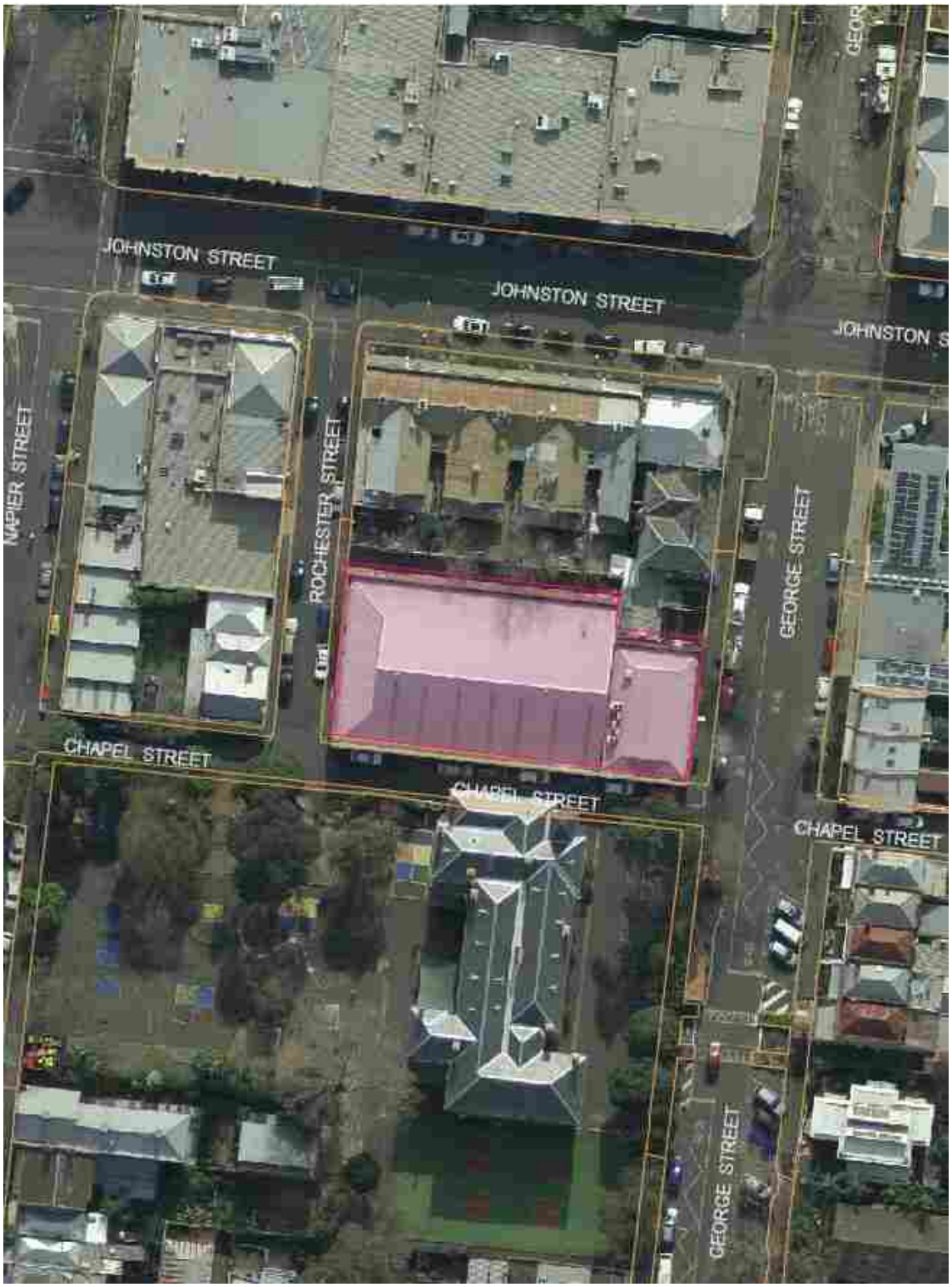
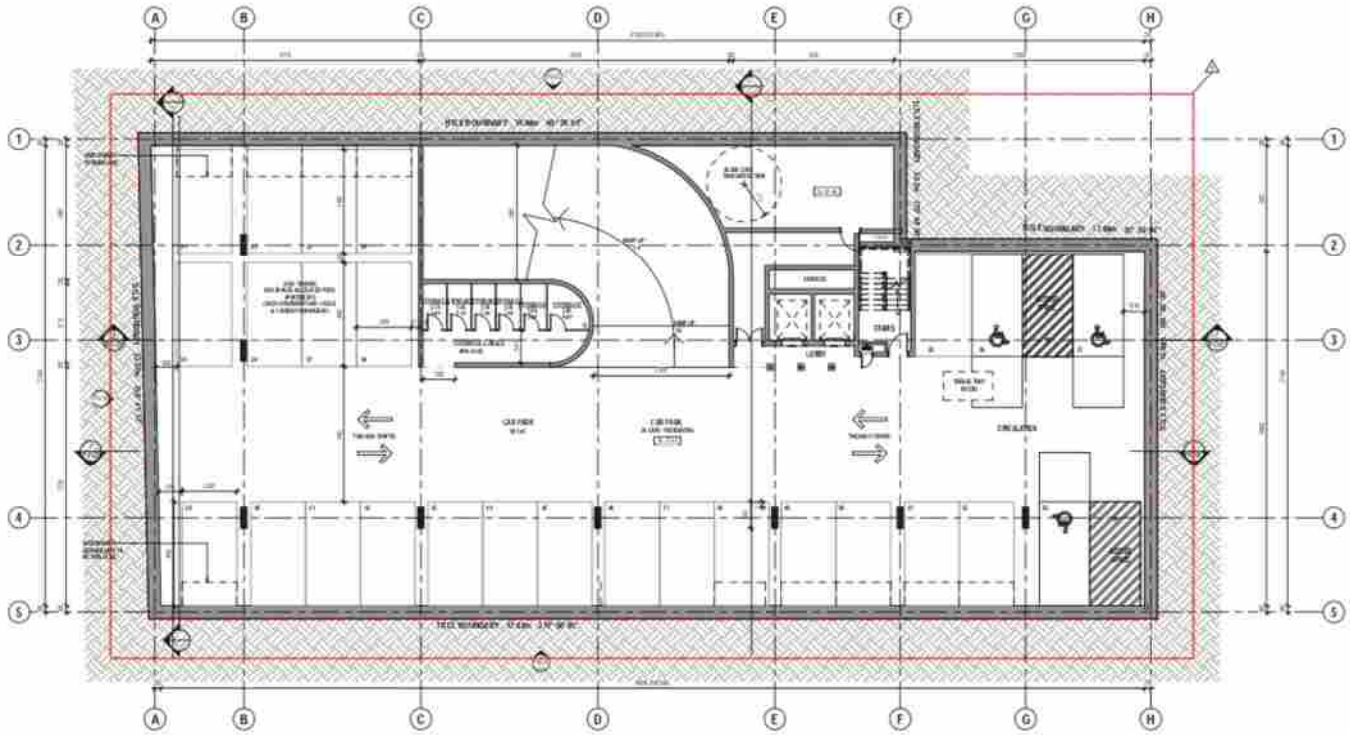
Attachment 1 - PLN16/1116 - 341 - 347 George Street, Fitzroy - Subject site.

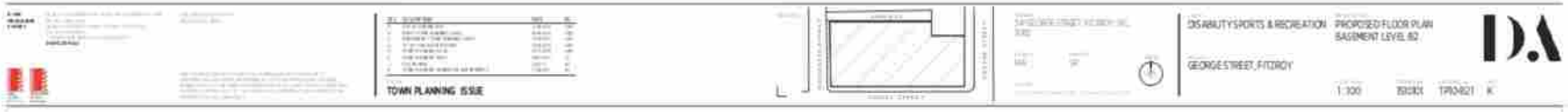
PLN16/116- 341-347 George Street, Fitzroy

North



Attachment 2 - PLN16/1116 - 341 - 347 George Street, Fitzroy - Decision plans.





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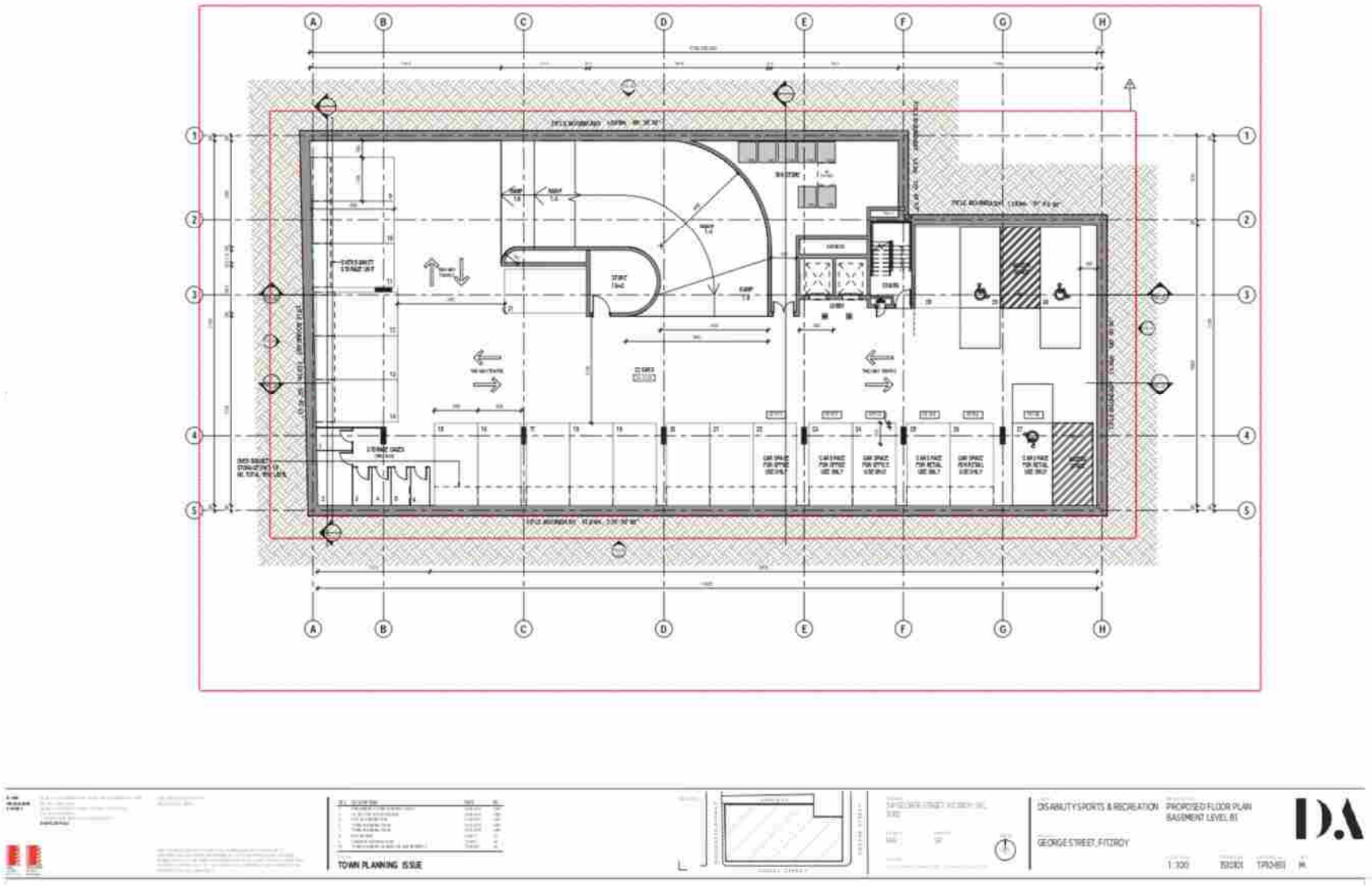

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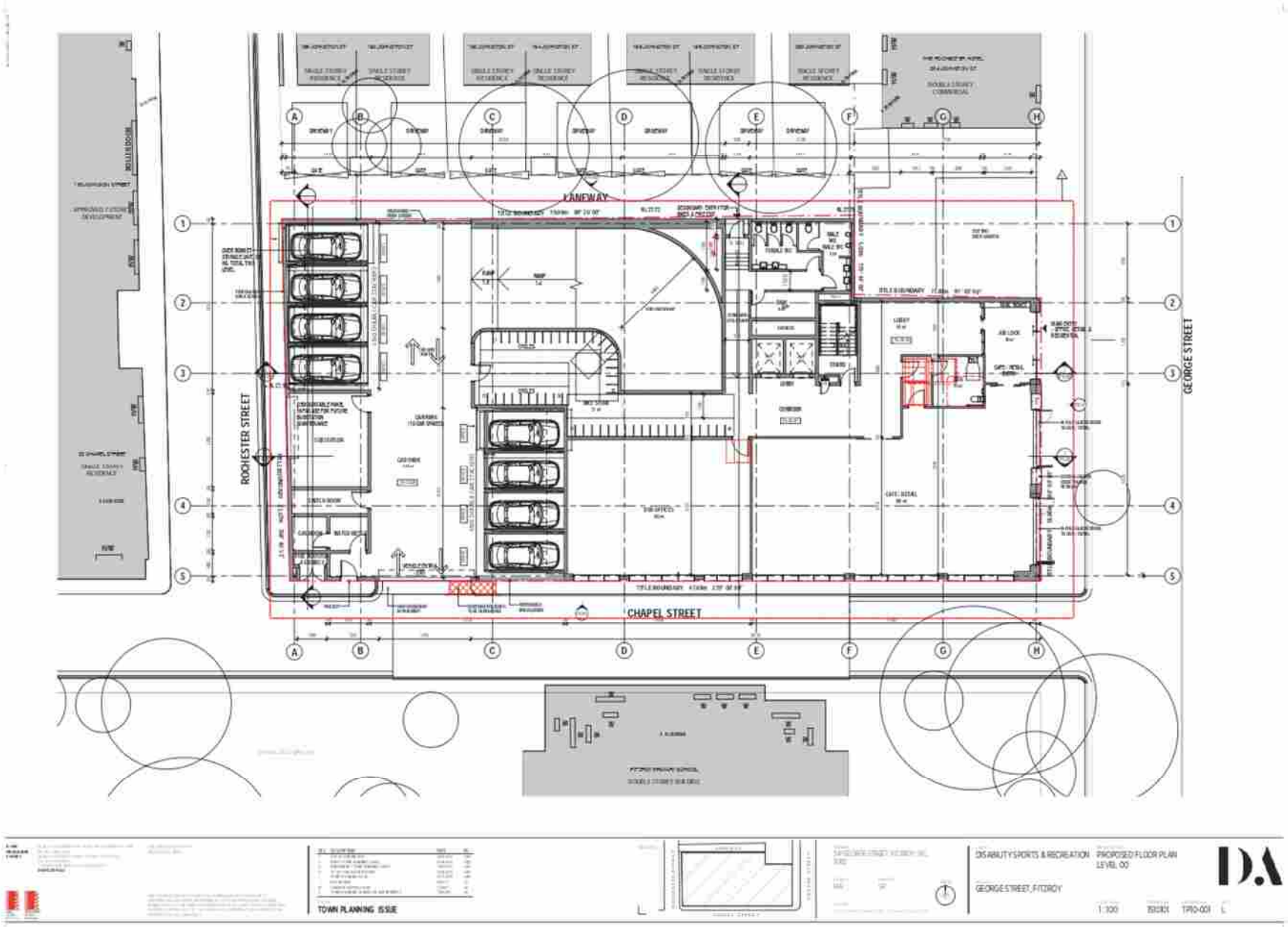

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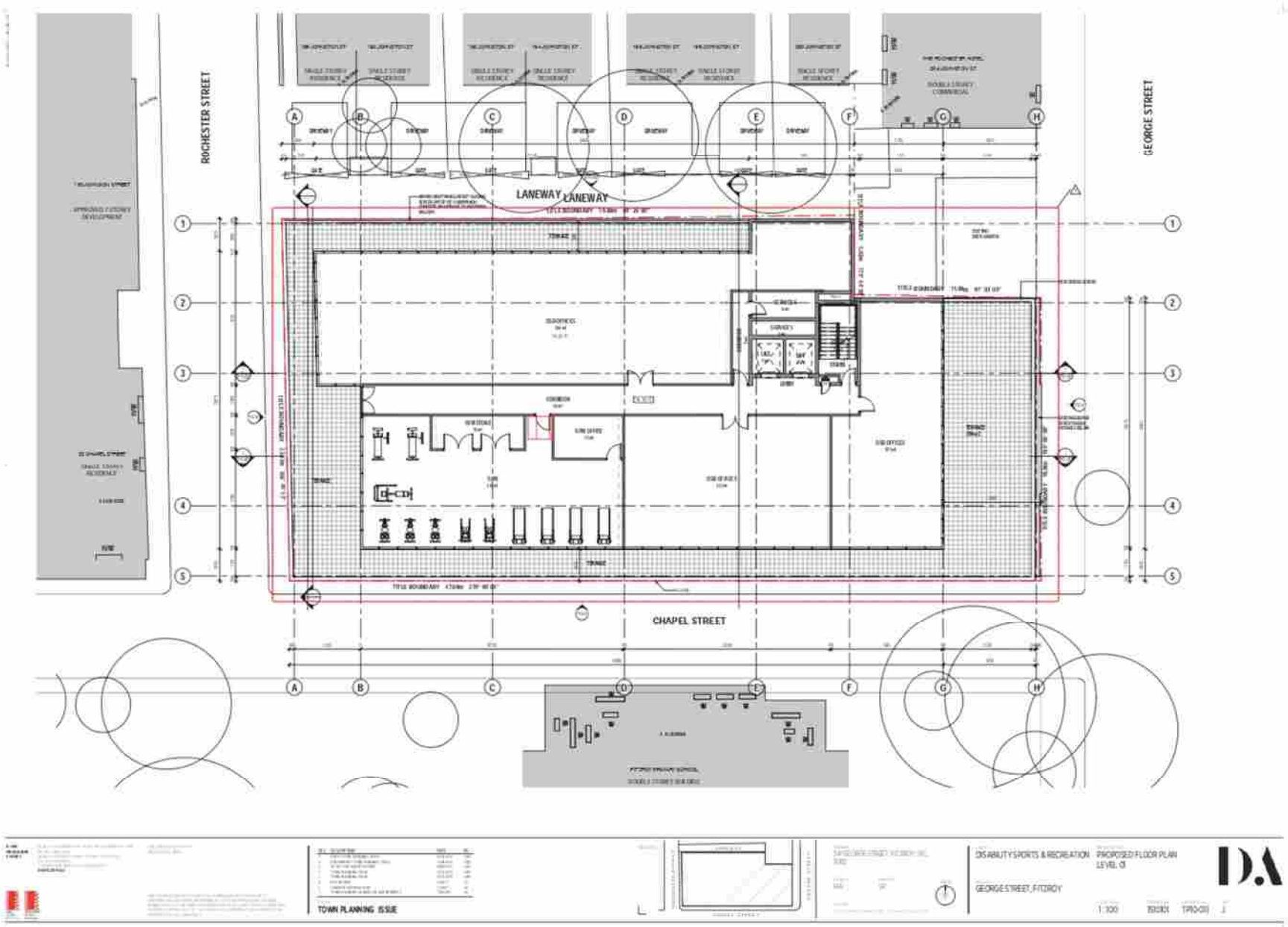

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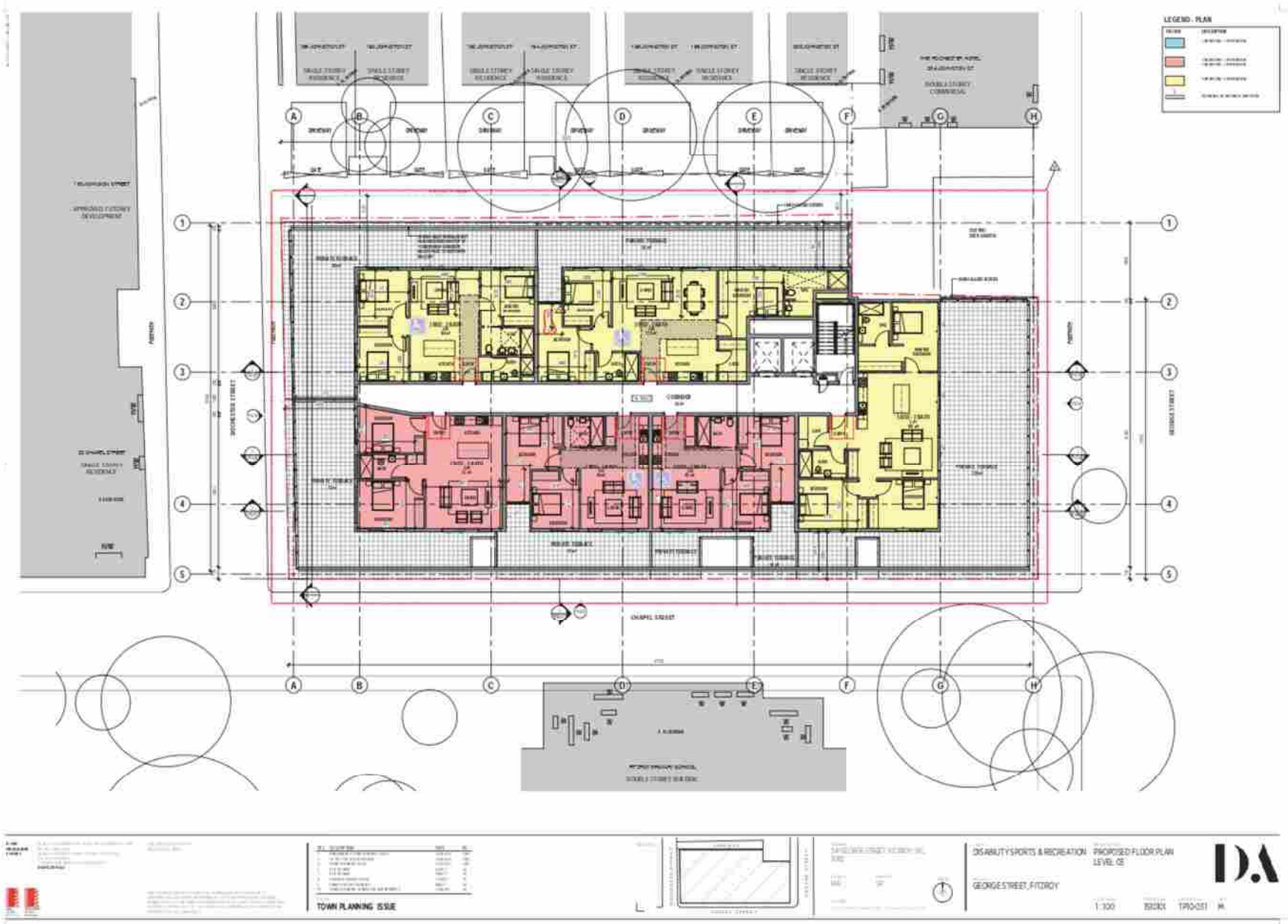

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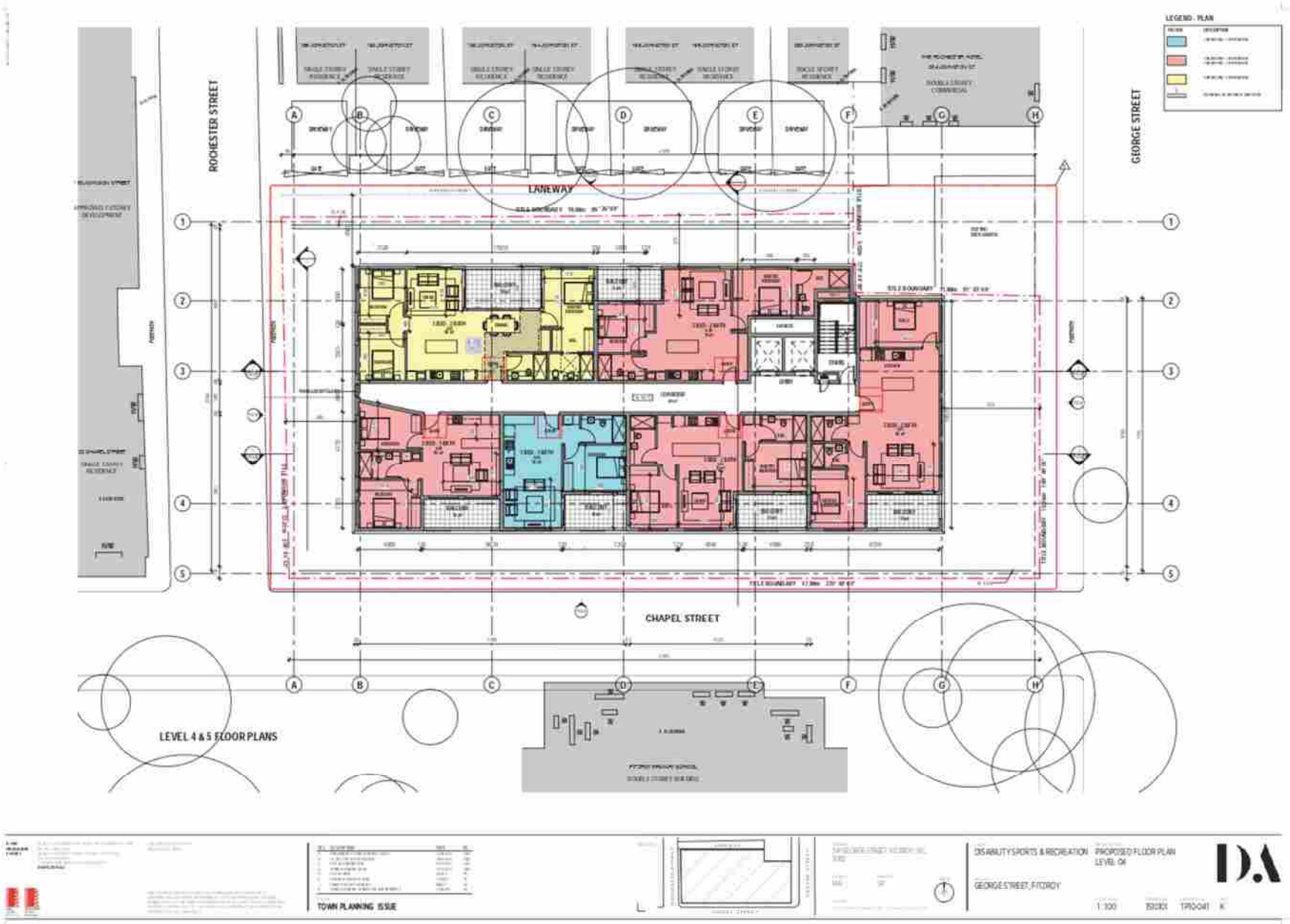

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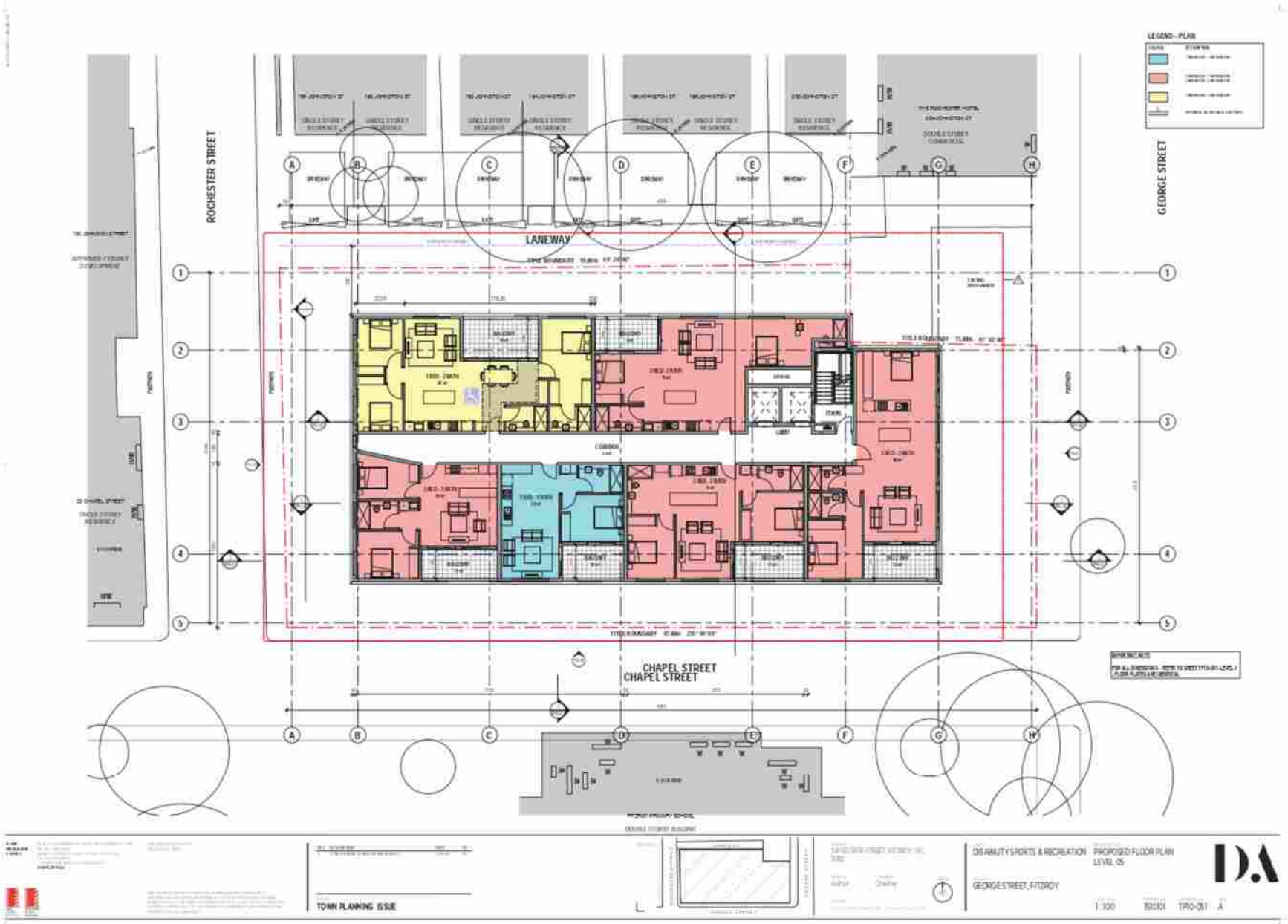

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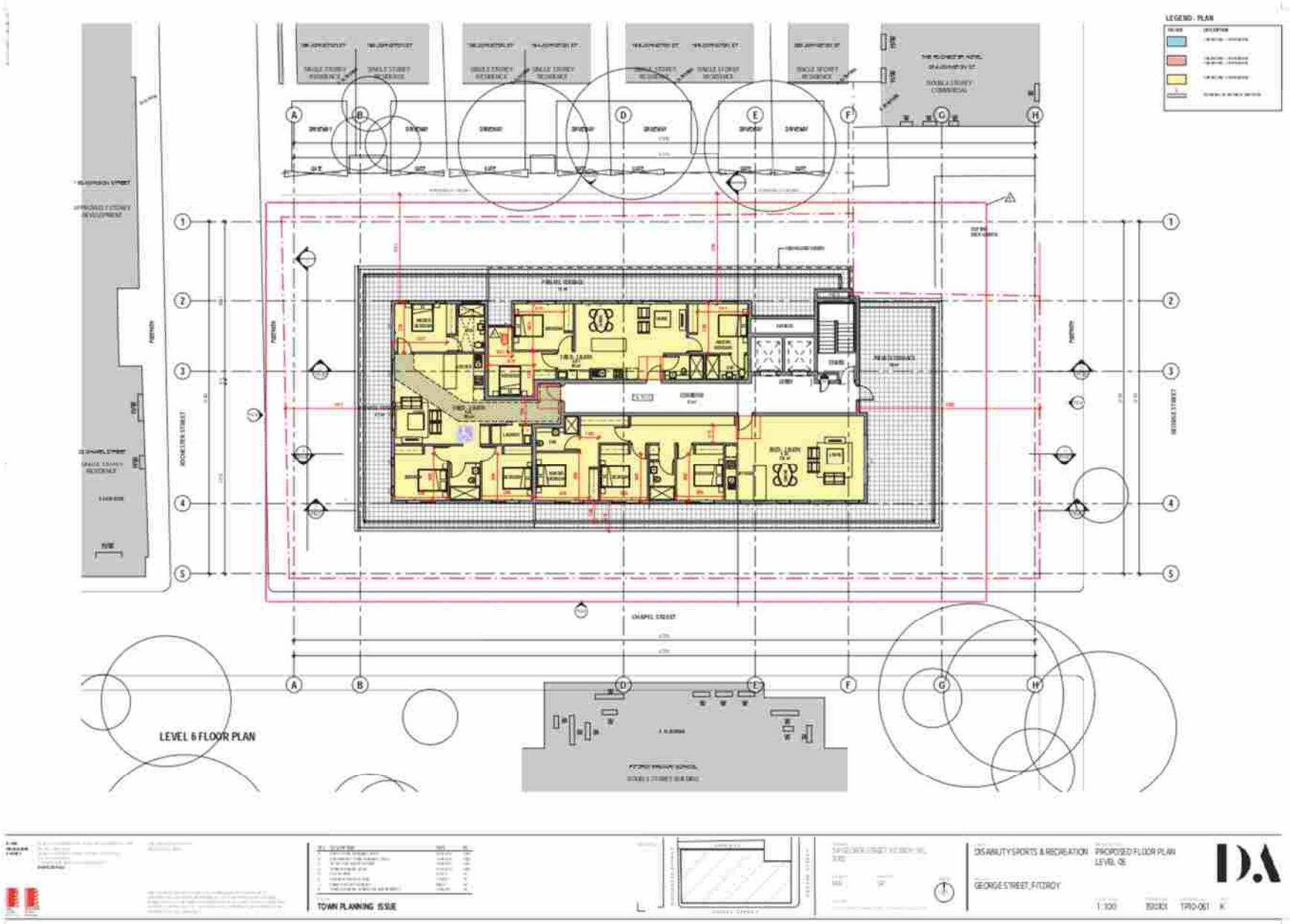

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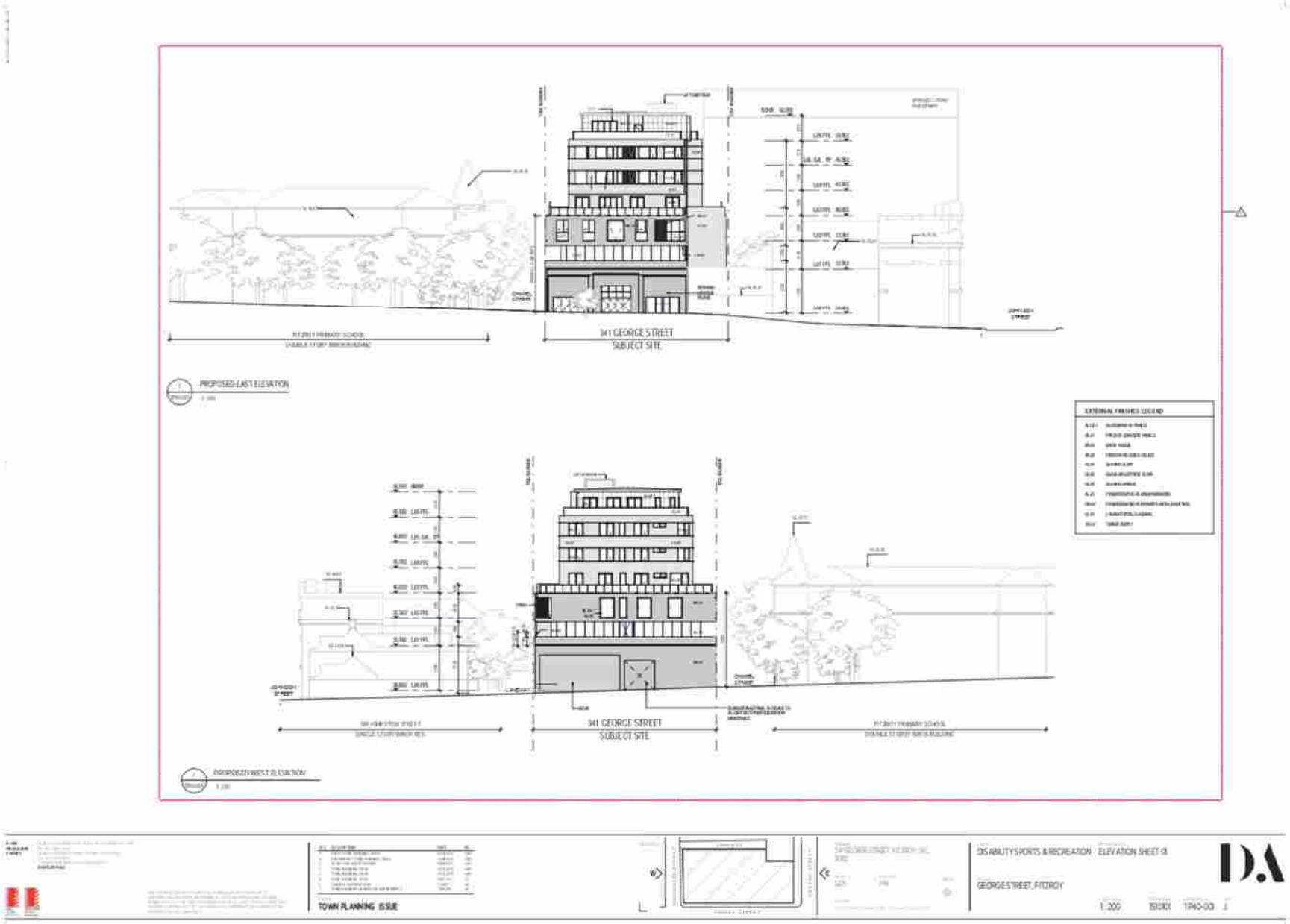

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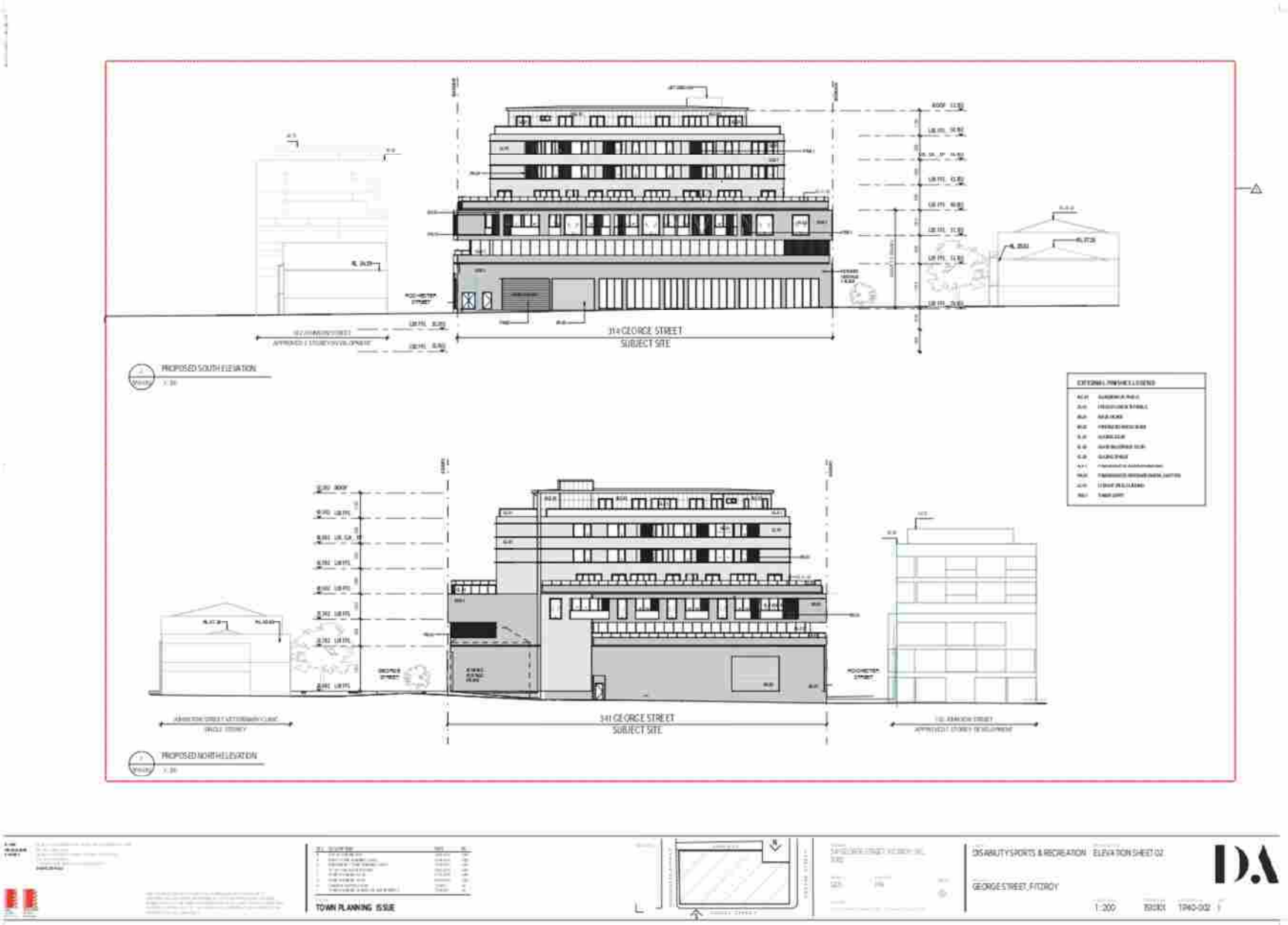

Attachment 3 - PLN16/1116 - 341 - 347 George Street, Fitzroy - Sketch plans.

Attachment 3 - PLN16/1116 - 341 - 347 George Street, Fitzroy - Sketch plans.

D-Arc Architects

Melbourne
Level 11, 63 Exhibition Street
Melbourne VIC 3000
Ph +61 3 9663 7656

Sydney
Level 2, 50 York Street
Sydney NSW 2000
Ph +61 2 8235 4100

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1.0 PROPOSAL

1.01 Introduction

D-Arc have prepared this report on behalf of the applicant Disability Sport & Recreation (DSR), in support of a concept design package for the construction of new 6 storey building on the site.

Summary

Proposed demolition of existing brick building on site and the construction of a new mixed-use development including disability therapy and gymnasium facilities, offices, café tenancy and new residential apartments above, including one level of dedicated accessible apartments.

Details:

- New DSR facilities replacing existing – Gym, therapy spaces, administration / office space
- Retail / Café Site
- 32 Residential Apartments (a mix of 1, 2 and 3 bedroom units). 16 of these are designed to be Accessible Residential Apartments (a mix of 1, 2 and 3 bedrooms units).
- Associated car parking is located internally at grade and in basement.

Storeys: 6 storeys (2 basement car parking levels)

Site Area: 1052m²

Street Frontages: George Street, Chapel Street, Rochester Street, Laneway to Northern site boundary

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2.0 PLANNING AND HERITAGE

2.01 Planning Overlays

Department of Environment, Land, Water and Planning

Planning Property Report

from www.dtpli.vic.gov.au/planning on 04 July 2018 12:12 PM

Address: 341-347 GEORGE STREET FITZROY 3065
Lot and Plan Number: Lot 1 TP631043
Local Government (Council): YARRA **Council Property Number:** 256950
Directory Reference: Melway 2C 3F

Planning Zone

COMMERCIAL 1 ZONE (C1Z)
SCHEDULE TO THE COMMERCIAL 1 ZONE

Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Zones Legend

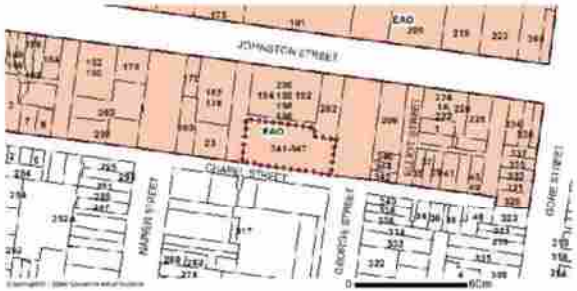
ACZ - Activity Centre	IN3Z - Industrial 3	NRZ - General Residential
B1Z - Commercial 1	LDRZ - Low Density Residential	RGZ - General Residential
B2Z - Commercial 2	MUZ - Mixed Use	RLZ - Rural Activity
B3Z - Commercial 3	NRZ - Neighbourhood Residential	RCZ - Rural Conservation
B4Z - Commercial 4	PCRZ - Public Conservation & Resource	RDZ1 - Road - Category 1
B5Z - Commercial 5	PDZ - Priority Development	RDZ2 - Road - Category 2
C1Z - Commercial 1	PPRZ - Public Park & Recreation	RGZ - Residential Growth
C2Z - Commercial 2	PUZ1 - Public Use - Service & Utility	RLZ - Rural Living
CA - Commonwealth Land	PUZ2 - Public Use - Education	RUZ - Rural
CCZ - Capital City	PUZ3 - Public Use - Health Community	SUZ - Special Use
CDZ - Comprehensive Development	PUZ4 - Public Use - Transport	TZ - Tourist
DZ - Dockland	PUZ5 - Public Use - Cemetery/Crematorium	UFZ - Urban Floodway
ERZ - Environmental Rural	PUZ6 - Public Use - Local Government	UGZ - Urban Growth
FZ - Farming	PUZ7 - Public Use - Other Public Use	-- Urban Growth Boundary
GRZ - General Residential	PZ - Port	
GWAZ - Green Wedge A		
GWZ - Green Wedge		

Department of Environment, Land, Water and Planning

Planning Overlays

DESIGN AND DEVELOPMENT OVERLAY (DDO)
DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 1 (DDO1)

ENVIRONMENTAL AUDIT OVERLAY (EAO)



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DISABILITY SPORT & RECREATION

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2.0 PLANNING AND HERITAGE

Department of Environment, Land, Water and Planning

Planning Overlays

Overlays Legend

- AEO - Airport Environs
- BMO - Bushfire Management (also in MPO)
- CL/U - City Link Project
- DCPO - Development Contributions Plan
- DDO - Design & Development
- DDOPT - Design & Development Plat
- DPO - Development Plan
- EAU - Environmental Audit
- EMO - Erosion Management
- ESO - Environmental Significance
- FO - Floodway
- HO - Heritage
- IPO - Incorporated Plan
- LSIO - Land Subject to Inundation
- MAEO1 - Melbourne Airport Environs 1
- MAEO2 - Melbourne Airport Environs 2
- NCO - Neighbourhood Character
- PO - Planning
- PAO - Public Acquisition
- RL - Reduce
- RCO - Road Closure
- SBO - Special Building
- SLO - Significant Landscape
- SMO - Salinity Management
- SRO - State Resource
- VPO - Vegetation Protection

Note: due to overlaps some colours on the map may not match those in the legend.

2.02 Johnston Street Neighbourhood Activity Centre

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2.0 PLANNING AND HERITAGE

2.03 Existing Conditions: George Street Facade

- 341 George Street is a single storey brick former factory building of utilitarian design dating from the 1930s.
- Identified as 'contributory' within the South Fitzroy Heritage Precinct (HO334).
- The façades to Chapel Street, Rochester Street and the laneway to the north are unadorned facing brick with plain window and door openings – the only contribution they make to the streetscape is scale and form.
- The principal façade of Ripplelex bricks and projecting entrance is the only heritage fabric that reflects the importance of this as a factory building of the type identified in the Statement of Significance for the precinct.
- The George Street façade has been heavily altered with a once larger central opening reduced in size with red bricks and the insertion of aluminum windows in the mid-2000s.
- The new development will enable the following heritage works:
  - Restoration of the central entrance to its original size and form
  - Repair of deteriorated Ripplelex brickwork
  - Repair of cracks and openings left by previous alterations
  - Better integration of the new openings into the brickwork
  - Preparation of an onsite interpretative board or plaque

George Street facade prior to alterations circa 2005/6. Source: Victorian Heritage Database © City of Yarra

Current George Street Facade of Existing Building

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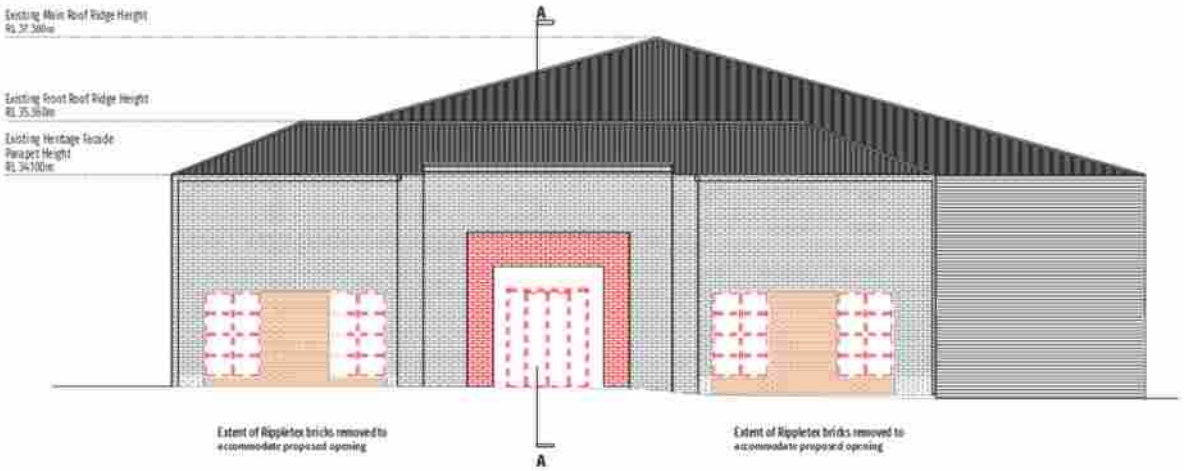
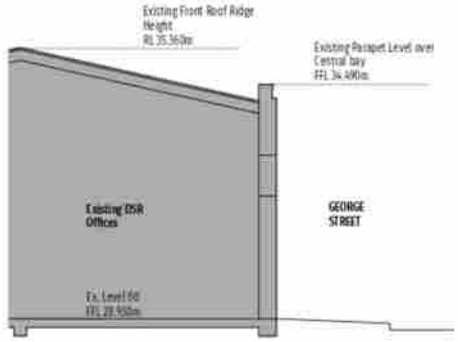
2.0 PLANNING AND HERITAGE

2.04 Existing Facade

- Existing George Street Facade analysis



Existing George Street Elevation with Retained Heritage Facade and Proposed New Window Openings



Section AA through Existing George Street Facade

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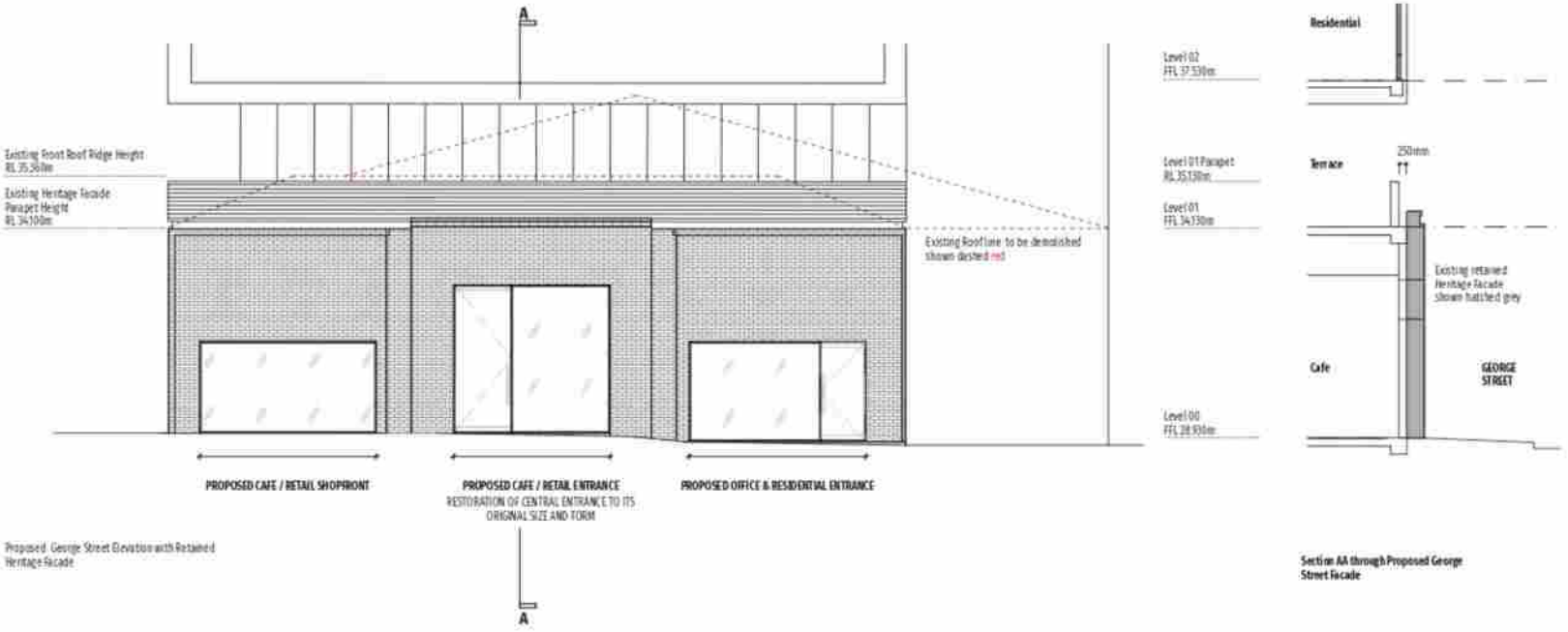
Attachment 3 - PLN16/1116 - 341 - 347 George Street, Fitzroy - Sketch plans.

2.0 PLANNING AND HERITAGE

2.05 Proposed Facade

Proposed George Street Facade analysis



Proposed George Street Elevation with Retained Heritage Facade

Section AA through Proposed George Street Facade

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Attachment 3 - PLN16/1116 - 341 - 347 George Street, Fitzroy - Sketch plans.

3.0 URBAN CONTEXT AND SITE ANALYSIS

3.01 Site Location / Nodes

The subject site is located at 341 George Street, Fitzroy. It is situated just South of Johnston Street between Smith Street to the East and Nicholson Street to the West.

The subject site accommodates a single storey brick warehouse currently housing a disability sports and recreation functions. It is a triple frontage site edging George Street, Chapel Street and Rochester Street measuring 1052m2.

The subject site lies approximately 3km from Melbourne's CBD and is well serviced by both buses and trams running along Smith Street, Brunswick Street, Nicholson Street and Johnston Street (Bus). Victoria Park train station is located within 1.4km of the site and is serviced by the Hurstbridge and South Morang lines. The accessibility of public transportation makes alternative means of transport attractive and reduces reliance on private vehicles.

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3.0 URBAN CONTEXT AND SITE ANALYSIS

3.02 Landmarks

The site is proximate to a wide range of excellent public amenity including the parklands and gardens offered by Carlton Gardens to the South-West and Fitzroy Swimming Pool to the North. Several education facilities are also close by including Fitzroy Primary School, Collingwood Primary School and Melbourne Polytechnic. Shopping and Nightlife are also proximate along Smith Street, Brunswick Street and Johnston Street. Culture and further Entertainment centres are also present with the Melbourne Museum, Royal Exhibition Building and smaller galleries within walking distance.

1. FITZROY PRIMARY SCHOOL

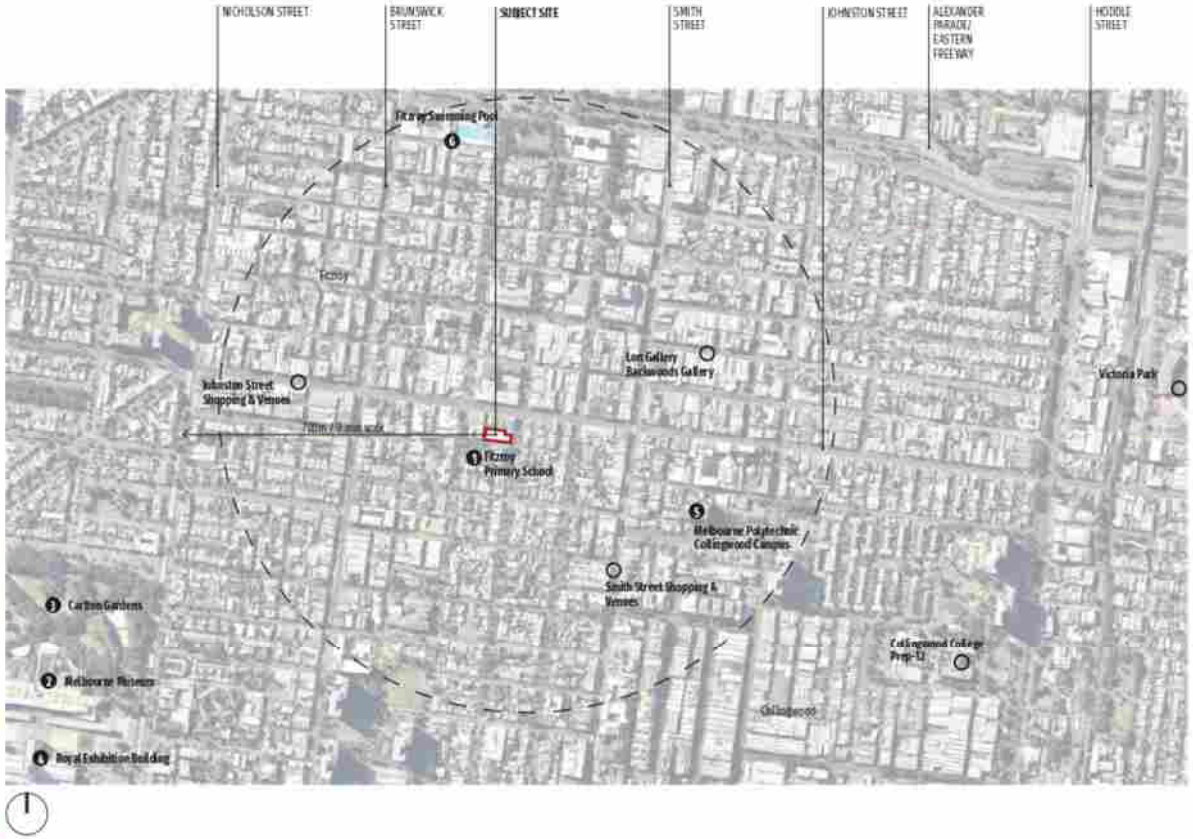
2. MELBOURNE MUSEUM

3. CARLTON GARDENS

4. ROYAL EXHIBITION BUILDING

5. MELBOURNE POLYTECHNIC

6. FITZROY SWIMMING POOL



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3.0 URBAN CONTEXT AND SITE ANALYSIS

3.03 Existing Site Conditions

Opportunities

- Opportunity to engage with views towards Melbourne CBD
- Current vehicular access from Chapel Street
- Good and convenient access to bus, train and tram routes
- Good and convenient access to public facilities
- Active frontage to George Street
- Retain Heritage Facade

Constraints

- Sensitive interface with residential property
- Adjacent school built forms require sensitive building response to maximise overshadowing
- Noise from Primary School and from Pub Beer Garden

Contributory and Individualy Significant buildings

- 194-190 Johnston Street (Contributory)
- 202 Johnston Street (Significant)
- 332-346 George Street (Contributory)
- 317 George Street (Significant)
- 23 Chapel Street (Significant)
- Subject Site (Contributory)

Legend

- Sensitive Interface
- Potential Vehicular Access
- Acoustic Sensitivity
- Local Road

Site Analysis

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Attachment 3 - PLN16/1116 - 341 - 347 George Street, Fitzroy - Sketch plans.

3.0 URBAN CONTEXT AND SITE ANALYSIS

3.04 Existing Conditions

WEST DOWN CHAPEL STREET

CORNER ACCESS ALLEY & ROCHESTER STREET

GEORGE STREET ELEVATION

ACCESS ALLEY OFF ROCHESTER STREET

EAST DOWN CHAPEL STREET

EAST DOWN CHAPEL STREET

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3.0 URBAN CONTEXT AND SITE ANALYSIS

3.05 Street Elevations

GEORGE STREET

GEORGE STREET

ROCHESTER STREET

CHAPEL STREET

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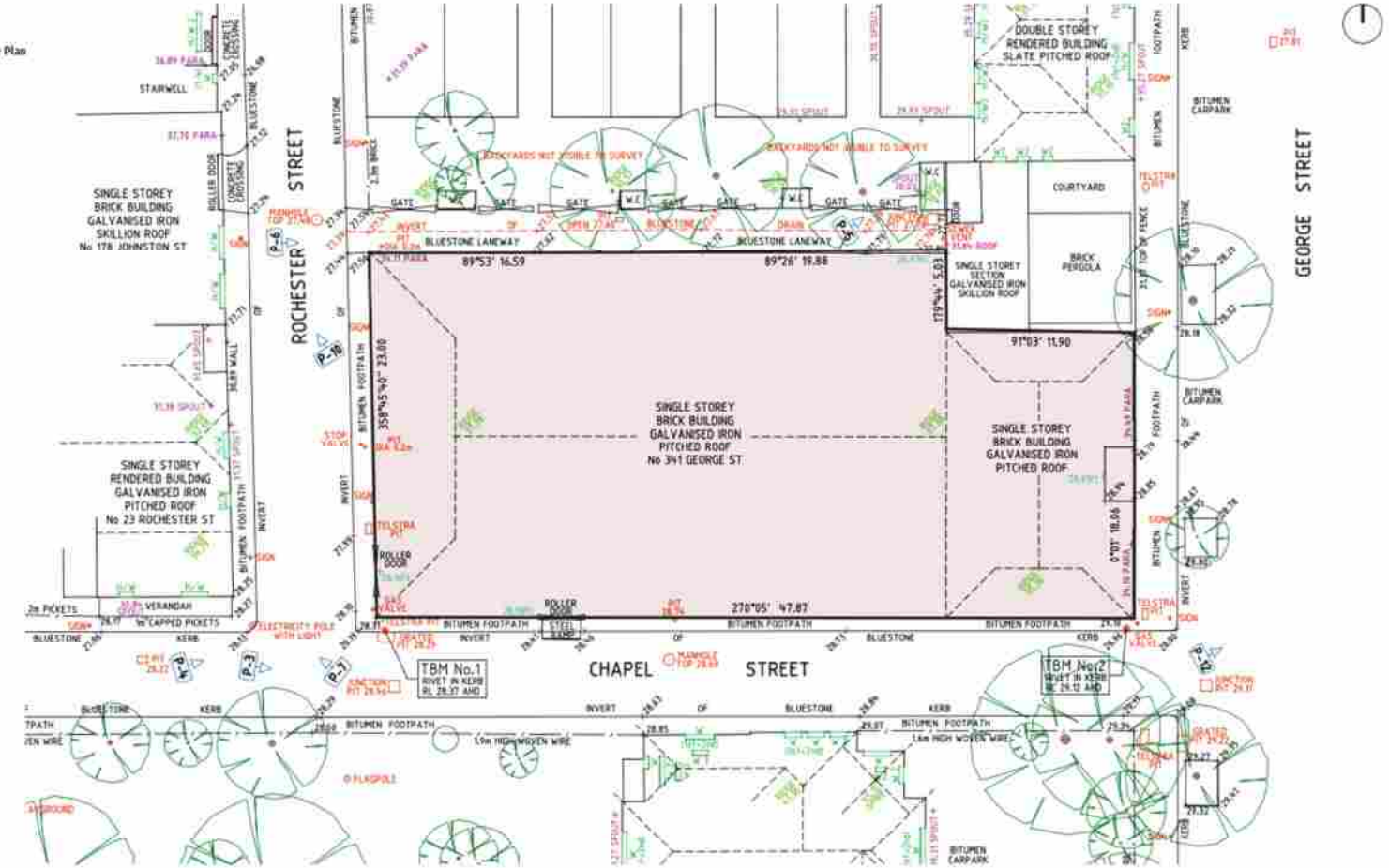
Attachment 3 - PLN16/1116 - 341 - 347 George Street, Fitzroy - Sketch plans.

3.0 URBAN CONTEXT AND SITE ANALYSIS

3.06 Survey Plan



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Attachment 3 - PLN16/1116 - 341 - 347 George Street, Fitzroy - Sketch plans.

4.0 ANALYSIS: TREE SHADOWS

4.01 Existing Shading Trees on Adjacent School Site

Existing Trees provide significant shade to this portion of school playground

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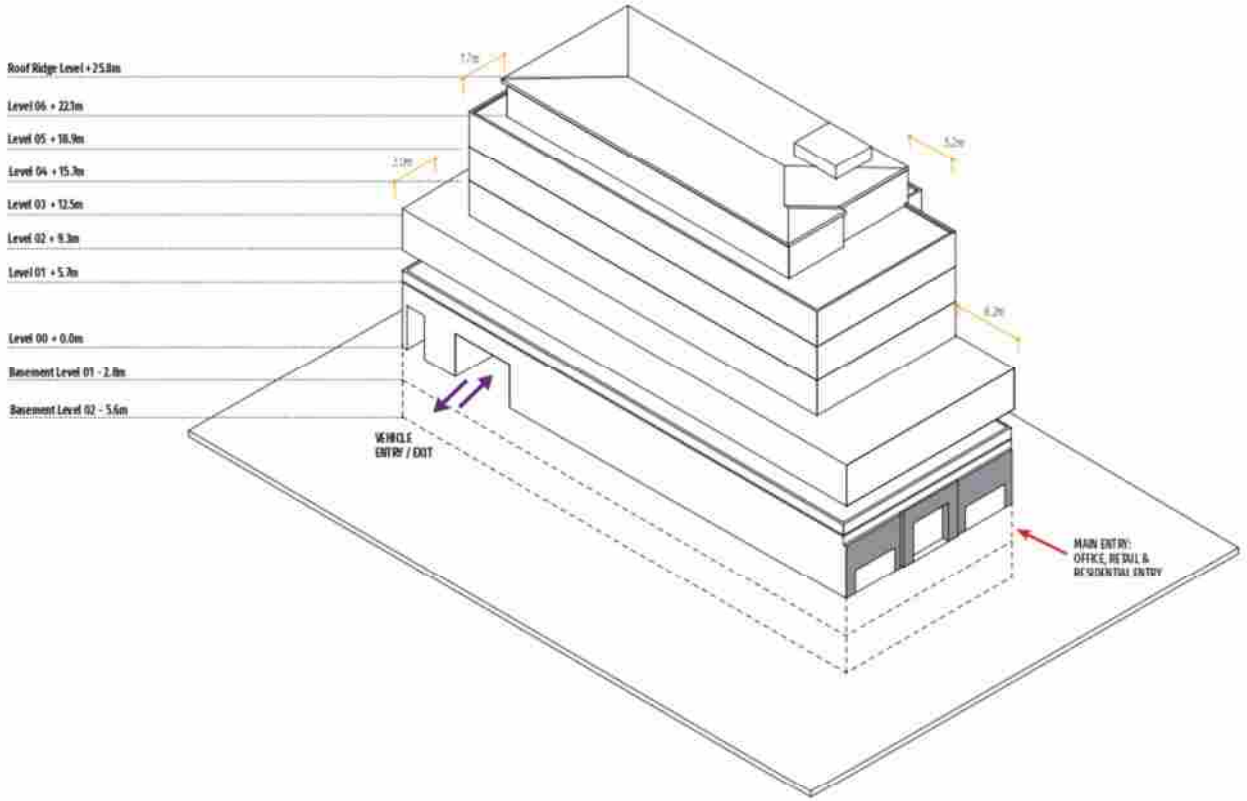
5.0 PROPOSED MASSING

5.01 Proposed Massing Strategy



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6.0 DESIGN RESPONSE

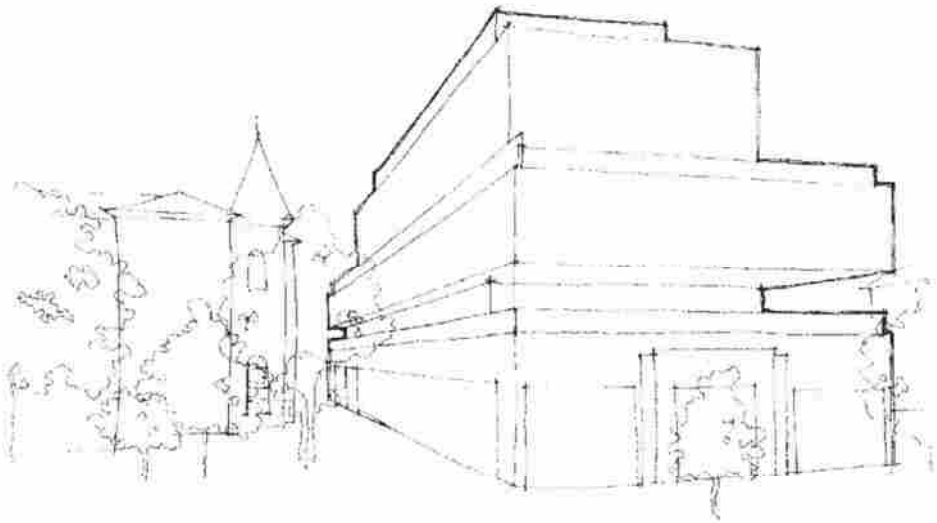
6.01 Architectural Statement

A triple height podium locates the key disability sports recreation facilities at grade activating the facades to George Street and Chapel Street. The podium expression creates a comfortable pedestrian scale and responds to the scale of the neighbouring heritage dwellings.

Crafted brickwork, deep reveals and canopies provide a personable, human scaled rhythm, subtly referencing the Victorian terrace houses and brick school buildings in the surrounding context.

The residential lobby is located on George Street. The rationalised and enlarged openings in the heritage facade activate the street frontage and provide easy level access to the building for all users.

A Cafe / Retail tenancy with punched openings and deep metal clad reveals activates the corner of George Street and Chapel Street. Along Chapel Street and Rochester Street, perforated brick screens provide service parking with natural ventilation and also bring a visual connection between the streetscape and the at grade car parking.



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6.0 DESIGN RESPONSE

6.02 Precedent Imagery - External Facade: Solidity

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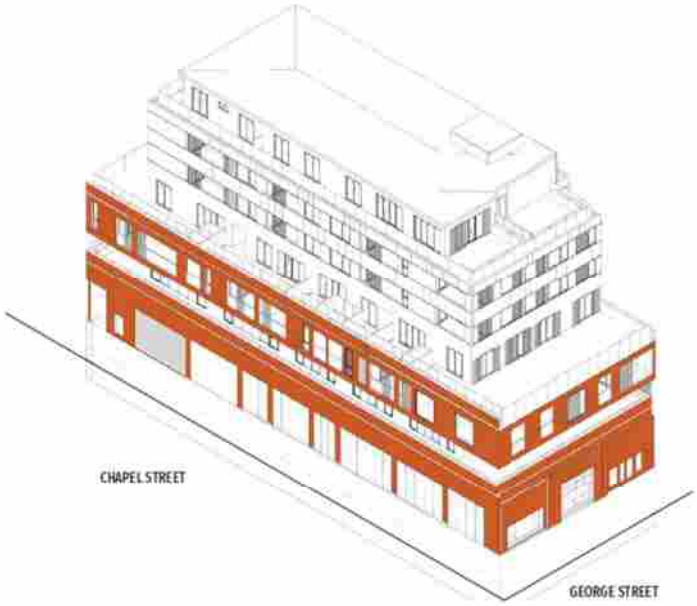
6.0 DESIGN RESPONSE

6.03 Grounded Plinth Facade

- The street level is defined as a brick plinth mirroring the extent and height of the existing building on site and referencing the colour of other buildings in the immediate context.
- The human scale of this element is emphasised by tactile, textured materiality and glazing to the Cafe & Gym functions.
- Perforated brick screens to the at grade car park activate the facades providing visual connections with the street and naturally ventilating the space.
- A 200mm high detail reveal defines the bottom of the parapet balustrade at Levels 01 and 04 referencing the horizontal banding of the adjacent significant School building. The height of the Level 04 parapet also directly mirrors the height of the school spire.



341 George Street, Fitzroy
Town Planning Application

CLIENT
DISABILITY SPORT AND RECREATION (DSR)

PROJECT
MIXED USE DEVELOPMENT

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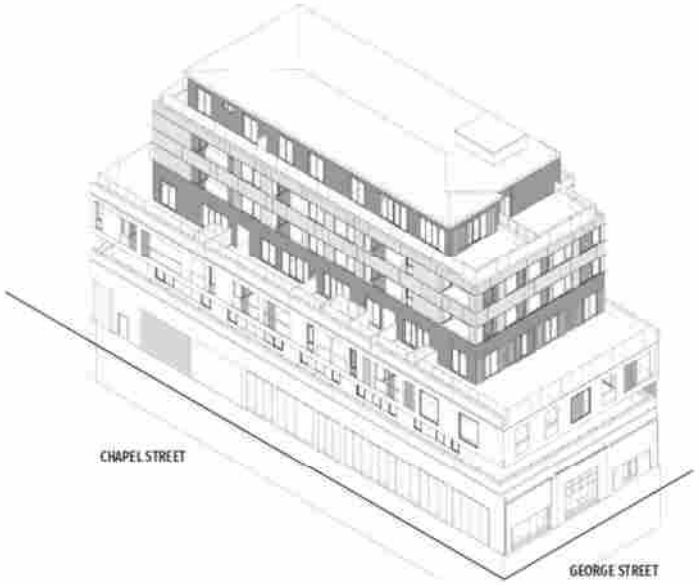
Attachment 3 - PLN16/1116 - 341 - 347 George Street, Fitzroy - Sketch plans.

6.0 DESIGN RESPONSE

6.04 Corrugated Steel Cladding

- The recessed form of Level 01 breaks up the mass of the brick plinth element giving the sense that Levels 02 and 03 float above.
- Level 01 provides generous covered external spaces for flexible DSR use - offering views out from the offices whilst protecting the glazing from solar overheating.
- Levels 04, 05 and 06 are clad in a white steel corrugated material, capturing the rich industrial heritage of Fitzroy. An array of varied sized punctured rectangular openings are used to create terraces and apartment windows. While vertical bar window panels introduce a playfulness to the facade allowing occupants to control solar access.



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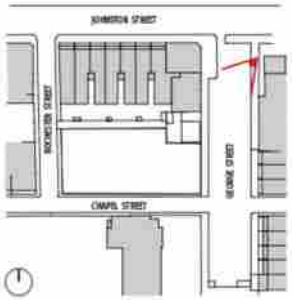
Attachment 3 - PLN16/1116 - 341 - 347 George Street, Fitzroy - Sketch plans.

7.0 PERSPECTIVE VIEWS

7.01 3D Perspective View from North-East (George Street)



341 George Street, Fitzroy
Discussion Diagram

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DISABILITY SPORT AND RECREATION (DSR)

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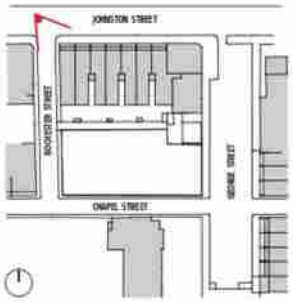
Attachment 3 - PLN16/1116 - 341 - 347 George Street, Fitzroy - Sketch plans.

7.0 PERSPECTIVE VIEWS

7.02 3D Perspective View from North-West (Johnston Street)



341 George Street, Fitzroy
Discussion Diagram

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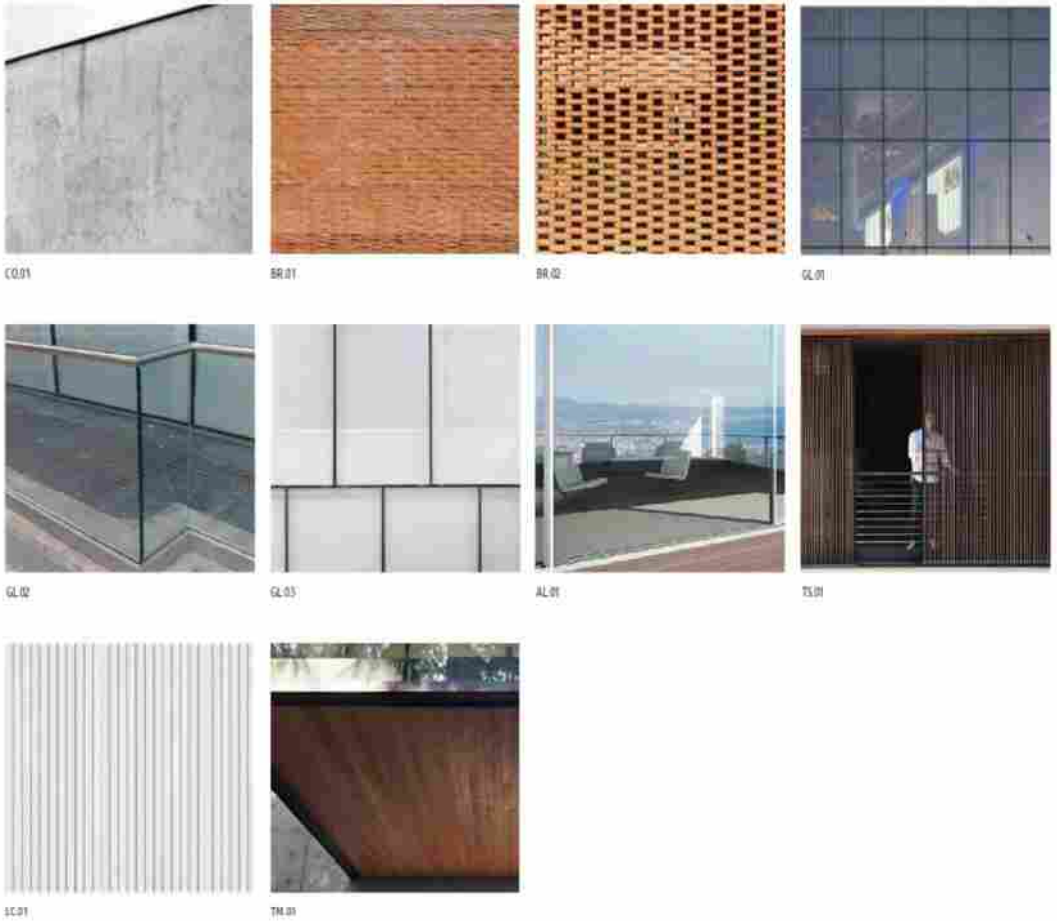
Attachment 3 - PLN16/1116 - 341 - 347 George Street, Fitzroy - Sketch plans.

8.0 MATERIALS

8.01 Materials Selection

CO.01	Precast Concrete	Light Grey
BR.01	Brick Facade	Red Brick
BR.02	Perforated Brick Facade	Red Brick
GL.01	Glazing	Clear
GL.02	Glass Balustrade	Clear
GL.03	Glazing	Opaque
AL.01	Powdercoated Aluminium Frame	White
TS.01	Operable Timber Screens	Timber
LC.02	Lysaght Steel Cladding	White
TM.01	Timber Soffits	Natural Wood Finish



341 George Street, Fitzroy
Town Planning Application

DISABILITY SPORT & RECREATION

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Attachment 3 - PLN16/1116 - 341 - 347 George Street, Fitzroy - Sketch plans.

9.0 DEVELOPMENT SUMMARY

9.01 Development Summary

		LETTABLE TENANCIES							PRIVATE RESIDENTIAL SUITES													COMMON AREAS			
									1 BED - 1 BATH			2 BED - 1 BATH			2 BED - 2 BATH			3 BED - 2 BATH						
LEVEL	GROSS FLOOR AREA	TEN 1 - CAFE/RETAIL AREA	TEN 1 RETAIL CARSPACES	TEN 2 - DSR AREA	TEN 2 - CARSPACE AREA	TEN2 - PARKING COUNT	TEN 3 - GYM/SAUNA AREA	TERRACES AREA	APARTMENT COUNT	NET APARTMENT AREA	NET BALCONY AREA	APARTMENT COUNT	NET APARTMENT AREA	NET BALCONY AREA	APARTMENT COUNT	NET APARTMENT AREA	NET BALCONY AREA	APARTMENT COUNT	NET APARTMENT AREA	NET BALCONY AREA	N.LOTES CAR SPACES	COMMUNAL TERRACE	CARSPACE AREA	CIRCULATION	SERVICES, BIKE PARK & SPARE
BASEMENT 02	1008 m2																						768 m2	214 m2	26 m2
BASEMENT 01	1034 m2		3			3																	768 m2	240 m2	26 m2
LEVEL 00	903 m2	180 m2		102 m2	58 m2	16																	0 m2	217 m2	286 m2
LEVEL 01	727 m2			468 m2			140 m2	284 m2																78 m2	41 m2
LEVEL 02	928 m2								5	289 m2	41 m2	3	216 m2	39 m2	1	75 m2	12 m2	3	199 m2	42 m2	13			83 m2	282 m2
LEVEL 03	742 m2								0	0 m2	0 m2	3	204 m2	126 m2	0	0 m2	0 m2	3	102 m2	228 m2	9			65 m2	375 m2
LEVEL 04	665 m2								1	50 m2	10 m2	1	60 m2	30 m2	1	244 m2	31 m2	1	98 m2	14 m2	7			64 m2	148 m2
LEVEL 05	663 m2								1	50 m2	10 m2	1	60 m2	30 m2	1	244 m2	31 m2	1	98 m2	14 m2	7			64 m2	149 m2
LEVEL 06	510 m2								0	0 m2	0 m2	0	0 m2	0 m2	0	0 m2	0 m2	3	306 m2	168 m2	9	33 m2		41 m2	103 m2
APARTMENT TOTALS									7			8			3			16							
CARPARK TOTALS			3			19															42				
AREA TOTALS	7182 m2	180 m2		570 m2	58 m2		140 m2	284 m2		389 m2	61 m2		540 m2	885 m2		563 m2	74 m2		1003 m2	466 m2			1535 m2	1126 m2	1497 m2
PERCENT TOTALS		2.5 %		7.9 %	0.8 %		1.9 %	4.0 %		5.4 %	0.8 %		7.5 %	2.6 %		7.8 %	1.0 %		14.0 %	6.5 %			21.4 %	15.7 %	20.8 %

NOTE: BICYCLE PARKING - 49No.

APARTMENT STORAGE

	INTERNAL			EXTERNAL
1 BED - 1 BATH	6m3			4m3
2 BED - 1 BATH	9m3			5m3
2 BED - 2 BATH	9m3			5m3
3 BED - 2 BATH	12m3			6m3

ADAPTABLE APARTMENT BREAKDOWN

	1 BED - 1 BATH	2 BED - 1 BATH	2 BED - 2 BATH	3 BED - 2 BATH
LEVEL 02	4		4	1
LEVEL 03			2	2
LEVEL 04				1
LEVEL 05				1
LEVEL 06				1

TOTAL ADAPTABLE APARTMENTS = 16

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Attachment 3 - PLN16/1116 - 341 - 347 George Street, Fitzroy - Sketch plans.

APARTMENT STORAGE BY ROOM

		1 BEDROOM APT.		2 BEDROOM APT.		3 BEDROOM APT.		APT TOTAL	BADS MIN	DIFF
		INTERNAL	EXTERNAL	INTERNAL	EXTERNAL	INTERNAL	EXTERNAL			
LEVEL2	2.01					19.3 m2	3 m2	22.3 m2	18	+ 4.3 m2
	2.02			11.7 m2	3 m2			14.7 m2	14	+ 0.7 m2
	2.03			11.7 m2	3 m2			14.7 m2	14	+ 0.7 m2
	2.04			11.7 m2	3 m2			14.7 m2	14	+ 0.7 m2
	2.05					19.21 m2	3 m2	22.21 m2	18	+ 4.21 m2
	2.06			11.2 m2	3 m2			14.2 m2	14	+ 0.2 m2
	2.07	7.36 m2	3 m2					10.36 m2	10	+ 0.36 m2
	2.08	7.36 m2	3 m2					10.36 m2	10	+ 0.36 m2
	2.09	7.36 m2	3 m2					10.36 m2	10	+ 0.36 m2
	2.10	9.36 m2	3 m2					12.36 m2	10	+ 2.36 m2
	2.11	8.87 m2	3 m2					11.87 m2	10	+ 1.87 m2
LEVEL 3	3.01					19.45 m2	3 m2	22.45 m2	18	+ 4.45 m2
	3.02			12.22 m2	3 m2			15.22 m2	14	+ 1.22 m2
	3.03			12.22 m2	3 m2			15.22 m2	14	+ 1.22 m2
	3.04			11.67 m2	3 m2			14.67 m2	14	+ 0.67 m2
	3.05					15.78 m2	3 m2	18.78 m2	18	+ 0.78 m2
	3.06					17.71 m2	3 m2	20.71 m2	18	+ 2.71 m2
LEVEL 4	4.01			15.41 m2	3 m2			18.41 m2	14	+ 4.41 m2
	4.02			16.71 m2	3 m2			19.71 m2	14	+ 5.71 m2
	4.03	11.52 m2	3 m2					14.52 m2	10	+ 4.52 m2
	4.04			12.33 m2	3 m2			15.33 m2	14	+ 1.33 m2
	4.05					17.3 m2	3 m2	20.3 m2	18	+ 2.3 m2
	4.06			18.22 m2	3 m2			21.22 m2	14	+ 7.22 m2
LEVEL 5	5.01			15.41 m2	3 m2			18.41 m2	14	+ 4.41 m2
	5.02			16.71 m2	3 m2			19.71 m2	14	+ 5.71 m2
	5.03	11.52 m2	3 m2					14.52 m2	10	+ 4.52 m2
	5.04			12.33 m2	3 m2			15.33 m2	14	+ 1.33 m2
	5.05					17.3 m2	3 m2	20.3 m2	18	+ 2.3 m2
	5.06			18.22 m2	3 m2			21.22 m2	14	+ 7.22 m2
LEVEL 6	6.01					30.27 m2	3 m2	33.27 m2	18	+ 15.27 m2
	6.02					15.8 m2	3 m2	18.8 m2	18	+ 0.8 m2
	6.03					16.67 m2	3 m2	19.67 m2	18	+ 1.67 m2
		63.35 m2	21 m2	207.75 m2	45 m2	188.79 m2	30 m2	555.89 m2	460	+ 95.89 m2

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Attachment 3 - PLN16/1116 - 341 - 347 George Street, Fitzroy - Sketch plans.

10.0 DRAWING LIST

10.01 Drawing List

Cover Sheet	TP00-000
Existing Condition & Demo Site Plan	TP00-050
Proposed Site Plan	TP00-101
Proposed Floor Plan Basement Level B1	TP10-B11
Proposed Floor Plan Basement Level B2	TP10-B21
Proposed Floor Plan Level 00	TP10-001
Proposed Floor Plan Level 01	TP10-011
Proposed Floor Plan Level 02	TP10-021
Proposed Floor Plan Level 03	TP10-031
Proposed Floor Plan Level 04	TP10-041
Proposed Floor Plan Level 06	TP10-061
Proposed Roof Plan	TP10-501
Elevations 01	TP40-001
Elevations 02	TP40-002
Proposed Sections 01	TP41-001

341 George Street, Fitzroy
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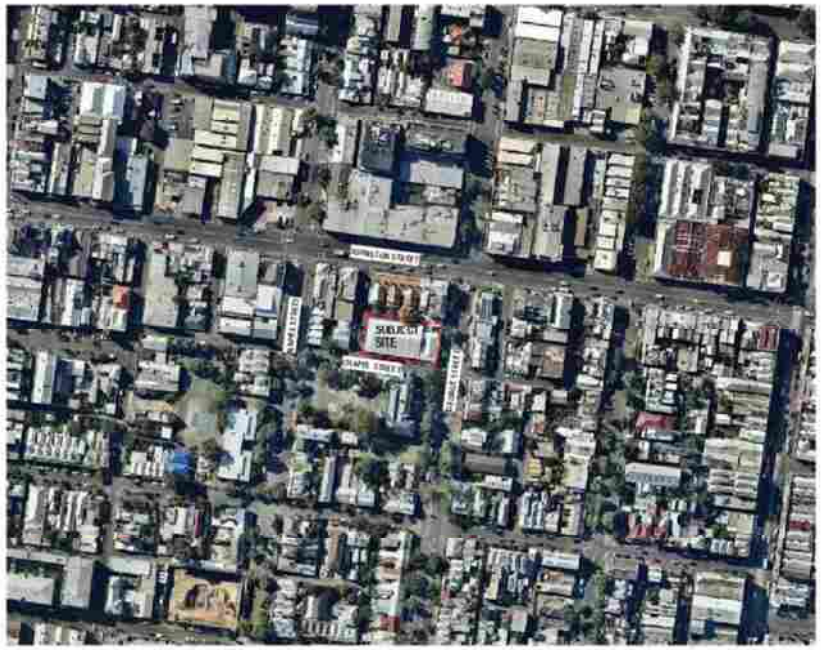
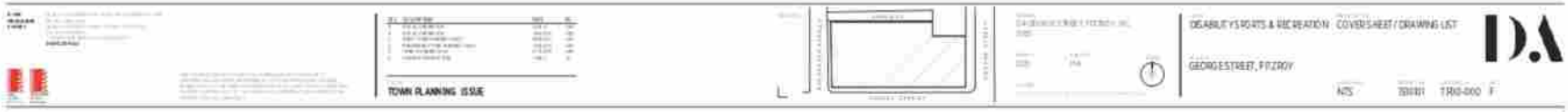
Attachment 3 - PLN16/1116 - 341 - 347 George Street, Fitzroy - Sketch plans.

GEORGE STREET, FITZROY
DISABILITY SPORTS & RECREATION
341 GEORGE STREET, FITZROY, VIC, 3065



DISCUSSION PLANS



Attachment 3 - PLN16/1116 - 341 - 347 George Street, Fitzroy - Sketch plans.

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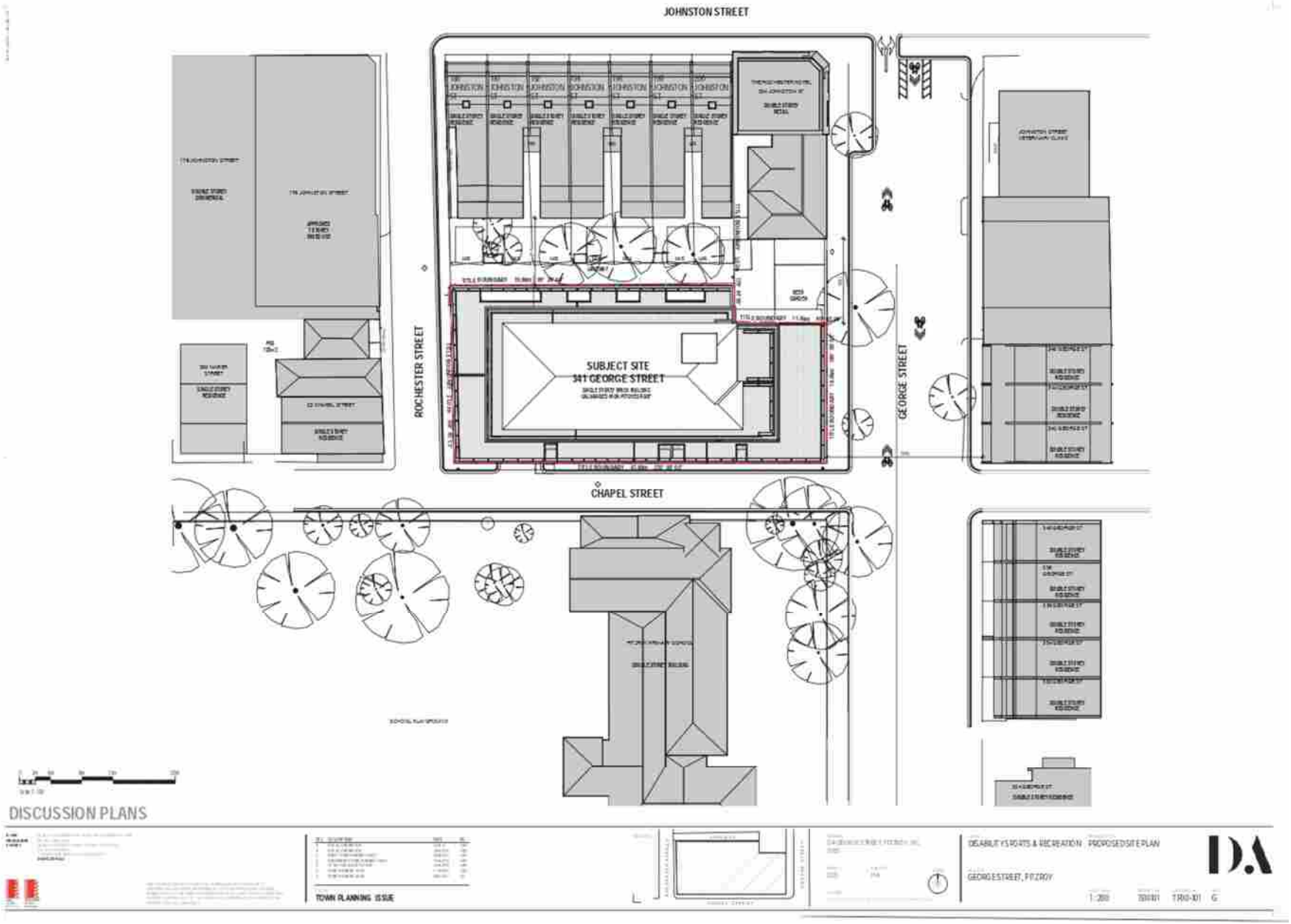

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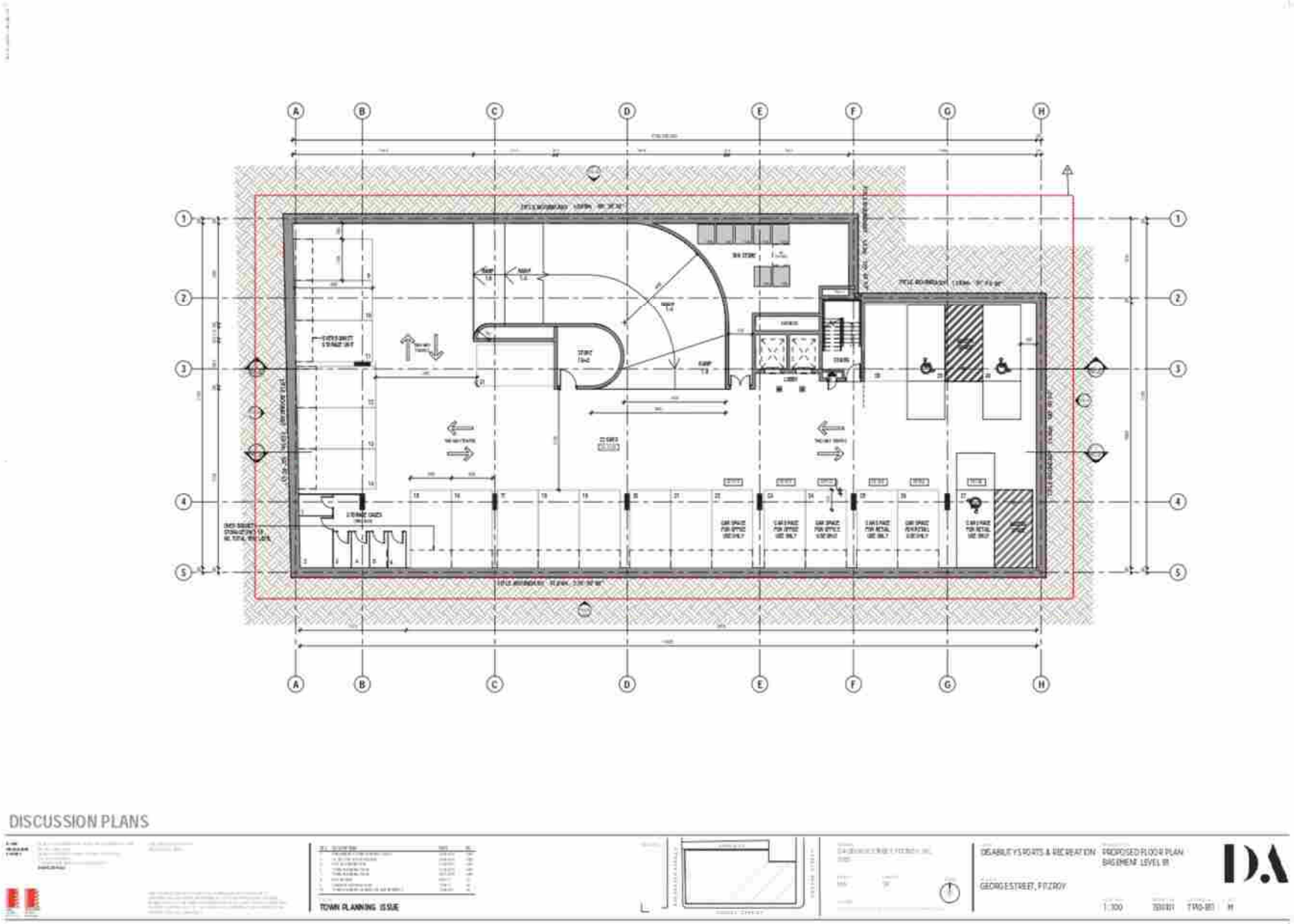

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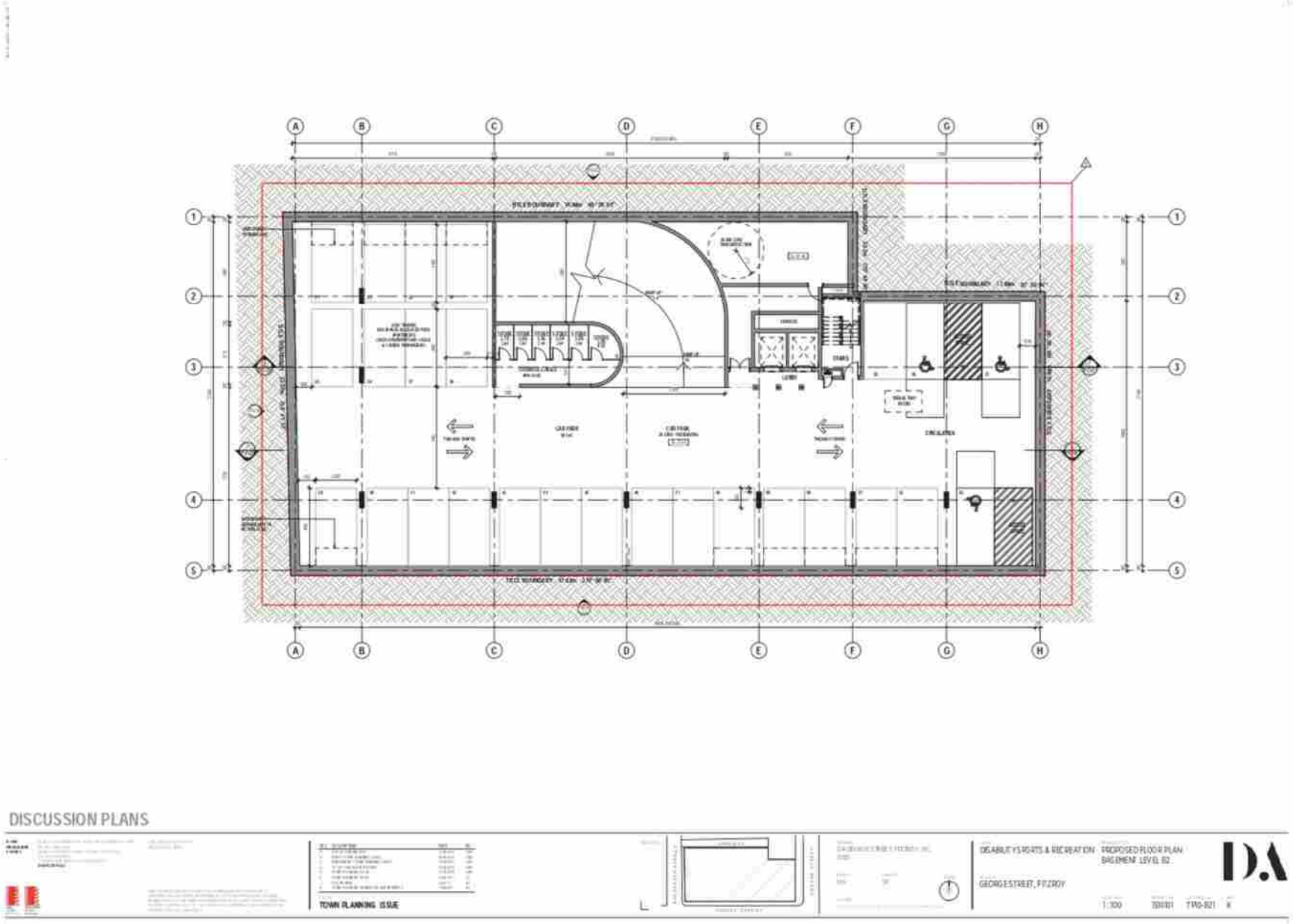
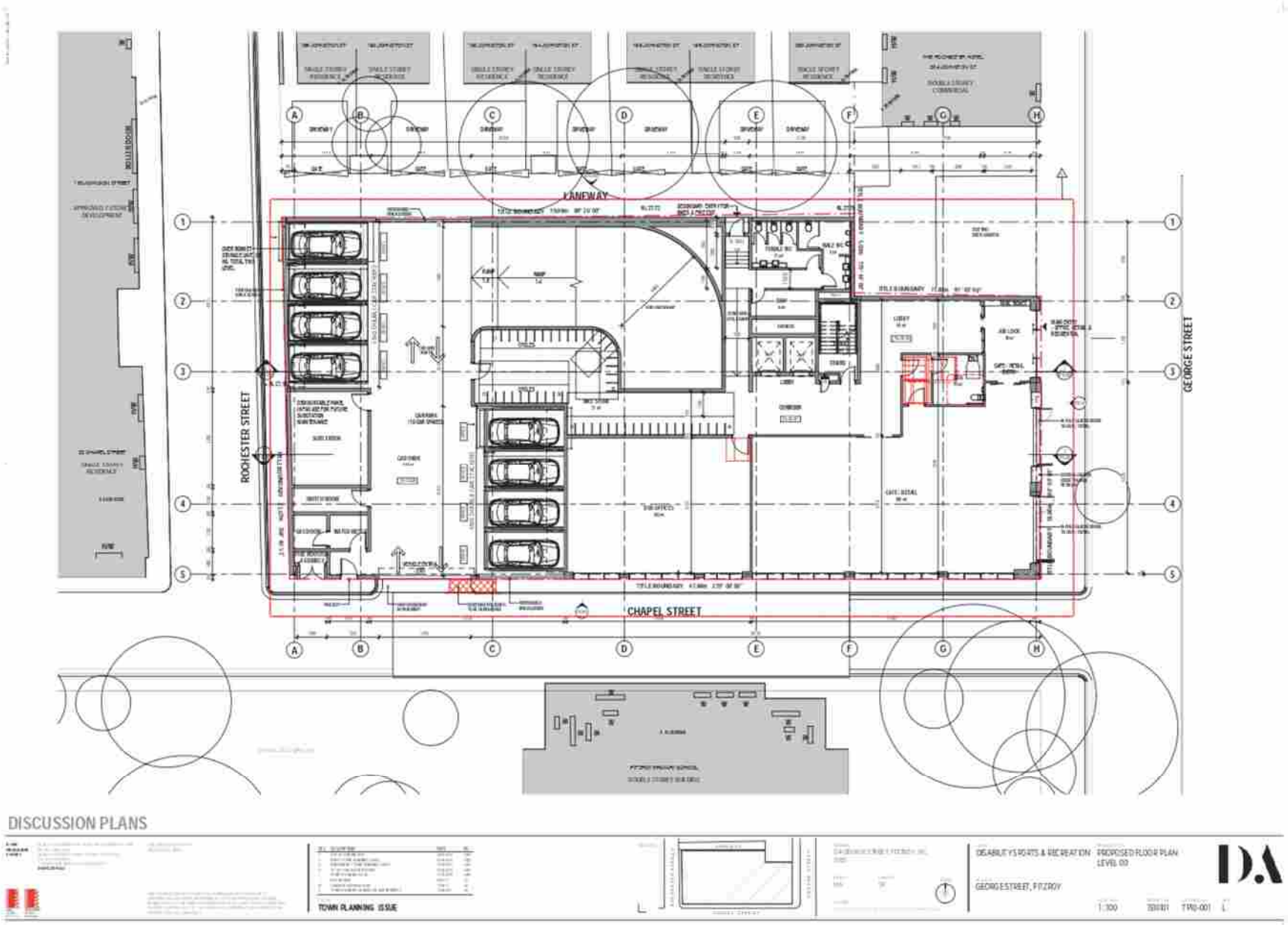


Attachment 3 - PLN16/1116 - 341 - 347 George Street, Fitzroy - Sketch plans.



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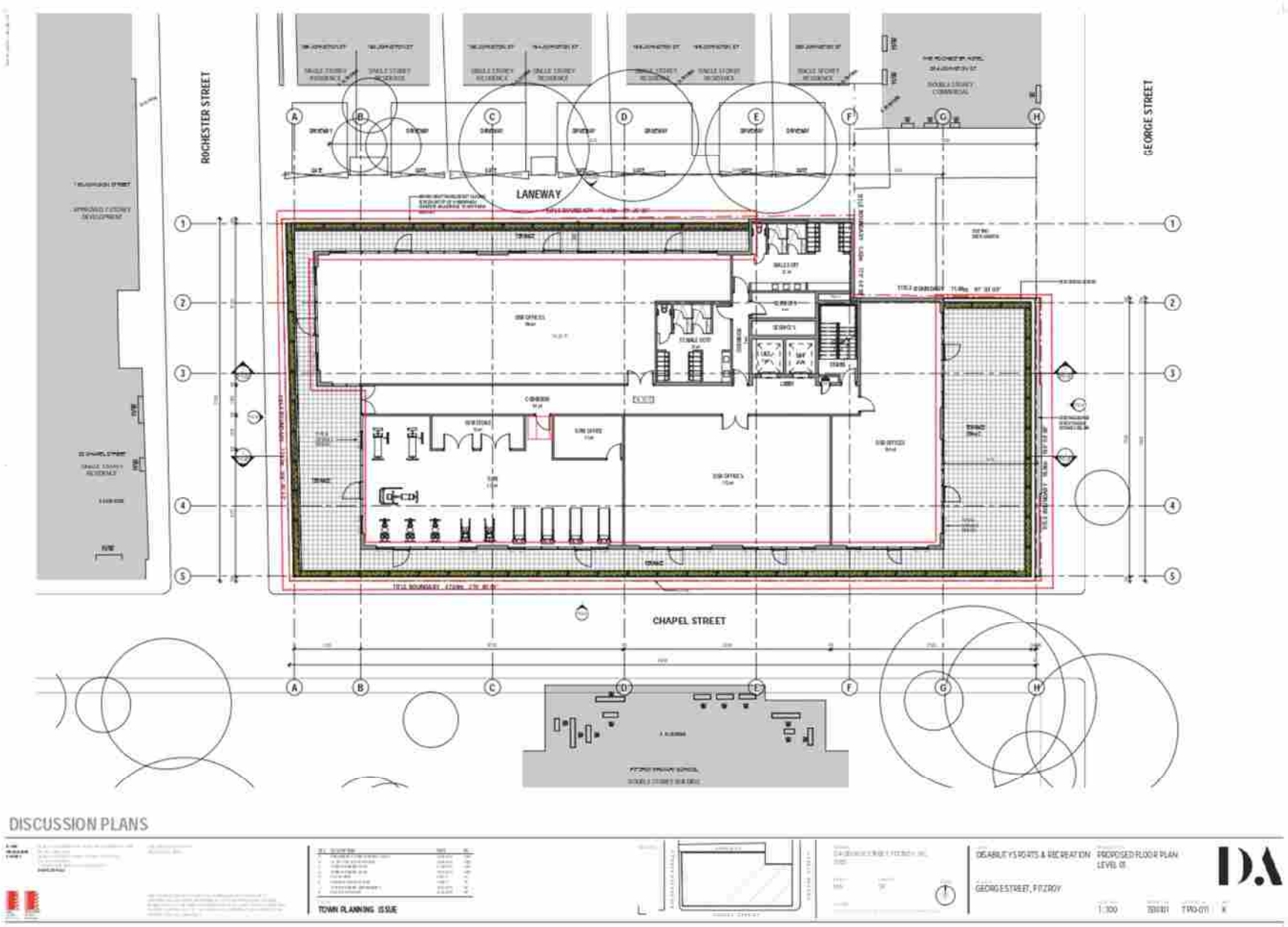

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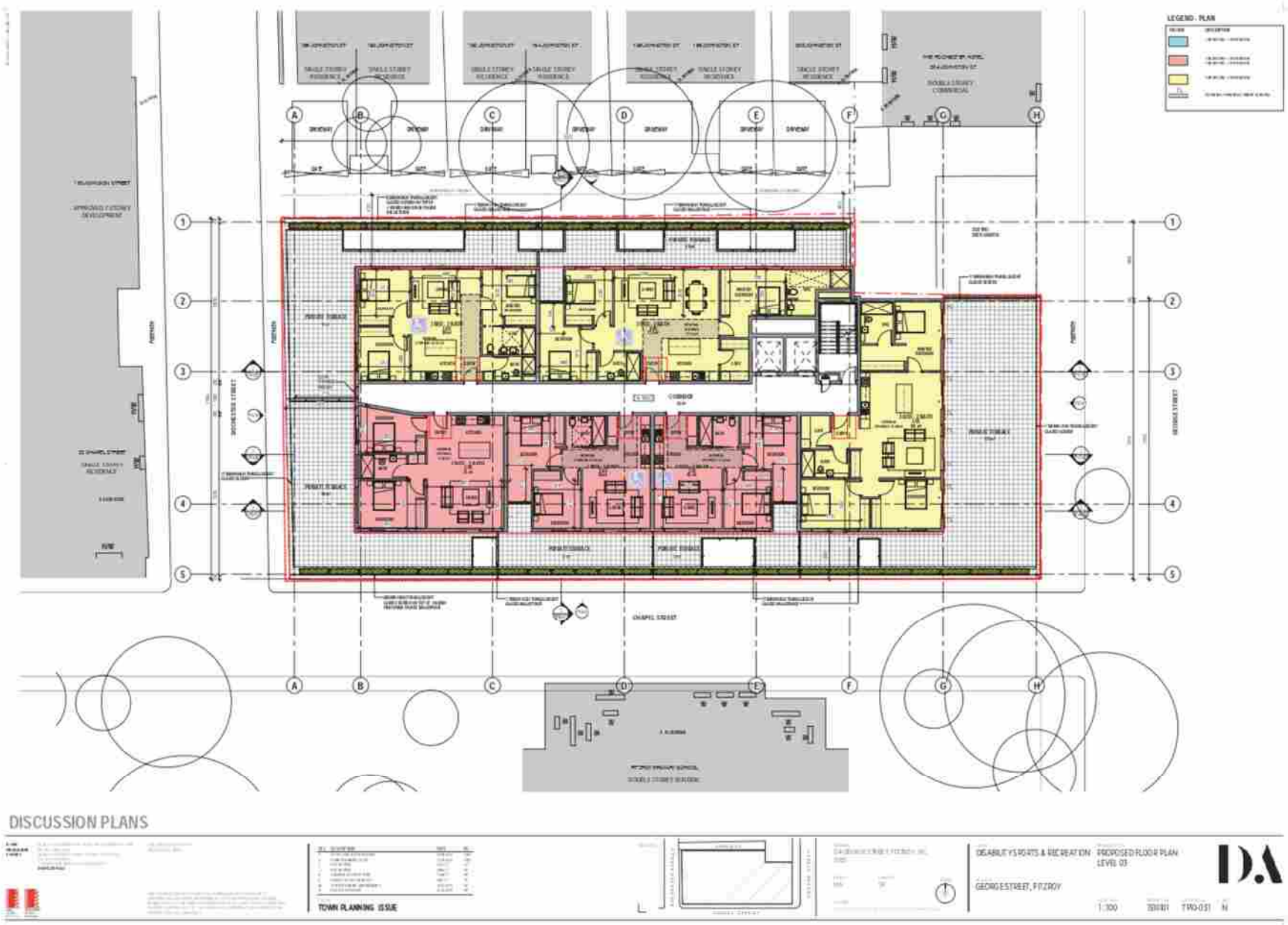

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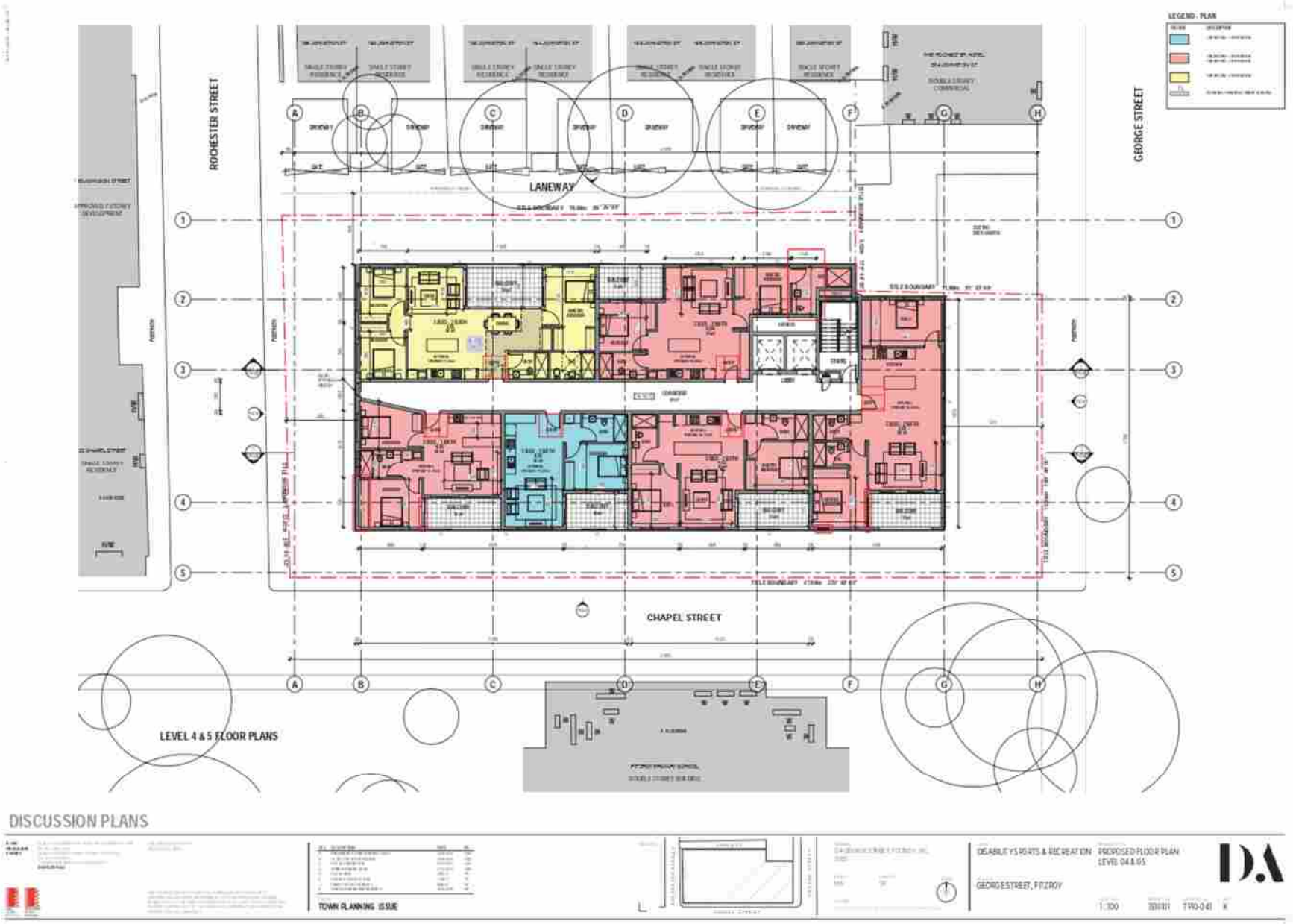

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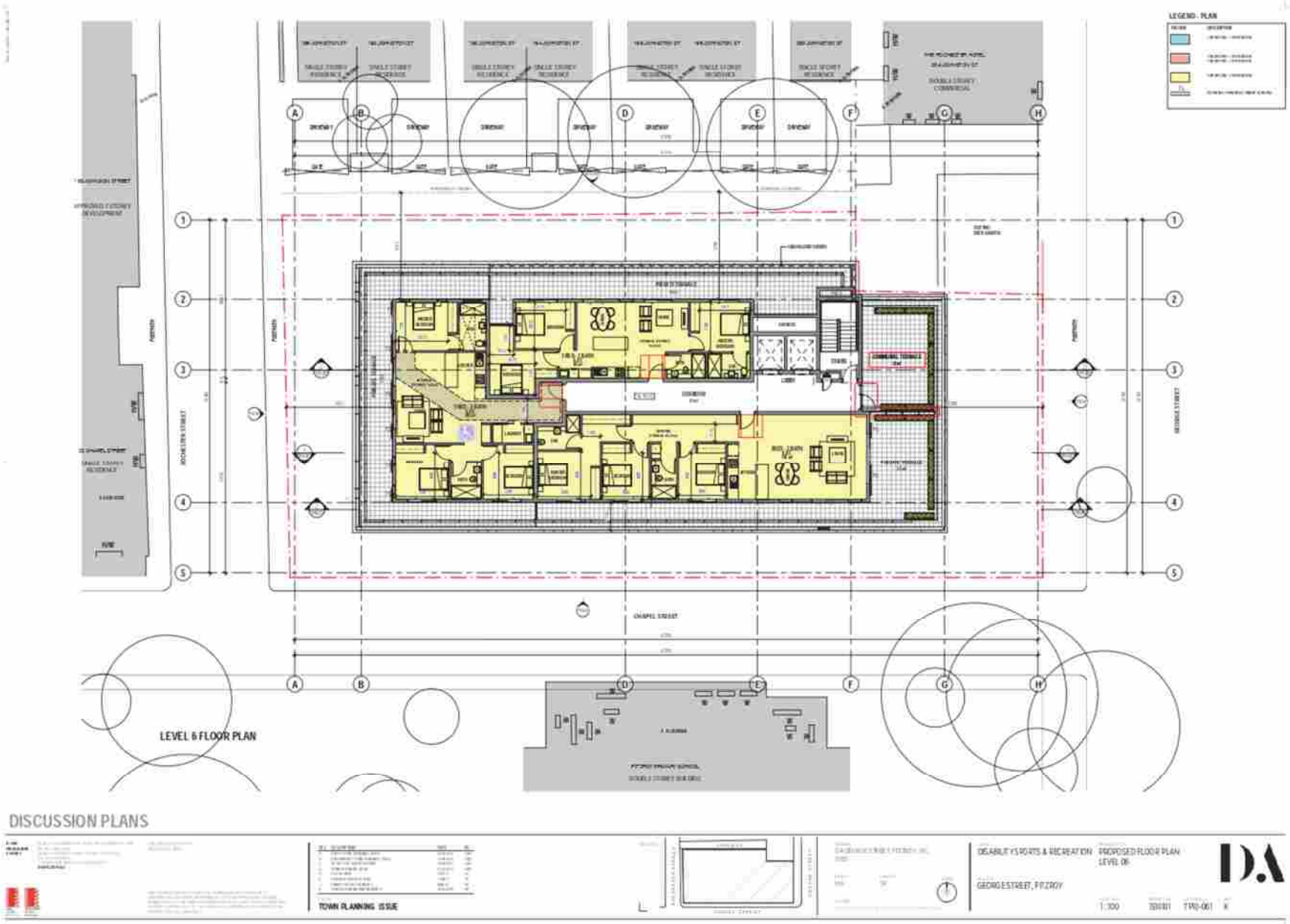

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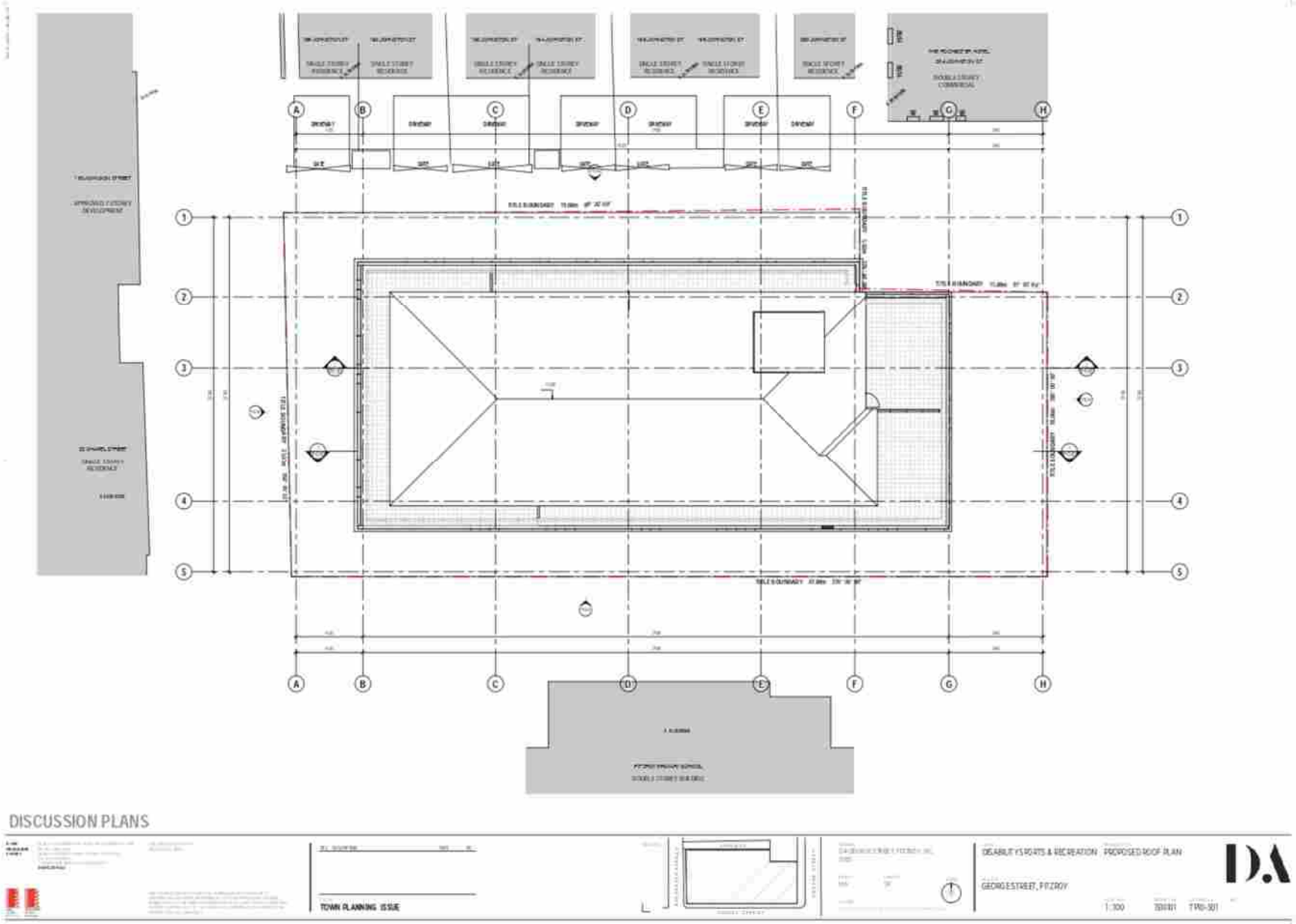

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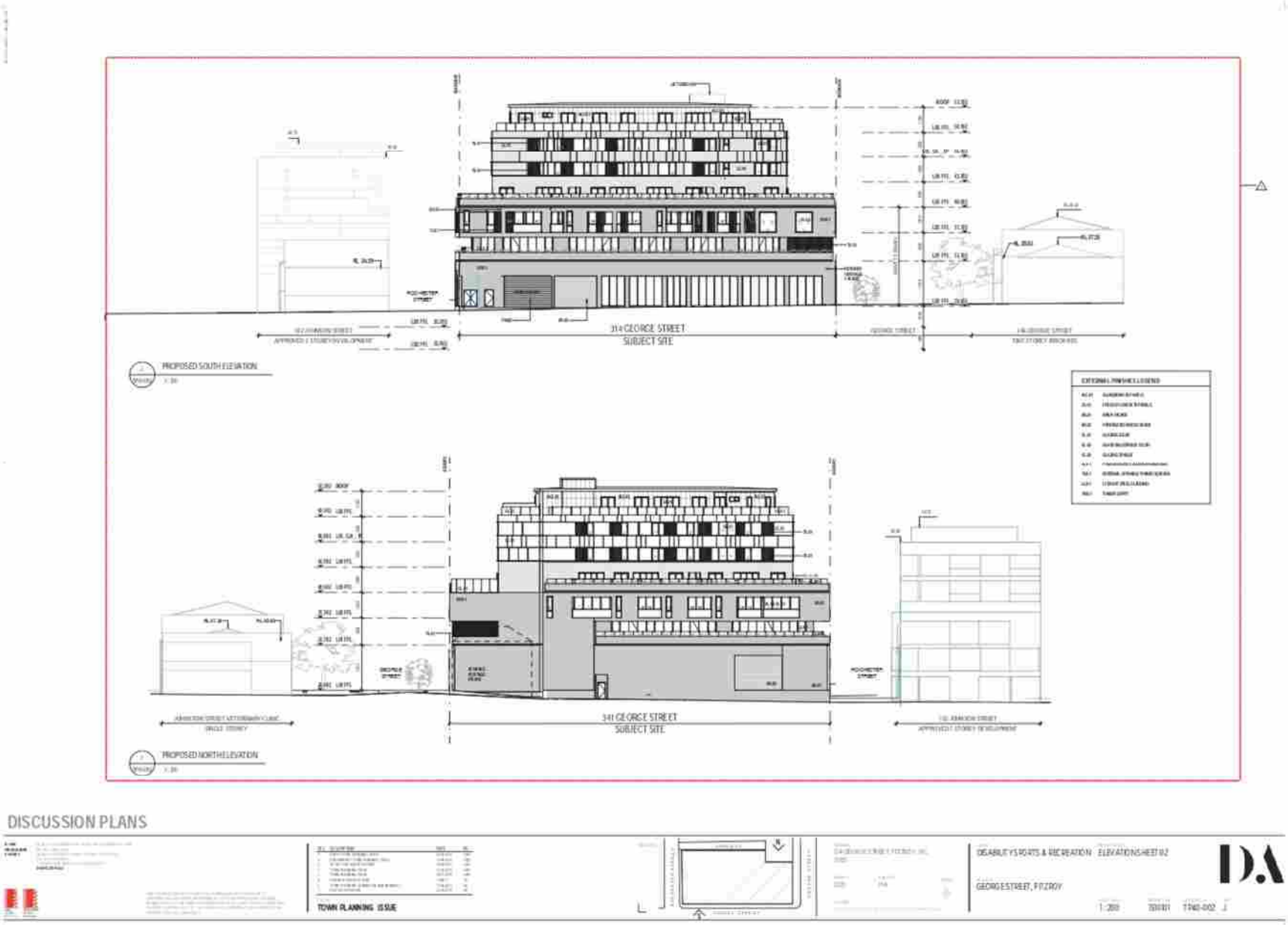

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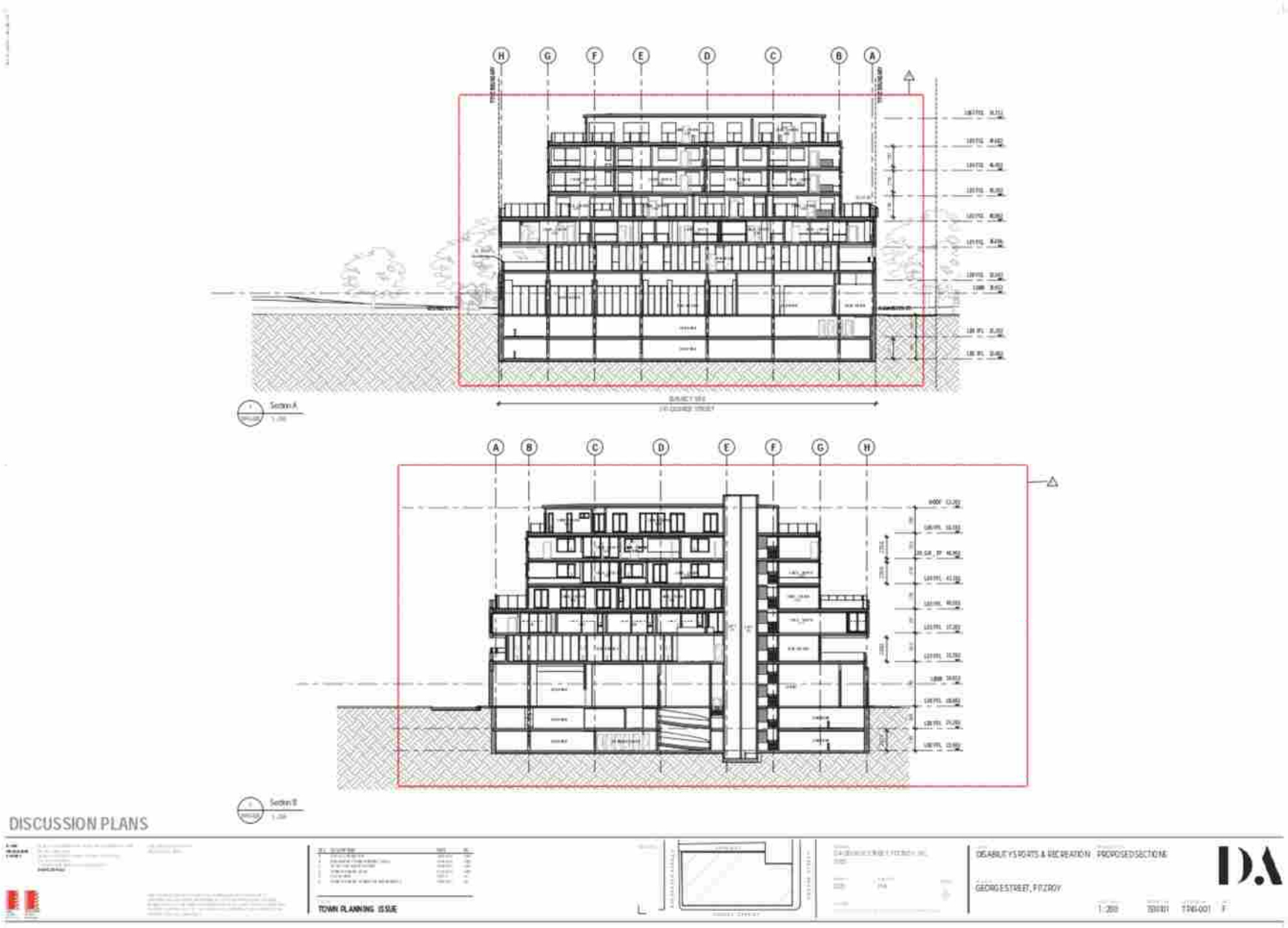

Attachment 4 - PLN16/1116 - 341 - 347 George Street, Fitzroy - Sketch shadow plans.

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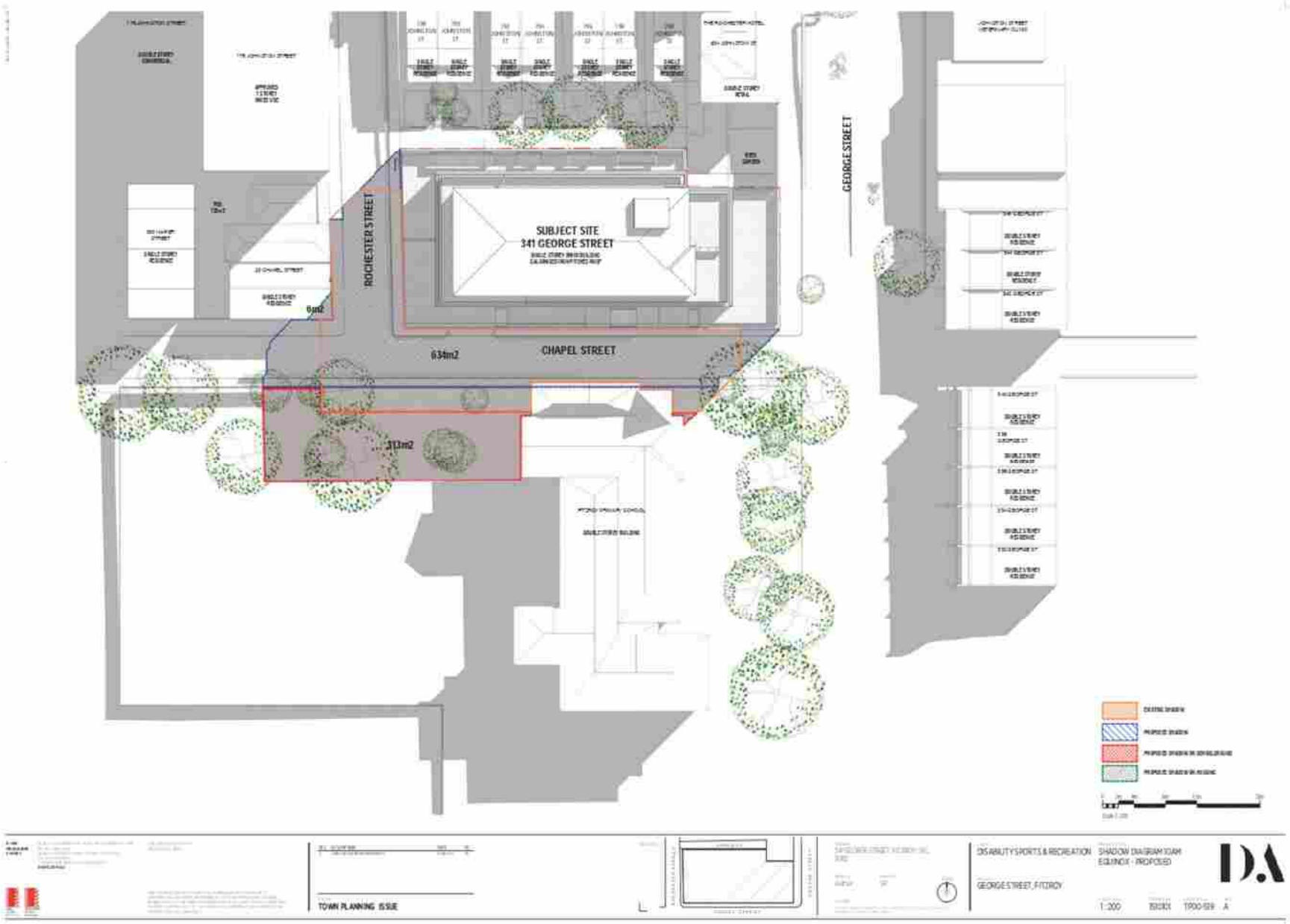

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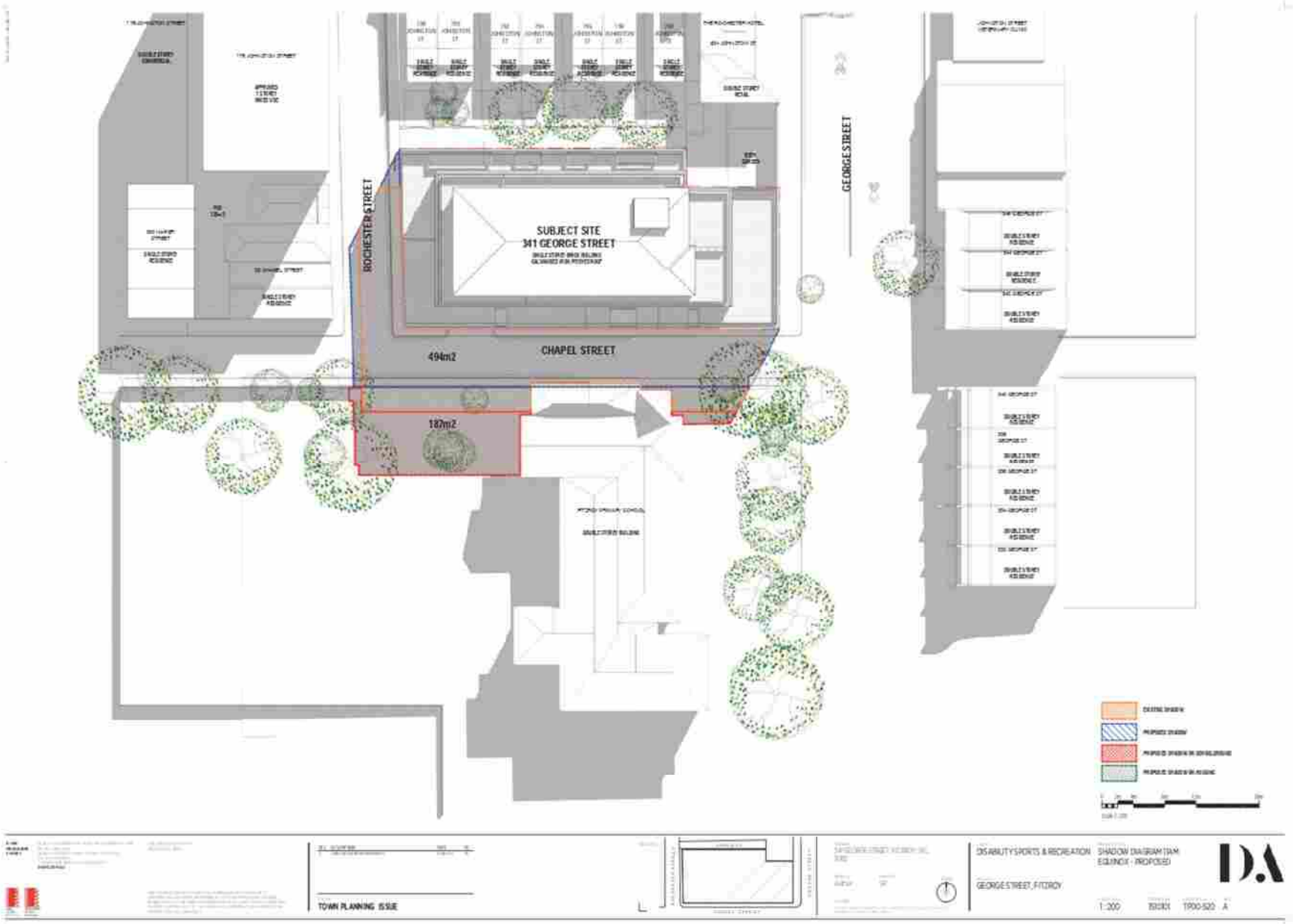

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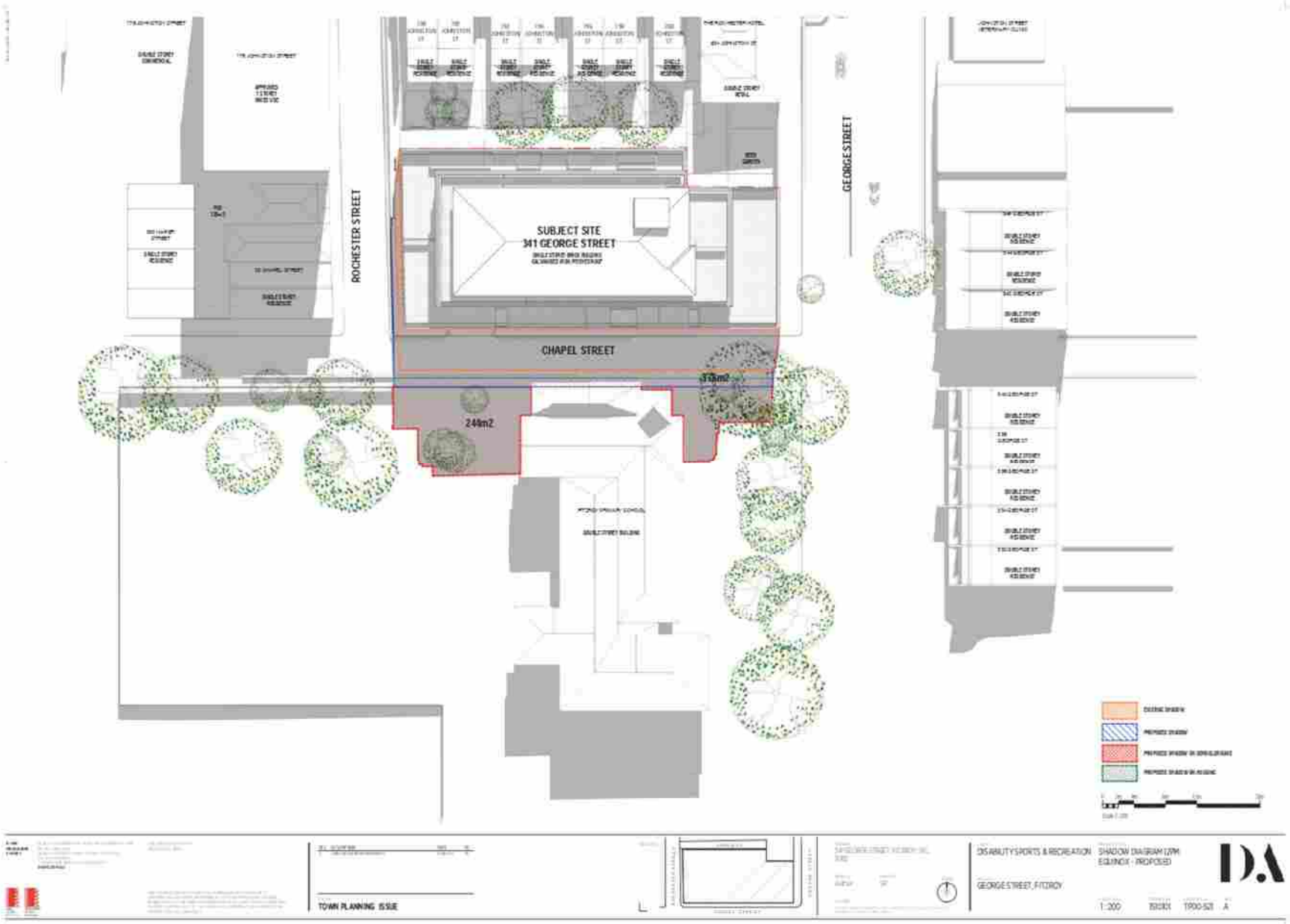

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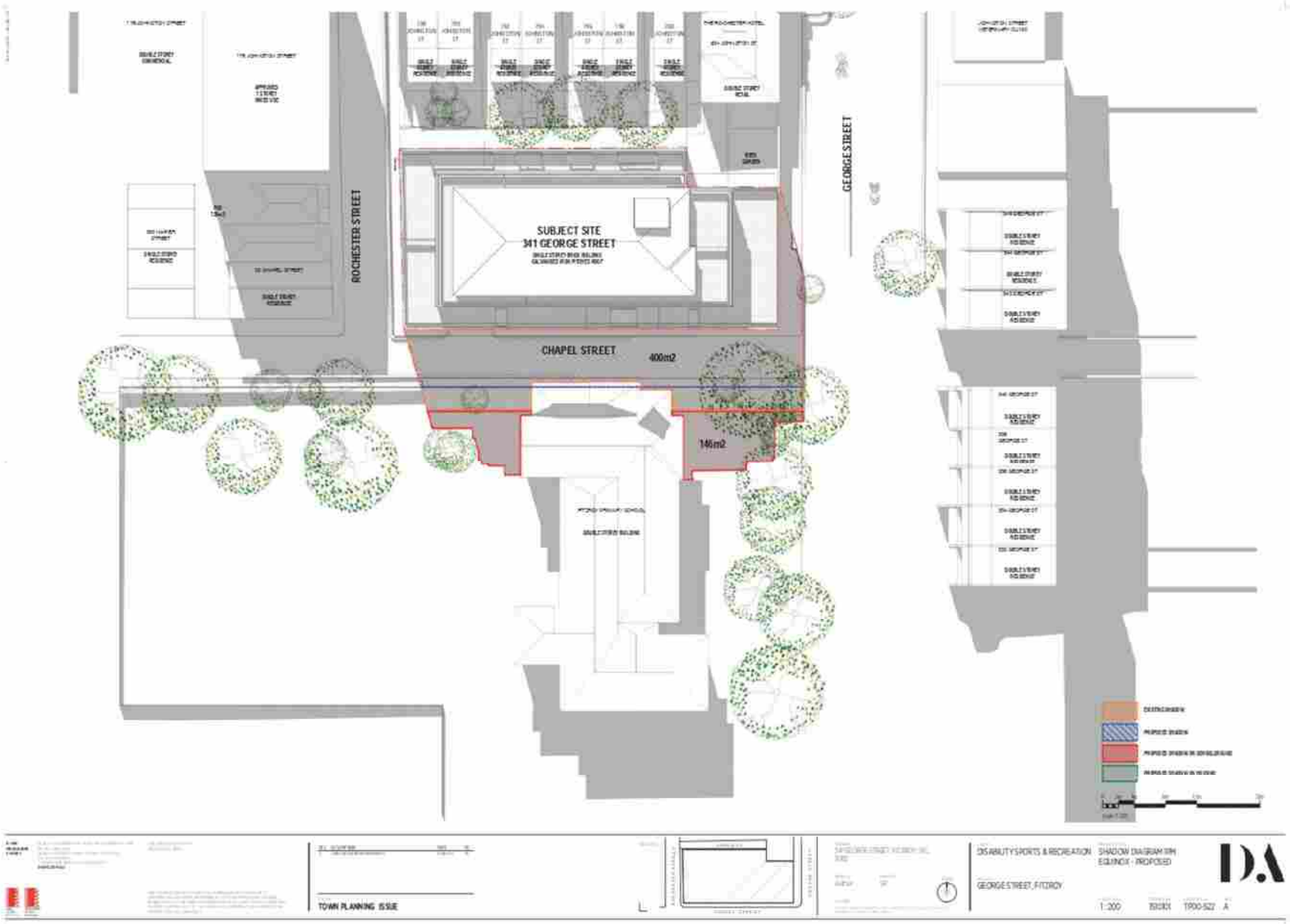

Attachment 4 - PLN16/1116 - 341 - 347 George Street, Fitzroy - Sketch shadow plans.

Attachment 4 - PLN16/1116 - 341 - 347 George Street, Fitzroy - Sketch shadow plans.

Attachment 5 - PLN16/1116 - 341 - 347 George Street, Fitzroy - Heritage advice (decision plans).

City of Yarra
Heritage Advice

Application No.: PLN16/1116

Address of Property: 341 – 347 George Street, Fitzroy.

Planner: Patrick Sutton

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

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

Level of significance

No. 341 – 347 George Street, Fitzroy, a single-storey factory, constructed 1930-1940, is listed as Contributory in Appendix 8, City of Yarra Review of Heritage Overlay Areas 2007 (Rev. May 2017).

Adjacent to the subject site to the south at Nos. 319 – 330 George Street is the Fitzroy State School No. 450, constructed 1870 – 1890, which is listed as being Individually significant Contributory in Appendix 8, *City of Yarra Review of Heritage Overlay Areas 2007* (Rev. May 2017). It is in a site-specific Heritage Overlay HO 157.

Citation: Fitzroy State School No. 450

Location

319-339 George Street ,FITZROY, City of Yarra

Google Maps and Google Streetview

Heritage Overlay Number

HO157

For further details, contact the local council or go to Planning Schemes Online.

Precinct

South Fitzroy Precinct

Level of Significance

Incl in HO area indiv sig

| ⬅ more more ➡ |

[1/4] Fitzroy State School

Attachment 5 - PLN16/1116 - 341 - 347 George Street, Fitzroy - Heritage advice (decision plans).

[2/4] Fitzroy State School

[3/4] Fitzroy State School

[4/4] Fitzroy State School

Attachment 5 - PLN16/1116 - 341 - 347 George Street, Fitzroy - Heritage advice (decision plans).

| image |

Statement of Significance

This site was removed from the Government Building Register on 21 May 1998 and placed in the Yarra Planning Scheme. The Statement below was provided to the City of Yarra by Heritage Victoria on 25 May 1998.

ASSESSMENT REPORT
NAME: Fitzroy Primary School. No. 450
LOCATION: George Street, Fitzroy FILE NO: 602333
LOCAL GOVERNMENT AREA: Yarra City
CONTEXTUAL STORY

Fitzroy

The suburbs of Fitzroy and Collingwood were originally known as the parish of Newt own. On February 1838, a land sale was held in Sydney of 25-acre lots for an average of £7 per acre. These were further subdivided by the purchasers and re-sold. In 1842 the area was officially named Collingwood after a British admiral. The area east of Smith Street became known as East Collingwood. Up till about 1851 it was almost a rural area with a few cottages, a few hotels and factories and a few homes of larger landholders along the Yarra. Later it became an industrial centre with many factories, tanneries and other noxious trades on the Yarra as well as many workers cottages. The western area was re-named Fitzroy and by 1873 East Collingwood had become just Collingwood. Fitzroy, on the other hand, became a residential suburb with many early houses, elegant terraces and a layout incorporating some squares and public gardens.

The inner suburbs declined when the extension of the railway made the outer suburbs more attractive to professional and business men. By the end of the 1880s, Fitzroy was in decline. Large houses in Nicholson Street and Victoria Parade became boarding houses; some houses were sub-divided and rented by their owners. Slum-dwellers who had lived in Little Bourke Street were forced out and moved into South Fitzroy. North and South Fitzroy developed in different ways. North Fitzroy remained largely a residential suburb, while South Fitzroy by the 1890s was a rundown depressed area. In the 1930s the unemployed flocked back to Fitzroy and Collingwood in search of cheap rents. Waves of migration made Fitzroy and Carlton a half- way place for newly arrived ethnic groups. In the 1950s and 1960s, slum clearance policies demolished scores of houses in South Fitzroy and replaced them with high-rise tower blocks of Housing Commission flats. In the 1980s more than seventy ethnic groups were living in Fitzroy, and the suburb was transformed yet again by young, middle class newcomers, who wanted inner-city living.

The Architect

Bastow, Henry Robert (1839-1920) was born on 3 May 1839. He migrated to Australia from Bridport, Dorset. He practised as an architect and surveyor in Tasmania in 1863 and is known to have designed the Union Chapel in Hobart. 4 He took up an appointment with the Victorian Public Service on 30 April 1866, working as a draughtsman for the Victorian Water Supply and later as an architect and civil engineer for the Railway Department. In 1873 he was appointed to the Education Department as head of the architecture branch.
The introduction of free compulsory and secular education in Victoria in 1872 led to a wave of building of schools all over the state. As the architect in charge of the provision of school buildings, Henry Bastow left a huge legacy to the State in the form of hundreds of schools of every type and size. Bastow was attached to the Education Department from 1873 to 1883 when he and his staff were transferred to the Public Works Department as part of the State Schools Division. By 1885 he was Senior Architect. He then had responsibility for "the design and execution of all architectural works".

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Bastow supervised the design of the new Crown Law Offices in 1892. He was retrenched on 30 April 1894, when reductions in the public service were made during the economic depression. He worked as an orchardist at Harcourt until his death on 30 September 1920.

HISTORY OF PLACE

The first school was a Wesleyan one opened in 1841. Hugh Templeton opened a private school in the Presbyterian Chapel in Napier Street. He then moved to Johnston Street where the school was known as the Collingwood Commercial Academy. He built a school on the comer of Greeves Street and George Street which opened on 1 October 1855 and was called the North Collingwood National School. Under the Board of Education from 1862, it became Collingwood Common School No. 450.

The Education Department took over Common School No. 450, renting the building which was on land owned by Hugh Templeton's son, Thomas. In 1874 a new building was constructed on land bought by the Department for £1800. The architect was Henry Bastow, Chief Architect for the Education Department. Caretaker's quarters were constructed in 1888, and extra land acquired for playground space in 1914 and 1961. A new infants' school was completed in 1970.

DESCRIPTION OF PLACE:

The George Street Fitzroy Primary School No. 450 is a double-storey brick building with decorative string courses and arched window mouldings. Front and back window openings have been enlarged: there are only a few arched openings remaining. It has been extended at the rear in brick with square multi-paned window units and concrete lintels. The slate roof is intact over the original section but has been replaced with tiles elsewhere. A comer entrance is marked by a turreted roof form.

The interior has been considerably altered. False ceilings have been installed in most classrooms. There is a polished timber honour board in the front hall.

COMPARISON:

The George Street Fitzroy Primary School No. 450 is an example of a Large Later Urban Gothic school constructed in 1874. It has had some: windows altered to the square headed type. It is the prototype for the asymmetrical plan schools.

The Historic Government School survey places George Street Fitzroy Primary School No. 450 in the category 4.1, Large Later Urban Schools. There are 34 examples of this type. Of these, 18 were on the Government Buildings Register and another is recommended by the survey. The most intact examples are Camp Hill (1877), Glenferrie (1877, 1881), Queensberry St. Carlton (1880-81) and Cremorne Street Richmond which have been transferred to the Victorian Heritage Register.

RECOMMENDATION

George Street Fitzroy Primary School No. 450 does not warrant inclusion on the Victorian Heritage Register as it is not of State Significance and more intact examples of its type have been recommended for transfer to the Victorian Heritage Register. The building is however a representative example of a Large Later Urban school design and of local significance. Although substantially altered it is important as the prototype for asymmetrical school plans. Also of interest is the form of the school and the tower situated on one corner. It is important for its contribution to the social history of Fitzroy. Fitzroy Primary School No. 450 has been removed from the Government Buildings Register and included in the Heritage Overlay of the relevant Local Planning Scheme. [Emphasis added.]

End Statement of Significance

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Supplementary Information:

Description

An early image of the new government school of 1874 shows a similar building to the main wing of today's complex except for changes that have enlarged windows and added chimneys, presumably in the 1914 development of the site. It was a two storey red brick school with an assymetrical but ordered facade, arched windows, a slate covered hipped main roof, cast-iron finials, and a bell cast turret at one end. Cemented string and impost mouldings divided the storeys and linked openings. Louvered gablets provided roof ventilation. A timber picket fence lined the boundary. Since that date, the school has an added 2 storey wing, large new multi-pane window groups, and new chimneys. Fair

Context

Abutting the subject site to the south is the Fitzroy State School. When the *Government Buildings Register* was amalgamated into the *Victorian Heritage Register*, the site was afforded heritage protection and recognition under the Yarra Planning Scheme by virtue of an individual Heritage Overlay. It is clearly the more significant of the two buildings on either side of Chapel Street.

Photo contained in the Yarra Heritage Advice in relation to PL05/782 and dated 22/09/2005.

If the appearance of the subject building was the same as illustrated above it is difficult to understand why it was considered to be Contributory on aesthetic grounds. According to the GJM report the building was constructed 1941 – 42 for McLaren & Co. Pty Ltd who, from my memory, were cardboard box makers. There is no individual citation so whether the history of this building was considered to have sufficient significance as to warrant being graded Contributory is not known. McLaren's other premises are on the corner of Webb and George Streets (Nos. 140 - 164 George Street remains). Refer Fig. 13 of the GJM report. This building has a plaque testifying to the history of the site.

The subject building is unremarkable architecturally and has been altered considerably from its appearance (windows and roof) as it was at least in 2005. At this time there was an application to lengthen the front windows, and to include glazed bricks. The Heritage

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Advisor recommended that the glass bricks be replaced by "multiple-paned steel framed glazing or similar". The transverse roof monitor, (referred to as a linear lantern in the GJM report p. 6) was reportedly removed when the roof was replaced. From the above photograph it is evident that the roof of the lantern was clad in corrugated asbestos

The building has been further altered from the above photo principally by the removal of the roof lantern and the long windows in the façade.

cement sheet and there is a record on Council's file referring to asbestos removal which is probably the reason for removal if not replacement in corrugated galvanised steel.

This report also provides a description of the building and my site inspection confirms these observations in the report. This report also states that "The building is in fair to poor condition, with cracks to the façade and water ingress problems evident in sections of the building, as evidenced by a lack of mortar". (p. 2) I also observed the lack of mortar.

To the south of the subject site, across Chapel Street, is the Fitzroy Primary School which is Individually significant. To the west of the subject site is No. 23 Chapel Street which is Individually significant and to the north is the Rochester Castle Hotel at No. 220 Johnston Street, constructed 1870-1890 which is Individually significant. To the north is a row of single-storey terraces (Nos. 188 – 200 Johnston Street) which are Contributory. To the east and diagonally to the south-east across George Street at Nos. 342 – 346 and 332 – 340 George Street are terraces which are Contributory. In summary most of the adjacent properties are either Individually significant or Contributory. They are all low rise (1 - 2 storeys). In relation to those the school is much higher. In comparison with the school, and its distinctive tower, the proposed development is much higher again.

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Proposal

Retention of the façade and probably the south side wall and part of the north and construction of a 6-level office/apartment building with a basement.

Drawing Numbers

25 pages of drawings prepared by D Arc and with Council date stamp 27 Sep 2017.

Heritage Impact Statement prepared by GJM Heritage with Council date stamp 27 Sep 2017.

Assessment of Proposed Works

Demolition

It is proposed to "Demolish all the existing interior walls" (TP00-050). The GJM report (p. 24) states that the side and rear walls are also to be demolished however TP40-002 is annotated to the effect that the heritage façade is to be retained on the south elevation but is to have significant intervention of full-height glazed dors/windows and that a portion (to the east) of the north elevation is to be retained. In the George Street (east) elevation it is then proposed to install two sets of bi-fold glazed doors at the north and south ends and to create a new main entry. The GJM report also states that "Retention, repair and modification of the openings to the George Street façade" are part of the scope. This is misleading and there appears to be some confusion as the drawings clearly show a greater scope of work.

The building is graded Contributory and the further alterations to the façade would normally be inappropriate and unacceptable as they would be a major intervention on, and removal of, Contributory fabric. However, I would question why it was ever graded Contributory in the first place. Leaving that aside, the subsequent alterations have significantly changed the façade to the point where in my opinion it is no longer Contributory. The proposed alterations would change it considerably again leaving only token elements of fabric.

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In my opinion the whole building could be demolished. That said this is not to be taken as a precedent for the demolition of Contributory buildings nor does it condone the approach taken here to the façade which is misguided.

Built form (height/setbacks)

Height

The height is proposed to be 25.3 metres plus lift overrun. I note that the GJM report acknowledges that the proposed building is "substantially taller than the built form in the immediate surrounds" and that it "will be readily visible in views from George, Chapel and Rochester Streets" and over the roofs of the terraces in Johnston Street. It also acknowledges that the building "cannot be described as 'visually recessive' or 'subordinate'. (p. 25) These observations are correct.

Setbacks

At Level 01 (First floor) the setback from George Street will be 6.195 metres and then 2.05 metres (south to Chapel Street), 1.8 metres on the north (laneway) and 4.3 to the south-end of the west side presumably in deference to the Individually significant cottage at 23 Chapel Street. For whatever reason any benefit to the school of a 2 metres setback is countered by a zero setback at Level 02. At Levels 3 and above the south side setbacks are generally 2.4 metres to the balustrade and 3 metres to the boundary and with a slightly deeper setback at the top level. The setback at Level 02 on the west side is zero, again countering any benefit to the cottage as a consequence of the setback at Level 01. At Level 03 the setback is 3.795 metres to the balustrade and 4.430 metres to the boundary. The setbacks above are similar except for the top level where there is a slightly deeper setback.

My concern with the setbacks is that they are not appropriately respectful of the school and the Chapel Street cottage, moreover since the principal feature of the school is the tower and turret in the north-east corner adjacent to the development site.

I am not concerned about the front setbacks for the reasons stated above.

Recommendation / Comments:

Not approved.

Demolition of the entire building is acceptable. In my opinion there is no good reason to retain this building. As proposed the result will be some incongruous mish-mash of elements at street level and with little of the original fabric being retained which would completely undermine any Contributory grading. Above street level, and bearing in mind that the building is in George Street and not Johnston Street and that proposals in Johnston have little bearing on George Street from a planning regime, if not visual, perspective. Noting that the school has a deep setback from George Street and a setback from Chapel Street, the tower and turret remain the most prominent and distinctive element in the streetscape as part of the overall dominant facade. As far as 19th century schools are concerned it is one of the more picturesque and one of the more significant at the municipal level. The height and setbacks proposed pay no respect to the school and its tower and will have an overbearing effect on the Chapel Street cottage. Chapel Street is a narrow seclude street and the present context in which the cottage sits is one of intimacy and diminutive scale. The visibility above the cottages in Johnston Street and in proximity to the Rochester castle Hotel is also unacceptable. Fits the subject site is located in a cluster of Individually significant buildings and also Contributory buildings, in a residential street which is low rise, and with the distinctive school being the highest element. What happens in Johnston Street is not relevant to George Street.

The proposal needs to be redesigned to be more respectful of its context i.e. the school, the Chapel and Johnston Streets cottages and the Rochester Castle Hotel and the heritage houses in George Street with which there is an interface. This means that it must be lower – maybe 4 storeys maximum; it needs to have deeper setbacks at the south and west sides and possibly some tapering back on the north side to reduce any visual impact on

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the Johnston Street cottages and to have an improved design. As drawn the design is basic and uninviting. That said any new design should not compete with the school or other buildings – it should not follow some of the bolder designs in Johnston Street. Rather it should be architecturally polite and sit as a quiet element in the George Street streetscape while also being pleasing in itself and having minimal visual impacts on its Individually significant and contributory neighbours..

Signed:

Robyn Riddett

Director – Anthemion Consultancies

Date: 30 November, 2017.

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hansen

urban design memo

To:	Patrick Sutton	Date:	5/02/2018
Company:	City of Yarra	From:	Hansen Urban Design
RE:	341-347 George Street, Fitzroy		

Thank you for the opportunity to review the application package for the proposed 7 storey mixed use development at **341-347 George Street, Fitzroy**. We have reviewed the plans prepared by D-ARC Architects, dated September 2017 and inspected the site and the surrounds. As well, we have reviewed the relevant background information including the Yarra Planning Scheme and the Mecone Urban Context & Town Planning Report dated, September 2017.

Our assessment in relation to urban design matters, including a number of recommendations, is set down below.

site and context

The subject site is located on the western side of George Street, and north of Chapel Street and east of Rochester Street. It is positioned approximately 40m south of Johnston Street and is within the Johnston Street NAC. Bus routes 200 and 207 travel along Johnston Street connecting the site to the Melbourne CAD and eastern suburbs. Johnston Street forms part of Yarra's Activity Centre network along main road corridors.

Site context

The subject site is irregular in shape and is considered to be flat. The site has a primary frontage of approximately 18m to George Street, and secondary frontages to Chapel and Rochester Streets of approximately 48m and 23m respectively. It also has a frontage of 36.5m in the north to a bluestone laneway, resulting in a total site area of approximately 1,152m^2.

The site currently comprises a single storey commercial building occupied by Disability Sport & Recreation (DSR) with a contributory level of heritage significance. The existing building is constructed to all site boundaries with vehicular access gained from the south western corner to both Rochester Street and Chapel Street.

The subject site is located within a built form context that has a predominantly low-scale 1 to 2 storey streetwall profile and a varied architectural forms, behind the Johnston Street corridor.

hansen partnership
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urban planning | urban design | landscape architecture

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The site has the following **interfaces**:

- To the immediate **north**, is a 2.6m (approximate) wide right of way which runs along most of the subject site's northern boundary. Adjoining the site in the north east is the rear of the Rochester Castle Hotel located at 202 Johnston Street. It is a double storey individually significant heritage building and is currently used as a bar and restaurant, with an outdoor beer garden abutting the common boundary. Further north of the ROW is 188-200 Johnston Street, comprising of 7 attached single storey dwellings with vehicular access gained from the ROW.
- To the immediate **south,** is Chapel Street, an 8m wide road reserve with on-street parallel car parking, 2 way traffic movement and footpaths to both sides. On the opposite side of the street is Fitzroy Primary School, an individually significant heritage site comprising open space and a 2 storey brick school building built to the street edge and facing George Street. Canopy vegetation is predominantly present along the edges of the site, with an open school yard in the middle. Further south is a mix of 1-2 storey terraced residential forms.
- To the immediate **west,** is Rochester Street, a 9m wide road reserve with on-street parallel car parking, 2 way traffic movement and footpaths to both sides. Further west is 23 Chapel Street and 178-182 Johnston Street. 23 Chapel Street is a single storey individually significant heritage building with private open space located to the west of the site. 178-182 Johnston Street currently comprises 3 buildings as follows: two 1 storey and one 2 storey building located on the corner of Johnston and Rochester Streets. There is a current permit for a 7 storey mixed use development which was approved at VCAT in June, 2017.
- To the immediate **east**, is George Street, a 20m wide road reserve with on-street parallel and angled car parking, 2 way traffic movement and footpaths to both sides. On the opposite side of the street is 342-346 George Street. This site accommodates 3 attached double storey terrace dwellings with a contributory heritage grading. Also to the east is the rear portion of 208 Johnston Street, which comprises a single storey commercial building which accommodates a Veterinary Clinic.

North – Rochester Castle Hotel

North – 188-200 Johnston Street

South – Fitzroy Primary School – looking towards site

West – single storey cottage at 23 Chapel Street

West – Artists Impression of approval at 178-182 Johnston Street

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the proposal

- The proposal is for the partial demolition of the existing single storey commercial premise and the construction of a 7 storey mixed use building with a primary frontage and entry from George Street. The total height of the proposal and streetwall/parapet is 25.3m and 12m respectively.
- The building comprises 1 retail/café premise at ground level with frontage to George Street and Chapel Street. Office space dedicated for DSR is provided at ground and first floors. The proposal also comprises a gym on the first floor.
- A total of 32 residential apartments are proposed on the upper levels, including 16 accessible apartments. More specifically, the proposal comprises 7x 1 bedroom, 15x 2 bedroom and 10x 3 bedroom apartments.
- A basement is provided across 2 levels and double car stackers at ground level accommodating a total of 64 car parking spaces and 49 bicycle spaces. Access to the car park is gained from a vehicular crossover to Chapel Street.
- The main entry lobby for retail, office and residential use is located along George Street frontage in the site's north east corner, leading to a corridor and lift core comprising 2 lifts. The retail/café and office premises are located to the south of the entry lobby and present a fully glazed frontage to both Chapel and George Street.
- The residential levels are arranged to either side of a central east-west aligned corridors, with apartments primarily orientated to the north and south.
- The proposal constructed to all boundaries.

Artist impression of the proposal's presentation to George Street

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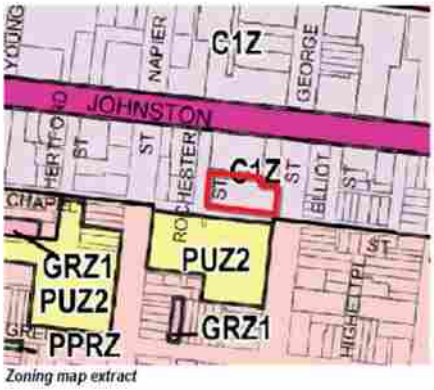
planning and design framework

The site is located within the **Commercial 1 Zone (C1Z)**. The purpose of the C1Z comprises:

- *To create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses; and*
- *To provide for residential uses at densities complementary to the role and scale of the commercial centre.*

The site is subject to the **Design and Development Overlay Schedule 10** – Johnston Street Precinct – West of Smith Street, which contains the following objectives:



Zoning map extract

- *To retain the valued features which contribute to the preferred future character and heritage of the area;*
- *To ensure development fits with its context and the preferred future character;*
- *To develop streets with a human scale and vibrant street life;*
- *To improve the pedestrian environment in Johnston Street; and*
- *To encourage high quality new development.*

The site is also subject to the **Environmental Audit Overlay** and the **Heritage Overlay Schedule 334** – South Fitzroy Precinct.

The site is identified within the strategic policy document, the **Smith Street Structure Plan** (November 2008) which provides increased guidance on the desired urban outcomes within this precinct.

The Smith Street Structure Plan identifies the site within **Precinct 4: Johnston Street Precinct** identifying:

- Facades of new buildings built to the street frontage to repair the streetscape and enhance activity on the street;
- Larger sites maintain the existing street façade height, and higher development setback away from the street;
- Build to the street frontage boundary of the site;
- The street frontage façade of infill development must complement the predominant street frontage height of nearby and abutting properties, with upper levels setback; and
- 4-6 storeys on sites of sufficient size to accommodate upper level setbacks to meet view line and amenity setback criteria.

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The following State and Local planning policies are considered relevant:

- Clause 09 – Plan Melbourne;
- Clause 15 – Built Environment and Heritage;
- Clause 21.03 – Vision;
- Clause 21.04 – Land Use;
- Clause 21.05 – Built Form;
- Clause 21.08 – Neighbourhoods;
- Clause 22.02 – Development Guidelines for Site Subject to the Heritage Overlay; and
- Clause 22.07 – Development Abutting a Laneway.

Other relevant documents:

- Smith Street Structure Plan (2008);
- City of Yarra Urban Design Strategy (2011);
- City of Yarra Built form Review (2003);
- Victorian Urban Design Charter (2010); and
- Plan Melbourne.

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urban design assessment

In summary, we consider that the subject site lends itself to a **modest infill development** due to its existing condition, locational attributes and the size of the landholding. We are generally supportive of the proposed **built form response** in its current form primarily due to the retention of the heritage fabric and its relationship to new form above.

We therefore consider that the built form response **only modest refinement** to create a better urban design outcome. The reasons for our position is discussed further as follows:

Strategic Context and Urban Form

State and local policy generally provides support for more intensive redevelopment of a mixed-uses within Fitzroy, along the Johnston Street corridor and within the Smith Street Activity Centre. Yarra, like many other inner city areas, is undergoing a considerable growth. Plan Melbourne and State policy encourages this growth to be accommodated in locations that are in proximity to services and public transport. Local policy also generally provides support for more intensive development to be located in a hierarchy of Activity Centres within the municipality. More intensive and higher developments are encouraged within Major Activity Centres such as Smith Street.

Given the age and status of the Smith Street Structure Plan we have given it little consideration when assessing the proposal. However, the DDO10 provides guidance in relation to built form arrangements and scale of development. It contains discretionary design principles which seek buildings that are built for the street frontage and side boundaries, taller buildings should be setback and spaced to create new interest and variety, the street façade should complement the predominant street frontage heights of nearby and abutting properties and should not exceed 3 storeys or 12m. Development above 12m in height should be setback and not exceed 4 to 6 storeys.

The subject site occupies the largest property within the small urban block bounded by Johnston, George, Chapel and Rochester Streets. It also benefits from its largely 'island' location with three street frontages and a laneway separating it from the rear of the row houses to the north. However, the streets to the south and west are little narrow streets. It is also the largest property within the DDO10 area, on the southern side of Johnston Street. Therefore, the site is uniquely positioned to accommodate a significant infill response within the context of DDO10.

Johnston Street urban block diagram and 'island' site nature

Height and massing

We note, the nearby approval at 182 Johnston Street is 7 storeys or 21.75m above Johnston Street. The proposal also rising to 7 storeys or approximately 26m above Johnston Street. While, the difference in overall height is noticeable, at approximately 4.25m, we consider it to be proportionate to the larger size as well as its position further away from Johnston Street. However, the site's relationship to Chapel Street, and visual exposure from Johnston Street somewhat tempers the site's capacity for height.

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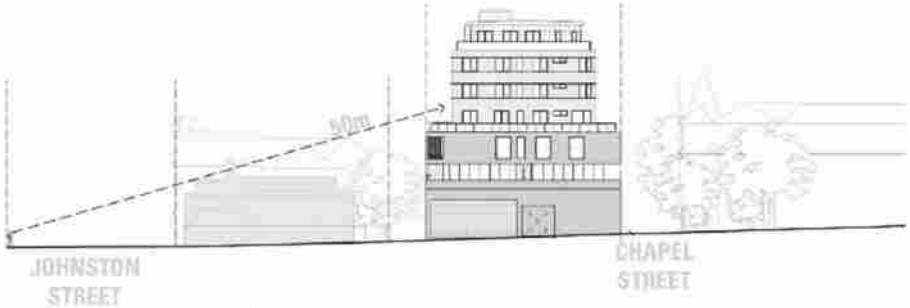
The DDO10 contains a discretionary maximum height of 4 to 6 storeys, with built form to be setback to meet various discretionary view line and amenity tests. The proposal at 7 storeys exceeds this preferred height by 1 storey. Therefore, relevant to the proposal, upper forms should avoid increased overshadowing of street and public space between 10am and 2pm at the equinox and minimise visual intrusion of upper levels when view from footpaths and public spaces.

The existing building, as demonstrated by the shadow diagrams, already significantly overshadows Chapel Street, between 10am and 2pm at the equinox. However, there appears to be an error in relation to the extent of existing shadows at 1pm and 2pm. Irrespectively, the existing building (which is largely proposed to be retained) already overshadows Chapel Street.

The proposal will cast shadows across Chapel Street and onto the grounds of the Fitzroy Primary School, between 10am and 2pm at the equinox. While, the school grounds could be considered 'public space', and therefore the amenity test within the DDO10 would require the proposal to reduce in height and mass so that no additional overshadowing of the school grounds occurs. However, we consider that given the nature of the portion of school ground affected, being at the northern perimeter of the yard, largely containing canopy trees and separated from Chapel Street by an approximately 1.8m height cyclone wire fence. That the school grounds do not constitute public space for the purpose of the overshadowing test. Further, school grounds at not accessible to the general public during school times.

In relation to the visual intrusion test, the site benefits from a 30m separation from Johnston Street. Therefore, its upper forms will be substantially setback behind the existing buildings which line Johnston Street. The subject site is situated behind a row of attached single storey terrace housing with a pitched roof and the 2 storey Rochester Castle Hotel. These relatively low heritage forms allow the upper 4 levels of the proposal to be clearly visible from the northern (far) side of Johnston Street. While, we consider the impact of the visual intrusion of the upper levels to be acceptable, we are concerned about the 'sheer' presentation of upper levels which will be clearly evident above the single storey heritage dwellings.



Impact of visual intrusion on Johnston Street

Therefore, we do not consider that a reduction of 1 level would greatly assist the proposal to 'fit' within streetscape views from within Johnston Street. Also, we consider such a reduction would enable to proposal to have a stronger relationship with the prominent and heritage 2 storey Fitzroy School building and conceal its mass within the more sensitive George Street streetscape, as viewed from the south.

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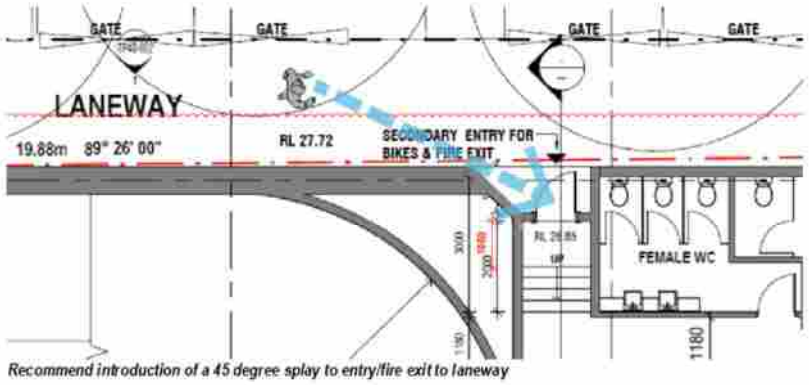
Site Planning

We are generally supportive of the overall site planning and make the following comments:

- We are supportive of the provision and extent of active frontage provided at ground level with frontage to George Street and wrapping the corner into Chapel Street. These tenancies are highly glazed and will provide appropriate engagement and activation of the street at ground level. The main building entrance is appropriately integrated into the heritage fabric and provides an appropriate 'sense of address' to George Street.
- The core is well located and responds to the site's stepped northern boundary by allowing an efficient basement layout, a large and flexible retail tenancy at ground and is concealed within the form at all upper levels.
- The vehicle access and egress is sensitively integrated into the heritage fabric to the rear of the property and generally retains the status quo in terms of visual impact of car storage on the single storey dwelling at 23 Chapel Street. The proposal also successfully integrates the substation within the existing roller door along the Rochester Street frontage.
- Bicycle storage is provided at ground level, in a centrally located and convenient position. It also benefits from three points of access, either via the vehicle entry, through the front door or via a secondary entry to the laneway.
- In order to improve the safety of the laneway, we would recommend that a 45 degree splay be incorporated within the western wall of the secondary pedestrian entry/fire exit to enable sightlines into the recessed doorway (upon approach from Rochester Street).



Recommend introduction of a 45 degree splay to entry/fire exit to laneway

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Massing and Architecture Expression

We are supportive of the proposal in terms of adopting a defined 3 storey brick base with a setback upper form and the use of a different architectural language. The retention and reuse of the heritage façade and base is supported and is further enhanced by the employment of a 'negative' level to distinguish new and old form (within the base) and results in the provision of a DDO10 complaint base. The rising form above the robust base is setback and expressed in rather simple, yet contemporary arrangement and treated in white lysaght steel cladding with strong horizontal rhythm. The top floor is further distinguished (from the 3 levels below) through provision of a greater setback and dark coloured alucobond panels, resulting in a define 'top' which is also slightly recessive. This results is a somewhat plain, architectural expression for a building to the rear of the Johnston Street corridor and therefore would form a 'bland' and dominant backdrop behind the existing buildings when viewed from across Johnston Street.

Artists impression of proposal, behind existing single storey dwellings from Johnston Street.

However, the removal of a level (ideally level 5) would reduce the overall mass of the proposal to better 'fit' within the surrounding context, be less visually prominent and accord with the discretionary maximum heights within the DDO.

Function & Amenity

We note the retention of the existing owner/tenant (DSR) within the development and praise the number of apartments within the development which achieve disabled access. We also consider in general the layout and arrangement of apartments and the provision of predominantly 2 and 3 bedroom dwellings to be commendable. We consider these attributes to constitute a genuine community benefit, which is to be commended.

Attachment 6 - PLN16/1116 - 341 - 347 George Street, Fitzroy - Urban Design comments (decision plans).

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Conclusion

We are generally **supportive** of the proposal and consider that only very modest **refinement are recommended** in order to further enhance the proposal.

While, we note the proposed 1 storey height exceedance beyond the discretionary provisions of the DDO10 is acceptable when tested against the amenity tests.

Further, the proposal offers a community benefit in the provision of both disabled access dwellings as well as a dwelling mix of predominantly larger 2 and 3 bedroom dwellings. Such features are commended. However, given the lack of architectural expression of the upper levels, its presentation when viewed from Johnston Street and potential to set a height precedent within the DDO10 area, we consider that a reduction of 1 level would appropriately address these matters.

Therefore, in summary we recommend:

- **Removal of Level 5** to enable the proposal to accord with the discretionary height provisions of the DDO10; and
- The introduction of a **45 degree splay** be incorporated within the western wall of the secondary pedestrian entry/fire exit to enable sightlines into the recessed doorway.

Should you have any further enquiries, please don't hesitate to contact us on 9664 8844.

Yours faithfully,

urban design team

hansen partnership pty ltd

5 February 2017

Attachment 7 - PLN16/1116 - 341 - 347 George Street, Fitzroy - Urban Design comments (sketch plans).

hansen

Urban Design Memo

To:	Laura Condon	Date:	10/09/2018
Company:	City of Yarra	From:	Hansen Urban Design
RE:	341-347 George Street, Fitzroy		

Thank you for the opportunity to further review the application package for the proposed 7 storey mixed use development at **341-347 George Street, Fitzroy**. We have previously reviewed the plans prepared by D-ARC Architects, dated September 2017 and inspected the site and the surrounds. As well, we have reviewed the relevant background information including the Yarra Planning Scheme and the Mecone Urban Context & Town Planning Report dated, September 2017. This memo assesses the revised 'Discussion Plans' prepared by D-Arc Architects dated 27 March 2018.

Our assessment in relation to urban design matters, including a number of recommendations, is set down below.

Site and context

The subject site is located on the western side of George Street, and north of Chapel Street and east of Rochester Street. It is positioned approximately 40m south of Johnston Street and is within the Johnston Street NAC. Bus routes 200 and 207 travel along Johnston Street connecting the site to the Melbourne CAD and eastern suburbs. Johnston Street forms part of Yarra's Activity Centre network along main road corridors.

Site context

The subject site is irregular in shape and is considered to be flat. The site has a primary frontage of approximately 18m to George Street, and secondary frontages to Chapel and Rochester Streets of approximately 48m and 23m respectively. It also has a frontage of 36.5m in the north to a bluestone laneway, resulting in a total site area of approximately 1,152m².

The site currently comprises a single storey commercial building occupied by Disability Sport & Recreation (DSR) with a contributory level of heritage significance. The existing building is constructed to all site boundaries with vehicular access gained from the south western corner to both Rochester Street and Chapel Street.

The subject site is located within a built form context that has a predominantly low-scale 1 to 2 storey streetwall profile and a varied architectural forms, behind the Johnston Street corridor.

hansen partnership
melbourne | [illegible]
level 4 136 exhibition st
melbourne vic 3000
t 03 9654 8844 f 03 9654 8088
e info@hansenpartnership.com.au
w hansenpartnership.com.au

urban planning | urban design | landscape architecture

Attachment 7 - PLN16/1116 - 341 - 347 George Street, Fitzroy - Urban Design comments (sketch plans).

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The site has the following **interfaces**:

- To the immediate **north**, is a 2.6m (approximate) wide right of way which runs along most of the subject site's northern boundary. Adjoining the site in the north east is the rear of the Rochester Castle Hotel located at 202 Johnston Street. It is a double storey individually significant heritage building and is currently used as a bar and restaurant, with an outdoor beer garden abutting the common boundary. Further north of the ROW is 188-200 Johnston Street, comprising a run of 7 attached single storey dwellings (under consolidated ownership) with vehicular access gained from the ROW.
- To the immediate **south**, is Chapel Street, an 8m wide road reserve with on-street parallel car parking, 2 way traffic movement and footpaths to both sides. On the opposite side of the street is Fitzroy Primary School, an individually significant heritage site comprising open space and a 2 storey brick school building built to the street edge and facing George Street. Canopy vegetation is predominantly present along the edges of the site, with an open school yard in the middle. Further south is a mix of 1-2 storey terraced residential forms.
- To the immediate **west**, is Rochester Street, a 9m wide road reserve with on-street parallel car parking, 2 way traffic movement and footpaths to both sides. Further west is 23 Chapel Street and 178-182 Johnston Street. 23 Chapel Street is a single storey individually significant heritage building with private open space located to the west of the site. 178-182 Johnston Street currently comprises 3 buildings as follows: two 1 storey and one 2 storey building located on the corner of Johnston and Rochester Streets. There is a current permit for a 7 storey mixed use development which was approved at VCAT in June, 2017.
- To the immediate **east**, is George Street, a 20m wide road reserve with on-street parallel and angled car parking, 2 way traffic movement and footpaths to both sides. On the opposite side of the street is 342-346 George Street. This site accommodates 3 attached double storey terrace dwellings with a contributory heritage grading. Also to the east is the rear portion of 208 Johnston Street, which comprises a single storey commercial building which accommodates a Veterinary Clinic.

North – Rochester Castle Hotel

North – 188-200 Johnston Street

South – Fitzroy Primary School – looking towards site

West – single storey cottage at 23 Chapel Street

West – Artists Impression of approval at 178-182 Johnston Street

Attachment 7 - PLN16/1116 - 341 - 347 George Street, Fitzroy - Urban Design comments (sketch plans).

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The Proposal

- The proposal is for the partial demolition of the existing single storey commercial premise and the construction of a 7 storey mixed use building with a primary frontage and entry from George Street. The total height of the proposal and streetwall/parapet is 25.3m and 12m respectively.
- The building comprises 1 retail/café premise at ground level with frontage to George Street and Chapel Street. Office space dedicated for DSR is provided at ground and first floors. The proposal also comprises a gym on the first floor.
- A total of 32 residential apartments are proposed on the upper levels, including 16 accessible apartments. More specifically, the proposal comprises 7x 1 bedroom, 15x 2 bedroom and 10x 3 bedroom apartments.
- A basement is provided across 2 levels and double car stackers at ground level accommodating a total of 64 car parking spaces and 49 bicycle spaces. Access to the car park is gained from a vehicular crossover to Chapel Street.
- The main entry lobby for retail, office and residential use is located along George Street frontage in the site's north east corner, leading to a corridor and lift core comprising 2 lifts. The retail/café and office premises are located to the south of the entry lobby and present a fully glazed frontage to both Chapel and George Street.
- The residential levels are arranged to either side of a central east-west aligned corridors, with apartments primarily orientated to the north and south.
- The proposal constructed to all boundaries.

Artist impression of the proposal's presentation to George Street

Attachment 7 - PLN16/1116 - 341 - 347 George Street, Fitzroy - Urban Design comments (sketch plans).

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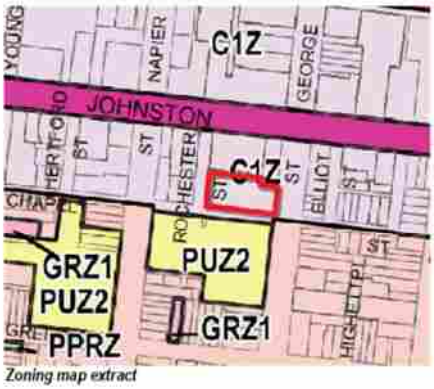
Planning and Design Framework

The site is located within the **Commercial 1 Zone (C1Z)**. The purpose of the C1Z comprises:

- *To create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses; and*
- *To provide for residential uses at densities complementary to the role and scale of the commercial centre.*



Zoning map extract

The site is subject to the **Design and Development Overlay Schedule 10** – Johnston Street Precinct – West of Smith Street, which contains the following objectives:

- *To retain the valued features which contribute to the preferred future character and heritage of the area;*
- *To ensure development fits with its context and the preferred future character;*
- *To develop streets with a human scale and vibrant street life;*
- *To improve the pedestrian environment in Johnston Street; and*
- *To encourage high quality new development.*

The site is also subject to the **Environmental Audit Overlay** and the **Heritage Overlay Schedule 334 – South Fitzroy Precinct**.

The site is identified within the strategic policy document, the **Smith Street Structure Plan** (November 2008) which provides increased guidance on the desired urban outcomes within this precinct.

The Smith Street Structure Plan identifies the site within **Precinct 4: Johnston Street Precinct** identifying:

- Facades of new buildings built to the street frontage to repair the streetscape and enhance activity on the street;
- Larger sites maintain the existing street façade height, and higher development setback away from the street;
- Build to the street frontage boundary of the site;
- The street frontage façade of infill development must complement the predominant street frontage height of nearby and abutting properties, with upper levels setback; and
- 4-6 storeys on sites of sufficient size to accommodate upper level setbacks to meet view line and amenity setback criteria.

Attachment 7 - PLN16/1116 - 341 - 347 George Street, Fitzroy - Urban Design comments (sketch plans).

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The following State and Local planning policies are considered relevant:

- Clause 11 – Settlement;
  - Clause 11.01-1S – Settlement;
- Clause 15 – Built Environment and Heritage;
  - Clause 15.01-1S – Urban Design;
  - Clause 15.01-1R – Urban design – Metropolitan Melbourne;
  - Clause 15.01-2S – Building design;
  - Clause 15.03-1S – Heritage conservation;
- Clause 21.03 – Vision;
- Clause 21.04 – Land Use;
- Clause 21.05 – Built Form;
- Clause 21.08 – Neighbourhoods;
- Clause 22.02 – Development Guidelines for Site Subject to the Heritage Overlay; and
- Clause 22.07 – Development Abutting a Laneway.

Other relevant documents:

- Smith Street Structure Plan (2008);
- City of Yarra Urban Design Strategy (2011);
- City of Yarra Built form Review (2003); and
- Victorian Urban Design Charter (2010).

Attachment 7 - PLN16/1116 - 341 - 347 George Street, Fitzroy - Urban Design comments (sketch plans).

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Urban Design Assessment

In summary, we consider that the subject site lends itself to a **modest infill development** due to its existing condition, locational attributes and the size of the landholding. We are supportive of the proposed **built form response** in its current form primarily due to the retention of the heritage fabric and its relationship to new form above.

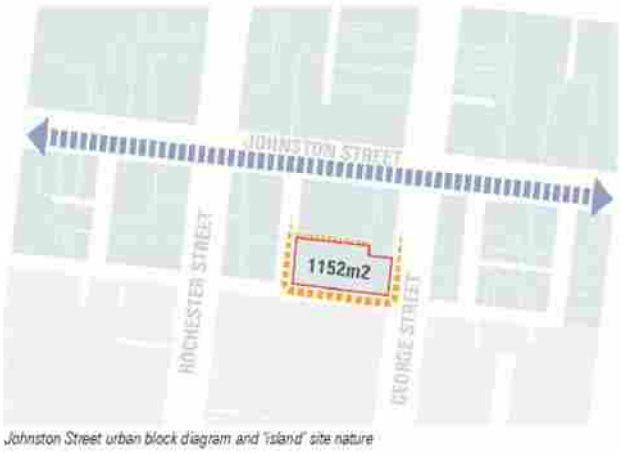
The reasons for our position are discussed further as follows:

Strategic Context and Urban Form

State and local policy generally provides support for more intensive redevelopment of a mixed-uses within Fitzroy, along the Johnston Street corridor and within the Smith Street Activity Centre. Yarra, like many other inner city areas, is undergoing a considerable growth. Plan Melbourne and State policy encourages this growth to be accommodated in locations that are in proximity to services and public transport. Local policy also generally provides support for more intensive development to be located in a hierarchy of Activity Centres within the municipality. More intensive and higher developments are encouraged within Major Activity Centres such as Smith Street.

Given the age and status of the Smith Street Structure Plan we have given it little consideration when assessing the proposal. However, the DDO10 provides guidance in relation to built form arrangements and scale of development. It contains discretionary design principles which seek buildings that are built for the street frontage and side boundaries, taller buildings should be setback and spaced to create new interest and variety, the street façade should complement the predominant street frontage heights of nearby and abutting properties and should not exceed 3 storeys or 12m. Development above 12m in height should be setback and not exceed 4 to 6 storeys.

The subject site occupies the largest property within the small urban block bounded by Johnston, George, Chapel and Rochester Streets. It also benefits from its largely 'island' location with three street frontages and a laneway separating it from the rear of the row houses to the north. However, the streets to the south and west are little narrow streets. It is also the largest property within the DDO10 area, on the southern side of Johnston Street. Therefore, the site is uniquely positioned to accommodate a significant infill response within the context of DDO10.



Johnston Street urban block diagram and 'island' site nature

Attachment 7 - PLN16/1116 - 341 - 347 George Street, Fitzroy - Urban Design comments (sketch plans).

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Height and massing

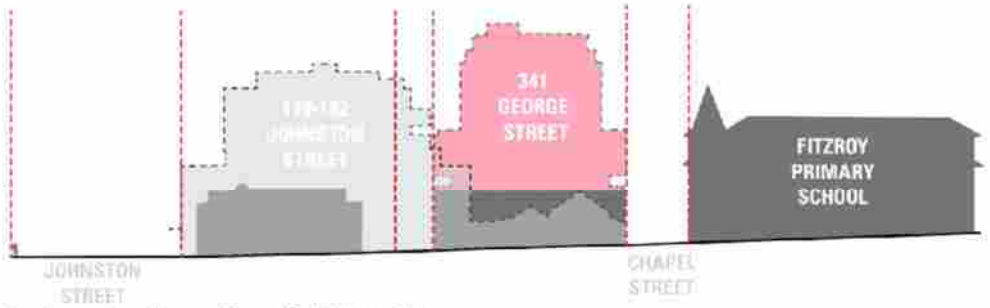
We note, the nearby approval at 178-182 Johnston Street is 7 storeys or 21.75m (RL 48.49) above Johnston Street. The proposal also rising to 7 storeys or approximately 26m (RL 53.30) above Johnston Street. While, the difference in overall height is noticeable, at approximately 4.81m, we consider it to be proportionate to the larger size as well as its position further away from Johnston Street. However, the site's relationship to Chapel Street, and visual exposure from Johnston Street somewhat tempers the site's capacity for height.

The DDO10 contains a discretionary maximum height of 4 to 6 storeys, with built form to be setback to meet various discretionary view line and amenity tests. The proposal at 7 storeys exceeds this preferred height by 1 storey. Therefore, relevant to the proposal, upper forms should avoid increased overshadowing of street and public space between 10am and 2pm at the equinox and minimise visual intrusion of upper levels when view from footpaths and public spaces.

The existing building, as demonstrated by the shadow diagrams, already significantly overshadows Chapel Street, between 10am and 2pm at the equinox. However, there appears to be an error in relation to the extent of existing shadows at 1pm and 2pm. Irrespectively, the existing building (which is largely proposed to be retained) already overshadows Chapel Street.

The proposal will cast shadows across Chapel Street and onto the grounds of the Fitzroy Primary School, between 10am and 2pm at the equinox. While, the school grounds could be considered 'public space', and therefore the amenity test within the DDO10 would require the proposal to reduce in height and mass so that no additional overshadowing of the school grounds occurs. However, we consider that given the nature of the portion of school ground affected, being at the northern perimeter of the yard, largely containing canopy trees and separated from Chapel Street by an approximately 1.8m height cyclone wire fence. That the school grounds do not constitute public space for the purpose of the overshadowing test. Further, school grounds at not accessible to the general public during school times.

In relation to the visual intrusion test, the site benefits from a 30m separation from Johnston Street. Therefore. its upper forms will be substantially setback behind the existing buildings which line Johnston Street. By way of comparison the approved massing at 178-182 reaches its maximum height of 7 storeys, set back approximately 8.8m from Johnston Street, behind a 3 storey streetwall.



Massing comparison with approved form at 178-182 Johnston Street.

Attachment 7 - PLN16/1116 - 341 - 347 George Street, Fitzroy - Urban Design comments (sketch plans).

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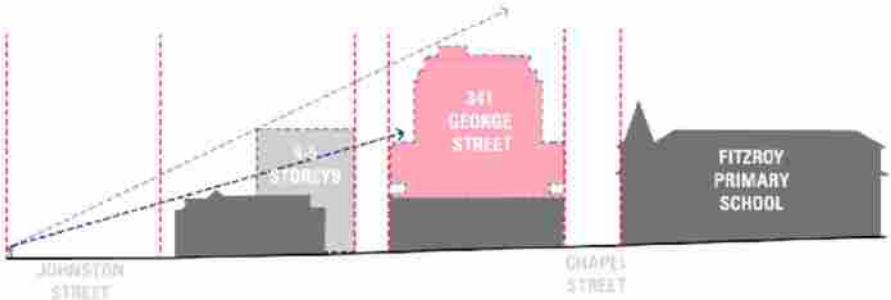
While, the subject site is situated behind a row of attached single storey terrace housing with a pitched roof and the 2 storey Rochester Castle Hotel. These relatively low heritage forms allow the upper 4 levels of the proposal to be clearly visible from the northern (far) side of Johnston Street. We acknowledge that these individual dwellings are under a single ownership, which increases their potential to accommodate development in the future. Given, the need to appropriately respect the single storey heritage terraces, we envisage that a modest 4-5 storey form could be contemplated to the rear of these consolidated properties. If such a form were to exist (in the future) it would considerably conceal (or completely hide) the proposal from views from Johnston Street.



Proposed and potential future visual impact of proposal as viewed from far side of Johnston Street

In the interim, the revised proposal has suitably enhanced the architectural expression of its rising form to create an articulated façade presentation which introduces stronger horizontal division to suitably 'break-up' the previously 'sheer' appearance. We consider the revised architectural expression to be acceptable.

Therefore, we consider the impact of the visual intrusion of the upper levels to be acceptable when viewed from the far side of Johnston Street.

Site Planning

We are generally supportive of the overall site planning and make the following comments:

- We are supportive of the provision and extent of active frontage provided at ground level with frontage to George Street and wrapping the corner into Chapel Street. These tenancies are highly glazed and will provide appropriate engagement and activation of the street at ground level. The main building entrance is appropriately integrated into the heritage fabric and provides an appropriate 'sense of address' to George Street.

- The core is well located and responds to the site's stepped northern boundary by allowing an efficient basement layout, a large and flexible retail tenancy at ground and is concealed within the form at all upper levels.

- The vehicle access and egress is sensitively integrated into the heritage fabric to the rear of the property and generally retains the status quo in terms of visual impact of car storage on the single storey dwelling at 23 Chapel Street. The proposal also successfully integrates the substation within the existing roller door along the Rochester Street frontage.

Attachment 7 - PLN16/1116 - 341 - 347 George Street, Fitzroy - Urban Design comments (sketch plans).

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- Bicycle storage is provided at ground level, in a centrally located and convenient position. It also benefits from three points of access, either via the vehicle entry, through the front door or via a secondary entry to the laneway.

- In order to improve the safety of the laneway, we would recommend that a 45 degree splay be incorporated within the western wall of the secondary pedestrian entry/fire exit to enable sightlines into the recessed doorway (upon approach from Rochester Street).

Recommend introduction of a 45 degree splay to entry/fire exit to laneway

Massing and Architecture Expression

We are supportive of the proposal in terms of adopting a defined 3 storey brick base with a setback upper form and the use of a different architectural language. The retention and reuse of the heritage façade and base is supported and is further enhanced by the employment of a 'negative' level to distinguish new and old form (within the base) and results in the provision of a DDO10 complaint base.

Artists Impression of proposal, behind existing single storey dwellings from Johnston Street

Attachment 7 - PLN16/1116 - 341 - 347 George Street, Fitzroy - Urban Design comments (sketch plans).

We were previously critical of the rather simple (bland) architectural expression of Levels 3-5. The revised proposal has now appropriately addressed our concerns by way of introducing a distinct treatment to Level 3, comprising a different and darker lysaght steel cladding colour. This assists in visually recessing Level 3 and introduces a distinction to Levels 4-5 which are expressed as a 'pair' levels. This revised presentation results an acceptable architectural expression viewed in the backdrop of Johnston Street.

Function & Amenity

We note the retention of the existing owner/tenant (DSR) within the development and praise the number of apartments within the development which achieve disabled access. We also consider in general the layout and arrangement of apartments and the provision of predominantly 2 and 3 bedroom dwellings to be commendable. We consider these attributes to constitute a genuine community benefit, which is to be commended.

Conclusion

We are **supportive** of the proposal and consider that only very minor **refinement is recommended** in order to further enhance the proposal at ground level.

We consider the 1 storey height exceedance beyond the discretionary provisions of the DDO10 to be acceptable when tested against the amenity tests.

Further, the proposal offers a community benefit in the provision of both disabled access dwellings as well as a dwelling mix of predominantly larger 2 and 3 bedroom dwellings. Such features are commended.

Therefore, we recommend:

- The introduction of a **45 degree splay** be incorporated within the western wall of the secondary pedestrian entry/fire exit to enable sightlines into the recessed doorway.

Given, the minor nature of this recommendation, we consider it could be done by way of a permit condition.

Should you have any further enquiries, please don't hesitate to contact us on 9664 8844.

Yours faithfully,

Urban Design Team

Hansen Partnership Pty Ltd

10 September 2018

Attachment 11 - PLN16/1116 - 341 - 347 George Street, Fitzroy - Combined Waste Management comments.

Sustainable Management Plan (SMP)

Referral Response by Yarra City Council

ESD in the Planning Permit Application Process

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

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

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

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

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

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

Assessment Process:

The applicant's town planning drawings provide the basis for Council's ESD assessment. Through the provided drawings and the SMP, Council requires the applicant to demonstrate best practice.
The following comments are based on the review of the architectural drawings, prepared by D-Arc (rev K 13.09.2017) and the accompanying SMP, prepared by Arc Resources (14.09.2017 1052A).

Attachment 11 - PLN16/1116 - 341 - 347 George Street, Fitzroy - Combined Waste Management comments.

Sustainable Management Plan (SMP)

Referral Response by Yarra City Council

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Attachment 11 - PLN16/1116 - 341 - 347 George Street, Fitzroy - Combined Waste Management comments.

Sustainable Management Plan (SMP)

Referral Response by Yarra City Council

Assessment Summary:

Responsible Planner:		Patrick Sutton	
ESD Advisor:		Euan Williamson	
Date:	14.11.2017	Planning Application No:	PLN16/1116
Subject Site:		341-347 George Street, Fitzroy	
Site Area:	Approx. 1054m^2	Site Coverage:	100%
Project Description:		Seven storey building comprising offices, 32 dwellings.	
Pre-application meeting(s):		None.	

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

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

(1) Applicant ESD Commitments:

- Minimum 6.5 Star average NatHERS Star rating for dwellings.
- A STORM report with a 102% STORM score has been submitted that demonstrates best practice and relies on ~652m^2 of roof connected to 20,000 litres in rainwater storage for flushing of all toilets in non-residential areas.
- 49 secure bicycle parking spaces in bike store on ground floor.
- Energy efficient heating/cooling and lighting.
- Water efficient fixtures and taps.

(2) Application ESD Deficiencies:

- 40% of dwellings will have access to cross ventilation, single aspect dwellings will have poor natural ventilation with room depths of ~8m. Very poor standard of natural ventilation to no-residential areas as there are no operable windows to office areas or gym. Recommend operable windows to office areas and gym to provide access to natural ventilation. Recommend re-designing single aspect dwellings to reduce dwelling depth. Recommend ceiling fans to all habitable rooms in single aspect dwellings to assist with ventilation. Recommend extraction fans to kitchen ranges (not re-circulating type).
- Daylight was not addressed in the SMP. Single aspect dwellings on lower levels will have poor daylight access, further impacted by future surrounding development. Please provide further daylight information demonstrating that daylight to proposed dwellings will be adequate under future equitable development scenarios. Recommend building re-design including reconfiguration of lower level dwellings to increase setback from northern laneway, and reduce room depth.
- The energy efficiency of the non-residential portion of the development appears to meet minimum NCC standards only. Please update the SMP and demonstrate an improvement over minimum compliance.
- Significant areas of glazing exposed to northerly, west and east facing summer sun angles. SMP includes recommendations to install additional shading that have not been reflected in the plans. Ensure that shading recommendations included in the SMP are enacted and that no dwelling's cooling loads exceed the 30MJ/m^2 BADS standard.
- Ensure that suitable end-of-trip facilities for all staff are provided.

Attachment 11 - PLN16/1116 - 341 - 347 George Street, Fitzroy - Combined Waste Management comments.

Sustainable Management Plan (SMP)

Referral Response by Yarra City Council

- Recommend introducing some landscaping to meet the BADS and Clause 22.17 standards and to improve the ecological value of the site.
- Recommend that the development include some outdoor communal spaces for residents and staff such as gardens or other facilities to meet BADS standards.
- The SMP uses the STEPS tool which is no longer accepted by Council and has been superceeded by the BESS tool. STEPS and the SMP do not address all objectives of Clause 22.17 of the planning scheme. Please update the SMP to address current ESD standards.

(3) Outstanding Information:

- Changes to the building design (such as exterior shading) are required to validate the NatHERS ratings in the SMP. Refer to the SMP for details. Please update architectural drawings to be consistent with these recommendations and validate the NatHERS ratings submitted to Council.

(4) ESD Improvement Opportunities

- Consider a solar PV array to contribute to common area electricity consumption.
- Consider gas boosted solar hot water.
- Consider electric vehicle charging infrastructure.
- Consider specifying low-VOC internal finishes, sealants, carpets and flooring, wall and ceiling coverings, as well as low or zero formaldehyde content in engineered timber products
- Consider that all timber to be certified by FSC as sustainable.
- Consider recycled concrete component and low embodied energy steel.
- Consider recycled materials in building components such as insulation.
- Recommend providing a composting system for dwellings.

Further Recommendations:

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

Attachment 11 - PLN16/1116 - 341 - 347 George Street, Fitzroy - Combined Waste Management comments.

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	40% of dwellings will have access to cross ventilation. Single aspect dwellings will have poor natural ventilation with room depths of ~8m. No operable windows to office areas or gym.	Recommend operable windows to office areas and gym to provide access to natural ventilation. Recommend ceiling fans to all habitable rooms in single aspect dwellings to assist with ventilation. Recommend extraction fans to kitchen ranges (not re-circulating type).	2
Daylight & Solar Access	Daylight was not addressed in the SMP. Single aspect dwelling on lower levels will be borderline daylight access, further reduced by future surrounding development.	Please provide further daylight information demonstrating that daylight to proposed dwellings will be adequate under future equitable development scenarios. Recommend building re-design including reconfiguration of lower level dwellings to increase setback from northern laneway, and reduce room depth.	2
External Views	External views from all dwellings.	-	1
Hazardous Materials and VOC	Low VOC paints.	Consider specifying low-VOC internal finishes, sealants, carpets and flooring, wall and ceiling coverings, as well as low or zero formaldehyde content in engineered timber products.	4
Thermal Comfort	Good thermal comfort is determined through a combination of good access to ventilation, balanced passive heat gains and high levels of insulation. The application proposes: - Some access to natural ventilation - Additional shading proposed - Average thermal efficiency standards.	Please refer to section on, *NCC Energy Efficiency Requirements Exceeded* and *Effective Shading*	2

*** Council Assessment Ratings:**

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

References and useful information:
SDAPP Fact Sheet: 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 11 - PLN16/1116 - 341 - 347 George Street, Fitzroy - Combined Waste Management comments.

2. Energy Efficiency

Objectives:

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

Issues	Applicant's Design Responses	Council Comments	CAR*
NCC Energy Efficiency Requirements Exceeded	Minimum 6.5 Star average NatHERS Star rating for dwellings.	The energy efficiency of the non-residential portion of the development appears to meet minimum NCC standards only. Please update the SMP and demonstrate an improvement over minimum compliance. Changes to the building design (such as exterior shading) are required to validate the NatHERS ratings in the SMP. Please updated architectural drawings to be consistent.	3
Hot Water System	Gas water system with a minimum 86% efficiency storage system to all dwellings.	Consider gas boosted solar hot water.	4
Peak Energy Demand	Peak demand reduced through various initiatives.	-	1
Effective Shading	Significant areas of glazing exposed to northerly, west and east facing summer sun angles. SMP includes recommendations to install additional shading that have not been reflected in the plans.	Ensure that shading recommendations included in the SMP are enacted and that no dwelling's cooling loads exceed the 30MJ/m^2 BADS standard.	2
Efficient HVAC system	Energy efficient reverse cycle heating/cooling systems within one star of the most efficient available.	-	1
Efficient Lighting	Energy efficient lighting, and external lighting to have motion sensor controls.	-	1
Electricity Generation	No information has been submitted.	Consider a solar PV array to contribute to onsite electricity consumption.	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 11 - PLN16/1116 - 341 - 347 George Street, Fitzroy - Combined Waste Management comments.

3. Water Efficiency

Objectives:

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

Issues	Applicant's Design Responses	Council Comments	CAR*
Minimising Amenity Water Demand	Water efficient taps and fittings throughout, including: - 4 Star toilets - 5 Star tapware - 3 Star showers <9 litres/min - 5 Star dishwashers	-	1
Water for Toilet Flushing	A 20,000 litre rainwater tank connected to all non-residential toilets for flushing.	-	1
Water Meter	Water metering for individual dwellings and all major common area uses.	-	1
Landscape Irrigation	No information has been provided.	-	-
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 11 - PLN16/1116 - 341 - 347 George Street, Fitzroy - Combined Waste Management comments.

4. Stormwater Management

Objectives:

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

Issues	Applicant's Design Responses	Council Comments	CAR*
STORM Rating	A STORM report with a 102% STORM score has been submitted that demonstrates best practice and relies on ~652m^2 of roof connected to 20,000 litres in rainwater storage for flushing of all toilets in non-residential areas.	-	1
Discharge to Sewer	-	-	-
Stormwater Diversion	-	-	-
Stormwater Detention	The 2,000 litres of rainwater tanks detailed above will partially act in a detention capacity.	-	1
Stormwater Treatment	-	-	-
Others	-	-	-

*** Council Assessment Ratings:**

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

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

Attachment 11 - PLN16/1116 - 341 - 347 George Street, Fitzroy - Combined Waste Management comments.

5. Building Materials

Objectives:

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

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

*** Council Assessment Ratings:**

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

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

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6. Transport

Objectives:

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

Issues	Applicant's Design Responses	Council Comments	CAR*
Minimising the Provision of Car Parks	Car parking in car stackers.	-	1
Bike Parking Spaces	49 secure bicycle parking spaces in bike store on ground floor.	-	1
End of Trip Facilities	No information has been provided.	Ensure that suitable end-of-trip facilities for all staff are provided.	2
Car Share Facilities	No information has been provided.	-	1
Electric vehicle charging	No information has been provided.	Consider electric vehicle charging infrastructure.	4

*** Council Assessment Ratings:**

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

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

Attachment 11 - PLN16/1116 - 341 - 347 George Street, Fitzroy - Combined Waste Management comments.

7. Waste Management

Objectives:

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

Issues	Applicant's Design Responses	Council Comments	CAR*
Construction Waste Management	A CWMP with a minimum 70% recycling/reuse target for construction and demolition waste.	-	1
Operational Waste Management	Space for general waste and recycling bins.	Recommend providing a composting system for dwellings	4
Storage Spaces for Recycling and Green Waste	Area for bins can be identified on the plans.	-	1
Others	-	-	-

*** Council Assessment Ratings:**

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

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

Attachment 11 - PLN16/1116 - 341 - 347 George Street, Fitzroy - Combined Waste Management comments.

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	No specific information has been submitted.	Recommend introducing some landscaping to meet the BADS and Clause 22.17 standards and to improve the ecological value of the site.	2
Heat Island Effect	No specific information has been submitted.	-	1
Communal Spaces	No specific information has been submitted.	Recommend that the development include some communal spaces for residents and staff such as gardens or other facilities.	2

*** Council Assessment Ratings:**

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

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

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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

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10. Construction and Building Management

Objective:

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

Issues	Applicant's Design Responses	Council Comments	CAR*
Building Tuning	Comprehensive commissioning and tuning of all major appliances and building services.	-	1
Building Users Guide	No specific information has been submitted.	Recommend a Building Users Guide explaining optimal usage of building services and sustainability features within the development including rainwater tanks, energy systems, etc.	4
Contractor has Valid ISO14001 Accreditation	No specific information has been submitted.	-	1
Construction Management Plan	No specific information has been submitted.	Recommend that an Environmental Management Plan be developed by the building contractor to monitor and control activities undertaken during construction.	4
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

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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 11 - PLN16/1116 - 341 - 347 George Street, Fitzroy - Combined Waste Management comments.

CITY OF YaRRA

TO:	**Danielle Connell**
FROM:	**Euan Williamson, ESD Advisor**
DATE:	**30.04.2018**
FILE:	**PLN16/1116 – 341-347 George Street, Fitzroy**
SUBJECT:	**ESD response to updated SMP and plans.**

Danielle,

I have reviewed the substituted plans, prepared by *D Architects* (prepared 27.03.2018), and amended SMP prepared by Ark resources (dated 23.03.2018). In summary, most of my previous concerns regarding ESD have been addressed by the amended material. A further amended SMP is requested.

The following issues have been resolved to a satisfactory standard;

- Energy efficiency to dwellings and no-residential areas, including cooling loads,
- Access to natural ventilation,
- End of trip facilities,
- Landscaping and common areas.

Daylight

After further investigation into this site , I am satisfied that the level of daylight to proposed dwellings will be adequate and that future development on the adjoining sites is unlikely to impact on this amenity. This is based on the heritage value of the adjoining sites and assuming that any development will be sympathetic to the heritage character of the area.

The BESS report, however, still includes a non-compliant IEQ section with no daylight credits acknowledged or claimed. I recommend that the applicant and their consultant team amend the SMP and BESS report to demonstrate compliance with BESS's IEQ section. The project clearly does not meet the "DTS Daylight" criteria in the BESS tool, but other methods of calculating daylight (BESS calculator or daylight modelling) should be pursued to lift the quality of the SMP and better support their proposal.

If you or the applicant would like to discuss my comments or recommendation further, please contact me.

Euan Williamson
Environmental Sustainable Development Advisor
City of Yarra PO Box 168 Richmond 3121
T (03) 9205 5366 **F** (03) 8417 6666
E Euan.Williamson@yarracity.vic.gov.au
W www.yarracity.vic.gov.au

Attachment 11 - PLN16/1116 - 341 - 347 George Street, Fitzroy - Combined Waste Management comments.

CITY OF YaRRA

TO:	**Danielle Connell**
FROM:	**Euan Williamson, ESD Advisor**
DATE:	**30.08.2018**
FILE:	**PLN16/1116 – 341-347 George Street, Fitzroy**
SUBJECT:	**ESD response to updated SMP.**

I have reviewed the amended SMP by Ark Resources, dated the 20th May 2018, and I can confirm that the project meets our ESD standards and that the BESS report has been updated and the document is suitable for endorsement.

If you or the applicant would like to discuss this further, please contact me.

Attachment 11 - PLN16/1116 - 341 - 347 George Street, Fitzroy - Combined Waste Management comments.

SLR
global environmental solutions

22 November 2017

640.10090.05070 341-347 George St Fitzroy 20171121.docx

City of Yarra
PO Box 168
Richmond VIC 3121

Attention: Patrick Sutton

Dear Patrick

341 George Street, Fitzroy
Planning Assessment Acoustical Review

SLR Consulting Pty Ltd (SLR) has been retained by the City of Yarra to provide a review of the acoustic assessment report for the residential development proposed for 341 George Street, Fitzroy.

Details of the report are as follows:

- Title: 341 George Street, Fitzroy, Acoustic Assessment
- Date: 1 September 2017
- Prepared by: Acoustic Logic Consultancy (ALC)

The report has been prepared to address the city of Yarra RFI for the project, reproduced below:

> (g) The application has not indicated that any live music is performed from the adjoining premises at No.202 Johnston Street and this must be confirmed as the website associated with this premises indicates that this may be the case.
>
> (i) The application material identifies this premises as a bar/restaurant – more detail is required as to the actual activities undertaken from this premises.
>
> (ii) If live music is performed from any premises within 50m of the subject site the application requirements as per clause 52.43-5 of the Yarra Planning Scheme must be complied with, including the provision of an acoustic report.

1 Preliminary

(Sections 1 to 3 of the acoustic report)

The proposal, the development site, the nearest noise sources and noise sensitive receivers are identified in these sections of the report. The application is for the construction of a 7 storey residential building including:

- 2 levels of basement car parking with car stackers (carpark accessed via Chapel Street)
- Ground floor car parking, offices, retail and café

SLR Consulting Australia Pty Ltd Suite 2, 2 Domville Avenue Hawthorn VIC 3122 Australia
+61 3 9249 9400 +61 3 9249 9499
E: melbourne@slrconsulting.com www.slrconsulting.com
ABN 29 001 584 612

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- Level 1 offices and gym
- Five levels of residential apartments.

The nearest noise sensitive receivers are identified as the residential areas north, east and west of the development site. All dwellings are separated from the development by a laneway or road.

Potential sources of noise to the development site are identified as:

- Rochester Hotel, north east of the subject site. Noise sources include:
  - Patron noise from beer garden and music and patron noise from within the Rochester Hotel
  - Patron noise from a small outdoor smoking area on the west side of the building (first floor)
  - Kitchen exhaust fans
- Road traffic noise from Johnston Street

SLR Comments: *the project, site and surrounds and potential noise impacts are generally identified in the report.*

2 Rochester Hotel Patron / Beer Garden Noise

2.1 Quantification of Noise Impacts

(Sections 5 and 7 of the acoustic report)

Noise from the Rochester Hotel has been quantified with a series of attended and unattended noise measurements.

The following attended measurements were conducted:

- In the hotel front bar on Tuesday 22 August 2017, between 2:30 and 2:35 pm with music played at the maximum level allowed by the installed noise limiter.
- In the hotel beer garden between 10:40 pm and 10:55 pm on a Saturday night, while the space was occupied by approximately 30 people.
- In the hotel function room while music was played at typical levels, as identified by the hotel operator.

Unattended noise logging was conducted:

- Overlooking the beer garden, with a microphone at a height of approximately 4.5 m, from 19-20 August 2017 (Saturday night / Sunday morning). This was the same period that the attended measurement was conducted.

Graphs of the noise logging data are included in Appendix 2 of the acoustic report.

On the basis of their measurements and observations, ALC conclude that noise from music and patrons at the Rochester Hotel will be addressed if noise from the beer garden is addressed (i.e. patron noise from the beer garden is the more critical impact to the subject development).

SLR Comment: *Music and patron noise impacts have been quantified and the data obtained is clearly presented. The involvement of the venue operators provides assurance that the worst case music and patron noise impacts have generally been quantified.*

In Section 7 of the report ALC indicate that the beer garden was approximately half full during the assessment, and they have made allowances in their calculation of patron noise impacts for higher noise levels.

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The patron noise spectrum provided in Table 2 of the report appears to include too much low frequency to be attributable to voice alone. This may be due to background music or to mechanical plant.

2.2 Assessment Criteria

(Sections 6.4 and 6.5)

ALC note that music noise is assessable to SEPP N-2 and state that given music from the hotel was neither clearly audible nor the dominant source, it effectively complies with SEPP N-2.

Patron noise is proposed to be assessed to internal targets of 35 dBA L_{eq} in living rooms and in bedrooms during the day and evening period, and 30 dBA L_{eq} in bedrooms at night.

SLR Comment: *The proposed criteria for voice are reasonable. In our opinion further information is required to demonstrate that a music noise assessment is not required, as the provided spectra may include a contribution from music.*

2.3 Assessment

(Sections 6.5 and 7.0 of the report)

The patron noise assessment is based on a patron noise level of 77 dBA L_{eq} at the façade of the building measured while the venue was at 50% capacity. The noise spectrum used in calculations is that obtained during the attended measurements in the beer garden.

SLR Comment: *The predictions of patron noise at the façade of the development for 100% capacity are not transparent and we recommend that this information is more clearly documented in the report, as it may be relied upon for future assessments and/or reviews of the glazing upgrade advice. The following information would be useful for these purposes:*

- *A predicted level of patron noise within the courtyard, at the reference/monitoring location, for 100% capacity (based on our experience on other projects we would anticipate this to be in the order of 82-83 dBA Leq) and/or*
- *The façade location at which the noise level assumed in ALC calculations is predicted to occur. It is unclear whether this location is the masonry façade wall closest to the beer garden (i.e. north façade which is equivalent to the logging location), or the nearest habitable room window (which is in the eastern façade of the building).*

2.4 Façade Upgrade Advice

(Section 7 of the acoustic report)

Advice is provided for façade upgrades to control patron noise to exposed apartments. The glazing advice is detailed in the marked up drawings attached to the report. ALC note that brick veneer components of the façade will not require specific acoustic upgrades

SLR Comment: *The glazing advice provided in the report looks generally adequate for controlling the likely levels of patron noise. However, our indicative calculations suggest that bedrooms 2 of most affected apartments on levels 4 and 5 may need further upgrades.*

We also recommend that an acoustic specification is provided for the walls of habitable rooms overlooking the beer garden even though these are proposed to be masonry. Due to the large areas of some walls and the low frequency component of the measured spectrum, our calculations suggest that acoustic detailing may be required to achieve the internal ratings (this may consist of specifying a minimum air cavity with fibrous insulation to the cavity).

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3 Existing Mechanical Plant

Some apartments in the development will overlook roof mounted mechanical plant serving the Rochester Hotel.

3.1 Design Targets

ALC propose achieving SEPP N-1 indoor limits for existing mechanical plant. The calculated limit is 26 dBA Leq inside habitable rooms at night.

SLR Comment: *We agree that meeting SEPP N-1 indoor targets (assuming openable windows are closed) is reasonable for the development. We are also of the opinion that external noise levels on balconies should not be so high as to render these spaces unusable. As a guide, we recommend that levels do not exceed 55 dBA Leq in outdoor spaces. This level is in line with the WHO guidelines for outdoor areas used for rest and relaxation.*

The provided SEPP N-1 noise limits are determined from background noise measurements conducted at the south of the subject site (overlooking Chapel Street). Given that background noise levels are likely to be higher on the northern side of the development site, it would be reasonable from our perspective to use the SEPP N-1 Zoning Levels as the noise limits for Rochester Hotel mechanical plant.

3.2 Noise Measurements, Predictions and Façade Upgrades

An attended measurement of noise from mechanical plant at the Hotel was conducted at ground level in George Street while noise from the equipment was audible. The measured level was 60 dBA Leq. Noise from this equipment was also recorded by the roof mounted noise logger (Location 1) and the measured level was in the order of 67 dBA Leq at this location.

ALC do not include an explicit assessment of noise from mechanical plant on the roof of the Hotel. The façade upgrades provided in Section 7 are, however, intended to control noise to the nominated SEPP N-1 indoor targets.

SLR Comment: *There appear to be a number of items of roof mounted mechanical plant – two kitchen exhaust fans and some air conditioning equipment, and it is unclear which items were operating during the measurements. This information is required if noise from the equipment is to be predicted to different parts of the development.*

Our main concern is noise from the most elevated kitchen exhaust fan, which may not be effectively quantified with measurements conducted either at ground level or the logger location. Noise from this fan is likely to be greater at receivers overlooking the fan discharge (e.g. 4th and 5th floor bedrooms on the north east corner of the site). If the noise level measured at the logging location was predominantly due to this fan, our calculations suggest that the internal design targets will not be met.

Our recommended balcony design target of 55 dBA Leq appears likely to be met due to the high balcony balustrades proposed for the project.

4 Road Traffic Noise

4.1 Criteria

(Section 6.2 of the acoustic report)

Road traffic noise is proposed to be assessed to AS/NZS internal design ranges, which are set out in Table 11 of the report. The targets are expressed as one hour Leq noise levels.

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SLR Comments: *The specific AS/NZS2107 targets are not specified. We recommend that the loudest hour of the relevant assessment periods do not exceed the upper end of the AS/NZS2107 ranges, and that the average day and night levels do not exceed a level 5 dB lower than the range (this is in line with the Better Apartments Design Standards (BADS) levels).*

4.2 Traffic Noise Measurements, Predictions and Façade Upgrades

(Sections 5.4, 6.2 and 7 of the acoustic report)

Road traffic noise impacts to the subject site have been quantified with attended and unattended measurements conducted at an adjacent site, overlooking Johnston Street. The measured levels, adjusted to remove façade reflections where relevant, were typically 68 dBA L_{eq}.

The report does not include calculations of traffic noise to upper levels of the façade of the subject development, which will have a line of sight to parts of Johnston Street, but notes that if patron noise ingress is address, road traffic will be adequately controlled.

As a minimum, glazing in windows with a line of sight to Johnston Street is proposed to be 6 mm float glass, 12 mm airgap, 6 mm float glass.

SLR Comments: *The use of noise data obtained for a nearby site overlooking Johnston Street is reasonable for quantifying impacts to the subject development.*

By our estimate road traffic noise at the façade of the development will be in the order of 8 dB to 10 dB lower in level than the measured level (i.e. 58 to 60 dB). The proposed façade upgrades are likely to be adequate for controlling these levels of noise to the internal design targets.

5 Noise from the Subject Development

5.1 Project Mechanical Plant

(Sections 6.1 and 8 of the report)

Noise from project mechanical plant is proposed to be assessed to SEPP N-1. SEPP N-1 Zoning Levels and noise limits are provided in the report. ALC note that the mechanical design is not yet finalised, and the plant and equipment will be designed to meet the identified limits.

SLR Comments: *Our calculations of SEPP N-1 noise limits for project mechanical plant agree with ALC's. We agree that noise control options for mechanical plant can be finalised during the detailed design phase of the project.*

5.2 Car Stackers and Carpark Entrance Gate

The project carpark is located on the ground floor and basement of the development. The carpark is entered from Chapel Street. There are four car stackers on the ground floor, and two levels of standard basement carpark (no car stackers in basement). The architectural drawings for the project show perforated brick screens along the northern and western facades.

5.2.1 Criteria

(Section 9 of the report)

General carpark noise (e.g. vehicle movements etc), are proposed to be assessed to sleep disturbance targets of 65 dBA Lmax outside openable windows of bedrooms within the development, and existing dwellings. Noise from the car stackers and carpark entrance gate is proposed to be assessed to both sleep disturbance targets and SEPP N-1

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SLR Comments: *We agree with the nominated criteria.*

5.2.2 Noise Control

The following noise control measures are proposed:

- Walls to the north and west of the carpark are to be imperforate (i.e. the perforated brick screen, if retained, will require a solid screen behind it).
- The central section of the ground floor carpark soffit is to be lined with sound absorbing material with an NRC of not less than 0.8.
- All equipment is to be installed with vibration isolation.
- Car stackers are to be programmed to minimise unnecessary noise (e.g. from the platforms hitting the carpark slab).

SLR Comment: *The proposed noise controls are appropriate and can be expected to control noise from the equipment to acceptable levels. We note that the current architectural drawings do not show the northern and western walls as imperforate.*

6 First Floor Gym

(Section 10 of the acoustic report)

Advice is provided in the report for minimising impacts from the first floor gymnasium to apartments above. The recommendations include vibration isolation of equipment and limitation of the hours of use and music levels.

SLR Comment: *The provided advice will help to minimise impacts from the gym.*

7 SLR Summary

A review of the acoustic report prepared for the office development proposed for 341-347 George Street, Fitzroy is provided above. The report generally addresses the acoustic issues related to the proposal. A summary of our findings and details of the items we would like to see addressed in further detail are summarised below.

Patron Noise

Patron noise from the Rochester Hotel beer garden has been identified as the most significant noise impact to the subject development. Noise from patrons has been measured and predicted to the subject development, and is proposed to be assessed to indoor targets of 30 dBA L_{eq} in bedrooms at night and no more 35 dBA L_{eq} in habitable rooms (including bedrooms) at other times. Glazing upgrades have been proposed.

1. The report should include a clear statement of the predicted patron noise level at a reference location (either the logging location and/or at outside a critical apartment window) during full occupancy of the beer garden. This information will be required if post construction compliance testing is conducted.
2. Our indicative calculations suggest that the façade upgrade treatments proposed are generally adequate, however we predict non-compliant internal noise levels to level 4 and 5 bedrooms on the north east corner of the development. These rooms appear to have a line of sight to the beer garden.

Attachment 11 - PLN16/1116 - 341 - 347 George Street, Fitzroy - Combined Waste Management comments.

Music Noise

3. ALC observe that music noise was not audible at any assessment locations and on that basis they have not conducted a music noise assessment. While we agree that if music is not present it need not be assessed, the noise spectrum recorded in the beer garden appears to include notable low frequency noise content. Clarification is required regarding the issue of music in the outdoor area. Even quite low levels of music may be non-compliant with internal SEPP N-2 limits at the subject development due to its close proximity to the beer garden. Alternatively, if this noise is due to mechanical plant, the data obtained during times when the plant was operating and the beer garden was not occupied might be able to be analysed to demonstrate that this is the case.

Rochester Hotel Mechanical Plant

4. Existing mechanical plant is proposed to be assessed to SEPP N-1 internally (windows closed) and internal targets of 26 dBA L_{eq} have been identified. A measurement of noise from the equipment has been conducted at ground level, however there is potential for noise to be louder at receiver locations overlooking some items of equipment (particularly the large kitchen exhaust fan). The report should include an estimation of the sound pressure level due to mechanical plant at upper levels of the development, the basis for the prediction and confirmation that the proposed façade upgrades will enable the design targets to be met.

   If the high levels of low frequency noise measured at beer garden monitoring location are due to mechanical plant, further façade upgrades are likely to be required to meet the indoor targets.

Road Traffic Noise

5. The specific design targets for road traffic noise have not been provided. While road traffic noise ingress may be addressed through façade upgrades to control patron noise, we nevertheless recommend that the targets be nominated in the acoustic report. In the instance of changes to the façade design or the acoustic environment, it is important that the targets be clearly nominated. Our recommendations are that:

   - The loudest hour of road traffic does not exceed 45 dBA L_{eq} in any habitable room between 7 am and 10 pm, or 40 dBA L_{eq} in bedrooms between 10 pm and 7 am, and
   - The average traffic levels do not exceed 40 dBA $L_{eq,16h}$ in living rooms and 35 dBA $L_{eq,8hr}$ in bedrooms.

Carpark Noise

6. Advice is provided for controlling noise from car stackers and the carpark generally. The advice looks reasonable however we note that the imperforate carpark walls nominated in the acoustic report are not documented on the architectural drawings.

Yours sincerely,

Checked by: JA

Dianne Williams
Associate - Acoustics

Attachment 11 - PLN16/1116 - 341 - 347 George Street, Fitzroy - Combined Waste Management comments.

SLR
global environmental solutions

15 October 2018

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City of Yarra
PO Box 168
Richmond VIC 3121

Attention: Laura Condon

Dear Laura

341 George Street, Fitzroy
Proposed Acoustic Planning Conditions

SLR Consulting Pty Ltd (SLR) has been retained by the City of Yarra to assist in the development of acoustic planning conditions for the residential development proposed for 341 George Street, Fitzroy. Our advice was sought on this matter because the acoustical consultant's letter dated 11 October 2018 did not fully address the issues raised in our review of 22 November 2017, and because the proprietor of the Rochester Castle Hotel raised questions relative to their music noise emissions that were not full addressed in the Acoustic Logic report dated 1 September 2017.

The following conditions are suggested:

1. An acoustic report generally in accordance with the Acoustic Logic report dated 1 September 2017 is to be prepared, but modified to include / address or show:

   (a) An assessment of music noise from the Rochester Castle Hotel beer garden either when the beer garden is fully occupied, or when music is played at levels commensurate with those that occur when the area is fully occupied. The measurement is to be coordinated with the venue operator. If an exceedance of SEPP N-2 limits is identified at the development, façade upgrade treatments are to be implemented to ensure that the measured levels of music comply with SEPP N-2 indoors, with doors and windows closed.

   (b) An assessment of music from the Rochester Castle Hotel ground floor dining room either while this space is used for an event with music, or while music is played at levels commensurate with those that occur when the space is used for events. The measurement is to be coordinated with the venue operator. If an exceedance of SEPP N-2 limits is identified at the development, façade upgrade treatments are to be implemented to ensure that the measured levels of music comply with SEPP N-2 indoors, with doors and windows closed.

   (c) The octave music levels at the façade of the development determined in the assessments referred to in (a) and (b) are to be presented in the report.

   (d) Road traffic noise is to achieve the following targets indoors, with doors and windows closed:
      - 40 dBA $L_{eq,16h}$ in living rooms
      - 35 dBA $L_{eq,8h}$ in bedrooms

SLR Consulting Australia Pty Ltd Suite 2, 2 Domville Avenue Hawthorn VIC 3122 Australia
+61 3 9249 9400 +61 3 9249 9499
E: melbourne@slrconsulting.com www.slrconsulting.com
ABN 29 001 584 612

Attachment 11 - PLN16/1116 - 341 - 347 George Street, Fitzroy - Combined Waste Management comments.

- 45 dBA $L_{eq,1h}$ (loudest hour) in habitable rooms between 7 am and 10 pm
- 40 dBA $L_{eq,1h}$ (loudest hour) in bedrooms between 10 pm and 7 am

2. Following completion of the development and prior to occupancy, acoustic tests are to be conducted demonstrating that:
   - Patron noise does not exceed 30 dBA L_{eq} in bedrooms at night and 35 dBA L_{eq} in habitable rooms at any time, when the outdoor patron area of the Rochester Castle Hotel is fully occupied.
   - Music from the venue does not exceed SEPP N-2 noise limits indoors when music is played within the venue front bar, function room and dining room, and within the beer garden.
   - Mechanical plant noise from the Rochester Castle Hotel does not exceed SEPP N-1 noise limits inside apartments.
   - Road traffic noise does not exceed the targets nominated in 1(d).

   Assessments of noise from the Rochester Castle Hotel are to be coordinated with the hotel management.

Yours sincerely,

Dianne Williams
Associate - Acoustics

Checked by: JA

Attachment 11 - PLN16/1116 - 341 - 347 George Street, Fitzroy - Combined Waste Management comments.

CITY OF YARRA

MEMO

To: Patrick Sutton

From: Mark Pisani

Date: 30 November 2017

Subject: Application No: PLN16/1116
Description: Mixed Use Development
Site Address: 341-347 George Street, Fitzroy

I refer to the above Planning Application received on 24 October 2017 and the accompanying report prepared by One Mile Grid traffic consultants in relation to the proposed development at 341-347 George Street, Fitzroy. Council's Engineering Services unit provides the following information:

CAR PARKING PROVISION

Proposed Development

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

Proposed Use	Quantity/ Size	Statutory Parking Rate	No. of Spaces Required	No. of Spaces Allocated
One-bedroom dwelling	7	1 space per dwelling	7	7
Two-bedroom dwelling	15	1 space per dwelling	15	15
Three-bedroom dwelling	10	2 spaces per dwelling	20	10
Residential visitors	32 dwellings	1 space per 5 dwellings	6	0
Office	570 m²	3.5 spaces per 100 m² of net floor area	19	19
Gymnasium	140 m²	Rate not specified	To the satisfaction of the Responsible Authority	0
Retail/Café	180 m²	4 spaces per 100 m² of leasable floor area	7	3
		Total	**74 Spaces + Parking for Gymnasium**	**64 Spaces**

The development would have a parking shortfall of six residential visitor spaces and four spaces associated with the retail/café use.

To reduce the number of car parking spaces required under Clause 52.06-5 (including to reduce to zero spaces), the application for the car parking reduction must be accompanied by a Car Parking Demand Assessment.

Attachment 11 - PLN16/1116 - 341 - 347 George Street, Fitzroy - Combined Waste Management comments.

Car Parking Demand Assessment

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

- *Parking Demand for Residential Visitors*. Peak parking for residential visitors generally occurs on weekday evenings and at weekends. Applying an established empirical peak residential parking rate of 0.12 spaces per dwelling for the 32 dwellings would result in a parking demand of three to four spaces. During normal business hours, the visitor parking rate would be much less than the 0.12 spaces per dwelling. Daytime visitor parking would be around 0.07 spaces per dwelling, which would result in two spaces.

  The applicant proposes to accommodate these spaces off-site. We would normally encourage applicants to provide some on-site parking for residential visitors for developments on or near activity centres. In this instance, the subject site is located several hundred metres from the Brunswick Street and Smith Street activity centres. The residential visitor parking demand could be accommodated in the surrounding roads.

- *Parking Demand for Gymnasium*. According to One Mile Grid traffic engineering consultants, the gymnasium would be for use by the occupants and clients of the development and would not be open to the public.

  The proposed gymnasium would not be providing any on-site car parking. In the nearby area, a number of gymnasiums have been approved with reduced parking rates or with no on-site parking, as shown in the following table:

Development Site	Approved Parking Rate
Collingwood	
Fitness Studio 157-159 Langridge Street PLN16/0019 issued 20 March 2017	0.050 spaces per patron (1 on-site space; 20 patrons)
Abbotsford	
Gymnasium (24 hour) 563 Victoria Street PLN16/0948 issued 3 February 2017	No on-site car parking (40 patrons)

  Providing no on-site parking for the gymnasium is considered appropriate.

- *Parking Demand for the Retail/Café Use*. As for the indoor recreation facility, patrons to the food and drink premises would be drawn from employees of the office, nearby workplaces and local residents. It is unlikely that the proposed food and drink premises would be a specific destination in its own right. The three on-site spaces for this use would be used by employees.
- *Availability of Public Transport in the Locality of the Land*. The site is within walking distance of bus services operating along Johnston Street. Tram services operating along Brunswick Street and Smith Street are also within walking distance of the site.
- *Multi-Purpose Trips within the Area*. Clients and customers to the site who choose to drive might combine their visit by engaging in other business or activities whilst in the area.
- *Convenience of Pedestrian and Cyclist Access*. The site has very good walking accessibility to public transport nodes. The site also has good connectivity to the on-road bicycle network.

Attachment 11 - PLN16/1116 - 341 - 347 George Street, Fitzroy - Combined Waste Management comments.

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*. One Mile Grid had conducted on-street parking occupancy surveys of the streets surrounding the site on Thursday 28 July 2016 between 7:00am and 9:00pm. The survey area encompassed sections of Johnston Street, Napier Street, George Street, Chapel Street, Elliot Street and Rochester Street. The surveys should have included a Saturday. The extent of the survey is considered appropriate. A car parking inventory ranging from 64 to 93 spaces was identified. The results of the survey indicate that the on-street parking availability was at its lowest between 2:30pm and 3:30pm, which coincides with school pick up times. From own anecdotal observations of on-street parking conditions in this part of Fitzroy during weekdays, on-street parking tends to become more readily available after businesses close for the day (from 5:00pm). The short-stay parking overflow from the site should be able to be accommodated on-street.
- *Relevant Local Policy or Incorporated Document*. The proposed development is considered to be in line with the objectives contained in Council's *Strategic Transport Statement*. The site is ideally located with regard to sustainable transport alternatives and the reduced provision of on-site car parking would potentially discourage private motor vehicle ownership and use.

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 short-stay parking overflow from the site (say, up to five visitor spaces and four retail/café spaces) could be accommodated on-street.

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

TRAFFIC GENERATION
The traffic generation for the site adopted by One Mile Grid is as follows:

Proposed Use	Adopted Traffic Generation Rate	Daily Traffic	Peak Hour	
			AM	PM
Residential (32 dwellings)	3.0 vehicle trips per dwelling per day Peak hour volume is 10% of daily residential volume	96	10	10
Office (19 spaces)	0.65 trips per space per AM peak hour 0.60 trips per space per PM peak hour	Not provided	12	11
Retail/Café (3 staff spaces)	1.0 trip per space in each peak hour	6	3	3
	Total		**25 trips per hour**	**24 trips per hour**

The peak hour volumes are not unduly high and should not adversely impact on the traffic operation of Chapel Street or any of the adjoining local streets.

Attachment 11 - PLN16/1116 - 341 - 347 George Street, Fitzroy - Combined Waste Management comments.

DEVELOPMENT LAYOUT DESIGN
Layout Design Assessment

Item	Assessment
Access Arrangements	
Development Entrance	The development's entrance has a doorway width of 5.855 metres. The
Visibility	No visibility splay has been provided for the exit lane. The proposed perforated brick façade may not be able to provide adequate visibility of pedestrians. Applicant to provide clarification.
Headroom Clearance	Not dimensioned on the drawings.
Internal Ramped Accessways	The internal ramped accessways have minimum wall-to-wall widths of 6.4 metres and satisfy the Australian/New Zealand Standard AS/NZS 2890.1:2004.
Car Parking Modules	
At-Grade Parking Spaces	The dimensions of the at-grade parking spaces (2.6 metres by 4.9 metre) satisfy *Design standard 2: Car parking spaces*. The widths of spaces 28 and 55 have not been dimensioned.
Accessible Parking Spaces	The widths of the accessible parking spaces and shared areas have not been dimensioned.
Tandem Parking Sets	The tandem parking sets have been provided with additional 500 mm as per *Design standard 2*.
Aisles	The aisle widths range from 6.43 to 6.465 metres and satisfy *Table 2: Minimum dimensions of car parking spaces and accessways* of Clause 52.06-9.
Column Depths and Setbacks	Column depths and setbacks from the aisle satisfy *Diagram 1 Clearance to car parking spaces*.
Clearances to Walls	Clearances of 350 mm have been provided for some spaces adjacent to walls. The clearance adjacent to bay 14 has not been dimensioned.
Blind Aisle Extensions	The blind aisle extensions of 1.0 metre satisfy AS/NZS 2890.1:2004.
Mechanical Parking	
Car Stacker	The car stacker to be provided for the development is the Wöhr Parklift 411-2 dependent car stacker, which would be suitable for long-stay office parking. The stackers can accommodate B85 design vehicles.
Floor to Ceiling Height	Not dimensioned or specified. The floor to ceiling height is approximately 5.0 metres. The largest model type has a height envelope of 4.2 metres. The development's floor to ceiling height can accommodate this device.
Vehicle Clearance Height	The car stacker can accommodate vehicle clearance heights of 1.8 metres for at least 50% of cars. This stacker model series satisfies *Design standard 4: Mechanical parking*.
Vehicle Turning Movements	The swept path diagrams for the B85 design vehicle entering and exiting the stacker platforms are considered satisfactory.

Attachment 11 - PLN16/1116 - 341 - 347 George Street, Fitzroy - Combined Waste Management comments.

Item	Assessment
Gradients	
Ramp Grade for First 5.0 metres inside Property	The grade for the first 5.0 metres inside the property is horizontal.
Ramp Grades and Changes of Grade	Ramp grades and changes of grade for the internal ramped accessways satisfy *Design standard 3: Gradients*.
Transition Grades at Bases of Internal Ramps	The 1 in 8 transition grades at the base of the 1 in 4 ramp sections should be no less than 2.5 metres in length. Having the 1 in 8 transition grades at a length of 2.5 metres would ensure that a B99 design vehicle does no bottom out.
Loading Arrangements	
Loading Facility	The development would not be containing an on-site loading bay. The transportation of goods to the café could be made by utilising the public on-street Loading Zone on the west side of George Street, just south of Johnston Street. On that basis, Engineering Services has no objection to the waiver of the loading bay requirement under Clause 52.07.

Design Items to be Addressed

Item	Details
Visibility	The visibility sight triangle for the exit lane of the entrance should be superimposed on the drawings. The applicant is to confirm whether the perforated brick façade can provide adequate visibility of pedestrians walking along the Chapel Street footpath.
Accessible Parking Spaces	The widths of the spaces and shared areas are to be dimensioned on the drawings.
At-Grade Parking Spaces	The widths of spaces 28 and 55 are to be dimensioned on the drawings. As these spaces abut walls, the applicant needs to ensure that the spaces satisfy *Diagram 1 Clearance to car parking spaces*. If this cannot be achieved, the applicant may need to make adjustments to the car parking layout.
Clearances to Walls	The clearance to the wall adjacent to space 14 is to be dimensioned. The clearance should be no less than 300 mm.
Vehicle Turning Movements – Development Entrance	The applicant is to provide swept path diagrams for the B99 design vehicle entering and exiting the entrance via Chapel Street. On-street parking is to be superimposed on the diagrams.
Vehicle Passing Movements – Curved Ramped Accessways	Swept path diagrams for a B99 design vehicle and an oncoming B85 design vehicle are to be provided for vehicle passing movements within the curved internal ramps.
Ground Clearance Check – Curved Ramped Accessways	The applicant is to provide ground clearance checks along the inside radii of the curved ramps using the B99 design vehicle. The ground clearance checks must provide the ramp grades and lengths of each ramp grade section.

Attachment 11 - PLN16/1116 - 341 - 347 George Street, Fitzroy - Combined Waste Management comments.

Attachment 11 - PLN16/1116 - 341 - 347 George Street, Fitzroy - Combined Waste Management comments.

IMPACT ON COUNCIL ROAD ASSETS

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

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

ENGINEERING CONDITIONS

Civil Works

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

- The kerb and channel along the property's Chapel Street and Rochester Street frontages must be reconstructed to Council's satisfaction and at the Permit Holder's cost.
- The footpath along the property's Rochester Street, Chapel Street and George Street frontage must be stripped and re-sheeted to Council's satisfaction and at the Permit Holder's cost. The footpath must have a cross-fall of 1 in 40 or unless otherwise specified by Council.
- The pram crossing at the corner of Chapel Street and George Street is to be reconstructed in sawn bluestone pitchers to Council's satisfaction and at the Permit Holder's cost.
- All redundant vehicle crossings along the property's road frontages must be demolished and reinstated as paving, kerb and channel to Council's satisfaction and at the Permit Holder's cost. Any surplus bluestones are to be returned to Council's depot.
- The existing vehicle crossing on the north side of Chapel Street is to be demolished and reconstructed in accordance with Council's Standard Drawings, engineering requirements and Council's *Infrastructure Road Materials Policy*. The vehicle crossing must satisfy the ground clearance for a B99 design vehicle.
- Bluestones are to be replaced in the Right of Way in areas where they are missing, and that the Right of Way be made good to the satisfaction of Council before the building is occupied.

Car Stacker Devices

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

Road Asset Protection

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

Construction Management Plan

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

Attachment 11 - PLN16/1116 - 341 - 347 George Street, Fitzroy - Combined Waste Management comments.

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.

Removal, Adjustment, Changing or Relocation of Parking Restriction Signs

- No parking restriction signs or line-marked on-street parking bays are to be removed, adjusted, changed or relocated without approval or authorisation from Council's Parking Management unit and Construction Management branch.
- Any on-street parking reinstated as a result of development works must be approved by Council's Parking Management unit.
- The removal of any kerbside parking sensors and any reinstatement of parking sensors will require the Permit Holder to pay Council the cost of each parking sensor taken out from the kerb/footpath/roadway. Any costs associated with the reinstatement of road infrastructure due to the removal of the parking sensors must also be borne by the Permit Holder.

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.

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
General Items

- All road pavement reinstatements must be consolidated as single full-width areas of reinstatement to reduce further construction joints in the pavement.
- Redundant pits/services to be removed and council assets to be reinstated.

Attachment 11 - PLN16/1116 - 341 - 347 George Street, Fitzroy - Combined Waste Management comments.

Public Lighting
There is currently light mounted at the north west corner of the existing building (at the junction of Rochester Street and the east-west aligned Right of Way). Council will not approve removal of the existing light until a new light is installed and become operational.

Existing Sewer Vent in Rear Right of Way
At the east end of the east-west aligned Right of Way abutting the development, there is a sewer vent positioned adjacent to the property. The applicant must liaise with Melbourne Water and determine whether the sewer vent and its position would have a detrimental impact on the development once it is completed. Melbourne Water should advise whether the sewer vent can be relocated, removed or modified if required for the development. Advice from the EPA should be sought to establish the minimum clearances and distances a sewer vent can be from windows of residential properties.

Construction Difficulty Notes

- Consideration for limiting the size of construction vehicles accessing the site during construction should be made. Streets surrounding the site are not suitable for large construction vehicles.
- Proximity of construction works and vehicles to trees adjacent to the site, and along any proposed truck access route, should be carefully considered to ensure no Council trees are damaged.

Regards

Mark Pisani
Senior Development Engineer
Engineering Services Unit

Attachment 11 - PLN16/1116 - 341 - 347 George Street, Fitzroy - Combined Waste Management comments.

CITY OF YARRA

MEMO

To:	**Laura Condon**
From:	**Mark Pisani**
Date:	**18 September 2018**
Subject:	**Application No: PLN16/1116** **Description: Additional Engineering Comments** **Site Address: 341-347 George Street, Fitzroy**

I refer to the above Planning Application received on 31 August 2018 and the accompanying report prepared by One Mile Grid in relation to the proposed development at 341-347 George Street, Fitzroy. Council's Civil Engineering unit provides the following information:

DESIGN ITEMS TO BE ADDRESSED

Item	Engineering Comment
The visibility sight triangle for the exit lane of the entrance should be superimposed on the drawings. The applicant is to confirm whether the perforated brick façade can provide adequate visibility of pedestrians walking along the Chapel Street footpath.	According to One Mile Grid traffic engineering consultants, the façade of the building near the exit lane would be perforated brick. The sight triangle is to be superimposed on the drawings by way of a condition on the permit.
The widths of the spaces and shared areas are to be dimensioned on the drawings.	The widths of the accessible parking spaces and shared areas are to be dimensioned on the drawings by way of a condition on the permit.
The widths of spaces 28 and 55 are to be dimensioned on the drawings. As these spaces abut walls, the applicant needs to ensure that the spaces satisfy Diagram 1 Clearance to car parking spaces. If this cannot be achieved, the applicant may need to make adjustments to the car parking layout.	Spaces 28 and 55 have widths of 2.7 metres and does not technical satisfy Diagram 1. However, the spaces satisfy the Australian/New Zealand Standard AS/ZS 2890.1:2004 for spaces adjacent to walls. There is no objection to the space widths as the Australian/New Zealand Standard is met.
The clearance to the wall adjacent to space 14 is to be dimensioned. The clearance should be no less than 300 mm.	The submitted report indicates that the clearance for space 14 is approximately 330 mm. This satisfies *Design standard 2: Car parking spaces* of Clause 52.06-9.
The applicant is to provide swept path diagrams for the B99 design vehicle entering and exiting the entrance via Chapel Street. On-street parking is to be superimposed on the diagrams.	The swept diagrams for the B99 design vehicle entering and exiting the development entrance via Chapel Street are considered satisfactory. On-street parking has been shown, as requested.

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Attachment 11 - PLN16/1116 - 341 - 347 George Street, Fitzroy - Combined Waste Management comments.

Item	Engineering Comment
Swept path diagrams for a B99 design vehicle and an oncoming B85 design vehicle are to be provided for vehicle passing movements within the curved internal ramps.	The swept path diagrams for the B99 design vehicle and an oncoming B85 design vehicle passing one another along the curved internal ramps are considered satisfactory.
The applicant is to provide ground clearance checks along the inside radii of the curved ramps using the B99 design vehicle. The ground clearance checks must provide the ramp grades and lengths of each ramp grade section.	One Mile Grid consultants have undertaken ground clearance checks of the inside radii of the curved ramps using the B99 design vehicle and have dimensioned the ramp grades and transition grades. The ramp has a grade of 1 in 4 with a 1 in 8 transition grade with a length of 2.0 metres. With a 1 in 4 grade, the 1 in 8 transition grade at the base should have a minimum length of 2.5 metres – this should be done by way of a condition on the permit.

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Page 2 of 2

Attachment 11 - PLN16/1116 - 341 - 347 George Street, Fitzroy - Combined Waste Management comments.

CITY OF YARRA

MeMO

Sent: Monday, 30 October 2017 8:50 AM
To: Sutton, Patrick
Subject: RE: PLN16/1116 341-347 George Street, Fitzroy

Hi Patrick

The Waste Management Plan prepared by onemilegrid dated the 8th September 2017 for 341 George Street Fitzroy is unsatisfactory from the City works Branch's perspective.

The issues that need to be addressed include but may not be limited to:

1. Please provide details for the entry and exit route of the collection vehicle from the Street into the building

2. Please specify the size (M2) of the bin storage area

3. Please specify how the bins will be cleaned, how often the bins will be cleaned and who will clean the bins

4. Please specify the washing facilities in the bin room and the drain connection to sewer

5. Please specify the ventilation system for the bin room

6. Please specify arrangements for vermin control in the bin room

If you have any queries please give me a call.

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

Attachment 11 - PLN16/1116 - 341 - 347 George Street, Fitzroy - Combined Waste Management comments.

From: Agostino, Joe
Sent: Tuesday, 16 October 2018 3:51 PM
To: Condon, Laura
Cc: Orr, Patrick
Subject: Response from City works on revised Waste management information submitted by the applicant 31 August 2018.

The Waste Management Plan is considered as a standalone document which specifies the how and the responsibility for the waste management systems and practices. We also rely on this document when signing off the site prior to occupation and the WMP is used to assess the site conditions versus what is stated in the WMP. It is not practical to be searching through planning permits to assess the WMP. The attached responses provided by onemilegrid are unsatisfactory from a City Works perspective, specifically:

a) Traffic control and interruption is a critical factor in Yarra and for this site and we would expect to see the ingress and egress pathway for waste collection marked on the WMP. Please add a map showing ingress and egress from the site. Happy with the swept paths provided, but the need to be included as part of the WMP.

b) The cleaning of the bins is a health and rodent issue. Noting that "the Owners Corporation will ensure that the shared bins are kept in a clean state" is not an acceptable response. The WMP needs to clearly specify the bin cleaning schedule and who will be responsible for the cleaning.

c) The WMP will need to specify the washing facilities in the bin room including water supply and connection to sewer for the drain.

d) The WMP needs to specify that there will be ventilation in the bin room and the type of ventilation system proposed.

e) Noting that "the bin storage room should be vermin proof . . . " is not acceptable please provide details in the WMP noting how the bin room will be kept vermin proof.

An updated WMP will need to be submitted addressing the above issues.

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