

# NELSON STREET OFFICES

## 31-51 NELSON ST, ABBOTSFORD VIC 3067

### TOWN PLANNING APPLICATION

### PROJECT NO. 180001

#### ARCHITECTURAL DRAWINGS SCHEDULE

DRAWING NUMBER	DRAWING TITLE
TP000	COVER PAGE
TP001	DEVELOPMENT SUMMARY
TP100	EXISTING CONDITIONS PLAN
TP101	DEMOLITION PLAN
TP200	BASEMENT LEVEL 02 PLAN
TP201	BASEMENT LEVEL 01 PLAN
TP202	GROUND LEVEL PLAN
TP203	LEVEL 01 PLAN
TP204	LEVEL 02 PLAN
TP205	LEVEL 03 PLAN
TP206	LEVEL 04 PLAN
TP207	LEVEL 05 PLAN
TP208	LEVEL 06 PLAN
TP209	ROOF PLAN
TP300	NORTH ELEVATION
TP301	SOUTH ELEVATION
TP302	EAST ELEVATION
TP303	WEST ELEVATION
TP304	STREETSCAPE ELEVATIONS
TP305	STREETSCAPE ELEVATIONS
TP310	SECTION A
TP311	SECTION B
TP312	SECTION C
TP313	SECTION DETAIL
TP400	SIGHT LINE DIAGRAM - No. 32 COOKE STREET LOOKING EAST
TP401	SIGHT LINE DIAGRAM - No. 30 COOKE STREET LOOKING EAST
TP402	SIGHT LINE DIAGRAM - No. 28 COOKE STREET LOOKING EAST
TP403	SIGHT LINE DIAGRAM - No. 30 & 32 COOKE STREET LOOKING NORTH
TP404	SIGHT LINE DIAGRAM - No. 26 & 28 COOKE STREET LOOKING NORTH
TP405	SIGHT LINE DIAGRAM - No. 32 COOKE ST LOOKING NORTH-EAST
TP501	SHADOWS 9AM
TP502	SHADOWS 10AM
TP503	SHADOWS 10.30AM
TP504	SHADOWS 11AM
TP505	SHADOWS 12PM
TP506	SHADOWS 1PM
TP507	SHADOWS 2PM
TP508	SHADOWS 3PM
TP601	MATERIALS
TP602	PHYSICAL MATERIAL SAMPLE BOARD



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REV	NOTE	DATE
A	TOWN PLANNING SUBMISSION	22/06/2018
B	COUNCIL RFI RESPONSE	22/08/2018
C	POST CONSULTATION PLANS	18/12/2018

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Project Number  
**180001**

Client  
**31 NELSON STREET PTY LTD**

Project Name  
**NELSON STREET OFFICES**

Site Address  
**31-51 NELSON ST, ABBOTSFORD VIC 3067**

Drawing Name  
**COVER PAGE**

Date  
**18/12/2018**

Status  
**TOWN PLANNING APPLICATION**

Scale  
**@ A1**

Drawing Number  
**TP000**

Revision  
**C**

## DEVELOPMENT SUMMARY

SITE AREA SUMMARY	
SITE BOUNDARY INFORMATION	2,168.6
	2,168.6 m <sup>2</sup>

ON SITE CAR PARKING SUMMARY	
BASEMENT 02	80
BASEMENT 01	36
	116

STREET CARPARKING SCHEDULE	
GROUND FLOOR	12
	12

BICYCLE PARKING SUMMARY	
BASEMENT 01	48
GROUND FLOOR	89
	137

MOTORBIKE PARKING SUMMARY	
BASEMENT 02	11
BASEMENT 01	1
	12

TOTAL GFA SUMMARY EXCL. TERRACES	
CAR STACKER PITS	1,035.1
BASEMENT 02	2,103.1
BASEMENT 01	2,102.5
GROUND FLOOR	1,949.2
LEVEL 01	1,809.8
LEVEL 02	1,774.1
LEVEL 03	1,547.9
LEVEL 04	1,425.9
LEVEL 05	1,081.1
LEVEL 06	489.3
ROOF	90.0
	15,408.0 m <sup>2</sup>

COMMERCIAL TENANCY NLA SUMMARY   BY USE	
CAFE	121.0
OFFICE	6,725.6
RETAIL	539.0
	7,385.6 m <sup>2</sup>

TOTAL TERRACE & GARDEN AREA SUMMARY	
GROUND FLOOR	---
LEVEL 01	163.0
LEVEL 02	114.7
LEVEL 03	78.8
LEVEL 04	225.4
LEVEL 05	122.1
LEVEL 06	346.8
ROOF	71.4
	286.8
	1,409.0 m <sup>2</sup>

TOTAL NSA SUMMARY		
GROUND FLOOR	G01	447.5
GROUND FLOOR	G02	133.0
GROUND FLOOR	G03	121.0
GROUND FLOOR	G04	91.5
GROUND FLOOR	G05	341.7
LEVEL 01	101	332.9
LEVEL 01	102	200.6
LEVEL 01	103	216.4
LEVEL 01	104	125.9
LEVEL 01	105	129.7
LEVEL 01	106	249.6
LEVEL 01	107	282.9
LEVEL 02	201	187.8
LEVEL 02	202	326.7
LEVEL 02	203	223.7
LEVEL 02	204	137.4
LEVEL 02	205	129.7
LEVEL 02	206	213.6
LEVEL 02	207	283.4
LEVEL 03	301	213.1
LEVEL 03	302	156.1
LEVEL 03	303	156.1
LEVEL 03	304	137.4
LEVEL 03	305	129.7
LEVEL 03	306	135.7
LEVEL 03	307	348.0
LEVEL 04	401	213.1
LEVEL 04	402	156.1
LEVEL 04	403	156.1
LEVEL 04	404	137.4
LEVEL 04	405	129.7
LEVEL 04	406	123.8
LEVEL 04	407	237.9
LEVEL 05	501	269.2
LEVEL 05	502	239.8
LEVEL 06	601	271.4
		7,385.6 m <sup>2</sup>

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REV	NOTE	DATE
A	TOWN PLANNING SUBMISSION	22/06/2018
B	COUNCIL RFI RESPONSE	22/08/2018
C	POST CONSULTATION PLANS	18/12/2018
C01	POST CONSULTATION PLANS (AMENDED)	4/02/2019

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Project Number  
180001  
Client  
31 NELSON STREET PTY LTD  
Project Name  
NELSON STREET OFFICES  
Site Address  
31-51 NELSON ST, ABBOTSFORD VIC 3067

Drawing Name  
DEVELOPMENT SUMMARY

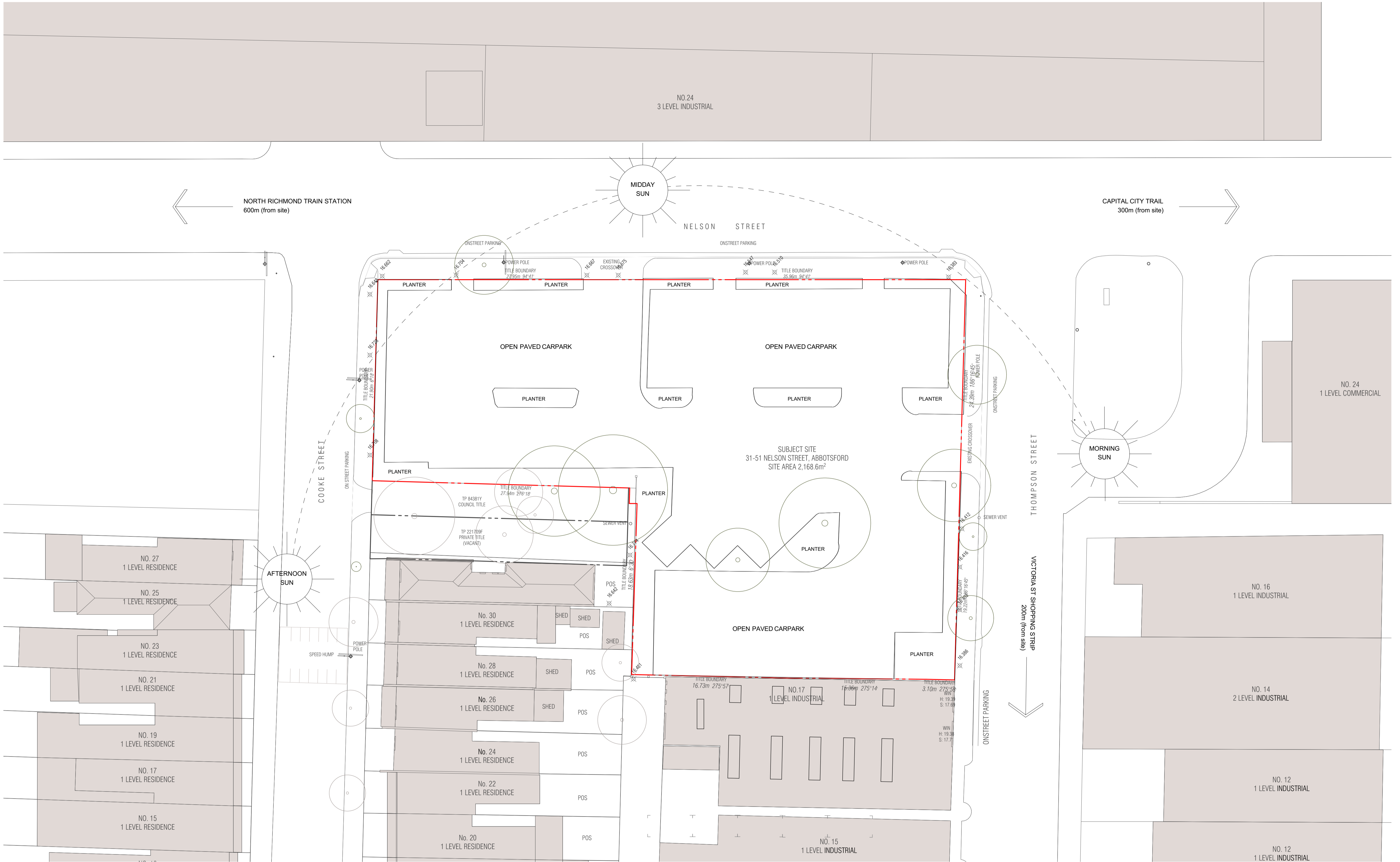
Date  
4/02/2019

Status  
TOWN PLANNING APPLICATION

Scale  
@ A1

Drawing Number  
TP001

Revision  
C01



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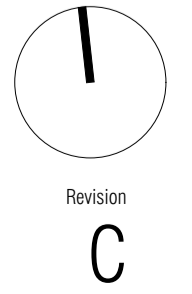
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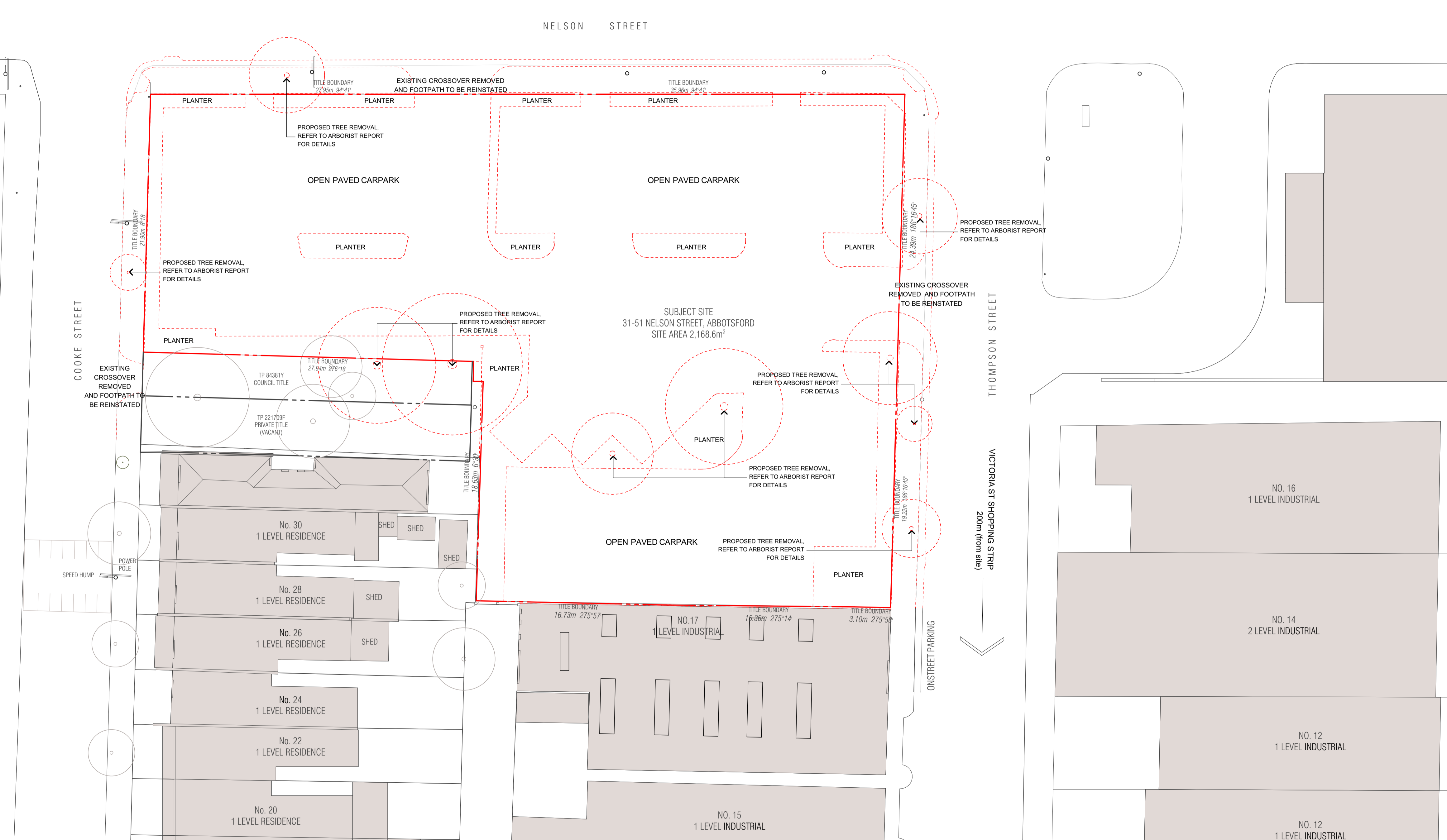
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31-51 NELSON ST, ABBOTSFORD VIC 3067

Drawing Name  
**EXISTING CONDITIONS PLAN**  
 Date  
18/12/2018  
 Status  
TOWN PLANNING APPLICATION

Scale  
1:200 @ A1  
 Drawing Number  
**TP100**





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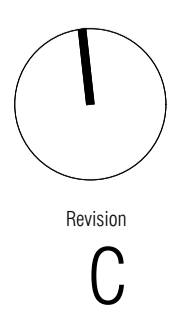
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Project Name  
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Site Address  
**31-51 NELSON ST, ABBOTSFORD VIC 3067**

Drawing Name  
**DEMOLITION PLAN**  
Date  
**18/12/2018**  
Status  
**TOWN PLANNING APPLICATION**

Scale  
**1:200 @ A1**  
Drawing Number  
**TP101**



Revision  
**C**



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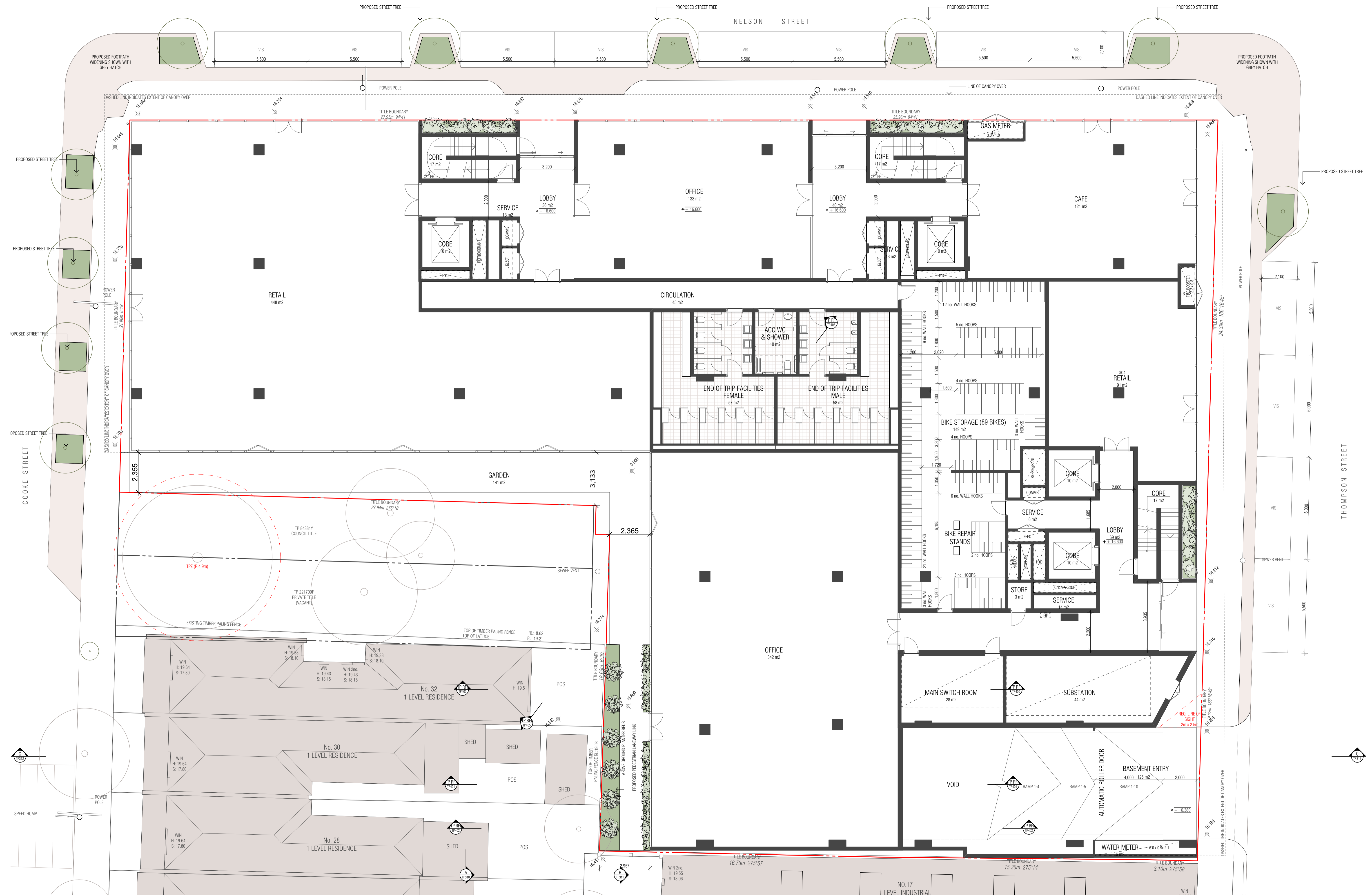
Project Number  
**180001**  
 Client  
**31 NELSON STREET PTY LTD**  
 Project Name  
**NELSON STREET OFFICES**  
 Site Address  
**31-51 NELSON ST, ABBOTSFORD VIC 3067**

Drawing Name  
**BASEMENT LEVEL O2 PLAN**  
 Date  
**18/12/2018**  
 Status  
**TOWN PLANNING APPLICATION**

Scale  
**1:100 @ A1**  
 Drawing Number  
**TP200**

Revision
<b>1</b>
<b>C</b>





REV	NOTE	DATE
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Project Number  
180001

Client  
31 NELSON STREET PTY LTD

Project Name  
NELSON STREET OFFICES

Site Address  
31-51 NELSON ST, ABBOTSFORD VIC 3067

Drawing Name  
**GROUND LEVEL PLAN**

Date  
18/12/2018

Status  
TOWN PLANNING APPLICATION

Drawing Number  
**TP202**

Scale  
1:100 @ A1

NO. 17  
1 LEVEL INDUSTRIAL

NO. 28  
1 LEVEL RESIDENCE

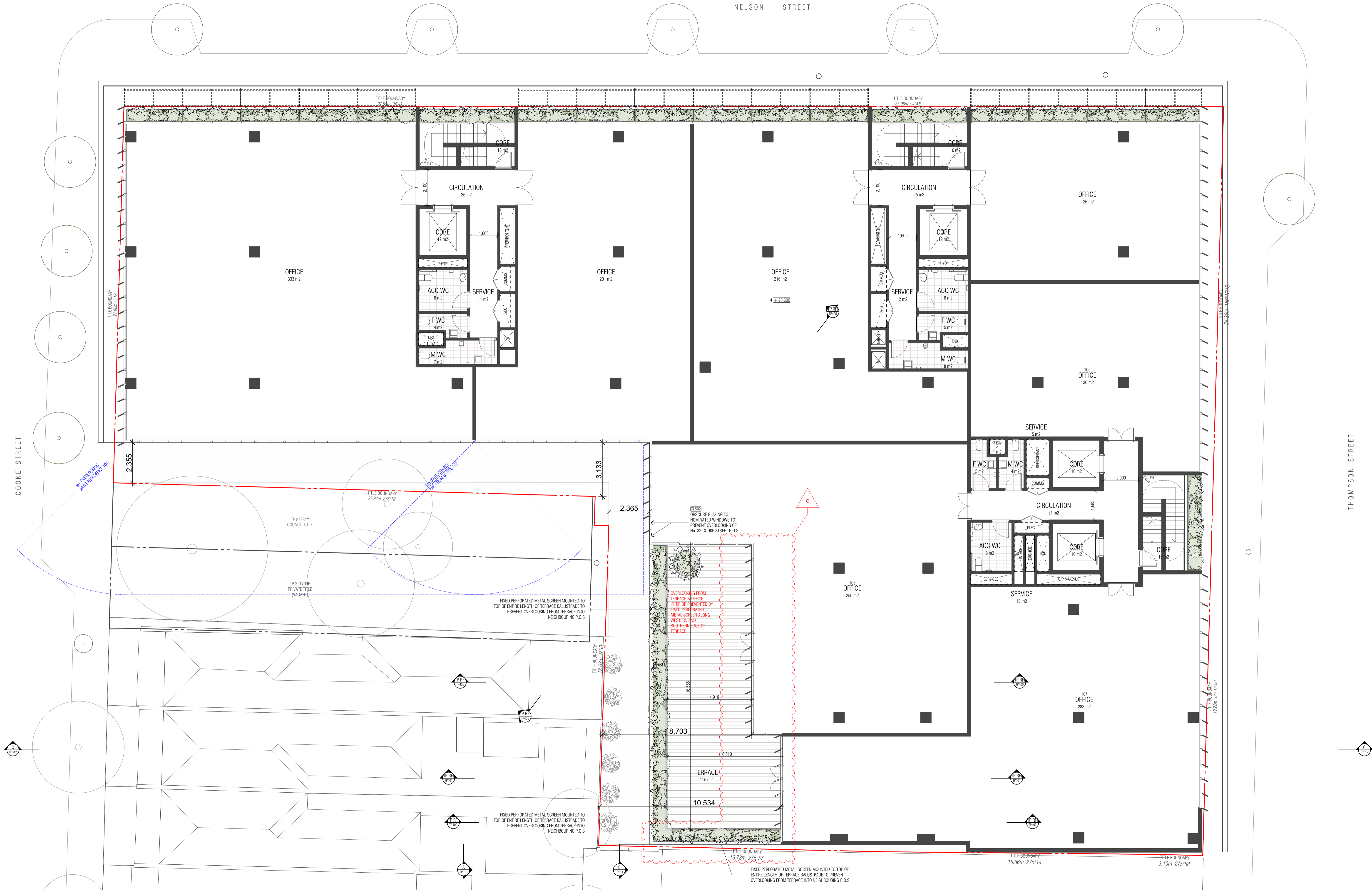
NO. 30  
1 LEVEL RESIDENCE

NO. 32  
1 LEVEL RESIDENCE

REVISION

1

C



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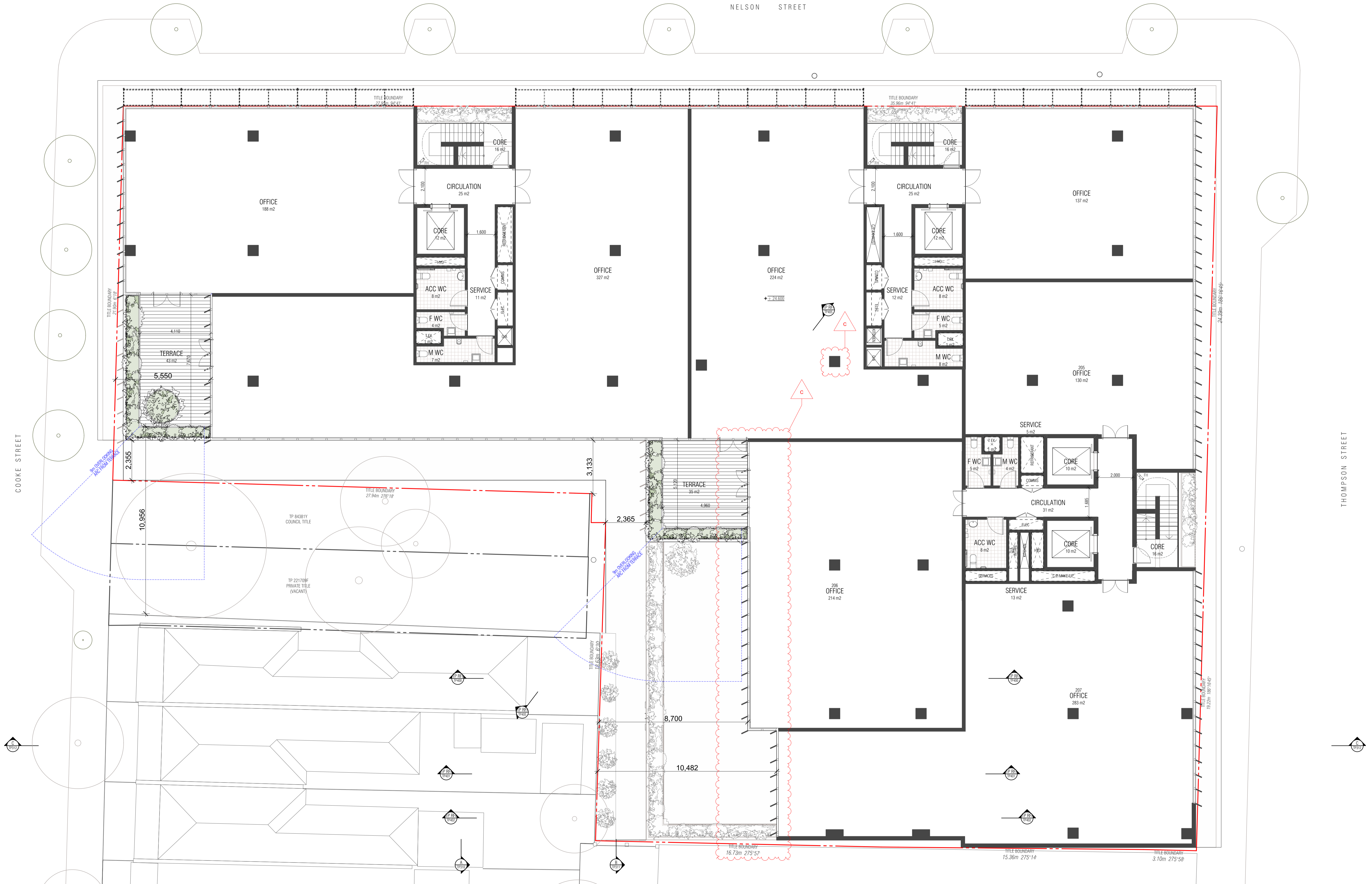
Project Number  
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 31 NELSON STREET PTY LTD  
 Project Name  
 NELSON STREET OFFICES  
 Site Address  
 31-51 NELSON ST, ABBOTSFORD VIC 3067

Drawing Name  
 LEVEL 01 PLAN  
 Date  
 18/12/2018  
 Status  
 TOWN PLANNING APPLICATION

Scale  
 1:100 @ A1  
 Drawing Number  
 TP203

Revision
C





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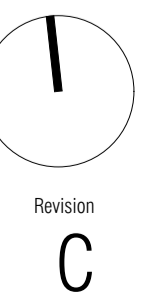
Project Number  
180001  
 Client  
31 NELSON STREET PTY LTD  
 Project Name  
NELSON STREET OFFICES  
 Site Address  
31-51 NELSON ST, ABBOTSFORD VIC 3067

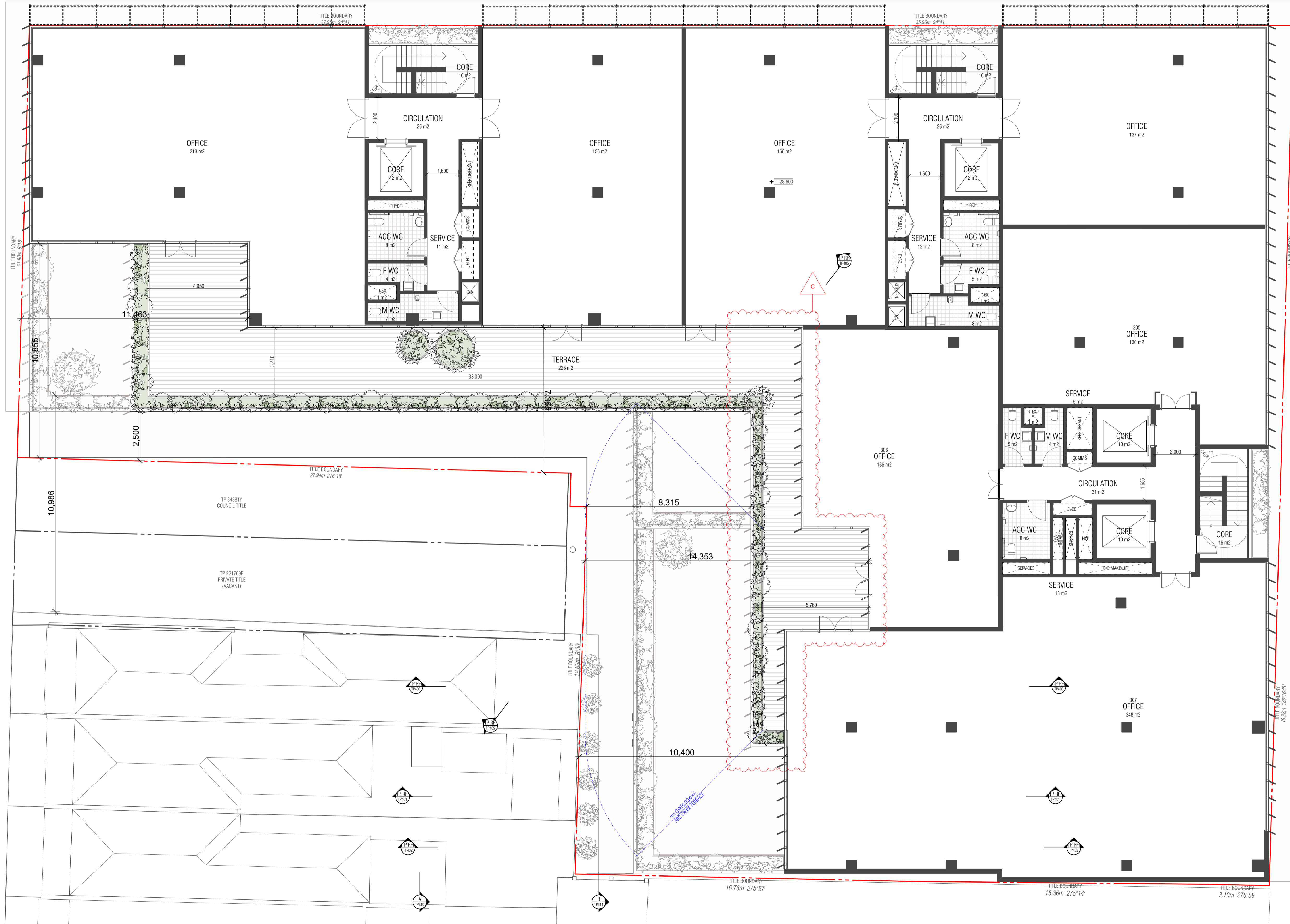
Drawing Name  
LEVEL 02 PLAN

Date  
18/12/2018  
 Status  
TOWN PLANNING APPLICATION

Scale  
1:100 @ A1

Drawing Number  
TP204





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REV	NOTE	DATE
A	TOWN PLANNING SUBMISSION	22/06/2018
B	COUNCIL RFI RESPONSE	22/08/2018
C	POST CONSULTATION PLANS	18/12/2018

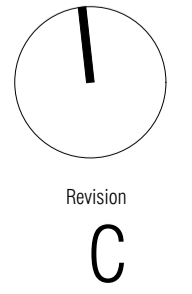
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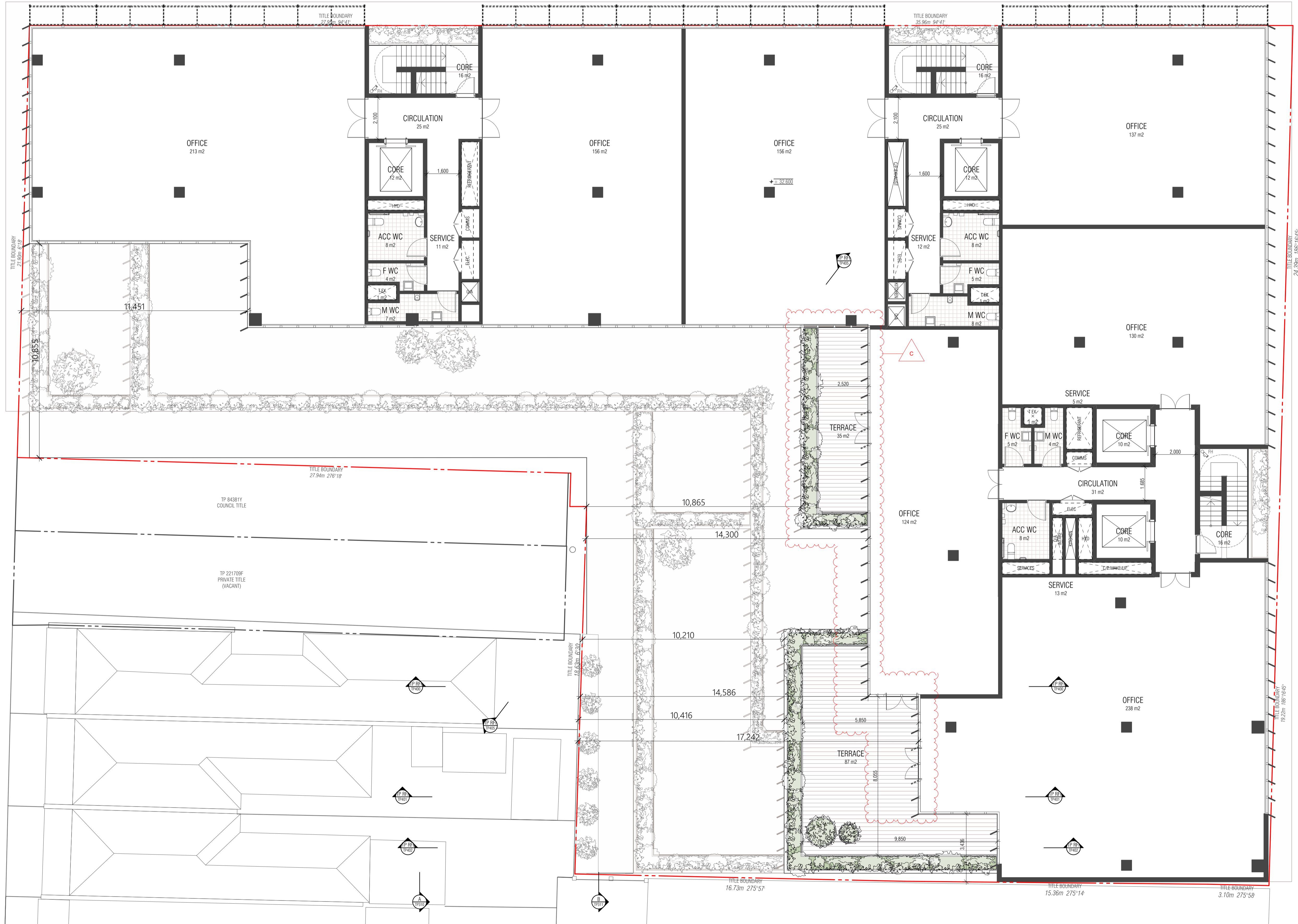
FIELDWORK PROJECTS PTY. LTD.  
 150 LANGRISH STREET COLLINGWOOD VICTORIA 3066  
 ABN 27 162 832 939 ACN 162 832 939  
 T +61 3 9081 2401 E hello@fieldworkprojects.com.au

Project Number  
180001  
 Client  
31 NELSON STREET PTY LTD  
 Project Name  
NELSON STREET OFFICES  
 Site Address  
31-51 NELSON ST, ABBOTSFORD VIC 3067

Drawing Name  
LEVEL 03 PLAN  
 Date  
18/12/2018  
 Status  
TOWN PLANNING APPLICATION

Scale  
1:100 @ A1  
 Drawing Number  
TP205





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REV	NOTE	DATE
A	TOWN PLANNING SUBMISSION	22/06/2018
B	COUNCIL RFI RESPONSE	22/08/2018
C	POST CONSULTATION PLANS	18/12/2018
C01	POST CONSULTATION PLANS (AMENDED)	4/02/2019

# FIELDWORK

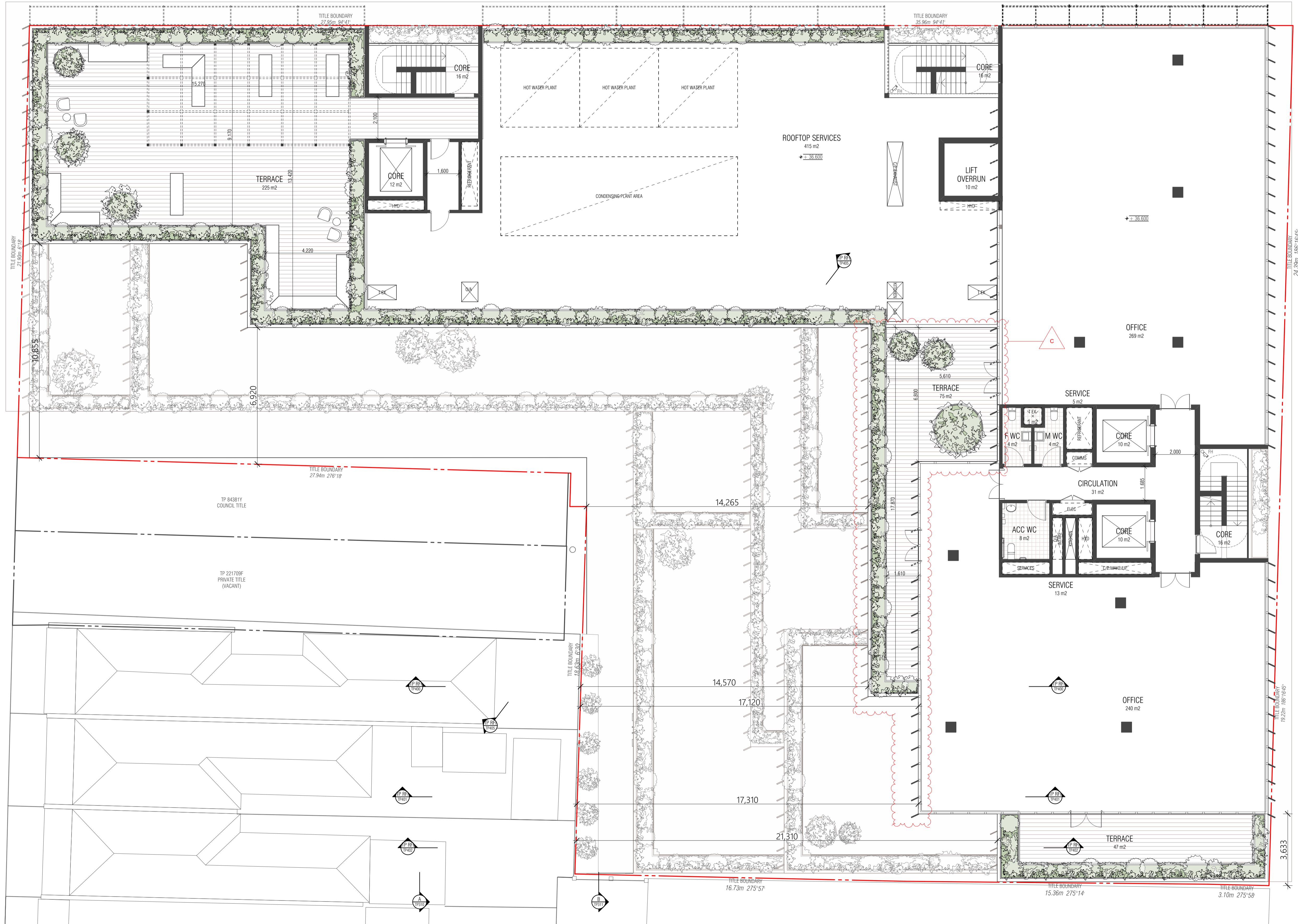
FIELDWORK PROJECTS PTY. LTD.  
 150 LANGRISH STREET COLLINGWOOD VICTORIA 3066  
 ABN 27 182 832 939 ACN 182 832 939  
 T + 61 3 9081 2401 E hello@fieldworkprojects.com.au

Project Number  
180001  
 Client  
31 NELSON STREET PTY LTD  
 Project Name  
NELSON STREET OFFICES  
 Site Address  
31-51 NELSON ST, ABBOTSFORD VIC 3067

Drawing Name  
LEVEL 04 PLAN  
 Date  
4/02/2019  
 Status  
TOWN PLANNING APPLICATION

Scale  
1:100 @ A1  
 Drawing Number  
TP206

Revision  
C01



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REV	NOTE	DATE
A	TOWN PLANNING SUBMISSION	22/06/2018
B	COUNCIL RFI RESPONSE	22/08/2018
C	POST CONSULTATION PLANS	18/12/2018
C01	POST CONSULTATION PLANS (AMENDED)	4/02/2019

# FIELDWORK

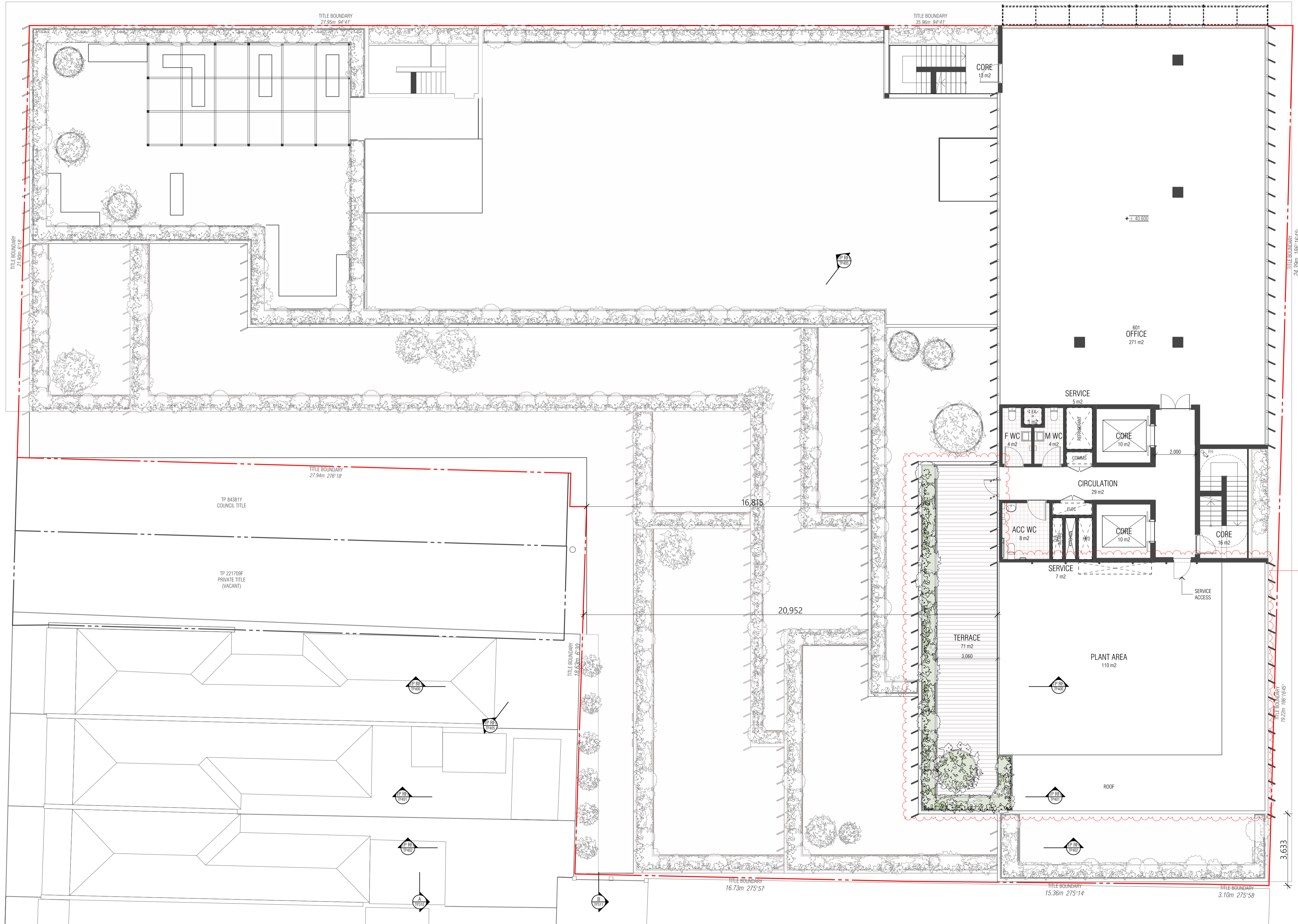
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 150 LANGRISH STREET COLLINGWOOD VICTORIA 3066  
 ABN 27 162 832 939 ACN 162 832 939  
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Project Number  
180001  
 Client  
31 NELSON STREET PTY LTD  
 Project Name  
NELSON STREET OFFICES  
 Site Address  
31-51 NELSON ST, ABBOTSFORD VIC 3067

Drawing Name  
LEVEL 05 PLAN  
 Date  
4/02/2019  
 Status  
TOWN PLANNING APPLICATION

Scale  
1:100 @ A1  
 Drawing Number  
TP207

1	Revision
	C01



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REV	NOTE	DATE
A	TOWN PLANNING SUBMISSION	22/06/2018
B	COUNCIL RFI RESPONSE	22/08/2018
C	POST CONSULTATION PLANS	18/12/2018
C01	POST CONSULTATION PLANS (AMENDED)	4/02/2019

# FIELDWORK

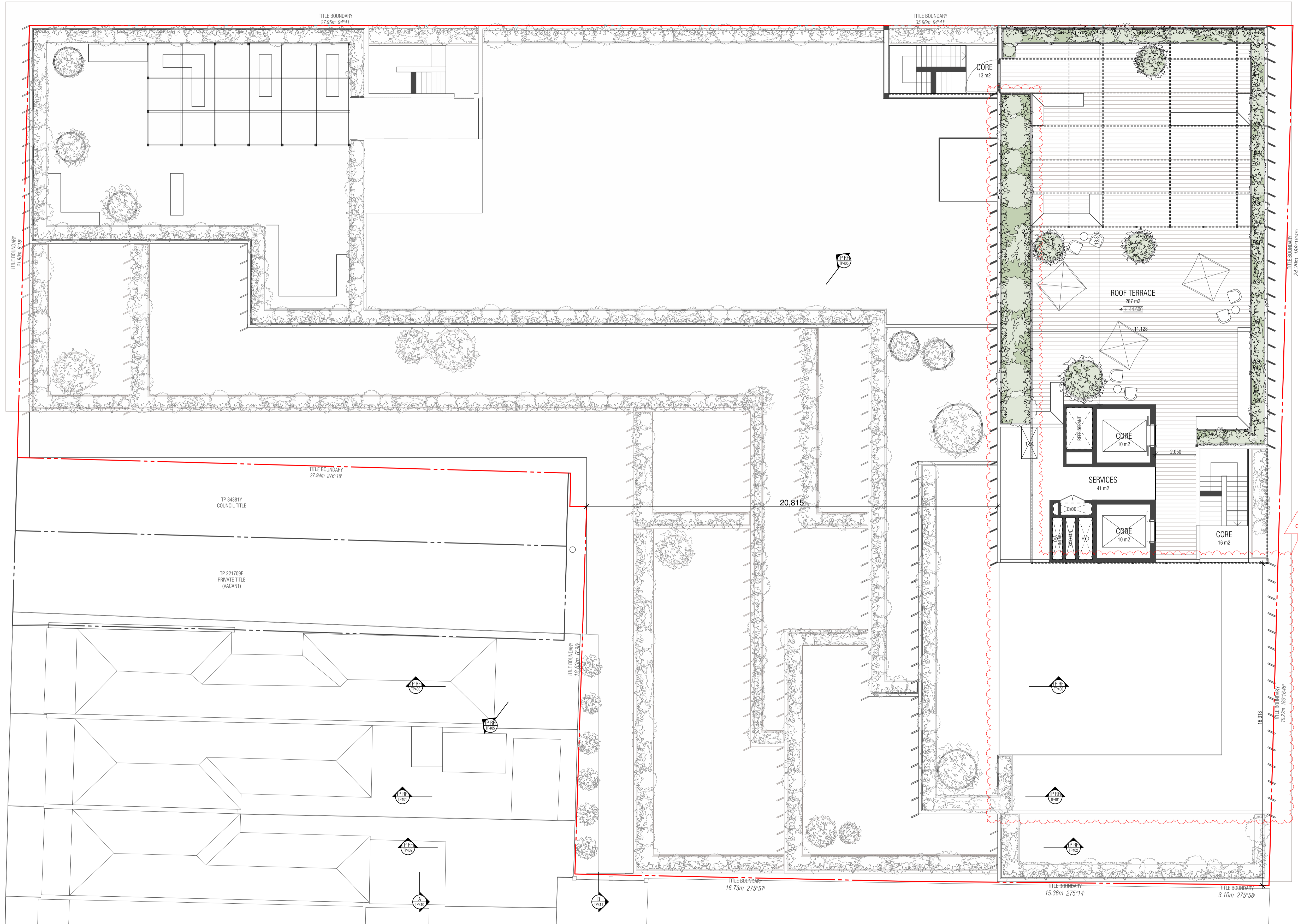
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 150 LANGRISH STREET COLLINGWOOD VICTORIA 3066  
 ABN 27 182 832 939 ACN 182 832 939  
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Project Number  
180001  
 Client  
31 NELSON STREET PTY LTD  
 Project Name  
NELSON STREET OFFICES  
 Site Address  
31-51 NELSON ST, ABBOTSFORD VIC 3067

Drawing Name  
LEVEL 06 PLAN  
 Date  
4/02/2019  
 Status  
TOWN PLANNING APPLICATION

Scale  
1:100 @ A1  
 Drawing Number  
TP208

Revision  
C01



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REV	NOTE	DATE
A	TOWN PLANNING SUBMISSION	22/06/2018
B	COUNCIL RFI RESPONSE	22/08/2018
C	POST CONSULTATION PLANS	16/12/2018
C01	POST CONSULTATION PLANS (AMENDED)	4/02/2019

# FIELDWORK

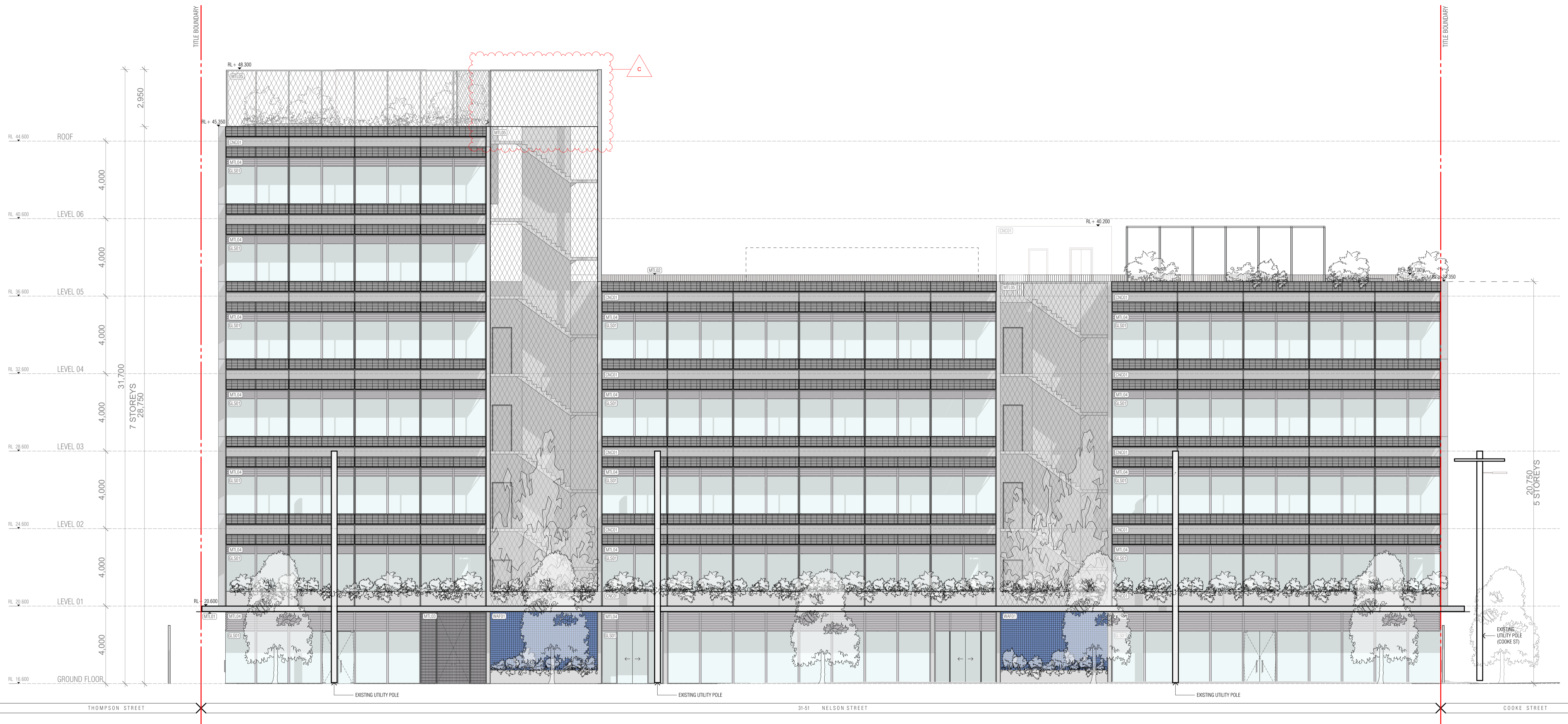
FIELDWORK PROJECTS PTY. LTD.  
 150 LANGSHIRE STREET COLLINGWOOD VICTORIA 3066  
 ABN 21 162 832 939 ACN 162 832 939  
 T + 61 3 9081 2401 E hello@fieldworkprojects.com.au

Project Number  
180001  
 Client  
31 NELSON STREET PTY LTD  
 Project Name  
NELSON STREET OFFICES  
 Site Address  
31-51 NELSON ST, ABBOTSFORD VIC 3067

Drawing Name  
ROOF PLAN  
 Date  
4/02/2019  
 Status  
TOWN PLANNING APPLICATION

Scale  
1:100 @ A1  
 Drawing Number  
TP209

Revision  
C01



FINISHES TYPE	
(CNC01)	CONCRETE
(GLS01)	CLEAR GLAZING (FIXED)
(GLS02)	OBSCURE GLAZING (FIXED)
(WAF01)	TILE FINISH
(MFL01)	GALVANISED METAL
(MFL02)	VERTICAL METAL BALUSTRADE
(MFL03)	METAL MESH 01
(MFL04)	ALUMINIUM LOUVERS
(MFL05)	METAL MESH 02
(MFL06)	PERFORATED METAL SCREEN
(PVP01)	PHOTOVOLTAIC PANEL

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REV	NOTE	DATE
A	TOWN PLANNING SUBMISSION	22/06/2018
B	COUNCIL RFI RESPONSE	22/08/2018
C	POST CONSULTATION PLANS	18/12/2018

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 T + 61 3 9081 2401 E hello@fieldworkprojects.com.au

Project Number  
180001

Client  
31 NELSON STREET PTY LTD

Project Name  
NELSON STREET OFFICES

Site Address  
31-51 NELSON ST, ABBOTSFORD VIC 3067

Drawing Name  
NORTH ELEVATION

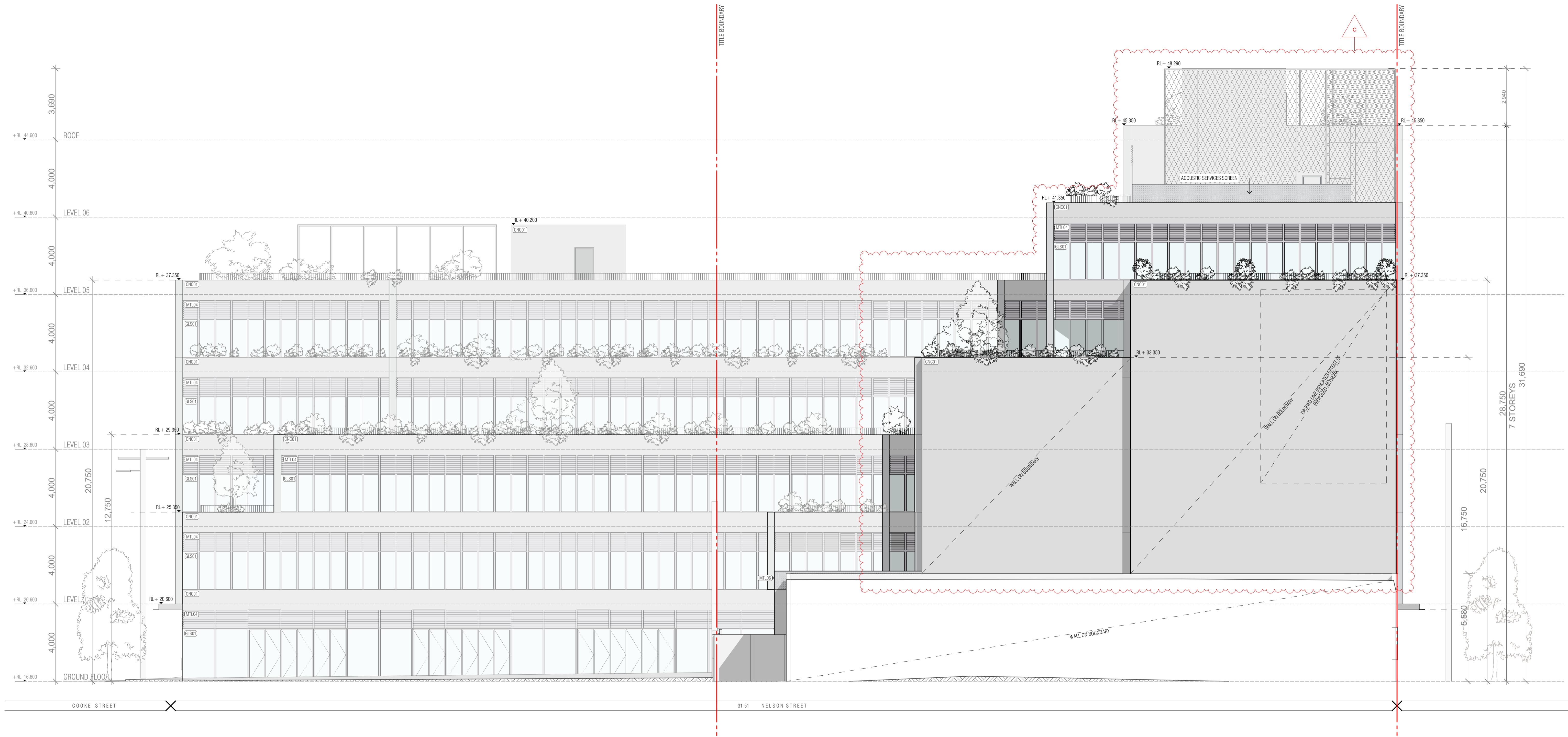
Date  
18/12/2018

Status  
TOWN PLANNING APPLICATION

Scale  
1:100 @ A1

Drawing Number  
TP300

Revision  
C



FINISHES TYPE	
(CNC01)	CONCRETE
(GLS01)	CLEAR GLAZING (FIXED)
(GLS02)	OBSCURE GLAZING (FIXED)
(WAF01)	TILE FINISH
(MTL01)	GALVANISED METAL
(MTL02)	VERTICAL METAL BALUSTRADE
(MTL03)	METAL MESH 01
(MTL04)	ALUMINIUM LOUVERS
(MTL05)	METAL MESH 02
(MTL06)	PERFORATED METAL SCREEN
(PVP01)	PHOTOVOLTAIC PANEL

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REV	NOTE	DATE
A	TOWN PLANNING SUBMISSION	22/06/2018
B	COUNCIL RFI RESPONSE	22/08/2018
C	POST CONSULTATION PLANS	18/12/2018

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Project Number  
**180001**

Client  
**31 NELSON STREET PTY LTD**

Project Name  
**NELSON STREET OFFICES**

Site Address  
**31-51 NELSON ST, ABBOTSFORD VIC 3067**

Drawing Name  
**SOUTH ELEVATION**

Date  
**18/12/2018**

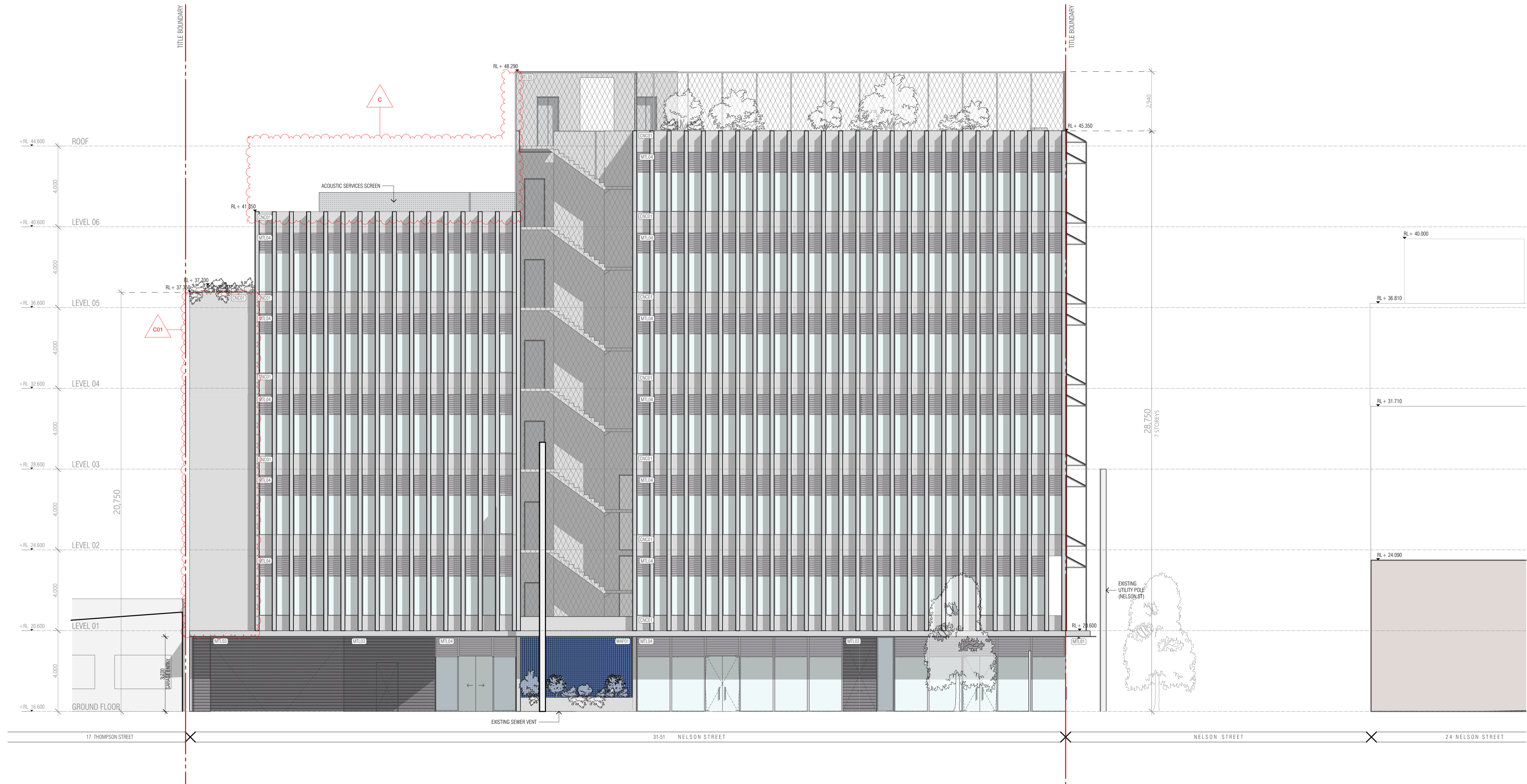
Status  
**TOWN PLANNING APPLICATION**

Scale  
**1:100 @ A1**

Drawing Number  
**TP301**

Revision  
**C**





FINISHES TYPE	
(CON01)	CONCRETE
(GL01)	CLEAR GLAZING (FIXED)
(GL02)	OBSCURE GLAZING (FIXED)
(WAF01)	TILE FINISH
(MTL01)	GALVANISED METAL
(MTL02)	VERTICAL METAL BALLUSTRADE
(MTL03)	METAL MESH 01
(MTL04)	ALUMINIUM LOUVERS
(MTL05)	METAL MESH 02
(MTL06)	PERFORATED METAL SCREEN
(PVP01)	PHOTOVOLTAIC PANEL

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REV	NOTE	DATE
A	TOWN PLANNING SUBMISSION	22/06/2018
B	COUNCIL RFI RESPONSE	22/08/2018
C	POST CONSULTATION PLANS	18/12/2018
C01	POST CONSULTATION PLANS (AMENDED)	4/02/2019

**FIELDWORK**

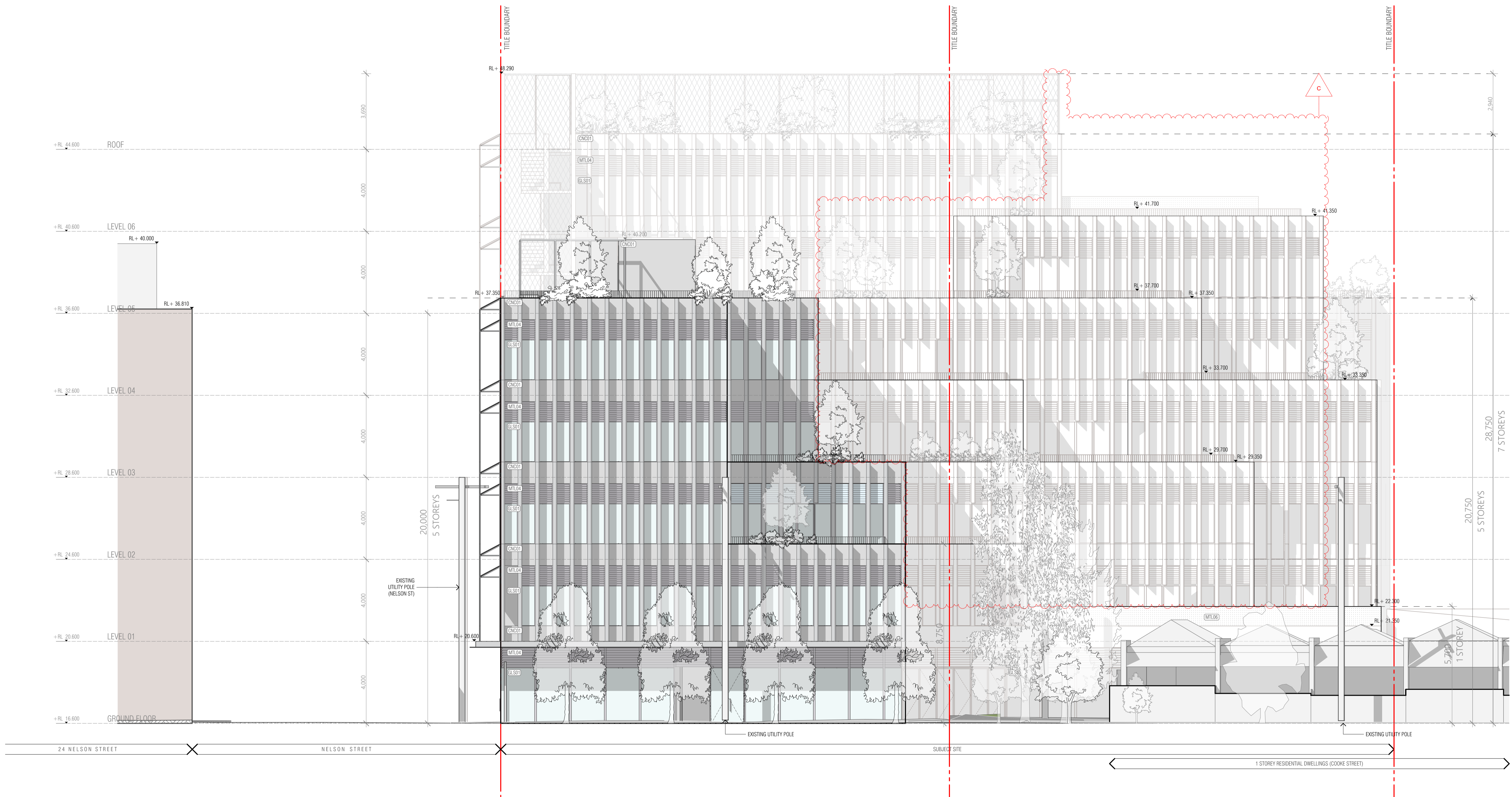
FIELDWORK PROJECTS PTY. LTD.  
150 LANGRISH STREET COLLINGWOOD VICTORIA 3066  
ABN 27 162 832 939 ACN 162 832 939  
T + 61 3 9081 2401 E hello@fieldworkprojects.com.au

Project Number  
180001  
Client  
31 NELSON STREET PTY LTD  
Project Name  
NELSON STREET OFFICES  
Site Address  
31-51 NELSON ST, ABBOTSFORD VIC 3067

Drawing Name  
EAST ELEVATION  
Date  
4/02/2019  
Status  
TOWN PLANNING APPLICATION

Scale  
1:100 @ A1  
Drawing Number  
TP302

Revision  
C01



FINISHES TYPE	
(CON01)	CONCRETE
(GL01)	CLEAR GLAZING (FIXED)
(GL02)	OBSCURE GLAZING (FIXED)
(WAF01)	TILE FINISH
(MTL01)	GALVANISED METAL
(MTL02)	VERTICAL METAL BALUSTRADE
(MTL03)	METAL MESH 01
(MTL04)	ALUMINIUM LOUVERS
(MTL05)	METAL MESH 02
(WAF02)	PERFORATED METAL SCREEN
(PVP01)	PHOTOVOLTAIC PANEL

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REV	NOTE	DATE
A	TOWN PLANNING SUBMISSION	22/06/2018
B	COUNCIL RFI RESPONSE	22/08/2018
C	POST CONSULTATION PLANS	18/12/2018
C01	POST CONSULTATION PLANS (AMENDED)	4/02/2019

# FIELDWORK

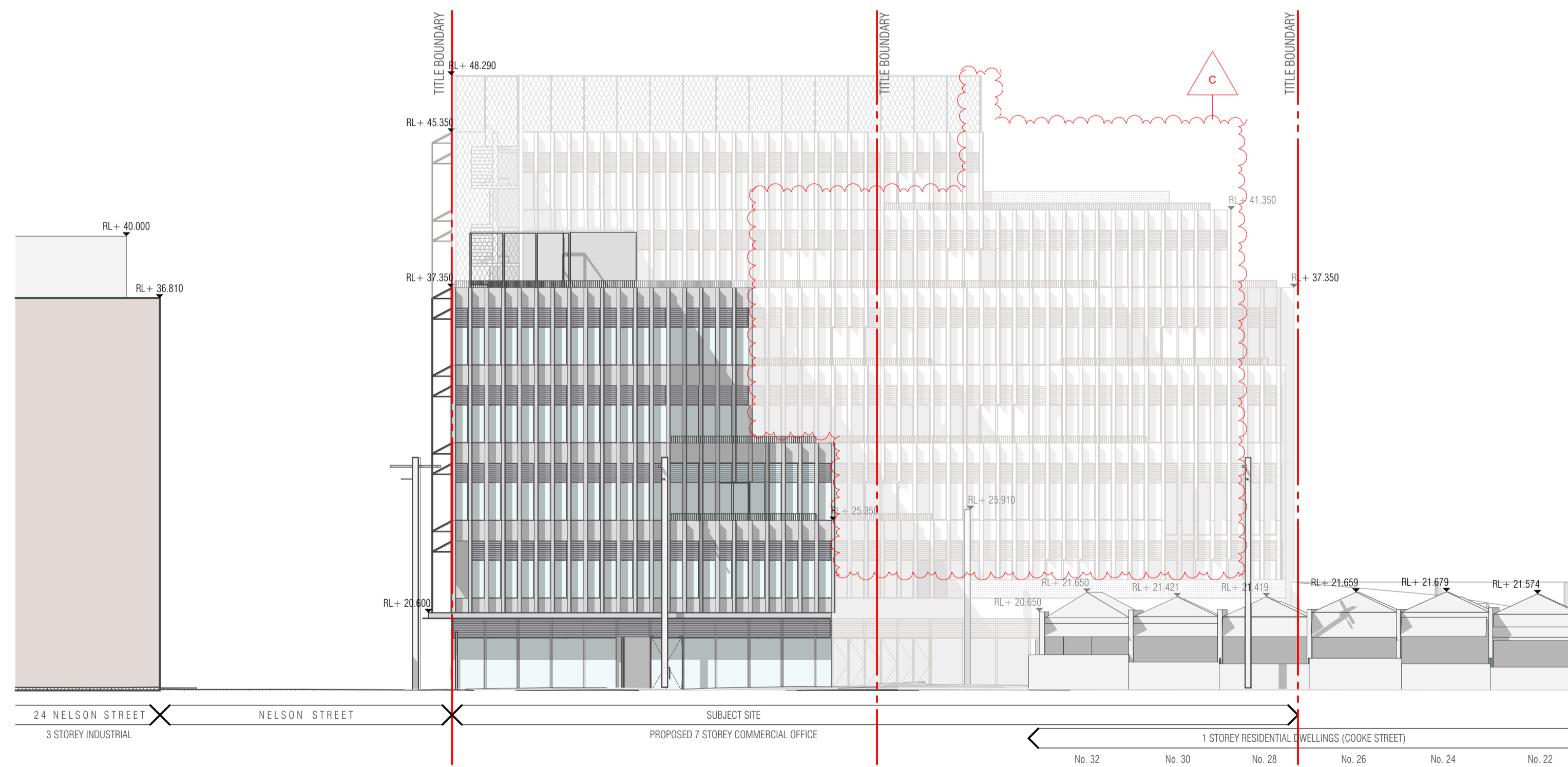
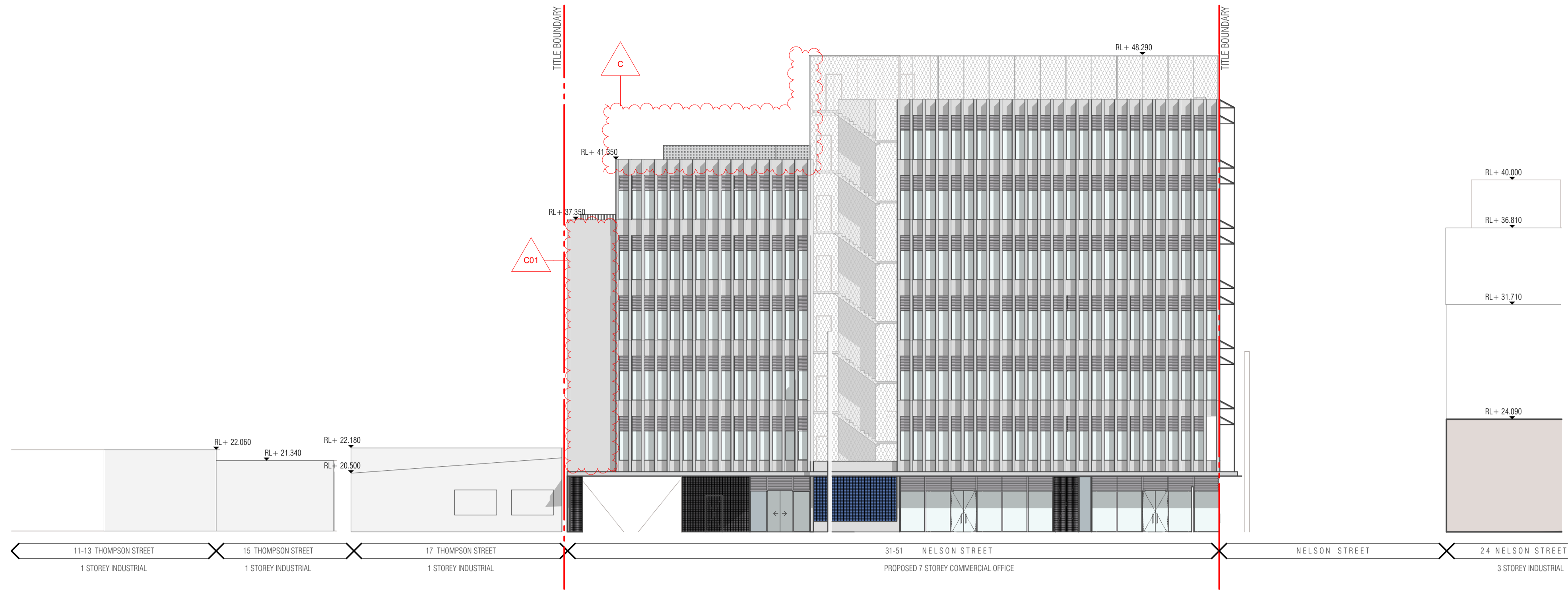
FIELDWORK PROJECTS PTY. LTD.  
 150 LANGRISH STREET COLLINGWOOD VICTORIA 3066  
 ABN 27 162 832 939 ACN 162 832 939  
 T +61 3 9081 2401 E hello@fieldworkprojects.com.au

Project Number  
**180001**  
 Client  
**31 NELSON STREET PTY LTD**  
 Project Name  
**NELSON STREET OFFICES**  
 Site Address  
**31-51 NELSON ST, ABBOTSFORD VIC 3067**

Drawing Name  
**WEST ELEVATION**  
 Date  
**4/02/2019**  
 Status  
**TOWN PLANNING APPLICATION**

Scale  
**1:100 @ A1**  
 Drawing Number  
**TP303**

Revision  
**C01**



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REV	NOTE	DATE
B	COUNCIL RFI RESPONSE	22/08/2018
C	POST CONSULTATION PLANS	18/12/2018
C01	POST CONSULTATION PLANS (AMENDED)	4/02/2019

**FIELDWORK**

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150 LANGSHIRE STREET COLLINGWOOD VICTORIA 3066  
ABN 27 162 832 939 ACN 162 832 939  
T + 61 3 9081 2401 E hello@fieldworkprojects.com.au

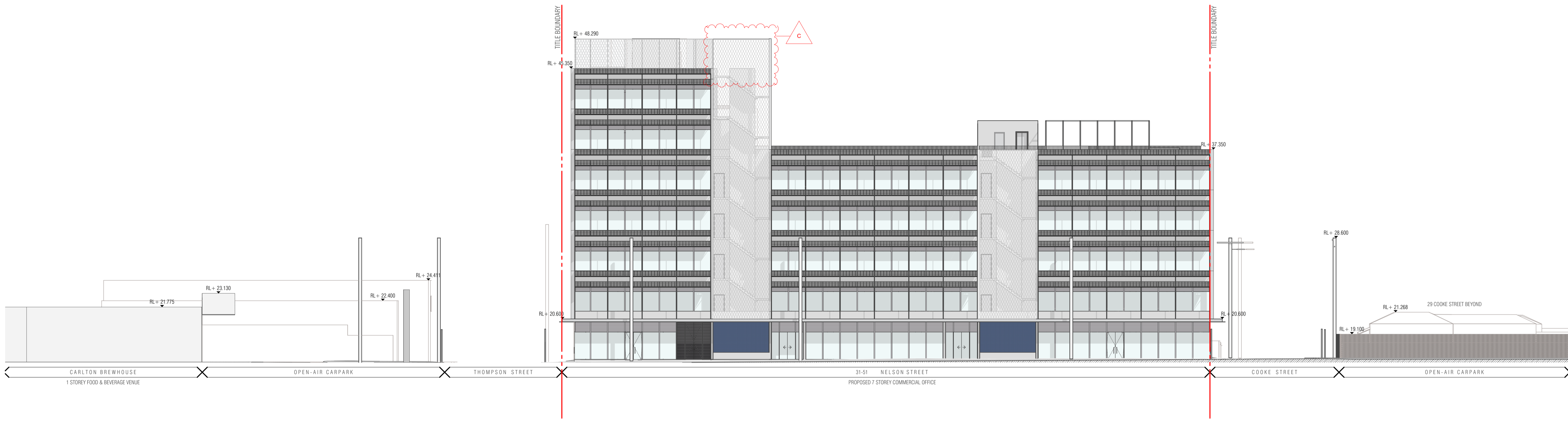
Project Number  
180001  
Client  
31 NELSON STREET PTY LTD  
Project Name  
NELSON STREET OFFICES  
Site Address  
31-51 NELSON ST, ABBOTSFORD VIC 3067

Drawing Name  
STREETSCAPE ELEVATIONS  
Date  
4/02/2019  
Status  
TOWN PLANNING APPLICATION

Scale  
1:200 @ A1

Drawing Number  
TP304

Revision  
C01



01 STREETScape ELEVATION - NORTH  
SCALE 1:200@A1

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REV	NOTE	DATE
B	COUNCIL RFI RESPONSE	22/08/2018
C	POST CONSULTATION PLANS	18/12/2018

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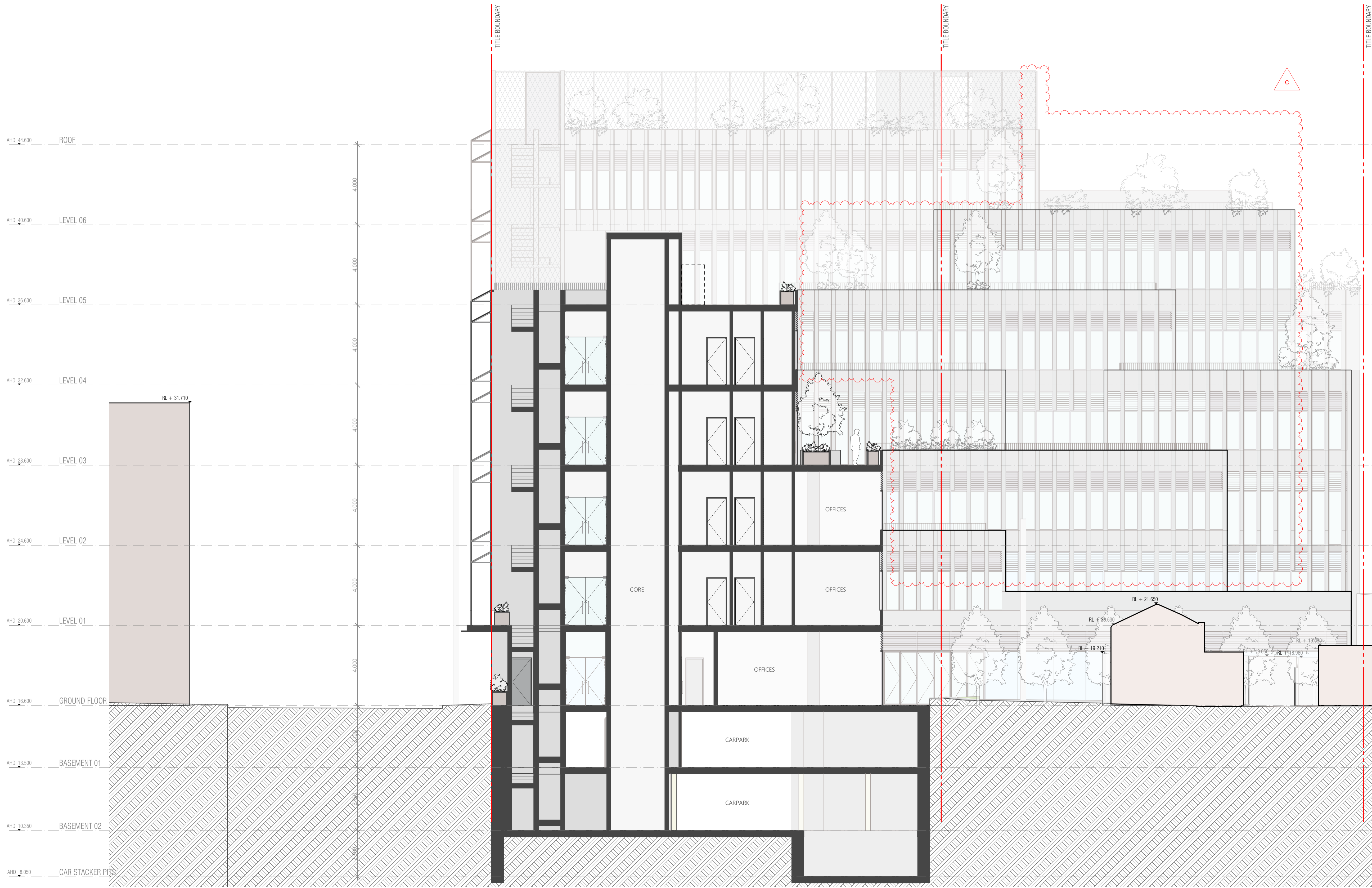
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Client  
31 NELSON STREET PTY LTD  
Project Name  
NELSON STREET OFFICES  
Site Address  
31-51 NELSON ST, ABBOTSFORD VIC 3067

Drawing Name  
STREETScape ELEVATIONS  
Date  
18/12/2018  
Status  
TOWN PLANNING APPLICATION

Scale  
1:200 @ A1

Drawing Number  
TP305

Revision  
C



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REV	NOTE	DATE
A	TOWN PLANNING SUBMISSION	22/06/2018
B	COUNCIL RFI RESPONSE	22/08/2018
C	POST CONSULTATION PLANS	18/12/2018
C01	POST CONSULTATION PLANS (AMENDED)	4/02/2019

# FIELDWORK

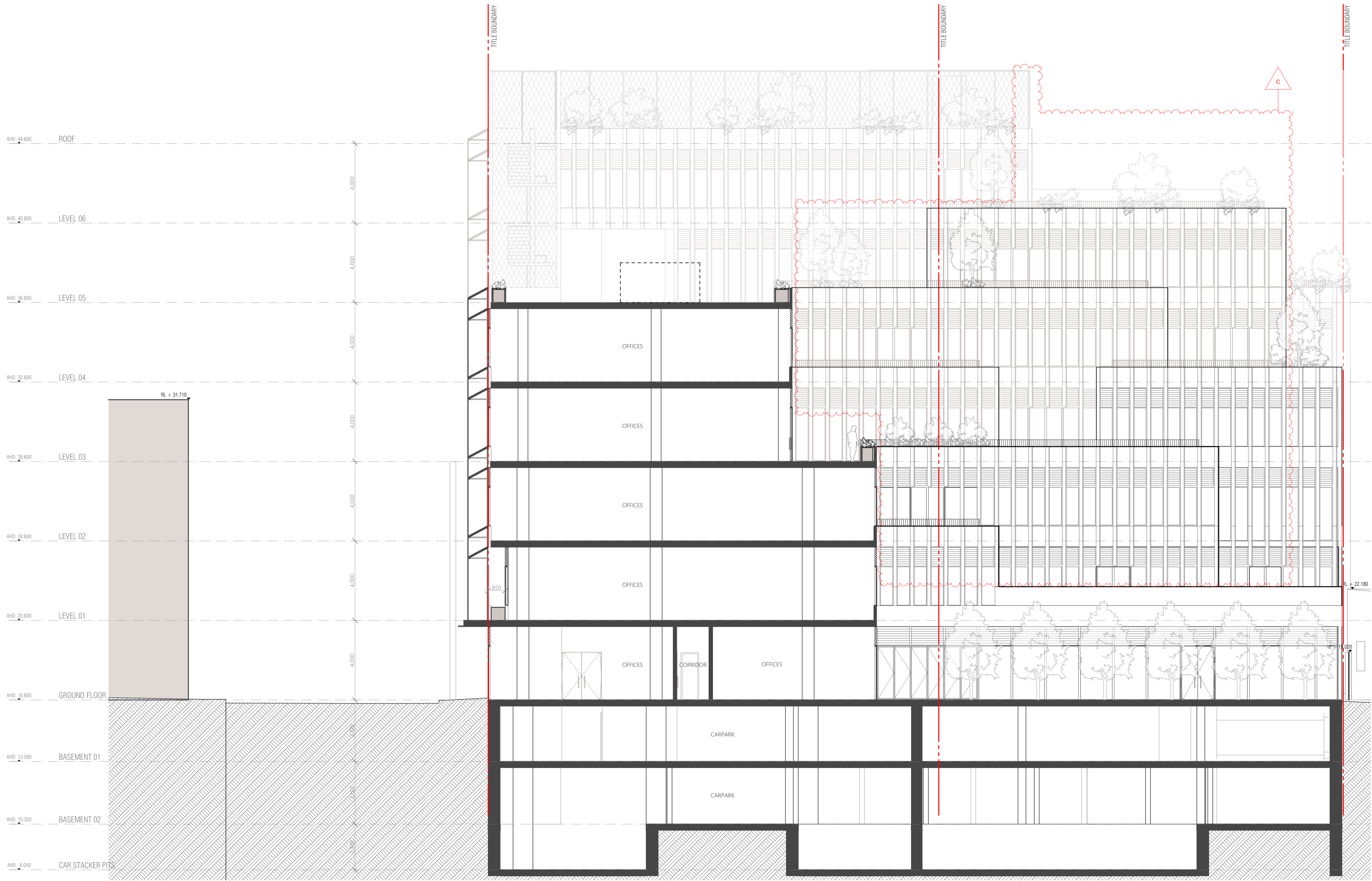
FIELDWORK PROJECTS PTY. LTD.  
 150 LANGSHIRE STREET COLLINGWOOD VICTORIA 3066  
 ABN 27 162 832 939 ACN 162 832 939  
 T +61 3 9081 2401 E hello@fieldworkprojects.com.au

Project Number  
180001  
 Client  
31 NELSON STREET PTY LTD  
 Project Name  
NELSON STREET OFFICES  
 Site Address  
31-51 NELSON ST, ABBOTSFORD VIC 3067

Drawing Name  
SECTION A  
 Date  
4/02/2019  
 Status  
TOWN PLANNING APPLICATION

Scale  
1:100 @ A1  
 Drawing Number  
TP310

Revision  
C01



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REV	NOTE	DATE
A	TOWN PLANNING SUBMISSION	22/06/2018
B	COUNCIL RFI RESPONSE	22/08/2018
C	POST CONSULTATION PLANS	18/12/2018
C01	POST CONSULTATION PLANS (AMENDED)	4/02/2019

**FIELDWORK**

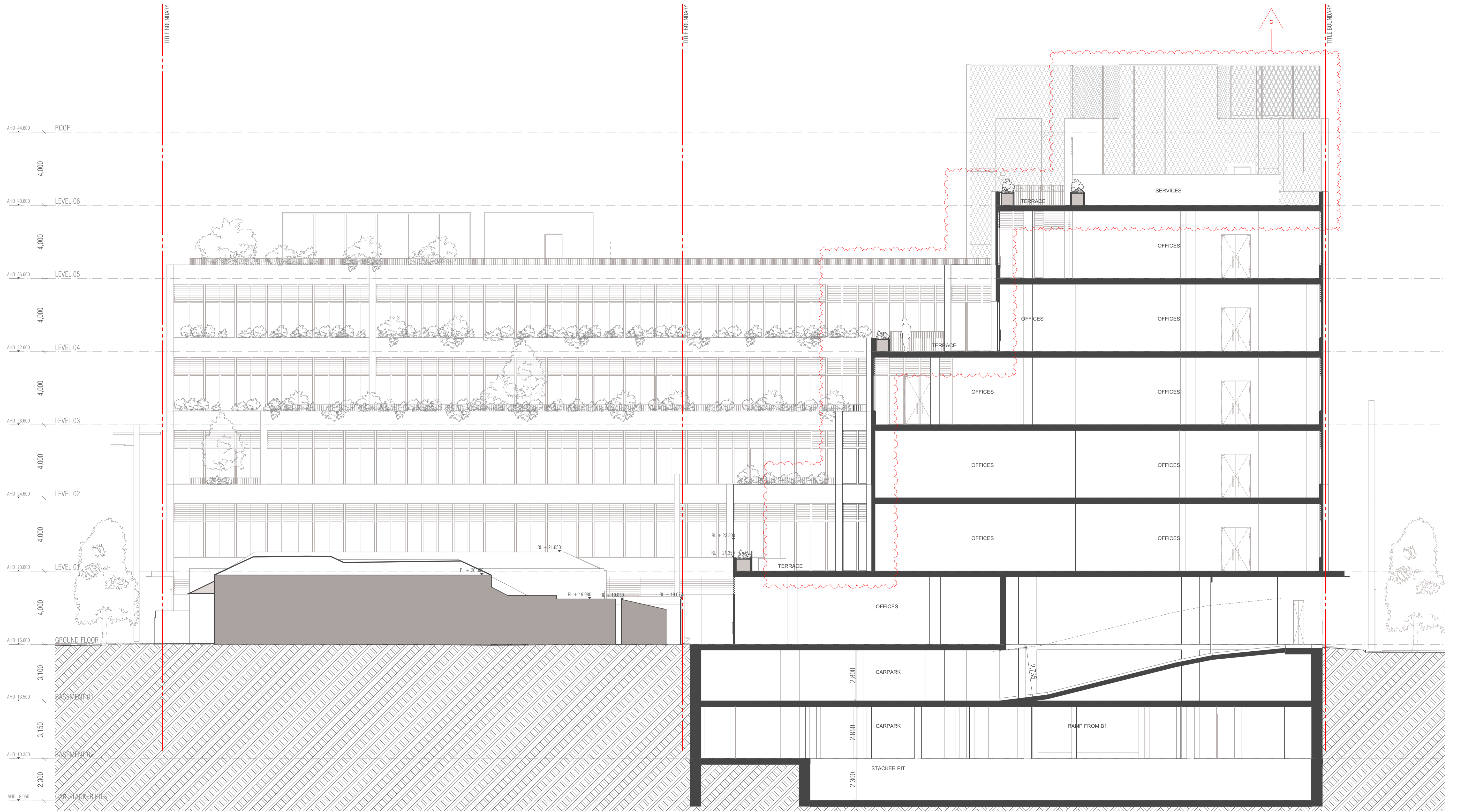
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ABN 27 162 832 939 ACN 162 832 939  
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Project Number  
180001  
Client  
31 NELSON STREET PTY LTD  
Project Name  
NELSON STREET OFFICES  
Site Address  
31-51 NELSON ST, ABBOTSFORD VIC 3067

Drawing Name  
SECTION B  
Date  
4/02/2019  
Status  
TOWN PLANNING APPLICATION

Scale  
1:100 @ A1  
Drawing Number  
TP3111

Revision  
C01



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B	COUNCIL RFI RESPONSE	22/08/2018
C	POST CONSULTATION PLANS	18/12/2018

**FIELDWORK**

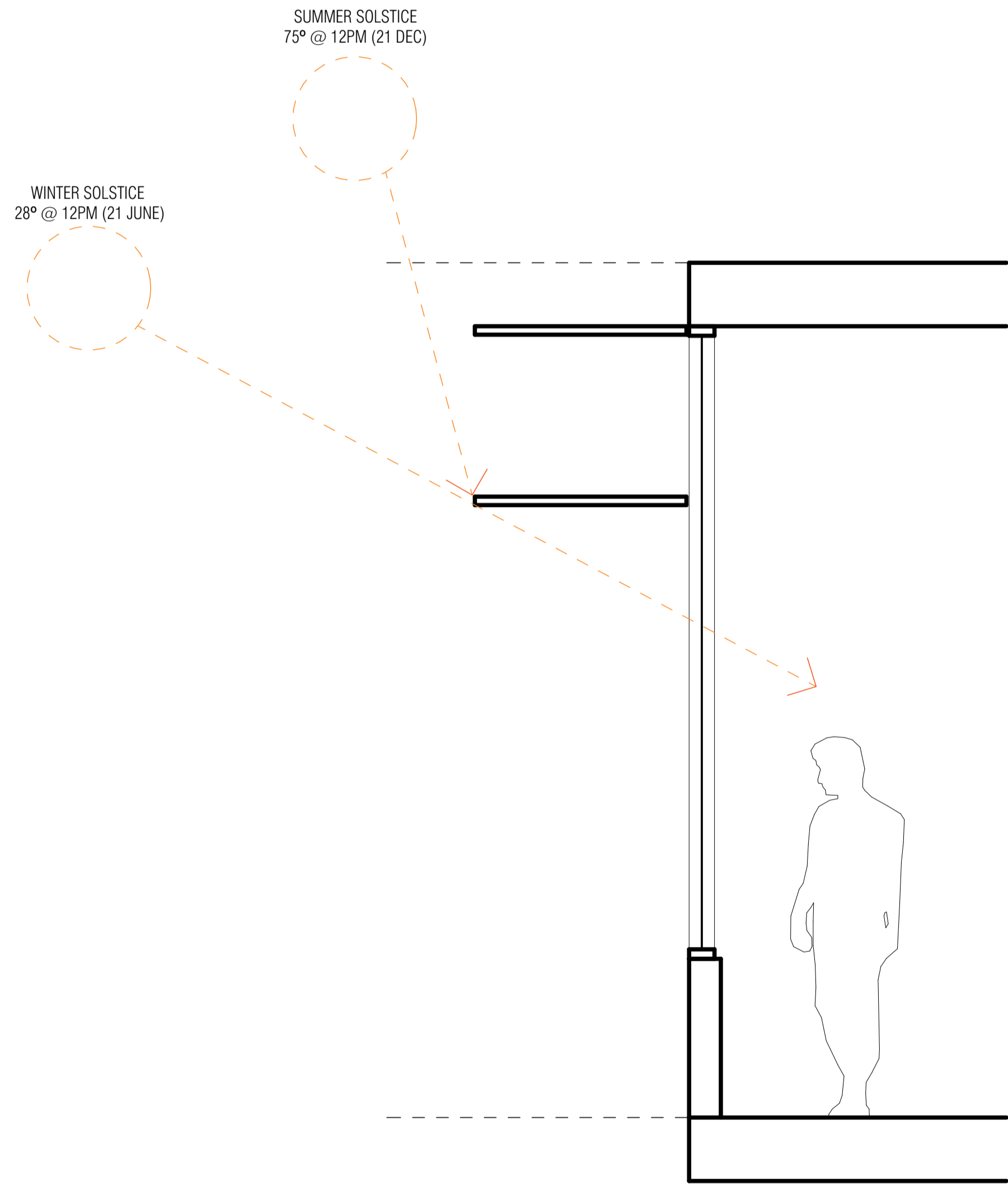
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Project Number  
 180001  
 Client  
 31 NELSON STREET PTY LTD  
 Project Name  
 NELSON STREET OFFICES  
 Site Address  
 31-51 NELSON ST, ABBOTSFORD VIC 3067

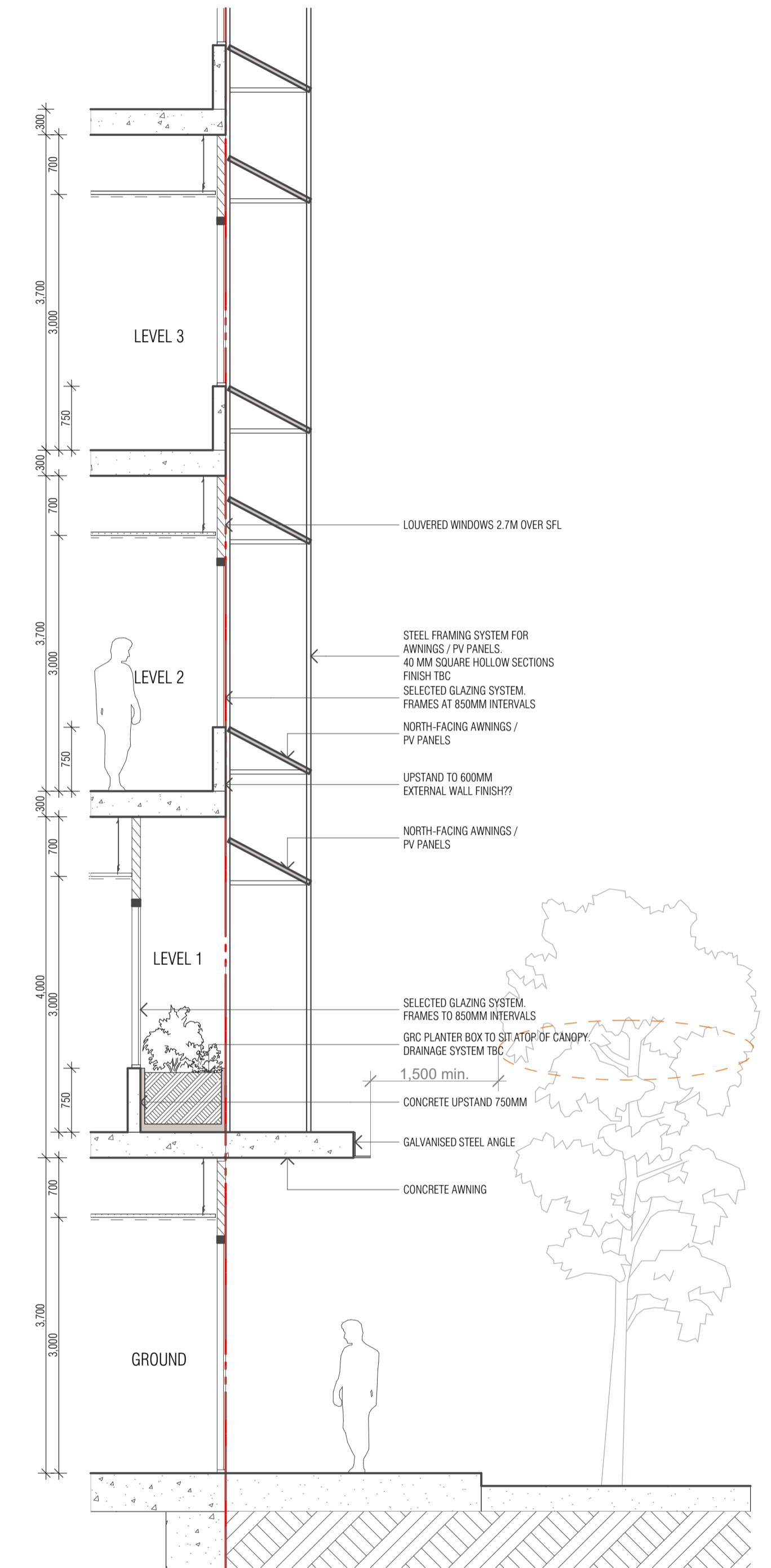
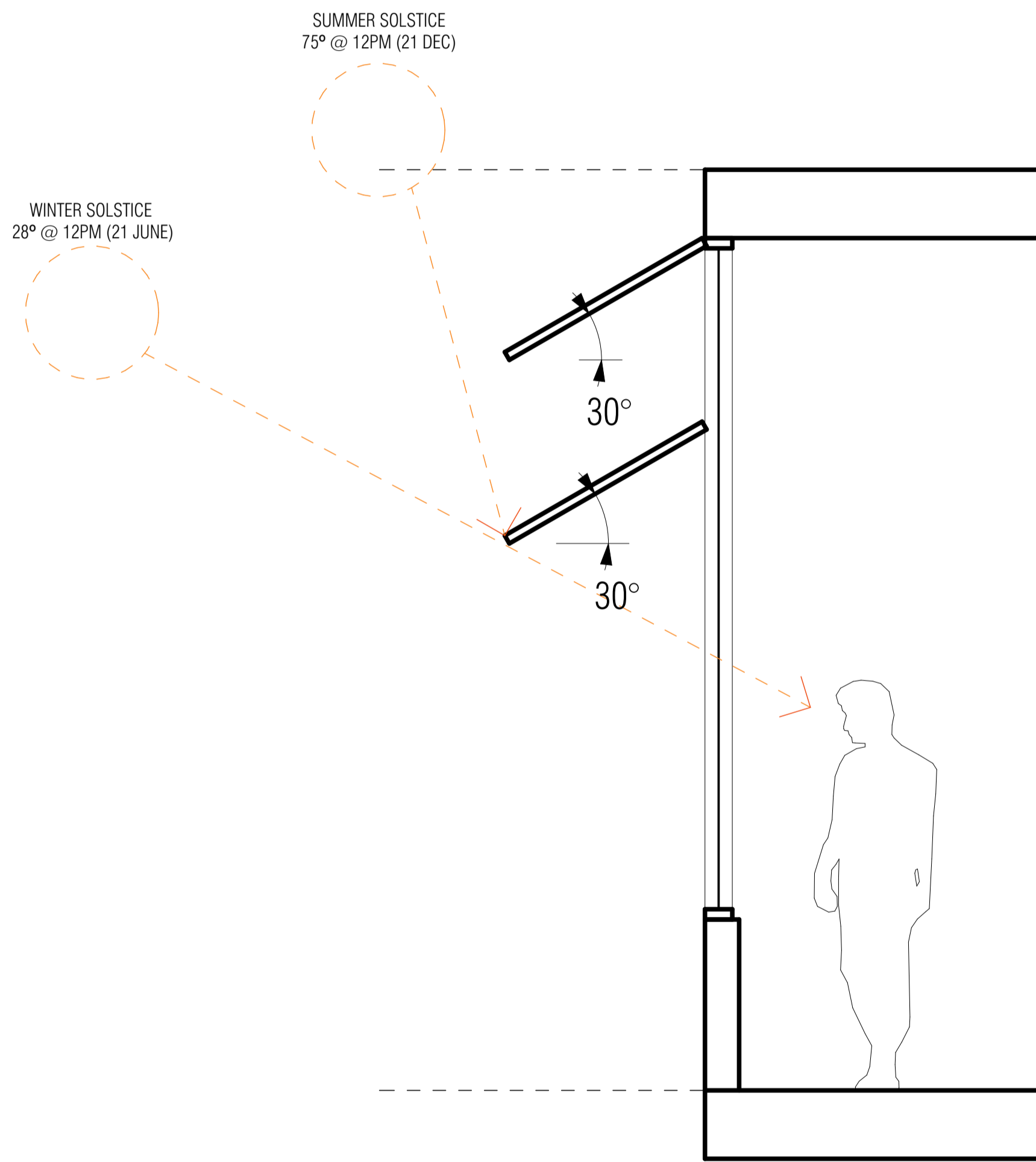
Drawing Name  
 SECTION C  
 Date  
 18/12/2018  
 Status  
 TOWN PLANNING APPLICATION

Scale  
 1:100 @ A1  
 Drawing Number  
 TP312

Revision  
 C



L01 FACADE DESIGN APPROACH SECTION  
SCALE 1:20@A1



DS01 NORTH FACADE SECTION DETAILS  
SCALE 1:50@A1

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REV	NOTE	DATE
A	TOWN PLANNING SUBMISSION	22/06/2018
C	POST CONSULTATION PLANS	18/12/2018

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Project Number  
180001  
Client  
31 NELSON STREET PTY LTD  
Project Name  
NELSON STREET OFFICES  
Site Address  
31-51 NELSON ST, ABBOTSFORD VIC 3067

Drawing Name  
SECTION DETAIL  
Date  
18/12/2018  
Status  
TOWN PLANNING APPLICATION

Scale  
1:50, 1:20 @ A1  
Drawing Number  
TP313

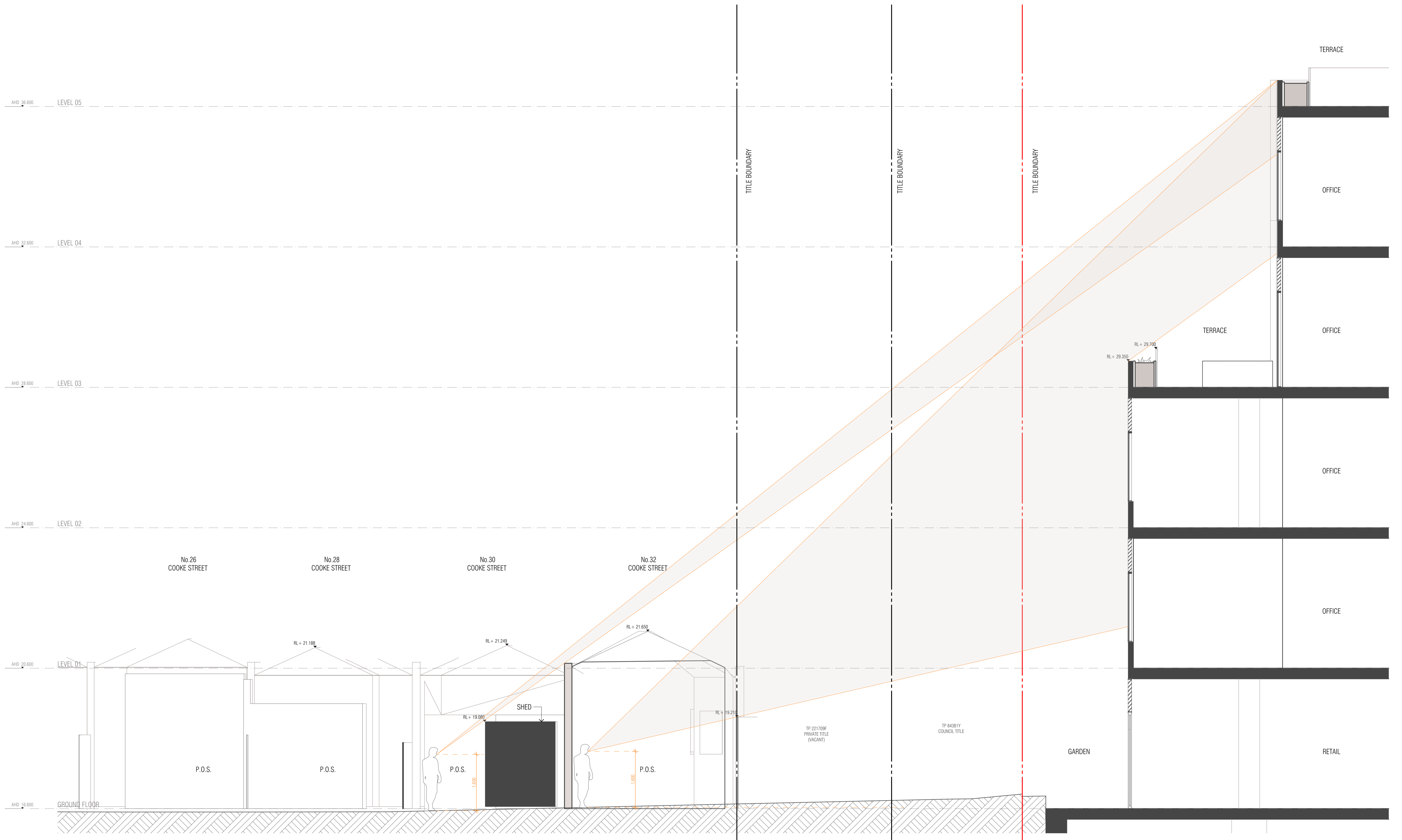
Revision  
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REV	NOTE	DATE
B	COUNCIL RFI RESPONSE	22/08/2018
C	POST CONSULTATION PLANS	18/12/2018

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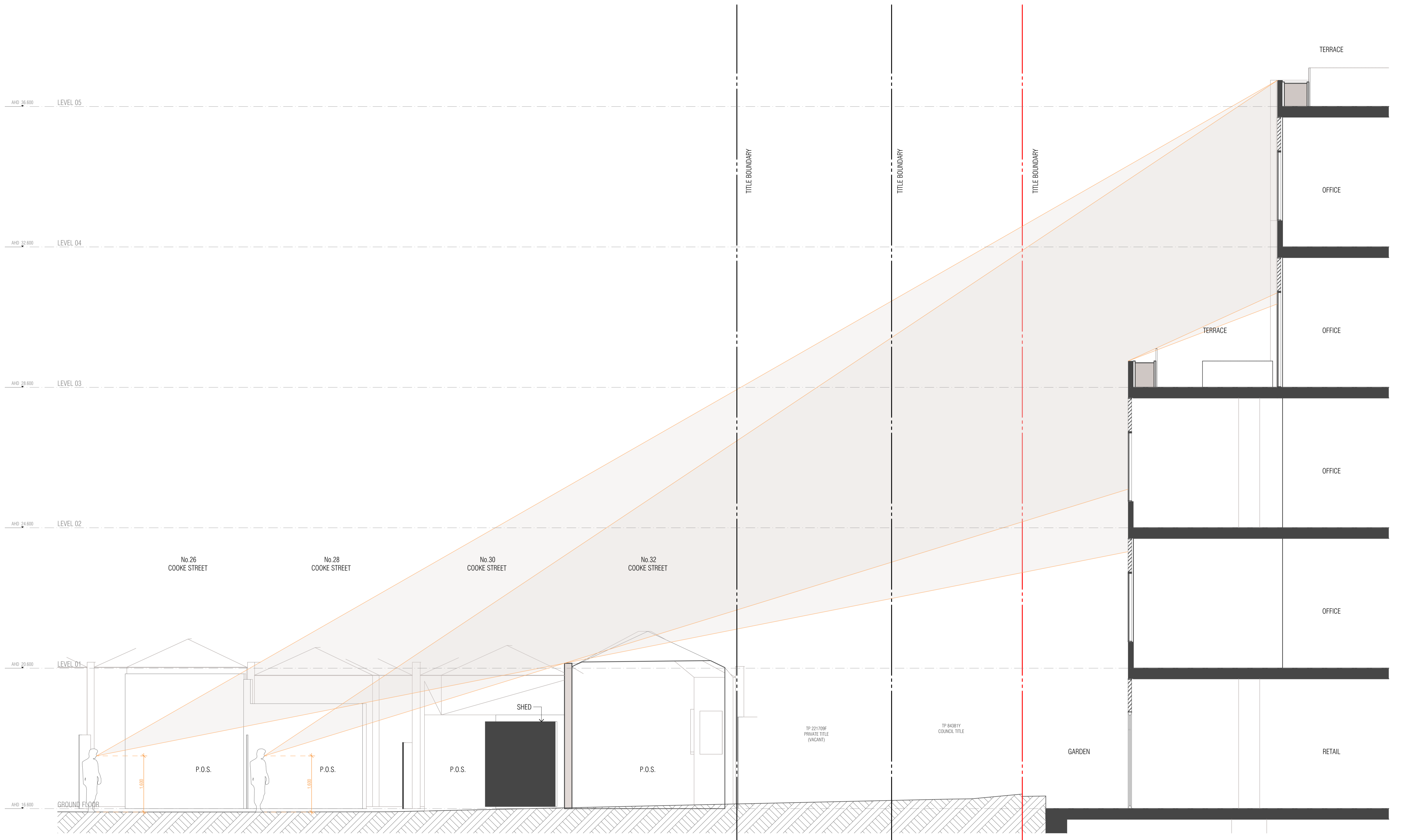
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 ABN 27 162 832 939 ACN 162 832 939  
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Project Number  
**180001**  
 Client  
**31 NELSON STREET PTY LTD**  
 Project Name  
**NELSON STREET OFFICES**  
 Site Address  
**31-51 NELSON ST, ABBOTSFORD VIC 3067**

Drawing Name  
**STREET LINE DIAGRAM - No. 30 & 32 COOKE STREET LOOKING NORTH**  
 Date  
**18/12/2018**  
 Status  
**TOWN PLANNING APPLICATION**

Scale  
**1:50 @ A1**  
 Drawing Number  
**TP403**

Revision  
**C**



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B	COUNCIL RFI RESPONSE	22/08/2018
C	POST CONSULTATION PLANS	18/12/2018

**FIELDWORK**

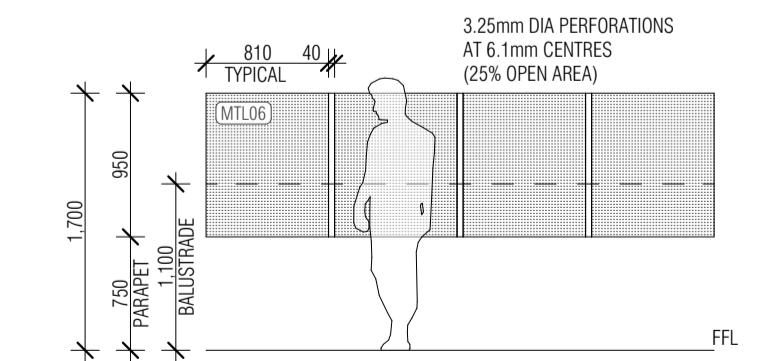
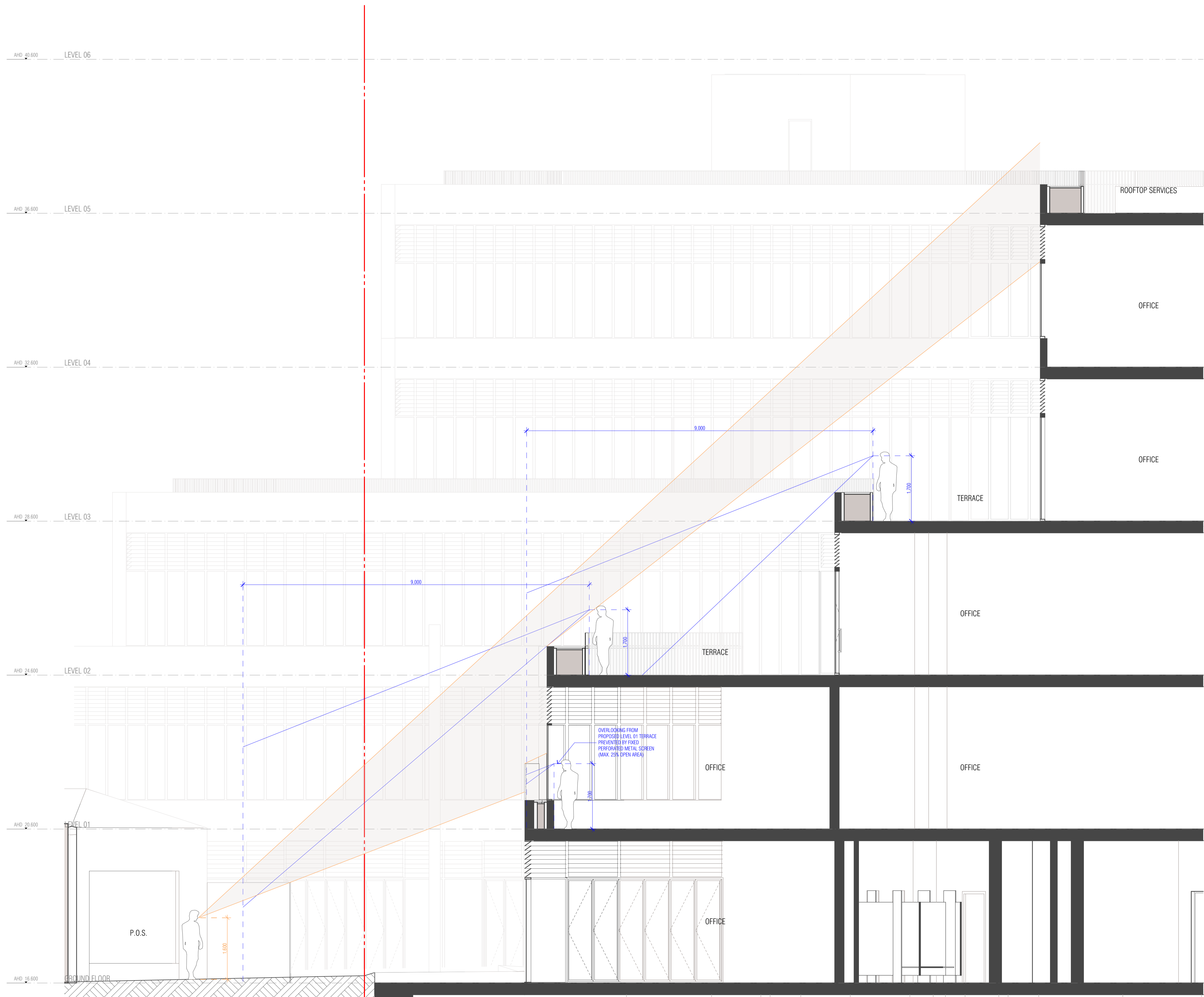
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Project Number  
**180001**  
 Client  
**31 NELSON STREET PTY LTD**  
 Project Name  
**NELSON STREET OFFICES**  
 Site Address  
**31-51 NELSON ST, ABBOTSFORD VIC 3067**

Drawing Name  
**STREET LINE DIAGRAM - No. 26 & 28 COOKE STREET LOOKING NORTH**  
 Date  
**18/12/2018**  
 Status  
**TOWN PLANNING APPLICATION**

Scale  
**1:50 @ A1**  
 Drawing Number  
**TP404**

Revision  
**C**



**PERFORATED METAL SCREEN DETAIL**  
SCALE 1:50@A1

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REV	NOTE	DATE
C	POST CONSULTATION PLANS	18/12/2018

**FIELDWORK**

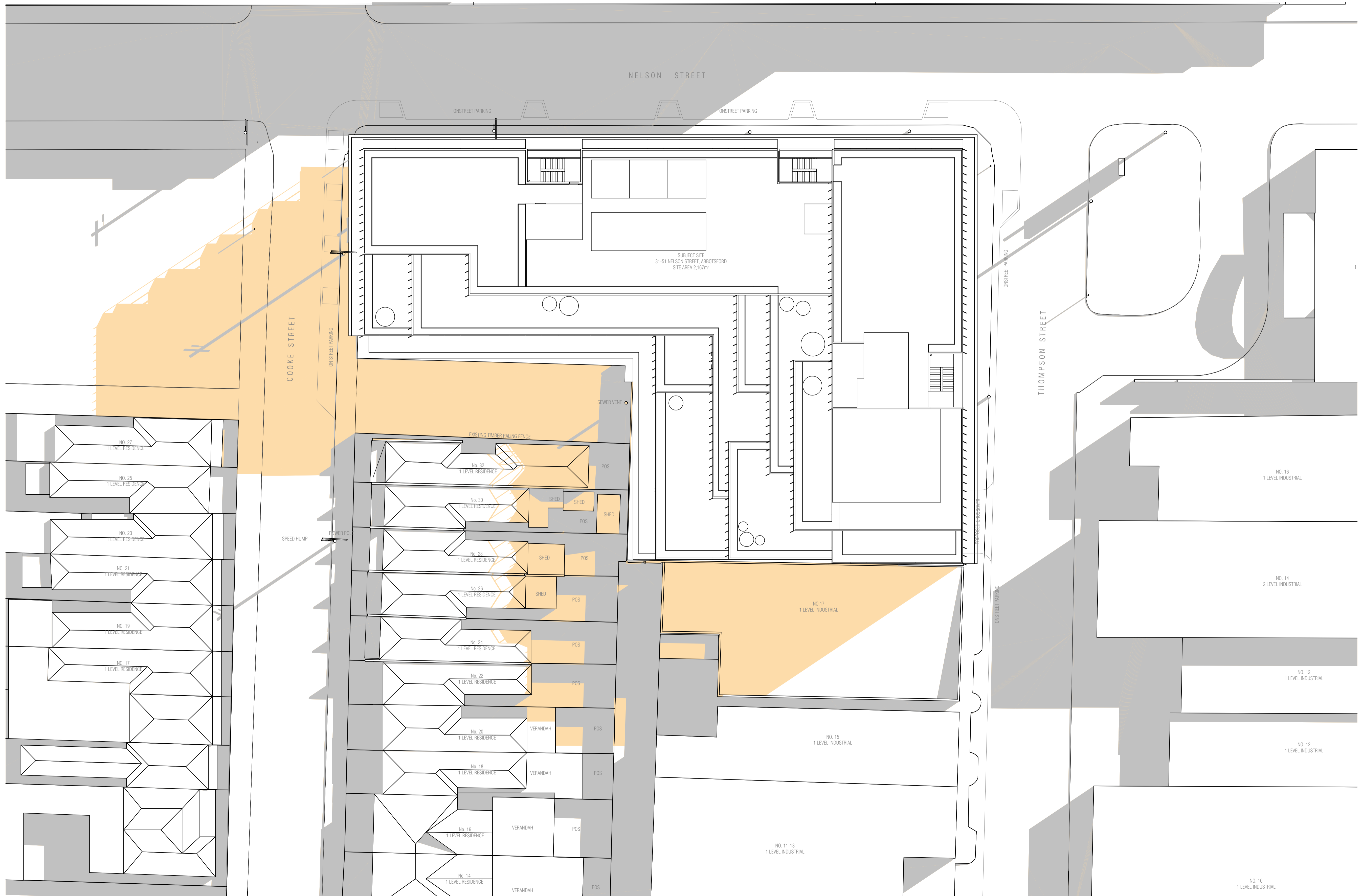
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ABN 27 162 832 939 ACN 162 832 939  
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Project Number  
180001  
Client  
31 NELSON STREET PTY LTD  
Project Name  
NELSON STREET OFFICES  
Site Address  
31-51 NELSON ST, ABBOTSFORD VIC 3067

Drawing Name  
**SIGHT LINE DIAGRAM - No. 32 COOKE ST  
LOOKING NORTH-EAST**  
Date  
18/12/2018  
Status  
TOWN PLANNING APPLICATION

Scale  
1:50 @ A1  
Drawing Number  
**TP405**

Revision  
**C**



**GENERAL LEGEND**  
 KEY  
 ■ PROPOSED BUILDING SHADOWS  
 ■ EXISTING SHADOWS  
 EQUINOX (22 SEPTEMBER)

OVERSHADOWING TABLE (EXISTING & PROPOSED): 9AM			
COOKE STREET HOUSE NO.	EXISTING P.O.S. (m <sup>2</sup> )	EXISTING P.O.S. OVERSHADOWED (m <sup>2</sup> )	ADDITIONAL P.O.S. OVERSHADOWED (m <sup>2</sup> )
18	16	16	0
20	17	29	8
22	48	33	15
24	47	26	13
26	41	32	9
28	38	31	7
30	26	26	0
32	21	19	2

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REV	NOTE	DATE
A	TOWN PLANNING SUBMISSION	22/06/2018
B	COUNCIL RFI RESPONSE	22/08/2018
C	POST CONSULTATION PLANS	18/12/2018
C01	POST CONSULTATION PLANS (AMENDED)	4/02/2019

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 150 LANGSHIRE STREET COLLINGWOOD VICTORIA 3066  
 ABN 27 162 832 939 ACN 162 832 939  
 T + 61 3 9081 2401 E hello@fieldworkprojects.com.au

Project Number  
 180001  
 Client  
 31 NELSON STREET PTY LTD  
 Project Name  
 NELSON STREET OFFICES  
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 31-51 NELSON ST, ABBOTSFORD VIC 3067

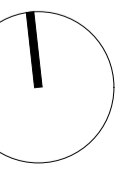
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Date  
 4/02/2019

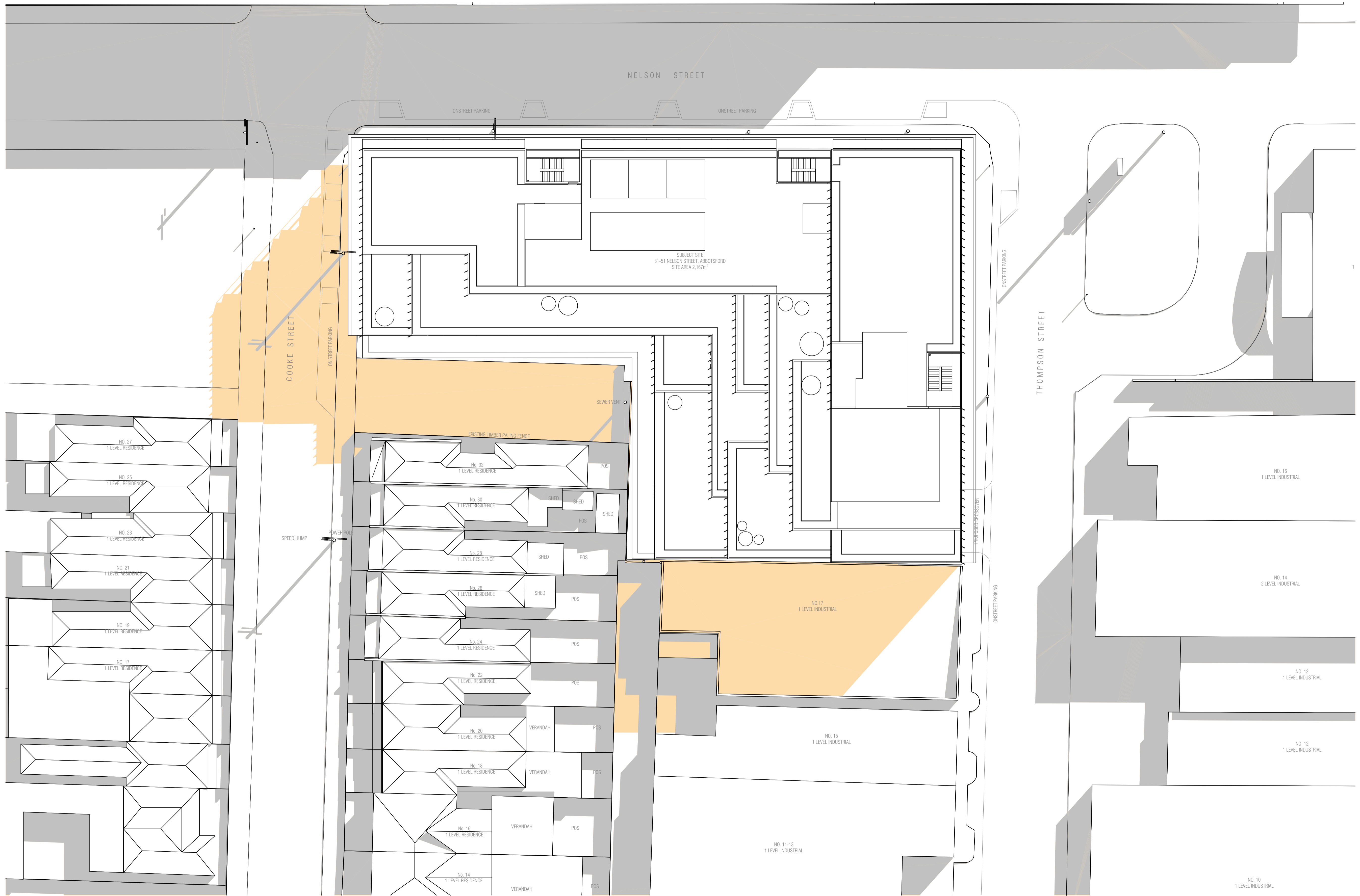
Status  
 TOWN PLANNING APPLICATION

Scale  
 1:200 @ A1

Drawing Number  
 TP501



Revision  
 C01



**GENERAL LEGEND**  
 KEY  
 ■ PROPOSED BUILDING SHADOWS  
 ■ EXISTING SHADOWS  
 EQUINOX (22 SEPTEMBER)

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REV	NOTE	DATE
A	TOWN PLANNING SUBMISSION	22/06/2018
B	COUNCIL RFI RESPONSE	22/08/2018
C	POST CONSULTATION PLANS	18/12/2018
C01	POST CONSULTATION PLANS (AMENDED)	4/02/2019

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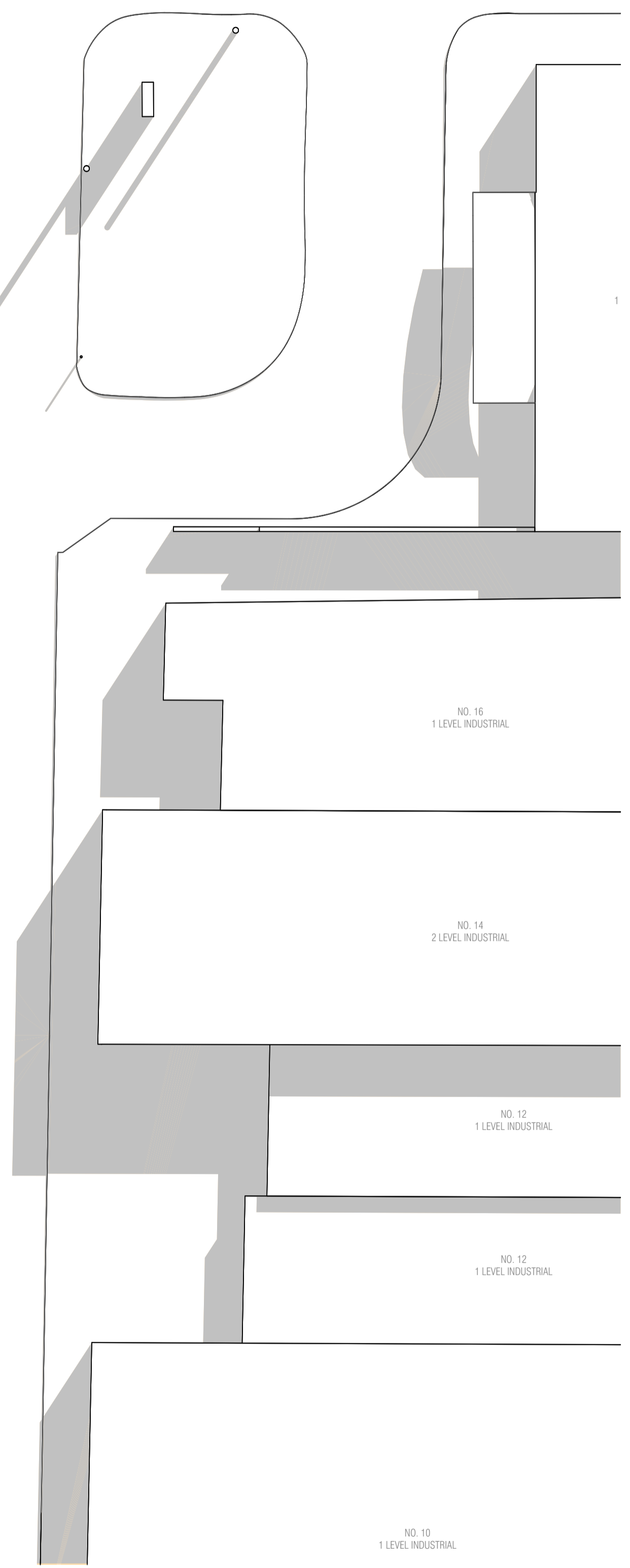
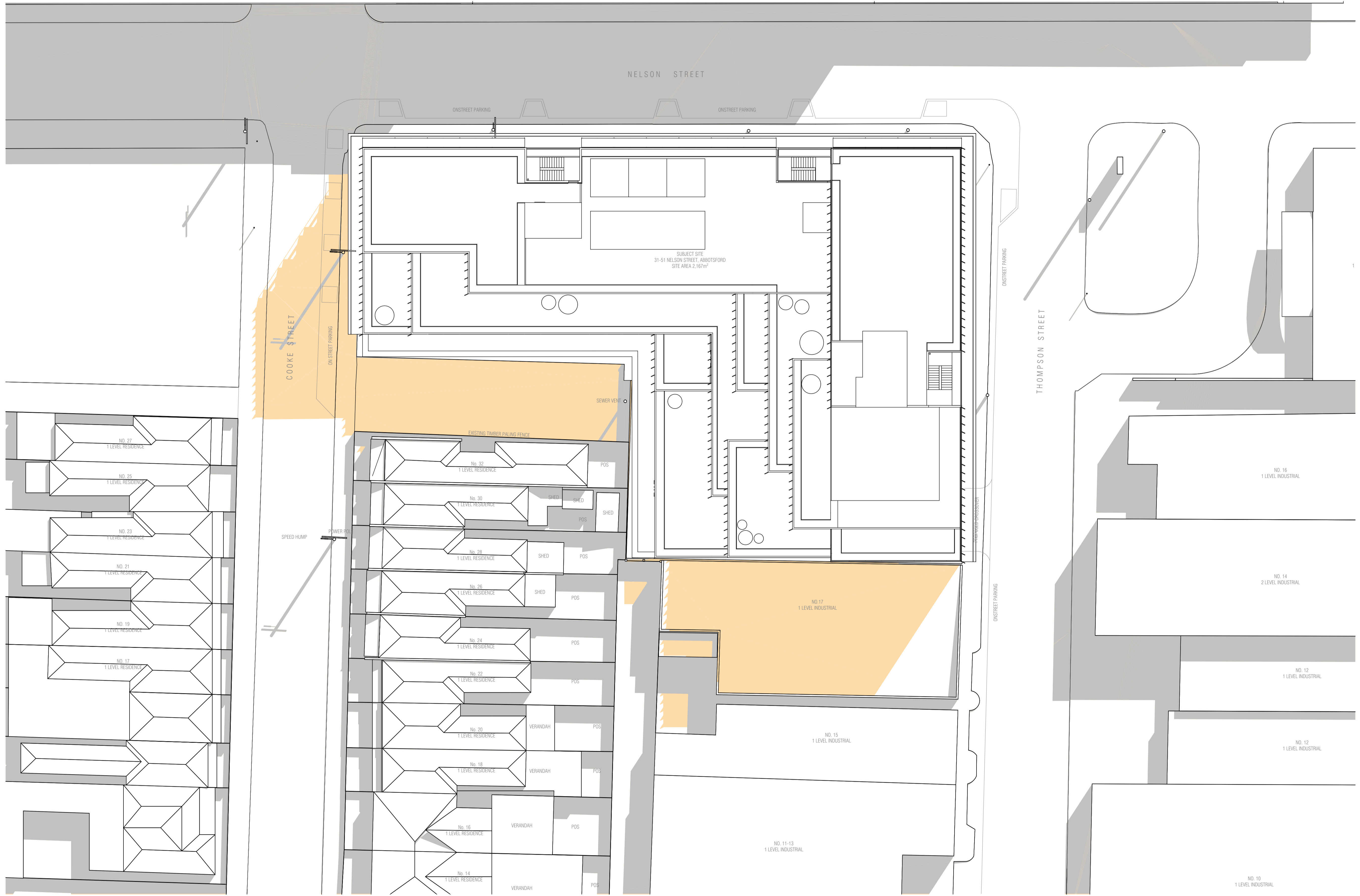
Project Number  
 180001  
 Client  
 31 NELSON STREET PTY LTD  
 Project Name  
 NELSON STREET OFFICES  
 Site Address  
 31-51 NELSON ST, ABBOTSFORD VIC 3067

Drawing Name  
 SHADOWS 10AM  
 Date  
 4/02/2019  
 Status  
 TOWN PLANNING APPLICATION

Scale  
 1:200 @ A1  
 Drawing Number  
 TP502

Revision  
 C01





**GENERAL LEGEND**  
 KEY  
 ■ PROPOSED BUILDING SHADOWS  
 ■ EXISTING SHADOWS  
 EQUINOX (22 SEPTEMBER)

**OVERSHADOWING TABLE (EXISTING & PROPOSED): 10.30AM**

COOKE STREET HOUSE NO.	EXISTING P.O.S. (m <sup>2</sup> )	EXISTING P.O.S. OVERSHADOWED (m <sup>2</sup> )	ADDITIONAL P.O.S. OVERSHADOWED (m <sup>2</sup> )
18	15	10	0
20	17	23	0
22	48	27	0
24	47	27	0
26	41	26	0
28	38	25	0
30	26	25	0
32	21	19	0

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REV	NOTE	DATE
A	TOWN PLANNING SUBMISSION	22/06/2018
B	COUNCIL RFI RESPONSE	22/08/2018
C	POST CONSULTATION PLANS	18/12/2018
C01	POST CONSULTATION PLANS (AMENDED)	4/02/2019

**FIELDWORK**

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 150 LANGSHIRE STREET COLLINGWOOD VICTORIA 3066  
 ABN 27 182 832 939 ACN 162 832 939  
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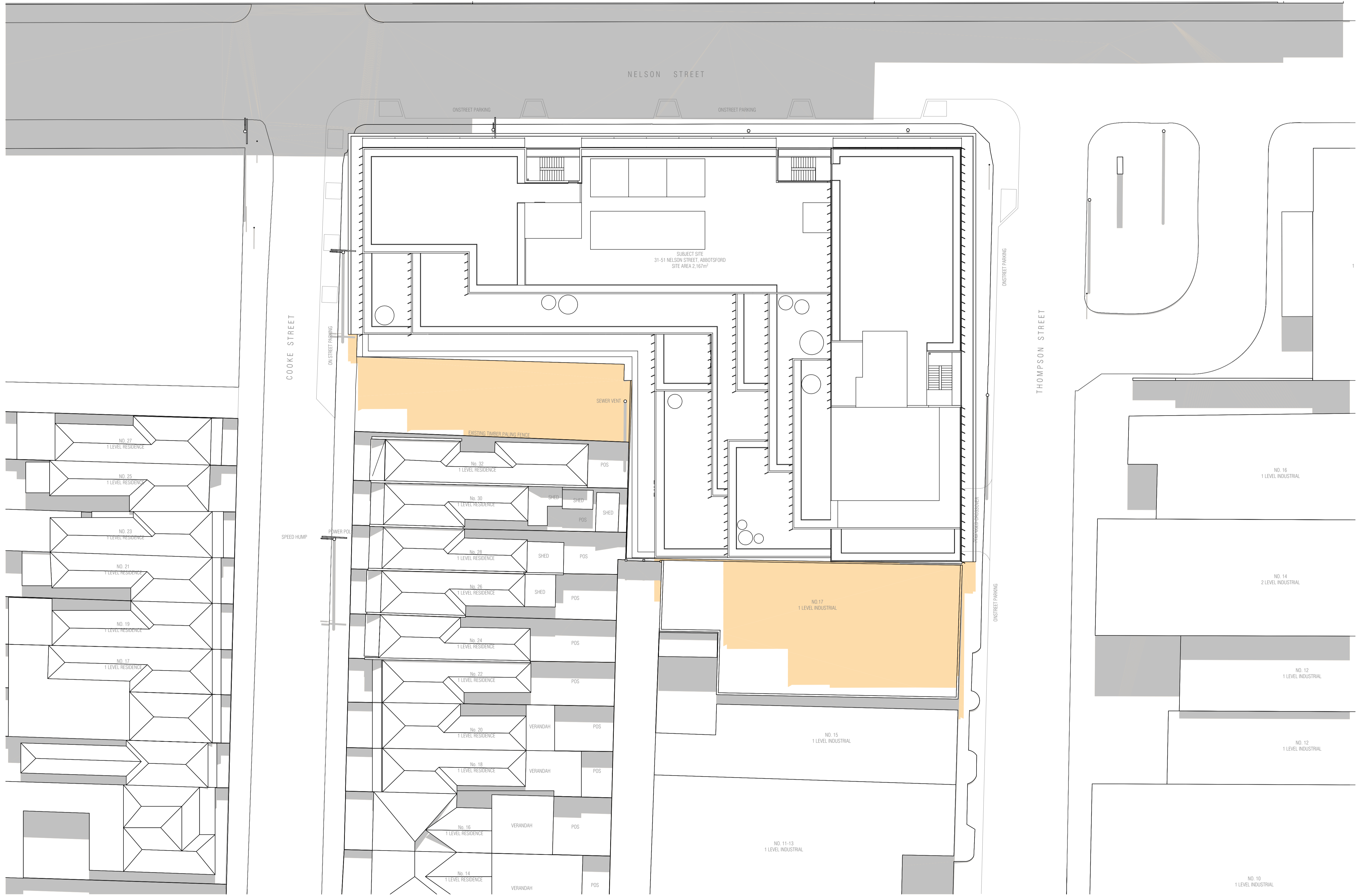
Project Number  
**180001**  
 Client  
**31 NELSON STREET PTY LTD**  
 Project Name  
**NELSON STREET OFFICES**  
 Site Address  
**31-51 NELSON ST, ABBOTSFORD VIC 3067**

Drawing Name  
**SHADOWS 10.30AM**  
 Date  
**4/02/2019**  
 Status  
**TOWN PLANNING APPLICATION**

Scale  
**1:200 @ A1**  
 Drawing Number  
**TP503**

Revision  
**C01**





**GENERAL LEGEND**  
KEY  
 PROPOSED BUILDING SHADOWS  
 EXISTING SHADOWS  
 EQUINOX (22 SEPTEMBER)

OVERSHADOWING TABLE (EXISTING & PROPOSED): 12 NOON				
COOKE STREET HOUSE NO.	EXISTING P.O.S. (m <sup>2</sup> )	EXISTING P.O.S. OVERSHADOWED (m <sup>2</sup> )	ADDITIONAL P.O.S. OVERSHADOWED (m <sup>2</sup> )	ADDITIONAL P.O.S. OVERSHADOWED (m <sup>2</sup> )
18	15	5	0	0
20	17	18	0	0
22	48	23	0	0
24	47	23	0	0
26	41	23	0	0
28	38	21	0	0
30	26	21	0	0
32	21	9	0	0

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REV	NOTE	DATE
A	TOWN PLANNING SUBMISSION	22/06/2018
B	COUNCIL RFI RESPONSE	22/08/2018
C	POST CONSULTATION PLANS	18/12/2018
C01	POST CONSULTATION PLANS (AMENDED)	4/02/2019

DATE: 22/06/2018  
 22/08/2018  
 18/12/2018  
 4/02/2019

**FIELDWORK**

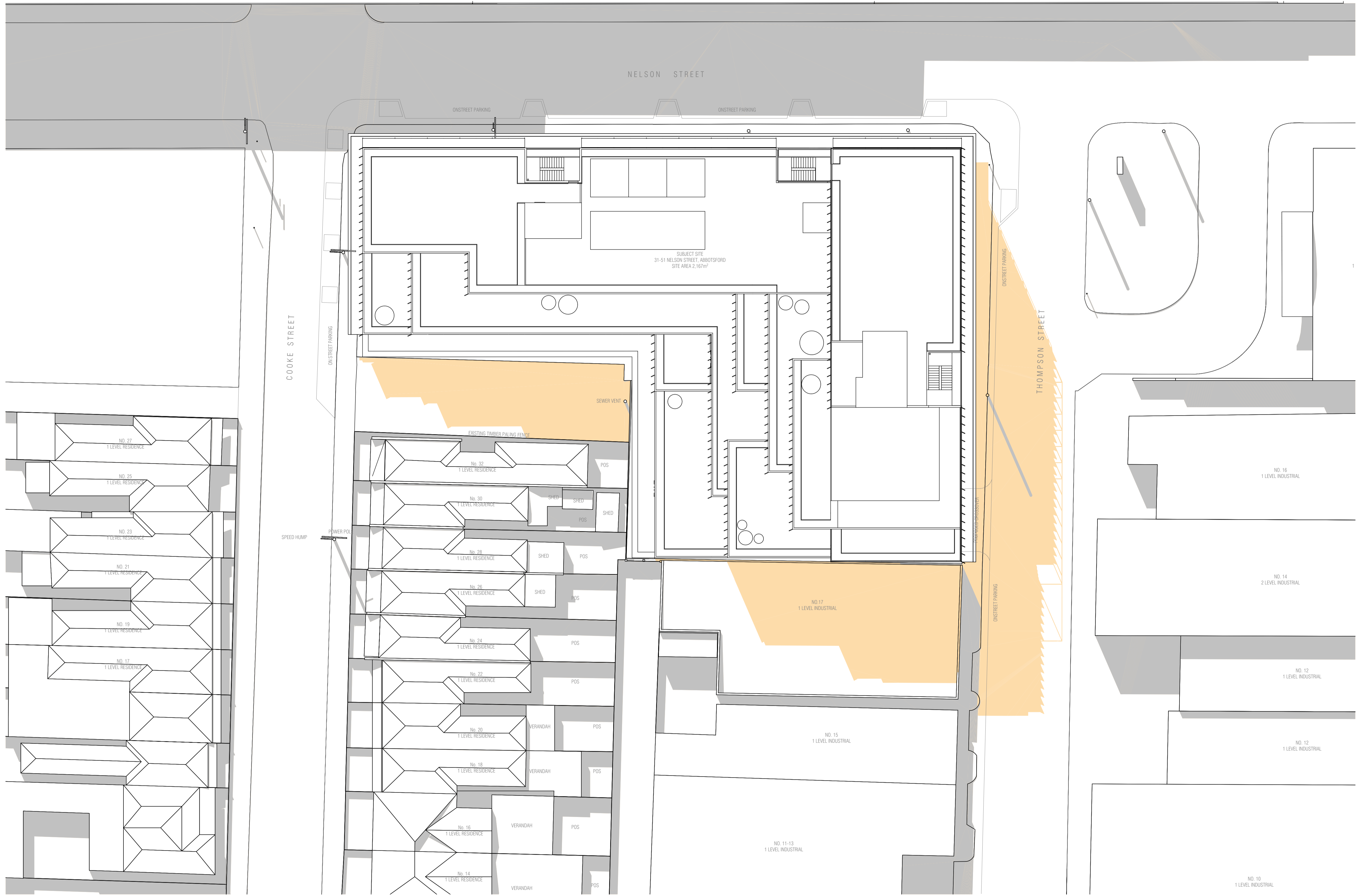
FIELDWORK PROJECTS PTY. LTD.  
 150 LANGRISH STREET COLLINGWOOD VICTORIA 3066  
 ABN 27 182 832 939 ACN 182 832 939  
 T + 61 3 9081 2401 E hello@fieldworkprojects.com.au

Project Number  
**180001**  
 Client  
**31 NELSON STREET PTY LTD**  
 Project Name  
**NELSON STREET OFFICES**  
 Site Address  
**31-51 NELSON ST, ABBOTSFORD VIC 3067**

Drawing Name  
**SHADOWS 12PM**  
 Date  
**4/02/2019**  
 Status  
**TOWN PLANNING APPLICATION**

Scale  
**1:200 @ A1**  
 Drawing Number  
**TP505**

Revision  
**C01**



**GENERAL LEGEND**  
KEY  
 PROPOSED BUILDING SHADOWS  
 EXISTING SHADOWS  
 EQUINOX (22 SEPTEMBER)

**OVERSHADOWING TABLE (EXISTING & PROPOSED): 1PM**

COOKE STREET HOUSE NO.	EXISTING P.O.S. (m <sup>2</sup> )	EXISTING P.O.S. OVERSHADOWED (m <sup>2</sup> )	ADDITIONAL P.O.S. OVERSHADOWED (m <sup>2</sup> )
18	16	5	0
20	17	21	0
22	68	26	0
24	47	25	0
26	41	26	0
28	38	23	0
30	26	23	0
32	21	12	0

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REV	NOTE	DATE
A	TOWN PLANNING SUBMISSION	22/06/2018
B	COUNCIL RFI RESPONSE	22/08/2018
C	POST CONSULTATION PLANS	18/12/2018
C01	POST CONSULTATION PLANS (AMENDED)	4/02/2019

**FIELDWORK**

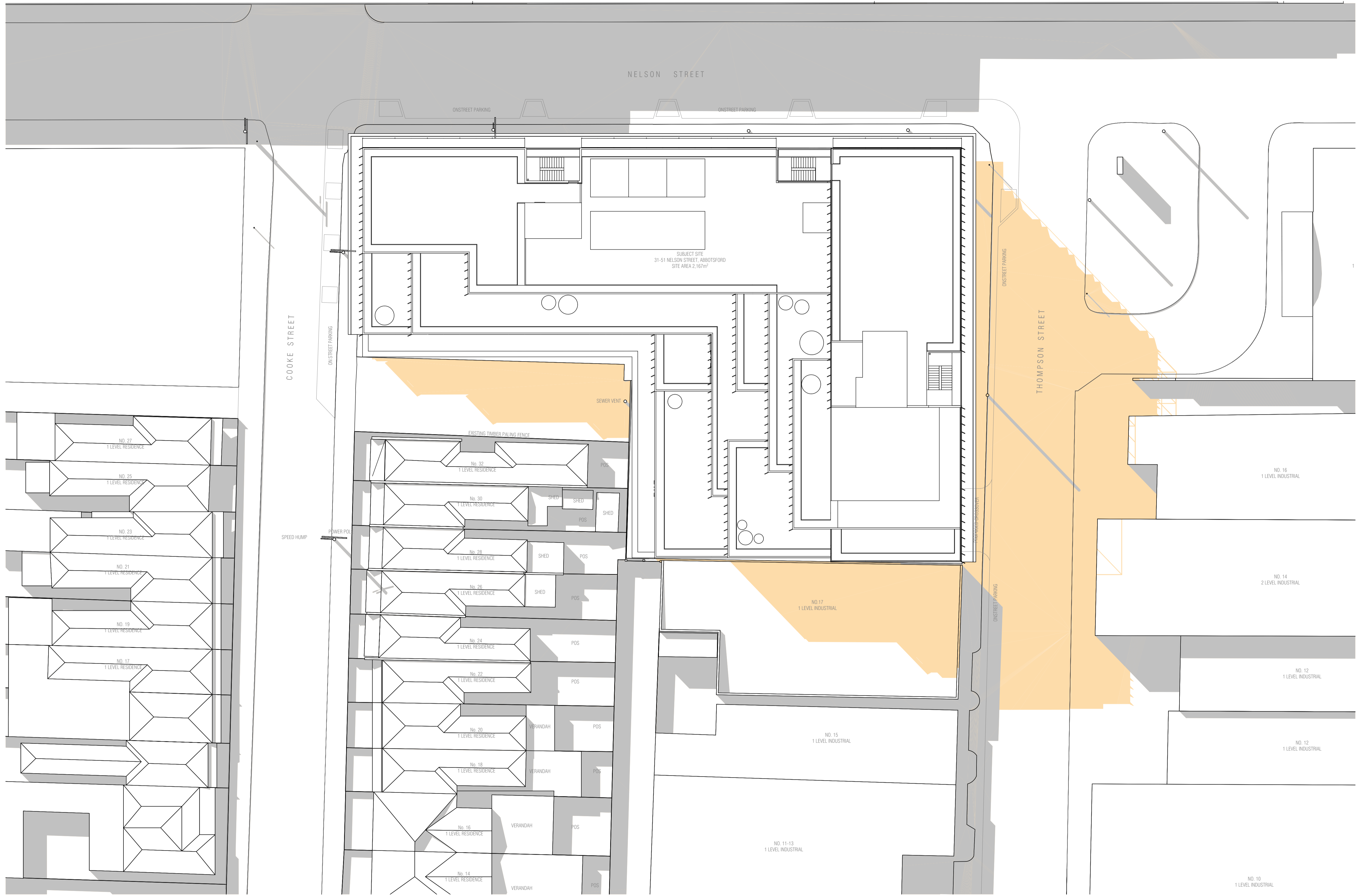
FIELDWORK PROJECTS PTY. LTD.  
150 LANGSHIRE STREET COLLINGWOOD VICTORIA 3066  
ABN 27 182 832 939 ACN 182 832 939  
T + 61 3 9081 2401 E hello@fieldworkprojects.com.au

Project Number  
**180001**  
Client  
**31 NELSON STREET PTY LTD**  
Project Name  
**NELSON STREET OFFICES**  
Site Address  
**31-51 NELSON ST, ABBOTSFORD VIC 3067**

Drawing Name  
**SHADOWS 1PM**  
Date  
**4/02/2019**  
Status  
**TOWN PLANNING APPLICATION**

Scale  
**1:200 @ A1**  
Drawing Number  
**TP506**

Revision  
**C01**



**GENERAL LEGEND**  
KEY  
 PROPOSED BUILDING SHADOWS  
 EXISTING SHADOWS  
 EQUINOX (22 SEPTEMBER)

**OVERSHADOWING TABLE (EXISTING & PROPOSED): 2PM**

COOKE STREET HOUSE NO.	EXISTING P.O.S. (m <sup>2</sup> )	EXISTING P.O.S. OVERSHADOWED (m <sup>2</sup> )	ADDITIONAL P.O.S. OVERSHADOWED (m <sup>2</sup> )
18	16	12	0
20	17	24	0
22	48	30	0
24	47	27	0
26	41	30	0
28	38	25	0
30	26	24	0
32	21	16	0

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REV	NOTE	DATE
A	TOWN PLANNING SUBMISSION	22/06/2018
B	COUNCIL RFI RESPONSE	22/08/2018
C	POST CONSULTATION PLANS	16/12/2018
C01	POST CONSULTATION PLANS (AMENDED)	4/02/2019

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150 LANGRISH STREET COLLINGWOOD VICTORIA 3066  
ABN 27 162 832 939 ACN 162 832 939  
T + 61 3 9081 2401 E hello@fieldworkprojects.com.au

Project Number  
**180001**  
Client  
**31 NELSON STREET PTY LTD**  
Project Name  
**NELSON STREET OFFICES**  
Site Address  
**31-51 NELSON ST, ABBOTSFORD VIC 3067**

Drawing Name  
**SHADOWS 2PM**  
Date  
**4/02/2019**  
Status  
**TOWN PLANNING APPLICATION**

Scale  
**1:200 @ A1**  
Drawing Number  
**TP507**

Revision  
**C01**





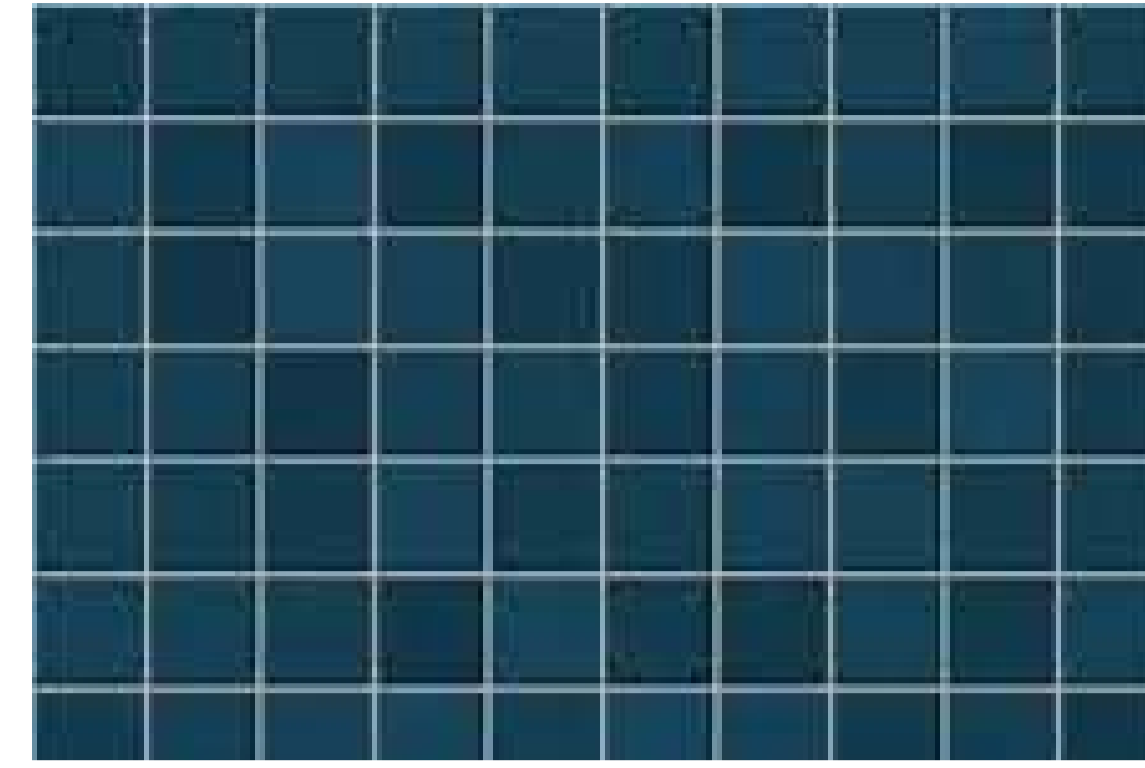
CON01 - CONCRETE



GLS01 - CLEAR GLAZING



GLS02 - OBSCURE GLAZING



WAF01 - TILE FINISH

FINISHES TYPE

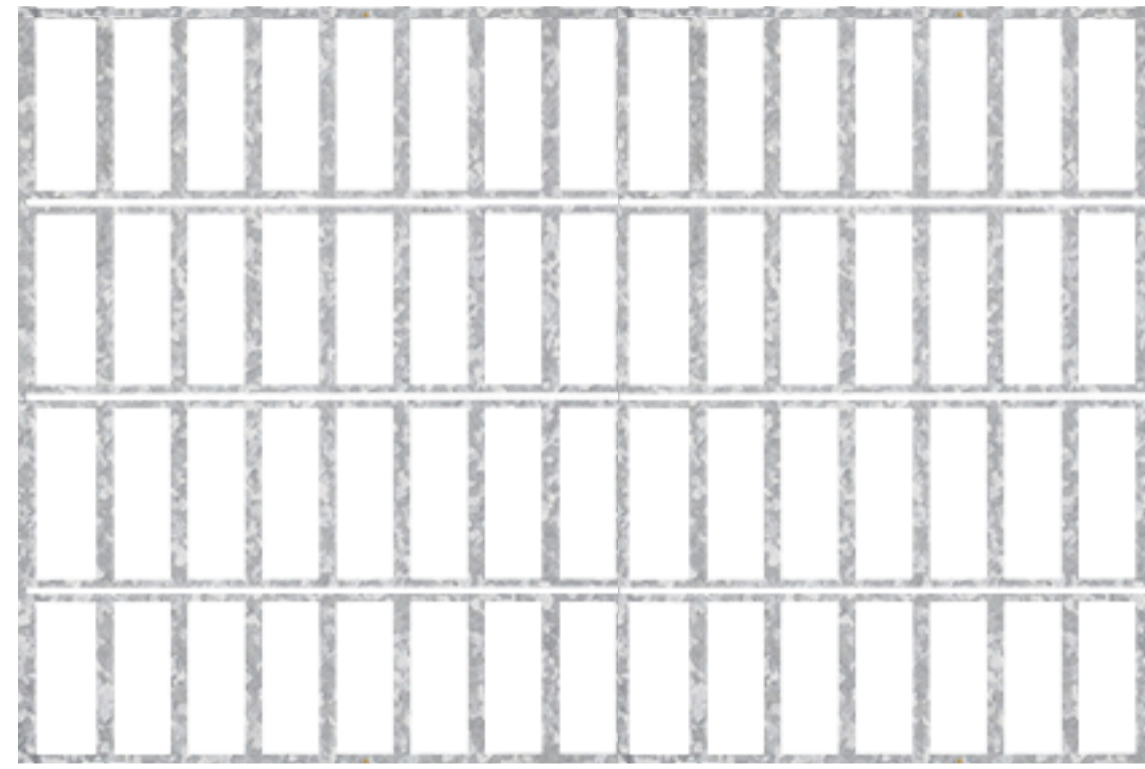
- CNC01 CONCRETE
- GLS01 CLEAR GLAZING (FIXED)
- GLS02 OBSCURE GLAZING (FIXED)
- WAF01 TILE FINISH
- MTL01 GALVANISED METAL
- MTL02 VERTICAL METAL BALUSTRADE
- MTL03 METAL MESH 01
- MTL04 ALUMINIUM LOUVERS
- MTL05 METAL MESH 02
- MTL06 PERFORATED METAL SCREEN
- PVP01 PHOTOVOLTAIC PANEL



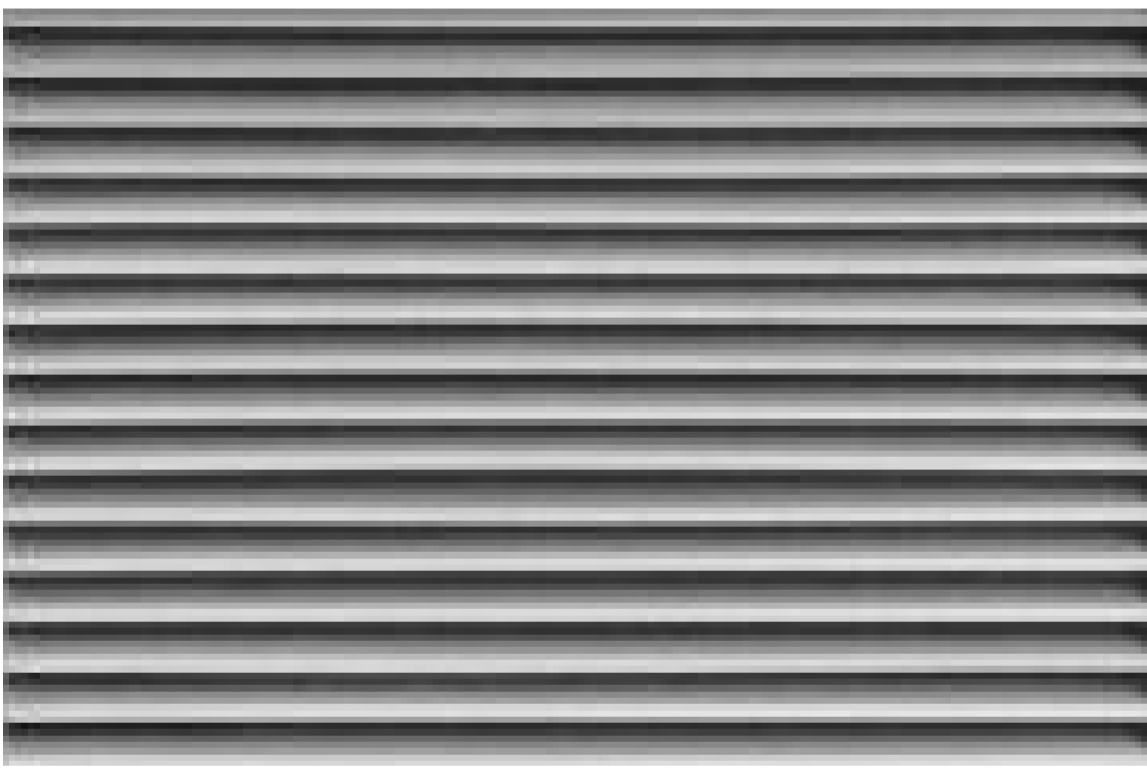
MTL01 - GALVANISED METAL



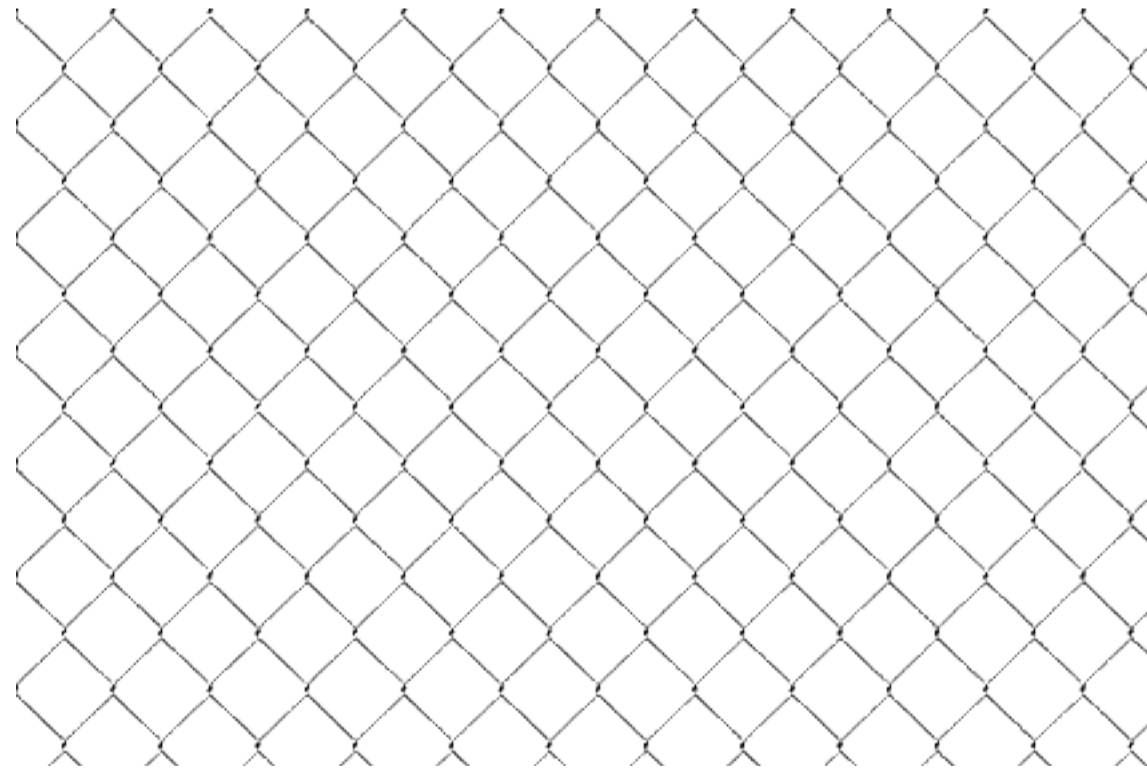
MTL02 - VERTICAL METAL BALUSTRADE



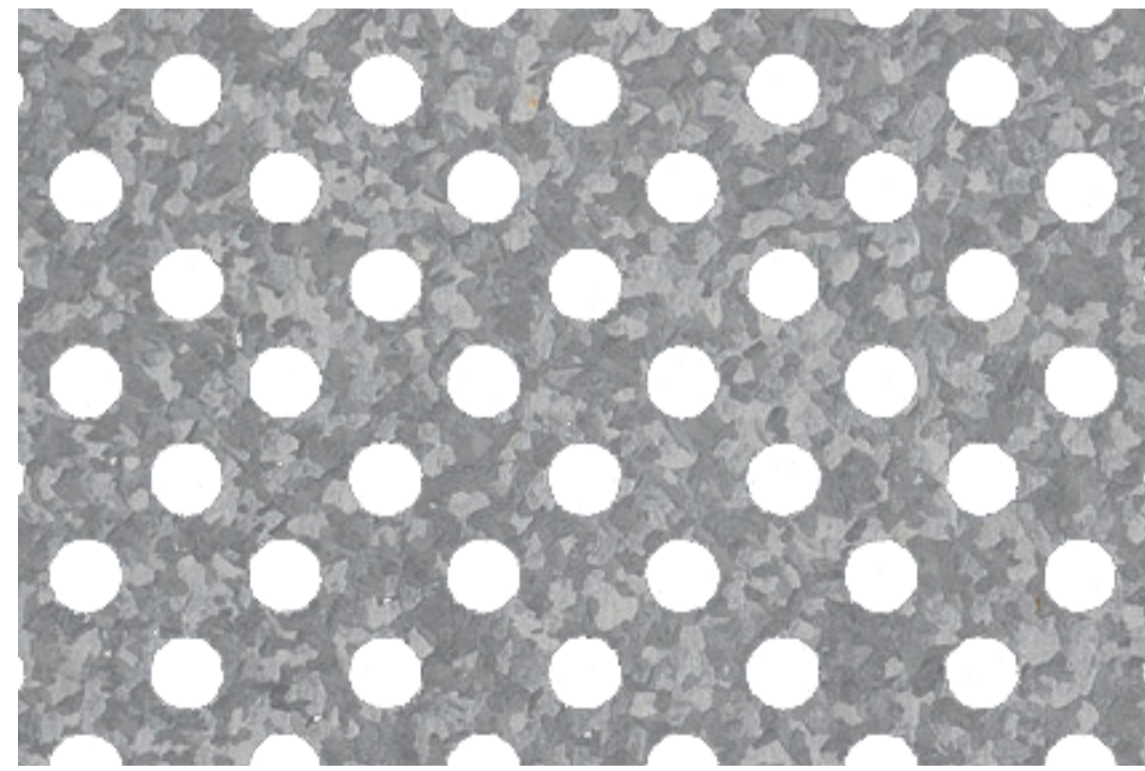
MTL03 - METAL MESH 01



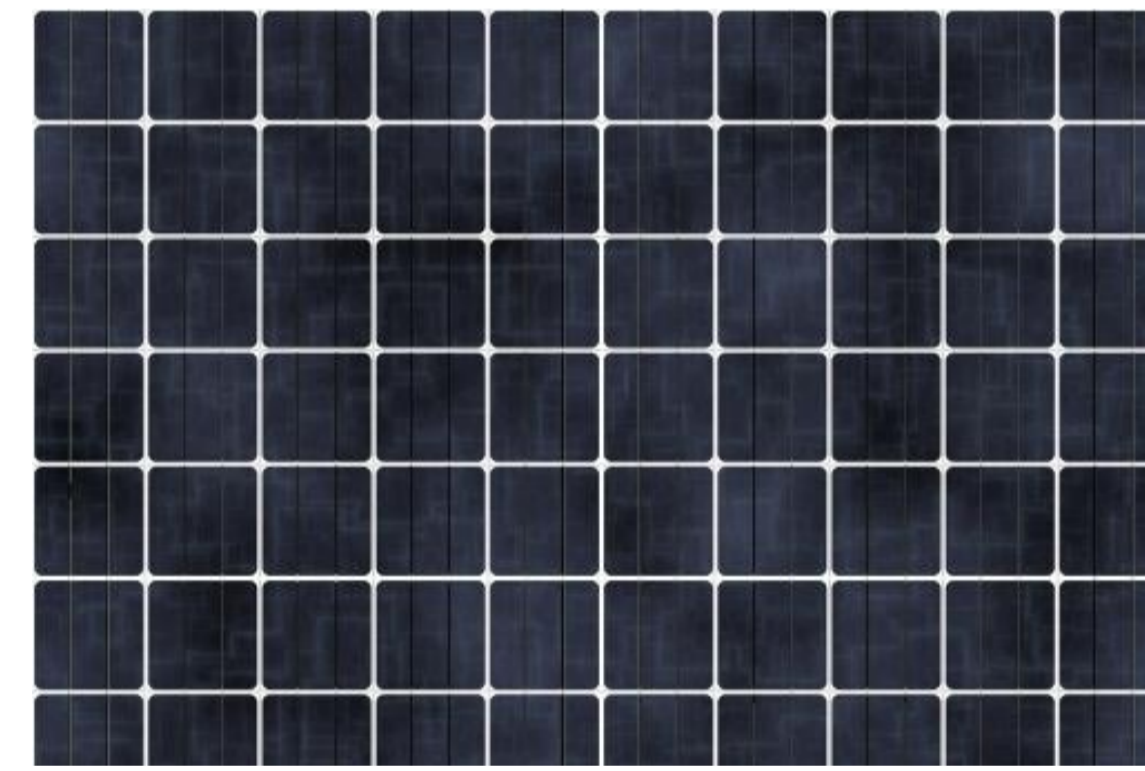
MTL04 - ALUMINIUM LOUVRES



MTL05 - METAL MESH 02



MTL06 - PERFORATED GALVANISED METAL



PVP01 - PHOTOVOLTAIC PANEL

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REV	NOTE	DATE
A	TOWN PLANNING SUBMISSION	22/06/2018
B	COUNCIL RFI RESPONSE	22/08/2018
C	POST CONSULTATION PLANS	18/12/2018

# FIELDWORK

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 150 LANGSHIRE STREET COLLINGWOOD VICTORIA 3066  
 ABN 27 162 932 939 ACN 162 932 939  
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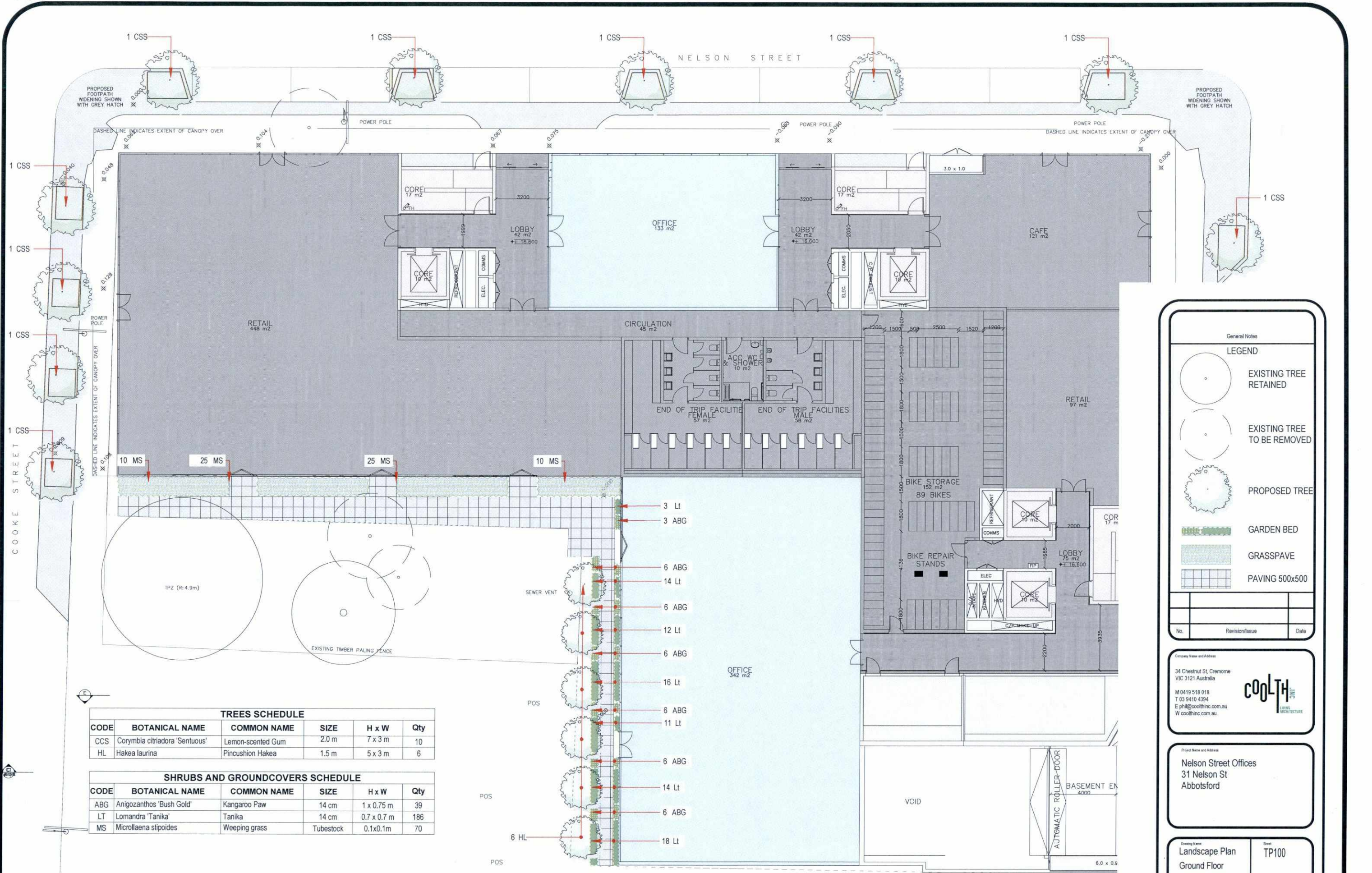
Project Number  
180001  
 Client  
31 NELSON STREET PTY LTD  
 Project Name  
NELSON STREET OFFICES  
 Site Address  
31-51 NELSON ST, ABBOTSFORD VIC 3067

Drawing Name  
MATERIALS  
 Date  
18/12/2018  
 Status  
TOWN PLANNING APPLICATION

Scale  
1:50 @ A1

Drawing Number  
TP601

Revision  
C



**TREES SCHEDULE**

CODE	BOTANICAL NAME	COMMON NAME	SIZE	H x W	Qty
CCS	Corymbia citriodora 'Scentuous'	Lemon-scented Gum	2.0 m	7 x 3 m	10
HL	Hakea laurina	Pincushion Hakea	1.5 m	5 x 3 m	6

**SHRUBS AND GROUNDCOVERS SCHEDULE**

CODE	BOTANICAL NAME	COMMON NAME	SIZE	H x W	Qty
ABG	Anigozanthos 'Bush Gold'	Kangaroo Paw	14 cm	1 x 0.75 m	39
LT	Lomandra 'Tanika'	Tanika	14 cm	0.7 x 0.7 m	186
MS	Microlaena stipoides	Weeping grass	Tubestock	0.1x0.1m	70

General Notes

**LEGEND**

- EXISTING TREE RETAINED
- EXISTING TREE TO BE REMOVED
- PROPOSED TREE
- GARDEN BED
- GRASSPAVE
- PAVING 500x500

No.	Revision/Issue	Date

Company Name and Address

34 Chestnut St, Cremorne  
VIC 3121 Australia

M 0419 518 018  
T 03 9410 4394  
E phil@coolthinc.com.au  
W coolthinc.com.au

Project Name and Address

Nelson Street Offices  
31 Nelson St  
Abbotsford

Drawing Name: Landscape Plan  
Ground Floor

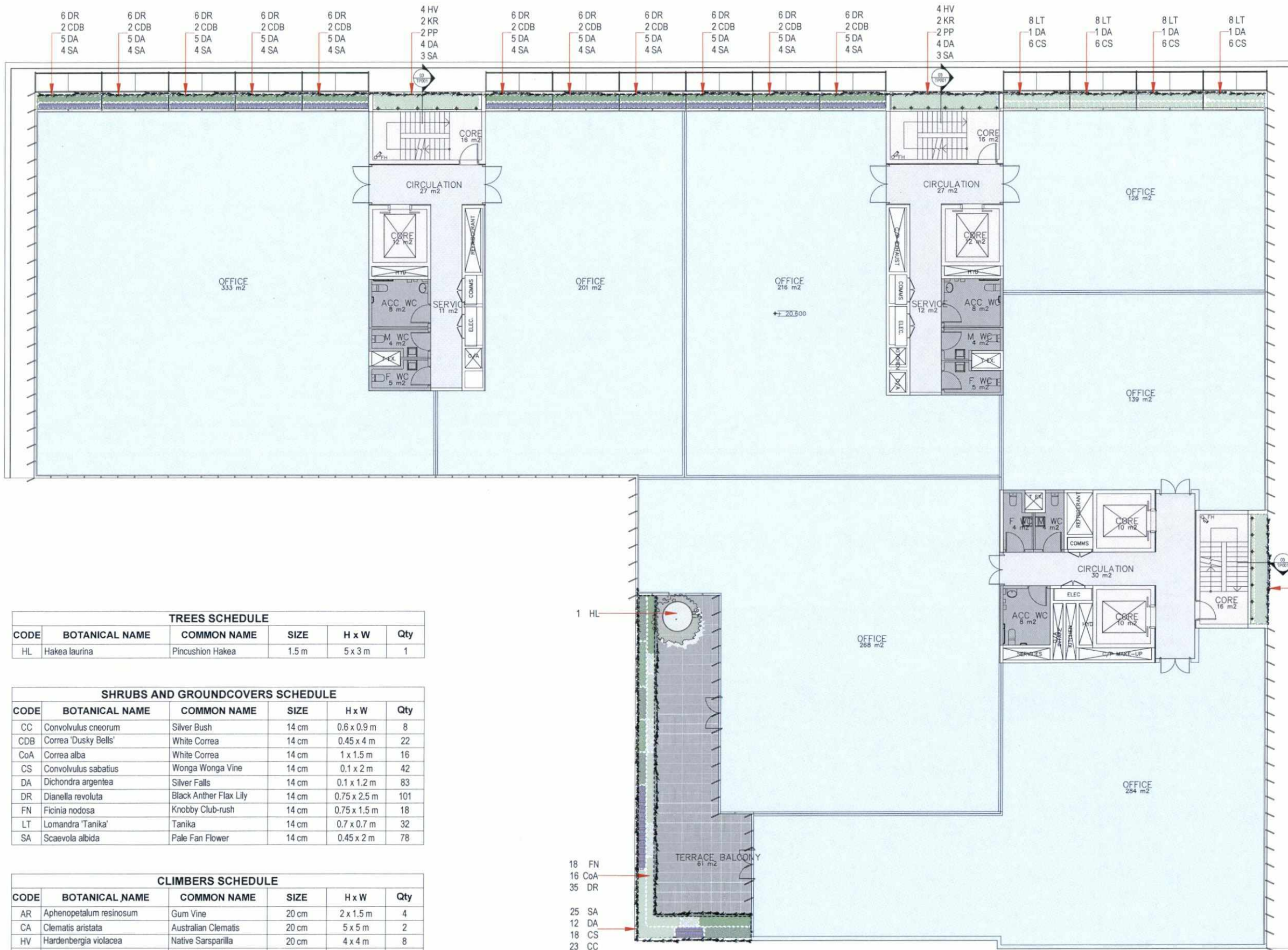
Sheet: TP100

Date: 13-Jun-18

Scale: 1:100 @ A1

CITY OF YARRA  
04 JUL 2018  
RECEIVED





General Notes

**LEGEND**

- PROPOSED TREE IN PLANTER
- GARDEN BED

No.	Revision/Issue	Date

Company Name and Address

34 Chestnut St, Cremorne  
VIC 3121 Australia

M 0419 518 018  
T 03 9410 4394  
E phil@coolthinc.com.au  
W coolthinc.com.au

**COOLTH INC.**  
LIVING INFRASTRUCTURE

Project Name and Address

Nelson Street Offices  
31 Nelson St  
Abbotsford

Drawing Name Planting Layout Level 01	Sheet TP101
Date 13-Jun-18	
Scale 1:100 @ A1	

**TREES SCHEDULE**

CODE	BOTANICAL NAME	COMMON NAME	SIZE	H x W	Qty
HL	Hakea laurina	Pincushion Hakea	1.5 m	5 x 3 m	1

**SHRUBS AND GROUNDCOVERS SCHEDULE**

CODE	BOTANICAL NAME	COMMON NAME	SIZE	H x W	Qty
CC	Convolvulus cneorum	Silver Bush	14 cm	0.6 x 0.9 m	8
CDB	Correa 'Dusky Bells'	White Correa	14 cm	0.45 x 4 m	22
CoA	Correa alba	White Correa	14 cm	1 x 1.5 m	16
CS	Convolvulus sabatius	Wonga Wonga Vine	14 cm	0.1 x 2 m	42
DA	Dichondra argentea	Silver Falls	14 cm	0.1 x 1.2 m	83
DR	Dianella revoluta	Black Anther Flax Lily	14 cm	0.75 x 2.5 m	101
FN	Ficinia nodosa	Knobby Club-rush	14 cm	0.75 x 1.5 m	18
LT	Lomandra 'Tanika'	Tanika	14 cm	0.7 x 0.7 m	32
SA	Scaevola albida	Pale Fan Flower	14 cm	0.45 x 2 m	78

**CLIMBERS SCHEDULE**

CODE	BOTANICAL NAME	COMMON NAME	SIZE	H x W	Qty
AR	Aphenopetalum resinolum	Gum Vine	20 cm	2 x 1.5 m	4
CA	Clematis aristata	Australian Clematis	20 cm	5 x 5 m	2
HV	Hardenbergia violacea	Native Sarsparilla	20 cm	4 x 4 m	8
KR	Kennedia rubicunda	Dusky Coral Pea	20 cm	6 x 6 m	4
PP	Pandorea pandorana	Wonga Wonga Vine	20 cm	10 x 10 m	6

- 1 HL
- 18 FN
- 16 CoA
- 35 DR
- 25 SA
- 12 DA
- 18 CS
- 23 CC

General Notes

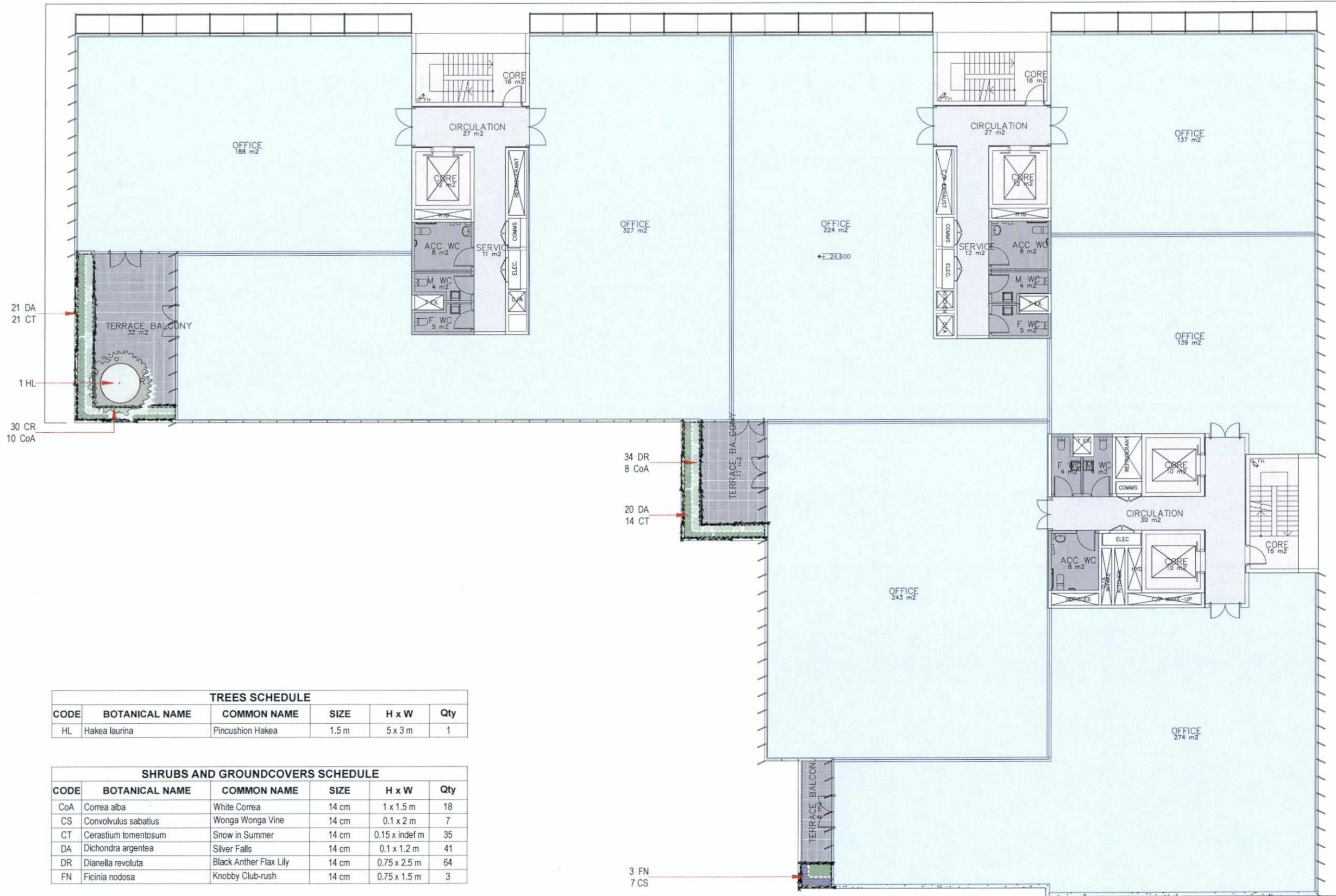
LEGEND



PROPOSED TREE  
IN PLANTER



GARDEN BED



TREES SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	SIZE	H x W	Qty
HL	Hakea laurina	Pincushion Hakea	1.5 m	5 x 3 m	1

SHRUBS AND GROUNDCOVERS SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	SIZE	H x W	Qty
CoA	Correa alba	White Correa	14 cm	1 x 1.5 m	18
CS	Convolvulus sabatius	Wonga Wonga Vine	14 cm	0.1 x 2 m	7
CT	Cerastium tomentosum	Snow in Summer	14 cm	0.15 x indef m	35
DA	Dichondra argentea	Silver Falls	14 cm	0.1 x 1.2 m	41
DR	Dianella revoluta	Black Anther Flax Lily	14 cm	0.75 x 2.5 m	64
FN	Ficinia nodosa	Knobby Club-rush	14 cm	0.75 x 1.5 m	3

No.	Revision/Issue	Date

Company Name and Address

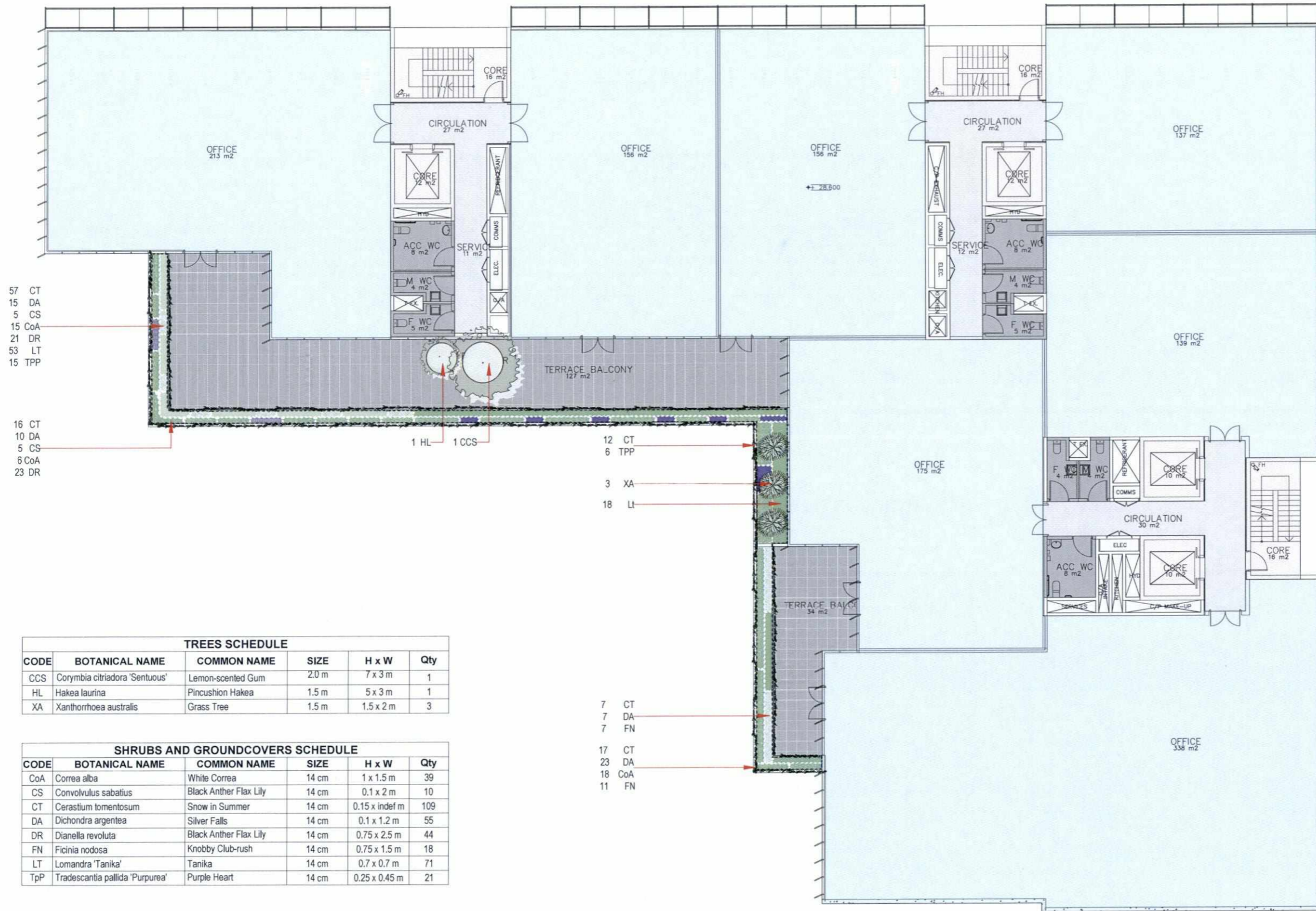
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Project Name and Address

Nelson Street Offices  
31 Nelson St  
Abbotsford

Drawing Name Planting Layout Level 02	Sheet TP102
Date 13-Jun-18	
Scale 1:100 @ A1	



- 57 CT
- 15 DA
- 5 CS
- 15 CoA
- 21 DR
- 53 LT
- 15 TPP

- 16 CT
- 10 DA
- 5 CS
- 6 CoA
- 23 DR

1 HL 1 CCS

- 12 CT
- 6 TPP
- 3 XA
- 18 LT

- 7 CT
- 7 DA
- 7 FN
- 17 CT
- 23 DA
- 18 CoA
- 11 FN

**TREES SCHEDULE**

CODE	BOTANICAL NAME	COMMON NAME	SIZE	H x W	Qty
CCS	Corymbia citriodora 'Sentuous'	Lemon-scented Gum	2.0 m	7 x 3 m	1
HL	Hakea laurina	Pincushion Hakea	1.5 m	5 x 3 m	1
XA	Xanthorrhoea australis	Grass Tree	1.5 m	1.5 x 2 m	3

**SHRUBS AND GROUNDCOVERS SCHEDULE**

CODE	BOTANICAL NAME	COMMON NAME	SIZE	H x W	Qty
CoA	Correa alba	White Correa	14 cm	1 x 1.5 m	39
CS	Convolvulus sabatius	Black Anther Flax Lily	14 cm	0.1 x 2 m	10
CT	Cerastium tomentosum	Snow in Summer	14 cm	0.15 x indef m	109
DA	Dichondra argentea	Silver Falls	14 cm	0.1 x 1.2 m	55
DR	Dianella revoluta	Black Anther Flax Lily	14 cm	0.75 x 2.5 m	44
FN	Ficinia nodosa	Knobby Club-rush	14 cm	0.75 x 1.5 m	18
LT	Lomandra 'Tanika'	Tanika	14 cm	0.7 x 0.7 m	71
TpP	Tradescantia pallida 'Purpurea'	Purple Heart	14 cm	0.25 x 0.45 m	21

General Notes

**LEGEND**

-  PROPOSED TREE IN PLANTER
-  PROPOSED GRASS TREE
-  GARDEN BED

No.	Revision/Issue	Date

Company Name and Address


34 Chestnut St, Cremorne  
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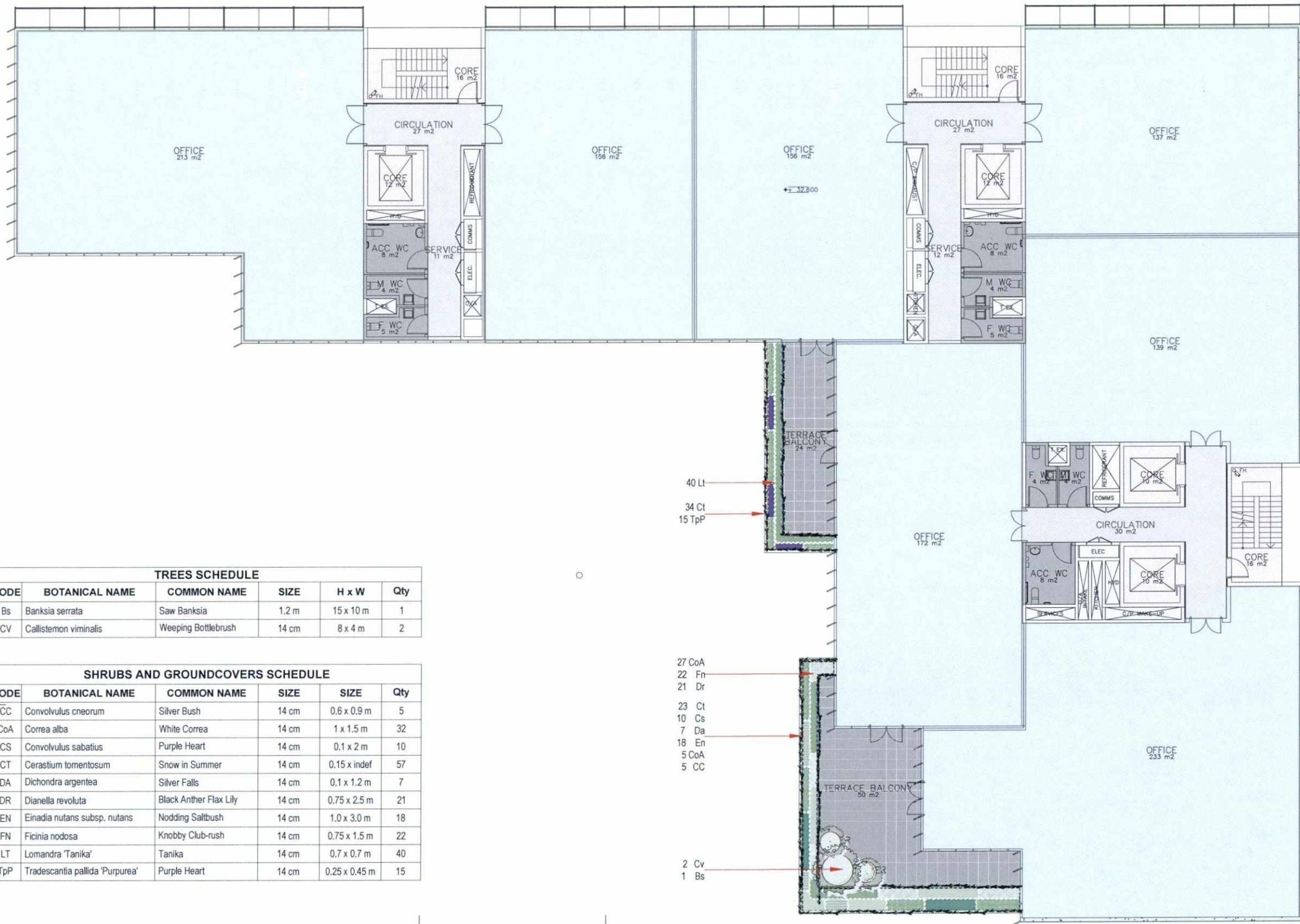
M 0419 518 018  
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Project Name and Address

Nelson Street Offices  
31 Nelson St  
Abbotsford

Drawing Name <b>Planting Layout Level 03</b>	Sheet <b>TP103</b>
Date <b>13-Jun-18</b>	
Scale <b>1:100 @ A1</b>	



TREES SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	SIZE	H x W	Qty
Bs	Banksia serrata	Saw Banksia	1.2 m	15 x 10 m	1
CV	Callistemon viminalis	Weeping Bottlebrush	14 cm	8 x 4 m	2

SHRUBS AND GROUNDCOVERS SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	SIZE	SIZE	Qty
CC	Convolvulus cneorum	Silver Bush	14 cm	0.6 x 0.9 m	5
CoA	Correa alba	White Correa	14 cm	1 x 1.5 m	32
CS	Convolvulus sabatius	Purple Heart	14 cm	0.1 x 2 m	10
CT	Cerastium tomentosum	Snow in Summer	14 cm	0.15 x indef	57
DA	Dichondra argentea	Silver Falls	14 cm	0.1 x 1.2 m	7
DR	Dianella revoluta	Black Anther Flax Lily	14 cm	0.75 x 2.5 m	21
EN	Einadia nutans subsp. nutans	Nodding Saltbush	14 cm	1.0 x 3.0 m	18
FN	Ficinia nodosa	Knobby Club-rush	14 cm	0.75 x 1.5 m	22
LT	Lomandra 'Tanika'	Tanika	14 cm	0.7 x 0.7 m	40
TpP	Tradescantia pallida 'Purpurea'	Purple Heart	14 cm	0.25 x 0.45 m	15

40 Lt  
34 Ct  
15 TpP

27 CoA  
22 Fn  
21 Dr  
23 Ct  
10 Cs  
7 Da  
18 En  
5 CoA  
5 CC

2 Cv  
1 Bs

General Notes

LEGEND



PROPOSED TREE  
IN PLANTER



GARDEN BED

No.	Revision/Issue	Date

Company Name and Address

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Project Name and Address

Nelson Street Offices  
31 Nelson St  
Abbotsford

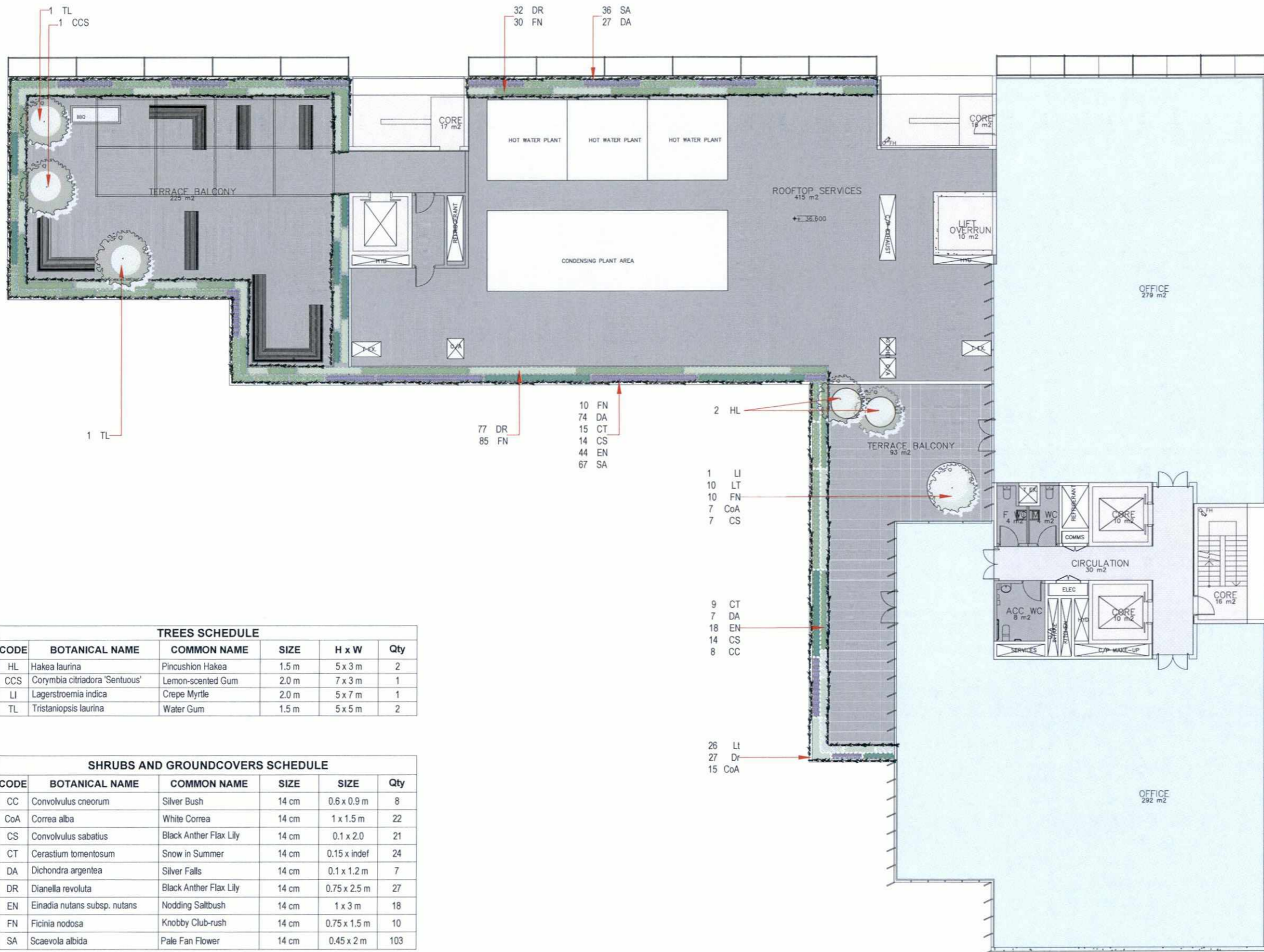
Drawing Name  
Planting Layout  
Level 04

Date  
13-Jun-18

Scale  
1:100 @ A1

Sheet  
TP104





TREES SCHEDULE					
CODE	BOTANICAL NAME	COMMON NAME	SIZE	H x W	Qty
HL	Hakea laurina	Pincushion Hakea	1.5 m	5 x 3 m	2
CCS	Corymbia citriodora 'Scentuous'	Lemon-scented Gum	2.0 m	7 x 3 m	1
LI	Lagerstroemia indica	Crepe Myrtle	2.0 m	5 x 7 m	1
TL	Tristaniopsis laurina	Water Gum	1.5 m	5 x 5 m	2

SHRUBS AND GROUNDCOVERS SCHEDULE					
CODE	BOTANICAL NAME	COMMON NAME	SIZE	SIZE	Qty
CC	Convolvulus cneorum	Silver Bush	14 cm	0.6 x 0.9 m	8
CoA	Correa alba	White Correa	14 cm	1 x 1.5 m	22
CS	Convolvulus sabatius	Black Anther Flax Lily	14 cm	0.1 x 2.0	21
CT	Cerastium tomentosum	Snow in Summer	14 cm	0.15 x indef	24
DA	Dichondra argentea	Silver Falls	14 cm	0.1 x 1.2 m	7
DR	Dianella revoluta	Black Anther Flax Lily	14 cm	0.75 x 2.5 m	27
EN	Einadia nutans subsp. nutans	Nodding Saltbush	14 cm	1 x 3 m	18
FN	Ficinia nodosa	Knobby Club-rush	14 cm	0.75 x 1.5 m	10
SA	Scaevola albida	Pale Fan Flower	14 cm	0.45 x 2 m	103

General Notes

- TIMBER SEAT
- PERGOLA TO FUTURE DETAIL
- PROPOSED TREE IN PLANTER
- GARDEN BED

No.	Revision/Issue	Date

Company Name and Address

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**COOLTH INC.**  
LANDSCAPE ARCHITECTURE

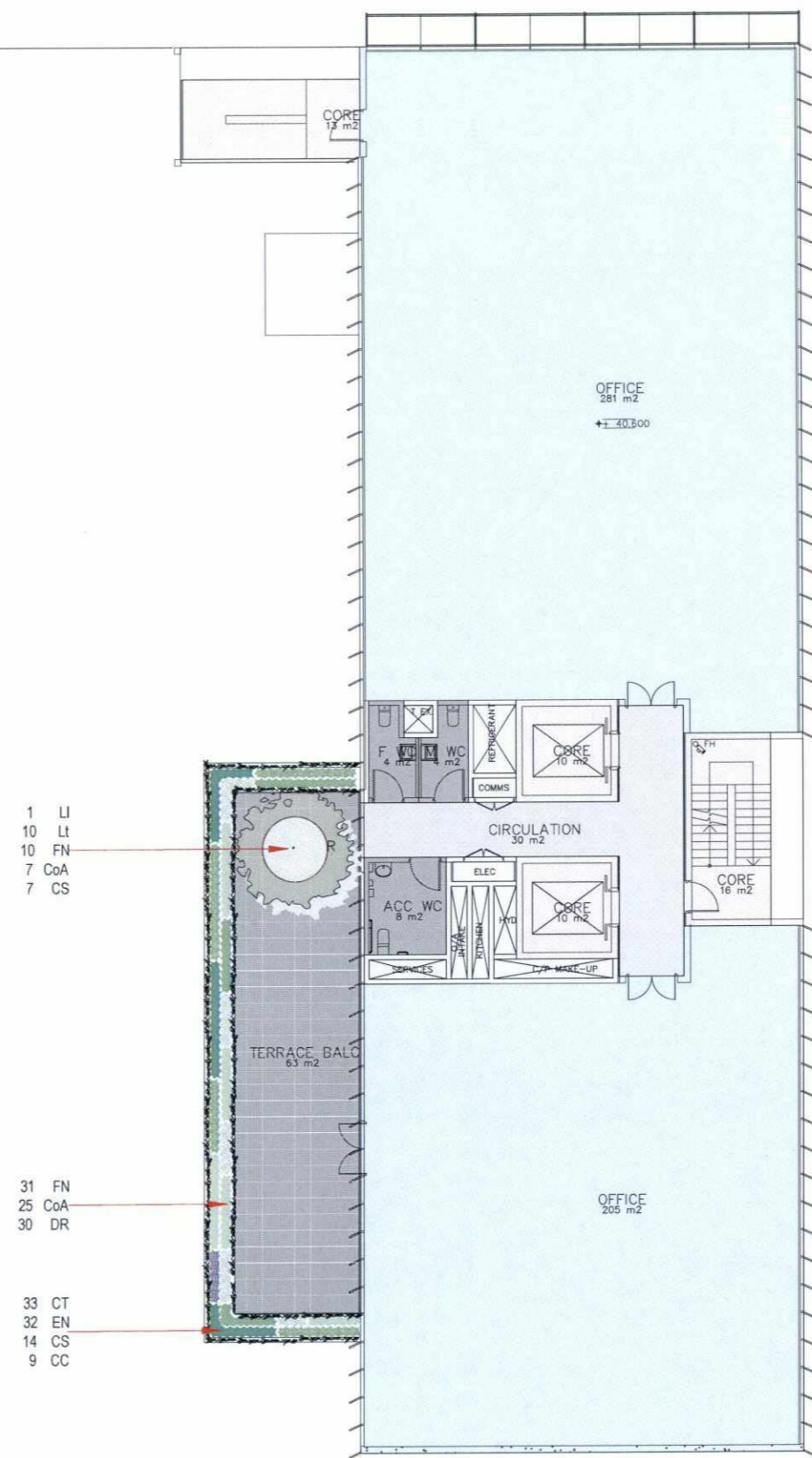
Project Name and Address

Nelson Street Offices  
31 Nelson St  
Abbotsford

Drawing Name Planting Layout Level 05	Sheet TP105
Date 13-Jun-18	
Scale 1:100 @ A1	

TREES SCHEDULE					
CODE	BOTANICAL NAME	COMMON NAME	SIZE	H x W	Qty
LI	Lagerstroemia indica	Crepe Myrtle	2.0 m	5 x 7 m	1

SHRUBS AND GROUNDCOVERS SCHEDULE					
CODE	BOTANICAL NAME	COMMON NAME	SIZE	H x W	Qty
CC	Convolvulus cneorum	Silver Bush	14 cm	0.6 x 0.9 m	9
CoA	Correa alba	White Correa	14 cm	1 x 1.5 m	32
CS	Convolvulus sabatius	Purple Heart	14 cm	0.1 x 2 m	21
CT	Cerastium tomentosum	Snow in Summer	14 cm	0.15 x indef	33
DR	Dianella revoluta	Black Anther Flax Lily	14 cm	0.75 m	30
EN	Einadia nutans subsp. nutans	Nodding Saltbush	14 cm	1 x 3 m	32
FN	Ficinia nodosa	Knobby Club-rush	14 cm	0.75 x 1.5 m	41
LT	Lomandra 'Tanika'	Tanika	14 cm	0.7 x 0.7 m	10



General Notes

LEGEND



No.	Revision/Issue	Date

Company Name and Address

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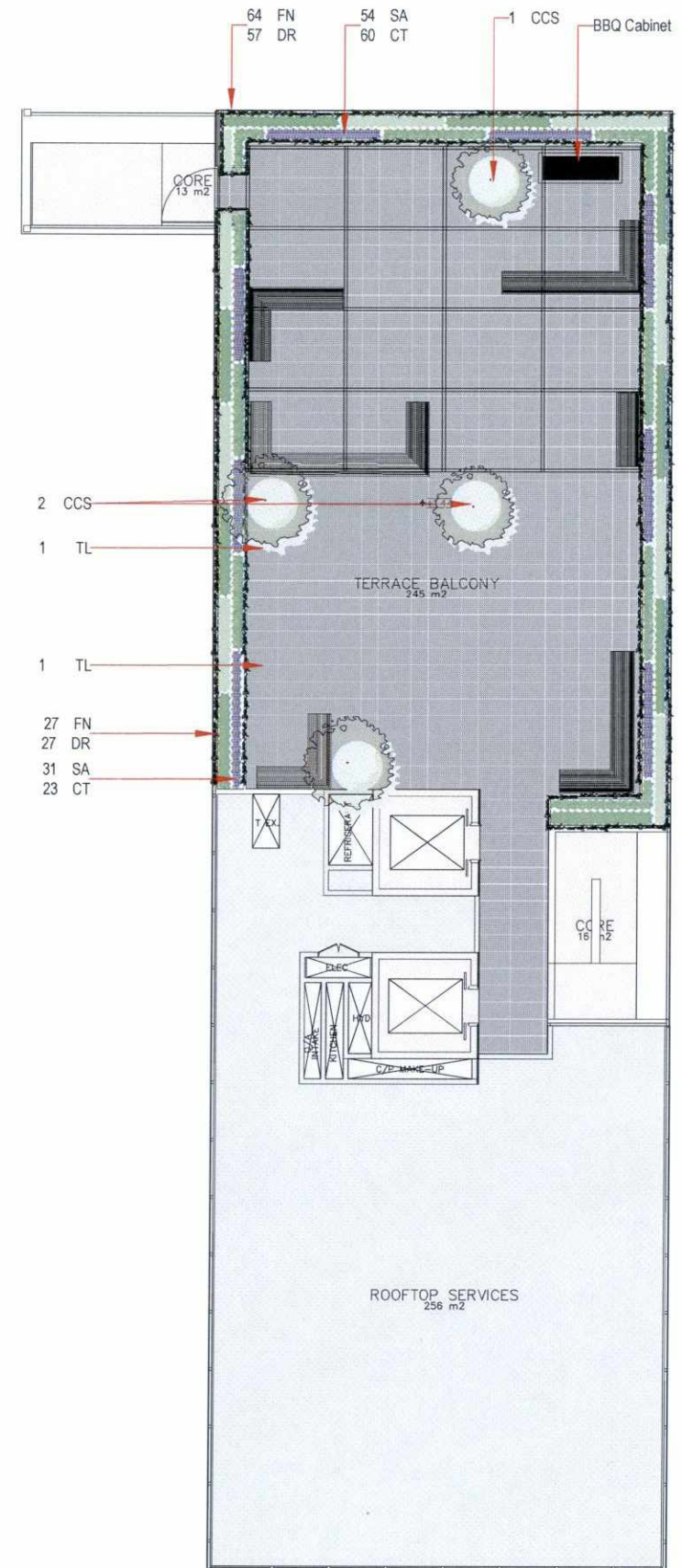
Project Name and Address

Nelson Street Offices  
31 Nelson St  
Abbotsford

Drawing Name <b>Planting Layout Level 06</b>	Sheet <b>TP106</b>
Date <b>13-Jun-18</b>	
Scale <b>1:100 @ A1</b>	

TREES SCHEDULE					
CODE	BOTANICAL NAME	COMMON NAME	SIZE	H x W	Qty
CCS	Corymbia citriodora 'Sentuous'	Lemon-scented Gum	2.0 m	7 x 3 m	2
TL	Tristaniopsis laurina	Water Gum	2.0 m	5 x 5 m	2

SHRUBS AND GROUNDCOVERS SCHEDULE					
CODE	BOTANICAL NAME	COMMON NAME	SIZE	H x W	Qty
CT	Cerastium tomentosum	Snow in Summer	14 cm	0.15 x indef	83
DR	Dianella revoluta	Black Anther Flax Lily	14 cm	0.75 x 0.25 m	84
FN	Ficinia nodosa	Knobby Club-rush	14 cm	0.75 x 1.5 m	91
SA	Scaevola albida	Pale Fan Flower	14 cm	0.45 x 2 m	85



General Notes

- TIMBER SEAT
- PERGOLA TO FUTURE DETAIL
- PROPOSED TREE IN PLANTER
- GARDEN BED IN RAISED PLANTER

No.	Revision/Issue	Date

Company Name and Address

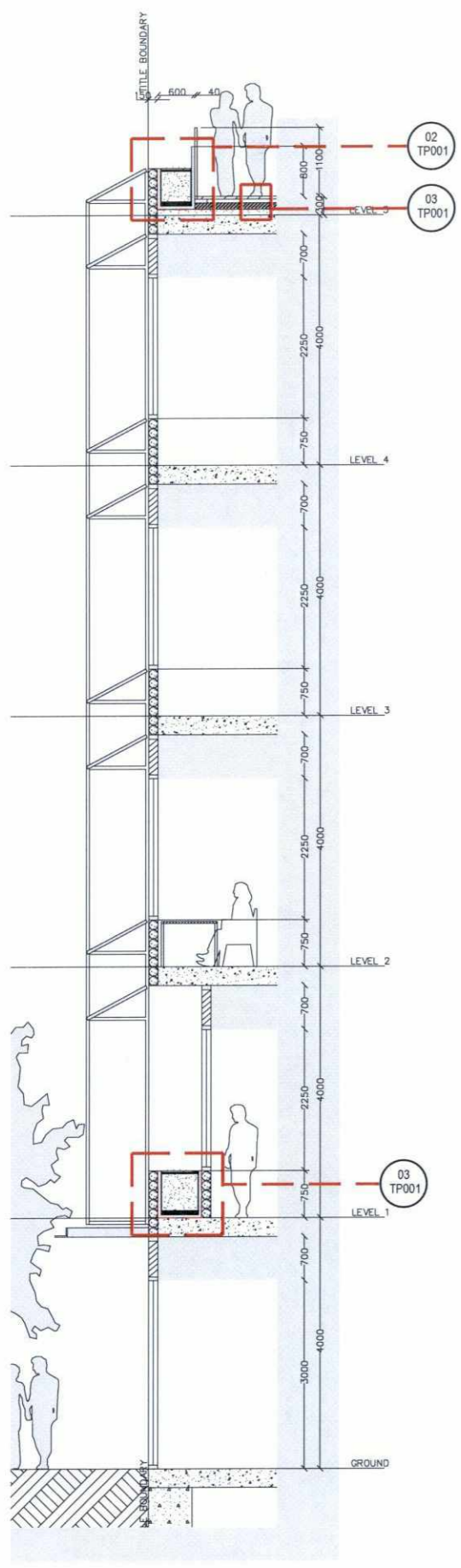
34 Chestnut St, Cremorne  
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**COOLTH INC.**  
LIVING ARCHITECTURE

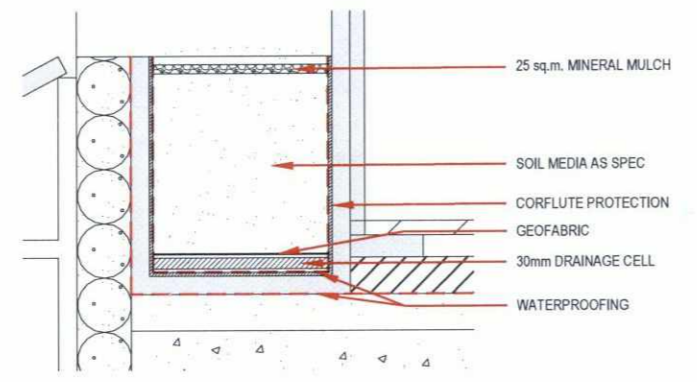
Project Name and Address

Nelson Street Offices  
31 Nelson St  
Abbotsford

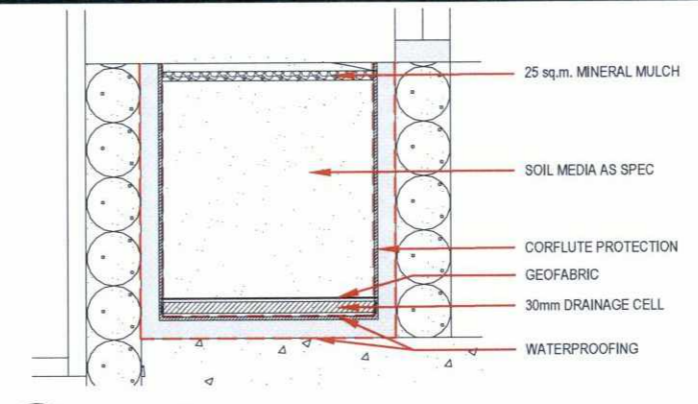
Drawing Name Planting Layout Level 07	Sheet TP107
Date 13-Jun-18	
Scale 1:100 @ A1	



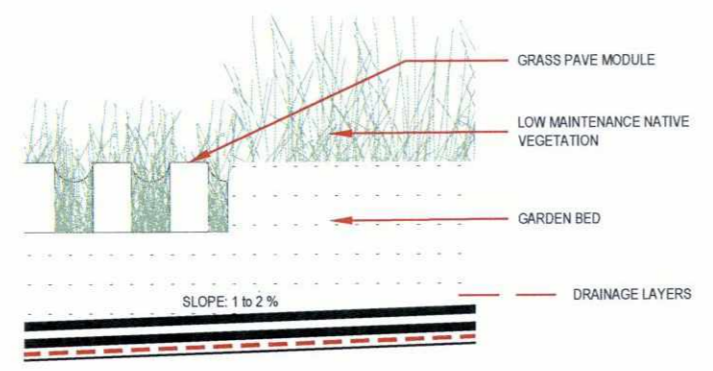
01 Existing South Facing Elevation  
TP001 Scale 1:50 @ A3



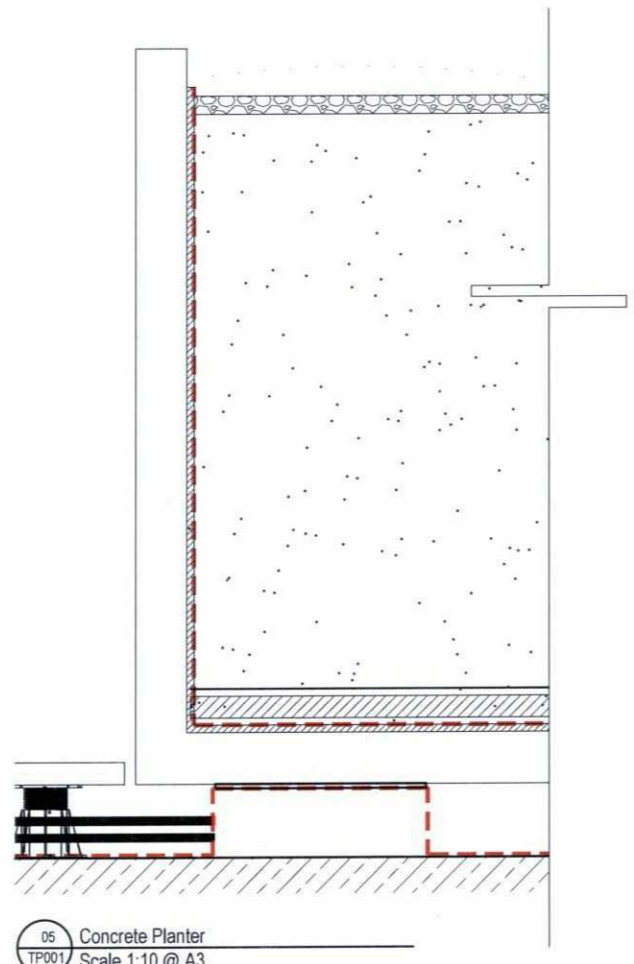
02 Planter Level 07  
TP001 Scale 1:20 @ A3



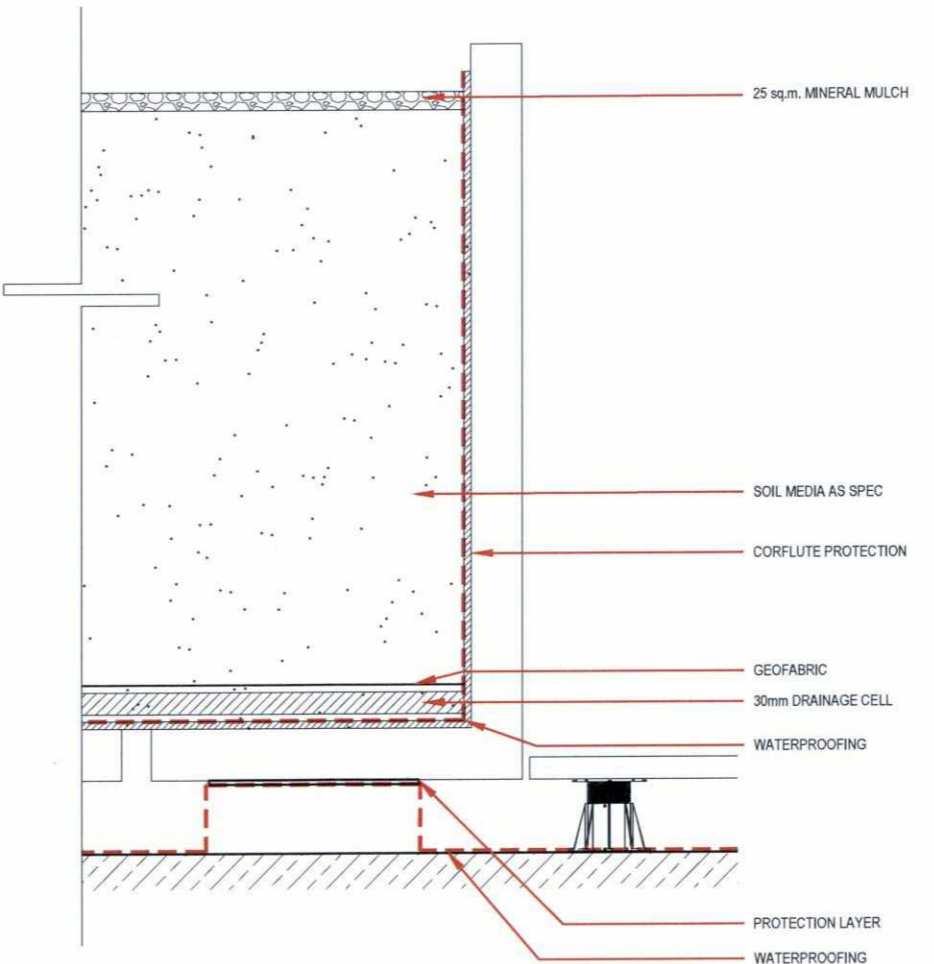
03 Planter Level 01  
TP001 Scale 1:20 @ A3



04 Grass Pave Scale 1:20 @ A3  
TP001



05 Concrete Planter  
TP001 Scale 1:10 @ A3



General Notes

No.	Revision/Issue	Date

Company Name and Address

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**COOLTH INC.**  
LOW RISE ARCHITECTURE

Project Name and Address

Town Planning  
31-51 Nelson St  
Abbotsford

Drawing Name Details	Sheet TP001
Date 4-Jul-18	
Scale As Shown	



**To:** Nikolas Muhllechner  
**From:** Mark Pisani  
**Date:** 27 November 2018  
**Subject:** Application No: PLN18/0471  
Description: Seven-Storey Commercial Building  
Site Address: 31-51 Nelson Street Abbotsford

I refer to the above Planning Application received on 7 September 2018 and the accompanying report prepared by Traffix Group (Issue C dated 16 August 2018) in relation to the proposed development at 31-51 Nelson Street, Abbotsford. Council's Civil Engineering unit provides the following information:

## CAR PARKING PROVISION Proposed Development

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

Proposed Use	Quantity/ Size	Statutory Parking Rate*	No. of Spaces Required	No. of Spaces Allocated
Office	7,153.6 m <sup>2</sup>	3 spaces per 100 m <sup>2</sup> of net floor area	214	110
Retail	544.4 m <sup>2</sup>	3.5 spaces per 100 m <sup>2</sup> of leasable floor area	19	5
Food and drink	121 m <sup>2</sup>	3.5 spaces per 100 m <sup>2</sup> of leasable floor area	4	1
<b>Total</b>			<b>237 Spaces</b>	<b>116 Spaces</b>

\* Since the site is located within the Principal Public Transport Network Area, the parking rates in Column B of Clause 52.06-5 now apply.

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

## Car Parking Demand Assessment

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

- *Parking Demand for Office Use.* Parking associated with office type developments is generally long-stay parking for employees and short term parking (say up to two hours' duration) for customers and clients. The actual parking demand generated by the office is expected to be lower than the statutory parking rate of 3.0 spaces per 100 square metres of floor space, since the area has very good access to public transport services.

The site would be providing 110 on-site parking spaces, which equates to a rate of 1.54 spaces per 100 square metres of floor area. Throughout the municipality, a number of developments have been approved with reduced office rates, as shown in the following table:

Development Site	Approved Office Parking Rate
<b>Cremorne</b>	
60-88 Cremorne Street PLN17/0626 issued 21 June 2018	0.85 spaces per 100 m <sup>2</sup> (233 on-site spaces; 27,306 m <sup>2</sup> )
506 & 508-510 Church Street PLN17/0278 issued 11 January 2018	1.09 spaces per 100 m <sup>2</sup> (226 on-site spaces; 20,744 m <sup>2</sup> )
<b>Collingwood</b>	
71-93 Gipps Street PLN16/1150 issued 30 August 2017	0.96 spaces per 100 m <sup>2</sup> (86 on-site spaces; 8,923 m <sup>2</sup> )

The proposed on-site office parking rate of 1.54 spaces is considered appropriate, having regard to the site's good accessibility to public transport services and proximity to Melbourne.

- *Parking Demand for the Retail and Food and Drink Uses.* Customer parking associated with the retail and food and drink uses would be accommodated on-street. The staff parking rate for these uses could be adopted at 1.0 space per 100 square metres. Staff would generate six to seven car parking spaces. The proposed on-site parking provision of six spaces for the retail and food and drink uses is considered appropriate.
- *Availability of Public Transport in the Locality of the Land.* The site is within walking distance of tram services operating along Victoria Street and Church Street.
- *Multi-Purpose Trips within the Area.* Customers, clients and patrons might combine their visits to the development by engaging in other activities or business whilst in the area.

### **Appropriateness of Providing Fewer Spaces than the Likely Parking Demand**

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

- *Availability of Car Parking.* Traffix Group had conducted a spot on-street parking occupancy survey of the surrounding area on Tuesday 29 May 2018 at 10:00am. The survey area was bounded by Church Street, Nelson Street, Victoria Street and South Audley Street. The time and extent of the survey are considered appropriate. An inventory of 158 publicly available spaces was identified. The results of the survey indicate that some 82% of car parking spaces were occupied at that time. All on-street long-stay parking spaces were occupied.
- *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 associated with the office, retail and food and drink uses are considered appropriate in the context of the development and the surrounding area. The office car parking provision for this site is consistent with other large office developments that have been approved in the municipality. Short-stay customer and client parking demands would be accommodated on-street – typical for mixed use developments near or within activity centres.

The Civil Engineering unit has no objection to the reduction in the car parking requirement for this site.

**TRAFFIC GENERATION**

**Trip Generation**

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

Proposed Use	Adopted Traffic Generation Rate	Daily Traffic	Peak Hour	
			AM	PM
Commercial (116 spaces)	0.5 trips per on-site space in each peak hour	Not provided	58	58

**Directional Splits and Traffic Distribution**

Directional split assumptions in each peak hour for the commercial traffic –

- AM Peak – 10% outbound (6 trips), 90% inbound (52 trips); and
- PM Peak – 80% outbound (46 trips), 20% Inbound (12 trips).

Traffix Group has indicated that some 40% of development traffic would access and exit the site via Nelson Street whilst the remaining traffic would use Victoria Street (20% to the west and 40% to the east). These assumptions are considered reasonable.

The volumes of traffic generated in the AM and PM peak hours are not unduly high and should not adversely impact on the operation of the surrounding road network.

## DEVELOPMENT LAYOUT DESIGN

Fieldwork Projects Drawing Nos. TP200, TP201, TP202, TP312 and TP313 Revision B dated 22 August 2018

### Layout Design Assessment

Item	Assessment
<b>Access Arrangements</b>	
Development Entrance – Thompson Street	Not dimensioned on the drawings.
Visibility	A sight triangle measuring 2.0 metres by 2.5 metres has been provided at the exit lane of the entrance as per <i>Design standard 1 – Accessways</i> of Clause 52.06-9.
Headroom Clearance	A minimum headroom clearance of 2.735 metres has been provided, which satisfies the Australian/New Zealand Standard AS/NZS 2890.1:2004.
Internal Ramped Accessways	The internal ramped accessway has a wall-to-wall width of 6.1 metres which satisfies AS/NZS 2890.1:2004.
<b>Car Parking Modules and Mechanical Parking</b>	
At-grade Parking Spaces	The dimensions of the parking spaces (2.6 to 2.9 metres by 4.9 to 5.7 metres) satisfy <i>Design standard 2: Car parking spaces</i> of Clause 52.06-9.
Accessible Parking Spaces	The dimensions of the accessible parking spaces and the shared area satisfy the Australian/New Zealand Standard AS/NZS 2890.6:2009.
Aisles	The widths of the aisles range from 5.85 to 7.4 metres and satisfy <i>Table 2: Minimum dimensions of car parking spaces and accessways</i> of Clause 52.06-9.
Column Depths and Setbacks	The column depths and setbacks satisfy <i>Diagram 1 Clearance to car parking spaces</i> of Clause 52.06-9.
Clearances to Walls	Spaces adjacent to walls and the bicycle enclosure (Basement Level 01) have been widened or provided with a minimum of 300 mm and satisfy <i>Design standard 2</i> .
Blind Aisle Extensions	Blind aisle extensions of a minimum of 1.1 metres have been provided and satisfy AS/NZS 2890.1:2004.
Motorcycle Spaces	The dimensions of the motorcycle spaces (1.2 metres by 2.5 metres) satisfy AS/NZS 2890.1:2004.
Car Stacker Device	The development would be using the Klaus Trendvario 4100 shuffle type car stacker device. The device would have a useable platform width of 2.6 metres and a lengths of 5.5 to 5.7 metres. The device has a pit depth of 2.0 metres. It is likely that the 4100-200 model would be used.
Floor to Ceiling Height	The stackers have an available floor to ceiling height of 2.8 to 2.85 metres.
Vehicle Clearance Heights	If the Klaus 4100-200 model is used, the vehicle clearance heights for the ground level stacker platforms would be at least 2.4 metres. The stacker satisfies <i>Design standard 4: Mechanical parking</i> .



Item	Assessment
<b>Gradients</b>	
Ramp Grade for First 5.0 metres inside Property	The ramp profile (from Thompson Street) comprises a 2.0 metre flat section followed by a 4.0 metre long section at 1 in 10. This ramp profile for the first 5.0 metres inside the property satisfies <i>Design standard 3: Gradients</i> .
Ramp Grades and Changes of Grade	Ramp grades have not been dimensioned on the drawings. The ramp grades and the changes of grade satisfy <i>Table 3 Ramp Gradients of Clause 52.06-9</i> .
Transition Grades at the Base of the 1 in 4 ramp Sections	The lengths of the 1 in 8 transition grades at the bases of the 1 in 4 ramp sections must be no less than 2.5 metres in length in order to satisfy the ground clearance requirements for the B99 design vehicle.
<b>Other Items</b>	
Loading Arrangements	The site does not contain an area dedicated for the receipt of goods for the retail and food and drink uses. There is no objection to the use of the on-street public Loading Zones on the north and south sides of Nelson Street for delivering goods to the site.
Waste Collection Area	Not dimensioned on the drawings.
Waste Collection Vehicle - Turning Movements	The swept path diagrams for a 6.34 metre long waste collection vehicle servicing the waste collection area in Basement Level 01 are considered satisfactory.
Numbering of Parking Spaces	Not provided; making space identification difficult.
Contours and Existing Kerb Levels	Not provided on the drawings.

### Design Items to be Addressed

Item	Details
Development Entrance	Width to be dimensioned on the drawings.
Accessible Parking Spaces	The shared area is to be infilled with line marking as required by AS/NZS 2890.6:2009.
Ramp Grade Lengths	To be dimensioned on the drawings.
Waste Collection Area	To be dimensioned on the drawings.
Numbering of Parking Spaces	To be numbered on the drawings for easier identification.
Detail Contours	The streetscape drawings must be provided with detailed contours (at 0.1 metre intervals) before approval for the streetscape scheme can be considered by Council. Existing top of kerb levels must also be provided on these drawings.

## ENGINEERING CONDITIONS

### Civil Works

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

- A streetscape scheme along the site's Cooke Street, Nelson Street and Thompson Street must be prepared and submitted to Council for assessment and approval. The items and works on the scheme include, but are not limited, to the following:
  - The streetscape scheme design must be fully dimensioned. All carriageway and lane widths must be shown on all frontage roads. The existing kerb alignments must also be depicted (using feint, dashed lines).
  - Contours at 0.1 metre intervals and to Australian Height Datum must be provided;
  - All existing roadside objects, furniture, electrical poles and service authority assets are to be depicted on the drawings;
  - The provision of kerb extensions, with returns of 90 degrees;
  - The kerb extensions in Thompson Street and Cooke Street must be symmetrical for both sides of the street (at the intersections with Nelson Street);
  - The kerb extension on the east side of Thompson Street (at intersection with Nelson Street) must be geometrically match the kerb extension on the west side of the street;
  - The kerb extension on the west side of Cooke Street (at intersection with Nelson Street) must be geometrically match the kerb extension on the east side of the street;
  - Provision of drainage infrastructure;
  - On-street parking bays to be dimensioned and provided in accordance with the Australian Standard AS 2890.5 – 1993 and there is to be no net loss of on-street car parking;
  - Proposed street trees are to be repositioned to optimise on-street car parking (where applicable);
  - All footpaths along the road frontages of the site to be reconstructed and have a cross-fall of 1 in 40 or unless otherwise specified by Council;
  - All underground utility services must be identified and depicted on the streetscape design drawings. All services must be proved/depthed.
  - Alignment for underground services to be clear of tree root zones;
  - All new kerb and channel associated with the streetscape works shall be in accordance with Yarra City Council Standard Drawings;
  - The concrete pavement in Nelson Street must remain intact; and
  - Vehicle turning movements for the 12.5 metre heavy rigid vehicle are to be tested for the Nelson Street/Thompson Street intersection.
- Any reconstruction works required to Council infrastructure assets (drainage, road pavements, kerb and channel, footpaths) associated with the streetscape scheme must be undertaken by the Permit Holder to Council's satisfaction. All works must be funded by the Permit Holder.
- The new vehicle crossing on the site's Thompson Street road frontage must be designed and reconstructed in accordance with Council's Standard Drawings, Council's *Infrastructure Road Materials Policy* and engineering requirements. The vehicle crossing must satisfy the ground clearance requirements for the B99 design vehicle. This design must be submitted to Council prior to commencing works.
- To construct the new vehicle crossing, the existing side entry pit must be converted to a grated pit. A new side entry pit with a bicycle safe grate is to be constructed with a pipe

extension to one side of the new vehicle crossing to Council's satisfaction and at the Permit Holder's cost.

- All redundant vehicle crossings must be demolished and reinstated to Council's satisfaction and at the Permit Holder's cost.
- Any existing grates on drainage pits must be replaced with bicycle safe grates.
- The asphalt section of Nelson Street (south flank) along the property frontage must be profiled (grounded to a depth of 50 mm) and re-sheeted to Council's satisfaction and at the Permit Holder's cost.
- Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any area/s of any damage caused by the development works and associated utility service trenching in relation to the development along Cooke Street and Thompson Street must be re-sheeted for the full width (with any areas of pavement failure as a consequence of construction traffic must be reinstated with full depth pavement):
  - at the permit holder's cost; and
  - to the satisfaction of the Responsible Authority.
- All redundant property outlet drains from the site must be removed to Council's satisfaction and at the Permit Holder's cost.

### **Detailed Engineering Design**

- Detailed engineering design drawings and calculations for the streetscape scheme design (once approved) are to be submitted to Council for assessment and approval.

### **Road Asset Protection**

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

### **Construction Management Plan**

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

### **Impact of Assets on Proposed Development**

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

### **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.

### 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.
- 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 ENGINEERING ADVICE FOR THE APPLICANT

Item	Details
Legal Point of Discharge	The applicant must apply for a Legal Point of Discharge under Regulation 133 – Stormwater Drainage of the <i>Building Regulations</i> 2018 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 <i>Local Government Act</i> 1989 and Regulation 133.
Sewer Vents	There are two existing sewer vents: one on the west side of Thompson Street and the other within the east-west aligned Right of Way (to the north of 32 Cooke Street). The existing sewer vents could potentially be problematic for occupants/employees of the upper levels of the new building. The developer should liaise with the relevant water authority regarding the sewer vents and ascertain any clearances required from windows. If the vents are still active, measures should be taken by the developer to ensure that fumes do not waft into the new building.
Redundant Pits and Services	Redundant pits/services to be removed and Council assets to be reinstated.
Clearances from Electrical Assets	Overhead power lines run along the south side of south side of Nelson Street, close to the property boundary.  The developer needs to ensure that the building has adequate clearances from overhead power cables, transformers, substations or any other electrical assets where applicable. Energy Safe Victoria has published an information brochure, <i>Building design near powerlines</i> , which can be obtained from their website:  <a href="http://www.esv.vic.gov.au/About-ESV/Reports-and-publications/Brochures-stickers-and-DVDs">http://www.esv.vic.gov.au/About-ESV/Reports-and-publications/Brochures-stickers-and-DVDs</a>
Canopies	Canopies extending beyond the street alignment must comply with the requirements of the <i>Building Regulations</i> 2018.

Hi Nik,

The waste management plan for 31-51 Nelson St, Abbotsford authored by Leigh Design and dated 22/08/2018 is not satisfactory from a City Works branch's perspective. Further detail regarding the separation, storage and disposal of e-waste needs to be discussed in preparation for the e-waste to landfill ban set to be introduced 01/07/19.

Regards,

Patrick Orr  
Contract Management Officer  
City Works  
Yarra Operations Depot, Clifton Hill

City of Yarra PO Box 168 Richmond 3121  
T:(03) 9205 5554 F:(03) 8417 6666  
E: [patrick.orr@yarracity.vic.gov.au](mailto:patrick.orr@yarracity.vic.gov.au)





## ESD in the Planning Permit Application Process

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

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

As detailed in Clause 22.17, this application is a 'large' planning application as it meets the category *Non-residential 1. 1,000m<sup>2</sup> or greater*.

## What is a Sustainable Management Plan (SMP)?

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

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

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

## Assessment Process:

The applicant's town planning drawings provide the basis for Council's ESD assessment. Through the provided drawings and the SMP, Council requires the applicant to demonstrate best practice. The following comments are based on the review of the architectural drawings, prepared by *Fieldwork* (22.08.2018) and the accompanying SMP, prepared by *ADP* (26.06.2018).



## Table of Contents

Assessment Summary: .....	3
1. Indoor Environment Quality (IEQ).....	5
2. Energy Efficiency .....	6
3. Water Efficiency .....	8
4. Stormwater Management .....	9
5. Building Materials.....	10
6. Transport .....	11
7. Waste Management .....	12
8. Urban Ecology .....	13
9. Innovation .....	14
10. Construction and Building Management .....	15
Applicant Response Guidelines.....	16



## Assessment Summary:

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Responsible Planner:	Nik Muhllechner		
ESD Advisor:	Euan Williamson		
Date:	17.09.2018	Planning Application No:	PLN18/0471
Subject Site:	31-51 Nelson Street, Abbotsford.		
Site Area:	Approx. 2,160m <sup>2</sup>	Site Coverage:	100%
Project Description:	8 storey office and retail building		
Pre-application meeting(s):	None.		

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**The standard of the ESD nearly meets Council's Environmental Sustainable Design (ESD) standards.** Should a permit be issued, the following ESD commitments (1) and deficiencies (2) should be conditioned as part of a planning permit to ensure Council's ESD standards are fully met.

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

### (1) Applicant ESD Commitments:

- At least a 20% improvement above the NCC heating and cooling energy efficiency requirements.
- Good daylight to most office areas.
- Horizontal exterior shading (PV arrays) to the northern façade and vertical fins to eastern and western façades to manage solar heat gain.
- ~35 kWp of solar PV integrated into the northern façade as horizontal shading elements.
- A STORM report has been submitted with a 102% score that demonstrates best practice and relies on at least 627m<sup>2</sup> of roof connected to 20,000 litres of rainwater storage proposed to flush toilets for equivalent of 40 people. An additional 671m<sup>2</sup> of terrace connected to 12m<sup>2</sup> of raingarden for filtering.
- 137 bike parking spaces for ~7,700m<sup>2</sup> of NLA, provided for staff and visitors.
- 12 showers and at least 52 lockers to support cyclists riding to work.
- Landscaping on ground floor, terraces and roof will marginally improve the ecological value of the site.
- Electric vehicle charge points.
- Energy efficient lighting.
- Water efficient fixtures and taps.

### (2) Application ESD Deficiencies:

- Little access to natural ventilation. Although some doors to terraces are clearly operable, no other information regarding ventilation has been provided. Recommend operable windows to all office areas and mixed mode HVAC, or mechanical ventilation to exceed AS1668 air flow rates by at least 50%.

### (3) Outstanding Information:

- The stormwater management plan is using a total site area of 1,889m<sup>2</sup>, but council's GIS states the lot is 2,160.5m<sup>2</sup>. Please confirm and ensure a consistent response.
- Please clearly show the size and location of the raingarden on all relevant plans and include a section diagram.
- Electric vehicle charge points are included in the SMP. Please confirm the number of location of electric charge facilities and clearly notate on plans.



- Please provide a completed JV3 energy modelling report, or equivalent, prior to occupation demonstrating at least a 20% improvement in heating and cooling energy efficiency requirements of the NCC.
- Please include the type and efficiency standard of the HVAC system in the JV3 energy modelling report provided to council prior to occupation. Recommend mixed-mode, high efficiency VRF HVAC system with a high COP.
- Please include the type and efficiency standard of the hot water system in the JV3 energy modelling report provided to council prior to occupation.

#### **(4) ESD Improvement Opportunities**

- Recommend compost system for organic waste management.
- Recommend utilising rainwater for landscape irrigation in an enlarged rainwater tank (<20,000 litres), or additional tank(s).
- Recommend all paints, adhesives, sealants and carpets are low-VOC. Recommend also that engineered timber products are low-emission formaldehyde.
- Recommend building materials selected from sustainable and responsible sources and supply chains.
- Recommend recycled materials incorporated into concrete mixes.
- Recommend timber be recycled or accredited as sustainable by FSC.
- Recommend comprehensive commissioning and tuning of all major appliances and services. Recommend engagement with an independent commissioning agent.
- Recommend an Environmental Management Plan be developed by the building contractor to monitor and control activities undertaken during construction.

#### **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.

# 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	Little information has been provided.	Although some doors to terraces are clearly operable, no other information regarding ventilation has been provided.  Recommend operable windows to all office areas and mixed mode HVAC, or mechanical ventilation to exceed AS1668 air flow rates by at least 50%.	2
Daylight & Solar Access	Good daylight to most office areas.	-	1
External Views	External views from most areas.	-	1
Hazardous Materials and VOC	No information has been provided.	Recommend all paints, adhesives, sealants and carpets are low-VOC. Recommend also that engineered timber products are low-emission formaldehyde.	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: - Little access to natural ventilation. - Good external shading and improved glazing - Good thermal efficiency standards.	Please refer to section on, <i>NCC Energy Efficiency Requirements Exceeded and Effective Shading</i>	1

## \* Council Assessment Ratings:

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

## References and useful information:

SDAPP Fact Sheet: [1. Indoor Environment Quality](#)  
Good Environmental Choice Australia Standards [www.geca.org.au](http://www.geca.org.au)  
Australian Green Procurement [www.greenprocurement.org](http://www.greenprocurement.org)  
Residential Flat Design Code [www.planning.nsw.gov.au](http://www.planning.nsw.gov.au)  
Your Home [www.yourhome.gov.au](http://www.yourhome.gov.au)

## 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	At least a 20% improvement above the NCC heating and cooling energy efficiency requirements.	Please provide a completed JV3 energy modelling report, or equivalent, prior to occupation demonstrating at least a 20% improvement in heating and cooling energy efficiency requirements of the NCC.	3
Hot Water System	No specific information provided.	Please include the type and efficiency standard of the hot water system in the JV3 energy modelling report provided to council prior to occupation.	3
Peak Energy Demand	Peak demand reduced through various initiatives.	-	1
Effective Shading	Horizontal exterior shading (PV arrays) to the northern façade and vertical fins to eastern and western façades to manage solar heat gain.	-	1
Efficient HVAC system	No specific information provided.	Please include the type and efficiency standard of the HVAC system in the JV3 energy modelling report provided to council prior to occupation.  Recommend mixed-mode, high efficiency VRF HVAC system with a high COP.	3
Efficient Lighting	LED lighting throughout, at least 20% improvement on NCC lighting power densities.	-	1
Electricity Generation	~35 kWp of solar PV integrated into the northern façade as horizontal shading elements.	-	1
Other	-	-	-

### \* Council Assessment Ratings:

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



**References and useful information:**

SDAPP Fact Sheet: [2. Energy Efficiency](#)

House Energy Rating [www.makeyourhomegreen.vic.gov.au](http://www.makeyourhomegreen.vic.gov.au)

Building Code Australia [www.abcb.gov.au](http://www.abcb.gov.au)

Window Efficiency Rating Scheme (WERS) [www.wers.net](http://www.wers.net)

Minimum Energy Performance Standards (MEPS) [www.energyrating.gov.au](http://www.energyrating.gov.au)

Energy Efficiency [www.resourcesmart.vic.gov.au](http://www.resourcesmart.vic.gov.au)

### 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: <ul style="list-style-type: none"> <li>- 3 Star WELS showers &lt;7.5 litres/min</li> <li>- 4 Star WELS toilets</li> <li>- 5 Star WELS tapware, and</li> <li>- 5 Star WELS urinals.</li> </ul>	-	1
Water for Toilet Flushing	20,000 litre rainwater tank proposed to flush toilets.	-	1
Water Meter	Separate water metering for all tenants and major common area uses.	-	1
Landscape Irrigation	Drought tolerant landscaping.	Recommend utilising rainwater for landscape irrigation in an enlarged rainwater tank (<20,000 litres), or additional tank(s).	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: [3. Water Efficiency](#)  
 Water Efficient Labelling Scheme (WELS) [www.waterrating.gov.au](http://www.waterrating.gov.au)  
 Water Services Association of Australia [www.wsaa.asn.au](http://www.wsaa.asn.au)  
 Water Tank Requirement [www.makeyourhomegreen.vic.gov.au](http://www.makeyourhomegreen.vic.gov.au)  
 Melbourne Water STORM calculator [www.storm.melbournewater.com.au](http://www.storm.melbournewater.com.au)  
 Sustainable Landscaping [www.ourwater.vic.gov.au](http://www.ourwater.vic.gov.au)

## 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 has been submitted with a 102% score that demonstrates best practice and relies on at least 627m <sup>2</sup> of roof connected to 20,000 litres of rainwater storage proposed to flush toilets for equivalent of 40 people. An additional 671m <sup>2</sup> of terrace connected to 12m <sup>2</sup> of raingarden for filtering.	Please clearly show the size and location of the raingarden on all relevant plans and include a section diagram.  The stormwater management plan is using a total site area of 1,889m <sup>2</sup> , but council's GIS states the lot is 2,160.5m <sup>2</sup> . Please confirm and ensure a consistent response.	3
Discharge to Sewer	-	-	-
Stormwater Diversion	-	-	-
Stormwater Detention	-	-	-
Stormwater Treatment	-	-	-
Others	-	-	-

### \* Council Assessment Ratings:

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

### References and useful information:

SDAPP Fact Sheet: [4. Stormwater Management](#)  
 Melbourne Water STORM calculator [www.storm.melbournewater.com.au](http://www.storm.melbournewater.com.au)  
 Water Sensitive Urban Design Principles [www.melbournewater.com.au](http://www.melbournewater.com.au)  
 Environmental Protection Authority Victoria [www.epa.vic.gov.au](http://www.epa.vic.gov.au)  
 Water Services Association of Australia [www.wsaa.asn.au](http://www.wsaa.asn.au)  
 Sustainable Landscaping [www.ourwater.vic.gov.au](http://www.ourwater.vic.gov.au)

## 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.	Recommend building materials selected from sustainable and responsible sources and supply chains.	4
Embodied Energy of Concrete and Steel	No information has been provided.	Recommend recycled materials incorporated into concrete mixes.	4
Sustainable Timber	No information has been provided.	Recommend timber be recycled or accredited as sustainable by FSC.	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](http://www.yourhome.gov.au)

Embodied Energy Technical Manual [www.yourhome.gov.au](http://www.yourhome.gov.au)

Good Environmental Choice Australia Standards [www.geca.org.au](http://www.geca.org.au)

Forest Stewardship Council Certification Scheme [www.fsc.org](http://www.fsc.org)

Australian Green Procurement [www.greenprocurement.org](http://www.greenprocurement.org)

## 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 proposed in basements	-	1
Bike Parking Spaces	137 bike parking spaces for ~7,700m <sup>2</sup> of NLA, provided for staff and visitors.	-	1
End of Trip Facilities	12 showers and at least 52 lockers to support cyclists riding to work.	-	1
Car Share Facilities	No information has been provided.	-	1
Electric vehicle charging	Electric vehicle charge points are included in the SMP.	Please confirm the number of location of electric charge facilities and clearly notate on plans.	3

### \* 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](http://www.greenfleet.com.au)

Sustainable Transport [www.transport.vic.gov.au/doi/internet/icy.nsf](http://www.transport.vic.gov.au/doi/internet/icy.nsf)

Car share options [www.yarracity.vic.gov.au/Parking-roads-and-transport/Transport-Services/Carsharing/](http://www.yarracity.vic.gov.au/Parking-roads-and-transport/Transport-Services/Carsharing/)

Bicycle Victoria [www.bv.com.au](http://www.bv.com.au)

## 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 minimum 80% recycling/reuse target for construction and demolition waste.	-	1
Operational Waste Management	Separate waste streams (general and recycling), as well as a hard waste area.	Recommend compost system for organic waste management.	4
Storage Spaces for Recycling and Green Waste	Space for waste streams has been included on the basement 1 waste room.	-	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](http://www.sustainability.vic.gov.au)

Preparing a WMP [www.epa.vic.gov.au](http://www.epa.vic.gov.au)

Waste and Recycling [www.resourcesmart.vic.gov.au](http://www.resourcesmart.vic.gov.au)

Better Practice Guide for Waste Management in Multi-Unit Dwellings (2002)

[www.environment.nsw.gov.au](http://www.environment.nsw.gov.au)

Waste reduction in office buildings (2002) [www.environment.nsw.gov.au](http://www.environment.nsw.gov.au)

## 8. Urban Ecology

### Objectives:

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

Issues	Applicant's Design Responses	Council Comments	CAR*
On Site Topsoil Retention	There is no productive topsoil on this site.	-	NA
Maintaining / Enhancing Ecological Value	Landscaping on ground floor, terraces and roof will marginally improve the ecological value of the site.	-	1
Heat Island Effect	Heat Island effect addressed to some extent through various measures.	-	1
Communal spaces	Some communal spaces for staff and building users on terraces and roof.	-	1
Green wall	-	-	-

### \* 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](http://www.dse.vic.gov.au)

Australian Research Centre for Urban Ecology [www.arcue.botany.unimelb.edu.au](http://www.arcue.botany.unimelb.edu.au)

Greening Australia [www.greeningaustralia.org.au](http://www.greeningaustralia.org.au)

Green Roof Technical Manual [www.yourhome.gov.au](http://www.yourhome.gov.au)

## 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](http://www.gbca.org.au)

Victorian Eco Innovation lab [www.ecoinnovationlab.com](http://www.ecoinnovationlab.com)

Business Victoria [www.business.vic.gov.au](http://www.business.vic.gov.au)

Environment Design Guide [www.environmentdesignguide.com.au](http://www.environmentdesignguide.com.au)



## 10. Construction and Building Management

### Objective:

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

Issues	Applicant's Design Responses	Council Comments	CAR*
Building Tuning	No information has been provided.	Recommend comprehensive commissioning and tuning of all major appliances and services. Recommend engagement with an independent commissioning agent.	4
Building Users Guide	Building Users information explaining optimal usage of building services and sustainability features within the development.	-	1
Contractor has Valid ISO14001 Accreditation	No information has been provided.	-	1
Construction Management Plan	No information has been provided.	Recommend 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](http://www.melbournewater.com.au)



## 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.

# Planning Referral

**To:** Nikolas Muhllechner  
**From:** Julian Wearne  
**Date:** 08/10/2018  
**Subject:** Strategic Transport Comments  
**Application No:** PLN18/0471  
**Description:** Construction of a seven storey building plus two basement levels and a roof top terrace, the use of the land as offices, shops and food and drink premises (cafe) and a reduction in the car parking requirement.  
**Site Address** 31 - 51 Nelson Street, Abbotsford

I refer to the above Planning Application referred on 07/09/2018, and the accompanying Traffic report prepared by Traffix Group in relation to the proposed development at 31 - 51 Nelson Street, Abbotsford. Council's Strategic Transport unit provides the following information:

### **Access and Safety**

No significant access or safety concerns have been identified.

### **Bicycle Parking Provision**

#### **Statutory Requirement**

Under the provisions of Clause 52.34-3 of the Yarra Planning Scheme, the development's bicycle parking requirements are as follows:

Proposed Use	Quantity/ Size	Statutory Parking Rate	No. of Spaces Required	No. of Spaces Allocated
Office (other than specified in the table)	7059 sqm	1 employee space to each 300 sqm of net floor area if the net floor area exceeds 1000 sqm	24 employee spaces	
		1 visitor space to each 1000 sqm of net floor area if the net floor area exceeds 1000 sqm	7 visitor spaces.	
Retail premises (other than specified in this table) <sup>1</sup>	660 sqm	1 employee space to each 300 sqm of leasable floor area	2 employee spaces	
		1 visitor space to each 500 sqm of leasable floor area	1 visitor spaces.	
<b>Bicycle Parking Spaces Total</b>			<b>26 employee spaces</b>	<b>120 spaces</b>
			<b>8 visitor spaces</b>	
<b>Showers / Change rooms</b>		1 to the first 5 employee spaces and 1 to each additional 10 employee spaces	<b>3 showers / change rooms</b>	<b>12 showers / change rooms</b>

The development provides a total of 86 additional bicycle spaces over the total number required by the planning scheme, however no spaces have been clearly designated for visitor use.

<sup>1</sup> Under the provisions of 52.34 and 73.04-11 this includes both the retail and food and drinks premises uses.

## **Adequacy of visitor spaces**

No spaces are noted as visitor bicycle parking spaces, or are appropriately located or designed for visitor use. This is unacceptable for the following reasons:

- Visitor and employee bicycle spaces have different access and security requirements. The spaces provided at ground-floor all appear to be located in a secure facility inaccessible to visitors to the site, whilst the spaces within the basement are hanging spaces in a location not convenient for short term use.
- At minimum 15 visitor spaces should be provided for the following reasons:
  - Council's best-practice guidance recommends a rate of 1 visitor spaces to each 500sqm of office floor area, generating a recommended provision of 14 visitor spaces.
  - 1 visitor spaces are required to meet the retail requirement.
- All visitor spaces should be provided as horizontal at-grade spaces.
- Ideally all visitor spaces should be externally accessible (e.g. within a ground-floor setback, or located on the kerb outstands).
- Given the relatively unconstrained site, it is highly recommended all visitor spaces are at ground-floor.
- It is understood Council's Urban Design Unit has recommended 2 bicycle hoops (i.e. 4 spaces) could be comfortably accommodated within the streetscape. The remaining 11 visitor spaces should be located within the subject site's title boundaries.

## **Adequacy of employee spaces**

### *Number of spaces*

Given none of the bike spaces are suitable as visitor spaces, the proposal includes an additional 94 employee spaces above the requirements of the planning scheme. This exceeds best practice and is acceptable. The following is noted:

- The subject site is located in an inner-urban area with already high cycling-to-work demand, and trends indicate demand will continue to increase; and
- both local and state planning policies include objectives to promote sustainable transport modes, including cycling.
- Council's best-practice guidance recommends a rate of 1 space to each 100sqm of office floor space<sup>2</sup> and the statutory rate for the retail uses. This generates a recommended rate of 73 employee spaces. Alternatively, if the scale of the development is reduced the same rates should apply.
- It would be acceptable if the number of employee spaces is reduced to provide visitor spaces at ground-floor.
- The number of end-of-trip facilities appears adequate.

### *Design and location of employee spaces and facilities*

Employee and resident spaces are additional located and designed for the following reasons:

- The majority of employee bicycle parking (72 of 120) is located at ground-floor in a secure location which is easily accessible and in close proximity to lift-shafts and other access points.
  - 50% of bicycle spaces within this space are designated as horizontal at-grade spaces, above the 20% requirement of AS2890.3
  - This facility is considered more than adequate and is supported.
- The remaining employee bicycle parking spaces (48 of 120) are within the basement and consist of hanging spaces.

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<sup>2</sup> Category 6 of the BESS offers the following for best-practice guidance for employee office rates: 'Non-residential buildings should provide spaces for at least 10% of building occupants.' Assuming a floor-space occupancy of 1 staff member to 10sqm (which is the maximum rate allowed under the National Construction Code for fire safety), providing bicycle spaces for 10% of occupants results in a rate of 1 space per 100sqm of floor area

- These spaces are not within a secure facility and therefore do not comply with the requirements of AS2890.3 (a car park does not constitute a secure facility);
- However, given Council's recommended rate of employee spaces is almost entirely contained (72 of the 73 recommended spaces) within the ground-floor secure facility, these spaces can be considered overflow facilities and it is *acceptable* that they are not within a secure compound.
- Despite this, it is still recommended the basement spaces are made secure as they are more likely to be used in future.
- All bike spaces and accessways appear to meet the clearance requirements of AS2890.3 and can be supported.

### **Electric vehicles**

Council's BESS guidelines encourage the use of fuel efficient and electric vehicles (EV). Additionally, the applicant's Sustainable Management Plan (SMP) indicates that electric vehicle (EV) charging will be provided as part of the development. Provision of EV charging points should be noted on the plans. Additionally to allow for easy future expanded provision for electric vehicle charging, all car parking levels should be electrically wired to be 'EV ready'. A minimum 40A single phase electrical sub circuit should be installed to these areas for this purpose.

### **Green Travel Plan**

Given the development has a total non-residential floor area of more than 1,000sqm, pursuant to Clause 22.17-4 a Green Travel Plan (GTP) must be provided. The following information should be included:

- (a) a description of the location in the context of alternative modes of transport;
- (b) employee resident welcome packs (e.g. provision of Myki/transport ticketing);
- (c) sustainable transport goals linked to measurable targets, performance indicators and monitoring timeframes;
- (d) a designated 'manager' or 'champion' responsible for coordination and implementation;
- (e) details of bicycle parking and bicycle routes;
- (f) details of GTP funding and management responsibilities;
- (g) the types of bicycle storage devices proposed to be used for employee, resident and visitor spaces (i.e. hanging or floor mounted spaces);
- (h) the types of lockers proposed within the change-room facilities, with at least 50% of lockers providing hanging storage space;
- (i) security arrangements to access the employee bicycle storage spaces; and
- (j) signage and wayfinding information for bicycle facilities and pedestrians pursuant to Australian Standard AS2890.3;
- (k) Reference to EV charging facilities; and
- (l) provisions for the Green Travel Plan to be updated not less than every 5 years.

### **Recommendations**

The following should be shown on the plans before endorsement:

1. A minimum of 15 visitor bike spaces to be noted as specifically for visitor use, in a location easily accessible and useful for visitors to the site.
  - a. All visitor spaces must be provided as horizontal at-grade spaces.
  - b. Visitor spaces should be provided at ground-floor in an externally accessible location.
  - c. At minimum 11 of the 15 visitor spaces must be provided within the title boundaries of the subject site. It is acceptable for the remaining 4 spaces to be provided within the proposed kerb outstands or in another location within the public realm.
  - d. Spaces and accessways should meet the clearance requirements of AS2890.3 or be to the satisfaction of the responsible authority.

2. The plans must note the provision of electric vehicle (EV) charging locations. If EV charging is not proposed within each basement level, a minimum 40A single phase electrical sub circuit should be installed to each basement level to facilitate future expansion of EV charging facilities.

A Green Travel Plan should be provided with the information outlined previously.

Regards

**Julian Wearne**

Sustainable Transport Officer  
Strategic Transport Unit

## Memo

<b>To:</b> <b>Nikolas Muhllechner</b>	<i>diverse</i>
<b>Cc:</b>	<i>vibrant</i>
<b>From:</b> <b>Julia Mardjuki</b>	<i>exciting</i>
<b>Date:</b> <b>4 October 2018</b>	<i>inclusive</i>
<b>Subject:</b> <b>PLN18/0471 – 31 - 51 Nelson Street, Abbotsford - Open Space Referral</b>	

Dear Nik

Please find comments below in reference to the proposed development at 31 Nelson Street, Abbotsford. The comments refer to the documents and plans provided by Coolth dated 13 June 2018.

I require further information on these items, please provide:

1. Paving details including materials proposed, also provide a typical section through the ground floor and balcony paving.
2. Information on the height and width of all proposed planters. Include information about the soil media, any irrigation systems, drainage outlets and the specific mineral mulch material proposed on the planter details.
3. Details on the vertical green systems proposed.
4. Details of the furniture systems on the terrace balconies.

I require these items clarified on the drawings:

1. On the Ground Floor Plan, the title block is sitting over the east side of the drawing. Please change the layout so any information on the Thompson Street side can be seen. The Architecture Plans from Fieldwork show a planter on that side.
2. The details on TP001 need to be referenced accurately.
3. Provide finished floor levels on the landscape plans.
4. On the level 7 planting layout plan, there are two call outs for 'TL' that point to tiles, please clarify location of trees. There are no call outs for the east side of the terrace balcony. Please clarify proposed planting on that side.
5. On level 6, what is the barrier between the terrace balcony on the south side and the rooftop services?

## General comments

1. Provide a design proposal for the Council right of way parcel and show how it can be integrated into the development given the significant trees will be removed for the development, and Council's Streetscapes and Natural Values team have proposed removal of the other trees in that section.
2. Consider the inclusion of more planter boxes on the northern façade of the building on levels 2-6, as per the level 1 treatment.
3. Consider adding intermittent vertical green systems on higher levels e.g. 3 and 5 to create a more successful green wall system.
4. Consider replacing the timber paling fence on the south side of the Council right of way parcel to something more sympathetic to the development.
5. Consider the width of the walkthrough area on the south side of the development. Currently 800mm is nominated on the landscape plans however this is too narrow to meet current standards and it might be beneficial to setback the building, look at an alternate treatment to the planting such as the grass pave, or look at a reduction in one side of the proposed planters to allow a minimum 1.2m distance through that space.
6. The planting proposed in the southern walkway, *Hakea luarina* and *Anigozanthos 'Bush Gold'*, thrive in full sun and the walkthrough will be overshadowed for at least half of the day, we recommend considering alternate species selections in that space.
7. The architectural plans show two planting beds on the north side of the ground floor and one of the east side, these are not reflected on the landscape plans. The addition of further green elements would be beneficial to the development, consider including these in the landscape plans.
8. Are there any climbing plants proposed for the pergolas on levels 5 and 7? Consider including them if not to add shade and further green elements to the building. Include details of any associated planters for that if proposed.

Please feel free to contact me if you would like me to clarify any of these points.

Sincerely,

Julia Mardjuki  
Open Space Planner



## Memo

**To: Nikolas Muhllechner**

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diverse

**Cc: Carrie Lindsay, Paul Whitten and Glen Williames**

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vibrant

**From: Craig Lupton**

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**Date: 21 September 2018**

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exciting

**Subject: RE: PLN18/0471 – 31 - 51 Nelson Street Abbotsford Vic  
3067 - Streetscapes and Natural Values Comments**

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inclusive

Dear Nik

The Streetscapes and Natural Values Team provides the following comments in relation to PLN18/0471: 31 - 51 Nelson Street Abbotsford Vic 3067:

Accompanying this memo is a spreadsheet that provides tree amenity values, removal costs and replacement planting costs in the streetscape as indicated in the proposed landscape plan.

### Existing Trees

- Trees 1, 6, 7 & 8 located in the area of 'open space' to the south west of the site are recommended for removal due to their poor condition.
- Trees 3 and 4 will require a local law permit for removal as the tree has a trunk diameter of 400 mm or greater measured at 1500 mm (1.5m)

### Proposed Tree Placement

- The proposed nature strip tree locations will not reduce parking on Nelson Street. There is an increase in trees from 1 existing, to 5 proposed.
- There is reduced tree planting in Thompson Street where there are no powerlines (3 street trees existing, 1 proposed. (This does not take into consideration tree 4 a mature *Eucalyptus spp* on the east boundary of the site which also adds value and will not be replaced)
- The footpath extension in Thompson St needs to be approved by engineering prior to planting consideration.
- There is increased planting of street trees in Cooke Street (1 existing, 4 proposed). This will reduce car parking by approximately 2 - 3 spaces. This street is partially affected by overhead powerlines.
- There are no proposed replacement trees for the reserve to the south of the site
- There is one span of LV running from Cooke St along Nelson Street, It is suggested that the applicant lobby the power authority to change the Open Span LV to Aerial Bundled Cables (ABC) and provide greater overhead space for tree canopy.
- There are no overhead powerlines in Thompson Street. This allows for planting of large canopy trees
- There is a gap to the north of Cooke St where there is no overhead powerline. This also allows for planting of a large canopy tree.

## Species Selection

- *Corymbia sensuosa* is too small to be planted in the streetscape and does not provide a sufficient canopy. The use of this species needs reviewing.
- *Corymbia sensuosa*, *Banksia serrata*, *Callistemon viminalis* are all proposed for planting on levels 4, 5 and 7. The use of said species cannot be confirmed until the following information is provided:
  - Soil volume and container measurements
  - Maintained tree height/size
  - Watering system and regime
- There appears to be no proposal to replace the 4 trees proposed for removal in the area of 'open space' to the south west of the site. This area of 'open space' appears to be comprised of two separate titles a) Council Title and b) Private Title (Vacant). Council's Coordinator Open Space Planning and Design should be consulted in relation to the tenure and future use of this area of 'open space'

## Summary

- Species selection should consider larger trees in the streetscape and smaller trees on the site
- The proposed development should consider the water catchment and its use in an irrigation system to be considered in the initial stages of design
- The applicant should cover all costs for tree removals, loss of amenity, and replacement planting (see the attached spreadsheet for a breakdown of costs)
- The applicant should cover the costs of underground power supply or reduction of open span LV to ABC to the north west of the site in Nelson Street.

If you have any further questions, please do not hesitate to contact me on 0419 099 547.

Kind Regards

**Craig Lupton**

Coordinator Streetscapes and Natural Values

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**TO:** Nikolas Muhllechner (Statutory Planning)  
**FROM:** Blake Farmar-Bowers (Urban Design)  
**DATE:** 13 November 2018  
**SUBJECT:** 31-51 Nelson Street, Abbotsford  
**APPLICATION NO:** PLN18/0471– Planning application  
**DESCRIPTION:** Use and development of the land for the construction of a seven storey building plus two basement levels and a roof top terrace, the use of the land as offices, shops and food and drink premises (cafe) and a reduction in the car parking requirement.

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## COMMENTS

Urban Design comments have been sought on the above application, in particular on the proposed public realm impacts and any public works proposed in the area. Note the extent of this review is limited to the proposed development's integration with the streetscape and public realm and excludes rooftop landscapes.

(Comments refer to application drawings available as at 07 September 2018)  
Comments are provided below and attached annotated plan and sections.

Ensure both sides of the street (including opposite building lines) are shown within documentation.

### On-street Parking

Preliminary comments provided in February 2018 stated parking could be rationalised however no net loss of parking is to occur.

Refer to diagram below illustrating existing parking bays. Ensure all existing parking bays are noted within documentation.



Existing parking bays

Ensure all parking bay dimensions are compliant with AS 2890.5-1993.

- Width- minimum 2.1m
- Length- (open ended) 5.4m
- Length- (intermediate space) 6.0 - 6.7m
- Length- (end space obstruction) 6.3m minimum or as above.

Parking bays are to offset 10m from adjacent intersections (measured from kerb invert).  
Apply 1m setback between vehicle crossover and on-street parking (Thompson Street).

### **Outstands**

The preferred geometry of outstand returns is 90 degrees and the tightest radii possible should be applied.

### **Pram ramps**

Pram ramps on Nelson Street need to be shown. Locate pedestrian crossings in alignment with building line. Ensure a minimum 1.5m wide pram ramp is attained (1.8m wide is preferable).

### Nelson Street

Confirm functional layout dimensions. Existing kerb line appears to have been shifted north. Parking bay is to include 450mm channel width rather than extend from lip of channel.

For clarity please show following alignments;

- Full width of street
- Concrete carriageway
- Kerb and channel (including back of kerb, invert, and lip of channel).

### Thompson Street

Thompson Street is a two-way street, and as such proposed outstand improvements should be symmetrical. Design of this intersection is required to include both east and western sides of Thompson Street.

Given Thompson Street caters for truck access any modifications at Nelson Street requires the following testing.

- 12.5m Heavy Rigid Vehicle swept paths into / out of Thompson Street via Nelson Street.

Implementation as part of this development is to be limited to the Western outstand only.

### Cooke Street

Cooke Street is one-way and may be throttled on one side of the carriageway only.

Preliminary comments had suggested the creation of public open space in the reserve located on Cooke Street. This initiative is not supported as the size and street frontage of this nominated site doesn't meet minimum Open Space requirements. Furthermore given this is a commercial development, a public open space contribution is not required.

As such the intent to extend the Cooke Street outstand south is not supported, particularly given the current scheme is losing on-street car parking.

Outstand can be extended to 10m from Nelson Street intersection.

Existing bluestone pitcher crossover is to be removed and reinstated with a standard YCC footpath and kerb and channel.

## **Street Tree planting**

As noted within preliminary comments it is recommended to use the largest tree species possible to compete with the scale of the existing CUB brick façade and proposed development. This directive is also aligned with Yarra City Council's Urban Forest Strategy 2017.

Given the scale of built form the upper level encroachment of the façade system (over the title boundary) is not supported. On Nelson Street a 1m setback (width of façade framing) will allow for larger tree species and increase offset to building façade, awning and utility poles.

It is preferable to locate trees away from the Nelson Street carriageway to avoid canopy and vehicle clashes.

It is recommended that the central Nelson Street trees are located within the parking bay alignment as on-grade tree pits. Channel profile should be investigated to attain passive irrigation to these tree pits. Recommend trees are aligned with a 500mm offset to channel lip.

Nominated species *Corymbia citriodora* 'Secentuous' at 7m H x 3m W is considered too small.

As noted in attached section trees are to be a minimum size of 10m high x 5m wide.

To ensure a high quality soil structure is achieved, and thus the highest likelihood of tree success Stratacell root cells are to be installed for all large trees. To accommodate the required growing volume this is to be implemented as a linear tree vault extending under both the on-street parking and footpaths (pending confirmation of service alignments).

If service alignments prohibit planting of large trees within the alignment of on-street car parking, the building will be required to be further setback from the title boundary to accommodate tree planting within the footpath.

## **Planting**

Show proposed species for ground floor garden beds on Nelson and Thompson Streets.

Refer to Open Space Referral comments.

## **Services**

Undertake service proving to ascertain the alignment and depth of existing services.

To reduce interference of overhead power lines on tree canopies either continue bundling cables for western portion of overhead power lines or investigate undergrounding these services. This may alleviate/ avoid clash with façade and utility pole located on Nelson Street.

## **Drainage**

Show existing pits and illustrate how proposed layout is addressing drainage requirements.

Drawings suggest Nelson Street trees are located within (raised) outstand tree pits.

It is recommended that intermediate tree pits are on-grade as per *YSD709 – Tree surrounds- road and footpath treatment*. Explore opportunities for passive irrigation.

## **Pavements**

All pavements are to be reinstated as asphalt footpaths.

Nelson Street should be reinstated with charcoal coloured concrete kerb and channels as per *YSD301 – Concrete Kerb & Channel Sections* and applied to extents of outstands.

Existing bluestone kerb and channels on Thompson and Cooke Street should be reinstated as per in-situ materials.

- Cooke Street: *YSD 306 Pitcher kerb & two Pitcher Channel.*
- Thompson Street: *YSD317\* Dressed kerb with two and half pitcher channel.* \*Slight modification required.

Vehicle crossover on Thompson Street: *YSD602- Bluestone Vehicle Crossing*

All proposed streetscape materials should be as per Technical Notes: City of Yarra Public Domain Manual and Yarra Standard Drawings.

## **Bicycle Hoops**

Due to available footpath widths bicycle parking is to be located at outstands to ensure required clearances are maintained without comprising on minimum pedestrian clear paths of travel.

2 No. bicycle hoops can be located within streetscape to contribute to visitor bicycle parking as noted on attached plan.

Nominated bicycle hoops should be as per Technical Notes: City of Yarra Public Domain Manual.

## **Furniture**

To improve streetscape amenity it is recommend to locate furniture at outstands as noted on attached plan. 2 No. *Timber seats with backs* (one each at Cooke and Thompson Street outstands) as per Technical Notes: City of Yarra Public Domain Manual.

## **ROW and Vacant Block**

The following sites should be addressed given their proximity to this development site.

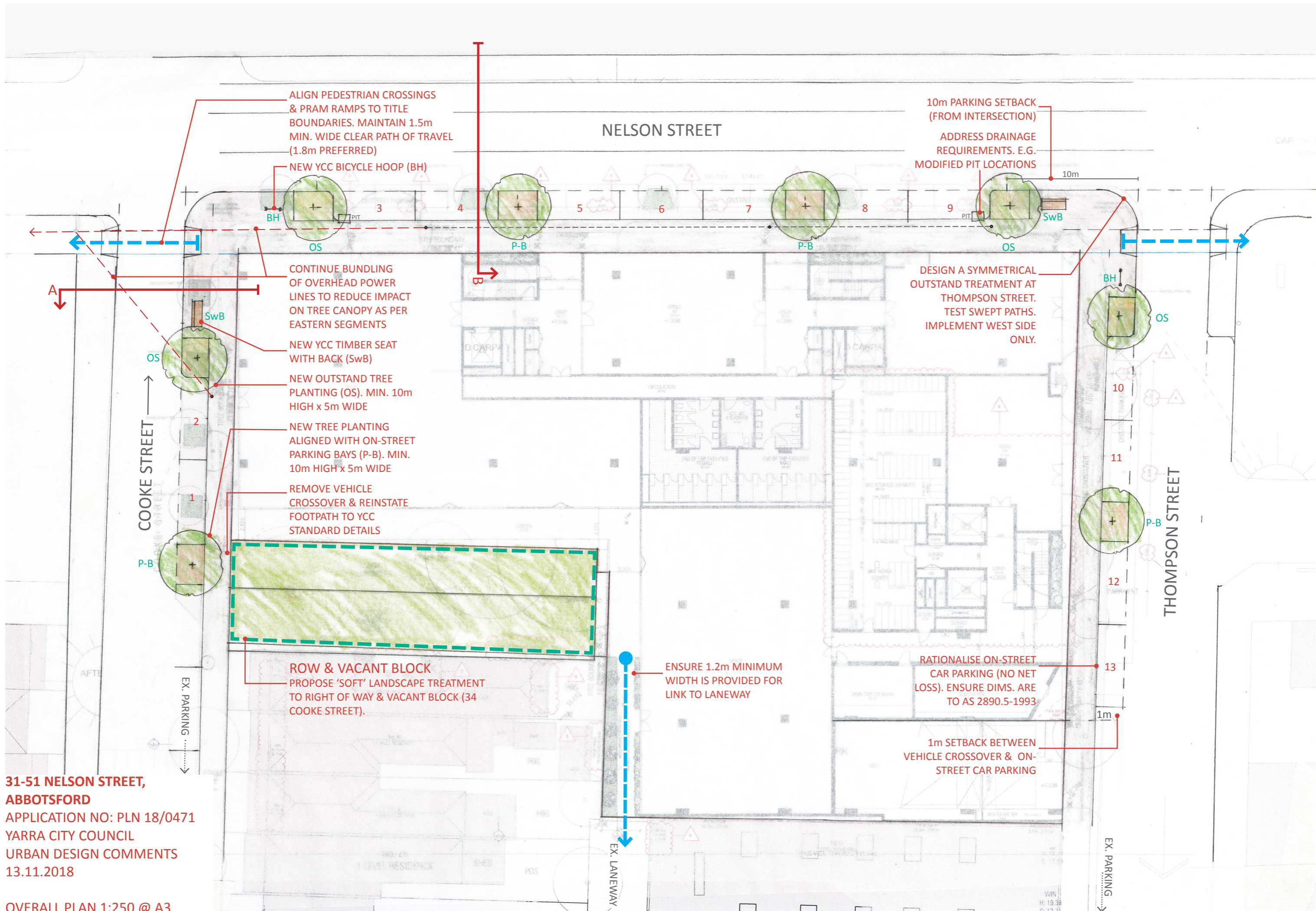
- Right of Way (Council Owned)
- 34 Cooke Street (Vacant Block owned by same developer Nelson Property Holdings)

It is recommend that the applicant nominate a suitable 'soft' landscaped treatment.

Note existing trees shown to be retained are of low value and may be substituted with an approved alternative planting strategy. Council are willing to discuss a suitable maintenance agreement for aforementioned sites.

## **Laneway link**

Ensure a minimum 1.2m wide pedestrian link is provided to connect to Southern laneway. Ensure path width is consistent between discipline packages. (Architectural drawings: appropriately 1.4m width, Landscape drawings: 900mm).



ALIGN PEDESTRIAN CROSSINGS & PRAM RAMPS TO TITLE BOUNDARIES. MAINTAIN 1.5m MIN. WIDE CLEAR PATH OF TRAVEL (1.8m PREFERRED)

NEW YCC BICYCLE HOOP (BH)

10m PARKING SETBACK (FROM INTERSECTION)

ADDRESS DRAINAGE REQUIREMENTS. E.G. MODIFIED PIT LOCATIONS

CONTINUE BUNDLING OF OVERHEAD POWER LINES TO REDUCE IMPACT ON TREE CANOPY AS PER EASTERN SEGMENTS

NEW YCC TIMBER SEAT WITH BACK (SwB)

DESIGN A SYMMETRICAL OUTSTAND TREATMENT AT THOMPSON STREET. TEST SWEEP PATHS. IMPLEMENT WEST SIDE ONLY.

NEW OUTSTAND TREE PLANTING (OS). MIN. 10m HIGH x 5m WIDE

NEW TREE PLANTING ALIGNED WITH ON-STREET PARKING BAYS (P-B). MIN. 10m HIGH x 5m WIDE

REMOVE VEHICLE CROSSOVER & REINSTATE FOOTPATH TO YCC STANDARD DETAILS

ROW & VACANT BLOCK PROPOSE 'SOFT' LANDSCAPE TREATMENT TO RIGHT OF WAY & VACANT BLOCK (34 COOKE STREET).

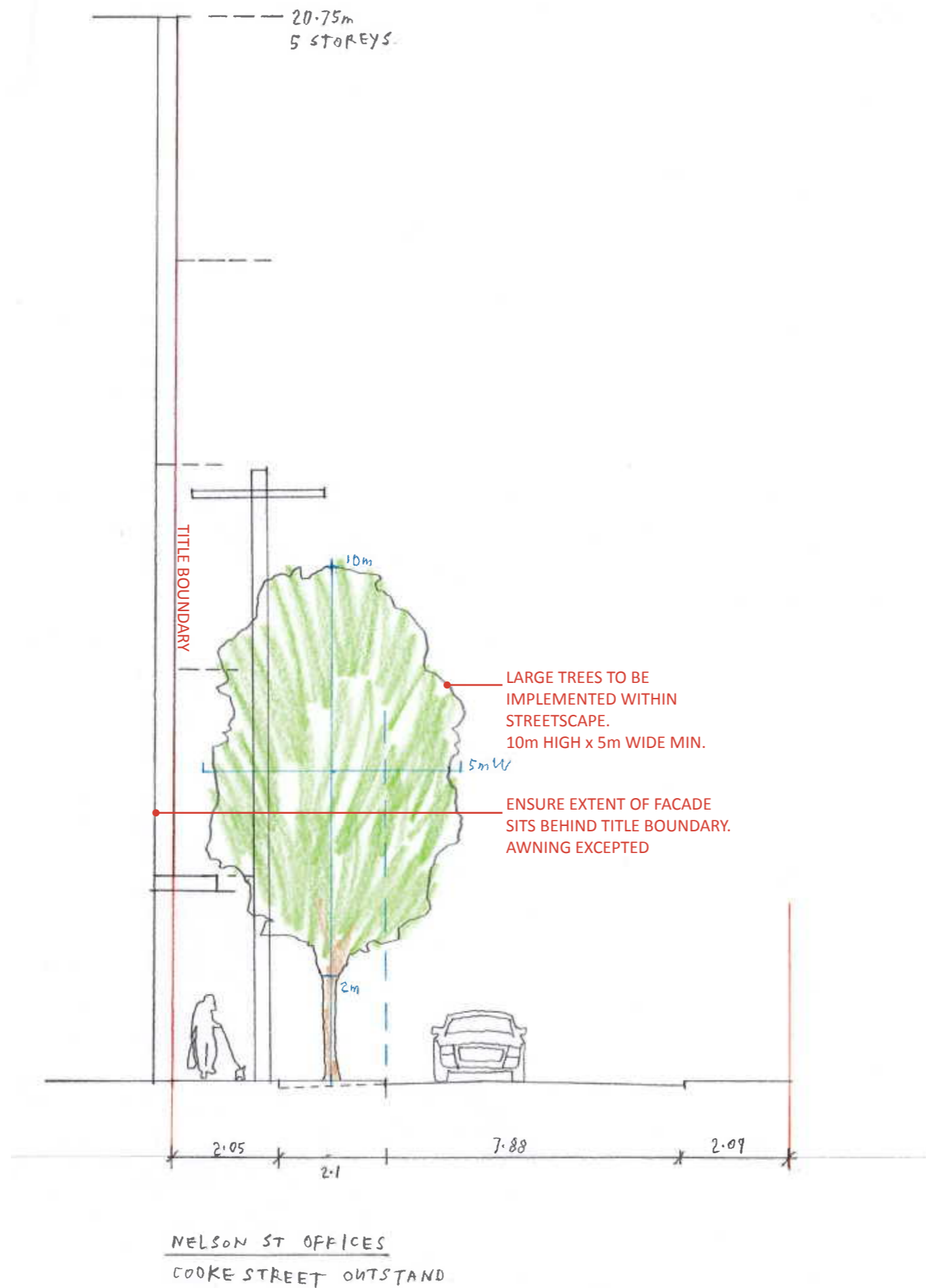
ENSURE 1.2m MINIMUM WIDTH IS PROVIDED FOR LINK TO LANEWAY

RATIONALISE ON-STREET CAR PARKING (NO NET LOSS). ENSURE DIMS. ARE TO AS 2890.5-1993

1m SETBACK BETWEEN VEHICLE CROSSOVER & ON-STREET CAR PARKING

**31-51 NELSON STREET, ABBOTSFORD**  
 APPLICATION NO: PLN 18/0471  
 YARRA CITY COUNCIL  
 URBAN DESIGN COMMENTS  
 13.11.2018

OVERALL PLAN 1:250 @ A3



31-51 NELSON STREET,  
 ABBOTSFORD  
 APPLICATION NO: PLN 18/0471  
 YARRA CITY COUNCIL  
 URBAN DESIGN COMMENTS  
 23.10.2018

SECTION A  
 COOKE ST OUTSTAND 1:100 @ A3



ROOFTOP  
31.69m.

7 STOREYS  
28.75m

5 STOREYS  
20.75m.

CHB FACADE  
20.2m H.

TITLE BOUNDARY

LARGE TREES TO BE  
IMPLEMENTED WITHIN  
STREETSCAPE.  
10m HIGH x 5m WIDE MIN.

ENSURE EXTENT OF FACADE  
SITS BEHIND TITLE BOUNDARY.  
AWNING EXCEPTED



31-51 NELSON STREET,  
ABBOTSFORD  
APPLICATION NO: PLN 18/0471  
YARRA CITY COUNCIL  
URBAN DESIGN COMMENTS  
23.10.2018

NELSON ST OFFICES  
NELSON STREET SETBACK & TREE PLANTING

SECTION B  
NELSON ST 1:100 @ A3

# Urban Design Memo

To:	Nikolas Muhllechner	Date:	25.10.2018
Company:	City of Yarra	From:	Hansen Urban Design Team
Re:	31-51 Nelson Street, Abbotsford		

Thank you for the opportunity to review the application package for the proposed 7 storey office development at 31-51 Nelson Street, Abbotsford, as outlined in the amended application plans prepared by Fieldwork dated 22 August 2018. Following our site inspection, we have reviewed the relevant background drawing upon planning policy, analysis of the urban context and on our own intimate knowledge of the Abbotsford area. We provide the following assessment in relation to urban design matters:

## Site and context

The subject site is located on the south side of Nelson Street, a local street which runs off South Audley Street, westward to Church Street. The site is consolidated, comprising three lots and is irregular in shape having a frontage of 63.91m to Nelson Street, 21.09m to Cook Street and 43.61m to Thompson Street, resulting in a total area of 2.169m<sup>2</sup>. It also abuts a north-south aligned right-of-way to the south and is relatively flat. The land comprises an asphalt apron and is currently used as a car park associated with the Carlton Brewhouse and the Carlton United Brewery (CUB). The site boundary is composed by an intermittent shrub landscape buffer and a few street trees, within the site there are isolated trees and small patches of understorey planting.

Nelson Street displays a unique and robust, mainly industrial streetscape frontages from 1 to 5 storey buildings and at-grade car parks. The surrounding area comprises a diverse mix of single storey Victorian terraces, commercial and industrial forms fronting. The site is located 150m north of Victoria Street commercial precinct, one of five Major Activity Centres within the City of Yarra.

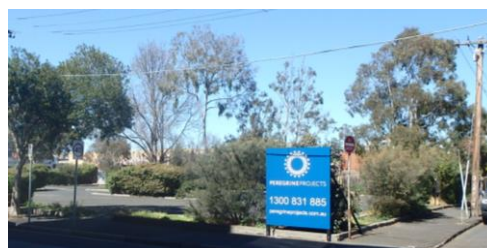


Site Context (nearmap)

The key site interface conditions are as follows:

- To the immediate **north** is Nelson Street, an approximately 15m local street, which accommodates two-way traffic, providing access between South Audley Street and Church Street (a length of approximately 295m). It comprises parallel kerbside parking on both sides of the street and narrow footpaths.
- On the opposite side of Nelson Street is the expansive Carlton United Brewery with a robust brick boundary wall of varied heights, being the highest point approximately 20m in front of the study site.
- To the immediate **east** is Thompson Street, an approximately 12m local street, providing access to Victoria Street commercial precinct to the south. It comprises parallel kerbside parking on both sides of the street and narrow footpaths.
- On the opposite side of Thompson Street is the Carlton Brewhouse Café placed in the corner of Thompson and Nelson Street. It has an atrium of approximately 21m depth and one storey building. Abutting this property there are series of one to two storey attached industrial warehouse buildings with diverse setbacks at 10-22 Thompson Street.
- To the immediate **south-east** is a series of single storey industrial buildings.
- To the immediate **south** is the end of an approximately 4.6m wide north-south laneway.
- To the immediate **south-west** is a small Council reserve and a vacant parcel of land which act as a landscape buffer between the site and a row of attached single storey Victorian terrace houses at 6-32 Cooke Street.
- To the immediate **west** is Cooke Street, an approximately 12m wide local residential street, providing access to Victoria Street commercial precinct. It comprises parallel kerbside parking on both sides of the street and narrow footpaths.
- On the opposite side of Cooke Street lies 13-29 Nelson Street, asphalt apron currently used as car park and a series of attached single storey Victorian terrace houses.

The surrounding context has a varied subdivision pattern, whereby heritage terraces are interspersed with heritage factory buildings and post-war warehouses as well as more modern and contemporary developments comprising a mix of commercial and residential uses. This results in a diverse built form character and existing heights range from 1 to 5 storeys, including a number of emergent multi-level mixed use development.



*Subject site – 31-51 Nelson Street*



*North – robust wall of the Carlton United Brewery*



*East – Carlton Brewhouse Café*



*South-east – single storey industrial building at 17 Thompson Street*



*South-west – council reserve, vacant parcel of land and a row of single storey Victorian terrace houses*



*West – Cooke Street looking south*

## Proposal

The proposal comprises a 5 to 7 storey office building plus basement levels and various roof top terraces.

Specifically, the proposal comprises the following characteristics:

- 7 levels of office space with approximately 7.058.8m<sup>2</sup> in total;
- A café space of 121m<sup>2</sup> and two retail tenancies (total 539m<sup>2</sup>) in the ground level, providing active frontages;
- Provision for 116 car spaces and 12 motor-bike spaces;
- Provision for 48 bicycle parking in the basement and 89 bicycle parking plus end of trip facilities located in the ground level;
- Vehicle entry to Thompson Street and ramp access at ground level;
- Three lift cores and open stairwells access positioned centrally along the northern and eastern façade;
- Terrace and garden area with approximately 163m<sup>2</sup> at ground level, 85.1m<sup>2</sup> at level 1, 79.6m<sup>2</sup> at level 2, 215m<sup>2</sup> at level 3, 108.3m<sup>2</sup> at level 4, 384m<sup>2</sup> at level 5, 270m<sup>2</sup> at roof level and 1.392.4m<sup>2</sup> in total.

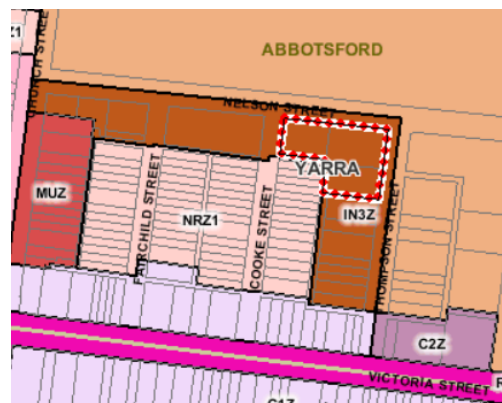


*Proposal from the corner of Nelson Street and Cooke Street*

## Planning Policy

The subject site is located within the **Industrial 3 Zone (IN3Z)** which seeks to:

- *To provide for industries and associated uses in specific areas where special consideration of the nature and impacts of industrial uses is required or to avoid inter-industry conflict.*
- *To provide a buffer between the Industrial 1 Zone or Industrial 2 Zone and local communities, which allows for industries and associated uses compatible with the nearby community.*
- *To allow limited retail opportunities including convenience shops, small scale supermarkets and associated shops in appropriate locations.*
- *To ensure that uses do not affect the safety and amenity of adjacent, more sensitive land uses.*



Zone extract

The following State and Local planning policies are considered relevant:

- Clause 11 – Settlement;
- Clause 15 – Built Environment and Heritage;
- Clause 17 – Economic Development;
- Clause 21.03 – Vision;
- Clause 21.04 – Land Use;
- Clause 21.05 – Built Form;
- Clause 21.07 – Environmental Sustainability;
- Clause 21.08 – Neighbourhoods;
- Clause 22.05 – Interface Uses Policy;
- Clause 22.07 – Development Abutting Laneways;
- Clause 22.10 – Built Form and Design Policy; and
- Clause 22.17 - Environmentally Sustainable Development.

Other relevant documents include:

- City of Yarra Urban Design Strategy (2011);
- City of Yarra Built form Review (2003);
- Victorian Urban Design Charter (2010); and,
- Urban Design Guidelines for Victoria (2017).

## Urban Design Assessment

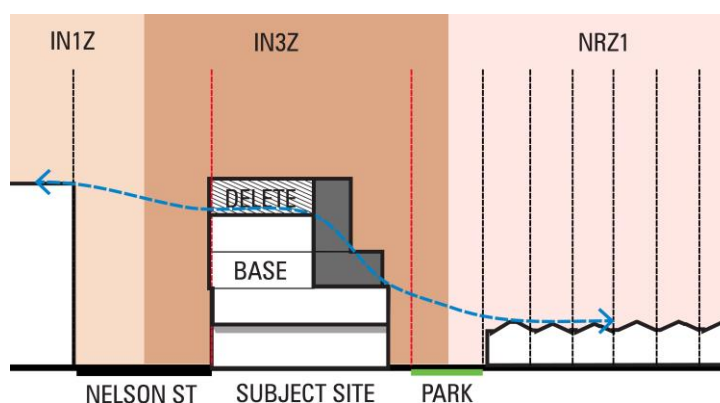
### Strategic Context and Urban Form

- At a strategic level, the Yarra Planning Scheme seeks to maintain the City's urban character as a *'low-rise urban form with pockets of higher development'*. Clause 21.05 – 2 states that low-rise building heights within the municipality predominantly vary between 1-2 storeys, with instances of 3-4 storey buildings. Pockets for higher development are Strategic Redevelopment Sites or within Activity Centres and should generally be no more than 5-6 storeys, unless specific benefits can be achieved.
- The site sits outside an Activity Centre and has not been specifically identified as a Strategic Redevelopment Site. Observations of the site's physical context to the north, however reveals an established and evolving character within the Core Industrial Area that has begun to transform this historically low-rise industrial context into one of the pockets of higher development as referred to in the MSS – similar to that seen in the 'Gipps Street' industrial precinct. Taller built forms within the Core Industrial Area include:
  - Carlton United Beverages (CUB) site, Abbotsford – 5-9 storeys (Constructed); and
  - 32-69 Mollison Street and 10 Victoria Crescent, Abbotsford – 5 storey (conventional 6 storeys) (Permit)
- The site is located at the fringe of the Core Industrial Area which is a large industrial precinct centred around the CUB. The Planning Scheme recognises that there is tension between industrial development and residential areas when they are close to each other. The subject site located within the Industrial 3 Zone has been designated to protect the viability of industrial development in the industrial zone and residential amenity within residential areas.
- This pocket of taller built forms is distinct from the buildings that will emerge along the Victoria Street corridor (MAC), which has a more 'street based' urban form response. Victoria Street MAC invites a street oriented streetscape response that contributes to the activation of public realm and pedestrian amenity, resulting in a different scale, form and architecture. These areas will be recognisable from each other as having a different, identifying character. On this basis, a taller building on this site will not undermine both the anticipated urban hierarchy and legibility of the Victoria Street MAC to the south.
- Clause 21.05 sets out objectives and strategies for urban design. Most relevant is the objective for non-residential areas is to improve the interface of development with the street in non-residential areas, with strategies referring to *'allowing flexibility in built form in areas with a coarse urban grain (larger lots, fewer street and lanes)'*, and requiring new development to integrate with the public street system.
- Importantly, the design guideline at Clause 22.10-3.3 states that the height of any portion of the new development *'should be guided by its' visual impact and off-site amenity impacts on surrounding properties such as overshadowing, visual bulk, day lighting to habitable rooms and overlooking'*. A response to this guideline will be necessary to determine appropriate response for building massing and scale for the site.

### Visual Impact

- The subject land sits within a physical context that is both established and evolving. While, its immediate southern interface along Cooke Street is one that is an established residential area affected by a Heritage Overlay, the remaining interfaces are subject to change, noting its position within the Industrial 1 and 3 Zone and the profile of the 4-5 storey robust brick building along Nelson Street. The manner in which development at the site's edges responds with existing and emerging streetscapes demands careful examination, so as to ensure there is a contextually appropriate response to mitigate its visual impact. In this light, the assessment of Cooke Street (west), Nelson Street (north) and Thompson Street (east) has been undertaken separately below.

- Cooke Street** – The shaping of the proposed development at this interface should be cognisant of the robust 4-5 storey building and its relative scale relationships with the low scale heritage buildings along Cooke Street. The subject land should devise a response to its role as a ‘threshold’ site with a sense of transition in form from the 4-5 storey CUB building stepping down to a low scale (1 storey) on Cooke Street. The proposed development presents with a 5 storey profile at the intersection of Nelson Street and Cooke Street, which sits higher than the CUB building to the north. It is concerning to note that the ‘transitional’ line has an abrupt shift between the taller forms to the north and the low scale residential properties. While we accept that 2-3 storey profile to the southern portion of the site, we recommend **a reduction of 1 storey to the corner in order to provide a better sense of transition to the low scale housing to the south** – as shown below. This will demonstrate a ‘bespoke’ response and one that is befitting to the lower forms to the south, particularly when viewed from within Nelson Street and Cooke Street.

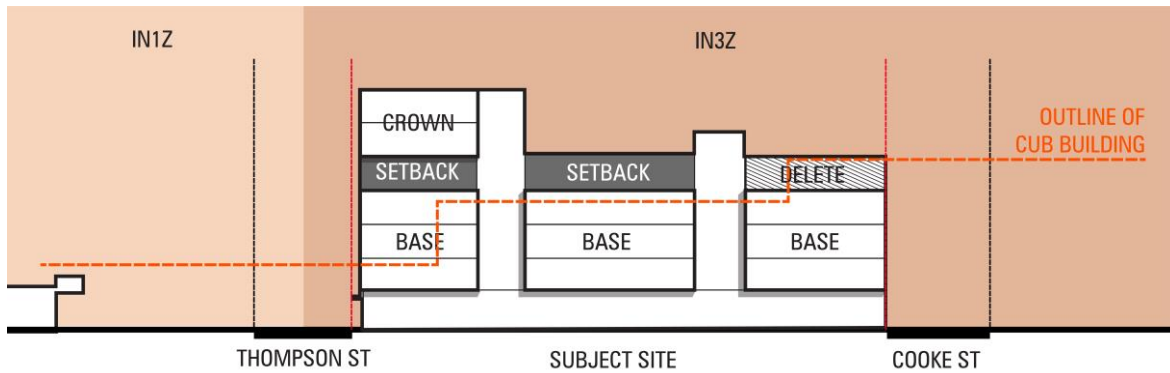


*Recommend the removal of 1 storey to provide a transition with its surroundings*

- Nelson Street** – This streetscape can be characterised by warehouses, offices and at-grade car parks in an industrial setting. The adjacent CUB building presents an expansive blank brick wall along this streetscape, ranging in heights from 2 storeys to 5 storeys. Immediately opposite to the site it presents a predominantly 4 storey brick wall rising to 5 storeys to the west and 2 storeys to the east – as shown below in orange. While we acknowledge that the expectations of the streetscape must be tempered by the fact that this streetscape forms part of the industrial scene of the industrial area- the proposal will be imposing when viewed from within Nelson Street. We accept that the overall height of 7 storeys is reasonable given the adjacent robust building and where ‘more’ can potentially be achieved with limited amenity impacts. Our concern however lies with the proposed massing strategy where there is minimal response to its relationship with the street and adjacent buildings. It is our recommendation that **the proposed massing strategy should adopt a 4 storey ‘base’ to reflect the predominant 4 storey form across the street, with upper levels comprising a rebated 5<sup>th</sup> storey and 6<sup>th</sup>-7<sup>th</sup> storey ‘crown’ at the corner**, motivated by the following urban design response:

  - Minimise the visual impact of upper level forms viewed from along Nelson Street;
  - Minimise potential visual bulk impact of upper level forms by adopting three dimensional articulation;
  - Consideration for unifying and/or framing material treatments to distinguish the ‘base’ and ‘crown’; and
  - Adopt a rebated level to add visual depth and shadow from the ‘crown’.

Please refer to diagram overleaf.

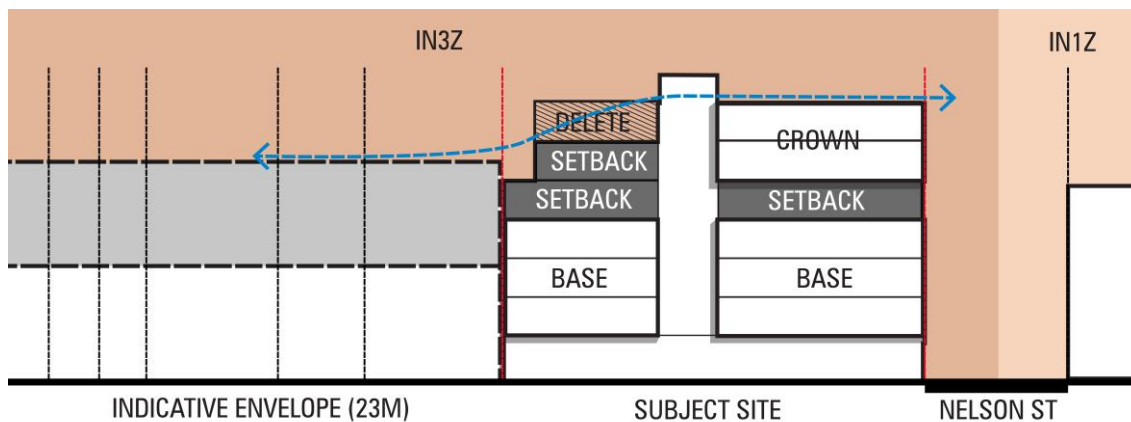


*Recommended massing strategy to respond to its relationship with the street and adjacent buildings*

- Thompson Street** – The presentation to its Thompson Street interface should be carefully considered to achieve a successful ‘fit’ within a rather typical industrial streetscape context. The establishment of a transition ‘curve’ is a logical rationale for determining building scales along this street. This avoids an ad-hoc approach to building height determination and creates a common reference for all prospective developments. However, we are concerned that the ‘transitional’ line does not appear to be well-justified in terms of responding to the emerging urban morphology where there is a steep transition to future potential built forms along Thompson Street (based on the height of 23m– noting the existing approval for 5 storeys at 32 Mollison Street, Abbotsford). As such, we recommend a reduction in height to 6 storeys at the southern end of the development to ensure a smoother transition with future development along Thompson Street- as shown below.

While we accept that the street does not need to deliver a high pedestrian amenity and activation to the public realm, when compared to activity centres or residential streets –a better relationship with its street is required. We recommend that **the massing strategy from Nelson Street ‘wraps’ the corner, with a rebated 5<sup>th</sup> storey and 6-7<sup>th</sup> storey ‘crown’**, establishing a more prominent built form to ‘mark’ the corner, without the profile becoming excessively ‘vertical’.

In urban design terms, a 1:1 street wall height to street width ratio generally achieves a reasonable sense of street enclosure while maintaining reasonable solar access and views to the sky. In the context of Thompson Street (12m wide), a 4 storey street wall would be considered a more appropriate response to provide a transition to its existing and emerging streetscape and mitigate the short term effect of new development within a precinct of this kind. We therefore recommend that **the proposal at the southern end adopt a 4 storey street wall, with upper levels setback behind these leading elements.**



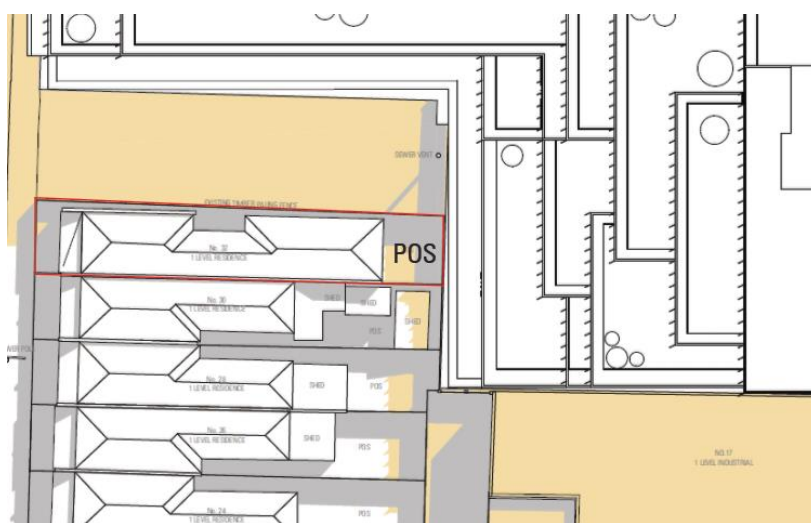
*Recommended massing strategy and removal of 1 storey to provide a better transition to emerging development*



We are generally supportive of the party-wall arrangements to the southern boundary along Thompson Street. In this context, where side elevations are typically concealed by subsequent future redevelopment of neighbouring sites, we believe this is necessary. We believe a similar approach (possibly slightly lower), can be reciprocated on adjoining sites so as to allow for equity development outcomes. However, as this will be one of the first taller developments along this street, the design of the side walls should be treated with a patterned effect (or similar). Although we acknowledge that an artwork is proposed for this side elevation, we are still concerned with its ability to provide sufficient visual interest and greater articulation to this exposed elevation in the short term.

#### Off-site Amenity Impacts

- With respect to off-site amenity impacts, the proposed development will result in visual bulk and overshadowing impacts to the most sensitive NRZ sites to the south and west. While we note that the proposal does not fully comply with the Standard B17 envelope at the upper reaches, we are comfortable with the separation distances to the property boundaries (while not technically applicable, it provides the best available test). In saying this, the profile results in a 'wedding cake' profile, which is symptomatic of a proposal that seeks to maximise development yield at the expense of good design. This is most problematic for a development of this scale with a direct NRZ interface.
- While we accept that the stepped rear interface (in commercial developments at the interface with residential hinterland) represents sometimes challenging conditions, the proposal is overly stepped and tiered for this location. It is notable through the inspection of the cross sections that there are a number of steps, which will be exacerbated when viewed in the oblique towards the development. We recommend that it is necessary to **break up the façade with notable spatial divisions (vertically) to provide a more successful 'rhythmic' response**. Opportunities to 'reflect' the lift cores that are visible from the street frontages may be possible and visually enable the individual office tenancies to be 'read' within the 'rear' façade of the building.
- In addition, we also recommend that care should be taken to ensure well-articulated elevations in component parts. This could be achieved through a unified 'base' and upper levels with similar materials and form, resulting in a distinct base/top typology so that it does not present with an overwhelming mass.
- The shadow diagrams illustrate that the development will cast a shadow over the residential properties to the south, particularly 30 Cooke Street from 9am to 10:30am at the equinox. We believe that the cast of shadow is unreasonable over the secluded private open space of this dwelling as the extent of shadow would not comply with the Standard B21 at Clause 55. It is our opinion that **sunlight should be provided to this secluded private open space for at least 5 hours during the period of 9am-3pm (equinox)**.



*Shadow cast on private open space of 30 Cooke Street at 10:00am (equinox)*

## Site Plan

- The proposed development represents what we consider to be a well configured ground floor plan. The proposed form comprises basement parking, a substantial retail tenancy, café with activated frontage at ground level, including an integrated office. There are 3 lift cores in the form of rebates so that they break up the mass from the street. The bicycle storage facilities are located in a suitable position at the ground level and within close proximity to lift cores and end of trip facilities. A rear garden and laneway is positioned to ensure that there is a reasonable separation between the building and the residential realm.
- We are supportive of the upper levels incorporating terraces to take advantage of the uninterrupted views towards the city. We also support the use of the roof terrace for the benefit of its future occupants.
- However, there are a number of instances where terrace spaces appear to be shared between offices. While we have no problem with this arrangement we note that for security reasons the doors require separate keys or card access in order to prevent unlawful access between neighbouring offices.

## Architectural Expression

- The suite of materials and compositional elements employed within the proposed development are in our view unacceptable. In terms of the street (Nelson Street and Thompson Street), the architectural detailing reads as an office building, however there is no response to its relationship with the street. We feel that the proposal should adopt a simple unified 'base' and 'top' approach to give the perception of that there is a relationship with the street – as mentioned previously.
- However, we commend the architects in the proposed use of open metal mesh to the stairwells to break up the horizontal mass along the street elevations. As a possible suggestion, we feel that different colours could be applied to the internal walls of the stairwells in order to improve an individual 'sense of address' and legibility of the development and provide greater visual distinction between the different components of the building.
- With regard to the rear interface, we recommend that a unified 'base' and upper levels to reduce the impact of the tiered wedding cake– as mentioned previously.

## **Conclusion**

In summary, we consider the subject site lends itself to a taller form noting its existing and emerging contextual attributes including its size and location within the Industrial 3 Zone. Our in-principle support for the development envelope that sits higher in its immediate context is conditional upon some modification to create an acceptable urban design outcome, particularly to ensure there is a contextually appropriate response and minimise off-site amenity impacts.

We therefore consider that the built form response requires some modification to create an acceptable outcome. Our recommendations are as follows:

- **Cooke Street** – Removal of 1 storey to provide a better sense of transition to the low scale housing to the south.
- **Nelson Street** – Revised massing strategy adopt a 4 storey 'base' to reflect the predominant 4 storey form across the street, with upper levels comprising a rebated 5<sup>th</sup> storey and 6<sup>th</sup>-7<sup>th</sup> storey 'crown' at the corner, motivated by the following urban design response:
  - Minimise the visual impact of upper level forms viewed from along Nelson Street;
  - Minimise potential visual bulk impact of upper level forms by adopting three dimensional articulation;
  - Consideration for unifying and/or framing material treatments to distinguish the 'base' and 'crown'; and
  - Adopt a rebated level to add visual depth and shadow from the 'crown'.

- **Thompson Street** – Revised massing strategy from Nelson Street to ‘wrap’ the corner, with a rebated 5<sup>th</sup> storey and 6-7<sup>th</sup> storey ‘crown’. Removal of 1 storey at the southern end to ensure a smoother transition with future development along Thompson Street. Adopt a 4 storey street wall, with upper levels setback at the southern end. Consider a patterned effect (or similar) to the exposed southern elevation.
- **Rear interface** - Break up the façade with notable spatial divisions (vertically) to provide a more successful ‘rhythmic’ response. Provide a unified ‘base’ and upper levels with similar materials and form, resulting in a distinct base/top typology so that it does not present with an overwhelming mass.
- Provide sunlight to the secluded private open space for at least 5 hours during the period of 9am-3pm (equinox).
- Consider the application of different colours to the internal walls of the stairwells in order to improve a sense of address and legibility of the development.

We would be happy to liaise with the design team directly to progress these refinements in a timely manner.

Should you have any further enquiries, please don’t hesitate to contact us on 9664 9838.

Yours faithfully,

Hansen Partnership Pty Ltd

**Urban Design Team**

25/10/2018