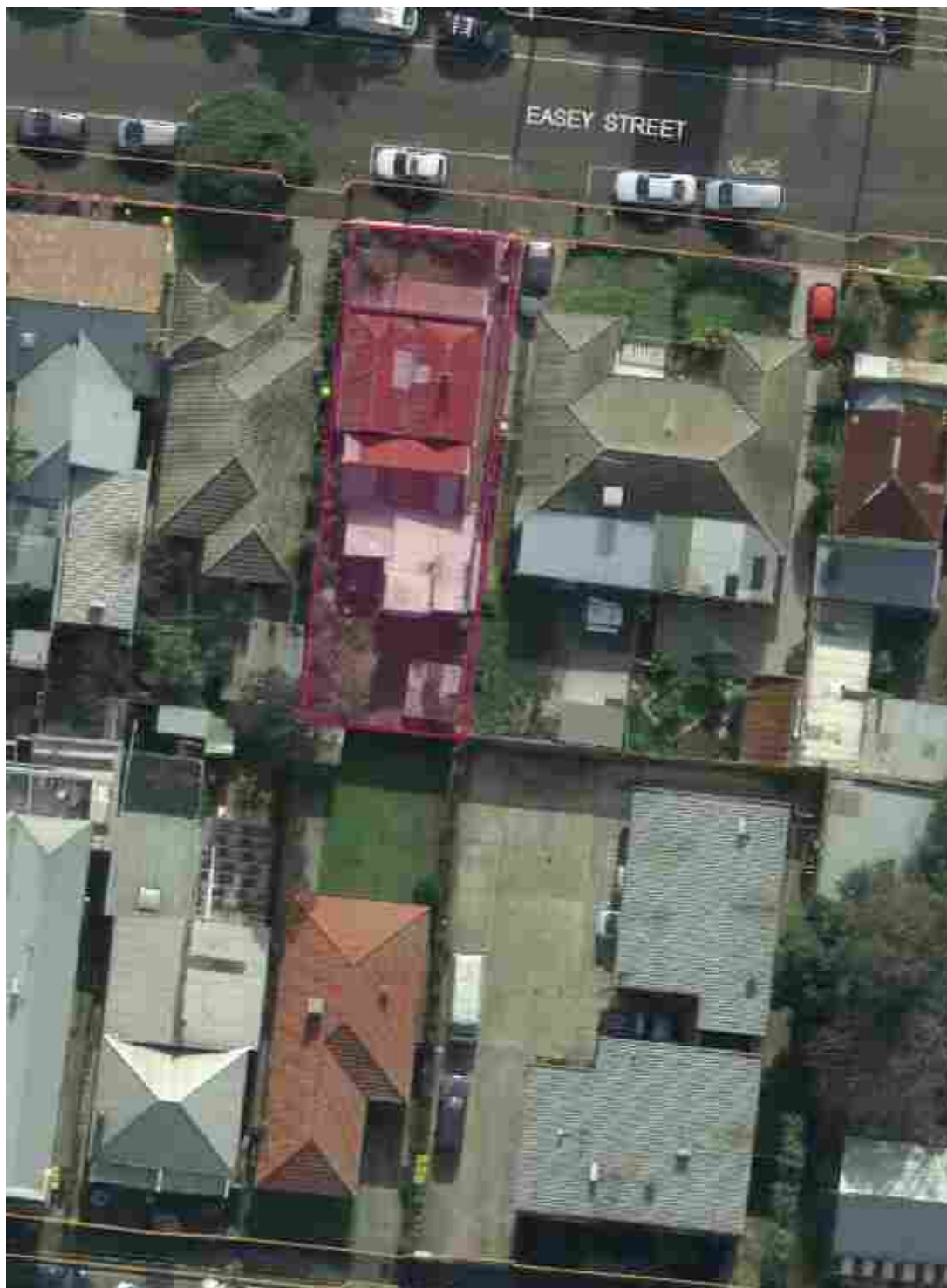


Attachment 1 - PLN17/0655 - 115 Easey Street, Collingwood - Subject site.

## 115 Easey Street, Collingwood



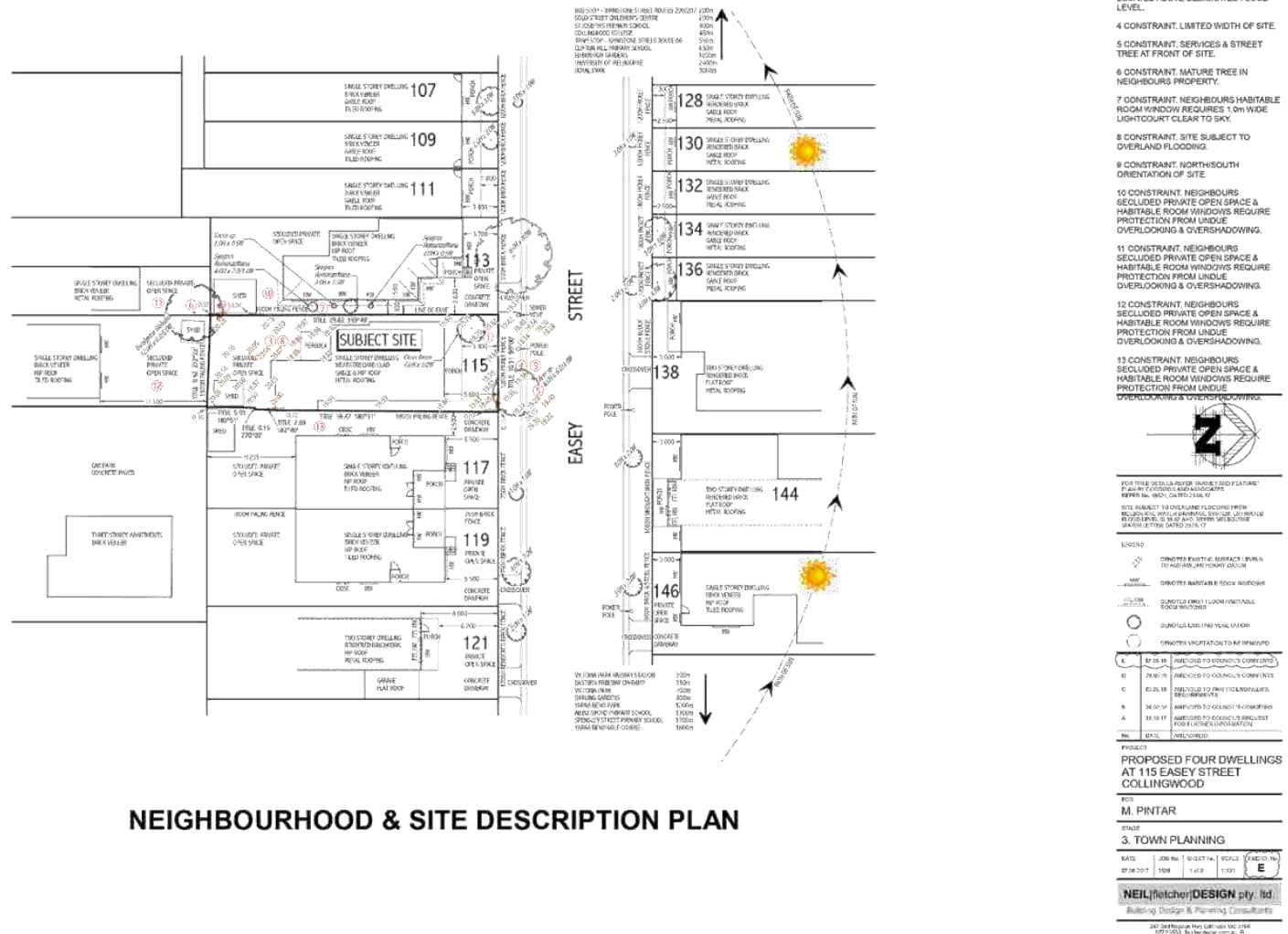
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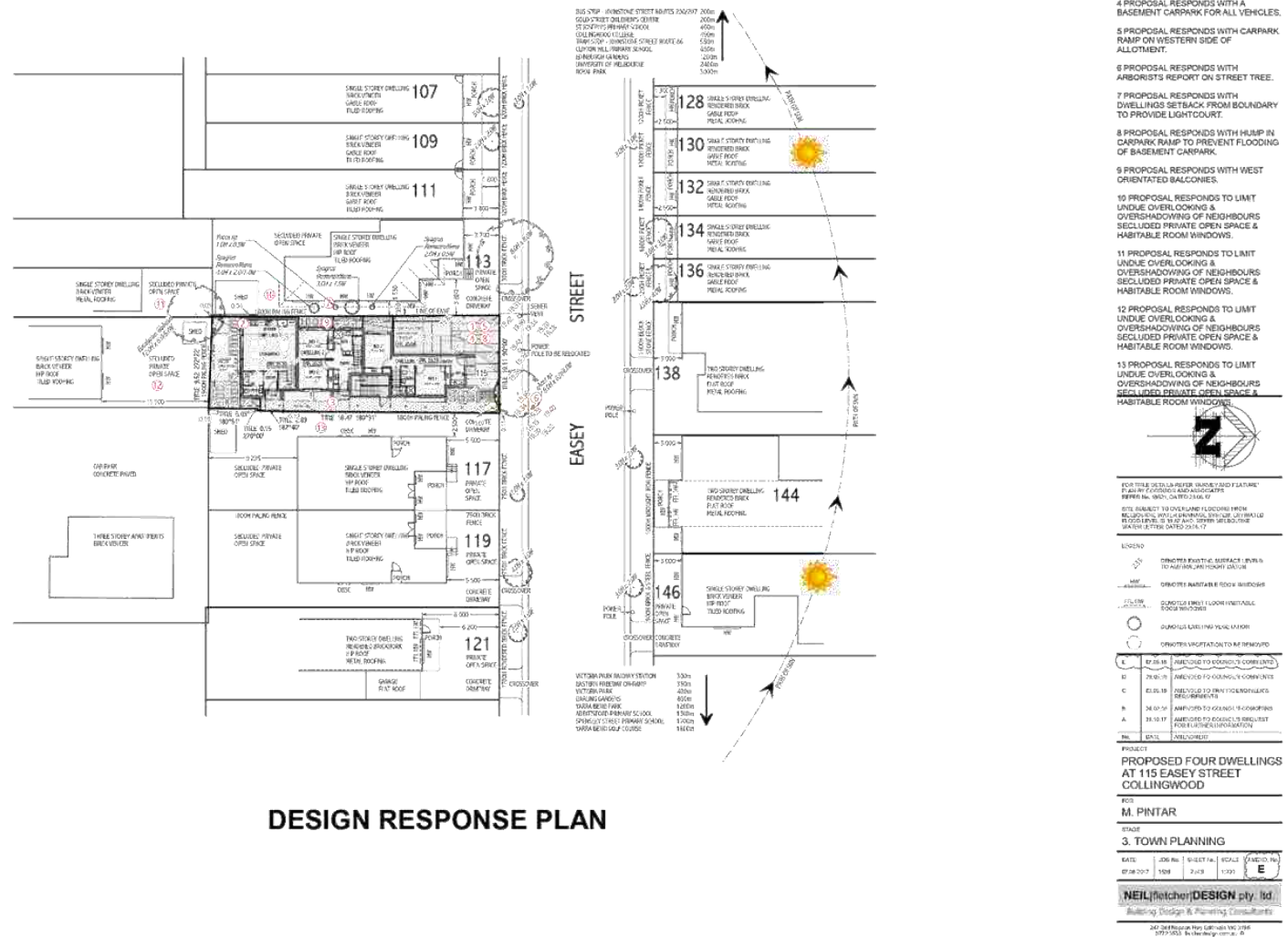
**Attachment 2 - PLN17/0655 - 115 Easey Street, Collingwood - Decision plans.**

<b>NOTICE OF AN APPLICATION FOR A PLANNING PERMIT</b> <b>Pursuant To Section 57B Of The Planning And Environment Act 1987</b>	
The land affected by the application is located at:	115 EASEY ST COLLINGWOOD VIC 3066
The application is for a permit to:	SECTION 57A AMENDMENT REDUCING THE NUMBER OF PROPOSED DWELLINGS FROM 4 TO 3 WITH ASSOCIATED CHANGES IN BUILDING SETBACKS.
The applicant for the permit is:	NEIL FLETCHER DESIGN PTY LTD
The application reference number is:	PLN17/0655
You may look at the application and any documents that support the application at the office of the responsible authority or alternatively at  <a href="http://www.yarracity.vic.gov.au/planning--building/advertised-planning-applications/">http://www.yarracity.vic.gov.au/planning--building/advertised-planning-applications/</a>	Statutory Planning Department City Of Yarra Richmond Town Hall 333 Bridge Road Richmond 3121  <i>Office Hours: 8.30 am - 5.00 pm Weekdays</i>
This can be done during office hours and is free of charge.  Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.  The responsible authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.	
An objection must:	<ul style="list-style-type: none"> <li>• Be sent to the responsible authority in writing</li> <li>• Include the reasons for the objection, and</li> <li>• State how the objector would be affected</li> </ul>
The responsible authority will not decide on the application before:	28 Jun 2018
If you make a submission, the Responsible Authority will tell you its decision.	

# Attachment 2 - PLN17/0655 - 115 Easey Street, Collingwood - Decision plans.



**Attachment 2 - PLN17/0655 - 115 Easey Street, Collingwood - Decision plans.**





**Attachment 2 - PLN17/0655 - 115 Easey Street, Collingwood - Decision plans.**



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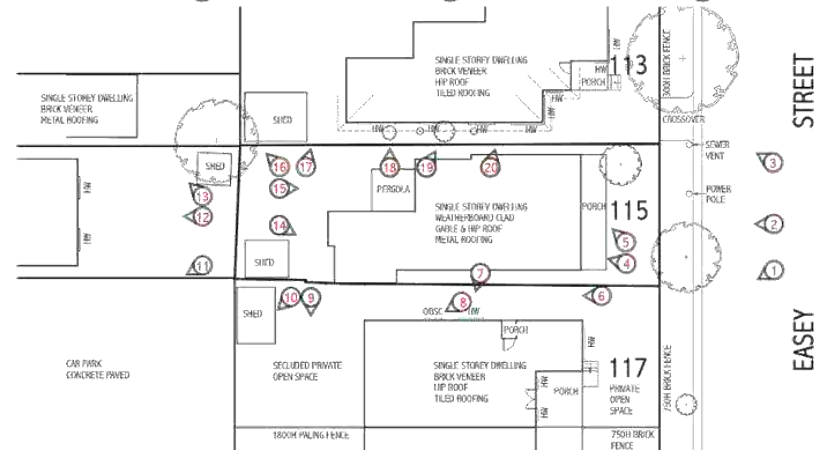
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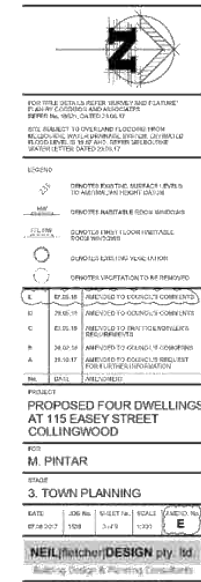
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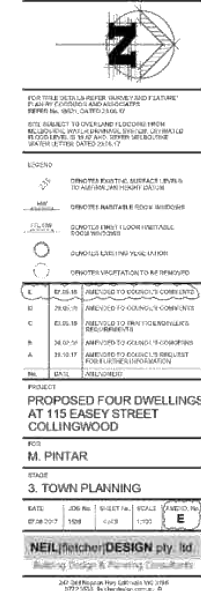
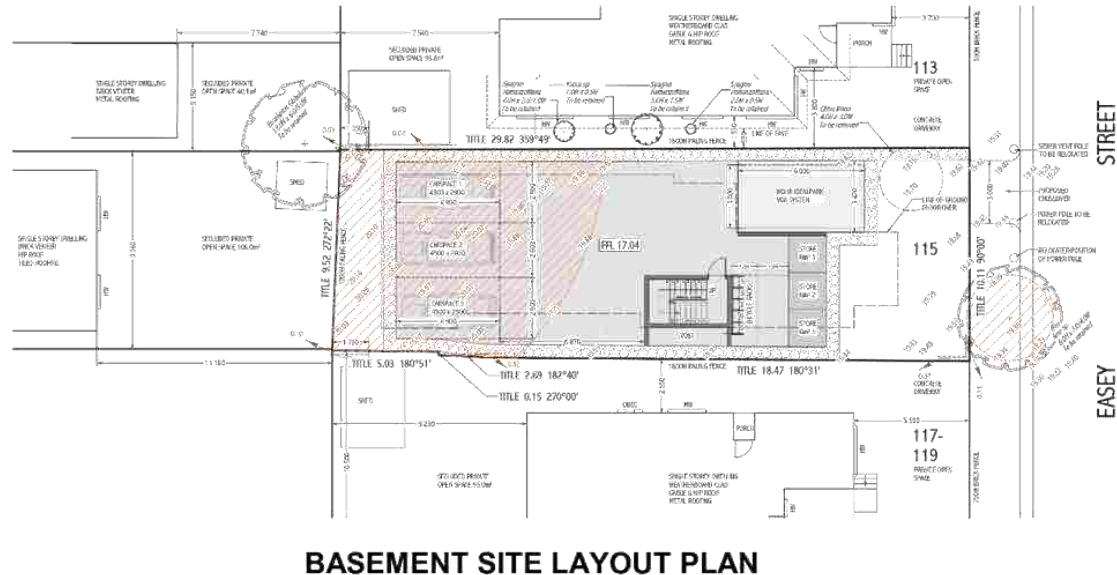
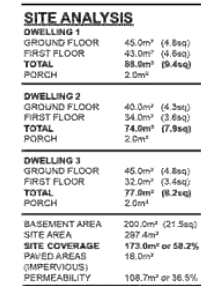


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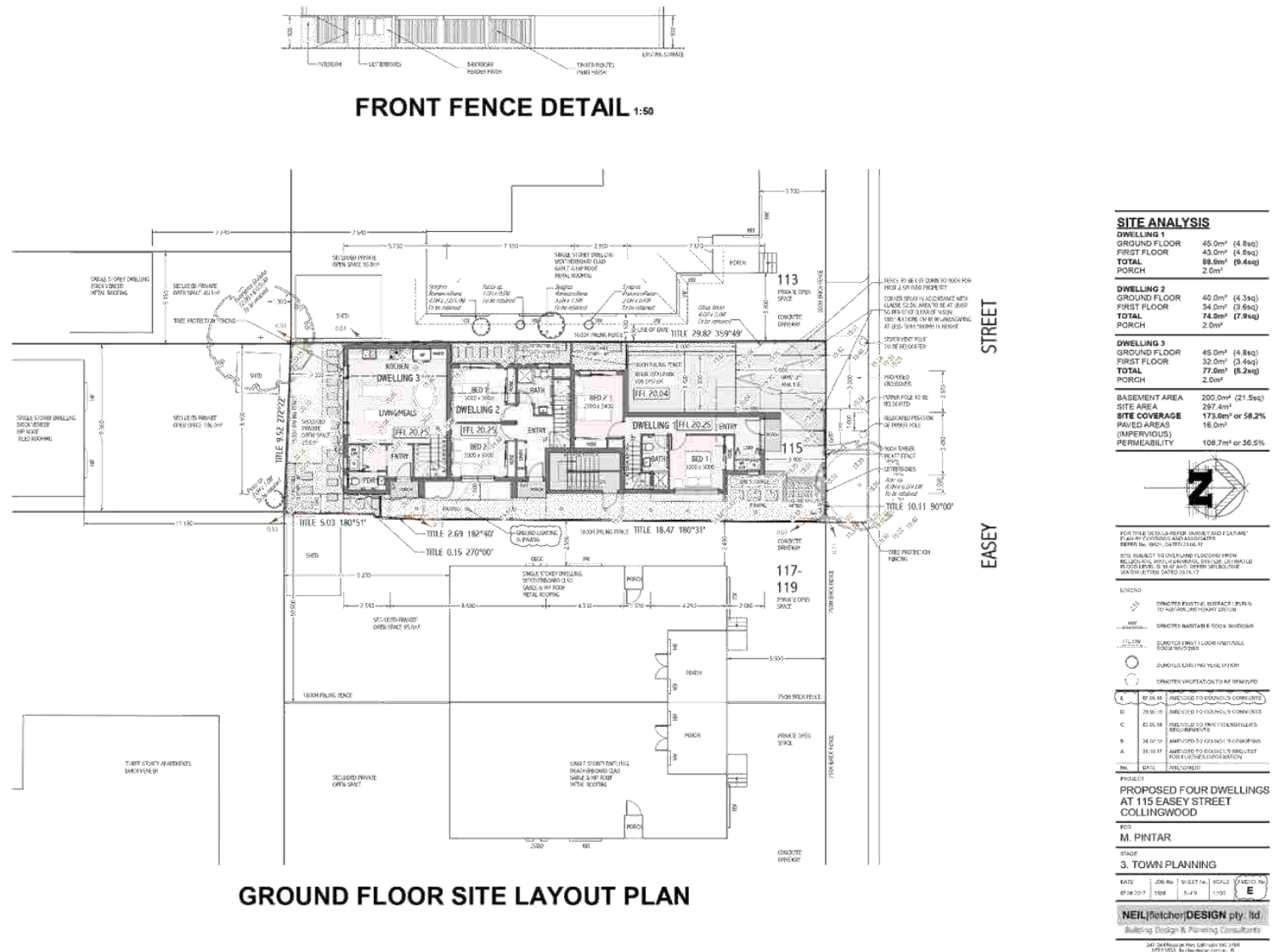


## NEIGHBOURHOOD PHOTO SURVEY

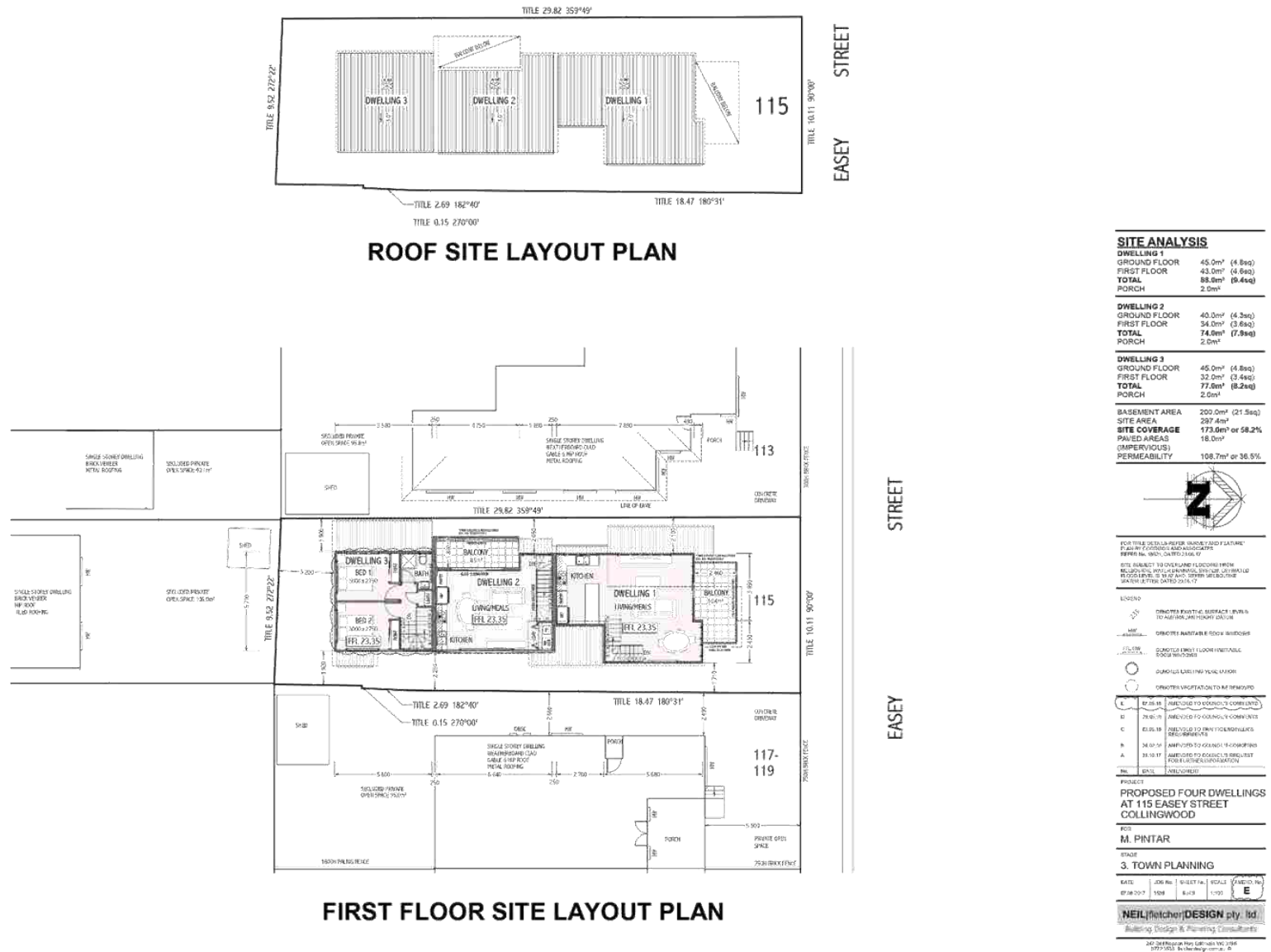




**Attachment 2 - PLN17/0655 - 115 Easey Street, Collingwood - Decision plans.**

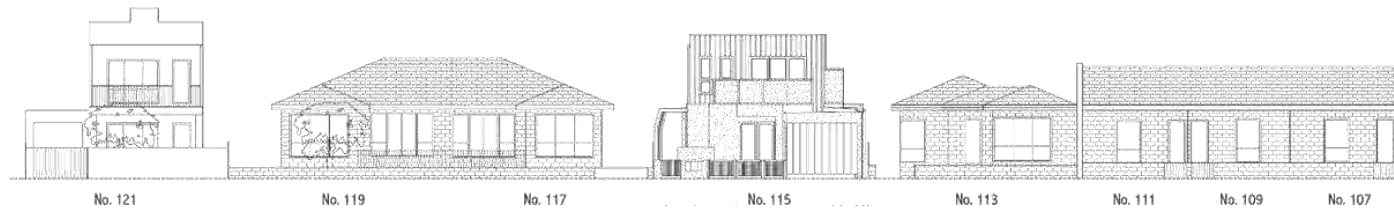


**Attachment 2 - PLN17/0655 - 115 Easey Street, Collingwood - Decision plans.**

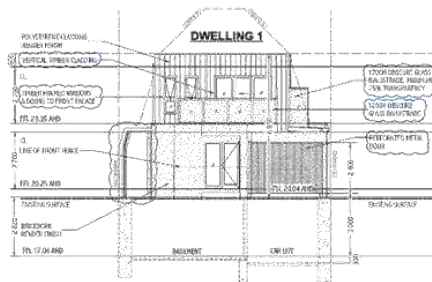




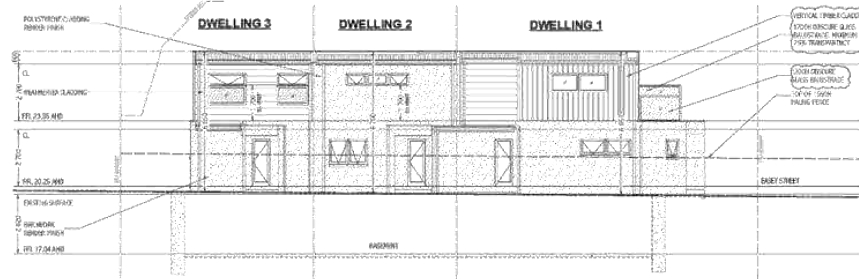
**Attachment 2 - PLN17/0655 - 115 Easey Street, Collingwood - Decision plans.**



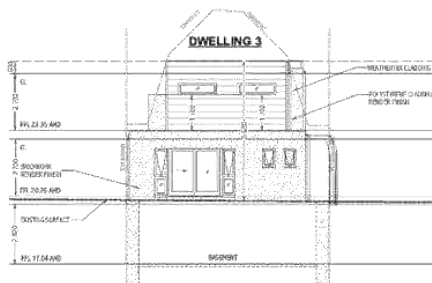
## STREETSCAPE ELEVATION



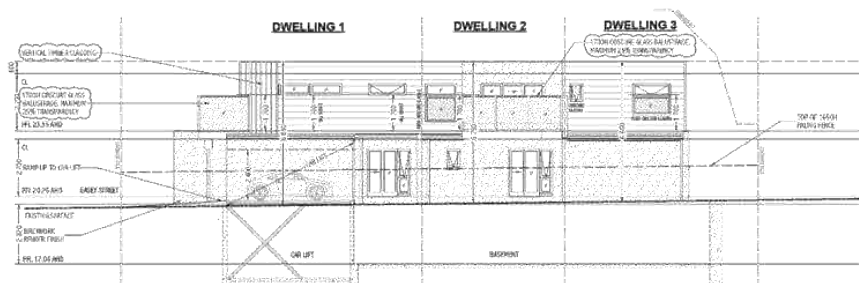
### NORTH ELEVATION



### EAST ELEVATION



**SOUTH ELEVATION**



### WEST ELEVATION

## MATERIALS AND FINISHES SCHEDULE

ALL OWELINGS	
BRICKWORK RENDER FINISH	- Colorbond "Surfmist"
STYROFOAM CLADDING RENDER FINISH	- Colorbond "Surfmist"
WEATHERTEX CLADDING	- Colorbond "Shale Grey"
VERTICAL TIMBER CLADDING	
WINDOWS ALUMINIUM TIMBER FRAMES (PARADE)	- Colorbond "Woodland Grey"
STEEL DECK ROOFING GROUND & FIRST FLOOR	- Colorbond "Surfmist"
RAINWATER, DOWNPIPES	- Colorbond "Surfmist"
GARAGE DOOR	- "V" Invalume
SITE WORKS	
DRIVEWAY PAVING	- All weather coloured concrete
FRONT FENCE	- Timber Pickets - Dulux "White on White"



FOR TITLE DETAILS REFER BURNEY AND 'FEATURE'  
PLAN BY COUNCILS AND ASSOCIATES  
REFERR NO. 18511, DATED 23.06.07

SITE SUBJECT TO OVERLAND FLOODING FROM  
NEIGHBOURING WATERSHEDS. SEE SURF, CITY RAIL  
FLOOD LEVELS AT 38.47 AND, NEBBY WELLS, ONE  
WEATHER LETTER DATED 23.06.07

## DISCUSSION

-  DINOTEX EXOTIC SURFACE LEVELS TO AMERICAN HICKORY DASH
-  DINOTEX HARBATABLE ROOM WINDOWS
-  DINOTEX EMBELL FLOOR FINISHABLE ROOM WINDOWS
-  DINOTEX LASTING VENEER

DROPTOP VEGTATION TO BE REMOVED	
E	07.05.18 AMENDED TO COUNCIL'S COMMENT
D	28.05.18 AMENDED TO COUNCIL'S COMMENT
C	03.06.18 RELAYED TO ENVIRONMENTAL REQUIREMENTS
B	30.07.18 AMENDED TO COUNCIL'S COMMENTS
A	31.10.17 AMENDED TO COUNCIL'S REQUEST FOR FURTHER INFORMATION
Rev	05/11/2018 AMENDMENT

PROJECT

PROPOSED FOUR DWELLINGS  
AT 115 EASEY STREET  
COLLINGWOOD

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M. PINTAR

STAGE
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### 3. TOWN PLANNING

Wavelength (nm)	Intensity (a.u.)	Wavelength (nm)	Intensity (a.u.)
200	0.00	300	0.00
210	0.00	310	0.00
220	0.00	320	0.00
230	0.00	330	0.00
240	0.00	340	0.00
250	0.00	350	0.00
260	0.00	360	0.00
270	0.00	370	0.00
280	0.00	380	0.00
290	0.00	390	0.00
300	0.00	400	0.00
310	0.00	410	0.00
320	0.00	420	0.00
330	0.00	430	0.00
340	0.00	440	0.00
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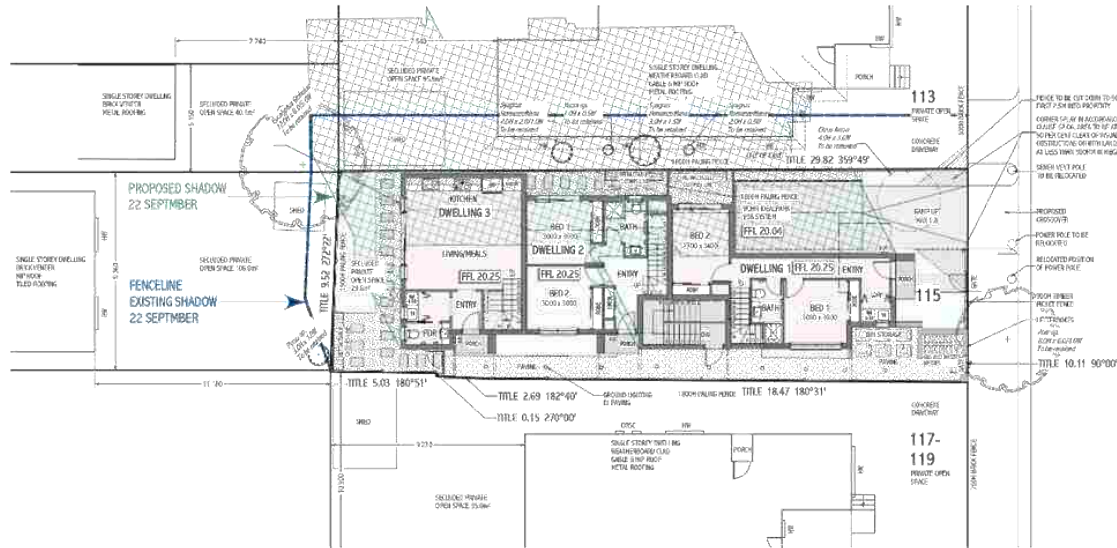
NEIL|fletcher|DESIGN ply. ltd

Building Design & Planning Consultants

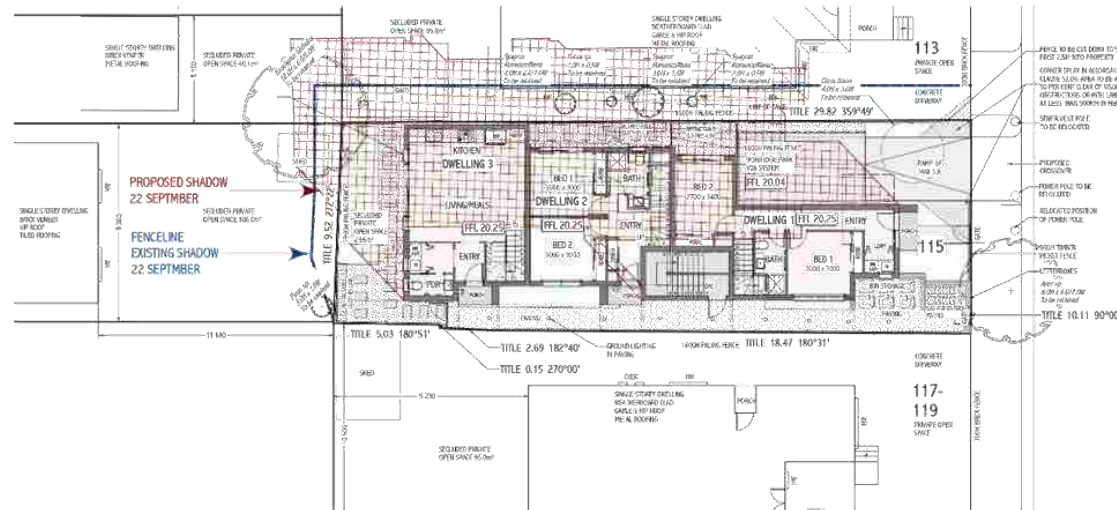
202-264-8800 • Hwy 66 • California • 91666

0777 555 54 [clashdesign.com.au](http://clashdesign.com.au) @

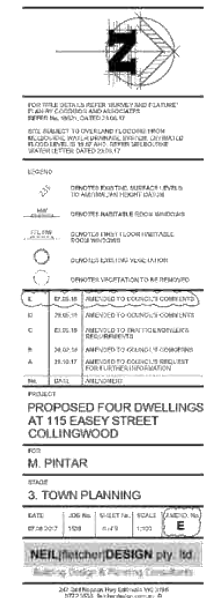
# Attachment 2 - PLN17/0655 - 115 Easey Street, Collingwood - Decision plans.

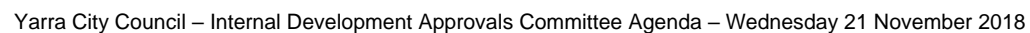


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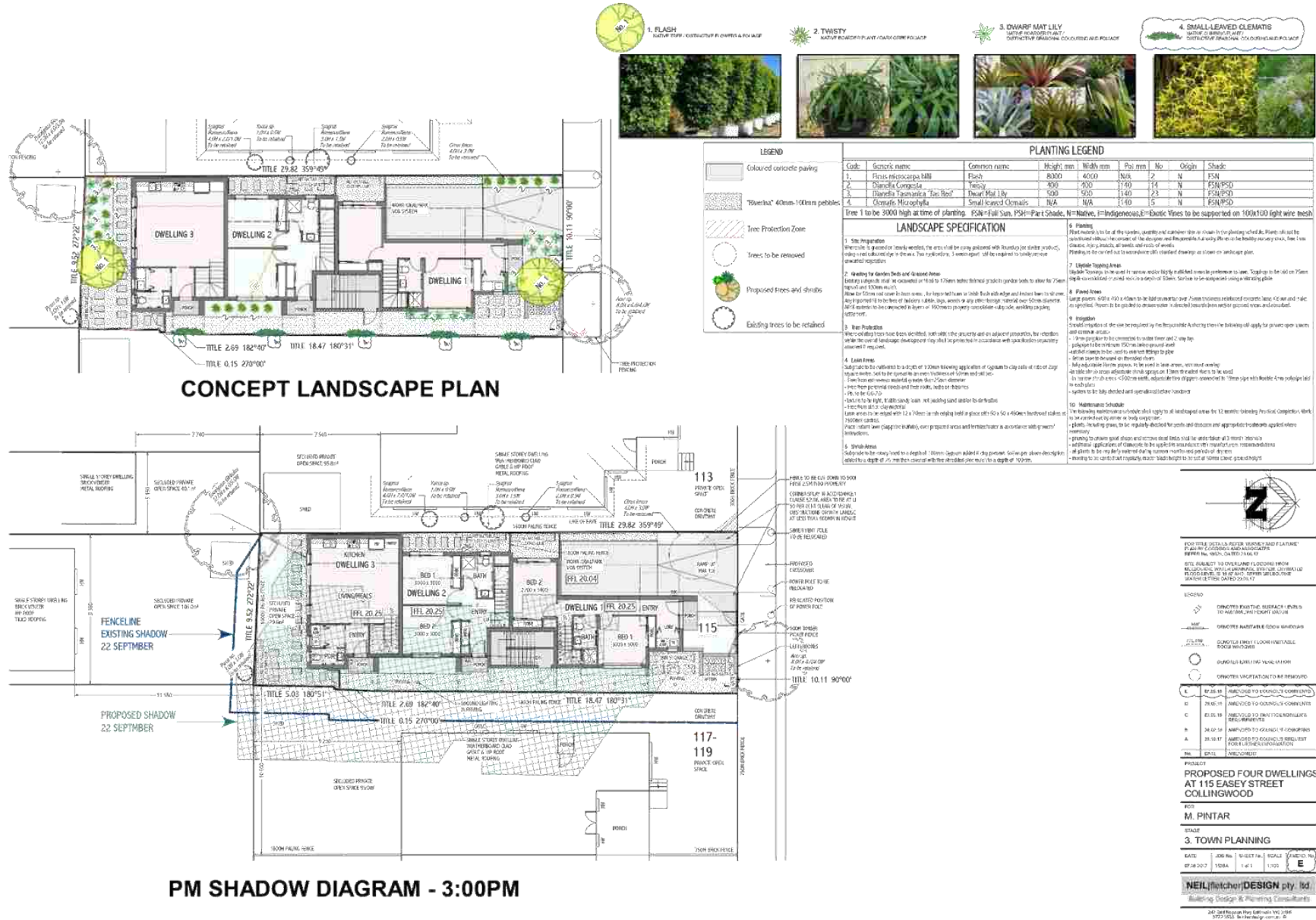
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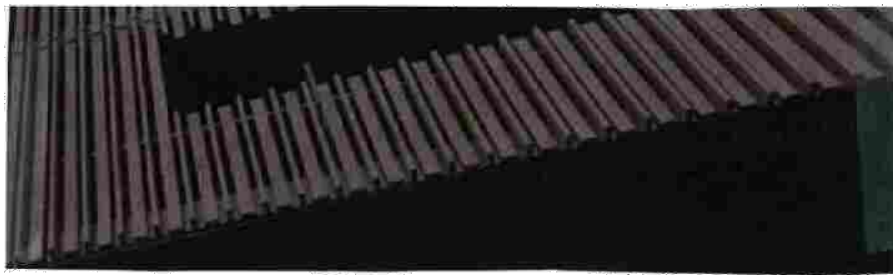
# Attachment 2 - PLN17/0655 - 115 Easey Street, Collingwood - Decision plans.



**Attachment 2 - PLN17/0655 - 115 Easey Street, Collingwood - Decision plans.**



**Perforated Metal Garage Door**



**Vertical Timber Cladding to Façade**



**Attachment 3 - PLN17/0655 - 115 Easey Street, Collingwood - Council's Heritage advice(original application 4 dwellings).**

**City of Yarra  
Heritage Advice**

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<b>Application No.:</b>	<i>PLN17/0655</i>
<b>Address of Property:</b>	<b>115 Easey Street, Collingwood</b>
<b>Planner:</b>	<i>Chris Stathis</i>
<b>Yarra Planning Scheme References:</b>	<p><i>STATE POLICY:</i></p> <ul style="list-style-type: none"> <li>• <i>Clause 15.03 Heritage</i></li> </ul> <p><i>LOCAL POLICY:</i></p> <ul style="list-style-type: none"> <li>• <i>Clause 21.05-1 Built Form (Heritage)</i></li> <li>• <i>Clause 43.01 Heritage Overlay</i></li> <li>• <i>Clause 22.02 Development Guidelines for sites subject to the Heritage Overlay</i></li> </ul>
<b>Heritage Overlay No. &amp; Precinct:</b>	<i>HO321- Gold Street Precinct, Collingwood</i>
<b>Level of significance:</b>	<i>Contributory, constructed 1860-1880 (Appendix 8, City of Yarra Review of Heritage Overlay Areas 2007- updated May 2017)</i>
<b>General description:</b>	<i>Full demolition for construction of 4 x double storey dwellings</i>
<b>Drawing Nos.:</b>	<p><i>Set of 7 x A1 drawings prepared by Neil Fletcher Design, received by Council and date stamped 3 November 2017</i></p> <p><i>'Heritage Assessment of a Proposal to Remove the Existing House on this site', by Peter Andrew Barrett, dated August 2015</i></p>

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**DESCRIPTION OF THE HO321 AREA**

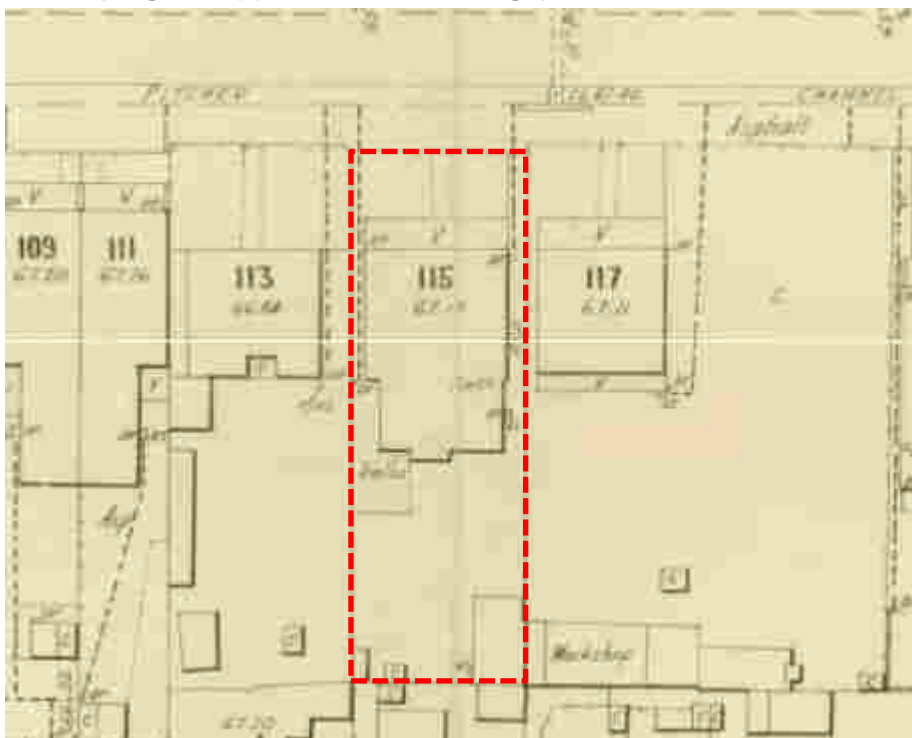
The Gold Street Heritage Overlay Area is significant:

- For its good representation of modest substantially intact timber and masonry workers' housing, interspersed with occasional industrial and commercial buildings dating predominantly from the late 19th and early 20th century. This residential and industrial mix contributes to an understanding of this area's heritage as a working class industrial suburb;
- As the largest group of early residential buildings remaining in Collingwood with the ability to demonstrate what was once more typical nature of the broader suburb;
- For the well-preserved late 19th century and early to mid 20th century industrial and commercial buildings;
- For the buildings that are of individual significance; and
- For the early street, lane and allotment layouts, together with some original bluestone infrastructure such as kerbs and guttering, providing an appropriate setting for this collection of buildings.

**CONTEXT DESCRIPTION:**

The subject site is a rectangular allotment with principal frontage to Easey Street and no rear access. It is located on the southern side of the street, mid way between Gold Street to the west and Hoddle Street to the east.

**Attachment 3 - PLN17/0655 - 115 Easey Street, Collingwood - Council's Heritage advice(original application 4 dwellings).**

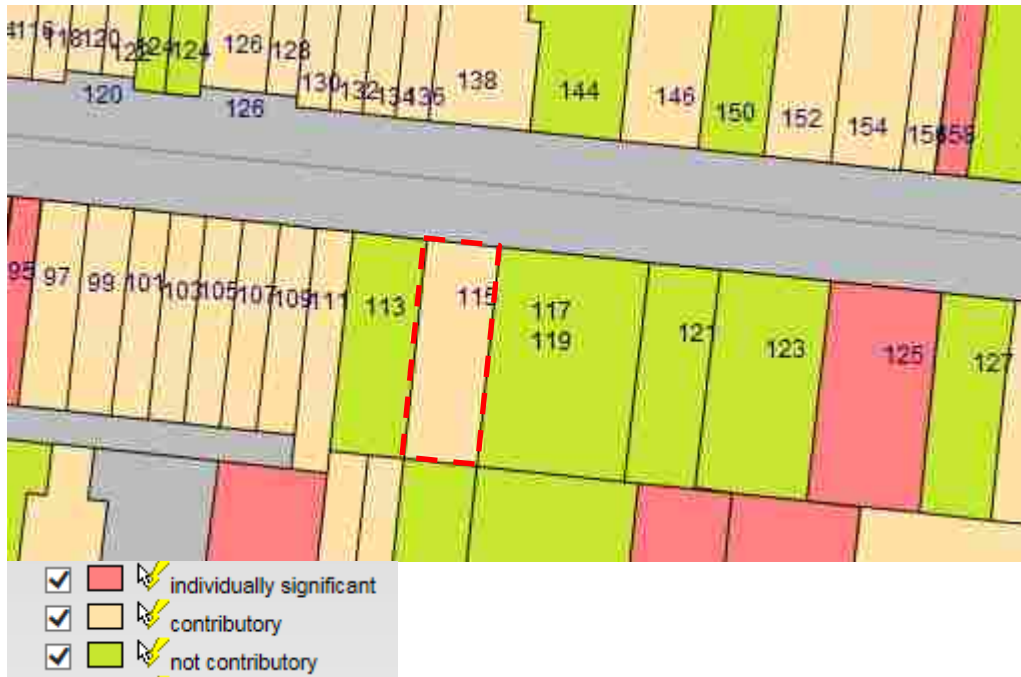


Above: Extract from Melbourne and Metropolitan Board of Works detail plan, 1236, City of Collingwood (dated 1901)  
Subject site outlined in red.



Above: Recent aerial of the subject site Area highlighted in yellow corresponds with the building footprint shown in the MMBW plan above

**Attachment 3 - PLN17/0655 - 115 Easey Street, Collingwood - Council's Heritage advice(original application 4 dwellings).**



*Above: Distribution of contributory and non-contributory properties in the vicinity of the subject site*

The site contains a double fronted, single storey, weatherboard dwelling with a double hipped roof at the front and gable roof at the rear. The roof is now clad in sheet metal but the independent heritage report notes that timber shingles are extant below. The dwelling has been significantly altered externally. The roof form and associated chimney are essentially the only visible contributory features that remain.

The rear outbuildings shown in the 1901 MMBW plan do not appear to have survived.

Easey Street consists of mainly Victorian cottages of single-storey scale and of contributory and individually significance.

The subject site is located between two non-contributory dwellings.



*Above: View towards subject site from across Easey Street.*

**Attachment 3 - PLN17/0655 - 115 Easey Street, Collingwood - Council's Heritage advice(original application 4 dwellings).**



*Above: View towards subject site from the north-east.*



*Above: View towards subject site from the north-west.*

**ASSESSMENT OF PROPOSED WORKS:**

Comments regarding proposed demolition:

The extent of demolition proposed by this application includes full demolition of the existing building and all associated built structures on the site.

The key consideration for assessing this aspect of the works is whether the proposed demolition will adversely affect the significance of the heritage building or the broader heritage precinct.

Clause 22.02-5.1 of the Yarra Planning Scheme states that full demolition of a contributory building in a heritage place should not be generally supported unless:

- new evidence has become available to demonstrate that the building does not possess the level of heritage significance attributed to it in the incorporated document, City of Yarra Review of Heritage Areas 2007 Appendix 8, revised September 2015 and
- the building does not form part of a group of similar buildings.

The policy also specifically states that the poor condition of a heritage place should not, in itself, be a reason for permitting demolition.

In his document entitled 'Heritage Assessment of a Proposal to Remove the Existing House on this site', Barrett concludes that:

*In its altered condition, it (the existing building) contributes little to the recognised character of this part of Collingwood as an area evocative of the suburb's earlier working class history (p.10)*

### **Attachment 3 - PLN17/0655 - 115 Easey Street, Collingwood - Council's Heritage advice(original application 4 dwellings).**

It should be noted however that the City of Yarra Review of Heritage Overlay Areas 2007 (Incorporated document) identifies that HO321 Gold Street Heritage Overlay Area, Collingwood is characterised by contributory houses that have:

- **Pitched gabled or hipped roofs, with some façade parapets;**
- **Mainly one storey wall heights** but with some two storey house rows;
- **Weatherboard**, face brick (red, bichrome and polychrome), or stucco walls;
- **Corrugated iron roof cladding** with some slate roofing;
- **Chimneys of either stucco finish (with moulded caps)** or of matching face brickwork with corbelled capping courses;
- Post-supported verandah elements facing the street, set out on two levels as required with cast-iron detailing;
- **Less than 40% of the street wall face comprised with openings such as windows and doors;** and
- **Front gardens, originally bordered by timber picket front fences of around 1m height.**

Despite its altered appearance, it is considered that the subject building still displays a number of the characteristics of the precinct, which have been highlighted in bold above. The main characteristic missing is the “Post-supported verandah element facing the street” which could be easily reconstructed. Similarly, more appropriate window frames and front door could be reintroduced to enhance the heritage character of the building.

The suggestion by Barrett that the “context of the house has been impacted by neighbouring Post-war development” is misleading as the both Easey Street and the precinct more generally is composed of numerous houses of similar vintage to the subject property. The post-war properties either side of the subject site do not make up a majority of the surrounding built environment. It is also considered likely that both adjoining properties will be redeveloped at some stage in the future.

It is noted that the condition of the subject property does not appear to be such that demolition on the grounds of poor condition is being sought in this application.

In conclusion, it is considered that the contributory status of the subject dwelling is confirmed by its scale, mass, roof form and external materials. **Full demolition of the subject building will weaken the consistency of heritage dwellings in the street and in the precinct generally.**

The extent to which the subject property contributes to the streetscape would be greatly enhanced by both the retention of the front portion of the existing house and the reconstruction of a simple Victorian style front verandah.

#### Comments regarding new development:

***NOTE: On the basis that full demolition of the existing building is not supported on heritage grounds, the following comments regarding the new development should only be referred to in the event that full demolition of the existing building is found acceptable despite the lack of support outlined above.***

The extent of new works proposed by this application includes development of four adjoining two-storey townhouses with a basement car park.

The key consideration for assessing this aspect of the works is whether the proposed development will:

- Be in keeping with the character or appearance of the nearby heritage buildings of contributory significance; AND
- Not adversely affect the significance of the broader heritage precinct.

*Setbacks:*



**Attachment 3 - PLN17/0655 - 115 Easey Street, Collingwood - Council's Heritage advice(original application 4 dwellings).**

The proposed front setback for the new development at ground level will be 3.7 metres which is consistent with the non-contributory dwelling at no. 113 Easey Street as well as the row of contributory buildings further to the west.

The proposed front setback of the new development is therefore considered acceptable.

The proposed side setback for the new development will be almost a metre from the eastern boundary. The side setbacks of the adjacent properties are mixed however most narrow sites have zero side boundaries and most wider allotments (such as the subject site) have a side setback of about 1 metre to either one or both sides.

The proposed side setback to the eastern side boundary is therefore appropriate.

*Scale/height:*

The proposed facade height for the new development will be about 7 metres.

The facade heights of the adjacent properties are about 3.3 metres, however these are both non-contributory buildings. There are two 2-storey buildings of contributory significance in the vicinity of the subject site. On the basis that the proposed new development will be of similar scale to these existing two-storey buildings, it is considered that the scale of the new building will not be unacceptable.

*Roof form:*

The proposed roof form for the new development will be flat. The roof forms of the adjacent properties are a mix of hips, gables and roofs hidden by parapets. The flat roof of the proposed new building reflects the boxy form of the nearby two-storey buildings with parapets.

*Appearance:*

Clause 22.02-5.7.1 of the Yarra Planning Scheme encourages the design of new development to:

- Respect the pattern, rhythm, orientation to the street, spatial characteristics, fenestration, roof form, materials and heritage character of the surrounding historic streetscape.
- Be articulated and massed to correspond with the prevailing building form of the heritage place or contributory elements to the heritage place.
- Be visually recessive and not dominate the heritage place.
- Be distinguishable from the original historic fabric.
- Not remove, cover, damage or change original historic fabric.
- Not obscure views of principle façades.
- Consider the architectural integrity and context of the heritage place or contributory element

A contemporary design approach has been adopted for the proposed new building. This approach is not unacceptable provided that adequate respect is given to the heritage character of the surrounding area through details such as external materials, proportions and fenestration.

The adjacent properties are generally of contributory buildings of contemporary/traditional appearance.

Contributory buildings within this precinct are characterised as typically detached and attached Victorian-era and Edwardian-era mainly one storey houses having:

- Pitched gabled or hipped roofs, with some façade parapets;
- Mainly one storey wall heights but with some two storey house rows;
- Weatherboard, face brick (red, bichrome and polychrome), or stucco walls;
- Corrugated iron roof cladding with some slate roofing;
- Chimneys of either stucco finish (with moulded caps) or of matching face brickwork with corbelled capping courses;
- Post-supported verandah elements facing the street, set out on two levels as required with cast-iron detailing;
- Less than 40% of the street wall face comprised with openings such as windows and doors; and

**Attachment 3 - PLN17/0655 - 115 Easey Street, Collingwood - Council's Heritage advice(original application 4 dwellings).**

- Front gardens, originally bordered by timber picket front fences of around 1m height.

The proposed window openings of the new building's facade should complement the size, proportions, and locations of windows and door openings in nearby contributory buildings in the heritage precinct. The trio of narrow windows both at ground and the upper floor levels should be modified to a pair of traditional windows of traditional proportion. Similarly the horizontally oriented window at the upper level façade should be rotated to be vertically oriented.

The proposed external materials for the new development will be rendered brickwork in 'surfmist' colour and Colorbond multi-clad cladding in unpainted Zinalume finish. The proposed rendered finish is considered acceptable however the bright and shiny finish of the Zinalume cladding on the façade will be alien in the heritage context of Easy Street. A mix of sympathetic materials and colours will lessen the impact of the new building in the street. It is recommended that a contemporary cladding material that is evocative of weatherboards, finished in a subdued grey/brown colouring should be considered.

*Front fence:*

The proposed front fence will be a short solid fence of 1.5 metres in height. The front fence should be designed to be reflective of the prevailing character of timber picket front fences of around 1m height within the heritage precinct.

*Landscaping:*

The submitted plans do not show any landscaping within the front setback of the new development. Landscaping should be introduced as it would soften and help blend the new building into the heritage streetscape.

**RECOMMENDATIONS:**

1. On heritage grounds the works proposed in this application should be refused on the grounds that full demolition of the existing building on the site is not justified and will diminish the consistency of heritage dwellings in the street and in the precinct generally.
2. Should full demolition be found acceptable, the proposed new development should be modified as follows:
  - a. The proposed window openings of the new building's facade should be modified to complement the size, proportions, and locations of windows and door openings in nearby contributory buildings in the heritage precinct;
  - b. The proposed Zinalume cladding should be modified to complement and respect the appearance and character of external materials used for nearby contributory buildings within the streetscape;
  - c. The front fence should be modified to extend across the full width of the site and to be reflective of the prevailing character of timber picket front fences of around 1m height within the heritage precinct.
  - d. Landscaping should be introduced within the front setback as it will soften and help blend the new building into the heritage streetscape.

**Other comments:**

**Attachment 3 - PLN17/0655 - 115 Easey Street, Collingwood - Council's Heritage advice(original application 4 dwellings).**

**SIGNED:**

A handwritten signature in dark ink, appearing to read 'R Redden', followed by a long horizontal flourish.

Ruth Redden

**DATED: 10 January 2018**

**Attachment 4 - PLN17/0655 - 115 Easey Street, Collingwood - Council's Heritage advice(decision plans 3 dwellings).**

**City of Yarra  
Heritage Advice**

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<b>Application No.:</b>	<i>PLN17/0655</i>
<b>Address of Property:</b>	<b>115 Easey Street, Collingwood</b>
<b>Planner:</b>	<i>Laura Condon</i>
<b>Yarra Planning Scheme References:</b>	<p><i>STATE POLICY:</i></p> <ul style="list-style-type: none"> <li>• <i>Clause 15.03 Heritage</i></li> </ul> <p><i>LOCAL POLICY:</i></p> <ul style="list-style-type: none"> <li>• <i>Clause 21.05-1 Built Form (Heritage)</i></li> <li>• <i>Clause 43.01 Heritage Overlay</i></li> <li>• <i>Clause 22.02 Development Guidelines for sites subject to the Heritage Overlay</i></li> </ul>
<b>Heritage Overlay No. &amp; Precinct:</b>	<i>HO321- Gold Street Precinct, Collingwood</i>
<b>Level of significance:</b>	<i>Contributory, constructed 1860-1880 (Appendix 8, City of Yarra Review of Heritage Overlay Areas 2007- updated May 2017)</i>
<b>General description:</b>	<i>Full demolition for construction of 3x double storey dwellings</i>
<b>Drawing Nos.:</b>	<i>Set of 10 x A3 drawings prepared by Neil Fletcher Design, received by Council and date stamped 8 June 2018</i>

---

**Previous assessment from January 2018 recommended:**

1. On heritage grounds the works proposed in this application should be refused on the grounds that full demolition of the existing building on the site is not justified and will diminish the consistency of heritage dwellings in the street and in the precinct generally.
2. Should full demolition be found acceptable, the proposed new development should be modified as follows:
  - a. The proposed window openings of the new building's facade should be modified to complement the size, proportions, and locations of windows and door openings in nearby contributory buildings in the heritage precinct;
  - b. The proposed Zincalume cladding should be modified to complement and respect the appearance and character of external materials used for nearby contributory buildings within the streetscape;
  - c. The front fence should be modified to extend across the full width of the site and to be reflective of the prevailing character of timber picket front fences of around 1m height within the heritage precinct.
  - d. Landscaping should be introduced within the front setback as it will soften and help blend the new building into the heritage streetscape.

Since the previous heritage assessment 57A plans have been submitted showing full demolition of the building and changes to the proposed development. On the understanding that Council will support full demolition of the existing building, the following additional comments and recommendations are made:

- 1) The proposed window openings in the building's façade are supported as being vertical rectangular and not occupying more than 40% of façade spaces.
- 2) The proposed brickwork with a render finish, and vertical timber battens at the upper level, are supported.

**Attachment 4 - PLN17/0655 - 115 Easey Street, Collingwood - Council's Heritage advice(decision plans 3 dwellings).**

- 3) The proposed 900mm high timber picket fence is supported. **However, the fence should extend across the entire site, including a gate across the driveway.** Including a gate in this location would help to 'contain' the non-contributory site, making it more visually recessive, and retain a traditional vista within the streetscape where carparking and driveways are not an original feature.
- 4) Landscaping in the front garden is supported.
- 5) The proposed perforated mesh garage door would be highly contemporary and out of character with the traditional streetscape. **It is strongly recommended that the perforated mesh garage door be substituted for a matte finished material such as timber.**
- 6) The new proposal includes an open balcony at the front of the building. Whilst enclosed upper level verandahs are traditional for double storey terraces (as per 121 Easey Street), large open balconies with reflective materials are not and detract from surrounding contributory fabric – especially once furniture and activity occupy the balcony.

**It is strongly recommended that the street-facing balcony be deleted from dwelling 1; or reduced in size (8sqm max) and the balustrade material changed to timber to complement façade cladding and conceal furniture/activity behind.**

**SIGNED:**

A handwritten signature in dark ink, appearing to read 'R Redden', followed by a horizontal line.

Ruth Redden

**DATED: 25/10/18**



**Attachment 5 - PLN17/0655 - 115 Easey Street, Collingwood - Applicant's Heritage expert report.**

115 EASEY STREET  
COLLINGWOOD

HERITAGE ASSESSMENT OF  
A PROPOSAL TO REMOVE THE  
EXISTING HOUSE ON THIS SITE

PETER ANDREW BARRETT 

AUGUST 2015

**Attachment 5 - PLN17/0655 - 115 Easey Street, Collingwood - Applicant's Heritage expert report.**

115 Easey Street  
Collingwood  
Heritage Assessment

## PREAMBLE

Marko Pintar, the owner of the subject site at 115 Easey Street Collingwood, commissioned this heritage assessment. The purpose of this report is to assess from a heritage perspective a proposal to remove the existing house on this site.

The house on the subject site is a detached single-storey weatherboard cottage. The site is situated within the HO321 Gold Street Precinct of the *Yarra Planning Scheme*, and the house on the site is identified to be of contributory value to this heritage overlay.

As a consequence of the subject site being within a heritage overlay, any proposed works on the site will need to be assessed against Clause 43.01 Heritage Overlay, as well as other policies that relate to heritage in the *Yarra Planning Scheme*.

In addition to the *Yarra Planning Scheme* this heritage assessment is prepared with regard to the Australia ICOMOS *Burra Charter*, 2013, which is the standard of heritage practice in Australia.

## SITE & ENVIRONS

The subject site is situated on the south side of Easey Street, approximately mid-block between Gold and Hoddie Streets. Easey Street is a relatively wide street, with much of its built form of Victorian origin. An exception to this is the environs of the subject site, which contain housing of Post-war origin (No's 113 and 117-119). Nineteenth century housing in the vicinity of the subject site has also undergone change in the twentieth century that has impacted upon its Victorian character (No's 121 and 123). However, further east and west along the south side of Easey Street more of its early character is retained. Opposite the subject site the housing is also diverse in terms of period, style, scale and materials.

The subject site is relatively flat. The house on the subject site is a detached single-storey double-fronted weatherboard Victorian cottage that is set back from Easey Street behind a garden. A low timber palisade fence extends along the street boundary. The house is set back from its side boundaries. The west set back is shallower than the east set back, and the latter contains pedestrian access to the rear of the site. There is a yard at the rear of the house.

**Attachment 5 - PLN17/0655 - 115 Easey Street, Collingwood - Applicant's Heritage expert report.**

115 Easey Street  
Collingwood  
Heritage Assessment

*The subject site viewed from directly opposite in Easey Street.*



*Easey Street looking west in the environs of the subject site.*



**Attachment 5 - PLN17/0655 - 115 Easey Street, Collingwood - Applicant's Heritage expert report.**

115 Easey Street  
Collingwood  
Heritage Assessment

*Easey Street looking east in the environs of the subject site.*



*Cream brick Post-war duplex to the east of the subject site (No's 117-119). The subject site is partially visible at right.*



**Attachment 5 - PLN17/0655 - 115 Easey Street, Collingwood - Applicant's Heritage expert report.**

115 Easey Street  
Collingwood  
Heritage Assessment

Post-war house to the west of the subject site. The house on the subject-site is partially visible at left.



The existing house on the subject site, looking southwest from Easey Street.





# Attachment 5 - PLN17/0655 - 115 Easey Street, Collingwood - Applicant's Heritage expert report.

115 Easey Street  
Collingwood  
Heritage Assessment

The existing house on the subject site, looking southeast.



The house on the subject site has a pair of hip roofs that project towards the street. A gable roof portion extends across the rear of the house, and the rear of the hip roofs has gables where they meet this rear portion of the house. All of these roofs are clad in corrugated galvanised steel sheeting, however what appears to be earlier timber shingle roofing may be extent under the west hip. One rendered chimney is extant on east hip roof. A low, plain, timber parapet extends in front of the hip roofs on the façade.

The façade of the house is symmetrically composed with a central four-panel timber door, which is flanked by timber frame awning windows. A similar type of window has been fitted on the east elevation of the house. A verandah of Post-war origin, with a concrete base and wrought iron posts, extends across the front of the house. The house has been reclad in a round-edge profile weatherboard.

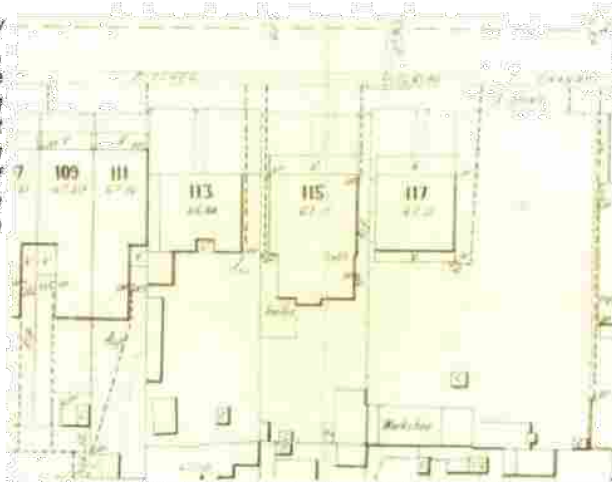
**Attachment 5 - PLN17/0655 - 115 Easey Street, Collingwood - Applicant's Heritage expert report.**

115 Easey Street  
Collingwood  
Heritage Assessment

## HISTORICAL BACKGROUND

The *Victorian Heritage Database* lists the date range of this house as 1860-1880. This is consistent with a *Sands & McDougall Melbourne Directories* search undertaken, which first lists this house in 1867. An MMBW Detail Plan of 1901 shows the footprint of the house much as it is now, apart from the addition at the rear southeast corner. The garden layout in the plan shows a central path leading towards the front door, instead of the current arrangement of a side gate and path.

A portion of an MMBW Detail Plan of 1901, which shows the footprint of the existing house on the subject site. (MMBW Detail Plan No 1236, City of Collingwood, State Library of Victoria Map Collection).



## ANALYSIS

It is proposed to remove the existing dwelling from the subject site. A proposal for the site after it has been cleared of the existing house has not been prepared, but I am advised by Mr Tribe, the owner's architect, that infill housing is proposed.

The subject site is situated within the HO321 Gold Street Precinct and is identified as a contributory building to this heritage overlay. The house is identified on the *Victorian Heritage Database* to have a low level of integrity.

Another house, at 125 Easey Street, is contemporaneous with the house on the subject site, but is more intact and more evocative of the earliest phase of housing in this heritage overlay. The house at No 125 is also enhanced by its setting, which is deep, and is on a large block for Collingwood. Another house at 74 Keele Street is also contemporaneous with the house on the subject site, and has a higher level of integrity. It also provides greater interpretative value as an example of early housing in this heritage overlay.

Page 4 of 4

**Attachment 5 - PLN17/0655 - 115 Easey Street, Collingwood - Applicant's Heritage expert report.**

115 Easey Street  
Collingwood  
Heritage Assessment

A house at 125 Easey Street, which is contemporaneous with the house on the subject site.



Another house within the HO321 Gold Street Precinct that is contemporaneous with the subject house is this house at 74 Keele Street.



**Attachment 5 - PLN17/0655 - 115 Easey Street, Collingwood - Applicant's Heritage expert report.**

115 Easey Street  
Collingwood  
Heritage Assessment

The HQ321 Gold Street Precinct is aesthetically and historically significant to the City of Yarra. This significance is said to derive from:

- ... its good representation of modest substantially intact timber and masonry workers' housing, interspersed with occasional industrial and commercial buildings dating predominantly from the late 19<sup>th</sup> and early 20<sup>th</sup> century. This residential and industrial mix contributes to an understanding of this area's heritage as a working class suburb;
- As the largest group of early residential buildings remaining in Collingwood with the ability to demonstrate what was once more typical (sic) nature of the broader suburb;
- For well-preserved late 19<sup>th</sup> century and early to mid 20<sup>th</sup> century industrial and commercial buildings;
- For the buildings that are of individual significance; and
- For the early street, lane and allotment layouts, together with some original bluestone infrastructure such as kerbs and guttering, providing an appropriate setting for this collection of buildings.

Although the house is an early example of housing in this heritage overlay, it cannot be considered to be intact. Its altered condition provides little, if any, indication of its early origin, and the existing character of the house provides no more of an indication of the suburb's working class origin as any other house in the heritage overlay.

The house on the subject site is not of individual significance, rather it is of a low level of heritage value. Its recognised contributory value is diminished by unsympathetic alterations that include new windows, new wall cladding, and a new verandah. Its contributory value is further diminished by its context, which has changed in the Post-war period. Earlier, the house was flanked by detached Victorian cottages, but development in the 1960s replaced these adjacent cottages with a brick villa (No 113) and a cream brick duplex (No 117-119). As a sum these houses (No's 113, 115 and 117-119) cannot be considered to be a streetscape of housing that is representative of the early working class origins of this part of Collingwood.

Yarra Planning Unit

1

**Attachment 5 - PLN17/0655 - 115 Easey Street, Collingwood - Applicant's Heritage expert report.**

115 Easey Street  
Collingwood  
Heritage Assessment

In terms of the elements that are recognised to contribute to the heritage overlay these include:

- *Pitched gable or hipped (hip) roofs, with some façade parapets;*
- *Mainly one (single) storey wall heights but with some two-storey house rows;*
- *Weatherboard, face brick (red, bichrome and polychrome), or stucco walls;*
- *Corrugated iron roof cladding with some slate roofing;*
- *Chimneys of either stucco finish (with moulded caps) of matching face brickwork with corbelled capping course;*
- *Post-supported verandah elements facing the street, set out on two levels as required with cast iron detailing;*
- *Less than 40% of the street-wall face comprised with openings such as windows and doors; and*
- *Front gardens, originally bordered by timber picket front fences of around 1m height.*

Some of these contributory items on the subject house have either been removed and/or altered. Many, including the gable and hip roof forms, the single storey scale, and weatherboard cladding, are relatively unremarkable elements that are found on most buildings within Melbourne, and are elements that could be incorporated into the design of a new building on the site so that it contributes to the character of this heritage overlay.

In terms of removing a building, Clause 43.01 Heritage Overlay, Decision guidelines, requires that the responsible authority must consider appropriate whether the demolition will affect the significance, character or appearance of the heritage place. In regard to contributory buildings, Clause 22.02 Development Guidelines For Sites Subject To The Heritage Overlay encourages their retention unless:

- *New evidence has become available to demonstrate that the building does not possess the level of heritage significance attributed to it in the incorporated document, City of Yarra Review of Heritage Overlay Areas 2007 Appendix 8, Revised September 2014, and*
- *The building does not form part of a group of similar buildings.*

**Attachment 5 - PLN17/0655 - 115 Easey Street, Collingwood - Applicant's Heritage expert report.**

115 Easey Street  
Collingwood  
Heritage Assessment

A visual inspection of the subject house revealed that a significant amount of its original contributory fabric has been removed and/or altered, which has diminished its contributory value to this heritage overlay. This is also alluded to in the citation for the house in the *Victorian Heritage Database*, which identifies the house to have a low level of integrity. Further compromising the heritage value of the house, is its altered context, where it is now sited between Post-war housing. Given the change that has occurred to both the fabric of the house and its setting, the proposed removal of the house is consistent with Council heritage policy in relation to the demolition of a building within a heritage overlay.

## CONCLUSION

The existing house on the subject site is a poor example of an early dwelling in this precinct. In its altered condition, it contributes little to the recognised character of this part of Collingwood as an area evocative of the suburb's earlier working class history. The house has some limited contributory elements to this heritage overlay of scale, material and roof form(s), but these are relatively unremarkable elements and ones that could easily be adopted in the design of a new building for this site.

The context of the house has been impacted upon by neighbouring Post-war development. The single-storey scale, mass and roof forms of this dwelling may have provided some contribution to a streetscape of Victorian buildings, but in its altered setting, they have limited heritage value.

It is my view that the house can be removed without any appreciable impact upon the heritage value of the HO321 Gold Street Precinct. Any new building for the site should be responsive to the recognised and valued character of the heritage overlay. It is on this basis that I support the removal of the existing dwelling on the subject site.



Peter Barrett  
Master of Architectural  
History & Conservation (Melb.)






**Attachment 6 - PLN17/0655 - 115 Easey Street, Collingwood - Council's Arborist comments.**



## Memo

**To:** Laura Condon

**Cc:** Craig Lupton, Glen Willames,

**From:** Paul Whitten

**Date:** 1 August 2018

**Subject:** PLN17/0655 – 115 Easey Street Collingwood

diverse

vibrant

exciting

inclusive

Hi Laura,

I have reviewed the arborist report and the S57B Plans and provide the following comments.

- The arborist report does not provide sufficient evidence that neighbouring trees with TPZ impacts of 10% or greater will remain viable after construction
- The recommendations for tree protection does not allow for non-destructive digging (NDD) to adequately identify possible root loss to trees with TPZ impacts
- The arborist report requires an update of all impact calculations based on the revised plans

The landscape plans show minimal planting for trees and we should be promoting where possible canopy trees capable of reaching a minimum mature height of 8m.

Another consideration is “deep soil” and to ensure there is sufficient space for root growth above and beside the basement.

## Table of Contents

Disclaimer .....	2
Introduction .....	3
<b>1.1 Brief</b> .....	3
2 Overview .....	3
3 Vegetation survey .....	4
<b>3.1 Site visit</b> .....	4
<b>3.2 Methodology</b> .....	4
<b>3.3 Tree Survey Schedule</b> .....	5
4 Vegetation protection survey .....	9
<b>4.1 Overview</b> .....	9
<b>4.2 Protection zone determination</b> .....	9
<b>4.3 Tree Protection Zone Schedule</b> .....	9
5 Tree Protection Plan .....	10
<b>5.1 Site meeting</b> .....	10
<b>5.2 Establishment of Tree Protection Zones (TPZs)</b> .....	10
6 Post development vegetation management .....	11
<b>6.1 Existing trees</b> .....	11
Appendix 1 – Tree location map .....	12
Appendix 2 – Tree Descriptor .....	13
Appendix 3 – Native and Indigenous species list .....	16
Appendix 4 – Common Terms .....	17
References .....	17

**Attachment 7 - PLN17/0655 - 115 Easey Street, Collingwood - Applicant's Arborist report.**

## **Disclaimer**

This information paper is provided to Neil Fletcher Design Pty Ltd on a confidential basis and is provided to the recipient strictly on the understanding that its contents will be kept confidential and will not be disclosed to any other party without Constructive Arboriculture giving prior permission in writing. In accepting the proposal the recipient acknowledges that Constructive Arboriculture will suffer consequential loss or damage if the confidential information is disclosed whether directly or indirectly or used in any way by the recipient without the consent of Constructive Arboriculture.

This report paper contains recommendations made by Constructive Arboriculture, which are in relation to only those trees provided within this report.

Due to the nature of trees and the practical limitations in accurately assessing the limitations and structural integrity of all parts of a tree it is not possible to make a completely accurate assessment of the condition of a tree. The recommendations in this report are based on visual assessments and external indicators and there is also some degree of subjectivity. This report is intended to be used as a tool to assist the management of trees located within and surrounding the site. It should be noted that any tree near any structure or property or person(s) poses a risk.

To this extent, Constructive Arboriculture gives no warranty as to the reliability or accuracy of the information nor accepts any responsibility arising in any other way (including by reason of negligence) for errors or omissions herein nor accepts liability for any loss or damage suffered by any person or any other persons placing any reliance on, acting on the basis of, the contents hereof. No party shall be entitled to raise any claim or suit of action on the basis of the contents of this report.

## Introduction

### 1.1 Brief

The purpose of this report is to provide an assessment of trees located within and surrounding areas of proposed development at 115 Easey Street, Collingwood.

This report has been prepared by Constructive Arboriculture at the request of Neil Fletcher Design Pty Ltd and is based on the following instructions:

1. To inspect and document significant trees within and surrounding the site, including neighbouring and Council trees.
2. To provide an objective appraisal of the trees regarding their health, structural stability and suitability for retention.
3. To provide methods of protection for trees, where necessary, in the event of their retention.
4. To provide a list of native and indigenous vegetation to assist with selecting species for proposed landscape plan.

## 2 Overview

The construction of four dwellings is proposed at 115 Easey Street, Collingwood. The existing dwelling is to be demolished.

A total of eight (8) trees were assessed for the purpose of this report and consist of one (1) tree located within the site, six (6) neighbouring trees and one (1) Council tree.

The tree assessed within the site will require removal to facilitate the construction proposal. It is a small tree and is of low retention-value.

Tree protection measures have been provided for neighbouring trees assessed, where necessary, in the event that they are retained.

**Attachment 7 - PLN17/0655 - 115 Easey Street, Collingwood - Applicant's Arborist report.**

### **3 Vegetation survey**

**3.1 Site visit:** Adam Hamilton of Constructive Arboriculture inspected the site on Wednesday the 5th of July 2017.

#### **3.2 Methodology**

- Each individually assessed tree has been allocated a unique number followed by an alphabetical reference which identifies ownership and responsibility. S = Tree within site boundaries, N = Tree on neighbouring property, C = Council tree.
- All trees are assessed by visual observations made from ground level only and limited to accessible components without dissection, excavation or probing. Height and canopy spreads are estimated.
- Trunk Diameter at Breast Height (DBH) is measured in metres at 1.4m above ground level; multi-stemmed trees are measured immediately above the root flare.
- Methodology of determining Health, Structure, Age, Retention Suitability and SULE has been provided as an appendix (*Appendix 2*).
- Photographs have been taken and are stored on file. They can be viewed upon request.



**Attachment 7 - PLN17/0655 - 115 Easey Street, Collingwood - Applicant's Arborist report.**

**3.3 Tree Survey Schedule:** The following table is a summary of the data collected for the trees individually assessed.

Tree no.	Botanical name Common Name	Height (m)	Canopy spread (m)	DBH (m)	CAB (m)	Health	Structure	Age	Origin	Retention Suitability	SULE	Comments	Arborist's Recommendation
1-C	Acer sp. Maple	8	6 x 6	0.17	0.8	Fair	Fair	Mature	Exotic	Medium	<20	This small tree is located within the road reserve at the front of the site.  The tree is of fair health and structure.  The tree is suitably distanced from areas of proposed construction and will not be adversely impacted upon in the event that it is retained.	Tree management considerations have been provided for this tree in the Tree Protection Schedule (section 4.3) in the event of its retention.
2-S	Citrus limon Lemon	4	3	0.14	0.5	Fair	Below average	Mature	Exotic	Low	<10	This small fruit tree is located within the front yard of the site. It is within areas of proposed construction and its retention cannot be facilitated.  The tree is of fair health with below average structure and possesses limited retention viability.  Due to the tree's small stature, its removal will not impact significantly upon the streetscape.	The tree's removal is required to facilitate the construction proposal.
3-N	Eucalyptus globulus Tasmanian Blue Gum	12	6 x 5	1.2	4.44	Poor	Poor	Mature	Native	Low	EX	This tree is located within the rear yard of the south-eastern adjoining neighbouring property (115 Sackville Street), approximately 0.6m from the shared boundary with the site.  The tree is of poor health and structure.  The tree has been heavily topped. Its structure consists of two trunk leaders (topped at 5m and 4m above ground level) with an abundance of poorly attached epicormic development.  The tree's defined SPZ (14.4m) extends approximately 13.05m beyond the shared boundary within the site and within areas of proposed construction (proposed basement) located at its closest point approximately 2m from the base of the tree.  The construction proposal will encroach upon approximately 15% of the tree's TPZ (an encroachment usually considered significant (>10% AS 4972-2009)).  However, due to the heavily topped structure of the tree, the facilitation of the construction proposal is not expected to diminish the tree's anchorage, or impact adversely upon the tree's existing vigour.  The tree is considered suitably distanced from areas of proposed construction and will not be adversely impacted upon in the event that it is retained.	Tree management considerations have been provided for this tree in the Tree Protection Schedule (section 4.3) in the event of its retention.

CONSULTANT ARBORIST

115 Easey Street, Collingwood

18

Attachment 7 - PLN17/0655 - 115 Easey Street, Collingwood - Applicant's Arborist report.

Tree no.	Botanical name Common Name	Height (m)	Canopy spread (m)	DBH (m)	CAB (m)	Health	Structure	Age	Origin	Retention Suitability	SULE	Comments	Arborist's Recommendation
4-N	<i>Pyrus sp.</i> Pear	3	1	0.05	0.2	Fair	Fair	Young	Exotic	Low	<20	<p>This small tree is located within the rear yard of the southern adjoining neighbouring property (118 Sakville Street) approximately 0.9m from the shared boundary with the site.</p> <p>The tree is of fair health and structure.</p> <p>The tree's defined TPZ (2m) extends approximately 1.07m beyond the shared boundary within the site but not within areas of proposed construction.</p> <p>Due to the tree's small stature and immaturity, its root system is not expected to have extended within the site.</p> <p>The tree is suitably distanced from areas of proposed construction and will not be adversely impacted upon in the event that it is retained. It is adequately protected by the existing shared boundary fence-line.</p>	Tree management considerations will not be required for this tree in the event of its retention.
5-N	<i>Syagrus romanzoffiana</i> Cocco Palm	4	2 x 1	0.1	0.1	Fair	Fair	Young	Exotic	Low	<20	<p>This small palm tree is located within the rear yard of the southern adjoining neighbouring property (113 Easey Street) approximately 0.3m from the shared boundary with the site.</p> <p>The tree is of fair health and structure.</p> <p>The tree's defined TPZ (2.5m) extends approximately 2.06m beyond the shared boundary within the site and within areas of proposed construction (basement), located at its closest point approximately 1m from the base of the tree.</p> <p>The construction proposal will encroach upon approximately 22% of the tree's TPZ, an encroachment usually considered significant (&gt;10% AS 4970-2009).</p> <p>However, due to the tree's small stature, immaturity and small rooting habit, its root system is not expected to have extended within the site or areas of the construction proposal.</p> <p>The tree is suitably distanced from areas of proposed construction and will not be adversely impacted upon in the event that it is retained. It is adequately protected by the existing shared boundary fence-line.</p>	Tree management considerations will not be required for this tree in the event of its retention.

CONSTRUCTIVE ARBORICULTURE

Ref: 115 Easey Street, Collingwood

6

Attachment 7 - PLN17/0655 - 115 Easey Street, Collingwood - Applicant's Arborist report.

Tree no.	Botanical name Common Name	Height (m)	Canopy spread (m)	DBH (m)	CAB (m)	Health	Structure	Age	Origin	Retention Suitability	SULE	Comments	Arborist's Recommendation
6-N	Yucca sp. Yucca	1	0.5	0.12	0.5	Fair	Fair	Young	Exotic	Low	<15	<p>This small palm-like tree is located within the rear yard of the southern adjoining neighbouring property (113 Easey Street) approximately 0.5m from the shared boundary with the site.</p> <p>The tree is of fair health and structure.</p> <p>The tree's defined TPZ (2m) extends approximately 1.42m beyond the shared boundary within the site and within areas of proposed construction (basement), located at its closest point approximately 1.3m from the base of the tree.</p> <p>The construction proposal will encroach upon approximately 10% of the tree's TPZ, an encroachment not considered significant (<math>\leq 10\%</math> AS 4970:2009).</p> <p>Due to the tree's small stature, immaturity and small rooting habit, its root system is not expected to have extended within the site or areas of the construction proposal.</p> <p>The tree is suitably distanced from areas of proposed construction and will not be adversely impacted upon in the event that it is retained. It is adequately protected by the existing shared boundary fence-line.</p>	Tree management considerations will not be required for this tree in the event of its retention.
7-N	Syagrus romanzoffiana Cocco Palm	3	1.5	0.03	0.3	Fair	Fair	Young	Exotic	Low	<15	<p>This small palm tree is located within the rear yard of the southern adjoining neighbouring property (113 Easey Street) approximately 0.5m from the shared boundary with the site.</p> <p>The tree is of fair health and structure.</p> <p>The tree's defined TPZ (2m) extends approximately 1.67m beyond the shared boundary within the site and within areas of proposed construction (basement), located at its closest point approximately 1m from the base of the tree.</p> <p>The construction proposal will encroach upon approximately 18% of the tree's TPZ, an encroachment usually considered significant (<math>&gt;10\%</math> AS 4970:2009).</p> <p>However, due to the tree's small stature, immaturity and small rooting habit, its root system is not expected to have extended within the site or areas of the construction proposal.</p> <p>The tree is suitably distanced from areas of proposed construction and will not be adversely impacted upon in the event that it is retained. It is adequately protected by the existing shared boundary fence-line.</p>	Tree management considerations will not be required for this tree in the event of its retention.

CONFIDENTIAL ARBORICULTURE

Report Generated by: [Signature]

7

Attachment 7 - PLN17/0655 - 115 Easey Street, Collingwood - Applicant's Arborist report.

Tree no.	Botanical name Common Name	Height (m)	Canopy spread (m)	DBH (m)	CAB (m)	Health	Structure	Age	Origin	Retention Suitability	SULE	Comments	Arborist's Recommendation
B-N	<i>Syagrus romanzoffiana</i> Cocco Palm	2	0.5	0.03	0.2	Below average	Fair	Young	Exotic	Low	<10	<p>This small palm tree is located within the rear yard of the southern adjoining neighbouring property (113 Easey Street) approximately 0.5m from the shared boundary with the site.</p> <p>The tree is of below average health with fair structure.</p> <p>The tree's defined TPZ (2m) extends approximately 3.47m beyond the shared boundary within the site and within areas of proposed construction (basement), located at its closest point approximately 1.2m from the base of the tree.</p> <p>The construction proposal will encroach upon approximately 13% of the tree's TPZ, an encroachment usually considered significant (&gt;10% AS 4970-2009).</p> <p>However, due to the tree's actual stature, immaturity and small rooting habit, its root system is not expected to have extended within the site or areas of the construction proposal.</p> <p>The tree is suitably distanced from areas of proposed construction and will not be adversely impacted upon in the event that it is retained. It is adequately protected by the existing shared boundary fence-line.</p> <p>The tree is growing from a broken pot with minimal root activity extending into the actual soil profile.</p>	Tree management considerations will not be required for this tree in the event of its retention.

CAB= Circumference At Base; DBH= Diameter at Breast Height; SULE= Safe Useful Life Expectancy; Est= Estimated

CONSTRUCTIVE ARBORICULTURE

Ref: 115 Easey Street, Collingwood

8

## Attachment 7 - PLN17/0655 - 115 Easey Street, Collingwood - Applicant's Arborist report.

#### 4 Vegetation protection survey

##### 4.1 Overview

The survey includes trees assessed that will require the establishment of tree protection measures in the event of their retention.

##### 4.2 Protection zone determination

**4.2.1 Structural Root Zone (SRZ):** The SRZ is the critical area around a tree's trunk required for tree stability. The measurement is given in metres as a radius from the centre of a tree's trunk and is calculated with reference to the Australian Standard – Protection of trees on development sites AS 4970-2009.

**4.2.2 Tree Protection Zone (TPZ):** The Tree Protection Zone (TPZ) is the principal means of protecting trees on development sites. The TPZ is a combination of the root area and crown area requiring protection. It is an area isolated from construction disturbance, so that the tree remains viable. The measurement is given in metres as a radius from the centre of a tree's stem at ground level and is calculated with reference to the Australian Standard – Protection of trees on development sites AS 4970-2009.

##### 4.3 Tree Protection Zone Schedule:

Tree no.	Botanical name Common Name	Single or Multi-stemmed	Species Tolerance	Diameter Above Root Flare (m)	Structural Root Zone radius AS4970-2009 (m)	DBH (m)	Tree Protection Zone AS4970-2009 (m)	Arborist's recommended placement of TPZs	Comments and recommendations
1-C	Acer sp. Maple	S	Good	0.21	1.72	0.17	2.04	Establish trunk protection fencing at the edge of the open soil profile within the road reserve/footpath.	TPZ fencing must be established prior to the commencement of demolition and construction.
2-N	Eucalyptus globulus Tasmanian Blue Gum	S	Moderate	1.4	3.6	1.2	14.4	Establish tree protection fencing at the edge of the tree's defined TPZ that extends within the site and modify to the edge of the construction proposal.	TPZ fencing must be established prior to the commencement of demolition and construction.  Prior to the commencement of construction, a non-invasive excavation by hand, air-spade or hydro-extraction must be undertaken at the point of the proposed building footprint (proposed basement) where extending within the tree's TPZ. Roots if present, are to be cleanly severed.



## 5 Tree Protection Plan

**5.1 Site meeting:** It is recommended that a pre development site meeting takes place for the purpose of tree protection awareness, which should be attended by the following people:

- Arboricultural Consultant
- Clients (Developers) Site Manager/Foreman
- Clients Architect and Landscape Architect
- Local Authority Tree Officer
- Local Authority Planning Officer

### 5.2 Establishment of Tree Protection Zones (TPZs):

**5.2.1** The protective fencing barriers must be established prior to any site clearance, soil grading or demolition work taking place and before the following:

- Contractor's site occupancy
- Plant and materials delivery
- Demolition of any existing structures
- Construction phase of works
- Utility services installation
- Recommended tree removal and pruning

**5.2.2** The area within the TPZs is to be regarded of high importance and tree protection fencing shall not be taken down or relocated at any time without the prior documented approval of the arboricultural consultant or local authority arborist, unless this has already been agreed as part of the planning application consent process and is documented. A layer of organic mulch 10cm thick should be spread over tree protection zones.

**5.2.3** The fencing shall comprise of interlocked wire mesh panels, well braced by attachment to a scaffolding framework by means of wires or scaffold clamps. It should have top and bottom horizontal bars, with uprights set into the ground or concrete supports at no greater interval than 3m spacing. For larger lengths of tree protection fencing angled bars should be located behind the fencing to act as braces and should be firmly clamped to the top rail and set into the ground, braced as necessary; these shall be spaced at intervals no greater than 6m. All-weather notices should be erected on tree protection fencing with words such as "**Tree Protection Zone Keep Out**".

**5.2.4** Inside the TPZs which are defined by the line of protective fencing, the following should NOT occur:

- Mechanical digging or grading
- Storage of plant equipment and materials
- Vehicular or plant access
- Fire lighting or burning off (should be maintained at more than 20m from any canopy edge)
- Refuelling of machinery, discharge or spillage of any chemical substance
- Construction of hard surfaces

**5.2.5** In accordance with water restrictions supplementary watering should be provided to the trees through any dry periods during and after the construction process on a weekly basis when required.

**5.2.6** Consideration should be given for appropriate cultural operations. These may include irrigation, or measures to enhance the soil structure and organic nitrogen levels. This should be made the responsibility of landscape contractors and supervised by a qualified horticulturalist.

**Attachment 7 - PLN17/0655 - 115 Easey Street, Collingwood - Applicant's Arborist report.**

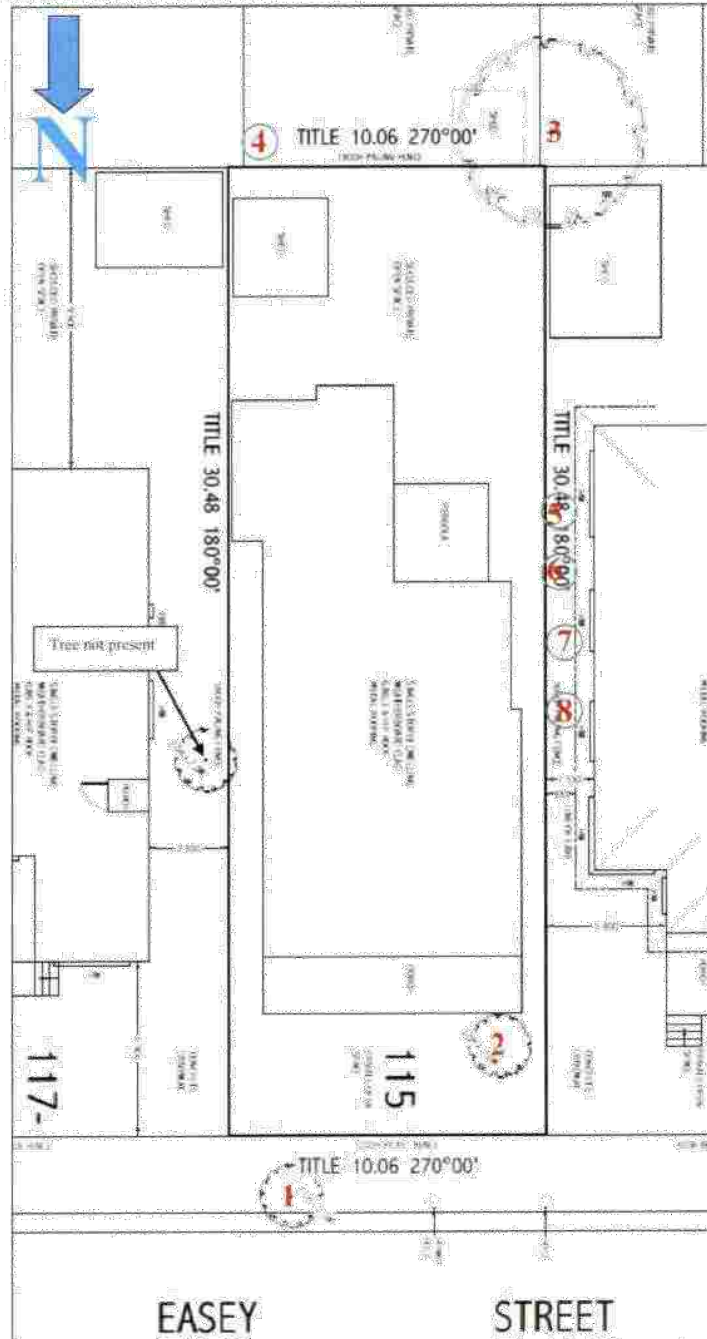
## **6 Post development vegetation management**

### **6.1 Existing trees**

**6.1.1** Trees growing on a site before development takes place may, if adversely affected, be in decline over a period of several years before they die. This varies greatly depending on the age, species and condition of individual tree, soil conditions, climate and the extent of damage incurred during construction. A program of inspections and necessary work for the treatment of symptoms as they develop should be undertaken in conjunction with an arborist. This program may include recommendations for frequency of inspection and beneficial tree work.

Attachment 7 - PLN17/0655 - 115 Easey Street, Collingwood - Applicant's Arborist report.

**Appendix 1 – Tree location map**  
Map not to scale. Location of the trees assessed.



CONSTRUCTIVE ARBORICULTURE

24/11/17 Easey Street, Collingwood

12

**Attachment 7 - PLN17/0655 - 115 Easey Street, Collingwood - Applicant's Arborist report.**

## Appendix 2 - Tree Descriptor

### AGE

<u>Category</u>	<u>Description</u>
Young	Juvenile or recently planted approximately 1-7 years.
Semi Mature	Tree actively growing.
Mature	Tree has reached expected size in situation.
Senescent	Tree is over mature and has started to decline.

### HEALTH

<u>Category</u>	<u>Description</u>
Excellent	Foliage of tree is entire, with good colour, no sign of pathogens and of good density. Growth indicators are excellent ie. Extension growth of twigs and wound wood development. No canopy die back (deadwood) is evident.
Fair /Good	Foliage of tree is entire, with good colour, very little sign of pathogens and of good density. Growth indicators are good ie. Extension growth of twigs and wound wood development. Minimal die back (deadwood).
Below average	Tree is showing one or more of the following symptoms; < 25% dead wood, minor canopy die back, foliage generally with good colour though some imperfections may be present. Minor pathogen damage present, with growth indicators such as leaf size, canopy density and twig extension growth typical for the species in this location.
Poor	Tree is showing one or more of the following symptoms of tree decline: > 25% deadwood, canopy die back is observable, discoloured or distorted leaves. Pathogens present, stress symptoms are observable as reduced leaf size, extension growth and canopy density.
Dead or dying	Tree is in severe decline; > 55% deadwood, very little foliage, possibly epicormic shoots, minimal extension growth.

**Attachment 7 - PLN17/0655 - 115 Easey Street, Collingwood - Applicant's Arborist report.****STRUCTURE**

<b><u>Category</u></b>	<b><u>Description</u></b>
<b>Good</b>	Trunk and scaffold branches show good taper and attachment with minor or no structural defects. Tree is a good example of the species with a well-developed form showing no obvious root problems or pests and diseases.
<b>Fair</b>	Tree shows some minor structural defects or minor damage to trunk eg. bark missing. There could be cavities present and/or minimal damage to structural roots. Tree could be seen as typical for this species.
<b>Below average</b>	Tree shows many minor or several moderate structural defects, or damage to trunk eg. bark missing, heartwood exposed and newly established decay present, there could be cavities present and/or moderate damage to structural roots.
<b>Poor</b>	There are major structural defects, damage to trunk or bark missing. Co-dominant stems could be present or poor structure with likely points of failure. Girdling or damaged to major roots obvious. Tree is structurally problematic.
<b>Hazardous</b>	Tree is an immediate hazard with potential to fail, this should be rectified as soon as possible.

**RETENTION SUITABILITY**

Significance is rated into three levels; **LOW**, **MEDIUM** and **HIGH**.

<b>LOW</b>	The tree is recommended for removal.
<b>MEDIUM</b>	The tree may be retained if it does not hamper the design intent.
<b>HIGH</b>	The tree must be retained and the design must accommodate its long term retention.



***SAFE USEFUL LIFE EXPECTANCY - SULE.***

**LONG SULE:** Trees that appear to be retainable with an acceptable level of risk for more than 40 years.

1. Structurally sound trees located in positions that can accommodate future growth.
2. Storm damaged or defective trees that could be made suitable for retention in the long term by remedial tree surgery.
3. Trees of special significance for historical, commemorative or rarity reasons that would warrant extraordinary efforts to secure their long-term retention.

**MEDIUM SULE:** Trees that appear to be retainable with an acceptable level of risk for 15 to 40 years.

1. Trees that may only live between 15 and 40 years.
2. Trees that may live for more than 40 years but would be removed to allow the safe development of more suitable individuals.
3. Trees that may live for more than 40 years but would be removed during the course of normal management for safety and nuisance reasons.
4. Storm damaged or defective trees that can be made suitable for retention in the medium term by remedial work.

**SHORT SULE:** Trees that appear to be retainable with an acceptable level of risk for 5 to 15 years.

1. Trees that may live for 5 to 15 years.
2. Trees that may live for more than 15 years but would be removed to allow the safe development of more suitable individuals.
3. Trees that may live for more than 15 years but would be removed during the course of normal management for safety and nuisance reasons.
4. Storm damaged or defective trees that require substantial remedial work to make safe and are only suitable for retention in the short term.

**EXCEEDED:** Trees with a high level of risk that would need removal within the next 5 years.

1. Dead trees.
2. Dying or suppressed and declining trees through disease or inhospitable conditions.
3. Dangerous trees through instability or recent loss of adjacent trees.
4. Dangerous trees through structural defects including cavities, decay, included bark, wounds or poor form.
5. Damaged trees that are considered unsafe to retain.
6. Trees that will become dangerous after removal of other trees for the above reasons.
7. Invasive or environmental weed species.

### Appendix 3 – Native and Indigenous species list

<u>Common Name</u>	<u>Scientific name</u>
<i>Acacia melanoxylon</i>	Blackwood
<i>Allocasuarina littoralis</i>	Black She-oak
<i>Allocasuarina verticillata</i>	Drooping She-oak
<i>Banksia marginata</i>	Silver Banksia
<i>Eucalyptus viminalis</i>	Manna Gum
<i>Eucalyptus pryoriana</i>	Coastal Manna Gum
<i>Eucalyptus ovata</i>	Swamp Gum
<i>Eucalyptus radiata</i>	Narrow-leaved Peppermint
<i>Eucalyptus cephalocarpa</i>	Silver-leaf Stringybark
<i>Eucalyptus pauciflora</i>	Snow Gum
<i>Indigofera australis</i>	Austral Indigo
<i>Daviesia latifolia</i>	Bitter-Pea Hop
<i>Bossiaea cinerea</i>	Showy Bossiaea
<i>Kunzea ericoides</i>	Burgan
<i>Bursaria spinosa</i>	Sweet Bursaria
<i>Correa reflexa</i>	Common Correa
<i>Correa alba</i>	White Correa
<i>Leucophyta brownii</i>	Cushion Bush
<i>Platylolum obtusangulum</i>	Common Flat Pea
<i>Viminaria juncea</i>	Golden Spray
<i>Hibbertia prostrata</i>	Bundled Guinea-flower
<i>Hibbertia stricta</i>	Erect Guinea-flower
<i>Epacris impressa</i>	Common Heath
<i>Allocasuarina pusilla</i>	Dwarf She-oak
<i>Leptospermum myrsinoides</i>	Silky Tea-tree

## Appendix 4 – Common Terms

**Canopy:** The part of the crown composed of leaves and small twigs.

**Central leader:** The main stem or bole of the tree.

**Co-dominant:** Equal in size and relative importance, usually associated with either trunks or scaffold branches in the crown.

**Crown:** The leaves and branches of a tree measured from the lowest branch on the trunk to the top of the tree.

**Decay:** Process of degradation of wood tissue by fungi and bacteria through the decomposition of cellulose and lignin.

**Diameter at Breast Height (DBH):** The DBH of a tree is measured at 1.5m above ground level or in the case of multi-stemmed trees, measured at ground level or above a root flare (if present). This measurement assists with establishing Tree Protection Zones (TPZs) for vegetation to be retained.

**Dieback:** Progressive death of twigs and small branches, generally from tip to base.

**Drip line:** The width of the crown, as measured by the lateral extent of the foliage.

**Epicormic growth:** Branch development that arises from latent or adventitious buds that occur on stems and branches and as suckers produced at the base of the tree.

**Grading:** Altering natural terrain and elevation of land, usually through the action of large equipment.

**Included Bark:** Pattern of development at branch junction where bark is turned inward rather than pushed out.

**SULE:** Safe Useful Life Expectancy.

**TPZ:** Tree Protection Zone.

## References

1. Tree Protection Zone. The Australian Standard AS 4970-2009 – *Protection of trees on construction sites*.
2. Native trees and shrubs of south-eastern Australia. Leon Costerman.
3. R. W. Harris, J. R. Clark & N. P. Matheny. (2004) *Arboriculture – Integrated Management of Landscape Trees, Shrubs and Vines*.
4. J. Coombes. (2000) *Trees*.
5. *Botanica's Pocket* (1999) Trees and Shrubs.

End of report

**Attachment 8 - PLN17/0655 - 115 Easey Street, Collingwood - Combined Engineering comments.**

***Comments on original application plans for 4 dwellings.***



# MEMO

To: Chris Stathis  
 From: Artemis Bacani  
 Date: 18 December 2017  
 Subject: Application No: PLN17/0655  
 Description: Construction of Four Dwellings  
 Site Address: 115 Easey Street, Collingwood

I refer to the above Planning Application received on 13 November 2017 in relation to the proposed development at 115 Easey Street, Collingwood. Council's Engineering Services unit provides the following information:

**DEVELOPMENT LAYOUT DESIGN**  
**Layout Design Assessment**

Item	Assessment
<b>Access Arrangements</b>	
Development Entrance	The width of the car park entrance is not dimensioned on the drawings.
Headroom Clearance	Not dimensioned on the drawings.
Vehicle Entry and Exit Movements	Swept path diagrams not provided.
Vehicle Crossing	The position of the new vehicle crossing is not shown on the drawings.
<b>Car Parking Modules</b>	
At-Grade Car Spaces	The car parking spaces have a minimum width of 2.75 metres and depth of 4.9 metres satisfies Design standard 2 – Car parking spaces of Clause 52.06-9.
Swept Path Diagram	Swept path diagrams to show access into and out of the car spaces not provided.
Clearances to Walls	Not dimensioned on the drawings.
<b>Gradients</b>	

## Attachment 8 - PLN17/0655 - 115 Easey Street, Collingwood - Combined Engineering comments.

Grade for first 5.0 metres inside the Property	The accessway grade for the first 5.0 metres inside the property is 1 in 8.
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### Layout Design Assessment

Item	Assessment
Other	
Car Lift	<p>The development will contain a single car lift to convey vehicles from the ground level to the basement parking. The car lift has a clear width of 3.0 metres and a depth of 6.0 metres. It is unclear the width of the lift opening. A vehicle would enter and exit in a forward direction.</p> <p>No specification/information has been provided regarding the lift.</p>

### Design Items to be Addressed

Item	Details
Development Entrance	To be dimensioned on the drawings.
Headroom Clearance	The applicant is to dimension the headroom clearance of the garage door and the car parking undercroft.
Swept Path Diagram – Easey Street	The applicant is to provide a swept path diagram to show a B99 design vehicle can enter and exit the car lift from Easey Street.
Vehicle Crossing	The applicant must show and dimension the proposed vehicle crossing on the drawings.
Swept Path Diagram – Basement Car Park	The applicant is to provide a swept path diagram for a B85 design vehicle to show satisfactory access into and out of the parking spaces.
Clearances to Walls	To be dimensioned on the drawings.
Grade for first 5.0 metres inside the Property	The accessway grade must be no steeper than 1 in 10 for the first 5.0 metres to satisfy Design standard 3 – Gradients of Clause 52.06-9 of the Yarra Planning Scheme.

**Attachment 8 - PLN17/0655 - 115 Easey Street, Collingwood - Combined Engineering comments.**

Citipower Light Pole	The applicant must liaise with the relevant power authority for the relocation of the existing power pole. A minimum lateral clearance of 1.0 metre must be provided between the splay of the vehicle crossing and the edge of the power pole. The applicant is responsible for the cost of relocating the power pole.
Sewer Vent	<p>The applicant must liaise with the relevant water authority regarding the location of the vehicle crossing.</p> <p>A copy of written advice/consent from the service authority must be submitted to Council as part of the planning application.</p>

**Design Items to be Addressed**

Item	Details
Car Lift	<p>The applicant must submit the specification/information for the car lift.</p> <p>As the car lift will be servicing four cars, a queuing analysis for this application will not be required. In the event that cars are required to queue in Easey Street, there should be sufficient space on the street to accommodate waiting cars and not have a detrimental effect on the operation of Easey Street.</p>
Car Turntable	<p>The designer must show the turntable will have adequate clearance when in use.</p> <p>Engineering Services recommends the following:</p> <ul style="list-style-type: none"> <li>- Specifications for the turntable device must be submitted. The turn table must be installed and maintained in accordance with the manufacturer's specifications and requirements.</li> </ul> <p>That a consulting traffic engineer demonstrates with swept path diagrams that a car can access and egress out of the turn table device. The swept path diagrams must incorporate access into and out of the car spaces and the car lift.</p>

**ENGINEERING CONDITIONS**

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



**Attachment 8 - PLN17/0655 - 115 Easey Street, Collingwood - Combined Engineering comments.**

- The new vehicle crossings must be constructed in accordance with Council's Standard Drawings and engineering requirements. The crossing must be able to accommodate the ground clearance for a B99 design vehicle.
- The footpath along the property's Easey Street road frontage must be reconstructed to Council's satisfaction and at the Permit Holder's cost.

**Road Asset Protection**

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

**Impact of Assets on Proposed Development**

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

**NON-PLANNING ADVICE FOR THE APPLICANT**

**Legal Point of Discharge**

The applicant must apply for a Legal Point of Discharge under Regulation 610 – Stormwater Drainage of the *Building Regulations 2006* from Yarra Building Services unit. Any storm water drainage within the property must be provided and be connected to the nearest Council pit of adequate depth and capacity (legal point of discharge), or to Council's satisfaction under Section 200 of the *Local Government Act 1989* and Regulation 610.

**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.

**Clearances from Electrical Assets**

Overhead power lines run along the south side of Easey Street, close to the property boundary.

**Attachment 8 - PLN17/0655 - 115 Easey Street, Collingwood - Combined Engineering comments.**

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

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

**Street Tree Protection**

The existing street tree on Easey Street is situated close to the site's property line. The applicant must liaise with Council's Open Space unit regarding lateral distance of the street tree.

Regards

Artemis Bacani  
Roads Engineer  
Engineering Services Unit

***Comments on section 57A amended plans (decision plans) for 3 dwellings.***



# MEMO

To: Laura Condon  
From: Artemis Bacani  
Date: 12 July 2018  
Subject: Application No: PLN17/0655  
Description: Amendment - Construction of Four Dwellings  
Site Address: 115 Easey Street, Collingwood

I refer to the above Planning Application received on 8 June 2018 in relation to the proposed development at 115 Easey Street, Collingwood. Council's Engineering Services unit provides the following information:

**DEVELOPMENT LAYOUT DESIGN  
Amended Proposal**

Item	Assessment
Access Arrangements	
Development Entrance	The width of the car park entrance of 3.0 metres satisfies Design standard 1 - Accessways.

**Attachment 8 - PLN17/0655 - 115 Easey Street, Collingwood - Combined Engineering comments.**

Headroom Clearance	A headroom clearance of 2.4 metres has been provided at the entrance to the car park and satisfies Design standard 1 – Accessways.
Vehicle Entry and Exit Movements	This has still not been provided.
Vehicle Crossing	The width of the proposed vehicle crossing is 3.0 metres.
<b>Car Parking Modules</b>	
At-Grade Car Spaces	The car parking spaces have a minimum width of 2.6 by 4.9 metres spaces satisfy Design standard 2 – Car parking spaces of Clause 52.06-9.
Swept Path Diagram	Swept path diagrams depicting vehicle entering and exiting the spaces has still not been provided.
Clearances to Walls	The spaces adjacent to a wall have a width of 2.6 metres plus a clearance of 300 mm. The total width of this space is considered satisfactory for car door opening.
<b>Gradients</b>	
Grade for first 5.0 metres inside the Property	The accessway grade for the first 5.0 metres inside the property is 1 in 8.

**Design Items to be Addressed**

Item	Details
Swept Path Diagram – Easey Street	The applicant is to provide a swept path diagram to show a B99 design vehicle can enter and exit the car lift from Easey Street. The existing on-street parking must be shown on the diagrams.
Swept Path Diagram – Basement Car Park	The applicant is to provide a swept path diagram to show that a B85 design vehicle can satisfactorily enter and exit the spaces.
Grade for first 5.0 metres inside the Property	The accessway grade must be no steeper than 1 in 10 for the first 5.0 metres to satisfy Design standard 3 – Gradients of Clause 52.06-9 of the Yarra Planning Scheme.

**Attachment 8 - PLN17/0655 - 115 Easey Street, Collingwood - Combined Engineering comments.**

Citipower Light Pole	The applicant must liaise with the relevant power authority for the relocation of the existing power pole. A minimum lateral clearance of 1.0 metre must be provided between the splay of the vehicle crossing and the edge of the power pole. The applicant is responsible for the cost of relocating the power pole.
Sewer Vent	The applicant must liaise with the relevant water authority regarding the location of the vehicle crossing.  A copy of written advice/consent from the service authority must be submitted to Council as part of the planning application.
Car Lift	The applicant must submit the specification/information for the car lift.  As the car lift will be servicing four cars, a queuing analysis for this application will not be required. In the event that cars are required to queue in Easey Street, there should be sufficient space on the street to accommodate waiting cars and not have a detrimental effect on the operation of Easey Street.

**N.B.** - The Engineering Conditions and Non-Planning Advice as per our engineering referral comments of 18 December 2017 are relevant and pertinent to this development application.



***Engineering comments on replacement of basement with car stacker/shuffle system and their advice on Melbourne Water comments (24<sup>th</sup> October 2018).***

I have no objection with the proposal to use a car stacker in-lieu of the basement car park. A shuffle type car stacker system could be considered to accommodate the development's parking. The stacker model to be chosen should be suitable to fit the floor to ceiling height of the floor level and have a minimum platform width of 2.4 metres. The applicant is to submit the model specification/data sheet of the car stacker for assessment.

**Attachment 8 - PLN17/0655 - 115 Easey Street, Collingwood - Combined Engineering comments.**

The applicant is to demonstrate that a B85 design vehicle can enter and exit the spaces from the car lift.

Further to our discussion, to satisfy Melbourne Water conditions 1(a) and 3, the applicant could also consider a hump along the edge of the ramped accessway and car lift to stop rainwater from entering the car lift.

Any changes with the internal levels, ramp grades or introduction of a hump will require the applicant to ensure that vehicles will not scrape. It should be conditioned in the planning permit that the applicant is to submit a 1 in 20 scale cross-section plan of the vehicle crossing, access ramp and car lift to demonstrate that a B99 design vehicle will not scrape or bottom out.

**Attachment 9 - PLN16/1116 - 115 Easey Street, Collingwood - Melbourne Water comments.**



11 July 2018

Laura Condon  
Yarra City Council  
PO Box 168  
Richmond VIC 3121

Dear Laura,

**Proposal:** Construction of four dwellings and basement  
**Site location:** 115 EASEY STREET COLLINGWOOD 3066

**Melbourne Water reference:** MWA-1063649  
**Council reference:** PLN17/0655  
**Date referred:** 29/06/2018

Melbourne Water, pursuant to Section 56 (1) of the Planning and Environment Act 1987, does not object to the proposal subject to the following conditions:

1. Prior to the endorsement of plans, amended plans must be submitted to Council and Melbourne Water addressing Melbourne Water's conditions. Plans must be submitted with surface and floor levels to Australian Height Datum (AHD) and must be modified to show:

a) The entrance to the car lift must incorporate a flood proof apex and associated bunding set no lower than 20.17 metres to AHD.

2. The dwellings (including the entrance to the basement stairs) must be constructed with finished floor levels set no lower than 20.17 metres to Australian Height Datum (AHD), which is 300mm above the applicable flood level of 19.87 metres to AHD.

3. The entrance to the car lift must incorporate a flood proof apex and associated bunding set no lower than 20.17 metres to AHD, which is 300mm above the applicable flood level of 19.87 metres to AHD.

4. Prior to the issue of an Occupancy Permit, a certified survey plan, showing finished floor levels (as constructed) reduced to the Australian Height Datum, must be submitted to Melbourne Water to demonstrate that the floor levels have been constructed in accordance with Melbourne Water's requirements.

5. Imported fill must be kept to a minimum on the property and only be used for the sub floor areas of the dwellings and driveway ramp.

**Advice**

To access more information regarding other services or online applications that Melbourne Water offers please visit our [website](#).





**Attachment 9 - PLN16/1116 - 115 Easey Street, Collingwood - Melbourne Water comments.**

For general development enquiries contact our Customer Service Centre on 131 722.

Regards,

A handwritten signature in black ink, appearing to read 'Jessica Hellier', with a stylized flourish at the end.

Jessica Hellier  
Customer and Planning Services