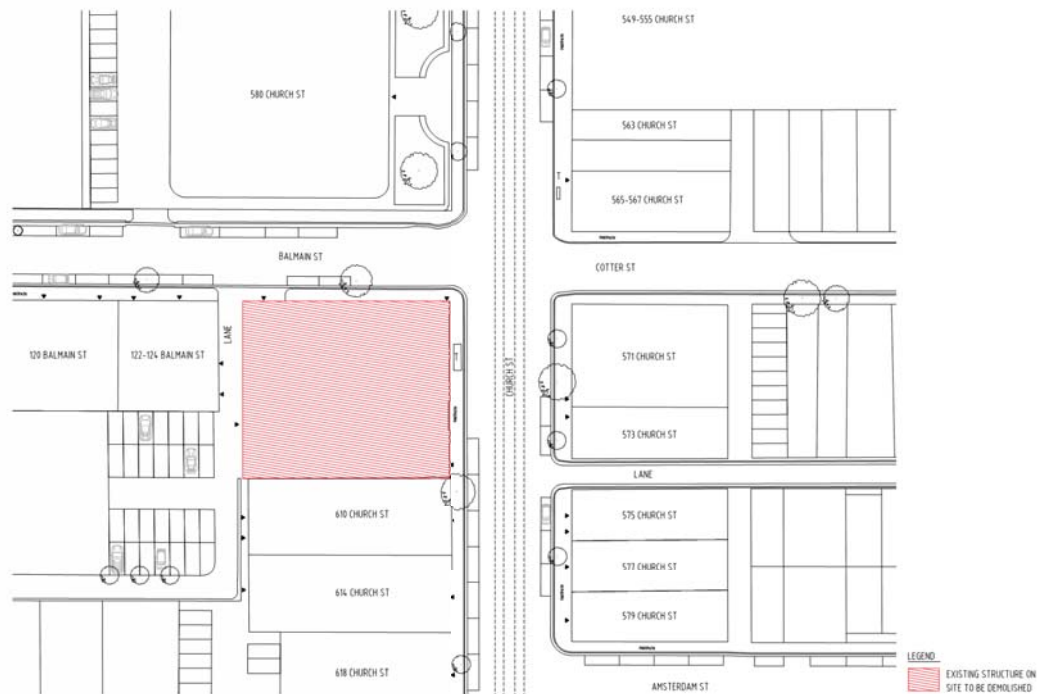


Attachment 2 - PLN17/0456 - 594-612 Church Street Cremorne - Advertised plans prepared by Wood Marsh Architecture



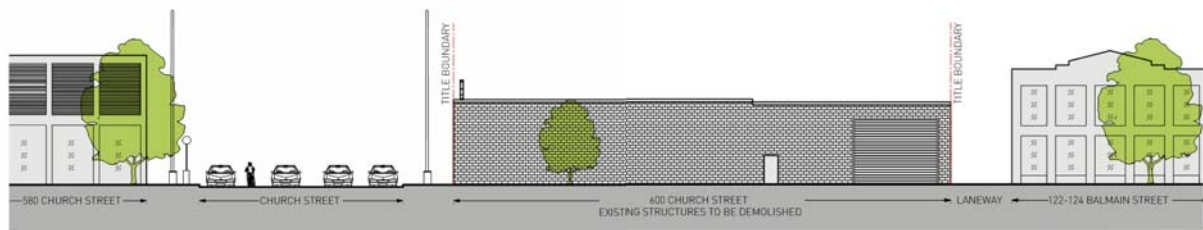
 Wood Marsh Architecture 95 Reservoir Road, Parkville, Victoria 3057 Australia Telephone: 03 9678 2000 Facsimile: 03 9678 2817 Email: info@woodmarsh.com.au A.S.N. 11660 74730		PROJECT: ICON OFFICE BUILDING		DRAWING NO.: TP - 21	
		SITE: 594-600 CHURCH ST CREMORNE, VIC		DATE: 25/07/2017	
		DRAWING: SITE PLAN		SCALE: 30%	
		SHEET: 1500 @ A3		W/M	

Attachment 2 - PLN17/0456 - 594-612 Church Street Cremorne - Advertised plans prepared by Wood Marsh Architecture



	Wood Marsh Architecture 101 Macaulay Road, Port Melbourne 3207 Australia Telephone 03 9678 2800 Facsimile 03 9678 2811 Email info@woodmarsh.com.au A.B.N. 71 060 734 739		PROJECT: ICON OFFICE BUILDING 594-612 CHURCH ST CREMORNE VIC DRAWING: DEMOLITION PLAN	DRAWING NO: TP - 22 DATE: 25/07/2017 SCALE: 30% DRAWN BY: RM / RM CHECKED BY: WM 1500 @ A3
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Attachment 2 - PLN17/0456 - 594-612 Church Street Cremorne - Advertised plans prepared by Wood Marsh Architecture

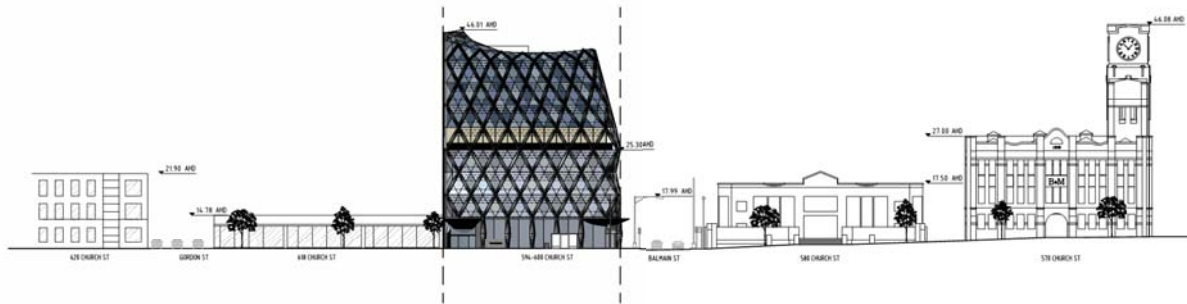


01
ICON OFFICE
BALMAIN STREET ELEVATION 1:200

	Wood Marsh Architecture 50 Rossmore Road, Port Melbourne 3207 Australia Telephone 03 9476 1000 Facsimile 03 9476 0811 Email info@woodmarsh.com.au www.woodmarsh.com.au		PROJECT: 122-124 BALMAIN STREET CONSULTANT: WOOD MARSH ARCHITECTURE PTY LTD DRAW: SITE PLAN DATE: 10/01/2018		DRAWING NO: 1P 23 SHEET NO: 1 OF 1 SCALE: 1:200	
	APPROVED BY: [Signature] DATE: 10/01/2018		CHECKED BY: [Signature] DATE: 10/01/2018		DESIGNED BY: [Signature] DATE: 10/01/2018	
	DRAWN BY: [Signature] DATE: 10/01/2018		CHECKED BY: [Signature] DATE: 10/01/2018		DESIGNED BY: [Signature] DATE: 10/01/2018	
	APPROVED BY: [Signature] DATE: 10/01/2018		CHECKED BY: [Signature] DATE: 10/01/2018		DESIGNED BY: [Signature] DATE: 10/01/2018	

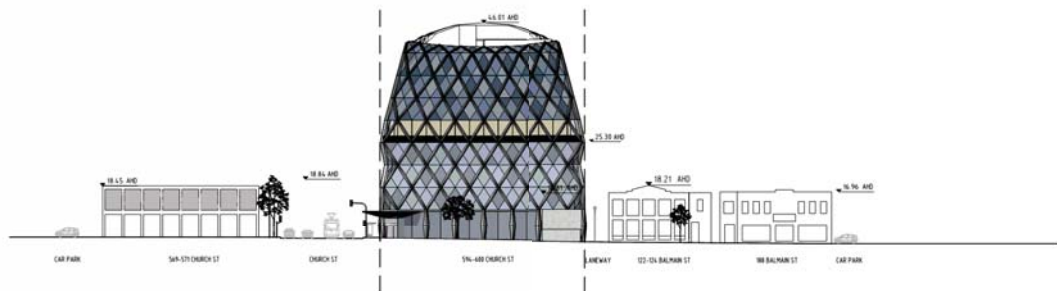


Attachment 2 - PLN17/0456 - 594-612 Church Street Cremorne - Advertised plans prepared by Wood Marsh Architecture



	Wood Marsh Architecture 35 Rossmore Road, Port Melbourne 3207 Australia Telephone: 03 9676 2000 Facsimile: 03 9676 2011 Email: wma@woodmarsh.com.au A&P 11/06/17/10	PROJECT: ICON OFFICE BUILDING 594-612 CHURCH ST CREMORNE VIC CHURCH STREET ELEVATION - EAST	DRAWING NO: TP - 25 DATE: 23/07/2017 SCALE: 3/4" DRAWN BY: WMA
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Attachment 2 - PLN17/0456 - 594-612 Church Street Cremorne - Advertised plans prepared by Wood Marsh Architecture

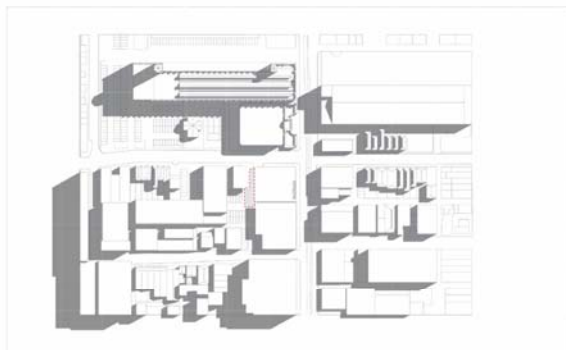


 <p>Wood Marsh Architecture 20 Macquarie Street, Port Melbourne 3207 Australia Telephone 03 9676 2000 Facsimile 03 9676 2011 Email info@woodmarsh.com.au A.S.P. 11000 347 100</p>		<p>ICON OFFICE BUILDING 594-612 CHURCH ST CREMORNE VIC BALMAIN STREET ELEVATION - NORTH</p>	<p>TP - 26 33A 1:200 @ A3 25/07/2017 RW / RM WM</p>
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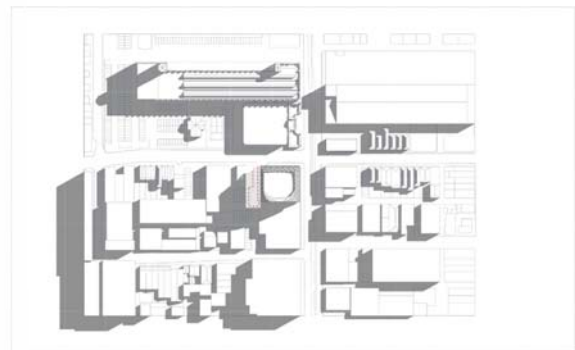
Attachment 2 - PLN17/0456 - 594-612 Church Street Cremorne - Advertised plans prepared by Wood Marsh Architecture

6.0 SHADOW ANALYSIS
6.02 SHADOW DIAGRAM

The Equinox on the 22nd of September



9 AM - EXISTING



9 AM - PROPOSED



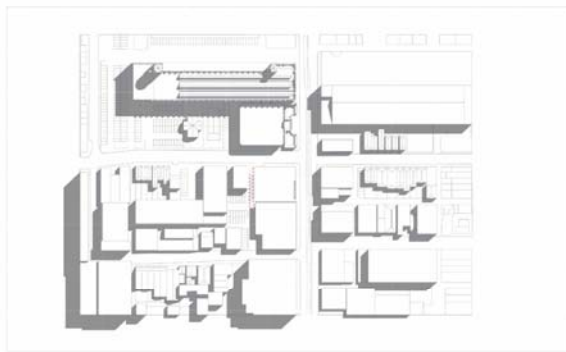
594-610 CHURCH STREET, CREMORNE



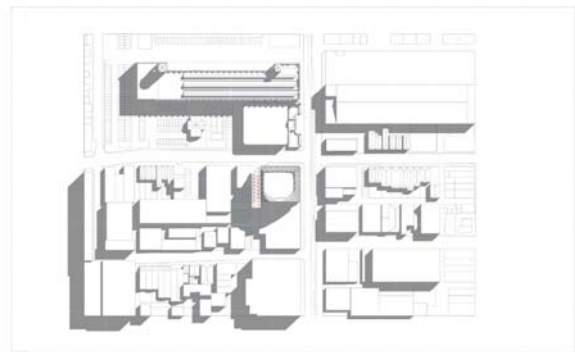
Attachment 2 - PLN17/0456 - 594-612 Church Street Cremorne - Advertised plans prepared by Wood Marsh Architecture

6.0 SHADOW ANALYSIS
6.02 SHADOW DIAGRAM

The Equinox on the 22nd of September



10 AM - EXISTING



10 AM - PROPOSED



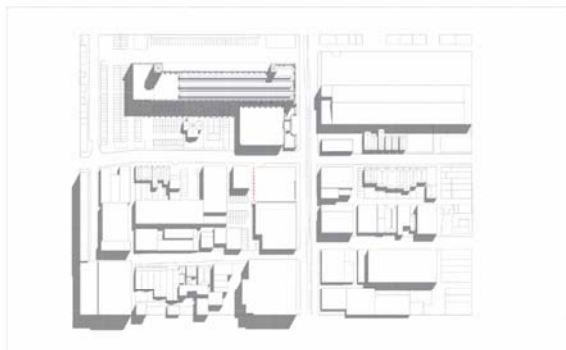
594-610 CHURCH STREET, CREMORNE



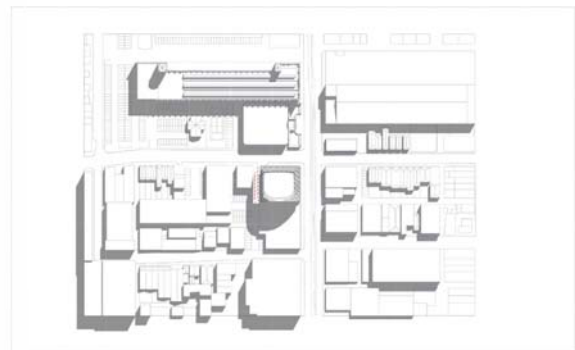
Attachment 2 - PLN17/0456 - 594-612 Church Street Cremorne - Advertised plans prepared by Wood Marsh Architecture

6.0 SHADOW ANALYSIS
6.03 SHADOW DIAGRAM

The Equinox on the 22nd of September



11 AM - EXISTING



11 AM - PROPOSED



594-610 CHURCH STREET, CREMORNE



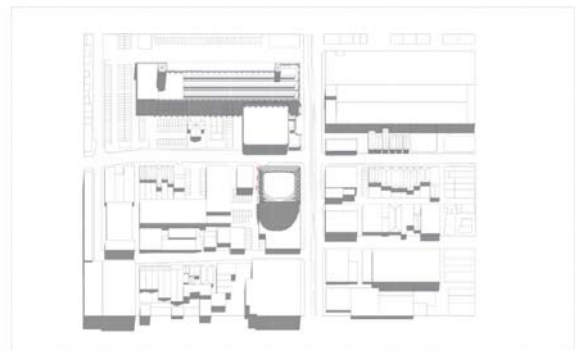
Attachment 2 - PLN17/0456 - 594-612 Church Street Cremorne - Advertised plans prepared by Wood Marsh Architecture

6.0 SHADOW ANALYSIS
6.04 SHADOW DIAGRAM

The Equinox on the 22nd of September



12 PM - EXISTING



12 PM - PROPOSED



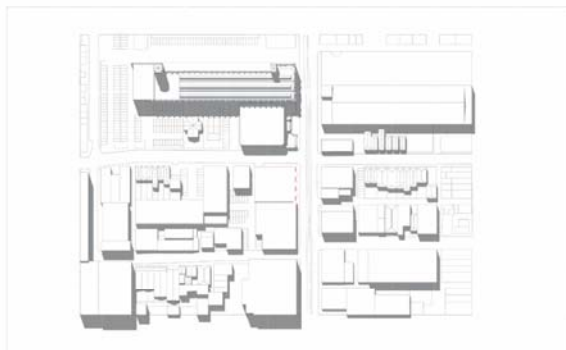
594-610 CHURCH STREET, CREMORNE



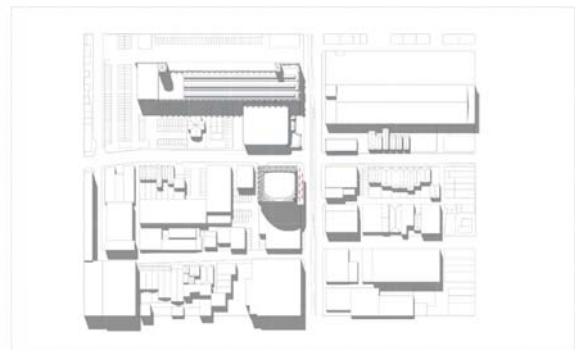
Attachment 2 - PLN17/0456 - 594-612 Church Street Cremorne - Advertised plans prepared by Wood Marsh Architecture

6.0 SHADOW ANALYSIS
6.05 SHADOW DIAGRAM

The Equinox on the 22nd of September



1 PM - EXISTING



1 PM - PROPOSED



594-610 CHURCH STREET, CREMORNE



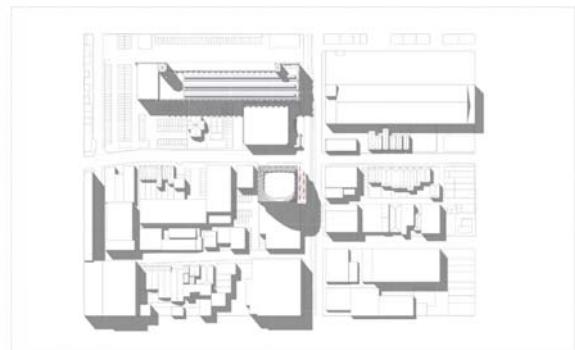
Attachment 2 - PLN17/0456 - 594-612 Church Street Cremorne - Advertised plans prepared by Wood Marsh Architecture

6.0 SHADOW ANALYSIS
6.06 SHADOW DIAGRAM

The Equinox on the 22nd of September



2 PM - EXISTING



2 PM - PROPOSED



594-610 CHURCH STREET, CREMORNE



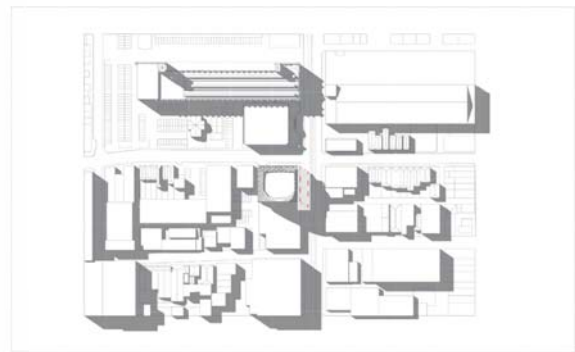
Attachment 2 - PLN17/0456 - 594-612 Church Street Cremorne - Advertised plans prepared by Wood Marsh Architecture

6.0 SHADOW ANALYSIS
6.06 SHADOW DIAGRAM

The Equinox on the 22nd of September



3 PM - EXISTING



3 PM - PROPOSED



594-610 CHURCH STREET, CREMORNE



Attachment 2 - PLN17/0456 - 594-612 Church Street Cremorne - Advertised plans prepared by Wood Marsh Architecture

7.0 DEVELOPMENT SUMMARY
7.01 DEVELOPMENT SUMMARY

LEVEL	GFA (Excluding Terrace)	GFA Parking	NLA Retail	NLA Office	Circulation & Services	Terrace POG
BASEMENT 3	932.3 m ²	816.7 m ²	0.0 m ²	0.0 m ²	115.6 m ²	0.0 m ²
BASEMENT 2	932.3 m ²	804.9 m ²	0.0 m ²	0.0 m ²	128 m ²	0.0 m ²
BASEMENT 1	932.3 m ²	769.1 m ²	0.0 m ²	0.0 m ²	163.2 m ²	0.0 m ²
GROUND	967.1 m ²	109.4 m ²	514.7 m ²	0.0 m ²	343 m ²	0.0 m ²
LEVEL MEZZANINE	296.4 m ²	0.0 m ²	0.0 m ²	0.0 m ²	296.4 m ²	0.0 m ²
LEVEL 1	943.7 m ²	0.0 m ²	0.0 m ²	836 m ²	113.7 m ²	0.0 m ²
LEVEL 2	915.7 m ²	0.0 m ²	0.0 m ²	802 m ²	113.7 m ²	0.0 m ²
LEVEL 3	941.7 m ²	0.0 m ²	0.0 m ²	828 m ²	113.7 m ²	0.0 m ²
LEVEL 4	792.7 m ²	0.0 m ²	0.0 m ²	679 m ²	113.7 m ²	144 m ²
LEVEL 5	871.7 m ²	0.0 m ²	0.0 m ²	758 m ²	113.7 m ²	0.0 m ²
LEVEL 6	786.7 m ²	0.0 m ²	0.0 m ²	673 m ²	113.7 m ²	0.0 m ²
LEVEL 7	702.4 m ²	0.0 m ²	0.0 m ²	589 m ²	113.7 m ²	0.0 m ²
LEVEL ROOF	247.4 m ²	0.0 m ²	0.0 m ²	0.0 m ²	247.4 m ²	350 m ²
TOTAL	10262.4 m²	2499.5 m²	508.2 m²	5159 m²	2089.5 m²	494 m²

LEVEL	CARPARKS	BICYCLE PARKS
BASEMENT 3	26	0
BASEMENT 2	26	0
BASEMENT 1	20 + 1 DDA	0
GROUND	0	100
TOTAL	71	100

This table is for preliminary purposes. Areas have not been calculated for the purpose of lease or sales agreements.

Information detailed in the schedule is correct at the time of print however may alter by time of building completion.


Areas are draft Strata area, measured to the inside face of the corridor walls, partition walls and external walls.

8.0

MATERIALS

8.01 MATERIALS PALETTE


PRECEDENT



WINDOW GLAZING


GL-1

FACADE GLAZING




GL-2

FACADE GLAZING




GL-3

FACADE GLAZING




GL-4

FACADE GLAZING




GL-5

FACADE GLAZING



GL-6

FACADE GLAZING



PRECEDENT



CONCRETE

CON-1

CONCRETE FINISH



CON-2

CONCRETE FINISH
+3% OXIDE



CON-3

CONCRETE FINISH
+5% OXIDE



CON-4

CONCRETE FINISH
+8% OXIDE



CON-5

CONCRETE FINISH
+10% OXIDE



STEEL

STE-1

STAINLESS STEEL
SERVICE CABINETRY



ALUMINUM

ALU-2

ANODIZED ALUMINUM
BALUSTRADES,
WINDOW FRAMES



GLASS

GL-7

BLACK GLASS
SERVICE CABINETRY
CANDIES





594-610 CHURCH STREET, CREMORNE



Attachment 3 - PLN17/0456 - 594-612 Church Street Cremorne - Concept plans (14 December 2017) prepared by Woods Marsh Architecture



ARCHITECTURAL TOWN PLANNING SUBMISSION
600 CHURCH STREET, RICHMOND
DECEMBER 2017



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WOOD / MARSH PTY LTD ARCHITECTURE

30 Beaconsfield Parade
Port Melbourne VIC 3207
Telephone 03 9676 2600
Facsimile 03 9676 2811
woodmarsh.com.au



STATEMENT OF DESIGN CHANGES

14/12/2017

Foot-path Widening

- Building glass-line on Ground Floor along Church St is set-back 350mm from property title boundary to achieve 3000mm wide footpath along Church St.
- Building glass-line on Ground Floor along Balmain St is set-back 350mm from property title boundary to achieve 2500mm wide footpath along Balmain St.
- Ground Floor shop front glazing changed from zig-zag to a straight arrangement.

Canopy

A canopy overhanging both Church St and Balmain St pedestrian footpaths is provided by:

- Balmain St Ground Floor shop front vertical glazing reaches to a height of 3625mm when the glazing meets the boundary line to create an overhang canopy over the pedestrian footpath.
- Church St Ground Floor Shop front vertical glazing reaches to a height of 3545mm when the glazing meets the boundary line to create an overhang canopy over the pedestrian footpath.

Entry Door

- The cylindrical automatic glass door on the corner of Church St and Balmain St has changed to a pair of glass hinged doors.

Laneway

- Activation of the laneway is provided by using coloured translucent zig-zag panels with neon back-lighting to the Ground Floor West elevation.

Concept

- Enhanced architectural aesthetic of the building's façade flushed structural glazing system, by removal of exo-skeleton while retaining the same architectural design integrity.
- On the Southern boundary wall, coloured rebate lines has been added onto the pre-cast concrete panels to create a continuous architectural design language further blurring the design elements between glazing façade and concrete panels.

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Carpark Entry

- Visual interest has been added to the carpark entry/exit using coloured translucent panels.

Setbacks

- Compliance with Council's requirement for the tower to be setback 4500mm from the centreline of the laneway is achieved by varying the inner and outer points of the façade, providing both greater and lesser setbacks at certain points, but which average at 4500mm and retain the architectural design integrity.
- Visual separation between podium and tower, with the tower set-back 2250mm from property title boundary line on all sides except for the Southern façade.

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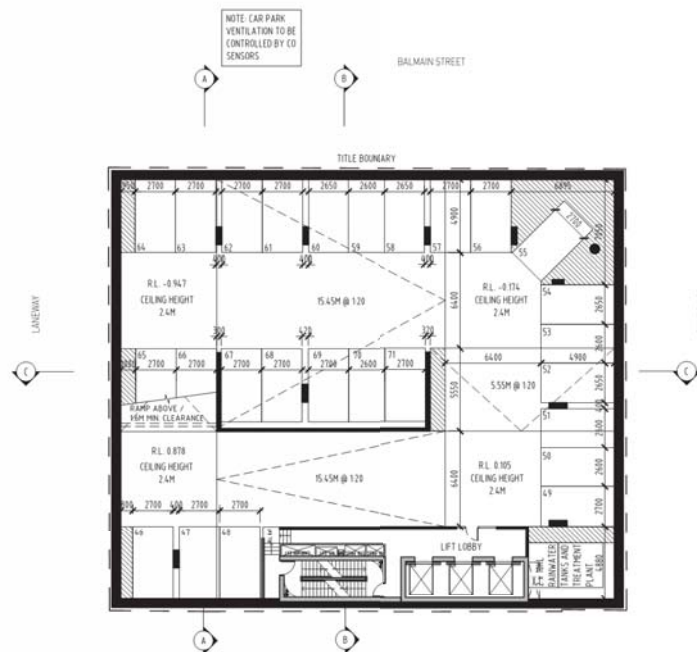
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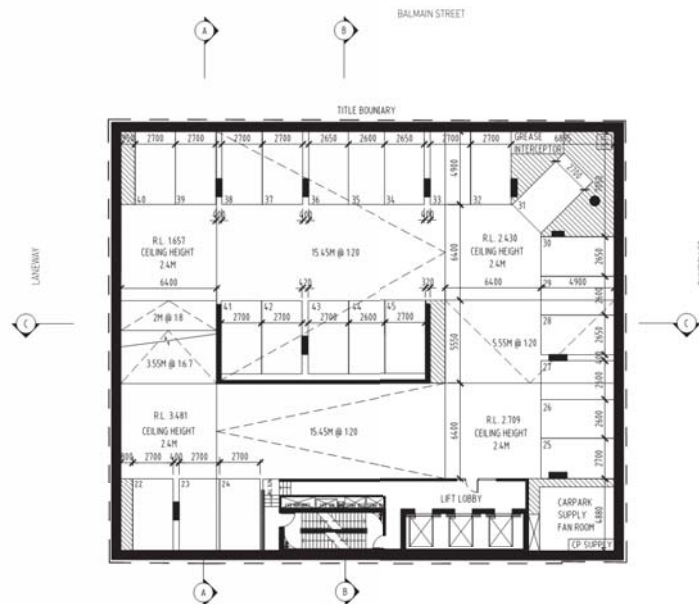


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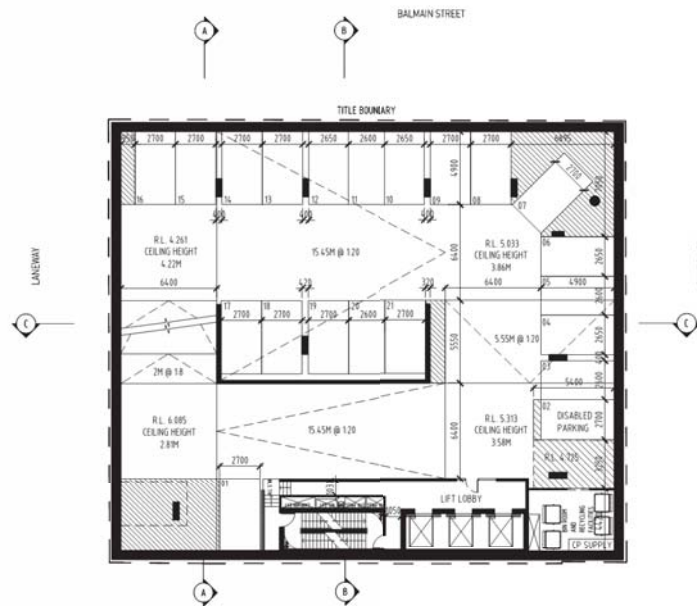
 <p>Woods Marsh Architecture 95 Reservoir Road, Port Melbourne 3207 Australia Telephone 03 9678 2800 Facsimile 03 9678 2811 Email info@woodsmarsh.com.au A.S.N. 11660 74739</p>		<p>PROJECT: ICON OFFICE BUILDING 594-612 CHURCH ST CREMORNE, VIC SHEET: BASEMENT LEVEL 03 (CAR PARK)</p>	<p>DATE: 16/10/2017 DRAWN BY: RM / RM CHECKED BY: WM SCALE: 1:200 @ A3</p>
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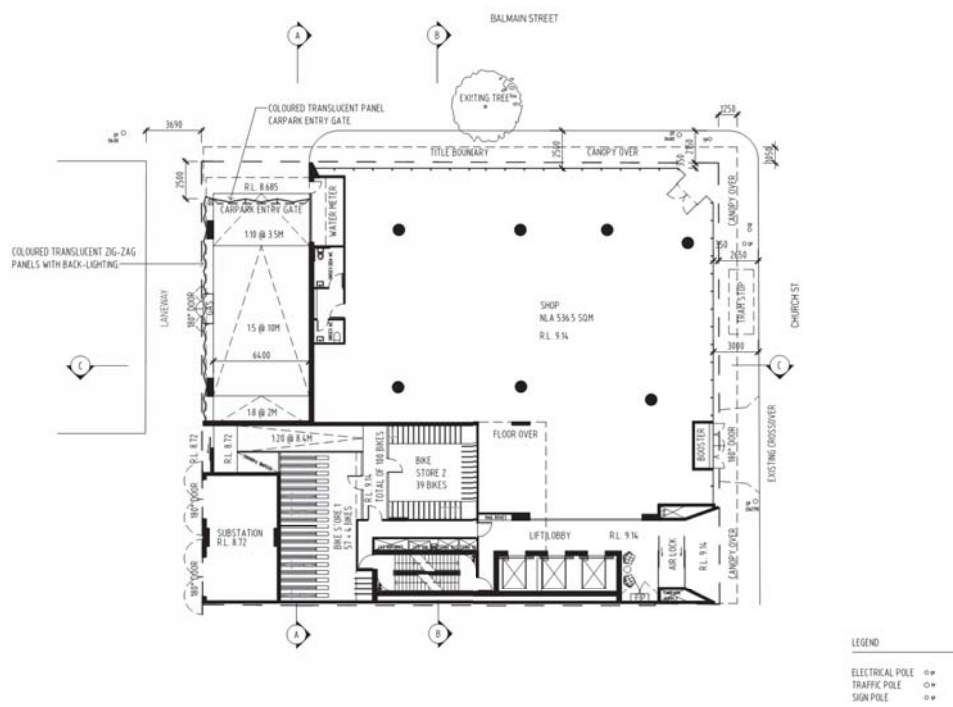
 Woods Marsh Architecture 95 Reservoir Road, Port Melbourne 3207 Australia Telephone 03 9676 2000 Facsimile 03 9676 2011 Email info@woodsmarsh.com.au A.S.P. 11000 747 700		PROJECT: ICON OFFICE BUILDING 594-612 CHURCH ST CREMORNE, VIC BASEMENT LEVEL 02 (CAR PARK)	DRAWING NO: TP - 02 DATE: 16/10/2017 SCALE: 35% DRAWN BY: RM / RM CHECKED BY: WM 1:200 @ A3
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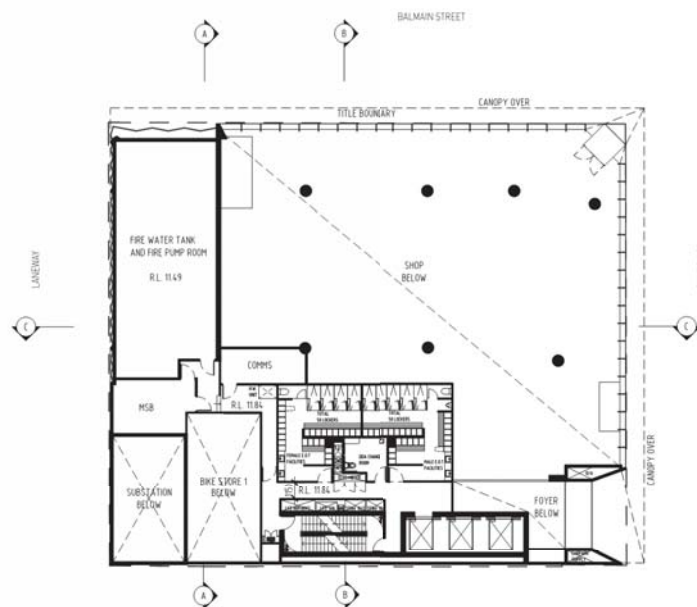
 <p>Woods Marsh Architecture 30 Reservoir Road, Port Melbourne 3207 Australia Telephone 03 9676 2000 Facsimile 03 9676 2011 Email wma@woodsmarsh.com.au A.S.P. 11/000 747/10</p>		<p>PROJECT: ICON OFFICE BUILDING 594-612 CHURCH ST CREMORNE, VIC BASEMENT LEVEL 01 (CAR PARK)</p>	<p>DATE: 16/10/2017 DRAWN BY: RM / RM CHECKED BY: WM SCALE: 1:200 @ A3</p>
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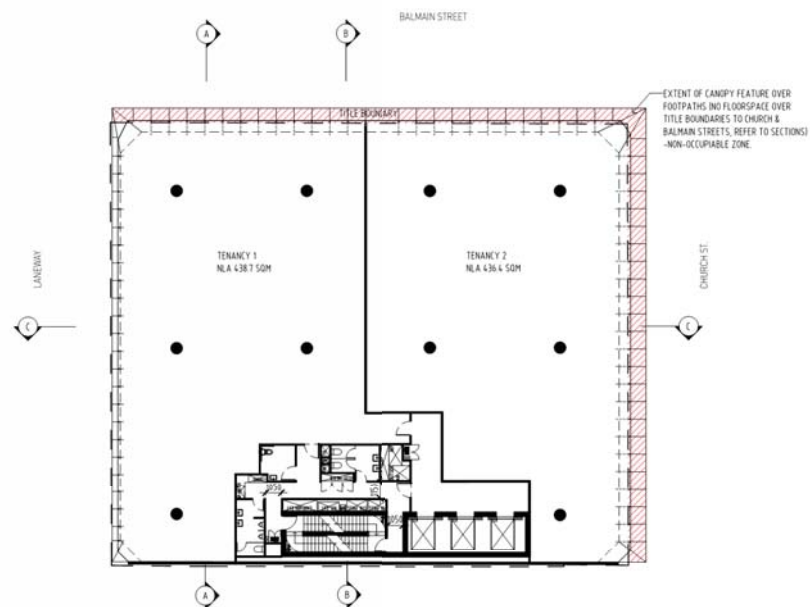
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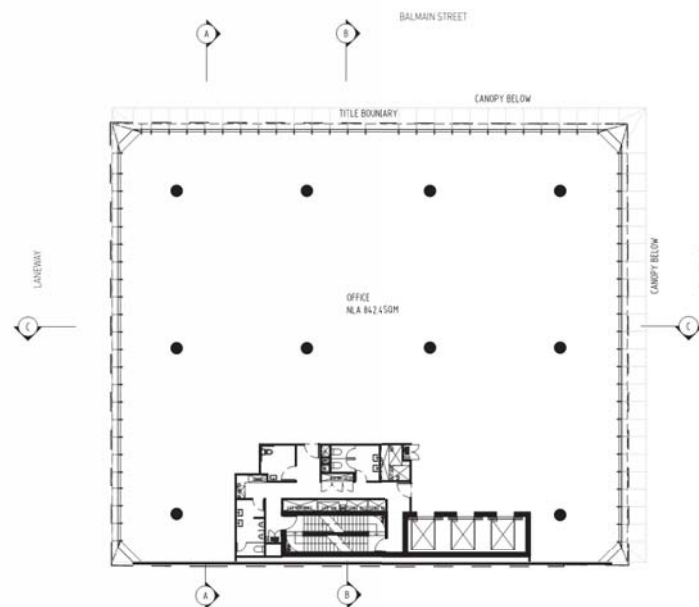


 <p>Woods Marsh Architecture 20 Rossmore Road, Pymble NSW 1570 Australia Telephone 02 9678 2000 Facsimile 02 9678 2011 Email wma@woodsmarsh.com.au A.S.P. 11/000 747/10</p>		<p>PROJECT: ICON OFFICE BUILDING 594-612 CHURCH ST CREMORNE, VIC MEZZANINE</p>	<p>DATE: TP - 05 16/10/2017 33% 1:200 @ A3 WMA</p>
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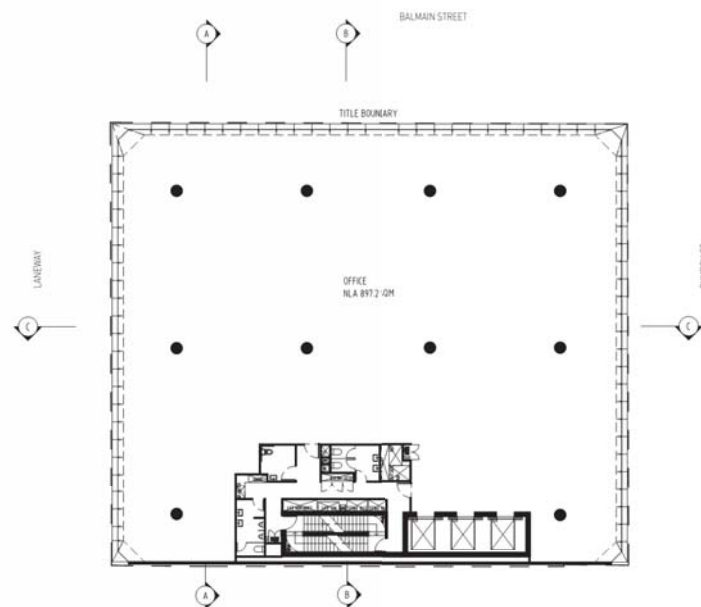


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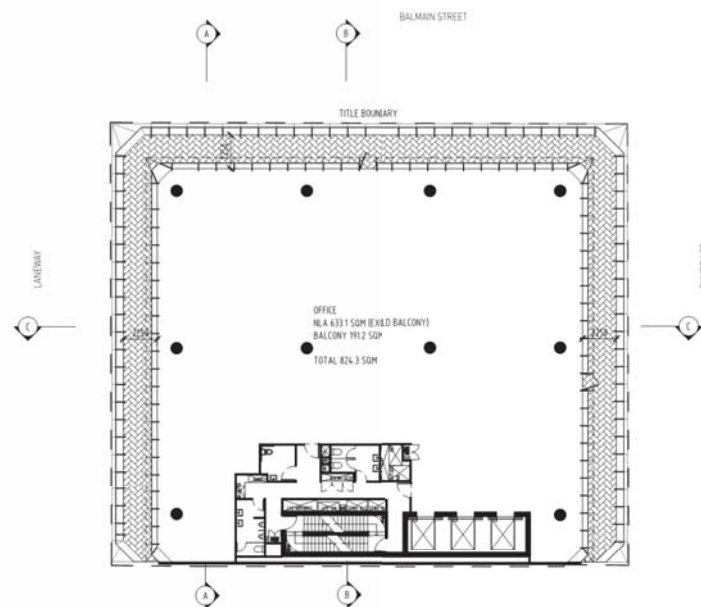
 Wood / Marsh Architecture <small>30 Rossmore Road, Potts Point, Melbourne 3207 Australia Telephone 03 9678 2000 Facsimile 03 9678 2811 Email wood@woodsmarsh.com.au</small>		PROJECT: ICON OFFICE BUILDING		DATE: 16/12/2017
		SITE: 594-612 CHURCH ST CREMORNE, VIC		SCALE: 35%
		LEVEL: 02 (OFFICE)		BY: WM
		SHEET: 1.000 @ A3		DATE: 16/12/2017

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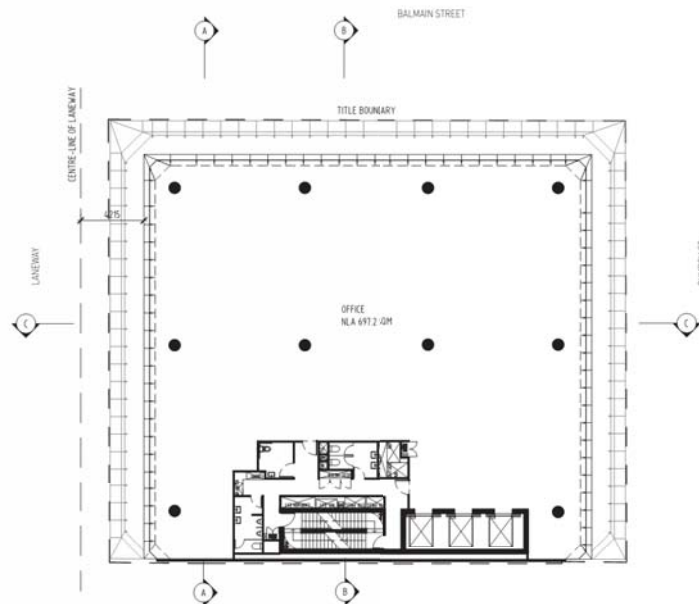
 Woods Marsh Architecture <small>30 Rossmore Road, Potts Point, Melbourne 3007 Australia Telephone 03 9676 2000 Facsimile 03 9676 2011 Email info@woodsmarsh.com.au A.S.P. 11/000 747 750</small>		ICON OFFICE BUILDING		DRAWING NO. TP - 08
		594-612 CHURCH ST CREMORNE, VIC		DATE 16/10/2017
		LEVEL 03 (OFFICE)		SCALE 1/200 @ A3
				BY WM

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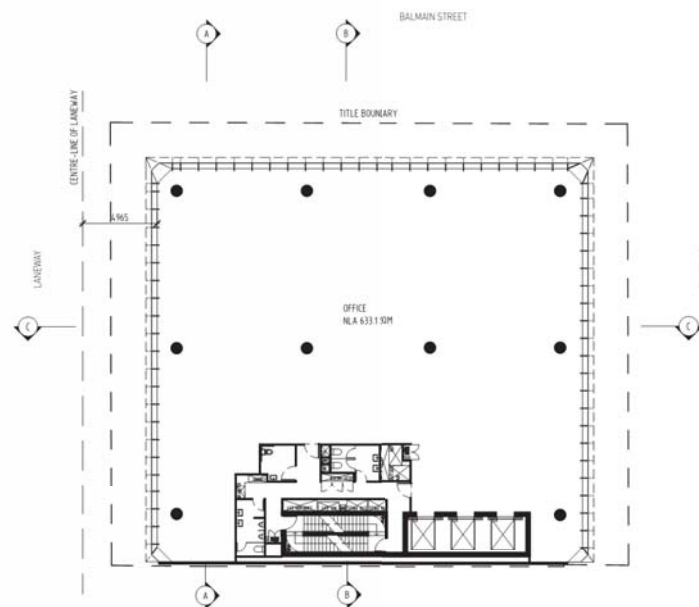
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				BY: WM	

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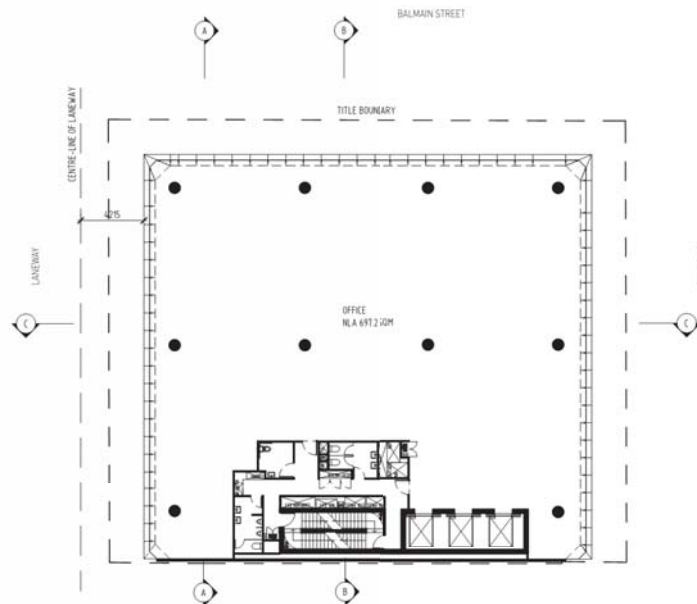
 Woods Marsh Architecture 90 Rossmore Road, Potts Point, Melbourne 3007 Australia Telephone 03 9678 2000 Facsimile 03 9678 2011 Email info@woodsmarsh.com.au A.S.P. 11/000 747/10		PROJECT: ICON OFFICE BUILDING 594-612 CHURCH ST CREMORNE VIC LEVEL: 05 (OFFICE)	DRAWING NO: TP - 10 DATE: 16/10/2017 SCALE: 35% DRAWN BY: RM / RM CHECKED BY: WM 1:200 @ A3
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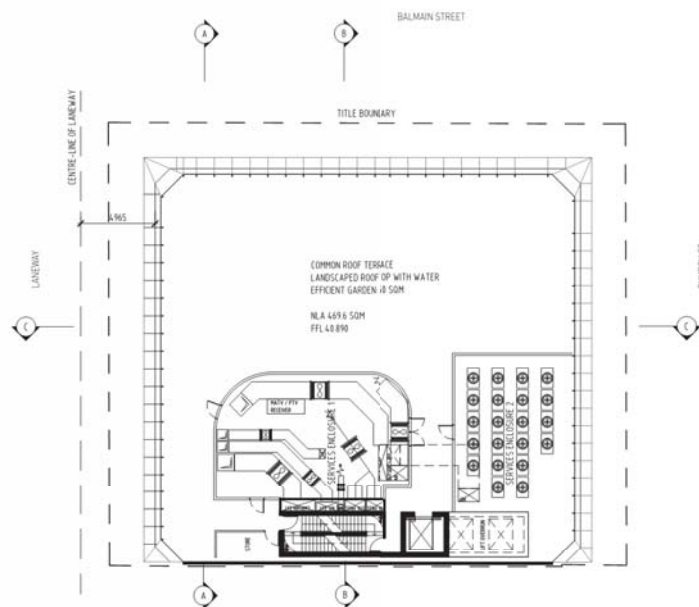
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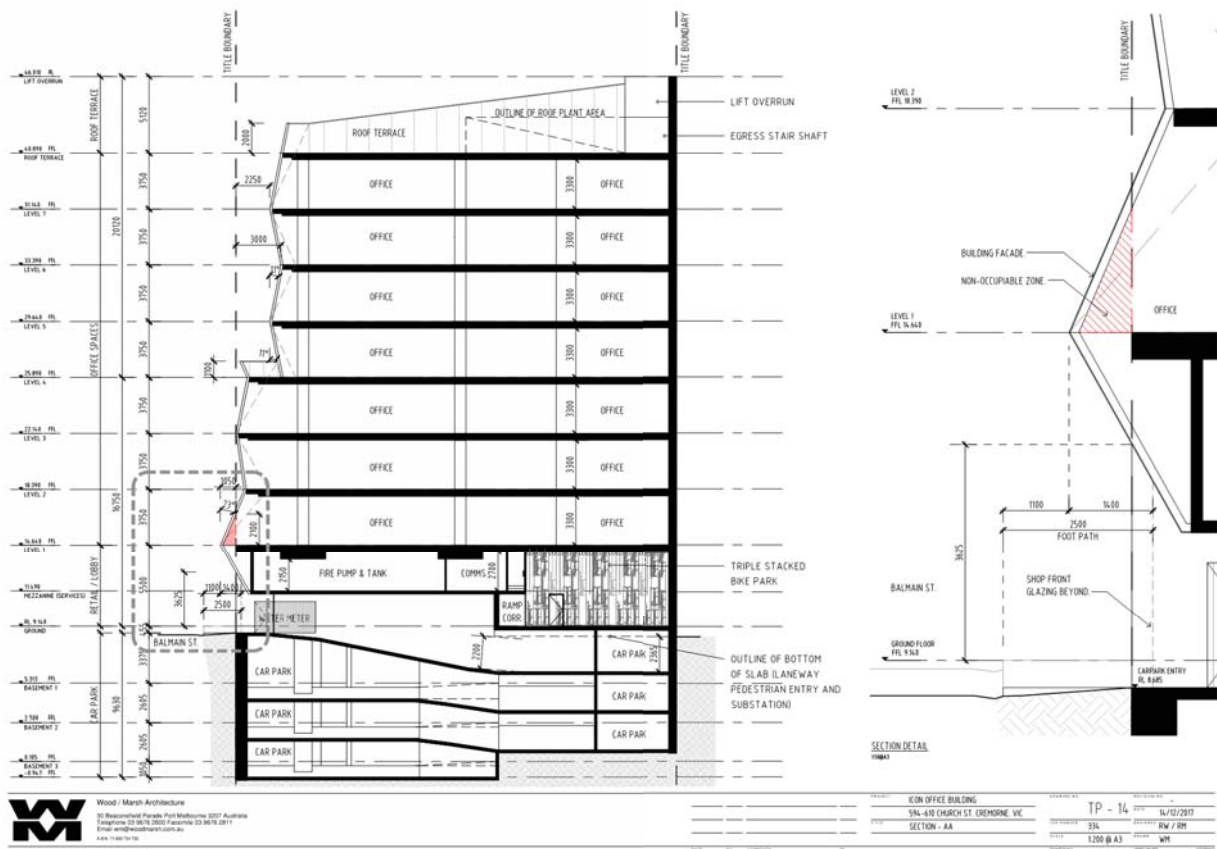


 Wood / Marsh Architecture 90 Rossmore Road, Potts Point, Melbourne 3007 Australia Telephone 03 9678 2000 Facsimile 03 9678 2011 Email info@woodmarsh.com.au A.S.P. 11/000 747/10		PROJECT: ICON OFFICE BUILDING 594-612 CHURCH ST CREMORNE, VIC LEVEL: 01 (OFFICE)	DRAWING NO: TP - 12 DATE: 16/10/2017 SCALE: 35% DRAWN BY: RM / RM CHECKED BY: WM 1:200 @ A3
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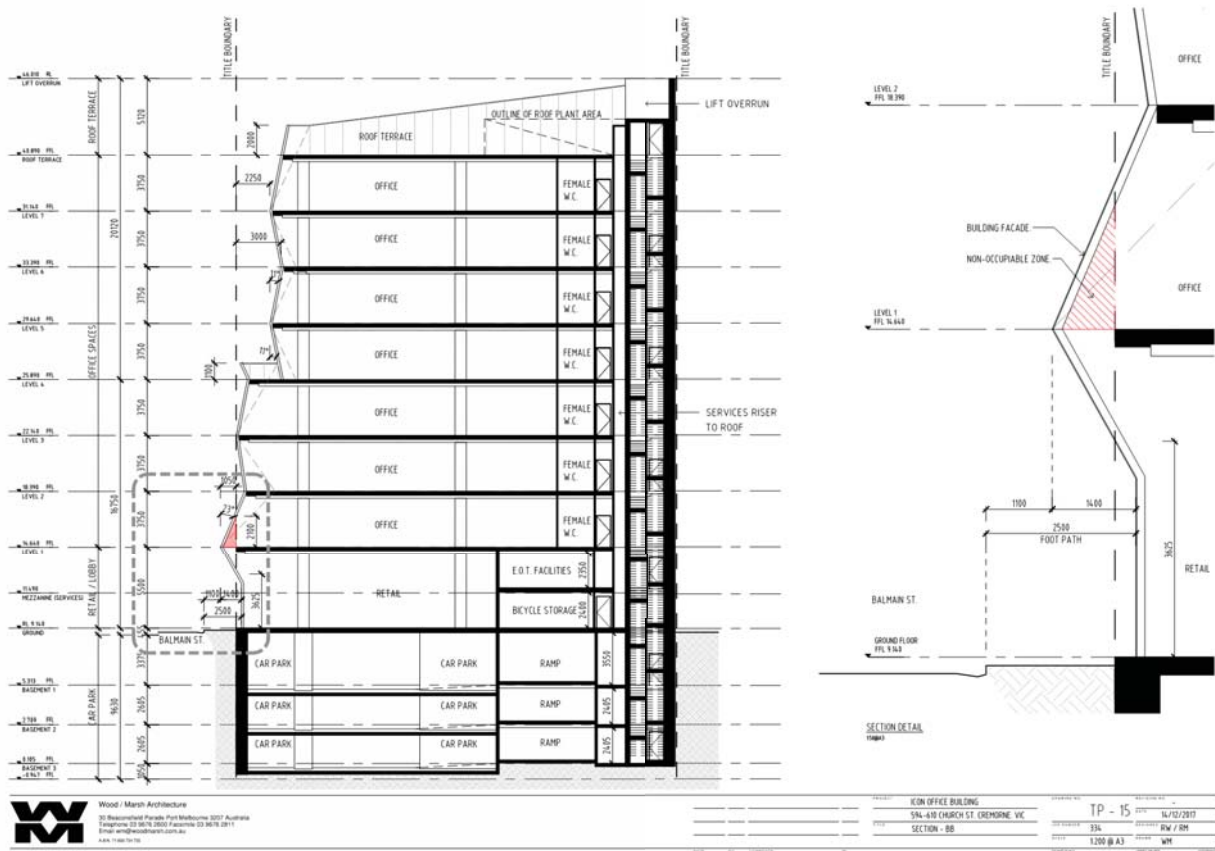
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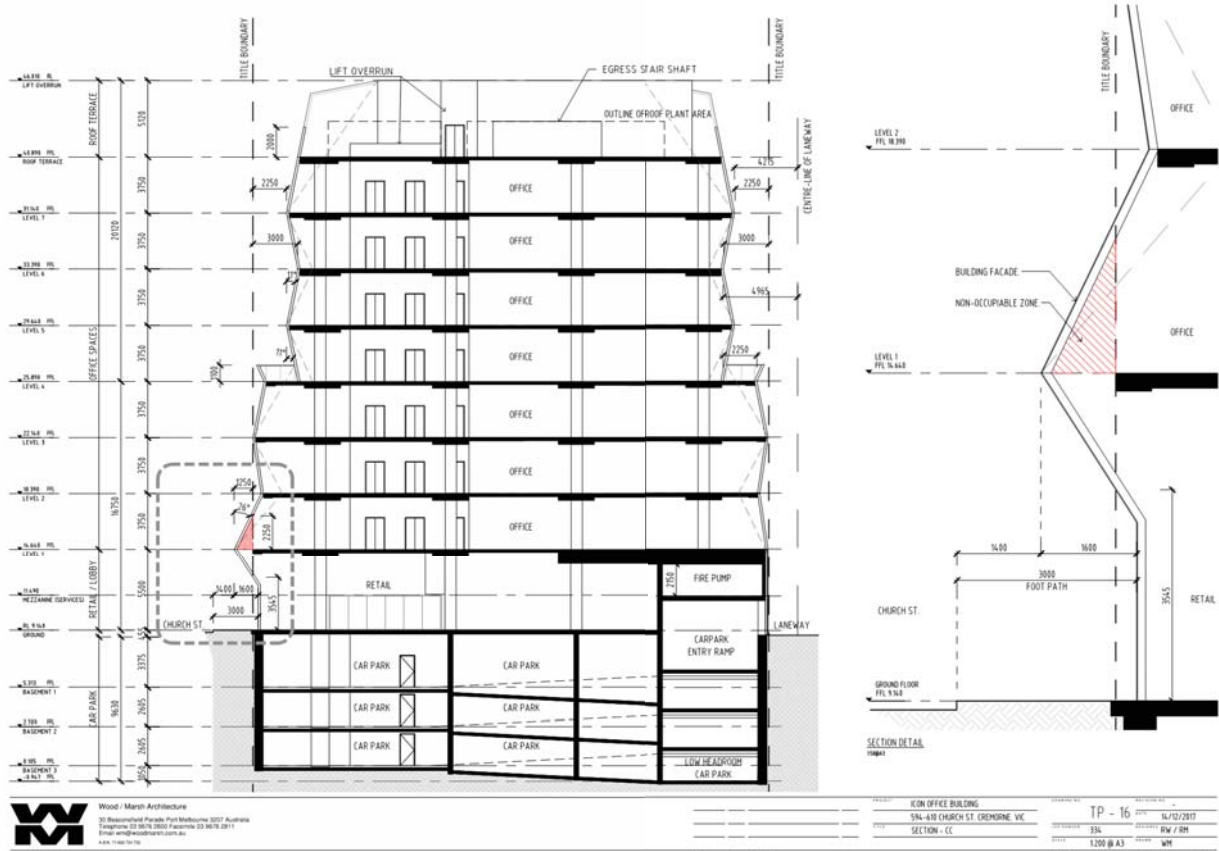
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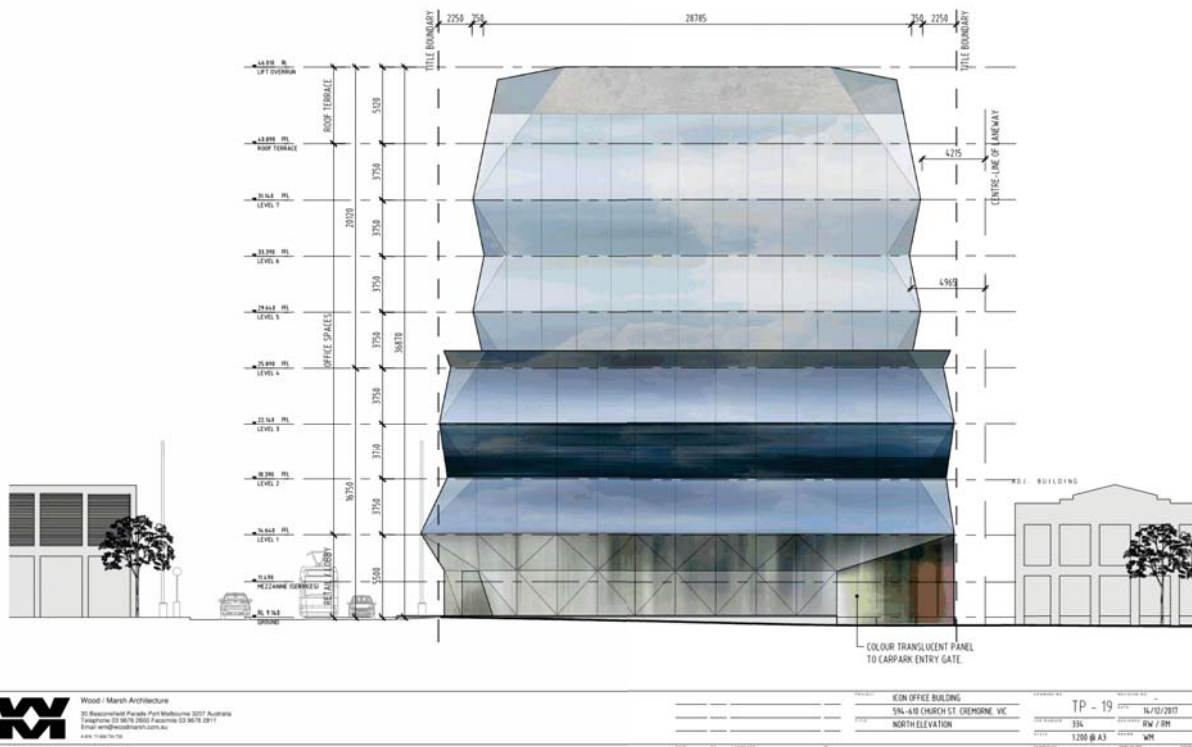
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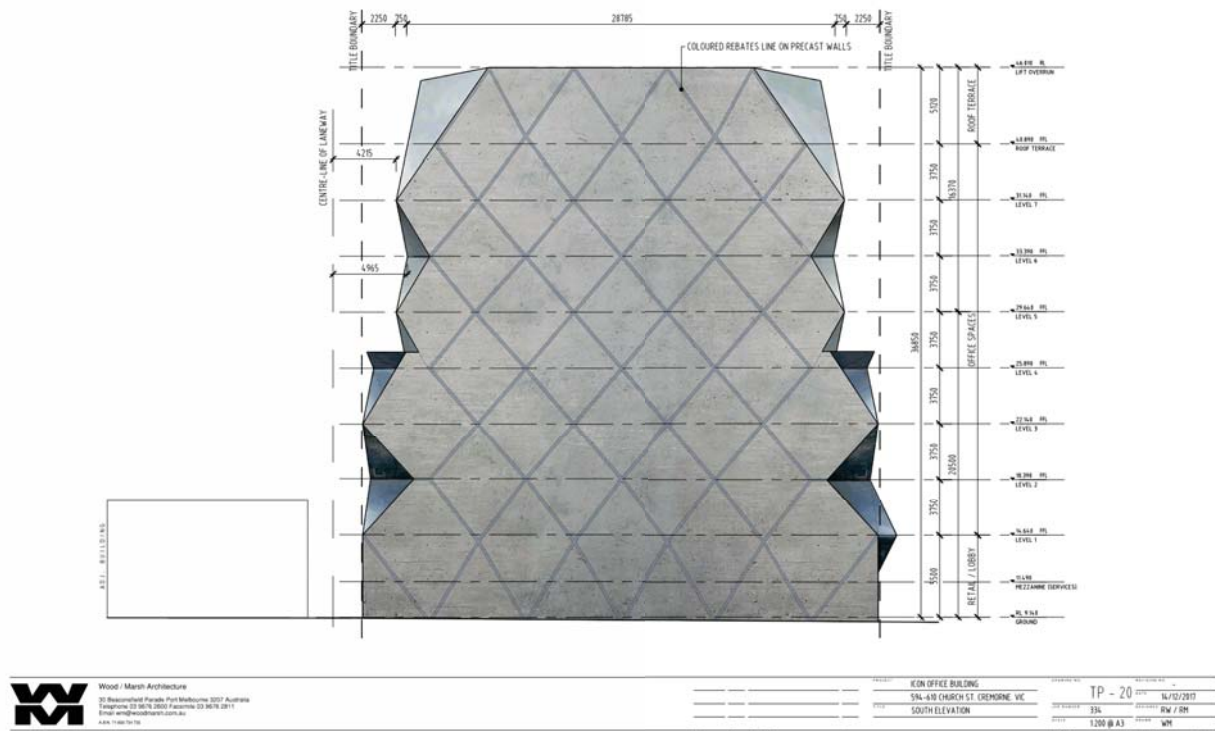




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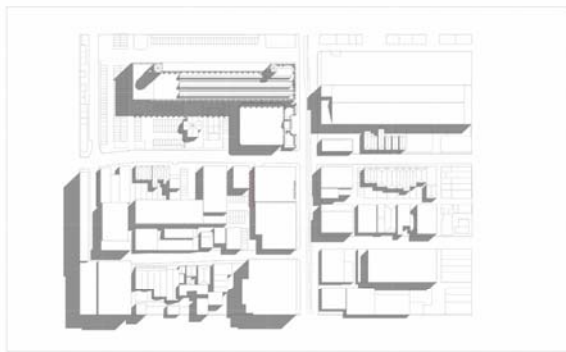
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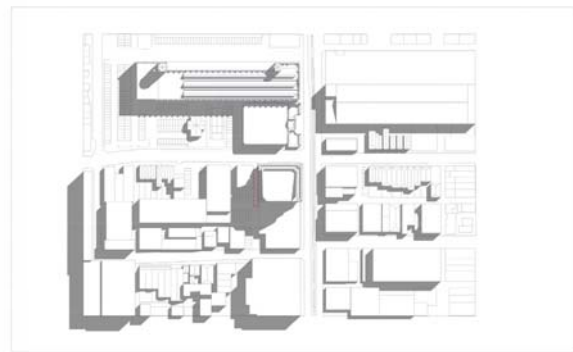
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SHADOW ANALYSIS
SHADOW DIAGRAM

The Equinox on the 22nd of September



10 AM - EXISTING



10 AM - PROPOSED



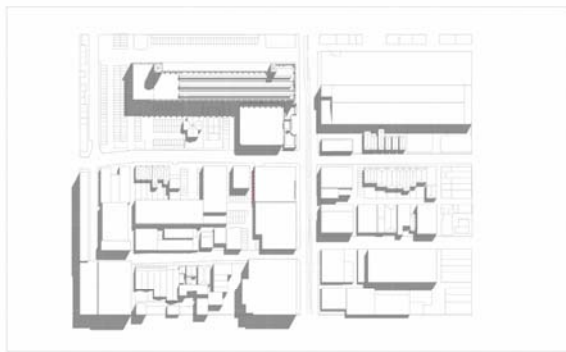
600 CHURCH STREET, RICHMOND



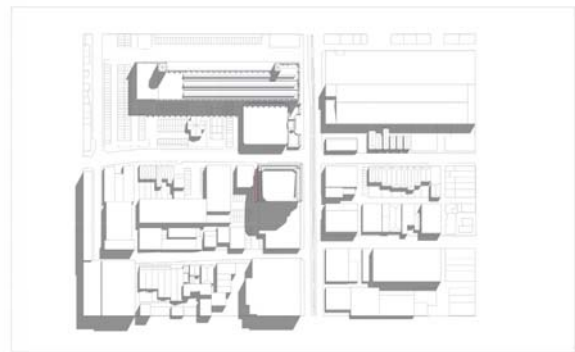
Attachment 3 - PLN17/0456 - 594-612 Church Street Cremorne - Concept plans (14 December 2017) prepared by Woods Marsh Architecture

The Equinox on the 22nd of September

SHADOW ANALYSIS
SHADOW DIAGRAM



11 AM - EXISTING



11 AM - PROPOSED



ICON

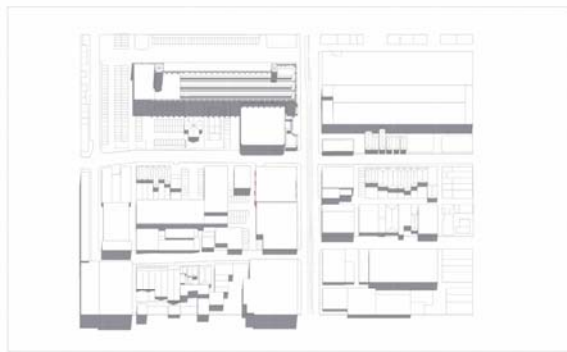
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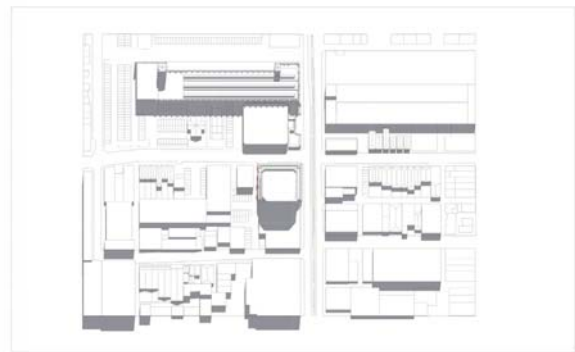
Attachment 3 - PLN17/0456 - 594-612 Church Street Cremorne - Concept plans (14 December 2017) prepared by Woods Marsh Architecture

The Equinox on the 22nd of September

SHADOW ANALYSIS
SHADOW DIAGRAM



12 PM - EXISTING



12 PM - PROPOSED



ICON

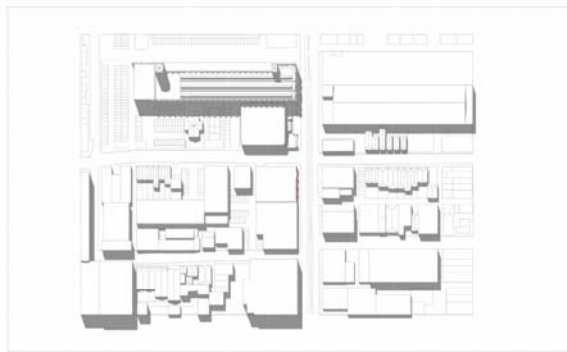
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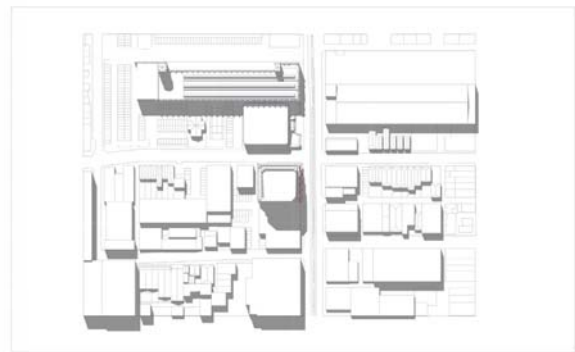
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The Equinox on the 22nd of September

SHADOW ANALYSIS
SHADOW DIAGRAM



1 PM - EXISTING



1 PM - PROPOSED



ICON

600 CHURCH STREET, RICHMOND



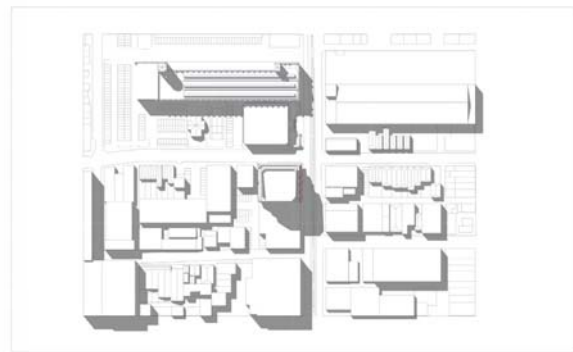
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The Equinox on the 22nd of September

SHADOW ANALYSIS
SHADOW DIAGRAM



2 PM - EXISTING



2 PM - PROPOSED



ICON

600 CHURCH STREET, RICHMOND



Attachment 4 - PLN17/0456 - 594-612 Church Street Cremorne - Referral comments from Council's engineering services unit



MEMO

To: Nikolas Muhllechner
From: Artemis Bacani
Date: 5 September 2017
Subject: Application No: PLN17/0456
 Description: Mixed Development
 Site Address: 594-612 Church Street, Cremorne

I refer to the above Planning Application received on 4 August 2017 and the accompanying report prepared by Traffix Group in relation to the proposed development at 594-612 Church Street, Cremorne. 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
Office	5,159 m ²	3.5 spaces per 100 m ² of net floor area	180	65 (based on Traffix Group's parking rate of 1.25 spaces per 100 m ²)
Shop	515 m ²	4 spaces to each 100 m ² of leasable floor area	20	6
Total			200 Spaces	71 Spaces

The development would have a parking shortfall of 129 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.

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 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.

Attachment 4 - PLN17/0456 - 594-612 Church Street Cremorne - Referral comments from Council's engineering services unit

Traffix Group has sourced the travel to work data for the Yarra Richmond SA2 area from the 2011 Census conducted by the Australian Bureau of Statistics. The travel to work data indicates that some 45.4% of employees that work in Richmond travel to their place of employment by means other than driving a car. This suggests that there is a heavy reliance on public transport and other forms of sustainable travel to places of work in Richmond.

According to the Traffix Group report the proposed office would have a car parking provision rate of 1.25 spaces per 100 square metres. This would be based on 65 on-site spaces for 5,159 square metres of floor area. By comparison, the development at 33 Balmain Street, Cremorne, was approved with an on-site car parking provision of 0.78 spaces per 100 square metres with an office floor area of 1,788.1 square metres with 14 on-site car parking spaces (Planning Permit PLN15/0309 issued on 21 October 2015). We are satisfied that the office parking rate of 1.25 spaces per 100 square metres for the proposed development is appropriate given the site's excellent accessibility to public transport services.

- *Parking Demand for the Shop.*
For the shop use, a parking rate of 3.0 spaces per 100 square metres of floor area could be adopted as the premises is located along a commercial area/activity centre. Using this rate equates to a car parking demand of 15 spaces. Since six spaces would be allocated for the shop use, the shortfall of nine spaces would be accommodated off-site.
- *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. The East Richmond and Richmond railway stations are also within walking distance of the site.
- *Multi-Purpose Trips within the Area.*
Customers and clients might combine their visit to the development by engaging in other activities or business whilst in the area.
- *Convenience of Pedestrian and Cyclist Access.*
The site has very good pedestrian links to arterial roads and public transport nodes. Bicycles can access the site from the Principal Bicycle Network.

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.*
Traffix Group had commissioned parking occupancy surveys of the area surrounding the site on Wednesday 20 May 2017 from 8am to 12pm and 2pm. The survey area includes all public parking that is suitable for the site within a radius of around 200 metres. The extent and time of the survey is considered adequate.

The results of the survey indicate that peak parking occurred at 10am with 96 % of spaces occupied or 18 vacant spaces. The on-street parking demand remained above 90 % occupied for much of the late morning and the early afternoon, before dropping back to 83 % occupied at 2pm. Parking in the area is time restricted and provides parking turnover. Overall, parking in the Cremorne area is very high and close to saturation point.

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

Attachment 4 - PLN17/0456 - 594-612 Church Street Cremorne - Referral comments from Council's engineering services unit

- *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 GoGet car share pod is located in Church Street, approximately 50 metres north of the site.
- *Car Parking Deficiency associated with Existing Land Use.*
The site was previously used as a retail/warehouse with a floor area of approximately 700 square metres with no on-site car parking. To determine the parking requirement for this use, Traffix Group has used a restricted retail premises rate of 2.5 spaces. The previous use would have had a car parking credit of 17 car spaces which would have been accommodated on-street.

Adequacy of Car Parking

From a traffic engineering perspective, the waiver of parking is considered appropriate in the context of the development and the surrounding area. The lack of opportunities to park on-street in the surrounding area would be a disincentive for employees to commute to work by car. The site has good connectivity to public transport services.

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

TRAFFIC GENERATION

The traffic generation for the site adopted by Traffix Group is as follows:

Proposed Use	Adopted Traffic Generation Rate	Peak Hour	
		AM	PM
Office	0.5 trips per space - AM peak hour 0.5 trips per space - PM peak hour (75 on-site spaces)	32	32
Commercial Use	0.5 trips per space in each peak hour (6 on-site spaces)	3	3
Total		35 Trips	35 Trips

The volume of traffic generated by the development in the peak hours is not unduly high and could be accommodated on the local road network without adversely impacting on its operation.

Attachment 4 - PLN17/0456 - 594-612 Church Street Cremorne - Referral comments from Council's engineering services unit

DEVELOPMENT LAYOUT DESIGN Layout Design Assessment

Item	Assessment
Access Arrangements	
Development Entrance	The development has an entrance width of 6.4 metres and satisfies <i>Design standard 1 – Accessways</i> of Clause 52.06-8.
Visibility	A sight triangle of 2.0 metres by 2.5 metres has been provided for the exit lane of the entrance.
Vehicle Entry and Exit Movements Balmain Street Access	Swept path diagrams not provided.
Headroom Clearance	A minimum headroom clearance of 2.4 metres has been provided and satisfies <i>Design standard 1</i> .
Internal Ramped Accessways	The internal ramps have carriageway widths of 6.4 metres and satisfy the Australian/New Zealand Standard AS/NZS 2890.1:2004.
Car Parking Modules	
Car Parking Spaces	The car parking spaces have a minimum width of 2.6 metres and a length of 4.9 metres and satisfy <i>Design standard 2: Car parking spaces</i> .
Accessible Parking Space	The design of the accessible parking space and shared area comply with the Australian/New Zealand Standard AS/NZS 2890.6:2009.
Aisles	The 6.4 metre wide aisles also satisfy <i>Design standard 2</i> .
Column Depths and Setbacks	The column setback from the edge of the aisle has not been dimensioned on the drawings.
Clearances to Walls	Clearances of 300 mm have been provided to spaces abutting walls.
Blind Aisle Extensions	Blind aisle extensions of at least 1.2 metres have been provided.
Gradients	
Ramp grade for the first 5.0 metres inside the Property	The ramp profile comprises a 2.15% gradient of the accessway for the first 2.15 metre long horizontal section, followed by a 3.5 metre long 1 in 10. The ramp profile over the first 5.0 metres satisfies <i>Design standard 3: Gradients</i> .
Grades and Changes of Grade	Grades and changes of grade satisfy <i>Design standard 3: Gradients</i> .

Design Items to be Addressed

Item	Details
Accessible Parking Space	The shared area adjacent to the accessible parking bay must have a bollard to prevent cars from parking in this space.
	A minimum headroom clearance of 2.5 metres must be provided above the dedicated space and adjacent shared area to comply with AS/NZS 2890.6:2009.

Attachment 4 - PLN17/0456 - 594-612 Church Street Cremorne - Referral comments from Council's engineering services unit

Design Items to be Addressed

Item	Details
Vehicle Entry and Exit Movements Balmain Street Access	Swept path diagrams for the B99 design vehicle must be provided for vehicle entry and exit movements for the Balmain Street entrance. Parallel parking and nearby vehicle crossings must be accurately depicted on the swept path diagrams.
Column Depths and Setbacks	Column setback to be dimensioned on the drawings.
Service Cabinet Doors	Any service cabinet door opening onto a Public Highway must swing 180 degrees and be latched to the building when opened.
Column Depths and Setbacks	Column setback to be dimensioned on the drawings.

ENGINEERING CONDITIONS

Civil Works

Upon the completion of all building works and connections for underground utility services,

- The footpath immediately outside the property's Church Street road frontage must be reconstructed for the full width to Council's satisfaction and at the Permit Holder's expense.
- The footpath immediately outside the property's Balmain Street road frontage must be stripped and re-sheeted for the full-width, and the kerb and channel must be reinstated to Council's satisfaction and at the Permit Holder's expense.
- The redundant vehicle crossing on the west side of Church Street must be demolished and reinstated with footpath and kerb and channel to Council's satisfaction and at the Permit Holder's cost.
- The existing vehicle crossing on the south side of Balmain Street must be reconstructed to Council satisfaction. The crossover must be designed for a B99 design vehicle.
- All Council stormwater pits along the Balmain Street road frontage are to be reconstructed as per Council's current pit standards and with bike safe grates. Works to be carried out to Council's satisfaction and at the Permit Holder's cost.
- The redundant legal point of discharge on the south side of Balmain Street is to be removed and reinstated with footpath, and kerb and channel to Council's satisfaction and at the Permit Holder's cost.
- The parking sensors along the south side of Balmain Street must be retained.
- The kerb and channel and the concrete infill along the western boundary of the site must be reconstructed to Council's satisfaction.
- The grated side entry pit in the Right of Way - 1116 on the north-west corner of the site's boundary is to be shown on the plans.

Clarification is required as to whether the pit will be trafficable by vehicles. Measures are to be implemented to prevent vehicles from mounting the lintel.
- As part of the vehicle crossing reconstruction on the south side of Balmain Street Council may consider any modifications that are required to the existing drainage pit/road reserve. The works are to be undertaken to Council's standards and satisfaction and all works will be at the Permit Holder's cost.

Attachment 4 - PLN17/0456 - 594-612 Church Street Cremorne - Referral comments from Council's engineering services unit

Any modifications that are proposed to Council's assets would require a detailed plan to be submitted to Council's Statutory Planning unit. This will then be forwarded to Engineering Services for assessment and approval.

Road Asset Protection

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

Impact of Assets on Proposed Development

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

Discharge of Water from Development

- Only roof runoff, surface water and clean groundwater seepage from above the water table can be discharged into Council drains.
- Contaminated ground water seepage into basements from above the water table must be discharged to the sewer system through a trade waste agreement with the relevant authority or in accordance with EPA guidelines.
- Contaminated groundwater from below the water table must be discharged to the sewer system through a trade waste agreement from the relevant sewer authority.

Council will not permit clean groundwater from below the groundwater table to be discharged into Council's drainage system. Basements that extend into the groundwater table must be waterproofed/tanked.

ADDITIONAL COMMENTS PROVIDED BY CONSTRUCTION MANAGEMENT

Canopy

The applicant must liaise with VicRoads in relation to the lateral clearances of the proposed canopy along the Church Street and Balmain Street road frontages.

Construction Difficulty Notes:

- 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.
- The power poles/lines exists on the Church Street and Balmain Street road frontages. The operation of crane lifts from these frontages will be difficult.
It is recommended to underground a section of the power lines to enable the use of crane lifting during the construction works.
- The rear Right of way has restricted access and it is advised to limit access for larger size construction vehicles in the Right of Way.
- The existing tram stop in Church Street will limit the opportunity for lane occupation.

Attachment 4 - PLN17/0456 - 594-612 Church Street Cremorne - Referral comments from Council's engineering services unit

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.

Vehicle Crossing – Cross Sectional Drawing

The applicant must prepare and submit a 1 in 20 scale cross sectional drawing of the development's vehicular entrance, showing the actual reduced levels to three decimal places (not interpolated levels from the application drawings) of the Balmain Street road profile (from the centre line to the property line). The required levels include the building line level, top of kerb level, invert level, lip level and road pavement levels. The existing road profile of Balmain Street and the accessway inside the property must be accurately drawn. The applicant must demonstrate by way of a ground clearance check using the B99 design vehicle that vehicles can traverse the new vehicle crossing and ramp without scraping or bottoming out.

The 1 in 20 scale cross sectional drawing must be submitted to Council's Construction Management branch for assessment and approval.

Protection of Basement

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

The developer needs to ensure that the basement car park 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 4 - PLN17/0456 - 594-612 Church Street Cremorne - Referral comments from Council's engineering services unit



MEMO

To: Nikolas Muhllechner
From: Artemis Bacani
Date: 29 December 2017
Subject: Application No: PLN17/0456
Description: Mixed Development – Revised Plans
Site Address: 594-612 Church Street, Cremorne

I refer to the above Planning Application received on 28 December 2017 in relation to the proposed development at 594-612 Church Street, Cremorne. Council's Engineering Services unit provides the following information:

Coloured Translucent Zig-Zag Panels with Neon Back-Lighting

The applicant has proposed the installation of coloured translucent zig-zag panels with neon back-lighting along the western boundary wall of the site and at the car park gate entry off Balmain Street.

The Engineering Services unit has no objections with the proposed coloured translucent zig-zag panels with neon back-lighting. The neon back-lighting should not dazzle or distract motorists along the Right of Way or the entrance to the car park.

Regards

Artemis Bacani
Roads Engineer
Engineering Services Unit

Attachment 5 - PLN17/0456 - 594-612 Church Street Cremorne - Referral comments from Council's ESD advisor

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 *Non-residential - 1,000m² floor area or greater*.

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 *Wood Marsh Architecture* (prepared 27.07.2017) and the accompanying SMP, prepared by *Edefice* (31.05.2017).

Attachment 5 - PLN17/0456 - 594-612 Church Street Cremorne - Referral comments from Council's ESD advisor

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



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Attachment 5 - PLN17/0456 - 594-612 Church Street Cremorne - Referral comments from Council's ESD advisor

Sustainable Management Plan (SMP)

Referral Response by Yarra City Council



Assessment Summary:

Responsible Planner:	Nik Muhllechner		
ESD Advisor:	Euan Williamson		
Date:	15.08.2017	Planning Application No:	PLN17/0456
Subject Site:	594-612 Church Street, Cremorne.		
Site Area:	Approx. 1,018m ²	Site Coverage:	100%
Project Description:	Eight storey office building with ground floor restaurant.		
Pre-application meeting(s):	None.		

The standard of the ESD meets 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 NCC energy efficiency standards for building shell and services exceeded by at least 28%.
- High efficiency VRV / packaged HVAC system, modelled with 4.17/5.38 cooling heating COP system efficiency.
- A STORM report demonstrating best practice in stormwater management has been provided that relies on a minimum of 586m² of roof connected to 20,000 litres of storage for toilet flushing of all toilets onsite.
- Energy efficient lighting system type unknown, but at least a 10% improvement on NCC requirements. Project aiming for a 38% improvement in lighting power density.
- Good access to daylight.
- Mechanical ventilation with high fresh air rates.
- Glazing specification and shading fins in the façade will control glare and excess heat gain.
- 100 bicycle spaces for staff with end of trip facilities.
- Water efficient taps, fixtures and irrigation system.

(2) Application ESD Deficiencies:

- There is no access to natural ventilation. Recommend that mechanical fresh air rates at least 50% above AS1668 rates.

(3) Outstanding Information:

- Exact hot water system type unknown, 15% improvement on energy efficiency. Please indicate what type of hot water system will be used and its standard of energy efficiency.
- The STORM report states the site area is only 982m² but the GIS records the area 1,108.2m². Please confirm and update site area figures.

(4) ESD Improvement Opportunities

- Recommend 100% economy cycle on HVAC systems.
- Consider a solar PV array to contribute to electricity consumption. A pergola mounted system could also provide some shelter on the rooftop garden.
- Consider using recycled materials in the concrete.

Attachment 5 - PLN17/0456 - 594-612 Church Street Cremorne - Referral comments from Council's ESD advisor

Sustainable Management Plan (SMP)

Referral Response by Yarra City Council



- Recommend that all timbers are FSC accredited.
- Consider low VOC adhesives.
- Consider electric vehicle charging facilities.
- Recommend comprehensive commissioning and tuning to all building services.

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 5 - PLN17/0456 - 594-612 Church Street Cremorne - Referral comments from Council's ESD advisor

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	Mechanical ventilation with fresh air rates exceeding minimum requirements.	Recommend that mechanical fresh air rates are at least 50% above AS1668 rates.	2
Daylight & Solar Access	Access to daylight is good with ~57% of the office floor area and 79% of the restaurant reaching the target daylight factor of 2% or greater.	-	1
Glare	Glazing specification and exoskeleton diagonal fins will assist in glare control.	-	1
Hazardous Materials and VOC	All paints, and sealants and carpet to be low VOC type. All engineered timber contain no/low formaldehyde.	Consider low VOC adhesives as well.	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 for the office areas: - Good mechanical ventilation - High performance glazing and fritted shading to manage heat gains - Good thermal efficiency standards	Please refer to section on, <i>NCC Energy Efficiency Requirements Exceeded and Effective Shading</i>	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 5 - PLN17/0456 - 594-612 Church Street Cremorne - Referral comments from Council's ESD advisor

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	Heating and cooling demand exceeding NCC requirements by 9%, overall energy efficiency a 28% improvement as demonstrated by JV3 modelling.	-	1
Hot Water System	Exact hot water system type unknown, 15% improvement on energy efficiency.	Please indicate what type of hot water system will be used and its standard of energy efficiency.	3
Peak Energy Demand	Peak demand reduced through various initiatives.	-	1
Effective Shading	Glazing specification and architectural exoskeleton fins to manage glare.	-	1
Efficient HVAC system	High efficiency VRV / packed HVAC system, modelled with 4.17/5.38 cooling heating COP system efficiency.	Recommend 100% economy cycle.	4
Efficient Lighting	Energy efficient lighting system type unknown, but at least a 10% improvement on NCC requirements. Project aiming for a 38% improvement.	-	1
Electricity Generation	No information has been provided.	Consider a solar PV array to contribute to electricity consumption. A pergola mounted system could also provide some shelter on the rooftop garden.	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 5 - PLN17/0456 - 594-612 Church Street Cremorne - Referral comments from Council's ESD advisor

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 with the following WELS ratings/flow rates: <ul style="list-style-type: none"> - 9 litre/min shower heads - 5 Star WELS rated taps - 5 Star WELS rated toilets 	-	1
Water for Toilet Flushing	Two 10,000 litre rainwater tank will be provided connected to all toilets onsite.	-	1
Water Meter	Sub-metering of water and energy for all tenancies and major common area uses.	-	1
Landscape Irrigation	Water efficient landscaping on rooftop.	-	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 5 - PLN17/0456 - 594-612 Church Street Cremorne - Referral comments from Council's ESD advisor

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 demonstrating best practice in stormwater management has been provided that relies on a minimum of 586m ² of roof connected to 20,000 litres of storage for toilet flushing of all toilets onsite.	The STORM report states the site area is only 982m ² but the GIS records the area 1,108.2m ² . Please confirm and update site area figures.	3
Discharge to Sewer	-	-	-
Stormwater Diversion	-	-	-
Stormwater Detention	-	-	-
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 5 - PLN17/0456 - 594-612 Church Street Cremorne - Referral comments from Council's ESD advisor

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 specific information has been provided.	Consider using recycled materials.	4
Embodied Energy of Concrete and Steel	No specific information has been provided.	Council recommends low embodied materials are used.	4
Sustainable Timber	No specific information has been provided.	Consider that all timbers be FSC certified.	4
Design for Disassembly	No information has been provided.	Consider a small pallet of materials and construction techniques that can assist in disassembly.	4
PVC	No PVC floor coverings, HDPE downpipes.	-	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: [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 5 - PLN17/0456 - 594-612 Church Street Cremorne - Referral comments from Council's ESD advisor

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 basement levels.	-	1
Bike Parking Spaces	100 bicycle spaces for staff.	-	1
End of Trip Facilities	End of trip facilities include 100 lockers and 10 showers.	-	1
Car Share Facilities	No information has been provided.	-	1
Electric vehicle charging	No information has been provided.	Recommend providing electric vehicle charging facilities.	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 5 - PLN17/0456 - 594-612 Church Street Cremorne - Referral comments from Council's ESD advisor

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	80% recycling/reuse of construction and demolition waste.	-	1
Operational Waste Management	General waste and recycling bins.	-	1
Storage Spaces for Recycling and Green Waste	Area for separate recycling and general waste 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 5 - PLN17/0456 - 594-612 Church Street Cremorne - Referral comments from Council's ESD advisor

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	Landscaping on the roof will marginally improve the ecological value of the site.	-	1
Heat Island Effect	No specific information has been submitted.	-	1
Communal areas	Communal rooftop area.	-	-

* 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 5 - PLN17/0456 - 594-612 Church Street Cremorne - Referral comments from Council's ESD advisor

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 5 - PLN17/0456 - 594-612 Church Street Cremorne - Referral comments from Council's ESD advisor

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	No information has been provided.	Recommend comprehensive commissioning and tuning to all building services.	4
Building Users Guide	A building users' manual explaining optimal usage of sustainability features within the development including rainwater tanks, energy systems, etc.	-	1
Contractor has Valid ISO14001 Accreditation	No information has been provided.	-	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 5 - PLN17/0456 - 594-612 Church Street Cremorne - Referral comments from Council's ESD advisor

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.

Attachment 6 - PLN17/0456 - 594-612 Church Street Cremorne - Referral comments from Council's city works branch

Muhllechner, Nikolas

From: Agostino, Joe <Joe.Agostino@yarracity.vic.gov.au>
Sent: Friday, 11 August 2017 3:54 PM
To: Muhllechner, Nikolas
Cc: Valente, Enzo
Subject: RE: PLN17/0456 - 594-612 Church Street Cremorne - Eight storey office building

Hi Nik

The Waste Management Plan prepared by LEIGH DESIGN dated 6th June 2017 for 594-610 Church Street Cremorne is satisfactory from the City Works Branch's perspective. If you have any queries please give me a call.

Kind Regards

Joseph Agostino
Project Officer
City Works
Yarra Operations Depot, Clifton Hill

City of Yarra PO Box 168 Richmond 3121
T(03) 9205 5540 F(03) 8417 6666
E Joe.Agostino@yarracity.vic.gov.au W www.yarracity.vic.gov.au

From: Muhllechner, Nikolas
Sent: Friday, 4 August 2017 1:00 PM
To: Agostino, Joe
Cc: Valente, Enzo
Subject: PLN17/0456 - 594-612 Church Street Cremorne - Eight storey office building

Hi Joe/Enzo,

I refer to the above application recently received by Council.

The planning permit application seeks the construction of an eight storey building plus three basement levels and a roof top terrace, the use of the land for a shop, a reduction in the car parking requirement associated with office and shop, a waiver of the loading bay requirement and alterations to the access to a road in a Road Zone, Category 1 by removing the crossover.

Your comments on the proposed waste management plan would be much appreciated.

Attached for your reference is the waste management plan and the development plans.

If comments could please be provided by 29 August 2017, that would be much appreciated.

If you have any queries regarding the above or need any further information, please contact me.

Regards,

Nik

Nikolas Muhllechner

Attachment 7 - PLN17/0456 - 594-612 Church Street Cremorne - Referral comments from Council's open space planning and design unit



Memo

To: Nikolas Muhllechner

Cc: Craig Lupton; Paul Whitten

From: Carrie Lindsay

Date: 14 August 2017

Subject: 594-612 Church Street, Cremorne VIC 3121

diverse

vibrant

exciting

inclusive

Dear Nikolas,

I refer to the submitted plans for the proposed development at 594-612 Church Street, Cremorne and provide the following comments:

Open Space comments

- A landscape planting plan should be provided showing;
 - Location of species proposed.
 - Plant schedule indicating pot size, quantity, mature height and spread of all proposed planting.
 - Details of raised garden beds
 - Planting details, including proposed planting media, climbing frames, irrigation and drainage.

Arborist comments

- There are two trees located in close proximity to the site.
 - One Acer is located adjacent 618 Church Street near the south east corner of the development site.
 - One Waterhousea is located in the roadway on the northern frontage of the development site in Balmain Street.
- Both trees are well established and should have a bond applied and appropriate protection measures documented and implemented during development.
- Protection measures should be consistent with AS4970 Protection of Trees on Development Sites.
- The amenity value of these trees is not a sufficient bond amount, (largest amount is just under \$2k)
- Bond is recommended at \$4k per tree. This allows for a large replacement planting and costs associated with establishment and maintenance.

Attachment 7 - PLN17/0456 - 594-612 Church Street Cremorne - Referral comments from Council's open space planning and design unit

If you require any further input, or would like to discuss these comments in more detail, please don't hesitate to contact me on 9205 5725.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Carrie Lindsay', written in a cursive style.

Carrie Lindsay

Coordinator Open Space Planning and Design

Attachment 8 - PLN17/0456 - 594-612 Church Street Cremorne - Referral comments from Council's urban design unit



MeMO

TO: Nik Muhllechner
 FROM: **Andrew Shaw**
 DATE: **02 October 2017**
 SUBJECT: 596-610 Church Street, Cremorne
 APPLICATION NO: **PLN17/0456**
 DESCRIPTION: the construction of an eight storey building plus three basement levels and a roof top terrace, the use of the land for a shop, a reduction in the car parking requirement associated with office and shop, a waiver of the loading bay requirement and alteration to the access to a road in a Road Zone, Category 1 by removing the crossover to Church Street.

COMMENTS SUMMARY

- The proposed development's integration with the streetscape and public realm is acceptable.
 - The height and massing of the proposal is a departure from the characteristic buildings along this section of Church Street and is inconsistent with the preferred height and setback envelope nominated in the *Swan Street Structure Plan*.
-

Built form and massing

- **Height** There are no scheduled height controls for this site, however *the Swan Street Structure Plan* nominates a preferred building height of 5-6 storeys. The proposal is for 8 storeys above ground (nine if a mezzanine above ground floor level is counted) with a roof garden parapet and lift over-run adding, in effect, another storey. The overall building height at 46.01m AHD is marginally below the height given on the drawings for the Bryant & May clocktower (46.08M AHD).
- **Massing** - the building massing is articulated to respond to the street wall height with a 'mansard roof' setback above. This solution is weakly expressed, however, and the uniform façade treatment on the return elevation emphasises the continuity of the façade rather than the articulation. The fold at the street wall height is too subtle to reinforce or express the street wall. The roof terrace parapet is set back less than 4m. Given the weak articulation mentioned above, and the continuity of the façade treatment, this gives an effective street wall height of 8-9 storeys, far in excess of the Bryant & May building street wall height. (see figure 1)
- While the typical building height along this section of Church Street is 2-3 storeys there are a number of exceptions including the 'X' building at 534 Church Street which includes a refurbished 7 storey office building with a sheer street wall to the full height of the building, containing no fenestration.

Attachment 8 - PLN17/0456 - 594-612 Church Street Cremorne - Referral comments from Council's urban design unit

- The site immediately to the south of the subject site is occupied by a single storey commercial premises.
- The proposed building height and massing will far exceed any other built form in the immediate vicinity. The building will book-end the strip south of Balmain Street which is predominantly single and double storey commercial premises with development potential. The block between Gordon Street and Newton Street is occupied by a comparatively recent 3 storey commercial development and has less development potential.
- The proposed building will obscure views to the Bryant & May clocktower from Church Street however it is expected a new building of even modest height on this site will obscure the view to the tower. The clocktower is not listed in clause 22.03 Landmark and Tall Structures.
- **Bulk** - Refer to comments above regarding height and setbacks. The proposal includes a boundary wall to the southern boundary of the site, with no setbacks or recesses to this elevation. This does not adversely affect equitable development opportunities to the adjacent site as the commercial zoning and relatively shallow lot depth with a rear lane behind means natural light can be accessed front-to-back in any future development on that site. Southward views along Church Street are terminated by tall towers in the Forest Hill precinct of South Yarra.
- Architectural rendering appears to understate the height and bulk of the proposed development (see figures 3 & 4).



ARTICULATION OF FAÇADE TO ACCENT STREET WALL IS SUBTLE AND OVERWHELMED BY CONTINUITY OF MATERIALS AND STRUCTURAL LATTICE ON THE RETURN FAÇADE.

Figure 1. Weak articulation of street wall.

Building layout and interface

Attachment 8 - PLN17/0456 - 594-612 Church Street Cremorne - Referral comments from Council's urban design unit

- **Building lines** The building footprint abuts the property boundaries on all four sides. Small recesses are provided at entry points to the building.
- **Projections.** Curved lozenge shaped awning projections are included at the ground floor retail space entry (at the corner of Balmain and Church Streets) and at the entry to the lift lobby at the south end of the Church Street frontage. Church Street lacks continuous awnings and there are examples of similar awning projections within the immediate vicinity.
- **Driveways.** A single driveway with dual entry and exit lanes to the underground carpark is provided on Balmain Street at the west end of the site. An existing crossover is present at this location and is adjacent to a laneway.
- The entrances to the lift lobby and ground floor retail are well located and the canopies are modest in size but succeed in denoting the entry points. The services and carpark entry is relatively compact and located on the less active street façade adjacent to a laneway.



Figure 2. Entry to retail tenancy at corner of Church & Balmain Streets.

Attachment 8 - PLN17/0456 - 594-612 Church Street Cremorne - Referral comments from Council's urban design unit

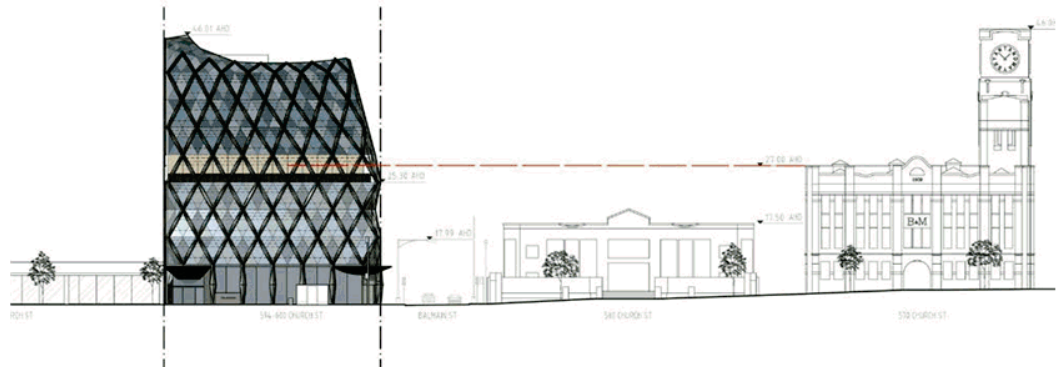


Figure 3. Projection of Bryant and May parapet height.

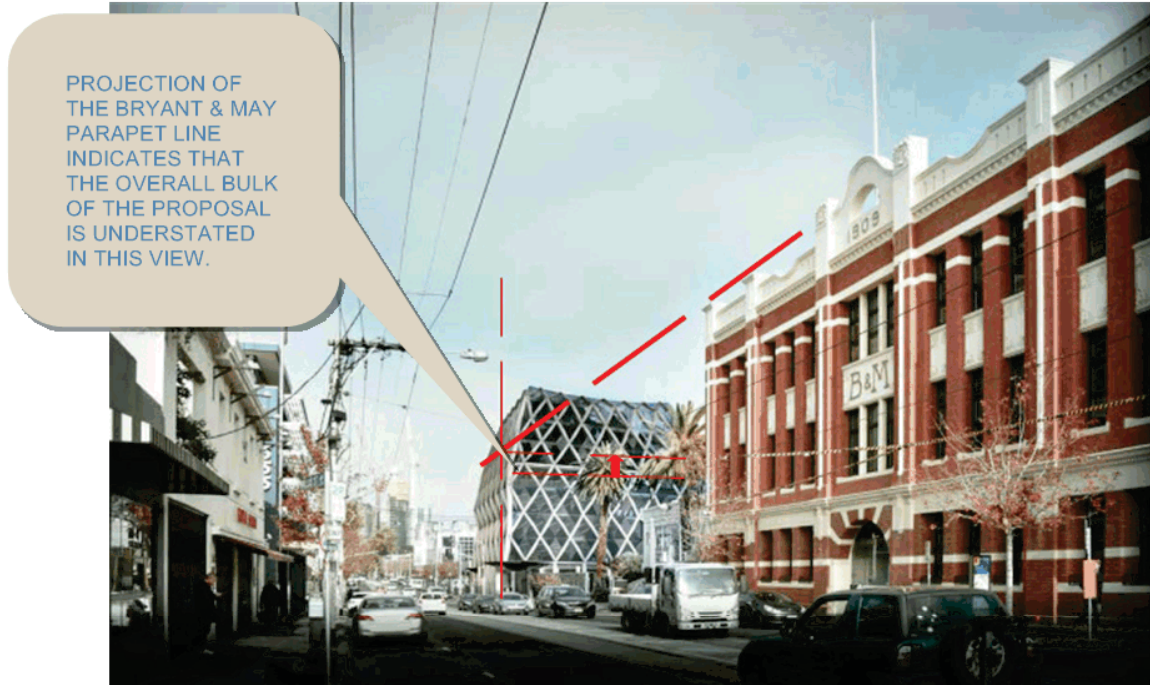


Figure 4. projection of Bryant and May parapet.

Attachment 9 - PLN17/0456 - 594-612 Church Street Cremorne - Urban design referral comments from McGauran Giannini Soon (MGS)



INDEPENDENT URBAN DESIGN ADVICE

Planning Permit Application Number PLN17/0456

PROPOSED DEVELOPMENT AT 594-612 CHURCH STREET CREMORNE

October 2017

Prepared by

Robert McGauran

B. Arch. (Hons. Melb.), B.A. (Fine Arts Melb.), P.D.M. (Melb.), LFRAIA, FVEPLA, Architect

Our ref: 17132

Directors
Eli Giannini
Chris Jones
Cameron Lacy
Robert McGauran
Mun Soon
Joshua Wheeler

Attachment 9 - PLN17/0456 - 594-612 Church Street Cremorne - Urban design referral comments from McGuaran Giannini Soon (MGS)

BACKGROUND

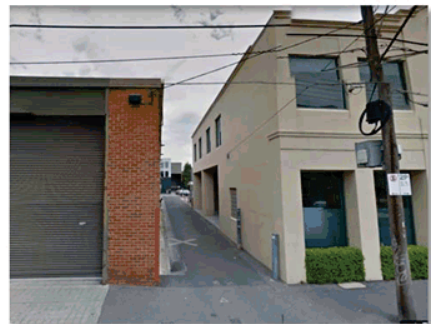
1. In May 2017 I provided preliminary feedback on preliminary plans for this application and advised as follows:
 - a) *It was a very interesting as a concept but needing some work.*
 - b) *In essence as an important gateway to the precinct, the inclusion of a building of some design ambition was welcomed.*
 - c) *Having said that the issues that arise relate to principles of equitable development with the southern neighbour and the implication that effectively the street wall and sideage abutments are going to be transformed to a 20m street wall to Church Street, Balmain Street and the laneway.*
 - d) *Whilst the plan indicates a peeling back of the plan above level 6 to the levels 7 and 8 the section bb does not.*
 - e) *I assumed the 3D images describe the intent.*
 - f) *A building of high placemaking value and design resolution might be supportable at a key location such as the subject site, subject to achieving some key placemaking agendas on lower levels. These should include the following:*
 - > *Widening of the full extent of the site interface with the western lane to two-way and providing for vehicle access off the laneway, not off Balmain Street.*
 - > *Widening the public realm on Balmain Street through the indentation of the northern façade.*
 - > *Creating more engagement at street level with Church Street and a heightened level of protection to Balmain and Church Streets for pedestrians*
 - > *High quality and number of bicycle and end of travel facilities as well as short term bicycle racks within a widened public realm, given the important role of green travel in enabling higher density in Cremorne to work.*
 - > *The images implied very dark glazing at street level. As a retail-oriented ground level a high degree of permeability should be sought.*
 - > *I would advocate removal of kerbside parking on the south side of the street and widening of the footpath out to the extent of the tree planting with a comprehensive placemaking strategy provided by the applicant.*
 - > *Enhanced weather protection to the ground level retail elements and entries needs to be provided.*
 - > *More broadly though there was the basis of an attractive built form and an argument that a design approach that marks the major corner south side with more significant built form is one that could be supported I think subject to the issues raised earlier being resolved.*
 - > *The southern site has similar opportunities for development and the approach recommended above would enhance through block permeability, better enable enhanced pedestrian amenity at the gateway to the hinterland Cremorne Employment precinct and its interconnection with Church Street and potentially enhance the experience for all modes of movement.*
2. In August 2017, Yarra City Council requested my urban design advice regarding the proposed development.
3. My comments are made with regard to the resolution of the scheme in relation to:
 - a) Appropriateness of the design treatment and streetscape impact
 - b) Building height, bulk and massing
 - c) Use of colours and materials
 - d) Façade treatments
 - e) Whether the proposal achieves high architectural and urban design outcomes
4. This proposal seeks approval to construct:
 - a) A seven storey office building and a two storey building with two levels of basement car parking
 - b) A food and drink premises, education centre and indoor recreation facility
 - c) Public realm improvements the Blanche and Cremorne Streets.

Attachment 9 - PLN17/0456 - 594-612 Church Street Cremorne - Urban design referral comments from McGuaran Giannini Soon (MGS)

SITE CONTEXT



5. The site sits on the corner of Balmain Street and Church Street. Balmain Street is one of only two connecting east-west streets in Cremorne linking the west and east sides of the rail and the only link that does not cut through residential neighbourhoods. It has a critical role in access to businesses and institutions in the neighbourhood.
6. More broadly the area is at the centre of an employment boom and forms a key node of Melbourne's creative industry economy.
7. Substantial change can be reasonably anticipated in the precinct but this uplift is dependent on a high level of active transport take-up and low private car utilisation.
8. The shared western laneway is presently only a single vehicle in width

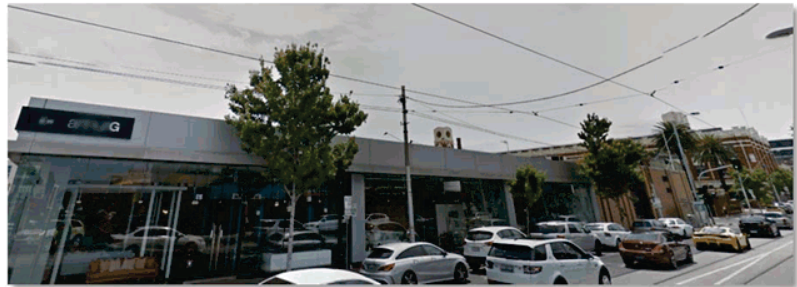


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9. Overhead powerlines and narrow footpaths characterise existing site interfaces for low scale low employment density occupation.



10. The existing site to the south is a site with a larger frontage to both Church Street



11. The existing building is unremarkable however the footpath zone also serves as a tram stop suggesting a need to consider integration of building access and this adjoining infrastructure carefully.

PROPOSED DEVELOPMENT

12. The proposal incorporates seven levels of offices providing for nearly 5160sqm of net lettable area.
13. A ground level retail space is provided for 508sqm of space with three basement car park levels and 100 bike spaces.
14. End of trip facilities are provided on a mezzanine level.
15. No activation is provided to the laneway and no widening is proposed to the laneway or footpaths in Church Street or Balmain Street at ground level or first floor.
16. The floor plans provide for some flexing of the front Church Street façade providing for variations of between 802 and 828sqm on lower floors but the extent is not dimensioned.

Attachment 9 - PLN17/0456 - 594-612 Church Street Cremorne - Urban design referral comments from McGuaran Giannini Soon (MGS)

17. An indented level 4 plan suggests a perimeter balcony to three sides, again not dimensioned, with a similar issue for setbacks on levels 5, 6, 7 and the common roof terrace level.
18. The sections provided suggest the setback is a maximum of 4.2m from Balmain Street at the uppermost level with the building effectively built to the boundary save for a pinch between level 2 and 3 up to a parapet of approximately RL 27.1 or some 18.5m above street level, with the building rising to a height of 34.3m above street level and the south wall rising to up to 36.87m.
19. The south wall is built to the boundary interface for its entire width and into the basement levels.
20. The East west section is described in Section CC with the central arced south elevation rising to the maximum height and with the building built to the boundary effectively up to level 4 before raking back with a maximum un-dimensioned setback of 3.6m to east and west, with a 20.5m high podium.
21. A concrete wall approximately 6m high is provided to the west capped to the front and rear.
22. Six different glass types are indicated on elevations but the legend is difficult to interpret the proposed intent though there is a clear banded sensibility combined with darkening facets from lower to upper levels.
23. The extent of tinting of this glazing is not clear from the finishes provided.
24. The south façade is expressed as a modest embossed weave capturing the language of the more muscular east, north and west facades but in a flattened form.

STATUTORY AND STRATEGIC PLANNING CONTEXT

STATE PLANNING POLICY

25. Within Plan Melbourne there are a number of directions and relevant clauses that need to be considered when reviewing this proposal from an urban design perspective.
26. Plan Melbourne outlines a vision for Melbourne: Melbourne will be a global city of opportunity and choice achieved by five key directions.
27. Relevant to this application:
 - a) Developing in defined areas near services and infrastructure. Population estimates indicate Melbourne could grow to a city of around 7.7 million people and require an additional 1.6 million more dwellings. An estimated 1.7 million new jobs will be created, mostly in the central city and adjacent inner suburbs. Importantly a key element of Plan Melbourne is an expanded central city in which this site resides.
Direction 1.4: Plan for the expanded central city to become Australia's largest commercial and residential centre by 2040, identifies that the wider Central Subregion with its highly diverse economic base and strengths in health, education, retail, creative industries, tourism and port-related activities has an important role to allow Melbourne's central city to become the largest business services centre in Australia.
 - b) The central city will continue to play an important role as a major destination for tourism, retail, entertainment and cultural activities and to enjoy the employment diversity that come from the growth of these sectors. ...to ensure Melbourne's expanded central city becomes Australia's largest business centre, we will also need to connect, manage and grow the existing and emerging high density, mixed use neighbourhoods in the Central Subregion. This Subregion represents Melbourne's most complex growth area with growth potential beyond 2050. By planning for this significant employment and population growth, we will take advantage of the benefits of connecting people, skills, jobs and businesses.
28. The Central Subregion includes the subject site.
29. Clause 11.04-1 "Delivering Jobs and Investment" includes the strategy to plan for the expanded central city to become Australia's largest commercial and residential centre by 2040.
30. Clause 15 "Built Environment and Heritage" – notably Clause 15.01 Urban Design – promotes good design and encourages development to achieve architectural and urban design outcomes that contribute positively to local urban character and enhance the public realm while minimising detrimental impact on neighbouring properties.

Attachment 9 - PLN17/0456 - 594-612 Church Street Cremorne - Urban design referral comments from McGuaran Giannini Soon (MGS)

31. Clause 17 Economic Development
32. Clause 18 "Transport" encourages solutions that ensure an integrated and sustainable public transport system that provides access to social and economic opportunities, facilitates economic prosperity, contributes to environmental sustainability, coordinates reliable movement of goods and people and is safe.
 - > Clause 18.02-1 promotes sustainable personal transport
 - > Clause 18.02-2 promotes cycling and aims to integrate planning for bicycle travel with land use and development planning and to encourage cycling as an alternative mode of travel.
33. Clause 19.01 promotes renewable energy use in development.

LOCAL PLANNING POLICY

34. Clause 21.04-3 Industry, office and commercial, notes, the following
 - a) *"The commercial and industrial sectors underpin a sustainable economy and provide employment. Yarra plans to retain and foster a diverse and viable economic base. The decline in manufacturing activity has created an opportunity for service businesses which has maintained employment levels within Yarra. There is also a continuing demand for industrial land for those activities that value an inner metropolitan location. For this reason some land, as identified on the neighbourhood plans, can be rezoned to permit a combination of industrial and office use. In these areas rezoning to permit residential uses would not be supported, as residential amenity requirements are a threat to the survival of ongoing industrial activities."*
35. Objective 8 to increase the number and diversity of local employment opportunities.
36. Clause 21.05 – "Built Form" and in particular Clause 21.05-2 is relevant where it notes that within the whole municipality a clear picture emerges of a low-rise urban form punctuated by pockets of higher development.
37. Objective 16 is to reinforce the existing urban framework of the City of Yarra, with Strategy 16.2 seeking to maintain and strengthen the preferred character of each built form character type within the City of Yarra.
38. Objective 17 seeks to retain Yarra's identity as a low-rise urban form with pockets of higher development. Strategy 17.2 seeks to ensure that development on strategies development sites or within Activity Centres should generally be no more than five to six storeys unless it can be demonstrated that the proposal can achieve specific benefits such as significant upper level setbacks, architectural design excellence, best practice environmental sustainability objectives in design and construction, high quality restoration and adaptive use of heritage buildings and positive contribution to enhancement of the public realm
39. Objective 20 seeks to ensure that new development contributes positively to Yarra's urban fabric.
40. Objective 21 seeks to enhance the built form character of Yarra's Activity Centres.
41. Objective 22 seeks to encourage the provision of universal access in new development.
42. Clause 21.05 - Built Form Character outlines the built form character type for each character area.
 - a) Objective 14 to protect and enhance Yarra's heritage places.
 - > Strategy 14.1 Conserve, protect and enhance identified sites and areas of heritage significance including pre-settlement ecological heritage.
 - > Strategy 14.2 Support the restoration of heritage places.
 - > Strategy 14.3 Protect the heritage skyline of heritage precincts.
 - > Strategy 14.4 Protect the subdivision pattern within heritage places.
 - > Strategy 16.2 Maintain and strengthen the preferred character of each Built Form Character Type within Yarra.
 - b) Objective 17 to retain Yarra's identity as a low-rise urban form with pockets of higher development.

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- > Strategy 17.2 Development on strategic redevelopment sites or within activity centres should generally be no more than 5-6 storeys unless it can be demonstrated that the proposal can achieve specific benefits such as:
 - > Significant upper level setbacks
 - > Architectural design excellence
 - > Best practice environmental sustainability objectives in design and construction
 - > Positive contribution to the enhancement of the public domain
 - > Strategy 17.3 Apply the Landmarks and Tall Structures policy at clause 22.03.
 - c) Objective 19 to create an inner city environment with landscaped beauty.
 - > Strategy 19.1 Require well resolved landscape plans for all new development.
 - > Strategy 19.2 Encourage opportunities for planting suitable trees and landscape areas in new development.
 - d) Objective 20 to ensure that new development contributes positively to Yarra's urban fabric.
 - > Strategy 20.1 Ensure development is designed having particular regard to its urban context and specifically designed following a thorough analysis of the site, the neighbouring properties and its environs.
 - > Strategy 20.2 requires development of Strategic Redevelopment Sites to take into account the opportunities for development on adjoining land.
43. Clause 21.05-3 Built form character, requires:
- a) New development must respond to Yarra's built and cultural character, its distinct residential 'neighbourhoods' and individualised shopping strips, which combine to create a strong local identity.
44. Clause 21.05-4 Public environment notes:
- a) New development must add positively to Yarra's overall character and help create a safe and engaging public environment where pedestrian activity and interaction are encouraged. Public spaces and urban squares provide outdoor spaces for people to meet and gather. Opportunities to create such spaces will be sought. There is a need to ensure that, as development occurs, Yarra's public environment, buildings and transport infrastructure are accessible to all people.
 - b) Objective 28 to provide a public environment that encourages community interaction and activity. Strategy 28.1 Encourage universal access to all new public spaces and buildings.
 - c) Strategy 28.2 Ensure that buildings have a human scale at street level.
 - d) Strategy 28.3 requires buildings and public spaces to provide a safe and attractive public environment.
 - e) Strategy 28.4 Require new development to consider the opportunity to create public spaces as part of new development.
 - f) Strategy 28.5 Require new development to make a clear distinction between public and private spaces.
 - g) Strategy 28.6 Require new development to consider the creation of public access through large development sites, particularly those development sites adjacent to waterways, parkland or activity centres.
 - h) Strategy 28.8 Encourage public art in new development.
 - i) Strategy 28.9 Apply the Public Open Space Contribution policy at clause 22.12.
45. Clause 21.08 Neighbourhoods identifies a series of goals for the Precinct
- a) 21.08-2 Burnley, Cremorne, South Richmond:
 - > The Cremorne area has a truly mixed use character with Victorian cottages, apartments and warehouse conversions intermingled with commercial and industrial uses. This mix of uses is valued by the local community and must be fostered
 - > This area includes the visually and historically significant silos which host the also significant Nylex Plastics clock and temperature indicator. Views of and to these Melbourne landmarks need to be

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protected. This neighbourhood is largely an eclectic mix of commercial, industrial and residential land use. With two railway lines and both north south, and east west tram routes, the neighbourhood has excellent access to public transport.

- > The Cremorne commercial area functions as an important metropolitan business cluster which must be fostered.
- b) The Swan Street major activity centre lies along the northern boundary of this neighbourhood. Within this major activity centre there are three recognisable precincts.
- c) The Richmond Station precinct Richmond Station is a nodal interchange and the largest station outside the City Loop. The precinct represents a major opportunity to improve the amenity of the area and encourage more local use of the Station.

Swan Street west

- 46. This precinct incorporates the core retail area of Swan Street and includes East Richmond Station. Swan Street, unlike the other major activity centres within Yarra, has a smaller pool of non-local visitors, reflecting its stronger orientation towards servicing the needs of local residents
- 47. Clause 22.03 Landmarks and Tall Structures. In this context, in Cl.23.4 Landmark Design Response and Policies it notes the following:
 - a) Under 22.03-3 Policy – Protect views to the silhouette and profile of Yarra’s valued landmarks to ensure they remain as the principal built form reference; Maintain the prominence of Yarra’s valued landmarks and landmark signs and; Ensure the profile and silhouette of new tall structures adds to the interest of Yarra’s urban form and skyline.
 - b) Notably in the context, the Nylex sign is identified in 22.03-4 as one sign where development should protect views to the following landmark signs.
- 48. Clause 22.10 Built form and Design Policy.
- 49. Additional Strategic Planning Policies of relevance include:
 - > Clause 52.06 Car parking
 - > Clause 52.7 Loading and unloading of vehicles
 - > Clause 52.29 Land Adjacent to a Road Zone, Category 1
 - > Clause 52.34 Bicycle Facilities.
 - > Clause 52.35 Urban Context Report and Design Response for Residential Development for Four or More Storeys.
 - > Clause 52.36 Integrated Public Transport Planning.
 - > Clause 65 Decision Guidelines.

THE SWAN STREET STRUCTURE PLAN

- 50. The Swan Street Structure Plan was adopted by the Council on 17 December 2013 as a 'high level' strategic document for the Swan Street Activity Centre, which includes land along both sides of Church Street south of Swan Street as well as the broader Cremorne area.
- 51. The Structure Plan is organised around 10 precincts and includes objectives and strategies for each that outline how the Council's overall vision for the area will be achieved in relation to the four key themes of land use, built form, public realm and access and movement.
- 52. The Structure Plan acknowledges the following:
 - a) The study area has become an increasingly attractive location for office based employment to cater for the continuing growth in small to medium size business services and the 'new economy' employment of an increasingly skilled workforce.
 - b) Opportunities for office accommodation that is well located to services and public transport is attractive for new businesses.

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These range from small businesses with just a few employees, to large corporate headquarters. This presence provides a strong and robust local economic base that also supports other local businesses such as cafes, restaurants, office supplies, commercial printers, etc.

53. The subject site is located within Precinct 6 (Cremorne Mixed use). The existing context for Precinct 6 (is described as follows:

- > The Cremorne Mixed Commercial Precinct is characterised by an eclectic mix of buildings and land uses. Its strong industrial heritage is juxtaposed with more recent office developments and existing residential uses. The precinct has a strong educational, small to medium size enterprises and arts-based presence which has formed the basis of the emerging character in the area.

54. Precinct 6 objectives include:

- > To ensure active uses at street level
- > Encourage commercial uses that consolidate the role of the precinct as a business and employment area
- > Support education uses in the precinct. Reinforce the industrial and commercial building character of the precinct
- > To promote development that responds to the diverse character and architectural styles of the precinct's existing built form
- > To encourage opportunities for new or improved public spaces. To encourage opportunities for new or improved public spaces
- > To improve access to surrounding areas and public transport infrastructure
- > To improve the internal connectivity and local circulation network for pedestrians and cyclists
- > To manage local traffic with targeted traffic management measures.

ZONING AND OVERLAYS

55. The current site zoning is C2Z.

56. The site is also affected by Design and Development Overlay Schedules 2 and 5.

SUMMARY OF FINDINGS

57. The site is an important gateway location within the rapidly developing Cremorne Employment Precinct for a contemporary corporate occupancy.

58. The land is appropriately zone for commercial use.

59. The development of the site with a building with a lantern-like quality is as a starting point an acceptable approach and the overall height of the development is in my view supportable. That being said the issues raised in my earlier feedback remain critical issues that remain unresolved and need attention by the applicant and can be summarised as follows.

Placemaking

60. Cremorne is an area highly dependent on active transport and high quality placemaking for its future success if intensification is to be successfully accommodated. As noted earlier in this instance this requires recognition of the key roles of both Balmain Street and Church Street as active transit corridors with a high intensity of pedestrian and cycle traffic mixed with car movement.

61. The intensification of the precinct with large increases in workforce and density require a reconfiguration of the access and public realm arrangements if it is to be successfully achieved and development uplift supported. .

62. As a principle this is consistent with the C270 principles and supported in a number of recent planning decisions in Yarra in urban renewal areas.

63. In this case the existing footpaths in Balmain Street and Church Street where the building interfaces with the tram stop are clearly inadequate for the intensification contemplated by the subject site if it was to be replicated more generally.

Attachment 9 - PLN17/0456 - 594-612 Church Street Cremorne - Urban design referral comments from McGuaran Giannini Soon (MGS)

64. In this context where rear laneways exist, crossovers on the important primary walking networks should be eliminated wherever possible.
65. In this instance crossovers to Balmain Street should be eliminated as has been enabled in recent decisions in Wellington Street where it has been identified as a primary active transport route.

Recommendations

- > Provide for a widening of the western laneway to enable two-way traffic movement for the full extent of the western interface and provide vehicle access and primary meter provisions to this interface to minimise disruption of traffic movement close to the intersection and maximisation of the quality of the pedestrian experience.
- > Provide for a widening of the footpaths to Balmain Street for a minimum unobstructed width of 3m from the existing kerb line to the outer face of any ground level architectural feature.
- > Remove the existing two car spaces on the south side of the street and build a new kerb outstand zone to the alignment of the existing tree reserve to enhance the amenity and gateway to the Cremorne Precinct and provide for public seating and amenity, short term cycle racks, etc. Provide for kerb outstands to the extent of the existing outer finished to the satisfaction of the RA.
- > Provide for a minimum 3m footpath zone between the tram stop and the façade of the proposed building.
- > Remove the crossover and redevelop the pavements to Church Street including the provision of an outstand and tree planting north of the northernmost car space to enhance the pedestrian capacity in the vicinity of the tram stop and Cremorne Gateway to the satisfaction of the responsible authority and relevant road and public transport agencies.
- > Underground electrical cables to the Balmain Street frontage of the site to the satisfaction of the responsible authority.



Equitable Development

66. Presently the development is unreasonably prescriptive and impacting on the interfaces to the west and south. The building is too high relative to the standards established more broadly across the municipality and indeed in major parts of the city. These responses potentially constrain the amenity of adjoining developments with limited opportunity for amenity and presenting as poorly resolved.

Recommendation

- > Provide a minimum 4.5m setback from the centreline of the laneway above level 3 i.e. 16.75m, to provide reasonable access to light and amenity for development to each side thereof and enhanced visual surveillance of the public realm.
- > Provide for setbacks to south boundary above level 3 through the returning of the indented balcony to create a minimum setback of 3m to either side of the central lift and stair core to erode the apparent height and provide for enhanced lateral visibility diminished visual bulk and heightened visual interest from this prominent sideage.

CONCLUSION

67. With these changes I think the development could be supported on urban design terms.
68. Without these changes I would advocate for a much smaller development as the applicant would be seeking to leverage off the contributions of others for the amenity and operational attributes of the

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precinct that would support the green travel and low parking provision proposed within the development and would be undermining the broader precinct ambitions.

69. Clearly for this intensification to work it is incumbent on all developments to buy into a vision for an active transport oriented Cremorne. In turn this demands that each development response be formulated as not only a building but a part of the reimagined place. In this instance the applicant has made little response to the enhancement of the capacity of the public realm or its transformation at a crucial gateway and intersection of the primary Active Transport Streets. The adoption of a conventional office model of crossover to basement and narrow footpaths, appropriate to the former low rise industrially oriented roles does not work in the context of a high employment density knowledge economy precinct. Likewise giving preeminent priority to cars is not the right response to this site along the Balmain Street northern aspect and frontage.
70. Nor is the failure to reimagine the laneway for a future shared use and primary vehicle and service access. The easy test is the implications arising from replication and in this case if development to the west and north were to adopt a similar approach there would soon, as has occurred in Forrest Hill, be a degradation of pedestrian amenity to a level that would undermine the momentum of the precinct.
71. Likewise the lateral views from the south and the proximity to the western laneway and poor ground level interface treatments fail to provide equitable access to orderly development principles and amenity and establish a confronting southern elevational form that needs further articulation erosion and enrichment given its high level of visibility.
72. With a positive response the lesser setbacks to Balmain Street and Church Street at upper levels could be argued for this location but the support for this envelope enlargement to these interfaces is predicated on generous placemaking at street level and enhanced setbacks to the south and west at upper levels and ground level.

The applicant should be asked to respond in the first instance to the opportunities afforded by the recommendations. In the absence of a positive response the application should be refused notwithstanding my strong support for the underlying land use and the design idea for an enriched modelled building to this corner.

DOCUMENTS FORMING THE BASIS OF THE REPORT

- > Plans, Wood Marsh, July 2017
- > Town Planning and Urban Context Report, Contour, June 2017
- > Response to further information request, Contour August 2017
- > Response to Council RFI, Traffix Group, July 2017



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Dated

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