

Attachment 1 - PLN18/0990 - 419 Fitzroy Street, Fitzroy - Site Plan



Attachment 2 - PLN18/0990 - 419 Fitzroy Street Fitzroy - S52 Advertising Plans



ROSE STREET HOTEL 419 FITZROY STREET

Drawing Number	Sheet Name	Revision
SK 1100	Site Plan Existing	B
SK 1150	Site Plan Demolition Plan	B
SK 1200	Site Plan Proposed	A
SK 2201	Basement	C
SK 2202	Ground Level	B
SK 2203	Level 01 and 02	B
SK 2205	Level 03 and 04	B
SK 2207	Level 05 and 06	B
SK 2209	Roof Terrace	B
SK 2210	Roof	B
SK 3200	Fitzroy Street Elevation	B
SK 3201	Rose Street Elevation	B
SK 3202	South Elevation	B
SK 3203	West Elevation	B
SK 3210	General Section 01 - North to South	B
SK 3211	General Section 02 - East to West	B
SK 4200	Typical Room A,B,C	B
SK 4201	Typical Room D,E	B
SK 6300	Shadow Diagrams	A
SK 6301	Shadow Diagrams	A
SK 6302	Shadow Diagrams	A
SK 6303	Shadow Diagrams	A



Client
Deal Corporation

Project
419 Fitzroy Street

Sheet title
Drawing List

Revision Schedule
Date Description
05/02/19 TOWN PLANNING - RF1
14/12/18 TOWN PLANNING
27/02/19 TOWN PLANNING - RF1

Project no.
130585
Sheet no.
SK0000

Scale
Revision
C

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Date
27/02/19

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- LEGEND**
- E ELECTRICITY PIT
 - EP ELECTRICITY POLE
 - ELP ELECTRIC POLE & LIGHT
 - GP GRATED PIT
 - JP JUNCTION PIT
 - TEL TELECOMMS PIT
 - S SIGN
 - B BOLLARD



Client
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Project
419 Fitzroy Street

Sheet title
Site Plan Existing

Revision Schedule

Date	Description
06/02/19	TOWN PLANNING - RFI
14/12/18	TOWN PLANNING

Project no.
130585
Sheet no.
SK1100

Scale
As indicated
Revision
B

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Project 419 Fitzroy Street

Sheet title Site Plan Demolition Plan

Revision Schedule Date 06/02/19 Description TOWN PLANNING - RP1

Project no. 130585 Sheet no. SK1150

Scale As indicated Revision B

Sheet size A3 Date 06/02/19 © Woods Bagot

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- LEGEND**
- E ELECTRICITY PIT
 - EP ELECTRICITY POLE
 - ELP ELECTRIC POLE & LIGHT
 - GP GRATED PIT
 - JP JUNCTION PIT
 - TEL TELECOMM'S PIT
 - S SIGN
 - B BOLLARD



Client
Deal Corporation

Project
419 Fitzroy Street

Sheet title
Site Plan Proposed

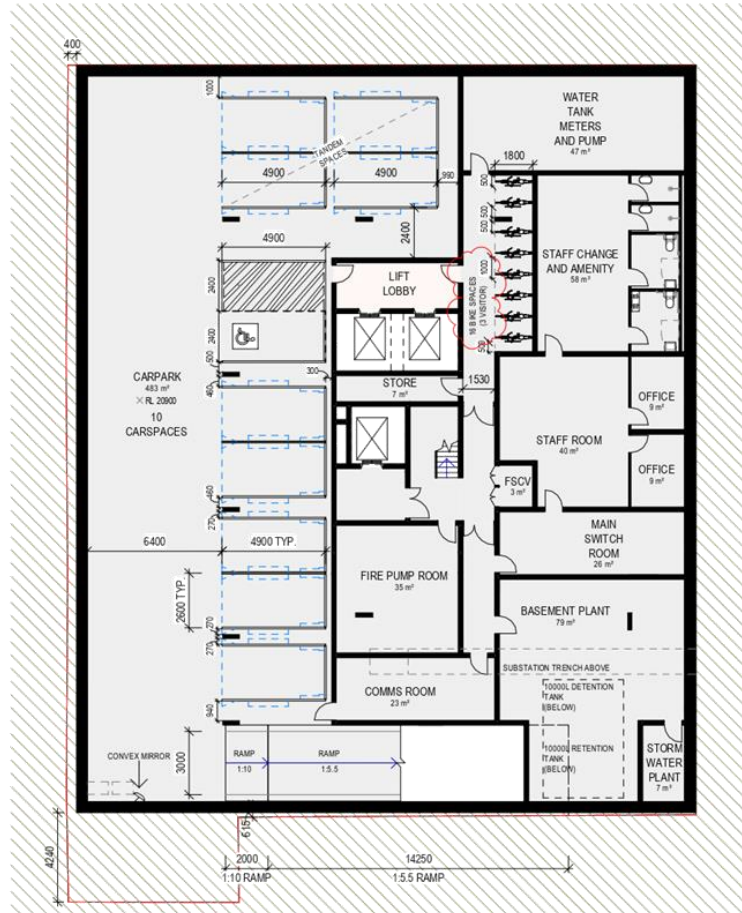
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Sheet no.
SK1200

Scale
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Revision
A

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Date
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Project
419 Fitzroy Street

Sheet title
Basement

Revision Schedule

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14/12/18	TOWN PLANNING
27/02/19	TOWN PLANNING - RFI

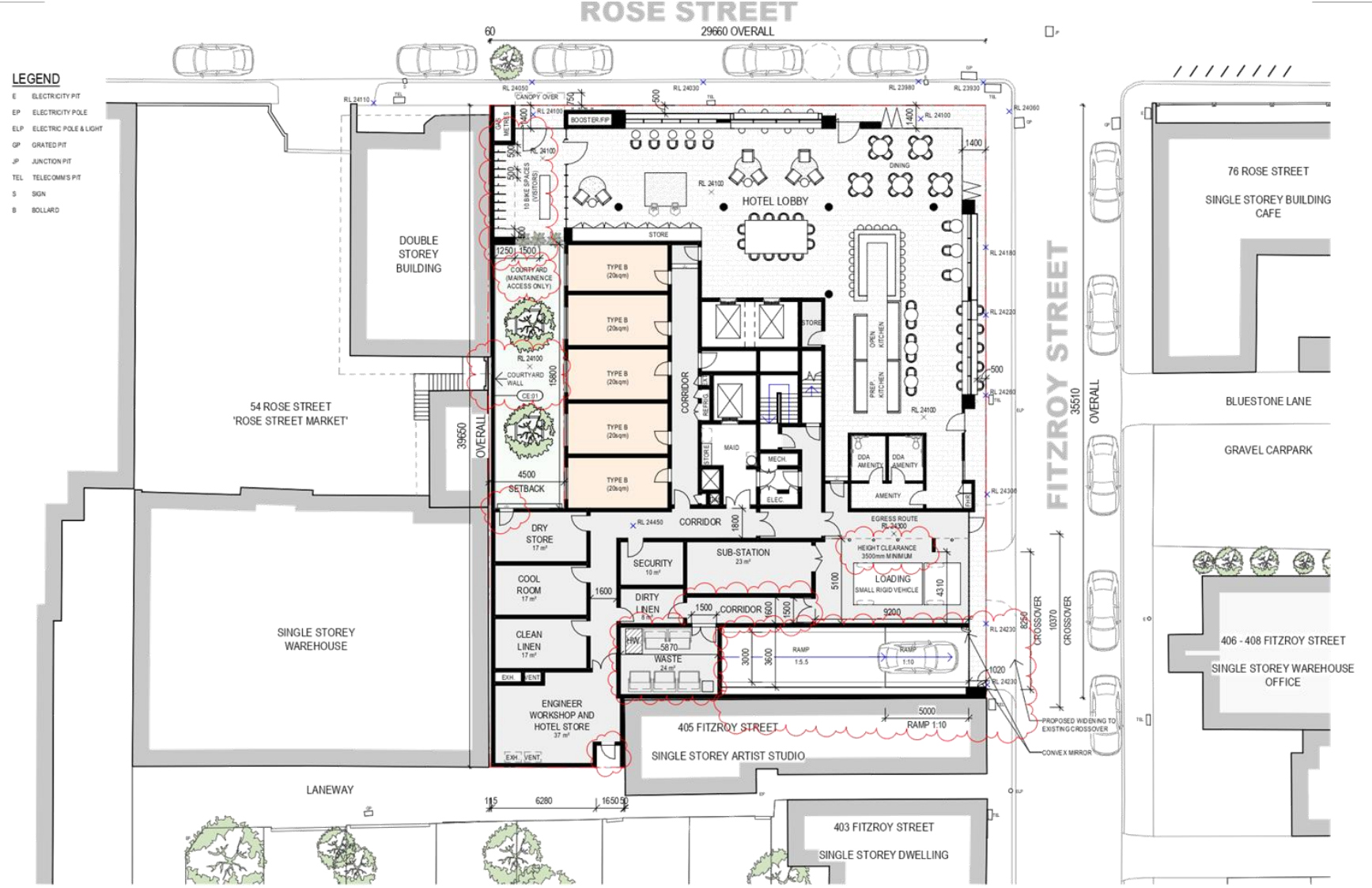
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Sheet no.
SK2201

Scale
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Revision
C

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Date
27/02/19



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- LEGEND**
- E ELECTRICITY PIT
 - EP ELECTRICITY POLE
 - ELP ELECTRIC POLE & LIGHT
 - GP GRATED PIT
 - JP JUNCTION PIT
 - TEL TELECOMMS PIT
 - S SIGN
 - B BOLLARD



Client
Deal Corporation

Project
419 Fitzroy Street

Sheet title
Ground Level

Revision Schedule

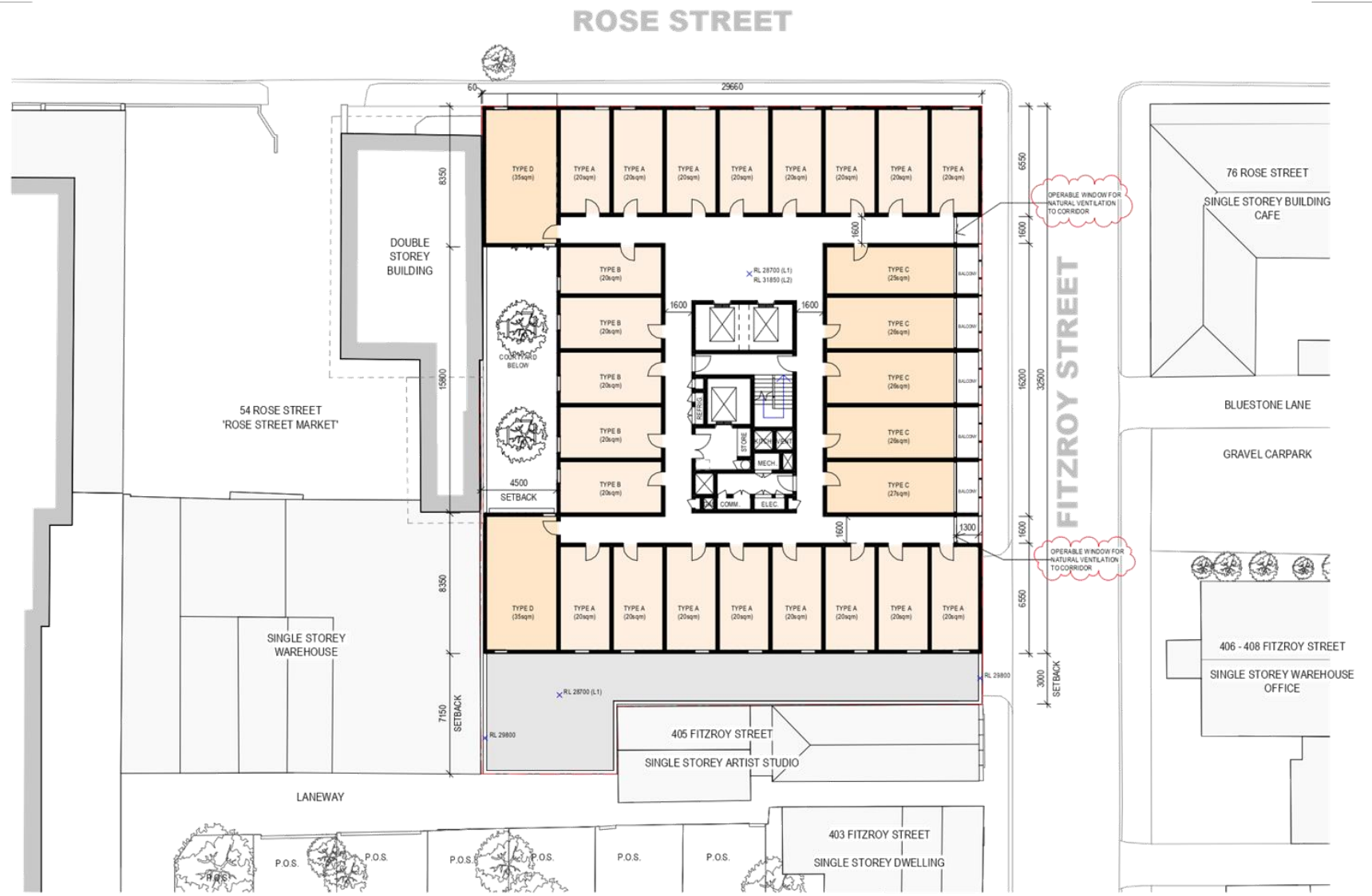
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14/12/18	TOWN PLANNING

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Sheet no.
SK2202

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Revision
B

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06/02/19

Attachment 2 - PLN18/0990 - 419 Fitzroy Street Fitzroy - S52 Advertising Plans



Client
Deal Corporation

Project
419 Fitzroy Street

Sheet title
Level 01 and 02

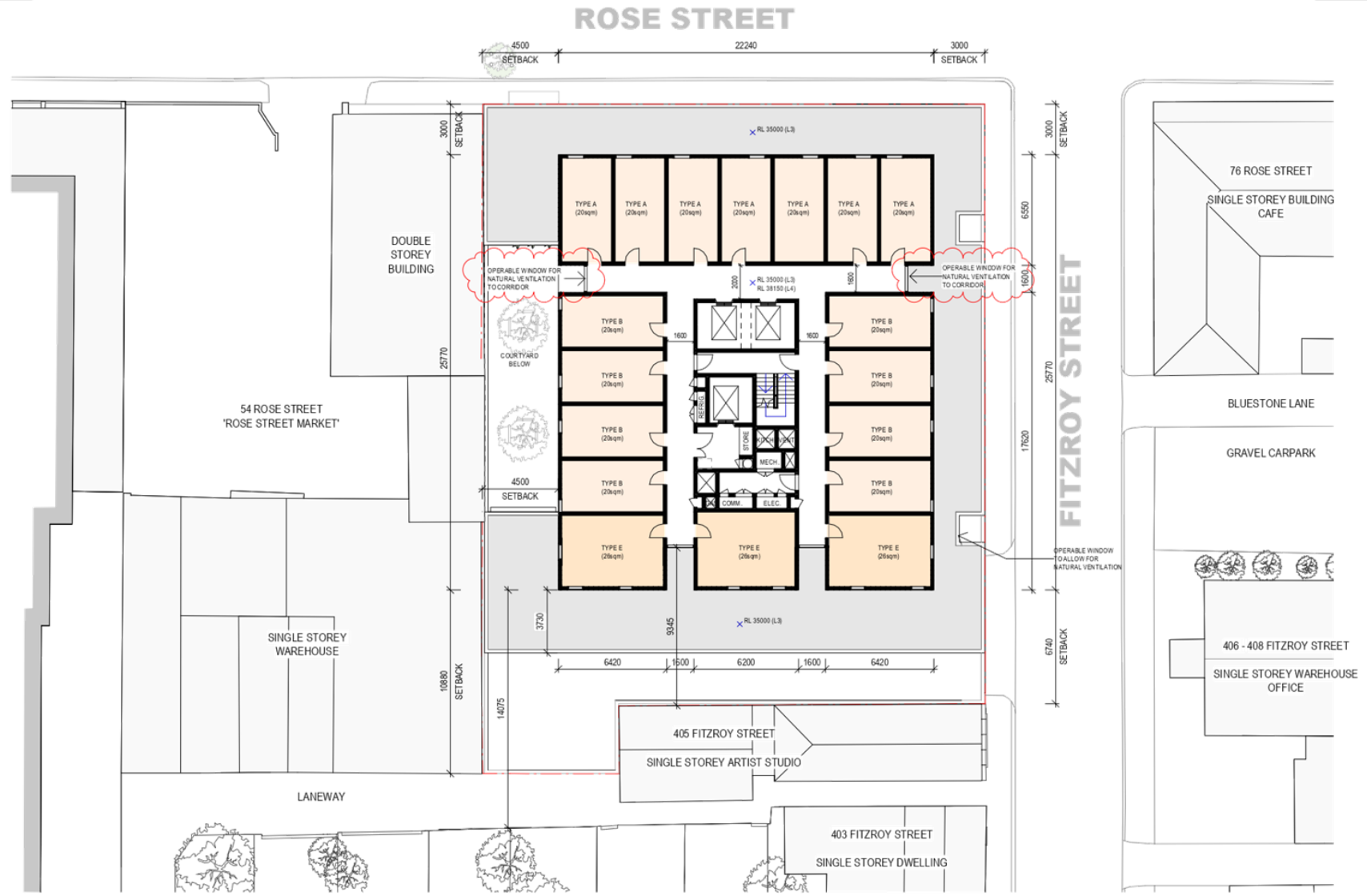
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14/12/18	TOWN PLANNING

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Sheet no.
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Attachment 2 - PLN18/0990 - 419 Fitzroy Street Fitzroy - S52 Advertising Plans



Client
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Project
419 Fitzroy Street

Sheet title
Level 03 and 04

Revision Schedule

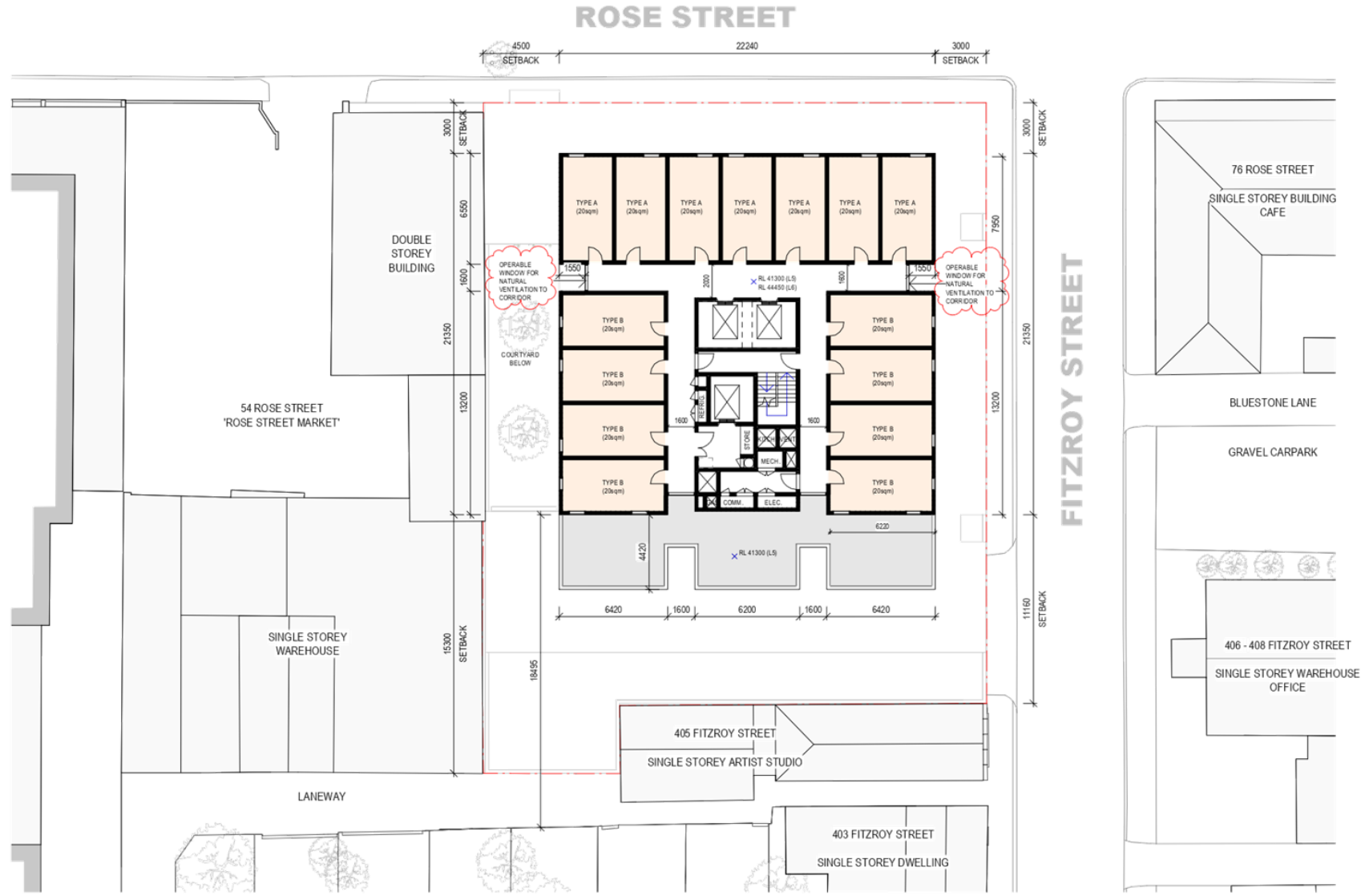
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Revision
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Client
Deal Corporation

Project
419 Fitzroy Street

Sheet title
Level 05 and 06

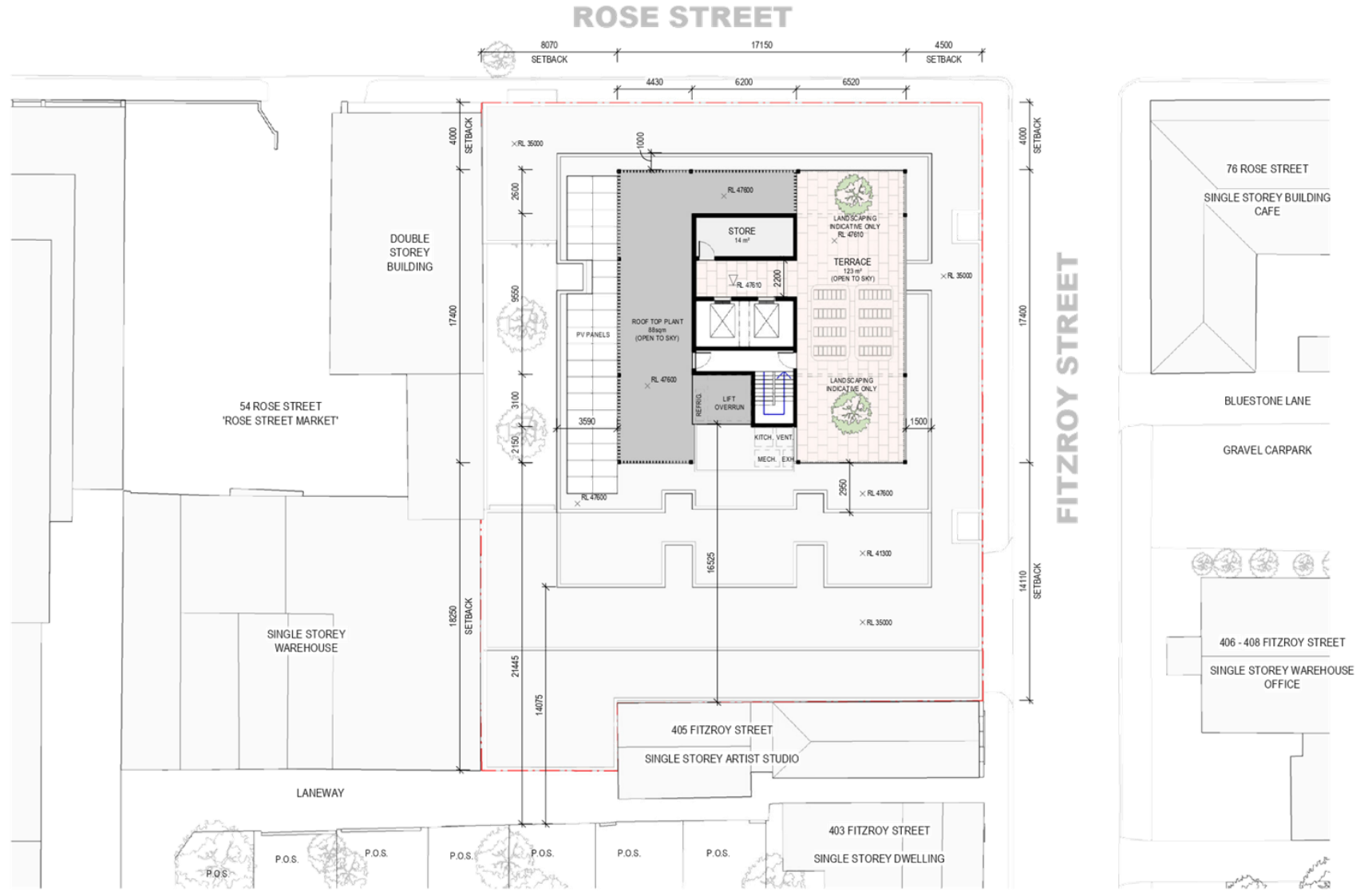
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14/12/18	TOWN PLANNING

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Revision
B

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Attachment 2 - PLN18/0990 - 419 Fitzroy Street Fitzroy - S52 Advertising Plans



Client Deal Corporation

Project 419 Fitzroy Street

Sheet title Roof Terrace

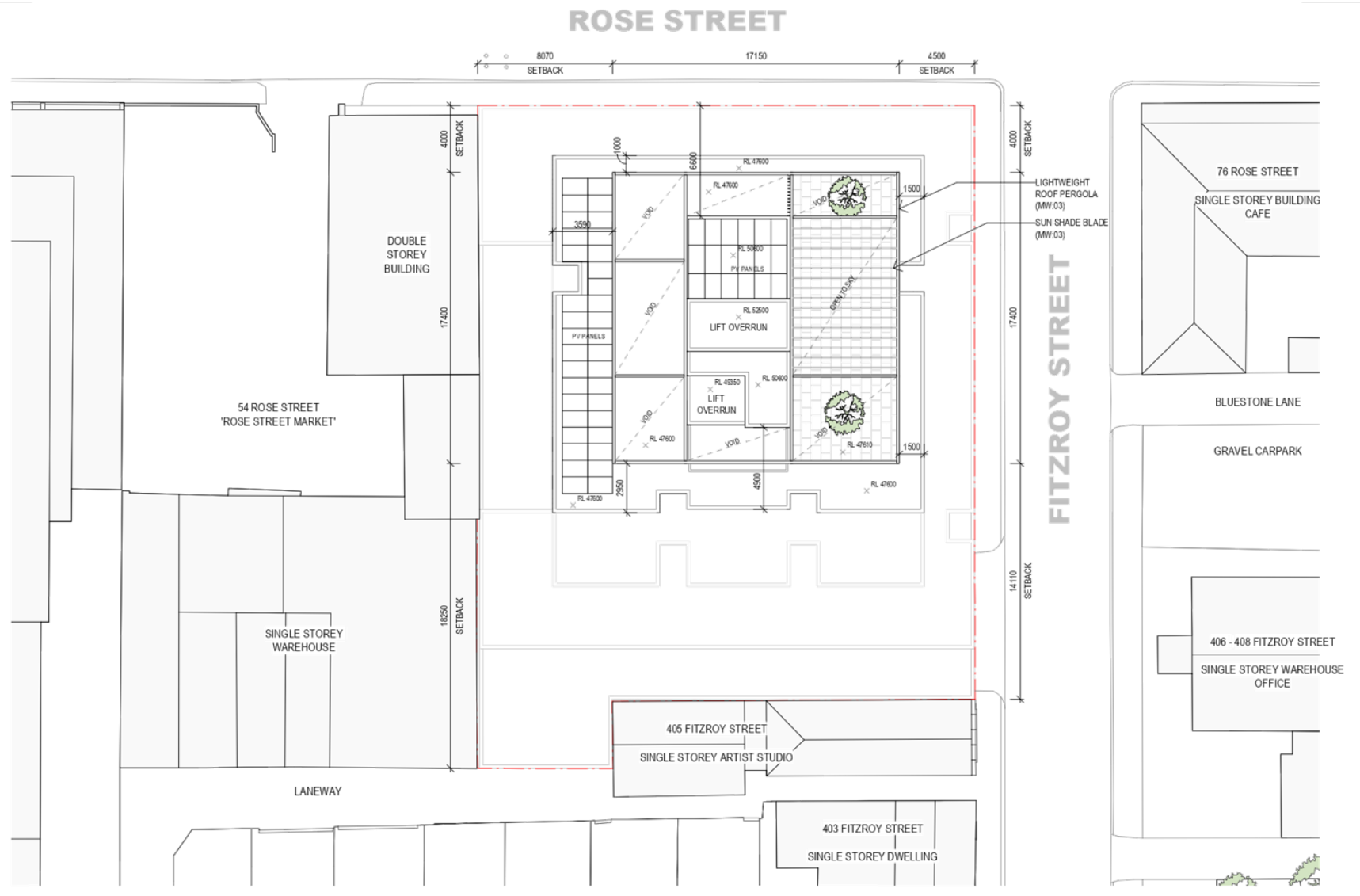
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14/12/18	TOWN PLANNING

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Sheet no. SK2209

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Revision B

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Client Deal Corporation

Project 419 Fitzroy Street

Sheet title Roof

Revision Schedule	
Date	Description
06/02/19	TOWN PLANNING - RFI
14/12/18	TOWN PLANNING

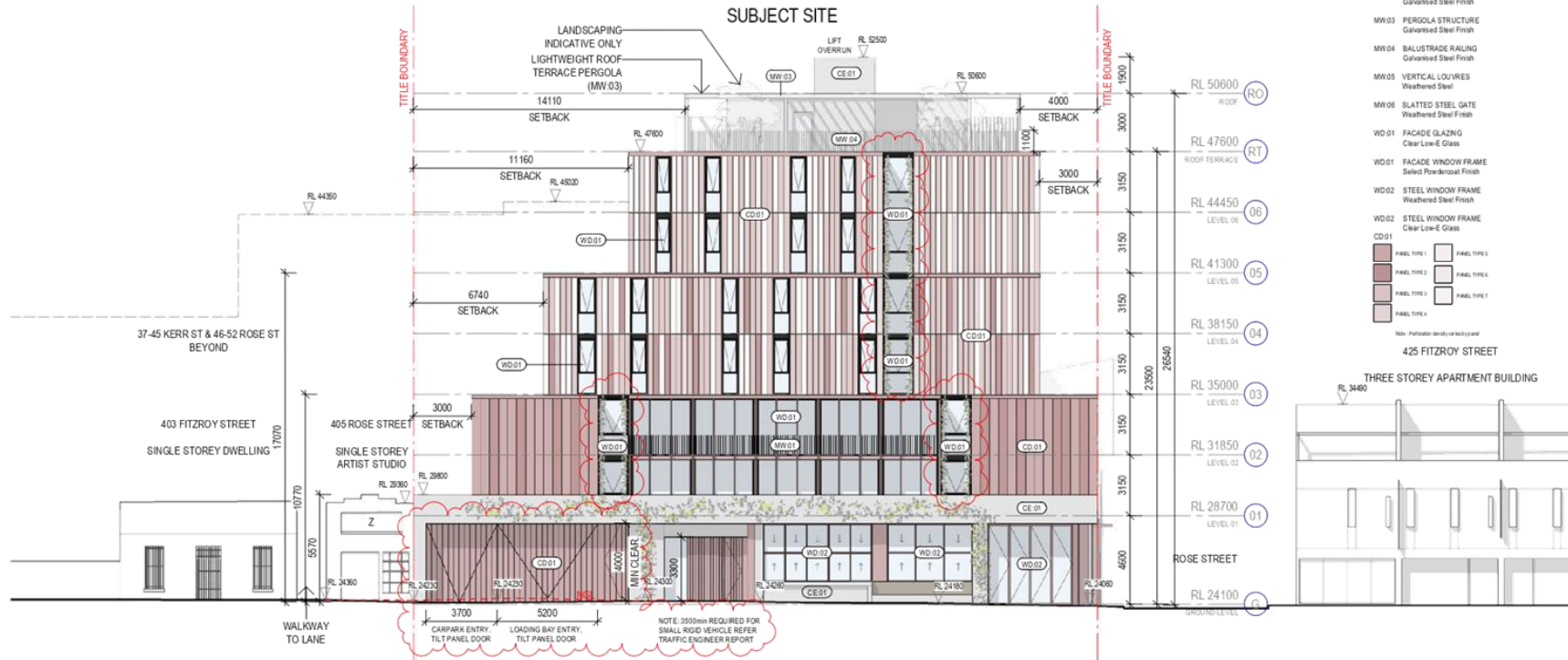
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Revision B

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Date 06/02/19

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Client
Deal Corporation

Project
419 Fitzroy Street

Sheet title
Fitzroy Street Elevation

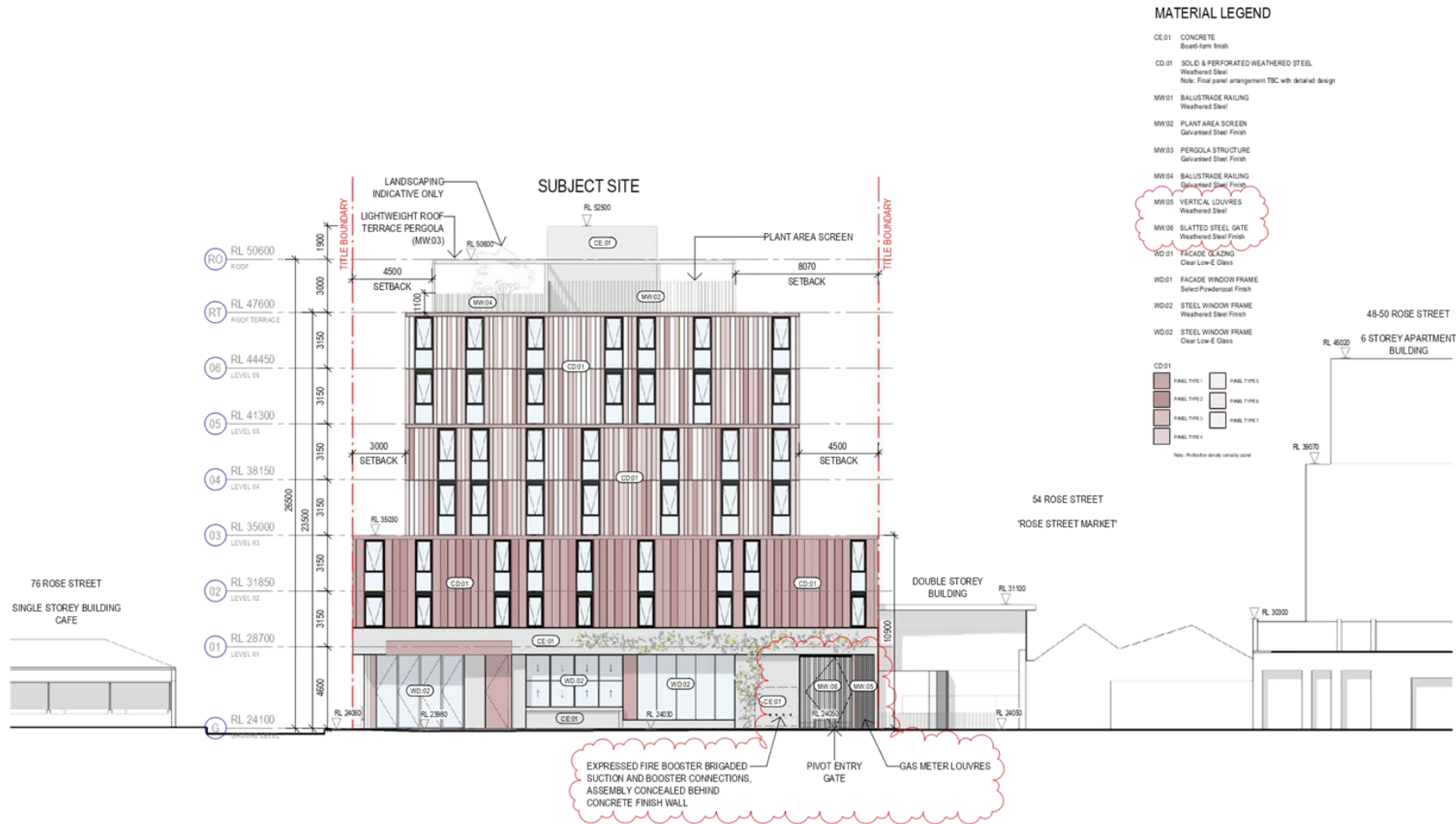
Revision Schedule

Project no.
130585
Sheet no.
SK3200

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Revision
B

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Date
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Attachment 2 - PLN18/0990 - 419 Fitzroy Street Fitzroy - S52 Advertising Plans



Client
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Project
419 Fitzroy Street

Sheet title
Rose Street Elevation

Revision Schedule

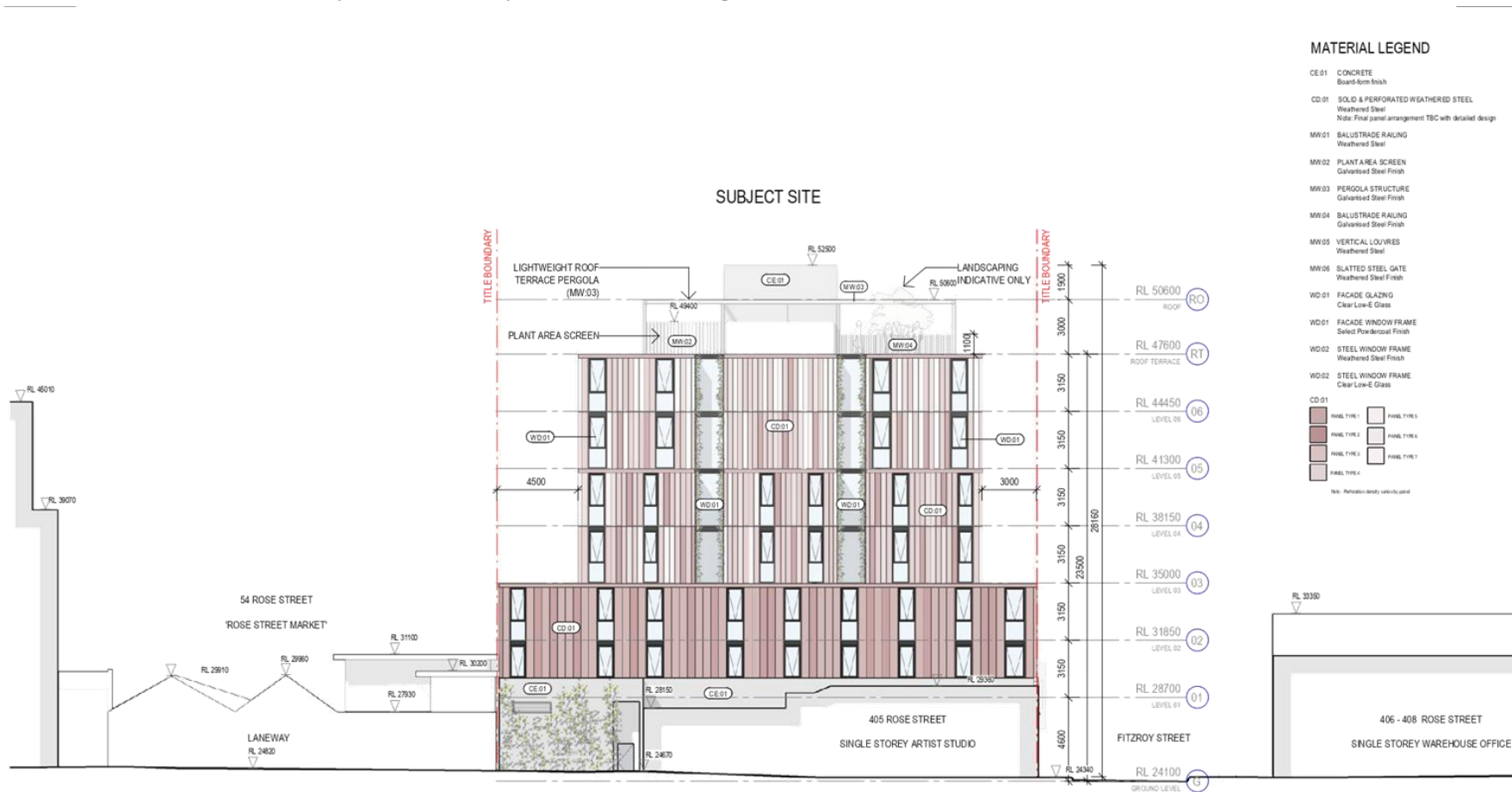
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14/12/18	TOWN PLANNING

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Sheet no.
SK3201

Scale
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Revision
B

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Date
06/02/19

Attachment 2 - PLN18/0990 - 419 Fitzroy Street Fitzroy - S52 Advertising Plans



Client Deal Corporation

Project 419 Fitzroy Street

Sheet title South Elevation

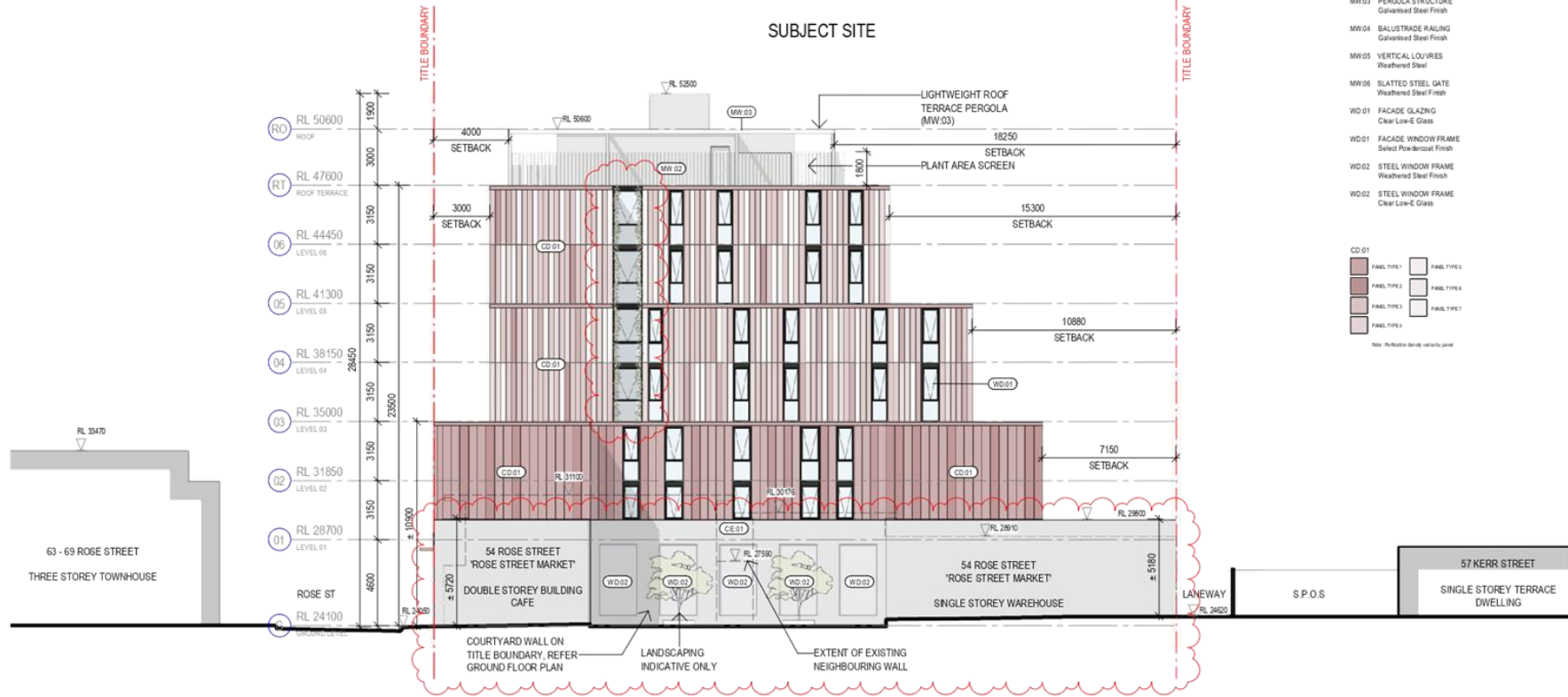
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 Date 06/02/19 Description TOWN PLANNING - RFI
 14/12/18 TOWN PLANNING

Project no. 130585
 Sheet no. SK3202

Scale 1 : 200
 Revision B

Sheet size A3
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Client Deal Corporation

Project 419 Fitzroy Street

Sheet title West Elevation

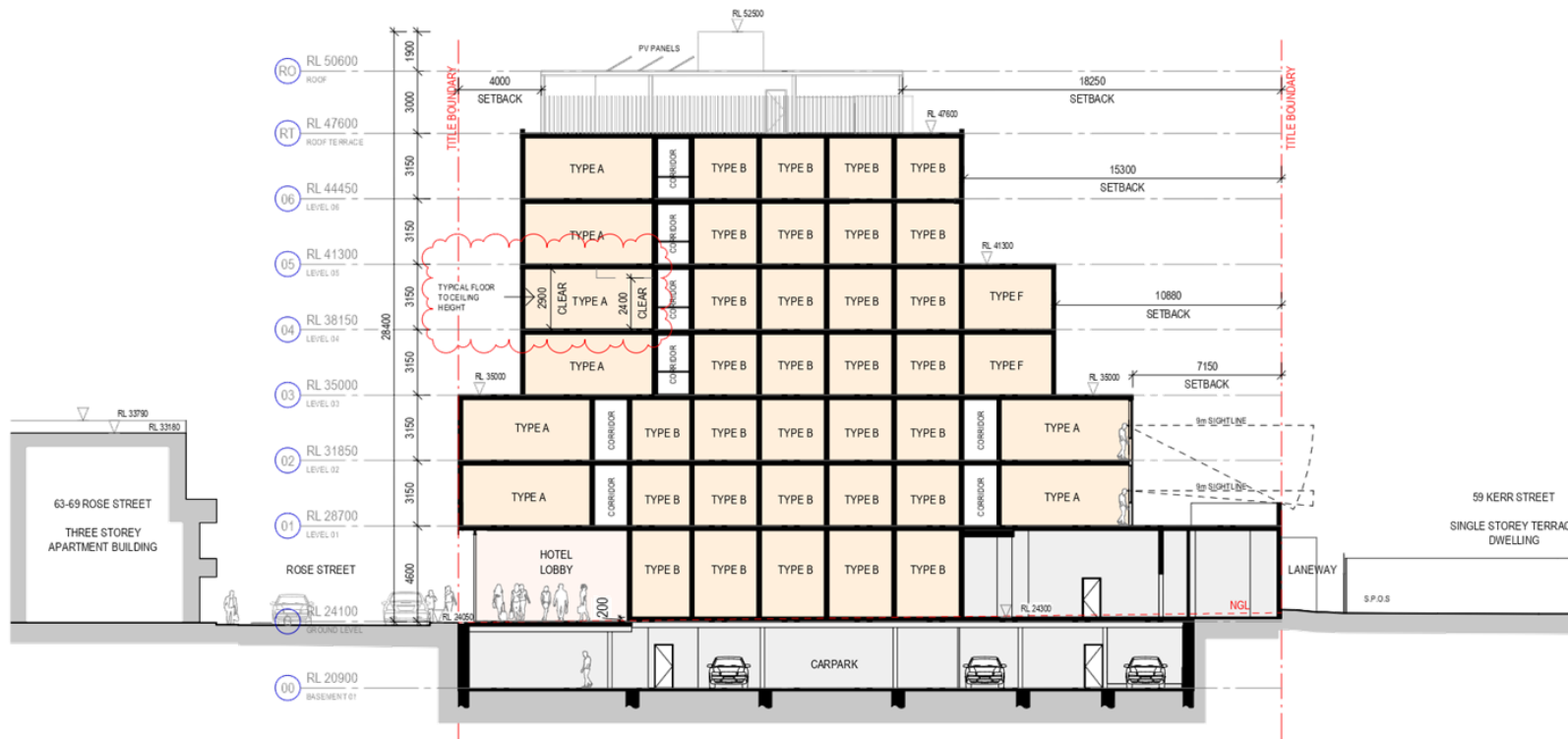
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Date 06/02/19 Description TOWN PLANNING - RFI
14/12/18 TOWN PLANNING

Project no. 130585
Sheet no. SK3203

Scale 1 : 200
Revision B

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1 Section 01 - North to South



Client Deal Corporation

Project 419 Fitzroy Street

Sheet title General Section 01 - North to South

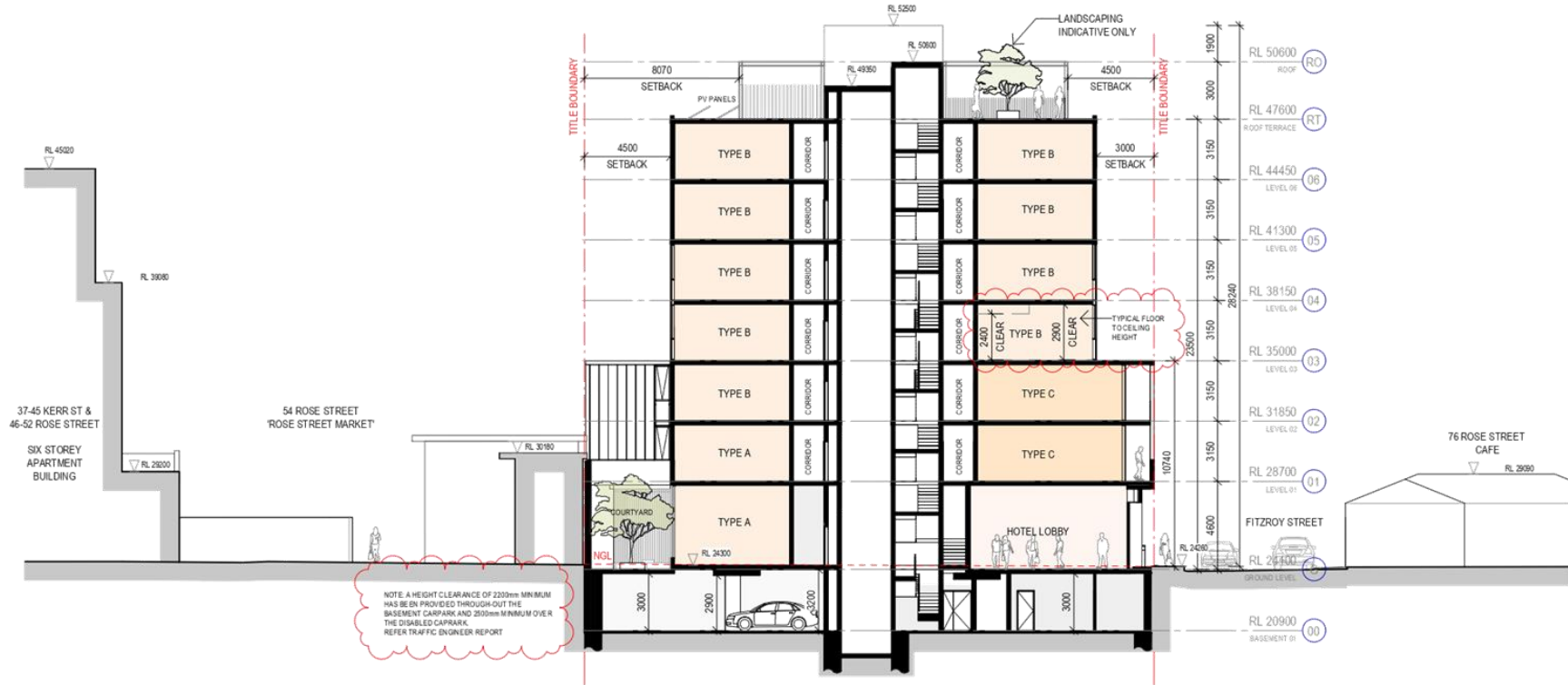
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06/02/19	TOWN PLANNING - RFI
14/12/18	TOWN PLANNING

Project no. 130585
Sheet no. SK3210

Scale 1 : 200
Revision B

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Deal Corporation

Project
419 Fitzroy Street

Sheet title
**General Section 02
- East to West**

Revision Schedule
Date: 06/02/19
Description: TOWN PLANNING - RFI
14/12/18 TOWN PLANNING

Project no.
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Sheet no.
SK3211

Scale
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Revision
B

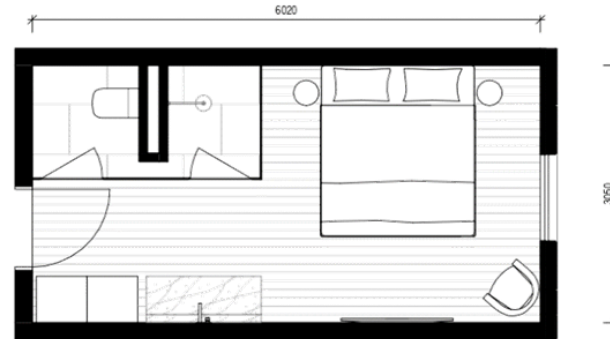
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Date
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Attachment 2 - PLN18/0990 - 419 Fitzroy Street Fitzroy - S52 Advertising Plans

TYPE A
(20sqm)



TYPE B
(20sqm)



TYPE C
(26sqm)



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Project
419 Fitzroy Street

Sheet title
**Typical Room
A,B,C**

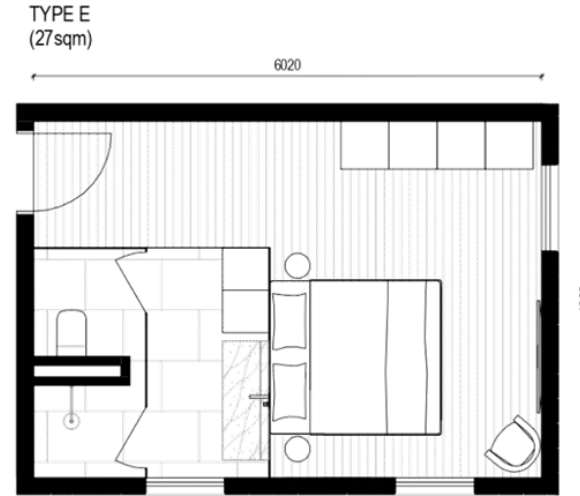
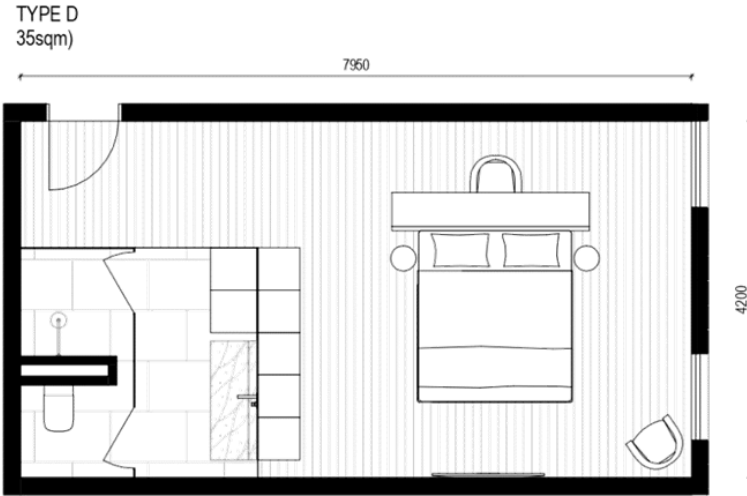
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Date	Description
06/02/19	TOWN PLANNING - RFI
14/12/18	TOWN PLANNING

Project no.
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Sheet no.
SK4200

Scale
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Revision
B

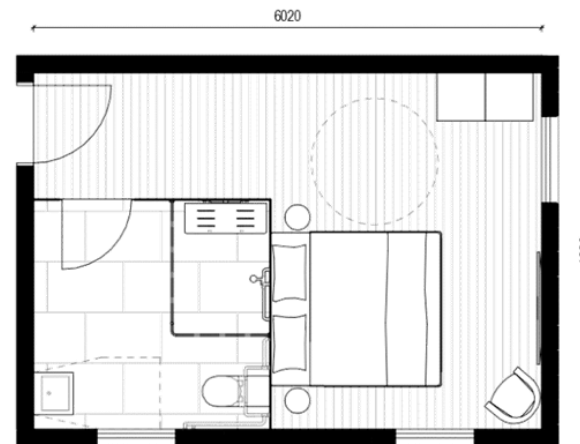
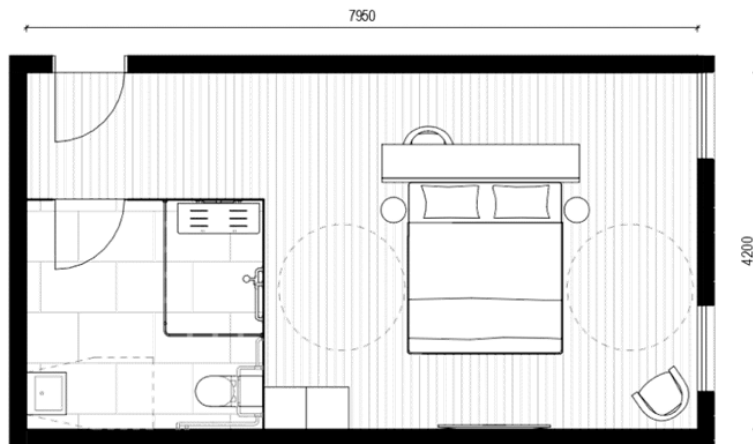
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Date
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TYPE D (UNIVERSAL ACCESSIBILITY)
(35sqm)

TYPE E (UNIVERSAL ACCESSIBILITY)
(27sqm)



Client
Deal Corporation

Project
419 Fitzroy Street

Sheet title
Typical Room D,E

Revision Schedule	
Date	Description
06/02/19	TOWN PLANNING - RFI
14/12/18	TOWN PLANNING

Project no.
130585
Sheet no.
SK4201

Scale
1 : 50
Revision
B

Sheet size
A3
Date
06/02/19



Attachment 2 - PLN18/0990 - 419 Fitzroy Street Fitzroy - S52 Advertising Plans



1 September 22 at 9.00am



2 September 22 at 10.00am

- - - Extent of existing shadow
- - - Extent of proposed new shadow
- Additional Shadow
- Reduction in shadow



Client
Deal Corporation

Project
419 Fitzroy Street

Sheet title
Shadow Diagrams

Revision Schedule
Date: 14/12/18 Description: TOWN PLANNING

Project no.
130585
Sheet no.
SK6300

Scale
1 : 500
Revision
A

Sheet size
A3
Date
14/12/18

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Attachment 2 - PLN18/0990 - 419 Fitzroy Street Fitzroy - S52 Advertising Plans



1 September 22 at 11.00am



2 September 22 at 12.00pm

--- Extent of existing shadow ■ Additional Shadow
--- Extent of proposed new shadow ■ Reduction in shadow



Client
Deal Corporation

Project
419 Fitzroy Street

Sheet title
Shadow Diagrams

Revision Schedule
Date: 14/12/18 Description: TOWN PLANNING

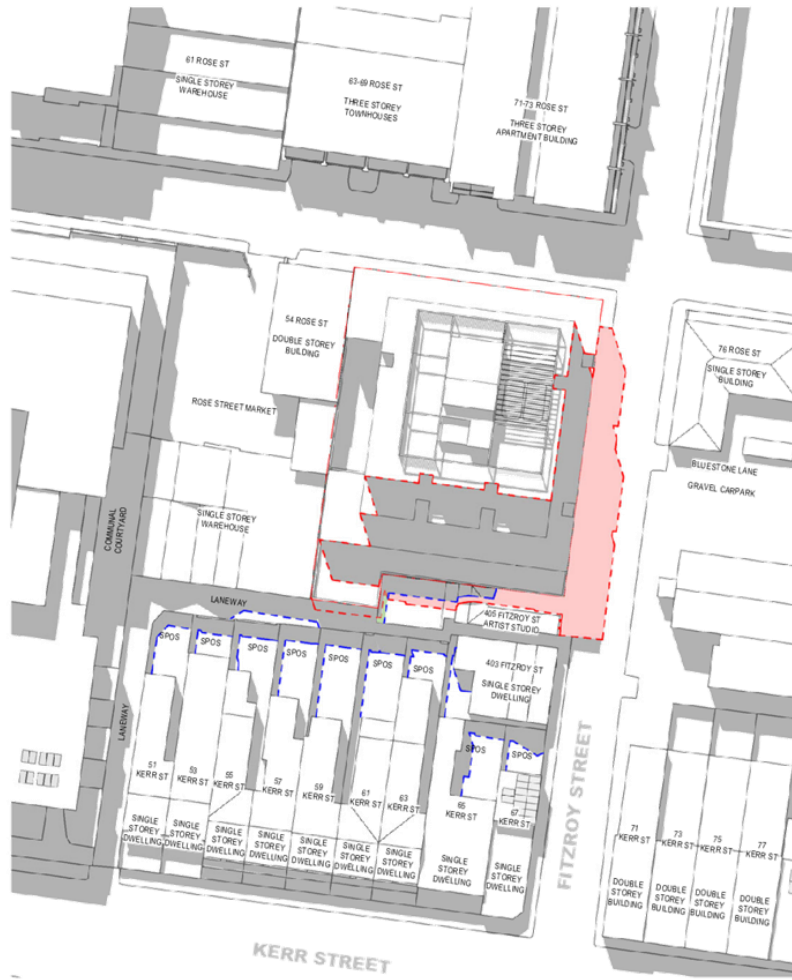
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Revision
A

Sheet size
A3
Date
14/12/18



Attachment 2 - PLN18/0990 - 419 Fitzroy Street Fitzroy - S52 Advertising Plans



1 September 22 at 1.00pm



2 September 22 at 2.00pm

--- Extent of existing shadow --- Extent of proposed new shadow
■ Additional Shadow ■ Reduction in shadow



Client
Deal Corporation

Project
419 Fitzroy Street

Sheet title
Shadow Diagrams

Revision Schedule
Date: 14/12/18 Description: TOWN PLANNING

Project no.
130585
Sheet no.
SK6302

Scale
1 : 500
Revision
A

Sheet size
A3
Date
14/12/18



Attachment 2 - PLN18/0990 - 419 Fitzroy Street Fitzroy - S52 Advertising Plans



1 September 22 at 3.00pm

- - - Extent of existing shadow ■ Additional Shadow
- - - Extent of proposed new shadow ■ Reduction in shadow



Client
Deal Corporation

Project
419 Fitzroy Street

Sheet title
Shadow Diagrams

Revision Schedule
Date: 14/12/18 Description: TOWN PLANNING

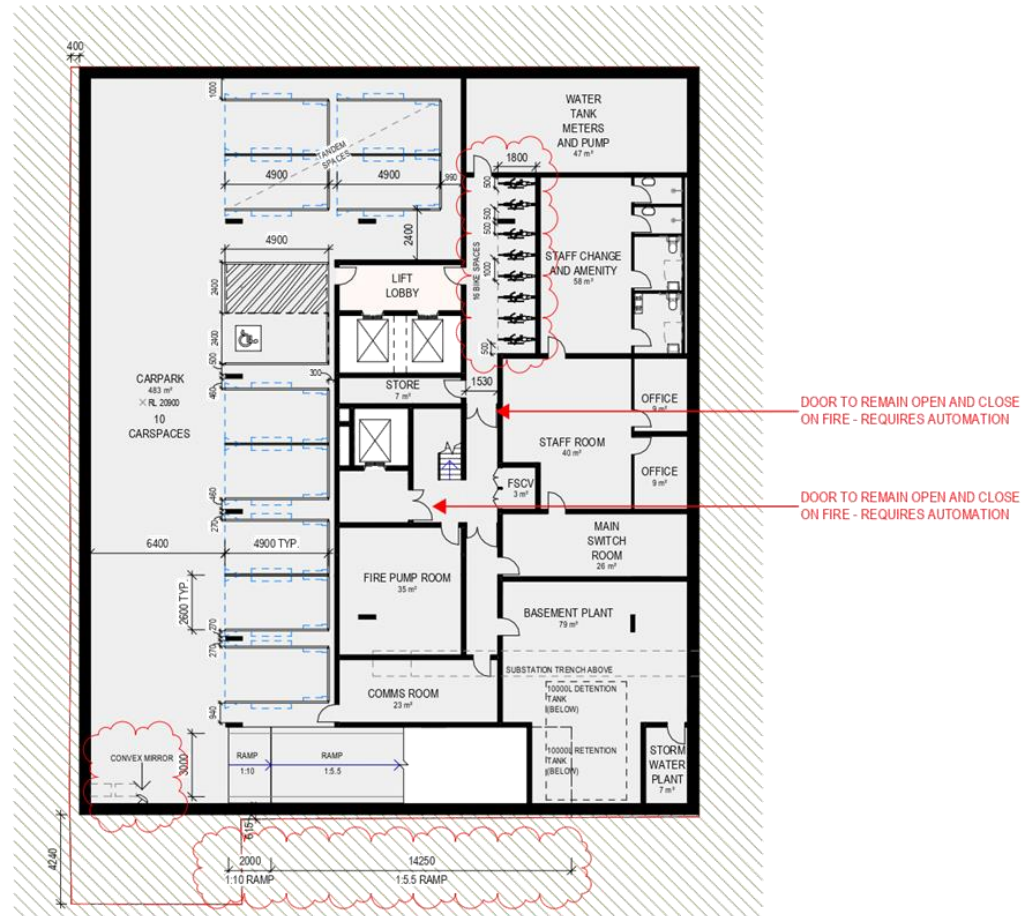
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Sheet no.
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Revision
A

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A3
Date
14/12/18



Attachment 3 - PLN18/0990 - 419 Fitzroy Street Sketch Plans Bicycle access



Client
Deal Corporation

Project
419 Fitzroy Street

Sheet title
Basement

Revision Schedule	
Date	Description
06/02/19	TOWN PLANNING - RFI
14/12/18	TOWN PLANNING

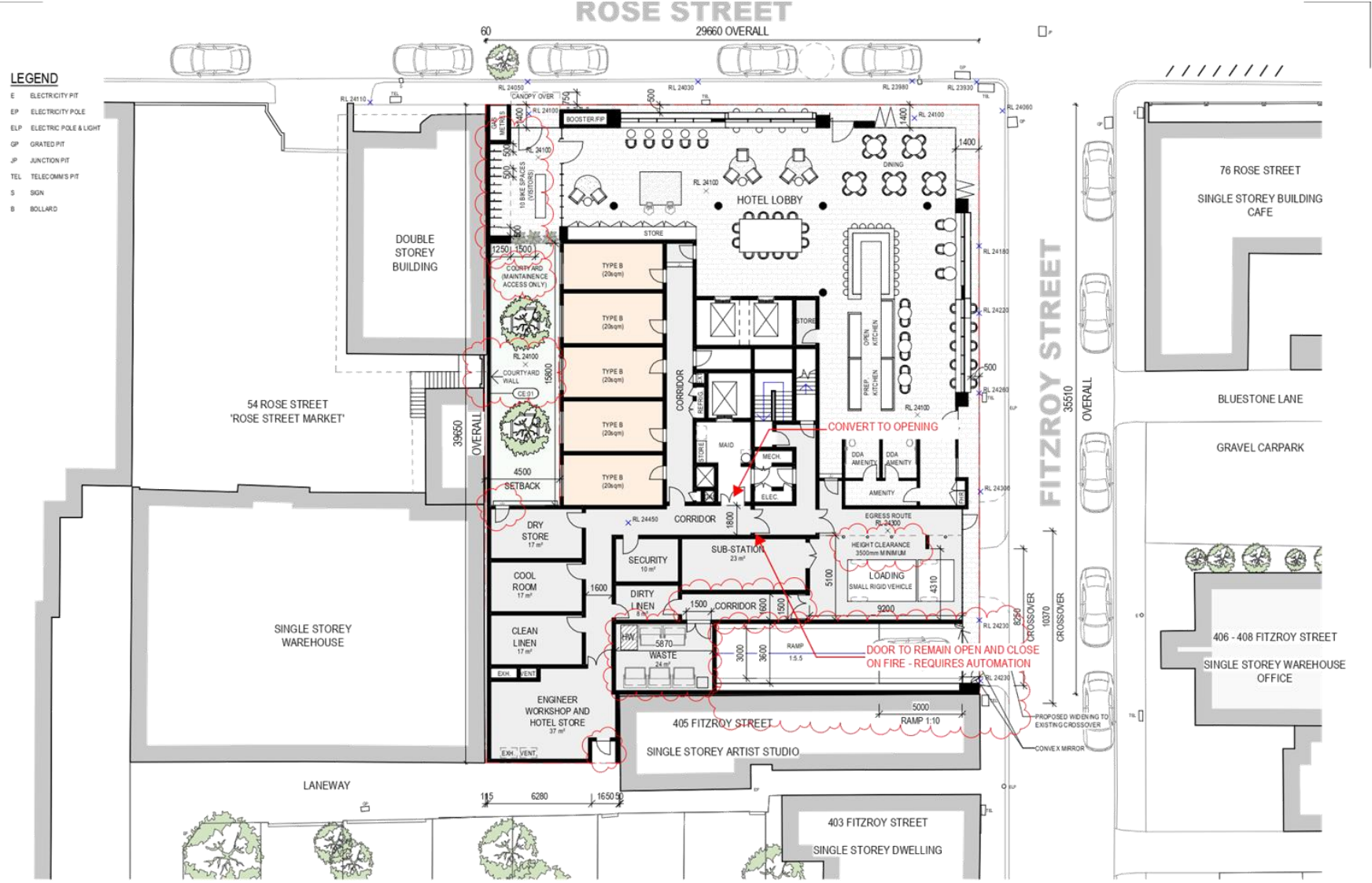
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Revision
B

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Date
06/02/19



Attachment 3 - PLN18/0990 - 419 Fitzroy Street Sketch Plans Bicycle access



Client Deal Corporation

Project 419 Fitzroy Street

Sheet title Ground Level

Revision Schedule	
Date	Description
06/02/19	TOWN PLANNING - RFI
14/12/18	TOWN PLANNING

Project no. 130585
Sheet no. SK2202

Scale 1 : 200
Revision B

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Attachment 4 - PLN18/0990 - 419 Fitzroy Street Fitzroy - Engineering comments



MEMO

To: Chris Stathis
From: Mark Pisani
Date: 1 May 2019
Subject: Application No: PLN18/0990
 Description: Hotel Development
 Site Address: 419 Fitzroy Street, Fitzroy

I refer to the above Planning Application received on 12 March 2019 and the accompanying *Transport Impact Assessment* report prepared by GTA Consultants (issue E dated 27 February 2019) in relation to the proposed development at 419 Fitzroy Street, Fitzroy. 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
Residential Hotel	127 rooms	Rate not specified in Clause 52.06-5	To the satisfaction of the Responsible Authority	10

* 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 Residential Hotel Use.* Residential Hotels can be classified as tourist accommodation facilities. In terms of parking provision for this type of accommodation, the NSW Roads and Maritime Services' *Guide to Traffic Generating Developments* version 2.2 provides a parking rate of one off-street space per four bedrooms (0.25 spaces per one-room apartment). Applying a rate of 0.25 spaces per room would result in a car parking demand of 32 car parking spaces. The actual parking demand for the residential hotel would be off-set by the lack of available long-stay on-street parking, the proximity to public transport services and access to on-street car share pods.
- *Empirical Car Parking Demand for Residential Hotel Use.* The GTA report lists a number of empirical case studies of on-site parking rates for residential hotels in the inner Melbourne metropolitan area. Rates range from zero spaces to 0.3 spaces per room.

Attachment 4 - PLN18/0990 - 419 Fitzroy Street Fitzroy - Engineering comments

- *Availability of Public Transport in the Locality of the Land.* The site is within walking distance of tram services operating along Nicholson Street and Brunswick Street. The site also access to bus services operating along Johnston Street.
- *Convenience of Pedestrian and Cyclist Access.* The site is within walking distance of public transport nodes, essential facilities, shops and amenities. The on-road bicycle network is also easily accessible from the site.
- *Variation of Car Parking Demand over Time.* The peak parking demand would be expected to occur during guest check-in and check-out times.

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.* GTA Consultants have not provided a study of existing parking conditions surrounding the site. Parking in the Fitzroy area is predominately short-stay time restricted parking – unsuitable for guests staying at the development. The lack of available on-street long-stay parking would be a disincentive for hotel employees to commute to and from the site.
- *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.
- *Other Relevant Considerations.* It is assumed that guests staying at residential hotels or serviced apartments would stay for short durations and originate from outside the area, such as interstate. Use of alternative transport modes, taxis, private driver services and other transportation vehicles would influence the car parking demand of the hotel.

Adequacy of Car Parking

From a traffic engineering perspective, the provision of 10 on-site spaces is considered appropriate in the context of the development and the surrounding area. We expect that the most guests would not be arriving to the site in private motor vehicles and would be using other modes of transportation such as public transport, taxis, private driver services etc.

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

TRAFFIC GENERATION

The traffic generation for the site adopted by GTA Consultants is as follows:

Proposed Use	Adopted Traffic Generation Rate	Daily Traffic	Peak Hour	
			AM	PM
Residential Hotel (127 rooms)	0.15 trips per room in each peak hour	Not provided	19	19

The volumes of traffic generated by this development are not unduly high and should not adversely impact the traffic operation of the surrounding road network.

Attachment 4 - PLN18/0990 - 419 Fitzroy Street Fitzroy - Engineering comments**DEVELOPMENT LAYOUT DESIGN**

Woods Bagot Architects Drawing Nos. SK2201 Revision C dated 27 February 2019
SK2202, SK3200 and SK3211 dated 6 February 2019

Layout Design Assessment

Item	Assessment
Access Arrangements	
Development Entrance	The development entrance has a width of 3.0 metres satisfies <i>Design standard 1- Accessways</i> of Clause 52.06-9.
Visibility	The development entrance does not contain any sight triangles. The provision of two convex mirrors is considered to be an acceptable to solution when visibility sight triangles cannot be practically provided.
Headroom Clearance	The development entrance has a headroom clearance of 4.0 metres. The minimum headroom clearance in the car park has been provided at 2.9 metres. However, no details of the minimum headroom clearance along the ramp has been provided.
Internal Ramped Accessways	The ramped accessway has a carriageway width of 3.0 metres with additional 300 mm wide kerbs on either side and satisfies the Australian/New Zealand Standard AS/NZS 2890.1:2004.
Car Parking Modules	
At-grade Parking Spaces	The dimensions of the car parking spaces (2.6 metres by 4.9 metres) satisfy <i>Design standard 2: Car parking spaces</i> .
Tandem Parking Spaces	The lengths of the tandem parking sets are a minimum of 10.3 metres and satisfy <i>Design standard 2</i> . No details have been provided on the management of the tandem parking sets.
Accessible Parking Space	With the exception of the length (satisfies <i>Design standard 2</i>), the layout of the accessible parking space and shared area satisfy the Australian/New Zealand Standard AS/NZS 2890.6:2009. A bollard has not been provided for the shared area.
Aisles	The 6.4 metre wide aisle satisfies <i>Table 2: Minimum dimensions of car parking spaces and accessways</i> of Clause 52.06-9
Column Depths and Setbacks	The positions of the columns satisfy <i>Diagram 1 Clearance to car parking spaces</i> in Clause 52.06-9.
Blind Aisle Extension	A blind aisle extension of 1.0 metre has been provided at the end of the aisle.
Gradients	
Ramp Grade for First 5.0 metres inside Property	The ramp for the first 1.02 metres inside the building line is flat followed by a 5.0 metre length at a grade in 1 in 10. The ramp profile for the first 5.0 metres inside the property satisfies <i>Design standard 3: Gradients</i> .
Ramp Grades and Changes of Grade	The ramp grades and the changes of grade satisfy <i>Design standard 3</i> .

Attachment 4 - PLN18/0990 - 419 Fitzroy Street Fitzroy - Engineering comments

Item	Assessment
Other Items	
Loading Facility	The dimensions of the loading facility (4.31 metres by 9.2 metres) can comfortably accommodate a 6.4 metre long Small Rigid Vehicle.
Development Entrance – Vehicle Turning Movements	The swept path diagrams for a B99 design vehicle entering and exiting the site via Fitzroy Street are considered satisfactory. On-street parking on the east side of Fitzroy Street has been taken into account.
Loading Facility – Turning Movements for Small Rigid Vehicle	The swept path diagrams for a Small Rigid vehicle entering and exiting the site via Fitzroy Street are considered satisfactory.
Basement Car Park and Ramp – Vehicle Turning Movements	The turning movements of a B99 design vehicle from the ramp to the aisle and vice versa are considered satisfactory
Ground Clearance Check – Proposed Vehicle Crossing Fitzroy Street	GTA Consultants have undertaken a ground clearance check of the proposed vehicle crossing on Fitzroy Street. The channel and road pavement profile have not been accurately depicted. The 1 in 20 cross-fall along the footpath section of the crossing is too steep.

Design Items to be Addressed

Item	Details
Headroom Clearance above Ramp	The minimum headroom clearance measured perpendicular from the ramp to the underside of the ground floor slab is to be dimensioned.
Tandem Parking Spaces	How are the tandem parking sets to be managed with the operation of the residential hotel? This item needs to be clarified.
Accessible Parking Space	A bollard must be inserted in the shared area.
Ground Clearance Check – Proposed Vehicle Crossing Fitzroy Street	Ground clearance to be resubmitted to satisfy Council engineering requirements. Please see under 'Engineering Conditions'.

Attachment 4 - PLN18/0990 - 419 Fitzroy Street Fitzroy - Engineering comments

ENGINEERING CONDITIONS

Civil Works

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

- The kerb and channel along the property's Rose Street and Fitzroy Street frontages must be reconstructed to Council's satisfaction and at the Permit Holder's cost.
- The footpath along the property's Rose Street and Fitzroy Street frontages must be reconstructed to Council's satisfaction and at the Permit Holder's cost. The footpath must have a cross-fall of 1 in 33 or unless otherwise specified by Council.
- All redundant vehicle crossings are to be demolished and reinstated with paving, kerb and channel to Council's satisfaction and at the Permit Holder's cost.
- The road profile of Fitzroy Street along the property's frontage must be profiled (grinded to a depth of 50 mm) and re-sheeted to Council's satisfaction and at the Permit Holder's cost.
- New pram crossings are to be constructed at the south-west and southeast radials of the Rose Street/Fitzroy Street intersection to Council's satisfaction and at the Permit Holder's cost.
- The existing grated side entry pits at the south west corner of the Rose Street/Fitzroy Street intersection must be reconstructed to Council's satisfaction and at the Permit Holder's cost.
- The existing One Way sign in Fitzroy Street, just south of Rose Street, must be reinstated to the satisfaction of Council's Traffic unit.

Vehicle Crossing

Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the new vehicle crossing must be designed and constructed:

- In accordance with any requirements or conditions imposed by Council.
- Demonstrating satisfactory access into and out of the site with a vehicle ground clearance check using the B99 design vehicle, and be fully dimensioned with actual reduced levels (to three decimal places) as per Council's Vehicle Crossing Information Sheet;
- At the Permit Holder's cost; and
- To the satisfaction of Council.

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.

Attachment 4 - PLN18/0990 - 419 Fitzroy Street Fitzroy - Engineering comments

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.

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.

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.
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 west side of Fitzroy 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: http://www.esv.vic.gov.au/About-ESV/Reports-and-publications/Brochures-stickers-and-DVDs

Attachment 4 - PLN18/0990 - 419 Fitzroy Street Fitzroy - Engineering comments

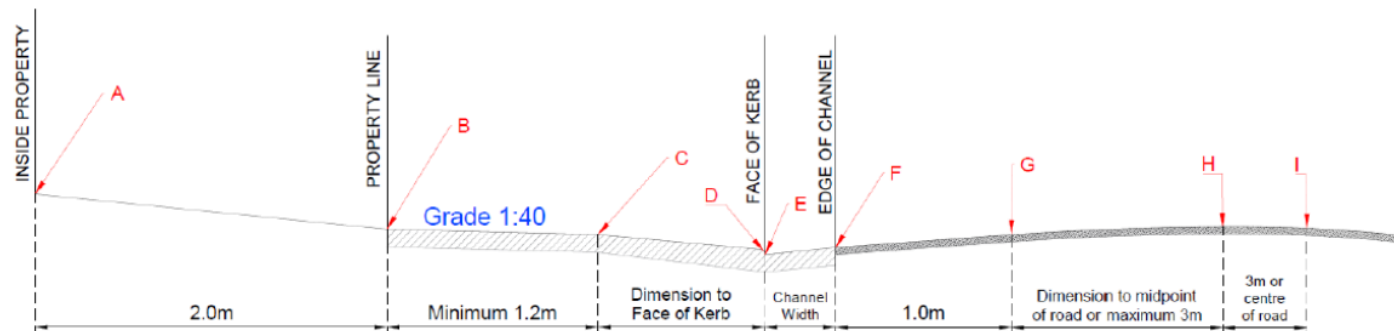


Vehicle Crossing – Cross Section

The designer is to submit a 1:20 scale cross section for each proposed vehicle crossing showing the following items:

- A. Finished floor level 2.0 metres inside property
- B. Property line surface level
- C. Surface level at change in grade (if applicable)
- D. Bullnose (max height 60mm) – must be clearly labelled
- E. Surface level at the bottom of the kerb
- F. Surface level at the edge of channel
- G. Road level 1.0 meter from the edge of channel
- H., I. Road levels

- o Please note the cross section must be fully dimensioned. As shown in the sketch below.
- o Please show both the existing and proposed surface.
- o The maximum allowable cross-fall between points B and C is 1:40 (2.5%).
- o A bullnose (max 60mm) is permitted at point D, however not compulsory.
- o The levels shown must be exact reduced levels, to three decimal points. Interpolation of levels is not acceptable.
- o The designer must demonstrate that an 85th or 99th percentile vehicle profile can traverse the design cross section as per the Australian/New Zealand Standard ground clearance template (AS/NZS 2890.1:2004).
- o Significant level changes to the existing footpath level B to C will require additional level design either side of the proposed crossing.
- o Please include any additional levels or changes in grade that are not shown in the diagram.





24 April 2019

640.10090.05890 419 Smith 20190424.docx

City of Yarra
PO Box 168
RICHMOND VIC 3121

Attention: Chris Stathis

Dear Chris

419 Fitzroy Street Fitzroy Development Application Acoustic Review

SLR Consulting Pty Ltd (SLR) has been retained by the City of Yarra to provide a review of the acoustic assessment report for the proposed Hotel at 419 Fitzroy Street Fitzroy (Rose Street Hotel).

The provided acoustic report has been prepared by Marshall Day Acoustics with details as follows:

- Title: Rose Street Hotel – Town Planning Report
- Reference: Rp 001 20181145
- Date: 14/12/2018
- Prepared for: Deal Corporation
- Prepared by: Marshall Day Acoustics (MDA)

1 Background Information

(Sections 1 to 3 of the acoustic report)

The details of the proposed use and surrounding residential receivers are generally described in these sections. Key details include:

- The application is for the redevelopment of an existing warehouse into a 7 storey Hotel building at 419 Fitzroy Street (corner of Fitzroy and Rose Streets).
- The proposed development includes a roof terrace / communal space, basement, ground floor lobby and 6 levels of Hotel rooms.
- Apartment AC condenser units will likely be located on the roof of the building (split units) as will carpark and kitchen exhaust fan discharges.
- The report identifies the nearest residential uses to the north on the other side of Rose Street, the Rose Street markets and Young Bloods diner to the west, and the café / office uses to the east. The site is in a MUZ zone.

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

Attachment 5 - PLN18/0990 - 419 Fitzroy Street Fitzroy - Acoustic Review SLR

- It is noted that the report is a preliminary assessment report and that specific floor layouts, glazing areas and mechanical equipment that will be associated with the building are yet to be finalised. The report is intended to identify relevant acoustic criteria and recommendations to serve as a guide for the developer.

SLR Comments: *The project general information and nearest receivers are generally identified.*

We note that the development is particularly close to the Young Bloods diner.

We also note that the site is generally well away from Brunswick Street. Glamorama bar (395 Brunswick Street) is an existing music venue that also includes a recent application for a large outdoor patron area and is located approximately 80 m north-east of the subject site. Even though the venue is a reasonable distance away from the development site, the proposed development is significantly taller than most buildings in the area (nearly all residential and commercial buildings in the direct vicinity appear to be no more than 3 storeys) and could be directly exposed to noise emissions from this venue.

2 Criteria and Noise Considerations

(Section 4 and 5 of the report)

The report provides a summary of applicable noise criteria relating to the site, and further comment in Section 5 in relation to potential sources that could impact or cause impact from the development. It is noted that there is minimal traffic noise impact to the site due to its proximity to low traffic-carrying roads.

Noise from domestic plant, centralised plant (servicing building and commercial tenancies) and waste collection and deliveries is identified as potential sources of impact.

SLR Comments: *Appropriate provision of policies and guidelines provided. There is no comment in relation to impacts from the adjacent venue and market, but the venue is considered in further sections of the report.*

3 Noise Measurements

(Section 6 of the report)

This section of the report contains the results of both attended noise surveys and background monitoring.

Background surveys were conducted in Rose Street and Fitzroy Street, during the day and evening period. Noise logging data was also referred to that had previously been collected at 78-82 Rose Street in 2014.

Traffic noise measurements are also presented measured during mid-morning and mid-afternoon periods. The resulting traffic noise levels were 52-54 dBA, Leq.

SLR Comments: *The set of attended and measurements and reference to the noise logging at a nearby site (approximately 45 m from the subject site) provides a good approach for quantifying background levels in the area, especially given they are identified as 'low' under SEPP N-1.*

The traffic noise levels impacting the site from the local roads are considered minimal. It is likely that noise levels could be higher at elevated positions of the development due to traffic from more distant roads such as Brunswick Street, but in any case, the site is sufficient distance away from all busy roads to not require any specific glazing treatment to address traffic noise.

Attachment 5 - PLN18/0990 - 419 Fitzroy Street Fitzroy - Acoustic Review SLR

4 Project Noise Limits

(Section 7 of the report)

This section of the report presents noise limits and criteria for the development.

SEPP N-1 (mechanical plant and equipment) noise limits are determined based on the 'low' background levels identified at the site.

No SEPP N-2 limits are identified as the site will not have any music.

Patron noise targets are provided based on MDA in-house developed 'background +' based methodology. MDA also indicate that AS2107 based internal targets can be reverted to if external targets cannot be met for patron noise.

SLR Comments: *The determined criteria appear appropriate for the various sources. We note that no music (SEPP N-2) criteria are provided, but understand that the Young Bloods diner can have some music emissions (Section 11.0 refers to both live music and recorded music). As such, it may have been useful to provide a SEPP N-2 based criterion.*

In relation to internal targets (where external targets cannot be met for patrons noise), reference to AS2107 is made in the report. This needs to be done with some care, as AS2107 provides ranges for internal design levels. The report does ultimately nominate the target in Section 11.3.2 of the report, being 35 dBA, Leq. As the Young Bloods diner is identified to only operate up to 9 pm, (i.e. not into the night), adoption of the 35 dBA Leq target is considered acceptable.

For reference, our recommended targets in City of Yarra for internal patron noise are:

- Not more than 30 dBA Leq in bedrooms (during the night)*
- Not more than 35 dBA Leq in living rooms*

5 Building Envelope Design and Noise Control Recommendations

(Sections 8 and 9 of the report)

This section of the report presents indicative building advice including:

- All glazing to be not less than 6.38 mm laminated glass or 4/12/6 or 6/12/6 double glazing generally to building, with the exception of those apartments overlooking the Young Bloods diner, where higher performance glazing has been nominated in Section 11.3.2 to achieve 35 dBA, Leq in the hotel rooms from patron noise.
- Roof and walls of the development to have acoustic ratings 10 dB better than any nominated glass.
- Provision of cement sheet screening (to height of condenser units) around apartment AC condenser area.
- Attenuators on carpark and kitchen exhaust fans.
- Carpark entry door – to be considered 'once noise levels from the door mechanism are available'.
- Loading dock – truck and van movements associated with collection of linen, dry cleaning deliveries of food and beverages, and rubbish collection.

Attachment 5 - PLN18/0990 - 419 Fitzroy Street Fitzroy - Acoustic Review SLR

SLR Comments: *The comments are generally acceptable but the report should make it clear that mechanical plant and equipment and the carpark door etc. will need to be formally reviewed (by an acoustical consultant) during the detailed design stage, to ensure this is undertaken.*

The report should also nominated sleep disturbance targets for the carpark entry door given it is in a quiet area and within 10 m from existing residents. A reverse specification (e.g. door to achieve not more than 65 dBA at 3 m Lmax) would provide further useful guidance.

6 Patron Noise Assessment

Section 11.3.2 of the acoustic report provides a predictive assessment of patron noise impacts and advice for façade treatments to achieve an internal design target of 35 dBA, Leq.

SLR Comments: *The general assessment targets and approach are considered reasonable for the patron noise assessment, however, we note that MDA have conducted their entire assessment of the diner outdoor patron area at the diner based on theoretical prediction.*

Given the venue is operational, it would have been preferable to obtain reference data from the venue. However we acknowledge that collecting data from the venue is not always practical (eg the venue may not be busy at the time a measurement is undertaken) so consideration of a theoretical model where the venue can be assessed at capacity does serve a useful approach.

A combination of both attended measurements and some theoretical modelling would have been the best approach.

7 Music Noise Assessment

Section 11.1 discusses potential music impacts from the Young Bloods diner to the development.

MDA refer to the permit for the use and identify that live music and recorded music (other than background music) are not permitted on the site.

MDA also indicate that the agent of change provisions do not formally apply and it is the responsibility of the venue to comply with SEPP N-2.

Given all of the above, MDA do not provide any formal assessment or building treatment to address music impact to the site.

SLR Comments:

- *As a rule, in the City of Yarra, the principle of 'agent of change' has been implemented and supported by Council as a means to protect existing uses, regardless of whether the formal planning provisions for live music venues are triggered. Applying the principle to all types of music venues (live, recorded etc.) is recommended when a development is likely to impose a higher level of compliance obligation than existing residents in the area. Given the proximity of the hotel to the outdoor / roof area of the Young Bloods diner, this development could be the most impacted and impose higher obligations on the venue than existing residential uses.*

Attachment 5 - PLN18/0990 - 419 Fitzroy Street Fitzroy - Acoustic Review SLR

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Date: 24 April 2019

- *A measurement of existing music levels would be required to determine whether music from the venue potentially exceeds SEPP N-2 criteria at the most exposed façade of the development. If the music levels exceed SEPP N-2 criteria, then some form of amelioration treatment should be provided to the building façade to achieve a reasonable internal amenity. An appropriate approach would be to implement the methodology of the live music agent of change provisions and design for SEPP N-2 internal design levels.*
- *As the venue only appears to operate during day/evening periods, an internal design level of 32 dBA Leq (i.e. the internal base limit) or 'background + 5 dBA' should be adopted if the hotel has a constant internal background level that warrants this approach. Note that there is a potential night period operational period on Sundays up till midday, and it should be established if the venue is likely to have music operations at this time; this would have more drastic implications in the façade design.*

We recommend that the acoustic report adopt the above. We further note that the report already provides recommendations to achieve 35 dBA inside from patron voice noise, and it may be that the recommendations for glazing do not change given there are already some upgrades. However, the music noise assessment should be formally considered and included in the report.

8 Comment on other impacts - Glamorama

Council have raised the issue of Glamorama bar and potential impacts from that venue to this development. The Glamorama bar is approximately 80 m north-east of the subject development.

The formal agent of change provisions are not triggered as the venue is more than 50 m from the subject development. As noted above, this does not necessarily mean that the issue can be ignored.

There are however further aspects in relation to Glamorara bar being:

- The Bar has a reasonable distance buffer from the subject development and also has existing residents in closer proximity than the subject development. Refer to image below.

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- The existing residential uses are 3 storey high, so potentially slightly less exposed to the subject 7 level development. However, it is unlikely that this development would be significantly more impacted by Glamorama than existing residents.
- The venue recently submitted an application for a new outdoor roof terrace and patron area. MDA were involved in that application and would have data and a 3D model that could be used to check the anticipated patron noise level (and likely music levels) to the upper floors of this development. An assessment could be undertaken on this basis. The building should be designed to ensure not more than 30 dBA internally (from worst case patron noise) during the night. Music may also need to be considered.

9 Comment on existing mechanical plant and equipment impacts

The report does not provide any comment on potential impacts from existing mechanical plant in the area. Review of aerial photographs identifies that the Young Bloods diner has a roof mounted exhaust fan approximately 6 m from the subject site boundary.

It needs to be determined if this plant and equipment (or any other plant associated with the diner) would comply with SEPP N-1 noise limits at the subject development. If it does not, then some form of amelioration measures (preferably negotiated treatment at the source) will be required. It may be possible to address the issue with façade treatments if only a marginal excess is determined.

Attachment 5 - PLN18/0990 - 419 Fitzroy Street Fitzroy - Acoustic Review SLR

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Date: 24 April 2019

10 Summary

A review of the acoustic report prepared for the proposed new development at 419 Fitzroy Street, Fitzroy is provided above. It is noted that the report is provided as a 'preliminary' report, which implies a more detailed report in future. The following provides the summary of our review:

- The development is likely minimally impacted by traffic noise and this aspect is generally appropriately addressed.
- Appropriate internal targets and provision of glazing design are adopted in the report to address potential impacts from patron noise from the Young Bloods diner. It would be preferable if the façade noise levels could be measured during actual operations of the diner to supplement the assessment.
- There is no formal assessment of music from the Young Bloods diner. Although the formal agent of change provisions for live music venues are not triggered, we recommend that the issue is considered and that the building façade design ensures day/evening internal SEPP N-2 music noise limits are met within the development. If sufficiently low music levels do occur at the diner, this may have negligible effect on the façade design already adopted to control patron noise.
- It is recommended that MDA check the potential impacts from the proposed (likely approved) use of the Glamorama bar rooftop outdoor area, and allow for appropriate façade design to control night period patron noise (and music if necessary).
- It is recommended that the report assesses the operation of the rooftop exhaust fan (or any other mechanical plant) associated with the Young Bloods diner to formal SEPP N-1 targets at the proposed development. If an excess is determined, this needs to be addressed and should be the responsibility of the developer to do so given the encroachment would represent the nearest most affected residential use.
- The report should provide a clear recommendation for mechanical plant and equipment associated with the development, including the carpark entry door, be reviewed by an acoustical consultant during the detailed design stage to ensure both SEPP N-1 and sleep disturbance targets are met. The carpark entry door should also include a specification to ensure it achieves both SEPP N-1 and sleep disturbance impacts to existing residents.

Regards,



Jim Antonopoulos
Principal – Acoustics

Checked/
Authorised by: DW



Urban Design Memo

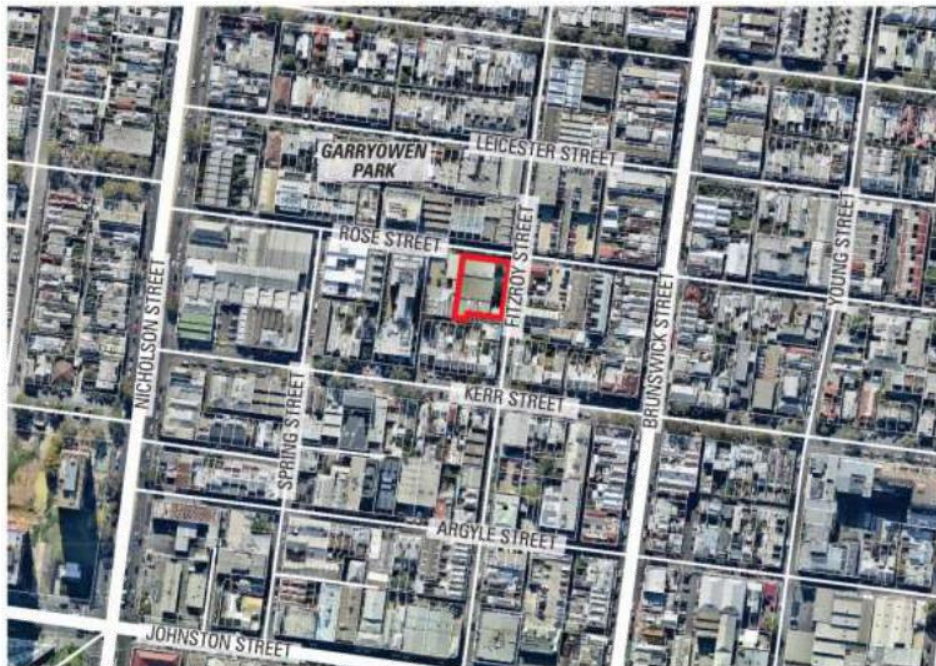
To:	Chris Stathis	Date:	13/05/2019
Company:	City of Yarra	From:	Hansen Urban Design Team
Re:	419 Fitzroy Street, Fitzroy		

Thank you for the opportunity to review the application package for the proposed 7 storey hotel development at **419 Fitzroy Street, Fitzroy**. We have reviewed the plans prepared by Woods Bagot Architects, dated 6 February 2019 and inspected the site and the surrounds.

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

Site and context

The subject site is a large parcel on the corner of Rose Street and Fitzroy Street in Fitzroy. The site has a frontage of 29.7m to Rose Street, 35.5m to Fitzroy Street, with a total site area of 1090m². A portion of the site to the rear adjoins a laneway. At present, the site is occupied by a single storey warehouse building. Vehicle access is gained via Fitzroy Street to the east. It is relatively flat and consists of a canopy tree within the carpark.



Site identification

Attachment 6 - PLN18/0990 - 419 Fitzroy Street, Fitzroy - UD comments

The key site interface conditions are as follows:

- To the immediate **north** is Rose Street, a 10m wide local road with traffic in both directions. This section of Rose Street is subject to the Rose Street 'Feet First' Project, which is a proposed shared zone to improve pedestrian access on Rose Street. The final concept design is currently being reviewed by Council. Directly opposite is a 3 storey apartment building (71-73 Rose Street) and 3 storey townhouses (63-69 Rose Street).
- To the **east** is Fitzroy Street, a 10m wide local street with traffic in one direction (to the south). Opposite the corner of Fitzroy Street and Rose Street is a café, known as 'Grace Café'. In front of the café is a number of bike parking spaces within the road reserve. A mixture of buildings are located along Rose Street to the east, consisting residential apartments, parking lots and industrial/warehouse forms.
- To the **south** is 405 Fitzroy Street, a small factory/workshop which is a contributory building. A laneway also extends along the western portion of the site to the rear which connects to Kerr Street. Beyond is a row of single storey Victorian terrace houses. Private open space of these dwellings are located to the rear (closest to the subject site).
- To the **west** is a 2 storey building at 50 Rose Street which is occupied by the 'Rose Street Market'. Adjoining to the west is a 6 storey apartment building with a retained brick heritage façade at 46-52 Rose Street. There has been a number of recent approvals/developments along Rose Street that are beginning to shape the morphology of the street such as 45 and 61 Rose Street (6 storeys).

The surroundings are generally characterised by 1-3 storey warehouse forms, small scale traditional residential stock with the emergence of taller building forms up to 6-7 storeys. It is part of a mixed use area that is bound by the Brunswick Street Major Activity Centre (MAC) and Johnston Street Neighbourhood Activity Centre (NAC).

The site is strategically positioned and well serviced by local facilities and public transport being close to Route 11 tram along Brunswick Street and the shopping precincts of the Brunswick Street MAC and Johnston Street NAC.

Planning Context



View of subject site from corner of Rose/Fitzroy Street



View of subject site from Fitzroy Street



View of 3 storey apartment at 71-73 Rose Street



View of 405 Fitzroy Street to south



View of 46-52 Rose Street to west (6 storeys)

Attachment 6 - PLN18/0990 - 419 Fitzroy Street, Fitzroy - UD comments

The subject site is located within a **Mixed Use Zone (MUZ)**. In addition to implementing Planning Policies, the purpose of the MUZ is:

- *To provide for a range of residential, commercial, industrial and other uses which complement the mixed-use function of the locality.*
- *To provide for housing at higher densities.*
- *To encourage development that responds to the existing or preferred neighbourhood character of the area.*
- *To facilitate the use, development and redevelopment of land in accordance with the objectives specified in a schedule to this zone*



Zoning extract

The subject site is also affected by the **Environmental Audit Overlay (EAO)** and **Heritage Overlay – Schedule 334 (H0334 – South Fitzroy Precinct)**.

The following Planning Policies (and reference documents) are considered relevant:

- 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 21.08 – Neighbourhoods;
- Clause 22.05 – Interface Uses Policy;
- Clause 22.02 – Development Guidelines for Sites Subject to the Heritage Overlay; and
- Clause 22.07 – Development Abutting Laneways.

Other relevant documents:

- City of Yarra Review of Heritage Overlay Areas 2007 Appendix 8;
- Victorian Urban Design Charter (2010);
- City of Yarra Urban Design Strategy (2011); and
- Urban Design Guidelines of Victoria (2017).

Attachment 6 - PLN18/0990 - 419 Fitzroy Street, Fitzroy - UD comments

The Proposal

The proposed development comprises the construction of a hotel building, comprising a 7-storey form. Specifically, the proposal includes:

- Basement level car parking accommodating a total of 10 car parking spaces;
- Ground floor lobby to the north-eastern corner comprising a dining and kitchen area;
- A total of 127 single hotel rooms. There are 5 different variations of hotel rooms (Type A-E);
- Levels 1-2 are positioned along the Rose and Fitzroy Street boundaries with a 3m setback to the southern boundary and a 4.5m courtyard from the western boundary;
- Level 3-4 are positioned with a setback of 3m from the street and greater setbacks from the western and southern boundaries;
- Levels 5-6 sit above with greater setbacks from the southern boundary;
- Roof terrace above provides outdoor area for future occupants of the development;
- Pedestrian access is gained via Fitzroy and Rose Streets. A central lift core provides access to the levels above;
- Vehicle access to basement via a Fitzroy Street to the south of the site;
- 16 bicycle spaces are provided on the site, including 10 spaces (visitor) at the Rose Street frontage;
- An overall maximum building height of 23.5m (to top of parapet of level 6); and
- The 7 storey form is massed with 'base' with a stepped 4 storey 'top' and treated with variation of steel panelling material palette.



Proposed render from Rose Street facing to the south-west

Attachment 6 - PLN18/0990 - 419 Fitzroy Street, Fitzroy - UD comments

Urban Design Assessment

Strategic Context and Development Scale

- 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 should generally be no more than 5-6 storeys, unless specific benefits can be achieved.
- The subject site sits outside the Brunswick Street, or Johnston Street Activity Centres and has not been specifically identified as a Strategic Redevelopment Site. However, a number of recent planning approvals on larger, or consolidated ex- industrial sites (including contemporary 8 storey at 300 Young Street) is beginning to transform this historically low-rise context into one of the pockets of higher development referred to in the MSS. The site sits within ex-industrial precinct (within MUZ) with a mix of smaller and larger allotments. Contemporary mid-rise apartments have been realised on ex-industrial sites along Rose Street and Fitzroy Street. Where amenity impact to existing low rise residential can be contained within larger sites which are unconstrained by heritage (on site, or abutting sites), ‘more’ can potentially be achieved than a typical response for sites in RGZ/GRZ. A mid-rise response of 7 storey on this site is generally consistent and supportable from urban design perspective. This is consistent with recent development approvals in MUZ pockets positioned to the rear of defined activity centre spines as demonstrated in diagram to the right.
- In the absence of specific height controls for this site, a number of urban design tests are required to determine appropriate site- specific response for a fully supportable outcome. Firstly, the question of a 7-storey built form has to be considered in relation to its current and emerging morphological role in providing urban hierarchy and legibility to its host precinct. The subject site benefits from a corner location with an opportunity to hold the junction with a more prominent form. Where recent mid-rise development along Rose Street are in the order of 6 storeys, the proposed scale does not represent a drastic departure from the common order whilst still reinforcing the junction, contributing to the legibility of this precinct as demonstrated in diagram below.



Diagram demonstrates the developments 6 storeys and above within the Mixed Use Zone

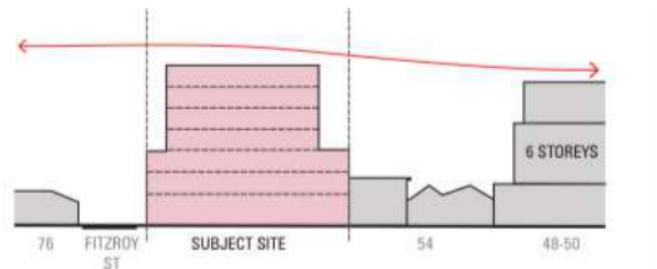


Diagram demonstrating marginal variation to the established building height ‘datum’ along Rose Street.

Attachment 6 - PLN18/0990 - 419 Fitzroy Street, Fitzroy - UD comments

- Along Fitzroy Street, the potential to accommodate taller forms to the fine grain adjacencies is expected where renewal can be anticipated on ex-industrial sites. While the built form ultimately rises to a height of 7 storeys, it is notable through the inspections of elevations that the upper most reaches are setback 18.5m from the rear boundary. The proposal has devised a response to its role as a corner with a sense of transition to the existing and future development to the south, as shown below. We believe that the proposal is well justified in terms of its current and emerging urban morphological contexts.

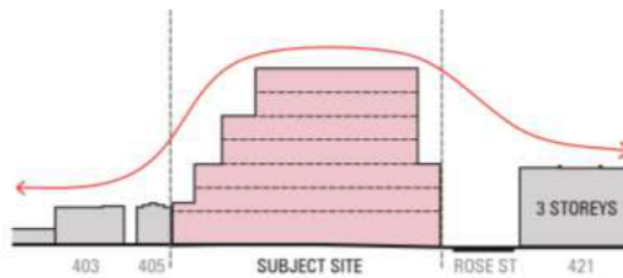


Diagram demonstrating the reasonable 'building line' of the proposal along Fitzroy Street (east)

- Secondly, the subject site is also affected by a Heritage Overlay (H0334) being located within the South Fitzroy Precinct. Clause 22.02 (Development Guidelines for Sites Subject to the Heritage Overlay) provides design guidance for the development to protect and enhance the City's historic fabric. While we acknowledge that a response to this policy will be strongly informed by heritage considerations, the subject site sits within mixed character streetscapes and not influenced by significant/contributory heritage forms on site, or on abutting sites. This influences the degree of built form change that could be anticipated in this part of the precinct.
- Lastly, when measured against its impact on the public realm, the proposed development scale does not result in unreasonable amenity impact on the public and private realm, particularly over shadows over the secluded private open space of existing residential properties to the south. The proposal demonstrates compliance with the relevant provisions in Clause 55 (Standard B21) which will allow sunlight to secluded private open space for at least 5 hours during the period of 9am-3pm (equinox). We support the extent of overshadowing from the proposed development. Further, being located on the south side of Rose Street, the proposal does not overshadow the public realm, which is a positive.

Siting and Layout

- We are generally supportive of the site planning strategy, including activity generating uses (dining, kitchen and lobby) occupying most of the Rose and Fitzroy Street frontages and 'back of house' facilities contained within the core of the building, or to the rear including a basement entry at the south eastern corner off Fitzroy Street. We note Council's initiative to upgrade Rose Street as a pedestrian oriented shared zone, where slowing down of vehicle traffic and prioritisation of pedestrian movement is encouraged. The proposed location of main building entry off Rose Street and services/ car access off Fitzroy Street is appropriate and will support the objective of Rose Street streetscape upgrade in the future.
- The ground floor comprises a 'broken up' glazing treatment which employs depth and tactility and provides casual surveillance onto the public realm. The loading, access and services are located away from the corner – the expressed fire booster also provides visual interest to the street.

Attachment 6 - PLN18/0990 - 419 Fitzroy Street, Fitzroy - UD comments

- While we highly support the ground level setback at building entries and for outdoor seating/dining (up to 1.4m). However, where outdoor seating is proposed, we recommend a greater setback be provided to ensure they do not impede on pedestrian desire line and creating unwanted competition for space, or conflict where increased pedestrian footfall is encouraged. Where outdoor seating is proposed, a minimum 1m (or 0.5m increase from current setback) is preferred along Rose and Fitzroy Streets to support the proposed activity and ongoing uninterrupted pedestrian movement.
- The general arrangement of the lift core and lightwell are positioned in logical locations. The light well to the west of the site provides for development equity opportunities should adjoining site be redeveloped in the future. View to this landscaped lightwell should be facilitated from internal corridors for amenity and additional source of natural light at ground level. Within the upper levels, views to the landscaped lightwell can contribute to sense of orientation.
- The bicycle storage facilities are located in a suitable position at ground level and basement. The provision for visitor bike storage close to the street frontage is positive, displaying a symbol of sustainable transport in an artful manner.
- Consolidation of car parking, services and loading facility at the south eastern corner off Fitzroy Street is logical and supportable. This 'back of house' facility currently occupies less than 50% of the Fitzroy Street frontage which is positive. Whilst we appreciate the application of similar material palette (referred to as CD01: solid/ perforated weather steel panel), we encourage the design team to explore innovative ways in which this back of house can be designed to consider visual interest at the ground level.



Diagram demonstrating recommended improvement to the ground level

Massing Strategy and interface management

Rose Street and Fitzroy Street

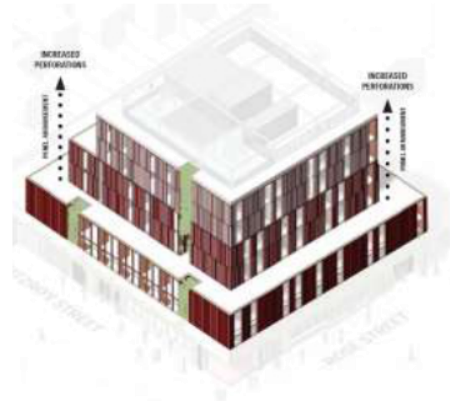
- The site sits along Fitzroy and Rose Streets which is typified by low rise commercial/ light industrial forms built to the street edge. Recent mid-rise development has also continued to define the street edge by adopting 3-4 storey street wall and setback upper levels. The proposal has continued this 'street based' response to good effect by presenting 3 storey 'podium' to Rose and Fitzroy Streets. This is consistent with planning objectives within Yarra Planning Scheme (Clause 15).



Street wall definition along Rose Street is generally 3-4 storeys with setback upper levels.

Attachment 6 - PLN18/0990 - 419 Fitzroy Street, Fitzroy - UD comments

- In its current arrangement, Fitzroy Street provides a continuous, north – south aligned pedestrian link between Victoria Parade and Alexandra Parade. Where Fitzroy Street intersects with Victoria and Johnston Streets, these junctions are defined by robust, contemporary forms (at 69 Victoria Street and 89 Johnston Street). This distinction assists in demarcating the approach to Johnston Street, one of key commercial streets in the City of Yarra. We feel a 3m setback along Fitzroy St is acceptable that it anchors the Rose Street northern/ southern approaches, contributing to locating it as a special ‘node’, or destination. The 3m setback appears not to detrimentally affect amenity within the public realm with shadow impact limited to after 2pm on 22 September.



The proposed massing strategy comprising street wall (3 storey) response along Rose and Fitzroy Streets is appropriate

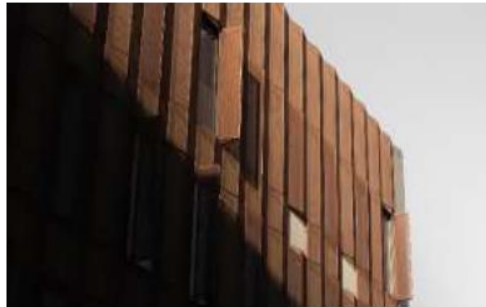
- Through a combination of low-rise street walls and setback upper levels, this part of Rose and Fitzroy Streets have managed to retain an intimate pedestrian streetscape profile and view to the sky. The proposed 3 storey street wall (10.9m) demonstrates a proportionate response to the narrow Rose/ Fitzroy streets profile (approximately 10m wide). Along these street frontages, upper levels are setback 3m behind the street walls, ensuring pedestrian experience at the street level is not overwhelmed by the rising form.
- The preferred upper level setback should emphasize the distinction between ‘base’ podium and ‘top’ upper levels – consistent with the massing objectives found in the Urban Context Report prepared by SJB (page 24). We recommend an upper level setback of up to 4m along Rose Street to match upper level setbacks established by recent developments at 48-50 Rose Street and 45 Rose Street. Whilst a 3m setback offer some level of distinction between the base and top, a 4m setback to Rose Street has an added benefit of continuing the setback ‘datum’ established by other contemporary development along this streetscape.

Southern interface

- The proposed development has been suitably arranged in terms of its relationship with the rear laneway and common boundary to the south, as well as with rear yards of residential lots fronting Kerr Street. We accept that the upper levels are visually exposed from further afield, particularly from the south. The proposed response of ‘stepped’ development profile with upper level setbacks of up to 16.5m from its common southern boundary is logical. Additional perspectives taken along Fitzroy Street and from within SPOS of 51 to 59 Kerr Street will be helpful to ascertain that the upper levels are well-managed in terms of its visual bulk impact.
- The attempt to manage its ‘wedding cake’ profile to the rear is also noteworthy. We acknowledge that care has been taken to ensure well-modulated elevations achieved through variation in building setbacks. The building’s ‘base’ and ‘top’ is unified in its use of material without resulting in visual clutter and reliance on tokenistic embellishment. This is notable in terms of the successful use of materials, strong attention to division of form (both vertically and horizontally) through adopting 3-dimensional rebates which are further highlighted by inclusion of climbing plants. Additional information will be required to demonstrate how this positive landscape addition can be achieved.

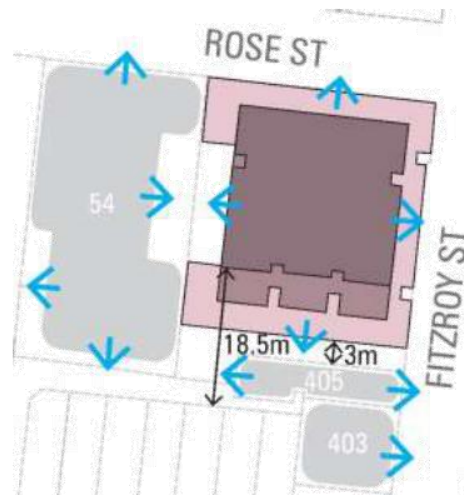
Attachment 6 - PLN18/0990 - 419 Fitzroy Street, Fitzroy - UD comments

- The composition and profile of the proposal as it presents to the public and private realms has been carefully considered in a holistic sense. The proposal is one that is made up of a series of parts which has been articulated to minimise the impact of scale through a simple 'base' and 'top' arrangement. The notion of a façade treatment that includes solid panelling at the 'base; and perforated panels at the 'top', transitioning to a more 'subservient' upper levels is positive. Whilst the architectural and approach to material palette is supportable, its legibility from further afield will require further testing. Additional information to demonstrate designation of solid and perforated panelling (and its variation) will be helpful.



Example: Metropol University College Copenhagen by Kant Architects

- While we accept that the upper levels will clearly be visible, the relationship between different parts fits together as a coherent whole that is important when viewed in the round. We would also encourage the design team to further explore opportunity for 3-dimensional projection, or variation on the elevation to further modulate the overall composition. The use of perforated panel can be used to achieve a 'pleated' effect with some opening provided with operable panels to minimise visual bulk as demonstrated by the relevant example provided.



Equitable development opportunities on adjoining sites

Interface Management / Equitable Development

- The proposal is well considered in terms of interface management and equitable development opportunities on nearby sites. The party wall arrangement with a central light court along the western boundary provides development equity on the adjoining site for a reciprocal response.
- To the south, the proposal adjoins a contributory single storey warehouse building at 405 Fitzroy Street. A single storey party wall abuts the boundary with upper levels setback at least 3m. While, a 3m separation distance does not achieve a minimum of 9m distance (4.5m on each site) to provide an outlook without privacy screening between buildings in future. It is likely that the future development of 405 Fitzroy Street will be orientated to face the west and east based on the long narrow dimensions of the site.

Attachment 6 - PLN18/0990 - 419 Fitzroy Street, Fitzroy - UD comments

Conclusion

From our assessment of a 7-storey form, comprising 3 storey street wall and additional 4 storey upper levels to be a supportable urban design outcome on this site, noting there is limited off site impact and a well-considered architectural proposition. However, there are matters which we feel require further testing and minor refinement to achieve a fully supportable outcome. In summary, we recommend:

- Greater setback from the footpath where outdoor seating/ dining is proposed to minimise potential conflict with pedestrian movement along Rose Street and Fitzroy Street.
- Extension of the landscaped light well to improve amenity to common corridors and assist as visual guide for wayfinding purposes.
- Increased upper level setbacks along Rose Street (up to 4m) to match existing contemporary development within the streetscape.
- Further consideration for elevation treatment at ground and upper levels for visual interest.
- Clarification of proposed material palette and its application within the elevations.
- Additional perspectives and visual tests from the south along Fitzroy Street and within SPOS of 51-59 Kerr Street to ascertain the level of visual impact of upper level forms.
- Additional information to demonstrate how proposed landscaped rebate/ creeper planting can be achieved and maintained.

Should you have any further enquiries, please don't hesitate to contact Gerhana Waty, Associate Urban Design at 9664 9841.

Yours faithfully,

Urban design team

Hansen Partnership Pty Ltd

Attachment 7 - PLN18/0990 - 419 Fitzroy Street Fitzroy - ESD Referral Comments

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

Planning Application No:	PLN18/0990	Date:	29/4/19
Subject Site:	419 Fitzroy Street, Fitzroy		
Responsible Planner:	Chris Stathis		
Project Description:	Full demolition and the use and development of the land for a seven-storey residential building (residential hotel).		
Site Area:	1150	Site Coverage:	100 %
Pre-application meetings:	-		
ESD Advisor:	Scott Willey		

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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 contains over 1000m² of Gross Floor Area.

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 Woods Bagot Architects, town planning set with RFI revisions
- ESD report – SMP prepared by JBA Consulting Engineers, Version 4, 18/12/18
- WSUD report – prepared by Mordue Engineering, 19/2/18

As the application is a large application, the SMP is required to address the 10 key sustainable building categories noted below:

- | | | |
|------------------------------|----------------------|--------------------------------------|
| • indoor environment quality | • building materials | • innovation |
| • energy efficiency | • transport | • construction & building management |
| • water efficiency | • waste management | |
| • stormwater management | • urban ecology | |

Sustainable Management Plan (SMP)

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ESD Review

Review

The architectural and the Sustainable Design Assessment (SDA) for the above project were reviewed against the WSUD (LPP 22.16), and ESD (LPP 22.17) policies.

Summary comments

Although page 17 of the SMP notes a “holistic approach to sustainable urban development”, this large development has a minimal BESS pass – with fails in three of the seven categories. Several statements made use non-committal language, aren’t clear, or contradict items noted in the BESS report. For a project of this scale, a higher standard is sought.

The SMP discusses “passive design” however natural ventilation is limited with less than 8% of suites having any cross ventilation. Approximately 92 of the 127 suites have sun-exposed glazing, with no sunshading. Commitment to thermal performance improvement above the legal minimum is unclear – with a mild thermal improvement (noted on page 9) applying to the hotel lobby areas only. Of the “efficient systems” noted on page 5, water heating is proposed with a best practice rating, though 3 star energy rated air-conditioners are 2 stars below Council’s standards best practice and no ceiling fans have been proposed. Shut-down switches, which have become more prevalent in energy efficiency measure in hotel suites, and increasingly apartments – are not proposed.

There is a well-placed communal open space, with shading, and some breeze protection - however greening on-site appears limited to two potted trees on the rooftop terrace, and two in the courtyard. What appears could be segments of green façade are not shown with planters, or noted as such. A reasonable size photovoltaic system is proposed, however it will be heavily overshadowed which will significantly reduce its effectiveness.

Assessment

This application partially Council’s Environmental Sustainable Design (ESD) standards, however, further information is needed before the project proposal could be considered to meet Council’s standards for best practice.

Comment on ESD commitments

Comments on areas where improvement could be made are itemised below. Furthermore, it is recommended that all ESD commitments (1), deficiencies (2) and the outstanding information (3) are conditioned to be 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. Council assessment rank noted against issues under each of the 10 categories are as follows:

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

1. Application ESD Commitments

- Natural light – Good utilisation of natural light to commercial areas, with common corridors in the upper levels having windows as well.
- Indoor Air Quality - Low/zero formaldehyde products to be used.
- Building insulation – A 10% improvement on legal minimum building energy efficiency on the lobby only
- Energy efficient - Energy efficient hot water, carpark ventilation and lighting
- Photovoltaics - Peak energy demand reduction through a 12 kW photovoltaic array
- Water efficiency – Water efficient fixtures, and fittings and irrigation
- Rainwater harvesting - Rainwater captured for irrigation only
- Material improvements – Include use of third-party certified timber
- Bicycles – 26 on-site bicycle parks provided for occupants and visitors, with showers available for staff
- Vegetation – Increased on-site greening.

Sustainable Management Plan (SMP)

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- Communal open space – rooftop terrace provided with breeze protection and shade
- Building User Guide – A building user’s guide will be provided for occupants
- Management – Water and energy meters for major uses

2. Application ESD Deficiencies:

- Natural light utilisation – Natural light is not provided to some rooms where it appears possible. Skylights (or windows) are sought to the Engineering Workshop, driveway ramp, Linen room, Waste Room, etc.
- Energy efficient equipment – Details are sought on the energy efficiency of the lifts and commercial kitchen equipment.
- Thermal performance – Minimal thermal performance of elements is sought
- Shade – Apart from the few east-facing suites that have balconies on L1 & 2, no other suite windows are shaded
- Fire-test water – No water capture and reuse is noted for wet fire suppression systems.
- Materials – No description is provided of predominant building materials to be used. This is sought with links to clear commitments on material impact improvements. See comments under Section 5. Building Materials.
- Electric vehicle – None is provided, yet 50% of new cars sales are anticipated to be EVs within 10 years
- Heating of external spaces – A description is sought for strategies to minimise or avoid completely, heating of any external space
- Green Travel Plan - A GTP is sought to be provided and included in the BUG.
- Demolition & construction waste – No recycling target has been set during construction. A recycling target of at least 70% (by mass) is sought.
- Operational waste – Dual landfill/commingled recycling bins are sought throughout the building including in individual suites.
- Separated waste and recycling streams – Segregated collection points are sought to be delineated on drawings
- Urban Heat Island – Details of roofs and paving colour colours are sought with respect to UHI mitigation.

3. Outstanding Information:

- Best practice – The SMP is sought to demonstrate ‘best practice’. It contains insufficient detail or clarity on how and if best practice will be achieved. Revision is sought which:
 - Code compliance – Removes reference to legal minimal code compliance, unless statements are committing to exceeding such standards
 - Commitment – Revise language to remove wording such as “may use”, and disclaimers such as “... don’t impact budget”, to provide clear commitments to technologies and performance outcomes that can be assessed
 - Clear scope – Clarify the scope of application of initiatives (e.g. double-glazing to all habitable rooms)
- Building energy efficiency – The NCC 2019 is due within days of this report. The minor efficiency improvements proposed are presumed to be on NCC 2016 standards. Consider committing to improvement on the NCC 2019 standards.
- Double-glazing – A clear commitment to double-glazing is sought for all windows/glazed doors in habitable rooms.
- Bicycles – The SMP notes 24 bicycle parks, however the drawings show 26. Correct the SMP.
- Hot water – A system type description is sought, including detail of whether the system is to be centralised, and the level of efficiency of any flow-and-return system.
- Heating and cooling – Consider provision of a VRV system to improve energy efficiency over a ducted air system.
- Lighting – A commitment is sought to improve on NCC 2019 lighting power density minimum standards, and include a commitment to sensor switches in common spaces such as hotel corridors and carparks, and non-habitable back-of-house rooms such as storerooms, bin rooms etc.
- Commissioning – A commitment is sought for initial commissioning of HVAC and other mechanical equipment, followed by a 12 month tuning program.
- Photovoltaic – Consider redesign to remove overshadowing of panels.

Attachment 7 - PLN18/0990 - 419 Fitzroy Street Fitzroy - ESD Referral Comments

Sustainable Management Plan (SMP)

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- Toilet flushing – Rainwater is sought to be reused to flush toilets to lessen potable water use. Consider appropriate pre- and post-treatment to allow this.
- WSUD proprietary systems – Utilisation of proprietary WSUD apparatus are not supported without Melbourne Water acceptance. Revise the MUSIC modelling with such systems removed.
- Separated waste and recycling streams – Segregated collection points are sought for landfill, comingled recycled, hard waste, and high volume dedicated waste streams for commercial use. Consider inclusion of organic waste, cooking oil, cardboard, and bottles.
- Vegetation – Further details of increased on-site greening are sought

Drawings are sought to clearly show the following:

FLOOR PLANS	<ul style="list-style-type: none"> - Rainwater tank – Indicate water reuse. - Electric vehicles – Annotate any external charging infrastructure for electric cars and/or bikes - Bicycle parking – Indicate any visitor parks on footpath - Shade – Indicate shading structures and the line of any overhanging levels/roofs on plans - Plant - Indicate the location of external plant such as condenser units and external hot water systems on the drawings. - Fire test water tank – Indicate any external tank position, and annotate size, and water reuse. - Double glazing – Note the extent of double glazing to be provided - Ceiling fans – Indicate any fans on drawings. - Waste & recycling – Clearly nominate areas on plan segregated for recycling/landfill/hard-waste/organic waste, etc. - UHI effect – Indication of light/dark shade for sun exposed paving/roofing
ROOF PLAN	<ul style="list-style-type: none"> - UHI effect – Indication of light/dark shade for sun-exposed roofing - Solar panels – Indicate photovoltaic array size
ELEVATIONS	<ul style="list-style-type: none"> - Sun shading – Indicated effective shading as above.
SECTIONS	<ul style="list-style-type: none"> - Ceiling height – Show indicative ceiling heights for habitable rooms.

4. ESD Improvement Opportunities

- Accredited builder - Consider requiring constructors to have ISO14001 accreditation
- Energy efficiency – System improvements including ‘shut-down’ switches to hotel suites
- Material improvements – Consider the following in the matrix sought above:
 - Timber – Use of third-party certified timber
 - Concrete – Reduce impacts by cement substitution, use of recycled aggregate, and water
 - Steel – Use of steel from responsible sources
 - Recycled materials – Included in insulation and/or other materials with recycled content
 - Design for disassembly - Consider a small pallet of materials and construction techniques that can assist in reuse of materials at building end-of-life

Attachment 7 - PLN18/0990 - 419 Fitzroy Street Fitzroy - ESD Referral Comments

Sustainable Management Plan (SMP)

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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.

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



1. Indoor Environment Quality (IEQ)

Objectives:			
<ul style="list-style-type: none"> To achieve a healthy indoor environment quality for the wellbeing of building occupants, including the provision of fresh air intake, cross ventilation, and natural daylight. To achieve thermal comfort levels with minimised need for mechanical heating, ventilation and cooling. To reduce indoor air pollutants by encouraging use of materials with low toxic chemicals. To reduce reliance on mechanical heating, ventilation, cooling and lighting systems. To minimise noise levels and noise transfer within and between buildings and associated external areas. 			
Issues	Applicant's Design Responses	Council Comments	Rank
Natural Ventilation and Night Purging	Limited windows are shown to most suites, though with a high level of visible light transmission (VLT)	<ul style="list-style-type: none"> Natural ventilation – Council's Best Practice Standard is for all dwellings to be effectively naturally ventilated, either via cross ventilation, single-sided ventilation or a combination. 	-
		<ul style="list-style-type: none"> Operability - Window and door format and sash operation need to be clearly indicated using architectural drawings conventions. Consider sashes that are wind and rain resistant when open, and that can be locked in an ajar position to increase likelihood of use when unattended, and allow 'night-purging' in warmer months. 	3
		<ul style="list-style-type: none"> Windows additional to doors – Some rooms are shown without windows. Doors are inadequate for regular ventilation as they provide poor control of drafts, and are less likely to be used in with the threat of rain, overnight or when unattended. Provide a minimum of one operable window sash to each habitable room in addition to any glazed door. These include: <ul style="list-style-type: none"> Suite Type C – currently indicated with doors only Engineering store – no natural light or vent shown Security Office – consider locating on external wall as more likely to be occupied than storerooms 	3
		<ul style="list-style-type: none"> Cross ventilation - Magnetic door catches are sought for all doors indicated on breeze corridors (suites with multiple windows) 	3
Daylight	Natural light – Council policy is for natural daylight to be provided to achieve a healthy indoor environment quality, and reliance on artificial lighting systems.		
	Good daylight to ground level front-of-house		1
	Moderate to good daylight to hotel residential levels	-	1
	Limited daylight to back of house	<ul style="list-style-type: none"> Additional windows– Consider adding daylight to the following <ul style="list-style-type: none"> Suite Type C – currently indicated with doors only Engineering store – no natural light or vent shown Additional skylights – Consider adding daylight to the following: <ul style="list-style-type: none"> driveway ramp, Linen room, Waste Room, etc. 	3
External Views	Moderate to good outlook from suites and dining areas and outlook from	-	1

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Sustainable Management Plan (SMP)
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	the rooftop communal terrace is excellent.		
Indoor Air Quality	Low VOC and formaldehyde materials	-	1
Thermal Comfort	See below.	<ul style="list-style-type: none"> • Good thermal comfort is determined through a combination of good access to ventilation, balanced passive heat gains and high levels of insulation. See: insulation, glazing, ventilation and shading comments 	-

References and useful information:

SDAPP Fact Sheet:	Fact Sheet No. 1 - Indoor Environment Quality
Australian Green Procurement	http://www.greenprocurement.org/
Better Apartments Design Standards	www.planning.vic.gov.au
Your Home – The Healthy Home	www.yourhome.gov.au

Attachment 7 - PLN18/0990 - 419 Fitzroy Street Fitzroy - ESD Referral Comments

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2. Energy Efficiency

Objectives:			
<ul style="list-style-type: none"> To improve the efficient use of energy, by ensuring development demonstrates design potential for ESD indicatives at the planning stage. To reduce total operating greenhouse gas emissions. To reduce energy peak demand through particular design measures (e.g. Appropriate building orientation, shading to glazed surfaces, optimise glazing to exposed surfaces, space allocation for solar panels and external heating and cooling systems). 			
Issues	Applicant's Design Responses	Council Comments	Rank
Energy Efficiency		<ul style="list-style-type: none"> Council's Best Practice Standard is provided an energy efficiency standard at least 10% above legal minimum NCC compliance. - Equipment – Revise the preliminary Section J report provided in the SMP to include major energy uses such as lifts, hot water, carpark ventilation, HVAC, etc. 	3
Thermal Performance	-	<ul style="list-style-type: none"> Thermal insulation – Thermal performance is sought which is at least 10% above legal minimum NCC compliance. - Clearly set out improvement on legal minimum for core thermal envelope construction - Consider committing to exceeding NCC 2019 standards (adopted from 1/5/19) 	3
		<ul style="list-style-type: none"> Window performance - Council's Best Practice Standard is to reduce energy peak demand through optimising glazed areas. Increasing the thermal performance of windows will increase occupant comfort and conserve heating and cooling energy. - Further to page 9 of the SMP - A clear commitment to double-glazing is sought for all windows and glazed doors in habitable rooms. Confirm the extent of thermally broken frames and other thermal improvements to be provided. 	3
HVAC efficiency	Efficiency rated 3 stars ducted system	<ul style="list-style-type: none"> Efficiency – Council's Best Practice Standard is for energy efficient heating and cooling systems to be installed that are within one energy star rating of the best available. - a commitment is sought to this standard 	3
		<ul style="list-style-type: none"> - a commitment to more efficient genre of system is sought such VRV over ducted air 	3
HVAC minimisation	-	<ul style="list-style-type: none"> Hybrid – Council policy is to achieve thermal comfort levels with minimised need for, and reliance on, mechanical heating, ventilation and cooling. - Use minimisation - A description of how space heating or cooling systems use can be minimised and avoided is sought. 	3
		<ul style="list-style-type: none"> - Economy cycle – Details of economy cycle are sought. 	3
		<ul style="list-style-type: none"> - Ceiling fans – Consider ceiling mounted fans to the gym and other occupied spaces to avoid need for HVAC. 	4
Peak Energy Demand		See comment for renewable energy	-
Hot Water System		<ul style="list-style-type: none"> Hot Water System – Council policy is to reduce total operating greenhouse gas emissions, and reduce energy peak demand. Council's Best Practice Standard is for energy efficient hot water systems to be installed that are within one energy star rating of the best available. 	

Attachment 7 - PLN18/0990 - 419 Fitzroy Street Fitzroy - ESD Referral Comments

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		<ul style="list-style-type: none"> - System type - The water heating methodology is not clear. Note if plant location and if water heating is centralised. - Centralised - Consider more locating water heaters closer to end-use or provision of a centralised efficient with a highly insulated flow-and-return reticulation system (with insulation 10% greater than that required under BCA Section J7). 													
Effective Shading	-	<ul style="list-style-type: none"> • Shading – Council’s Best Practice Standard is for the external shading devices to be provided for glazed areas that allow winter sun, while blocking summer solar heat gains. Effective shading will increase thermal comfort and energy efficiency. 	-												
	Awning/overhang to NE & N of lobby	- Hotel lobby – consider extending shade over or recessing wall below to gain effective shading for all sun-exposed glazing.	3												
	Hotel suites are unshaded (bar those with balconies)	- Provide effective shading of the all sun-exposed glazing to habitable rooms on the east, west and north elevations. Consider operable shade to the east and west (Type C are considered sufficiently shaded)	3												
Efficient Lighting	Power density improvements.	<ul style="list-style-type: none"> • Lighting – Council’s Best Practice Standard is to provide daylight and occupant sensors for lighting and to install energy efficiency lighting 	-												
		- Power density - Note power densities prescribed in NCC 2019 are up to 50% lower than those in NCC 2016 due to advances made in LED lighting. Consider committing to the minimum requirements NCC 2019.	3												
		- Sensors – Consider providing daylight and movement sensors to external areas and internal areas such as storerooms, corridors, and other common areas in addition to other switching.	3												
		- Zoning – Consider use of lighting zoned with perimeter zones adjacent areas of higher daylight, and pair with dimmable lights, controlled by daylight sensors. Utilisation of smaller sized gang switching will decrease likelihood of blanket use.	3												
		- Efficient lamps – Consider LED lamping throughout, avoiding any fluorescent fittings	3												
Vertical transport	-	<ul style="list-style-type: none"> • Active transport – Council’s Best Practice Standard is to improve the efficient use of energy. Well-designed access to stairways will minimise lift usage thus saving energy, and offer benefits of increased fitness and connectivity of occupants. Consider: <ul style="list-style-type: none"> - Details are sought of how stair access will be encouraged to minimise lift usage (e.g. door hardware/security profiles and signage). 	3												
Electricity Generation	12kW photovoltaic array	<ul style="list-style-type: none"> • Solar panels – A 12kW array is proposed <ul style="list-style-type: none"> - Annotate - Indicate the number and location of these panels on the plans. - Design – Redesign sought to avoid overshadowing of panels impinging effectiveness. Consider placing ‘flat’ (10° min.) panels over plant enclosure or similar to avoid overshadowing). 	3												
<p>References and useful information:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">SDAPP Fact Sheet:</td> <td style="width: 50%;">Fact Sheet No. 2 - Energy Efficiency</td> </tr> <tr> <td>Smart Energy Housing Manual</td> <td>www.sustainability.vic.gov.au</td> </tr> <tr> <td>House Energy Rating</td> <td>www.nathers.gov.au</td> </tr> <tr> <td>Building Code Australia</td> <td>www.abcb.gov.au</td> </tr> <tr> <td>Window Efficiency Rating Scheme (WERS)</td> <td>www.wers.net</td> </tr> <tr> <td>How To Select Windows Fact Sheet</td> <td>www.wers.net</td> </tr> </table>				SDAPP Fact Sheet:	Fact Sheet No. 2 - Energy Efficiency	Smart Energy Housing Manual	www.sustainability.vic.gov.au	House Energy Rating	www.nathers.gov.au	Building Code Australia	www.abcb.gov.au	Window Efficiency Rating Scheme (WERS)	www.wers.net	How To Select Windows Fact Sheet	www.wers.net
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Attachment 7 - PLN18/0990 - 419 Fitzroy Street Fitzroy - ESD Referral Comments

Sustainable Management Plan (SMP)

Referral Response by Yarra City Council



Appliance Efficiency Ranking

www.energyrating.gov.au

3. Water Efficiency

Objectives:

- To improve water efficiency.
- To reduce total operating potable water use.
- To encourage the collection and reuse of stormwater.
- To encourage the appropriate use of alternative water sources (e.g. greywater).

Issues	Applicant's Design Responses	Council Comments	Rank
Minimising Amenity Water Demand	Water efficient fixtures and fittings	-	1
Water for Toilet Flushing	None proposed	<ul style="list-style-type: none"> • Toilet flushing – Council's Best Practice Standard is to utilise captured rainwater for toilet flushing where possible to reduce potable water demand. <ul style="list-style-type: none"> - Consider connection of toilets to rainwater tanks sufficient to gain an 80% reliability of supply 	2
Water Meter	Major uses to be metered separately	-	1
Fire test water	None proposed	<ul style="list-style-type: none"> • It appears this project will require wet fire suppression systems. <ul style="list-style-type: none"> - If so, consider the provision of tanks to capture a minimum of 80% fire-test water for reuse, and show these on plans. 	2
Landscape Irrigation	Sub-soil irrigation proposed utilising capture rain-water	<ul style="list-style-type: none"> • Provide details of irrigation provision including efficiency, for any garden areas. 	1
Minimising Amenity Water Demand	-	-	-

References and useful information:

SDAPP Fact Sheet:	Fact Sheet No. 3 - Water Efficiency
Water Efficient Labelling Scheme (WELS)	www.waterrating.gov.au
Water Tank Requirement	www.vba.vic.gov.au
Water Tank Calculator	www.tankulator.ata.org.au
Melbourne Water STORM calculator	www.storm.melbournewater.com.au
Environmental Protection Authority Victoria	www.epa.vic.gov.au
Water Services Association of Australia	www.wsaa.asn.au

Attachment 7 - PLN18/0990 - 419 Fitzroy Street Fitzroy - ESD Referral Comments

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



4. Stormwater Management

<p>Objectives:</p> <ul style="list-style-type: none"> • To reduce the impact of stormwater run-off. • To improve the water quality of stormwater run-off. • To achieve best practice stormwater quality outcomes. • To incorporate the use of water sensitive urban design, including stormwater re-use. 																	
Issues	Applicant's Design Responses	Council Comments	Rank														
Stormwater management	Modelling includes proprietary products	<ul style="list-style-type: none"> • Stormwater management – The use of rainwater tanks is encouraged however use of proprietary devices is not. - Proprietary devices – Melbourne Water’s Music Guidelines note no treatment can be attributed to a GPT unless its capabilities have been tested and verified through an industry wide adopted framework as meeting the best practice standard. MW have not recognised any devices that achieved this as yet. A revised design is sought including revised modelling. 	3														
Stormwater Retention & Reuse	Use of rainwater proposed for irrigation only.	<ul style="list-style-type: none"> • Toilet flushing - See notes under Water for Toilet Flushing above • Treatment – Note pre- and post-treatment of stormwater captured from terraces 	3														
Stormwater Detention	Stormwater detention tank noted.	<ul style="list-style-type: none"> • Detention vs retention – Consider utilising proposed detention tank for stormwater retention, to allow for toilet flushing. 	3														
Sediment during construction	Sediment control measures noted	-	1														
Maintenance	-	<ul style="list-style-type: none"> • Maintenance manual – Provide a maintenance manual for water sensitive urban design initiatives per LPP 22.16. These must set out future operational and maintenance arrangements for all WSUD measures appropriate to a complex project of this scale, including inspection frequency, cleanout procedures and as installed design details/diagrams including a sketch of how the system operates. This manual needs to be incorporated into any Building Maintenance Guide. 	2														
<p>References and useful information:</p> <table border="0"> <tr> <td>SDAPP Fact Sheet:</td> <td>Fact Sheet No. 4 - Stormwater Management</td> </tr> <tr> <td>Melbourne Water STORM calculator</td> <td>www.storm.melbournewater.com.au</td> </tr> <tr> <td>Water Sensitive Urban Design</td> <td>www.melbournewater.com.au</td> </tr> <tr> <td>Water Tank Requirement</td> <td>www.vba.vic.gov.au</td> </tr> <tr> <td>Water Tank Calculator</td> <td>www.tankulator.ata.org.au</td> </tr> <tr> <td>Environmental Protection Authority Victoria</td> <td>www.epa.vic.gov.au</td> </tr> <tr> <td>Water Services Association of Australia</td> <td>www.wsaa.asn.au</td> </tr> </table>				SDAPP Fact Sheet:	Fact Sheet No. 4 - Stormwater Management	Melbourne Water STORM calculator	www.storm.melbournewater.com.au	Water Sensitive Urban Design	www.melbournewater.com.au	Water Tank Requirement	www.vba.vic.gov.au	Water Tank Calculator	www.tankulator.ata.org.au	Environmental Protection Authority Victoria	www.epa.vic.gov.au	Water Services Association of Australia	www.wsaa.asn.au
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Attachment 7 - PLN18/0990 - 419 Fitzroy Street Fitzroy - ESD Referral Comments

Sustainable Management Plan (SMP)

Referral Response by Yarra City Council



5. Building Materials

<p>Objectives:</p> <ul style="list-style-type: none"> 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	Rank
Construction modality	Material commitments aren't clear or adequately related to predominant construction	<ul style="list-style-type: none"> Material choices – Council's Best Practice Standards for materials are explained in the SDAPP Building Materials factsheet <ul style="list-style-type: none"> Describe - Please provide a description of predominant building materials and corresponding impact improvements. 	3
Life Cycle Impacts	-	<ul style="list-style-type: none"> See the fact sheet noted above 	3
Volatile Organic Compounds & formaldehyde	Low VOC & formadahyde materials	<ul style="list-style-type: none"> See <i>Section 1.IEQ</i> above 	1
Reuse of Recycled Materials	-	<ul style="list-style-type: none"> Consider reuse of materials with recycled content such as thermal insulation, aggregate, etc. 	3
Embodied Energy of Concrete and Steel	-	<ul style="list-style-type: none"> Construction - The proposed building appears likely to have a considerable amount of reinforced concrete construction. <ul style="list-style-type: none"> Concrete - Consider committing to some OPC substitution, and/or use of recycled aggregate or water. Steel – Consider designing in order to reduce the mass of steel framing and reinforcing, and using steel from a "Responsible Steel Maker" (Refer to Green Star credits) 	2
Sustainable Timber	Improvement noted only where it "does not impact on the project budget"	<ul style="list-style-type: none"> Timber – Consider committing to all timber being sourced from sustainably managed sources that hold third party verification. 	3
PVC		<ul style="list-style-type: none"> PVC – Consider commitment to minimising the use of PVC and/or restricting use of best practice PVC as defined in Green Star credits. 	3
Other	-	<ul style="list-style-type: none"> The following design methodologies can make significant improvements to material impacts: <ul style="list-style-type: none"> Design for Disassembly - Construction methodology can facilitate effective disassembly for potential reuse or recycling in the future (e.g. mechanical over chemical fixings etc.). Consider design-for-disassembly when detailing building elements, especially those with higher material volumes 	4
<p>References and useful information:</p> <p>SDAPP Fact Sheet: Fact Sheet No. 5 - Building Materials</p> <p>Embodied Energy Technical Manual www.yourhome.gov.au</p> <p>Good Environmental Choice Australia Standards www.geca.eco</p> <p>Forest Stewardship Council Certification Scheme www.fsc.org</p>			

Attachment 7 - PLN18/0990 - 419 Fitzroy Street Fitzroy - ESD Referral Comments

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




6. Transport

<p>Objectives:</p> <ul style="list-style-type: none"> To ensure that the built environment is designed to promote the use of walking, cycling and public transport, in that order. To minimise car dependency; and promote the use of low emissions vehicle technologies and supporting infrastructure. 			
Issues	Applicant's Design Responses	Council Comments	Rank
Minimise Car Dependency	-	<ul style="list-style-type: none"> See bicycle facilities and green travel information. 	-
Green Travel Information	-	<ul style="list-style-type: none"> Council's Best Practice Standard for large developments is for a Green Travel Plan to be provided. It is policy that larger non-residential developments (>1000M² GFA) be accompanied by a Green Travel Plan. <ul style="list-style-type: none"> Travel plan – Provide a Green Travel Plan which covers all building users and include in the Building User Guide 	2
		<ul style="list-style-type: none"> Display – Consider provision of a prominent and highly accessible display board or an electronic display which will display local, specific green travel information for building users and visitors. 	4
Bike Parking	A total of 26 occupant and visitor bikes are provided.	<ul style="list-style-type: none"> Bicycle parking – The SMP notes 24 bicycle parks, however the drawings show 26. Correct the SMP. 	3
		<ul style="list-style-type: none"> Deliveries - No external visitor bike parking appears to have been shown. Consider the provision of bike parking to the street adjacent pedestrian entries to allow ready parking for couriers/delivery riders. 	4
		<ul style="list-style-type: none"> Bicycle security – Consider CCTV monitoring of the bicycle storage area to minimise theft 	4
		<ul style="list-style-type: none"> Electric bikes – Consider provision of appropriate electrical charging points for electric bicycles. 	4
End of Trip Facilities	Staff showers are proposed	<ul style="list-style-type: none"> Showers 	1
		<ul style="list-style-type: none"> Lockers – Provide annotation to indicate location of staff lockers associated with bicycle parking. 	3
Car Share Facilities	-	<ul style="list-style-type: none"> Car share locations – Note in Green Travel Plan. 	2
Electric vehicle charging	None provided	<ul style="list-style-type: none"> Electric vehicles – It is anticipated this building may be extant for >60 years, and that within 10 years up to 50% of new cars will be electric powered. Council's Best Practice Standard Incorporate electric vehicle charging infrastructure into the development. <ul style="list-style-type: none"> Charging points – Vehicle charging points are sought for 5% of the number of cars provided. Describe the amperage of any charging point to be provided and clearly annotate the point location on the drawings. Infrastructure – Electrical supply, switch-board capacity, and pre-wiring trays/ducting are sought for parking a full electric fleet 	3
<p>References and useful information:</p> <p>SDAPP Fact Sheet: Fact Sheet No. 6 - Transport</p> <p>Off-setting Car Emissions Options www.greenfleet.com.au</p> <p>Bicycle Victoria www.bicyclenetwork.com.au</p>			

Attachment 7 - PLN18/0990 - 419 Fitzroy Street Fitzroy - ESD Referral Comments

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



Attachment 7 - PLN18/0990 - 419 Fitzroy Street Fitzroy - ESD Referral Comments

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




7. Waste Management

<p>Objectives:</p> <ul style="list-style-type: none"> • to promote waste avoidance, reuse and recycling during the design, construction and operation stages of development. • to ensure durability and long term reusability of building materials. • to ensure sufficient space is allocated for future change in waste management needs, including (where possible) composting and green waste facilities. • to meet Councils’ requirement that all multi-unit developments must provide a Waste Management Plan in accordance with the Better Practice Guide for Waste Management and Recycling in Multi-unit Developments, published by Sustainability Victoria in 2018. (https://www.sustainability.vic.gov.au/Government/Waste-and-resource-recovery/Waste-management-in-multi-unit-developments) 			
Issues	Applicant’s Design Responses	Council Comments	Rank
Construction Waste Management	None provided.	<ul style="list-style-type: none"> • Demolition waste – Council’s Best Practice Standard is for the adoption of a recycling demolition waste. Consider: <ul style="list-style-type: none"> - the adoption of a recycling target of at least 70% for all demolition waste (by mass) is sought 	2
Operational Waste Management	-	<ul style="list-style-type: none"> • Operational waste –Council’s Best Practice Standard is for recycling facilities to be provided that are at least as convenient for building occupants as general waste facilities. Consider: <ul style="list-style-type: none"> - Separated waste and recycling streams – Clearly delineation is sought on drawings between landfill, recycling, and any other waste streams. 	3
Internal waste collection	-	<ul style="list-style-type: none"> • Dual collection points - A commitment is for all occupant waste collection is to have dual bins, including resident suites, and occupants is sought. 	3
Additional Commercial Streams	-	<ul style="list-style-type: none"> • Additional streams – Segregated collection points are sought for landfill, comingled recycled, hard waste, e-waste 	3
		<ul style="list-style-type: none"> • Additional recycling - Additional segregation is sought for commercial uses including high volume dedicated waste streams for commercial use such as cardboard, and bottles. 	3
Kitchen Waste		<ul style="list-style-type: none"> • Kitchen waste - Council’s Best Practice Standard is for on-site management of food and garden waste to be provided. <ul style="list-style-type: none"> - Consider inclusion of organic waste, and cooking oil 	4
<p>References and useful information:</p> <p>SDAPP Fact Sheet: Fact Sheet No. 7 - Waste Management</p> <p>Construction and demolition waste www.epa.vic.gov.au</p> <p>Better Practice Guidelines www.sustainability.vic.gov.au (Better Practice Guide for Waste Management and Recycling in Multi-unit Developments www.sustainability.vic.gov.au)</p>			

Attachment 7 - PLN18/0990 - 419 Fitzroy Street Fitzroy - ESD Referral Comments

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



8. Urban Ecology

<p>Objectives:</p> <ul style="list-style-type: none"> • to protect and enhance biodiversity within the municipality. • to provide environmentally sustainable landscapes and natural habitats, and minimise the urban heat island effect. • to encourage the retention of significant trees, and the planting of indigenous vegetation; and the provision of space for productive gardens, particularly in larger residential developments. 			
Issues	Applicant's Design Responses	Council Comments	Rank
On Site Topsoil Retention	-	<ul style="list-style-type: none"> • There is no productive topsoil on this site. 	-
Maintaining / Enhancing Ecological Value	New potted tree/shrubs are indicated but without detail	<ul style="list-style-type: none"> • Landscaping to courtyard and communal space will marginally enhance the ecological value. <ul style="list-style-type: none"> - Trees – Provide details of proposed trees and planters 	3
		<ul style="list-style-type: none"> - Green façade – Clearly show planter beds for green facades on plans and annotate on all drawings 	3
		<ul style="list-style-type: none"> - Planters – Additional planters are sought to the rooftop terrace, ground level courtyard etc. 	3
		<ul style="list-style-type: none"> • Landscape plan – Inadequate detail is shown to be assessed. More fine-grained detail of species, stormwater management and garden design are sought. 	2
Species selection	No detail provided	<ul style="list-style-type: none"> • Vegetation – Council's Best Practice Standard is for additional vegetation to be provided that serve the amenity and environmental of the development. Design and species selection should consider: <ul style="list-style-type: none"> - Species – Consider inclusion of species: indigenous species, increased biodiversity, and xeriscaping and/or water efficient species - Food production – Consider specific inclusion of productive gardens (e.g. fruit trees, herbs, vines etc.), and clearly annotate these gardens on drawings. 	2
Irrigation	Sub-soil irrigation noted.	<ul style="list-style-type: none"> • Irrigation – Annotate drawings to note this. 	3
Heat Island Effect	-	<ul style="list-style-type: none"> • Roofing and paving colour - Provide detail of the colour of roofing and paving material where these will be exposed to direct sun. Consider use of lighter colours while being cognisant of glare. 	3
Communal area	Rooftop communal area provided.	-	1
<p>References and useful information:</p> <p>SDAPP Fact Sheet: Fact Sheet No. 8 - Urban Ecology</p> <p>Dept. of Environment, Land, Water and Planning www.delwp.vic.gov.au</p> <p>Growing Green Guide www.growinggreenguide.org</p> <p>Greening Australia www.greeningaustralia.org.au</p> <p>Green Roof Technical Manual www.yourhome.gov.au</p>			

Attachment 7 - PLN18/0990 - 419 Fitzroy Street Fitzroy - ESD Referral Comments

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



9. Innovation

<p>Objectives: to encourage innovative technology, design and processes in all development, which positively influence the sustainability of buildings.</p>													
Issues	Applicant's Design Responses	Council Comments	Rank										
BESS Innovation Credits	None claimed	-	-										
Significant Enhancement to the Environmental Performance	None mentioned	<ul style="list-style-type: none"> • Refer to individual comments above. Obvious areas for of innovation would include: <ul style="list-style-type: none"> - Construction – incorporation of CLT or prefabrication - Equipment efficiency – More advanced energy / HVAC - Guest impact reduction – Stair utilisation over lifts, on-site bike hire, adaptive thermal comfort enhancements such as ceiling fans. 	-										
Innovative Social Improvements													
New Technology													
New Design Approach													
<p>References and useful information:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">SDAPP Fact Sheet:</td> <td style="width: 50%;"><i>Fact Sheet No. 9 - Innovation</i></td> </tr> <tr> <td>Green Building Council Australia</td> <td>www.gbca.org.au</td> </tr> <tr> <td>Victorian Eco Innovation lab</td> <td>veil.msd.unimelb.edu.au</td> </tr> <tr> <td>Business Victoria</td> <td>www.business.vic.gov.au</td> </tr> <tr> <td>Environment Design Guide</td> <td>www.environmentdesignguide.com.au</td> </tr> </table>				SDAPP Fact Sheet:	<i>Fact Sheet No. 9 - Innovation</i>	Green Building Council Australia	www.gbca.org.au	Victorian Eco Innovation lab	veil.msd.unimelb.edu.au	Business Victoria	www.business.vic.gov.au	Environment Design Guide	www.environmentdesignguide.com.au
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Attachment 7 - PLN18/0990 - 419 Fitzroy Street Fitzroy - ESD Referral Comments

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



10. Construction and Building Management

<p>Objectives: to encourage a holistic and integrated design and construction process and ongoing high performance</p>			
Issues	Applicant's Design Responses	Council Comments	Rank
Building Commissioning & Tuning	-	<ul style="list-style-type: none"> Commissioning & tuning – Commission of mechanical systems, followed by a 12 month period of building tuning is considered good practice. <ul style="list-style-type: none"> Consider a commitment to commissioning followed by seasonal tuning for one year after completion 	4
Building Users Guide	User guide to be provided	<ul style="list-style-type: none"> BUG – Any Building User's Guide should incorporate the GTP noted above. 	3
Building Information Systems	-	-	-
Contractor Accreditation	-	<ul style="list-style-type: none"> Suggested ISO14001 accreditation to be a mandatory requirement. 	4
Construction Management Plan	-	<ul style="list-style-type: none"> A CMP will be required as a condition of any permit. 	3
<p>References and useful information:</p> <p>SDAPP Fact Sheet: Fact Sheet No. 10 - Construction & Building Management Commissioning handbooks</p> <p>ASHRAE and CIBSE ISO14001 – Environmental Management Systems</p> <p>International Organisation for standardisation www.melbournewater.com.au</p> <p>Keeping Our Stormwater Clean: A Builder's Guide</p>			



Applicant Response Guidelines

Project Information:

Applicants should state the property address and the proposed development's use and extent. They should describe neighbouring buildings that impact on or may be impacted by the development. It is required to outline relevant areas, such as site permeability, water capture areas and gross floor area of different building uses. Applicants should describe the development's sustainable design approach and summarise the project's key ESD objectives.

Environmental Categories:

Each criterion is one of the 10 Key Sustainable Building Categories. The applicant is required to address each criterion and demonstrate how the design meets its objectives.

Objectives:

Within this section the general intent, the aims and the purposes of the category are explained.

Issues:

This section comprises a list of topics that might be relevant within the environmental category. As each application responds to different opportunities and constraints, it is not required to address all issues. The list is non-exhaustive and topics can be added to tailor to specific application needs.

Assessment Method Description:

Where applicable, the Applicant needs to explain what standards have been used to assess the applicable issues.

Benchmarks Description:

The applicant is required to briefly explain the benchmark applied as outlined within the chosen standard. A benchmark description is required for each environmental issue that has been identified as relevant.

How does the proposal comply with the benchmarks?

The applicant should show how the proposed design meets the benchmarks of the chosen standard through making references to the design brief, drawings, specifications, consultant reports or other evidence that proves compliance with the chosen benchmark.

ESD Matters on Architectural Drawings:

Architectural drawings should reflect all relevant ESD matters where feasible. As an example, window attributes, sun shading and materials should be noted on elevations and finishes schedules, water tanks and renewable energy devices should be shown on plans. The site's permeability should be clearly noted. It is also recommended to indicate water catchment areas on roof- or site plans to confirm water re-use calculations.

Attachment 8 - PLN18/0990 - 419 Fitzroy Street, Fitzroy - ESD additional advice



Date: 4 July 2019

Property Address: 419 Fitzroy Street, Fitzroy

Application No: PLN18/0990

ESD Comments – Gavin Ashley

COMMENTS:

The building overall is of quite good quality with well managed glazing ratios.

I have reviewed Scott's comments and although I don't disagree with any of his comments, I consider some are more important to get an outcome on at VCAT than others. These include at minimum:

- Obtaining a commitment to a JV3 report to be provided which demonstrates 10% improvement over NCC 2016 standards, with consideration of commitment to the NCC 2019 standards.
- Confirmation that all rooms will accommodate dual waste streams
- The stormwater system relies on a proprietary system for meeting the BPEMG - unless this has been specifically approved by Melbourne Water another stormwater treatment approach should be used, preferably one which also contributes to reduction in potable water demand e.g. through connection to toilet flushing
- No recycling target has been set during construction. A recycling target of at least 70% (by mass) is sought.

Attachment 9 - PLN18/0990 - 419 Fitzroy Street Fitzroy WMP comments



Property Address: 419 Fitzroy Street, Fitzroy

Application No: PLN18/0990

CITY WORKS BRANCH – COMMENTS ON WMP

PATRICK ORR

COMMENTS:

The waste management plan for 419 Fitzroy St, Fitzroy authored by Leigh Design and dated 12/12/18 is satisfactory from a City Works branch's perspective.

Regards,

Patrick Orr
Acting Services Contracts Coordinator
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



Attachment 10 - PLN18/0990 - 419 Fitzroy Street Fitzroy - TFV Referral Response



Department of Transport

GPO Box 2392
Melbourne, VIC 3001 Australia
Telephone: +61 3 9651 9999
www.transport.vic.gov.au
DX 201292

File: FOL/19/25665
Ref: HTFV2019/0162

Chris Stathis
Senior Statutory Planner
City of Yarra

Chris.Stathis@yarracity.vic.gov.au

Dear Chris,

**YARRA PLANNING SCHEME
PLANNING APPLICATION NO: PLN180990
PROPOSAL: RESIDENTIAL HOTEL
ADDRESS: 419 FITZROY STREET FITZROY**

Thank you for your email dated 5th April 2019 referring the above application to the Head, Transport for Victoria pursuant to Section 55 of the *Planning and Environment Act 1987*.

The Head, Transport for Victoria, pursuant to Section 56(1) of the *Planning and Environment Act 1987* **does not object** to the grant of a planning permit.

Should you require any further clarification, please feel free to contact James Noy on telephone 03 8392 7984 or email james.noy@ecodev.vic.gov.au.

Yours sincerely

MARK BURTON
Manager Place Planning & Referrals
Delegate of the Head, Transport for Victoria

29 / 4 / 2019

cc:



Attachment 11 - PLN18/0990 - 419 Fitzroy Street, Fitzroy - Heritage referral comments

**City of Yarra
Heritage Advice**

Application No.: PLN18/0990
Address of Property: 419 Fitzroy Street, Fitzroy
Planner: Chris Stathis
Yarra Planning Scheme References: Clauses 43.01 and 22.02
Heritage Overlay No. H0334 **Precinct:** South Fitzroy

Level of significance

No. 419 Fitzroy Street, a factory and hard stand car park which appears to have been constructed c. 1960-70s, is not listed in Appendix 8, *City of Yarra Review of Heritage Overlay Areas 2007*. (Rev. May. 2018) and therefore is assumed to be Non-contributory.



Figure 1 The subject site, viewed from the north-east corner of Rose and Fitzroy Streets, comprises the at grade car park in the foreground and the large (low) building abutting it.

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Figure 2 The south part of the site: the temporary structure (black) on the site will also be demolished. Note the small inter-War commercial building (artist's studio) abutting the south boundary. There are single and double storey heritage dwellings beyond (south) the site in Fitzroy Street.

Proposal

Demolition of all existing fabric and construction of a 7 level building, above a basement, for use as a hotel.

Drawing Numbers

19 pages of drawings prepared by Woods Bagot and with no Council date stamp but drawings variously indicated as SK1200, Rev. A, dated 14/12/18; SK1100, SK1150, SK2202, SK2203, SK2205, SK2207, SK2209, SK2210, SK3200, SK3201, SK3202, SK3203, SK3210, SK3211, SK4200, SK4201, Rev. B, dated 06/02/19; SK0000, SK2201, Rev. C, dated 27/02/19.

Context Description

The subject site is on the south-west corner of Fitzroy and Rose Streets. This part of Fitzroy and Rose Streets is mixed and contains some factories, some without roofs and used as car parks; recent apartments up to 6 storeys, some behind retained industrial facades and some with new street frontages; a site under construction; the Rose Street Market, bar and café and some other cafés. In Fitzroy Street, opposite the subject site is the Former Wesleyan Church at No. 406-408 Fitzroy Street which is Individually significant; a Victorian dwelling used as a café and some single and double-storey Victorian dwellings, including a small inter-War commercial building (artist's studio) abutting the south boundary in Fitzroy Street.

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New development has principally occurred on former industrial sites, of different eras, which replaced the earlier Victorian development, and while the remaining Victorian building stock still has a presence which needs to be respected, the area has taken on a different, somewhat Bohemian/edgy character as a result of the more recent development, the cafés and the Rose Street Market. Therefore there is considerable scope for new built form provided that it is respectful and fits in with the immediate surrounds.

Refer to the photographs at the end of this advice.

Assessment of Proposed WorksDemolition

Demolition as proposed raises no heritage concerns.

Proposed works*Built form (height/setbacks)*

Most if not all buildings in the immediate surrounds are built to all boundaries so a zero setback at the Ground to Level 02 is appropriate. The front and side setbacks of 3 – 4.5 metres at Levels 03 and 06 will assist in reducing visual bulk on a corner site and in a narrow street (Rose Street), and will reduce any visual encroachment with regard to No. 76 Rose Street in views towards the west along Rose Street. The rear setbacks of 14.075 metres at Levels 03 and 04 and 18.495 metres at Levels 05 and 06 are appropriately respectful of the abutting Victorian cottage/artist's studio at No. 405 Fitzroy Street.

Any rooftop plant is unlikely to have any visual effect insofar as the streetscape is concerned and in any critical views will be obscured by the rooftop terrace pergola.

The overall height of 26.54 metres, i.e. 7 levels plus the pergola, is acceptable in this context only because of the context i.e. there are apartment buildings of a similar, or maybe slightly higher, height in, or under construction, in the immediate vicinity in Rose Street and therefore the proposed building will not be out-of-keeping in respect of height.

The generally blocky design will also be in-keeping with the immediate surrounds where there are generically similar buildings and with balconies; and blocky industrial buildings or remnants thereof. The hotel lobby and dining area at the north and north-east of the site will also be in-keeping with the range of small cafés at street level in the immediate context, and while more of a neighbourhood character than a heritage issue, there are likely to be positive synergies.

Façade Treatment, Colours and Materials

The elevations are proposed to be clad in perforated panels of "Solid and Perforated Weathered Steel" (CD 01), similarly the balustrading is to be weathered steel (MW 01) and also vertical louvres (MW 05), gate (MW 06) and window frames (WD 02). What is weathered steel exactly? Pre-rusted Corten? If so, there are poor examples of this in Yarra e.g. Church Street, Richmond. This is not appropriate.

What colour is intended?

The materials are indicated so generically, and no colour specified for the weathered steel elements, that it is impossible to gain any reasonable, let alone accurate, understanding of the final appearance of this building which needs to positively respond to the existing context

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(transition from industrial to apartments) and the emerging context (apartments clad in a variety of durable and pleasant materials). Similarly, the perforation densities of the panels are indicated only as varying. Does this mean small and large round holes or what? There are numerous examples in Yarra e.g. former GTV site in Richmond, Peel/Stanley Streets, Collingwood, where metal mesh/perforated panels gather urban detritus and are not maintained, especially where they are not easily accessible as will be the case here, and even when they are, and their appearance is unsightly and an unworthy contribution to the heritage streetscape.

The proposed building, being on a corner site, is likely to be dominant rather than visually recessive, because of its size and high degree of visibility, and the finishes, particularly the expanse of cladding, needs to be an appropriate response to the public realm. Specific details of the cladding and finishes i.e. all elements proposed to be weathered steel and perforated metal, or preferably some other materials which will make a long-lasting aesthetic contribution to the streetscape, must be provided.

Recommendation / Comments:

Approved but only subject to:

Specific details of the cladding, finishes and colours i.e. all elements proposed to be weathered steel and perforated metal, must be provided to the satisfaction of the Responsible Authority.

Some other materials would be preferred – the street presentation can be quite contemporary but not dominant, rather an aesthetic and subtle contribution would be appropriate.

Signed:



Robyn Riddett

Director – Anthemion Consultancies

Date: 16 May, 2019.

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Figure 3 The south-east corner of Fitzroy and Rose Streets opposite the subject site. No. 76 Rose Street is a Victorian dwelling now used as a café. The gabled building is the Former Wesleyan Church at No. 406-408 Fitzroy Street which is Individually significant.



Figure 4 The north-east corner of Fitzroy and Rose Streets, diagonally opposite the subject site and opposite No. 76 Rose Street, is a former industrial building now used as an open-air car park.

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Figure 5 The south side of Rose Streets looking east towards the subject site.



Figure 6 No. 46-52 Rose Street: a 6 storey apartment building retained behind a former industrial façade.

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Figure 7 No. 42-54 Rose Street: 3, possibly 4, storey apartment building in a distinctive contemporary design.



Figure 8 No. 71-73 Rose Street, a 3 storey apartment building on the north-west corner of Fitzroy and Rose Streets opposite the subject site.

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Figure 9 No. 63-69 Rose Street, 3 storey town houses. Note the site under construction on the left – I am not aware of what is being constructed.



Figure 10 No. 48 (right) Rose Street and a construction site to the west both containing multi-level apartments.

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Attachment 12 - PLN18/0990 - 419 Fitzroy Street, Fitzroy - Strategic Transport referral comments



Planning Referral

To: Julian Wearne
From: Julian Wearne
Date: 28/05/2019
Subject: Strategic Transport Comments
Application No: PLN18/0990
Description: Development of the land for the construction of a residential hotel
Site Address 419 Fitzroy Street, Fitzroy

I refer to the above Planning Application referred on 12/03/2019, and the accompanying Traffic report prepared by GTA Consultants in relation to the proposed development at 419 Fitzroy Street, Fitzroy. Council's Strategic Transport unit provides the following information:

Access and Safety

No significant access or safety issues have been noted.

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
Residential building (other than specified in the table)	lodging rooms	In developments of four or more storeys, 1 resident space to each 10 lodging rooms	13 resident spaces	13 resident / employee spaces
		In developments of four or more storeys, 1 visitor space to each 10 lodging rooms	13 visitor spaces.	13 visitor spaces

The development provides the number of spaces required by the planning scheme.

Adequacy of visitor spaces

13 spaces are noted as visitor bicycle parking spaces. The provision of the visitor spaces is adequate given:

- The number of spaces meets the statutory requirement.
- The spaces meet the Australian Standards for clearance and accessways.
- Whilst it is preferred that visitor spaces are provided as horizontal, at grade spaces, it is acceptable that the majority of visitor bike parking is provided as hanging spaces due to the site constraints and the presence of nearby on-street visitor bike parking.

Adequacy of employee spaces

Number of spaces

The number of resident/employee spaces meets the statutory requirement and is supported.

Design and location of employee spaces and facilities

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Employee/resident (hotel guest) spaces are generally adequately located and designed for the following reasons:

- Resident/employee bicycle parking is provided at Basement 1, with access provided via the lift-shaft.
- The spaces appear to be located in a facility which can be set to require secure access.
- The spaces and accessway dimensions meet AS2890.3 standards.

However, the following concern is noted and should be addressed:

- there are six doors between the entrance to the 'Egress Route' and the staff bicycle parking facility. Navigating doors whilst wheeling bikes can be difficult especially when doors are located closely together.

Electric vehicles / share cars / other relevant topics?

Council's BESS guidelines encourage the use of fuel efficient and electric vehicles (EV). Whilst it is acceptable no EV charging points are installed during construction, to allow for easy future provision for electric vehicle charging, all car parking areas 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.

Recommendations

The following should be shown on the plans before endorsement:

1. The number of doors between the entrance to the 'Egress Route' and bike store significantly reduced, or detail on door automation which will allow staff to navigate these doors.
2. A minimum 40A single phase electrical sub circuit should be installed to car parking areas to allow for the easy future provision of electric vehicle charging.

Regards

Julian Wearne

Sustainable Transport Officer
Strategic Transport Unit

Attachment 13 - PLN18/0990 - 419 Fitzroy Street, Fitzroy - Traffic referral comments on shared zone

Stathis, Chris

From: Tran, Uyen
Sent: Tuesday, 18 June 2019 1:47 PM
To: Stathis, Chris
Cc: Karen Wong
Subject: FW: PLN18/0990 - 419 Fitzroy Street Fitzroy - Comments on the development's interface with the proposed Rose Street Shared Zone

Hi Chris

Apologies for not getting back to you earlier. Please see our comments below:

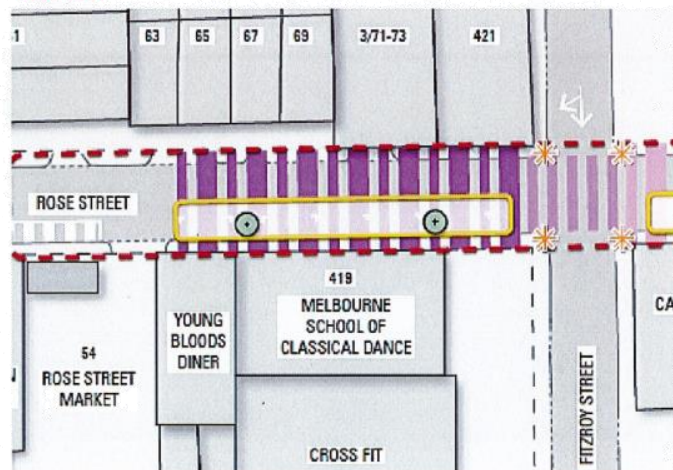
- Is the proposed ground floor interface along Rose Street supported when taking into account the proposed Rose Street Shared Zone? If not, please clarify reasons for this position. Refer to the red circled area in the first screenshot below.

The ground floor interface along Rose Street is supported. The proposed activities are within their boundary and would unlikely impact the shared zone.

- Section 6.2.3 of the traffic report states that two on-street car spaces on the Rose Street frontage will be converted from '2P' parking to short stay parking that would allow for taxis and Ubers to drop off patrons to the proposed hotel. Is this supportable? Assuming completion of the Rose street Shared Zone project, will there be any spaces along the subject site's Rose Street frontage to accommodate for this?

The spaces at the frontage of the development are likely to be removed as part of the shared zone project. I would recommend they have their valet area/drop off area on Fitzroy Street. The current restriction is 2P (7AM-7PM) and permit zone. We could have the area as short time stay and permit zone resuming after 7PM.

T LAYOUT



JOINT VISUALISATION

We've also noted that the ramp access to their basement allows passage of one car only. We recommend they provide a warning system.

Thanks Chris.