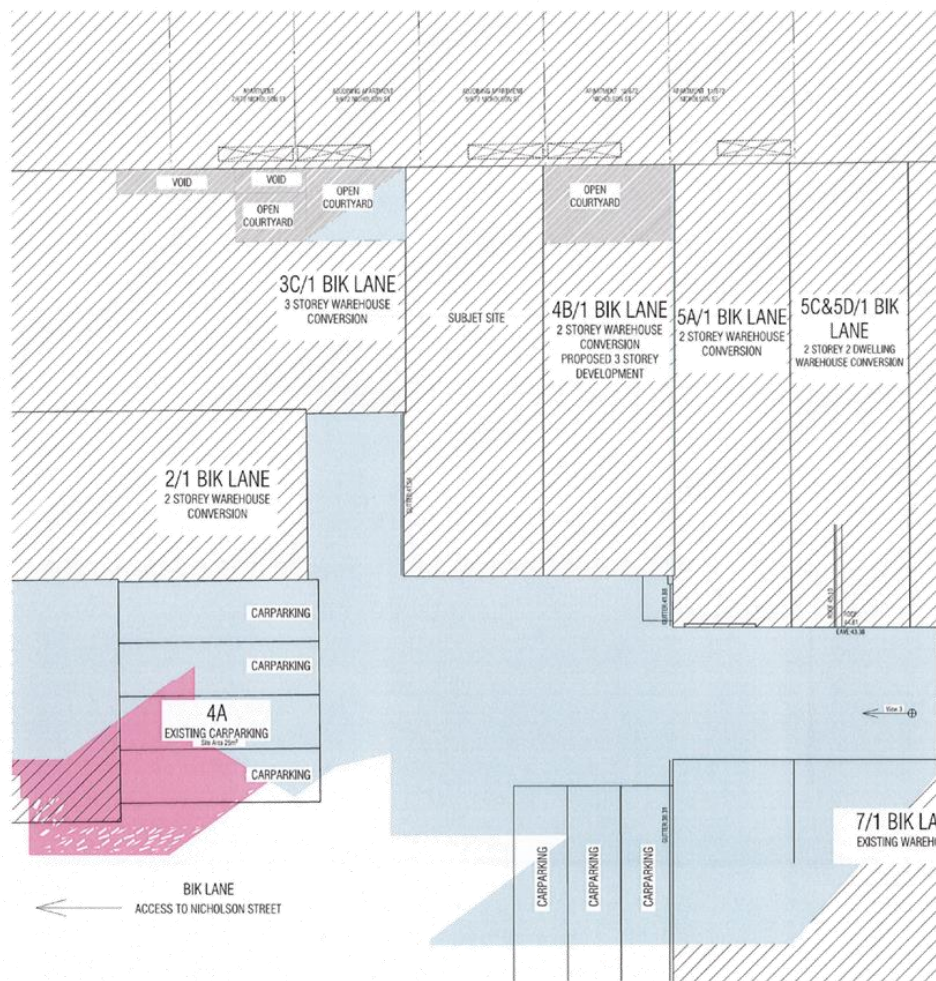


## **Appendix A Scaled Drawings**

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Attachment 3 - PLN180611 - 4A 1 Bik Lane, Fitzroy North - Sketch Plans - 17 May 2019



3 9 AM PROPOSED SHADOWS  
SCALE 1:200@A3

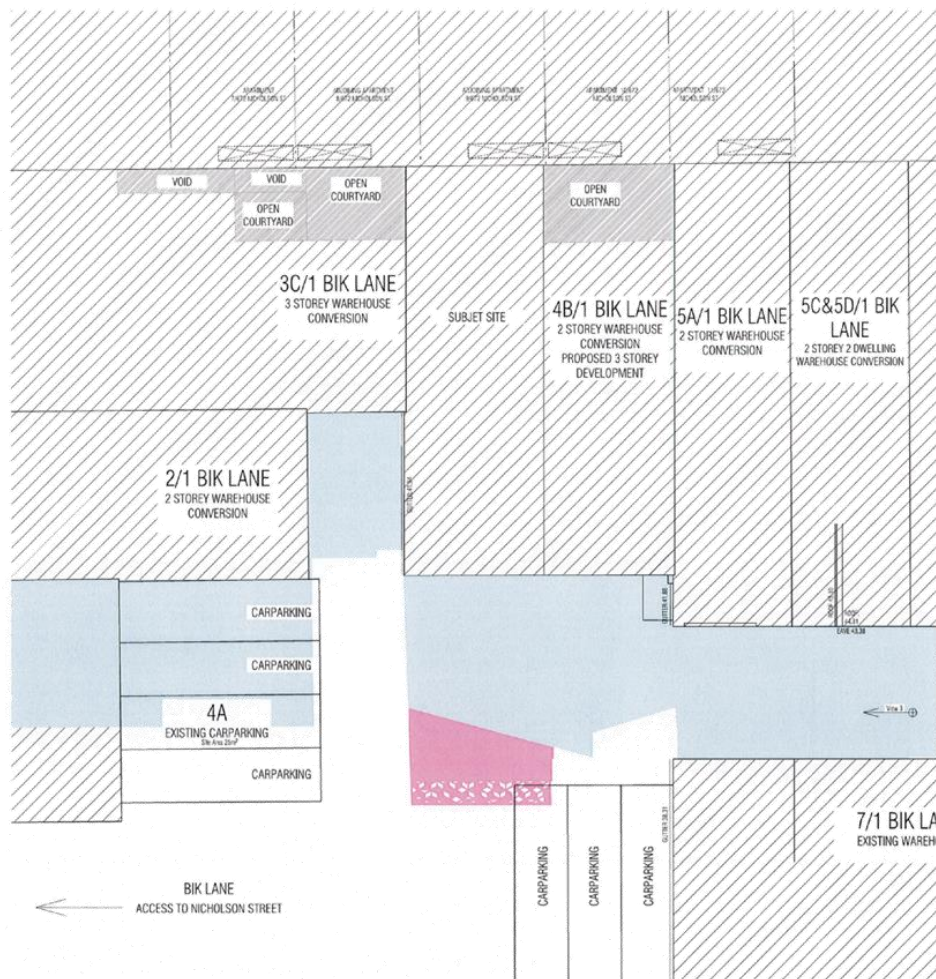


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17 MAY 2019

EXISTING SHADOWS  
PROPOSED ADDITIONAL SHADOWS

4A/1Bik Lane | SHADOWS PROPOSED SEPT 22 | NOT TO SCALE

Attachment 3 - PLN180611 - 4A 1 Bik Lane, Fitzroy North - Sketch Plans - 17 May 2019

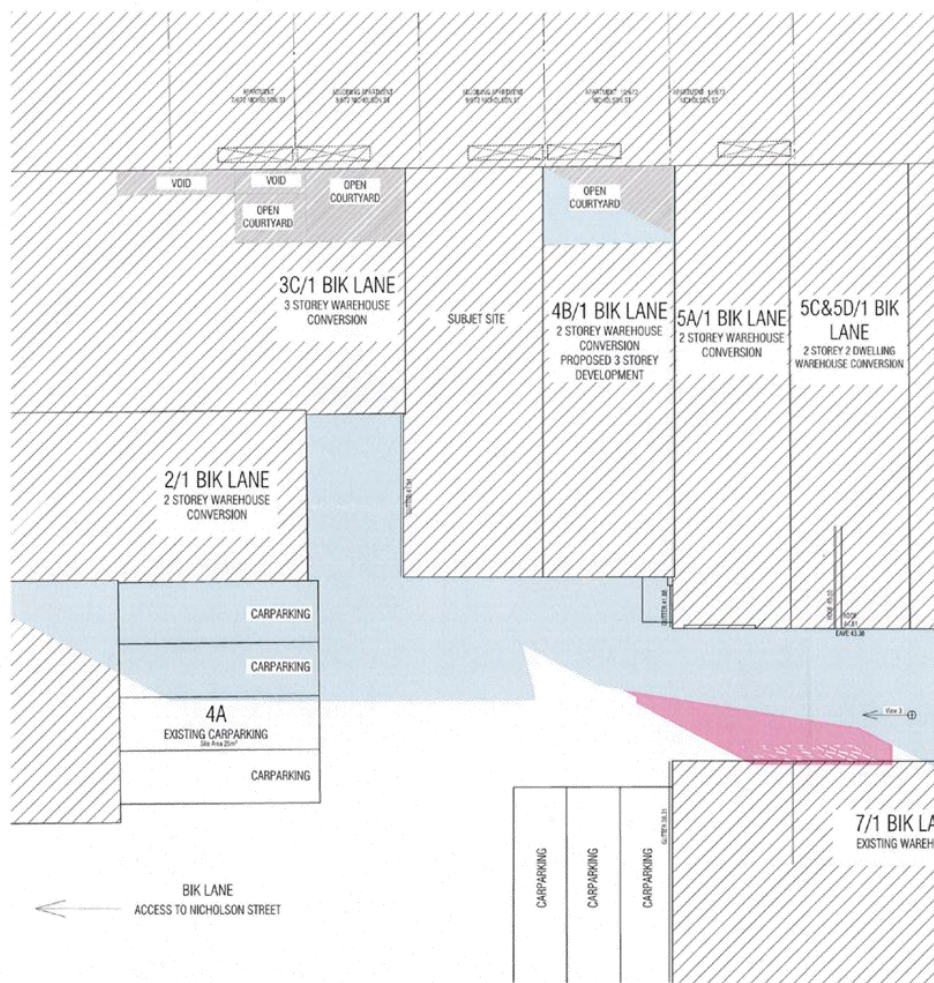


5 12 NOON PROPOSED SHADOWS  
SCALE 1:200@A3



EXISTING SHADOWS  
PROPOSED ADDITIONAL SHADOWS

Attachment 3 - PLN180611 - 4A 1 Bik Lane, Fitzroy North - Sketch Plans - 17 May 2019



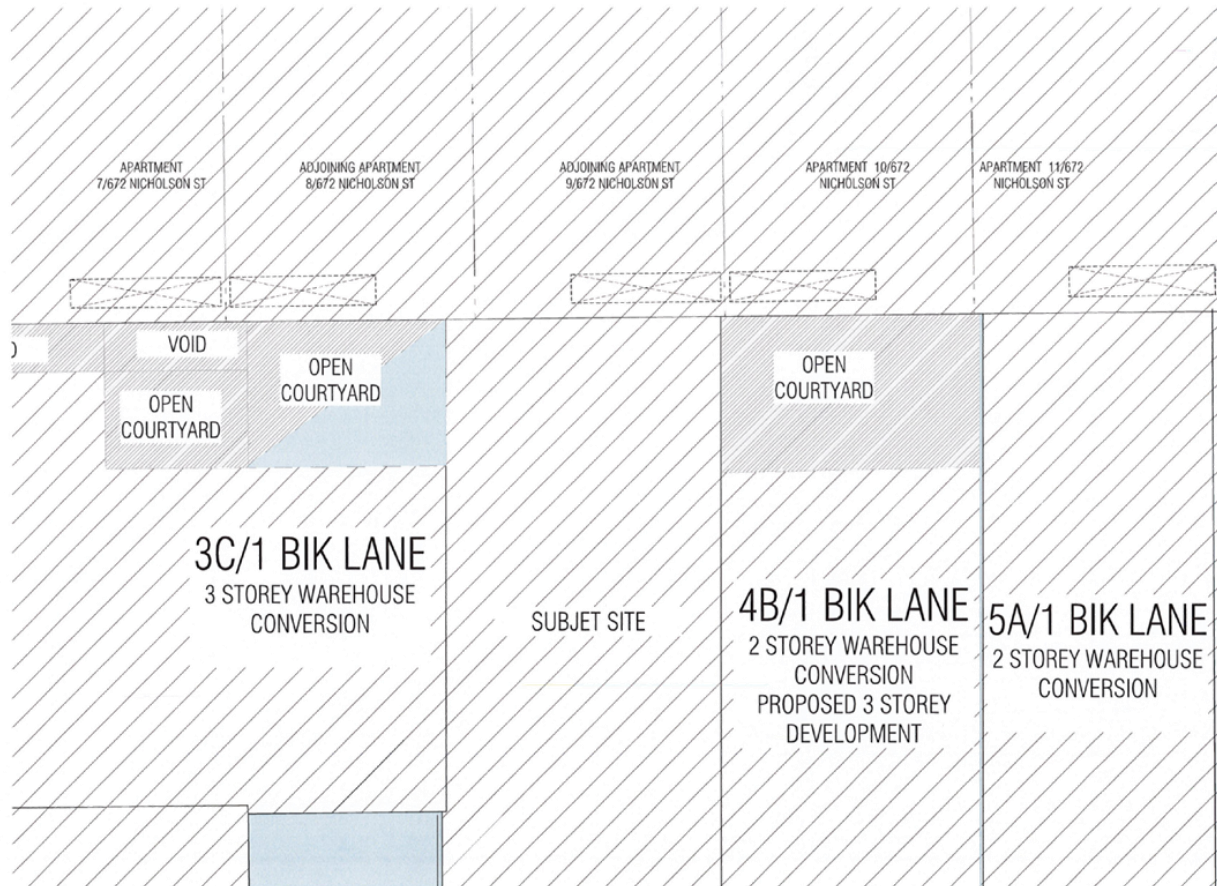
4  
 3 PM PROPOSED SHADOWS  
 SCALE 1:200@A3



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 17 MAY 2019  
 EXISTING SHADOWS  
 PROPOSED ADDITIONAL SHADOWS

4A/1Bik Lane | SHADOWS PROPOSED SEPT 22 (2) | NOT TO SCALE

Attachment 3 - PLN180611 - 4A 1 Bik Lane, Fitzroy North - Sketch Plans - 17 May 2019

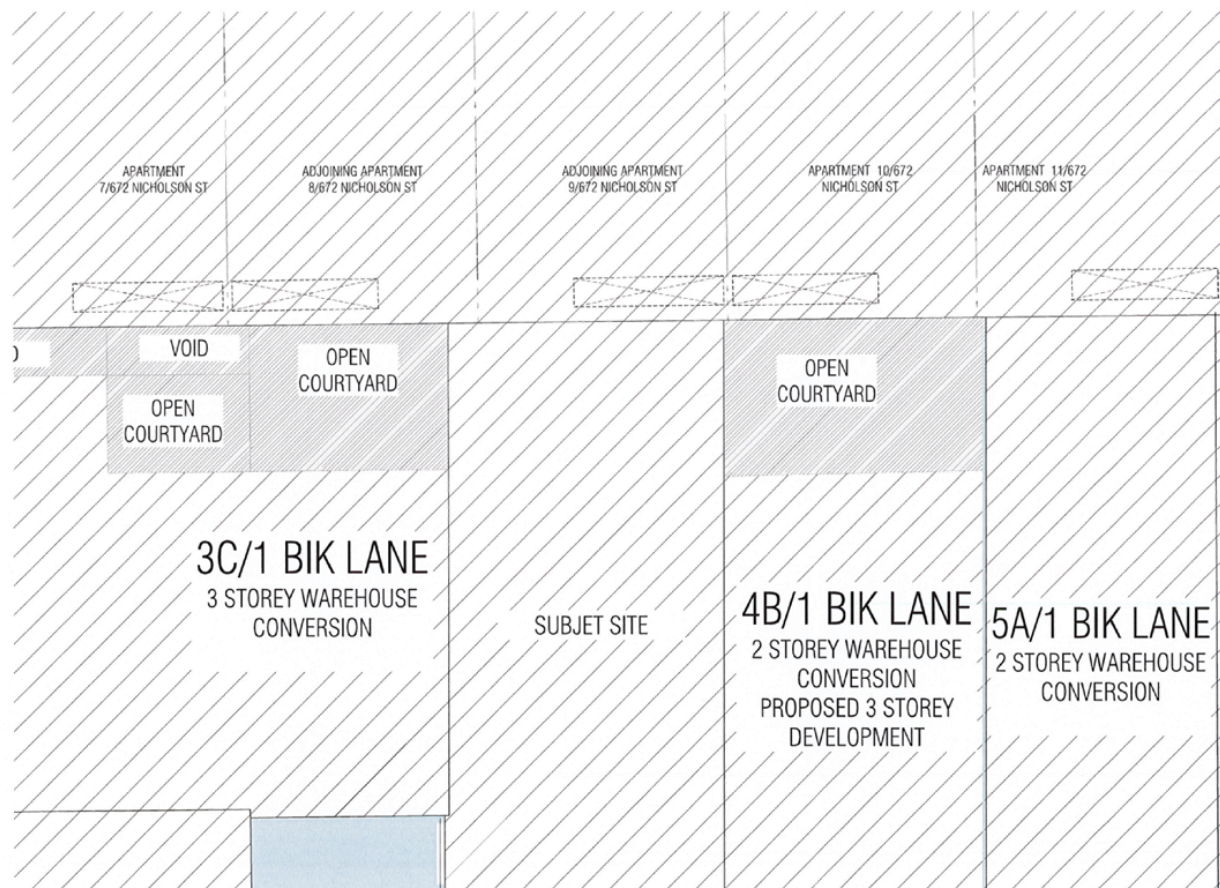


3 9 AM PROPOSED SHADOWS  
SCALE 1:100@A3



4A/1Bik Lane | SHADOWS PROPOSED SEPT 22 (5) | NOT TO SCALE

Attachment 3 - PLN180611 - 4A 1 Bik Lane, Fitzroy North - Sketch Plans - 17 May 2019



5  
-  
12 NOON PROPOSED SHADOWS  
SCALE 1:100@A3

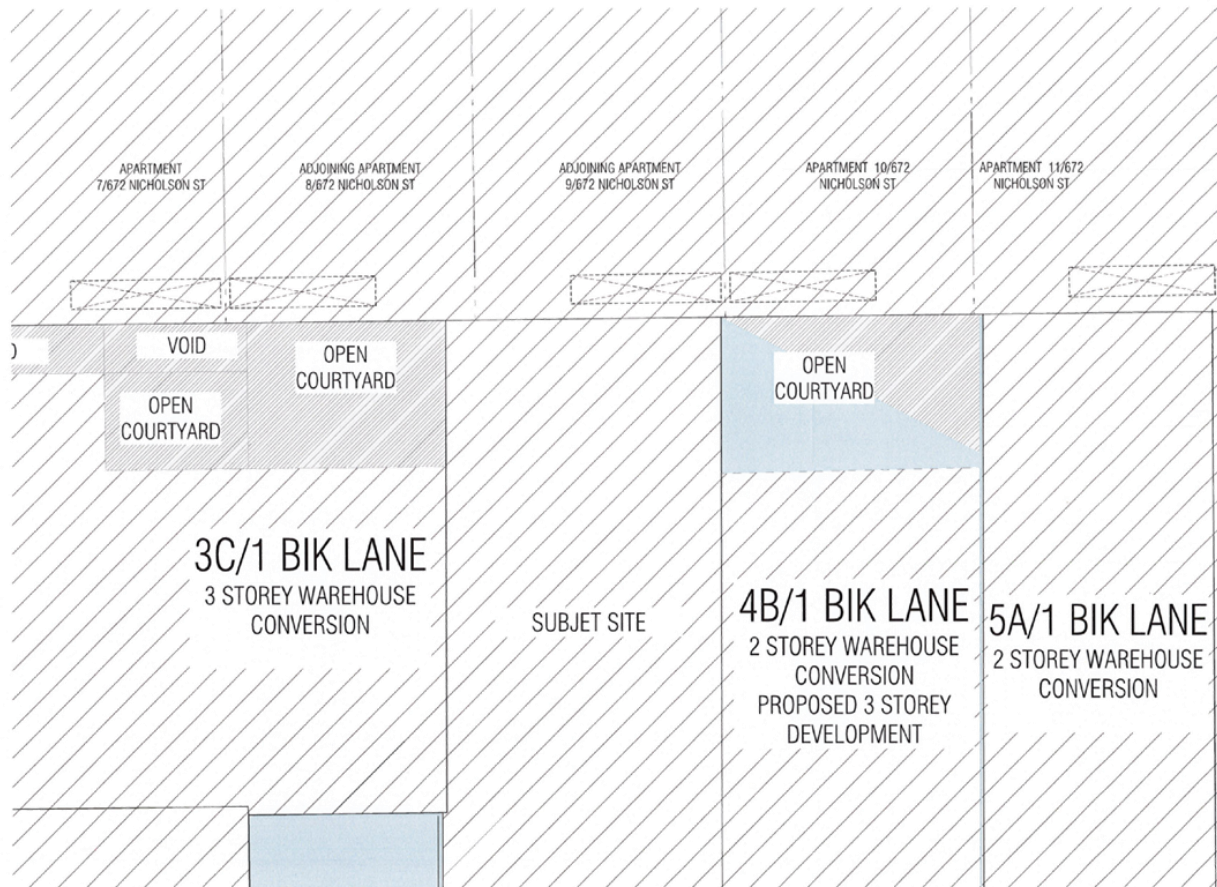


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17 MAY 2019

- EXISTING SHADOWS
- PROPOSED ADDITIONAL SHADOWS

4A/1Bik Lane | SHADOWS PROPOSED SEPT 22 (4) | NOT TO SCALE

Attachment 3 - PLN180611 - 4A 1 Bik Lane, Fitzroy North - Sketch Plans - 17 May 2019



5 3 PM PROPOSED SHADOWS  
SCALE 1:100@A3



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17 MAY 2019

- EXISTING SHADOWS
- PROPOSED ADDITIONAL SHADOWS

4A/1Bik Lane | SHADOWS PROPOSED SEPT 22 (3) | NOT TO SCALE



Attachment 4 - PLN180611 - 4A 1 Bik Lane, Fitzroy North - Sketch Plans - 5 July 2019

**O'Reilly, Gary**

**From:** Ashleigh <ashbriggs@hotmail.com>  
**Sent:** Friday, 5 July 2019 3:42 PM  
**To:** O'Reilly, Gary  
**Subject:** Fw: 4A/1 Bik Lane  
**Attachments:** 190705 SHADOWS.pdf

RECEIVED  
 5 JUL 2019

Afternoon Gary,

Just following up on the modelling of the shadows.

Thanks for pointing us to balcony heights. We had one of the two 3C balconies heights too low in our previous modelling. The other balcony at 3C and 4B were at the correct heights.

Please find the amended shadow heights attached

The open courtyard for 4B/1 Bik lane is flush with the first floor level of 4B/1 Bik Lane at RL39.17 . In the current existing condition the courtyard abuts a 5 meter party wall. Please Refer to drawings attached. In the section we have shown the **worst** case scenario for clarity.

The larger courtyard for 3C/1 Bik lane is higher than the first floor level of 3C/1 Bik Lane at RL41.81 which is still lower than the existing party wall. Please refer to section for worst case scenario.

Apologies for the delay. We remodelled and recalculated all of our shadows. We can provide some more 3Ds at a later date for clarity if required.

Please note the following parameters for shadows for 9:00am Sept 22

City of Melbourne

22.Sep.2019 09:00 UTC+10 >|<

**Solar data for the selected location**

Dawn:	05:44:41
Sunrise:	06:10:32
Culmination:	12:13:11
Sunset:	18:16:26
Dusk:	18:42:20
Daylight duration:	12h5m54s
Distance [km]:	150.188.423
Altitude:	31.34°
Azimuth:	60.93°
Shadow length [m]:	1.64

And 3:00pm Sept 22

**Attachment 4 - PLN180611 - 4A 1 Bik Lane, Fitzroy North - Sketch Plans - 5 July 2019**

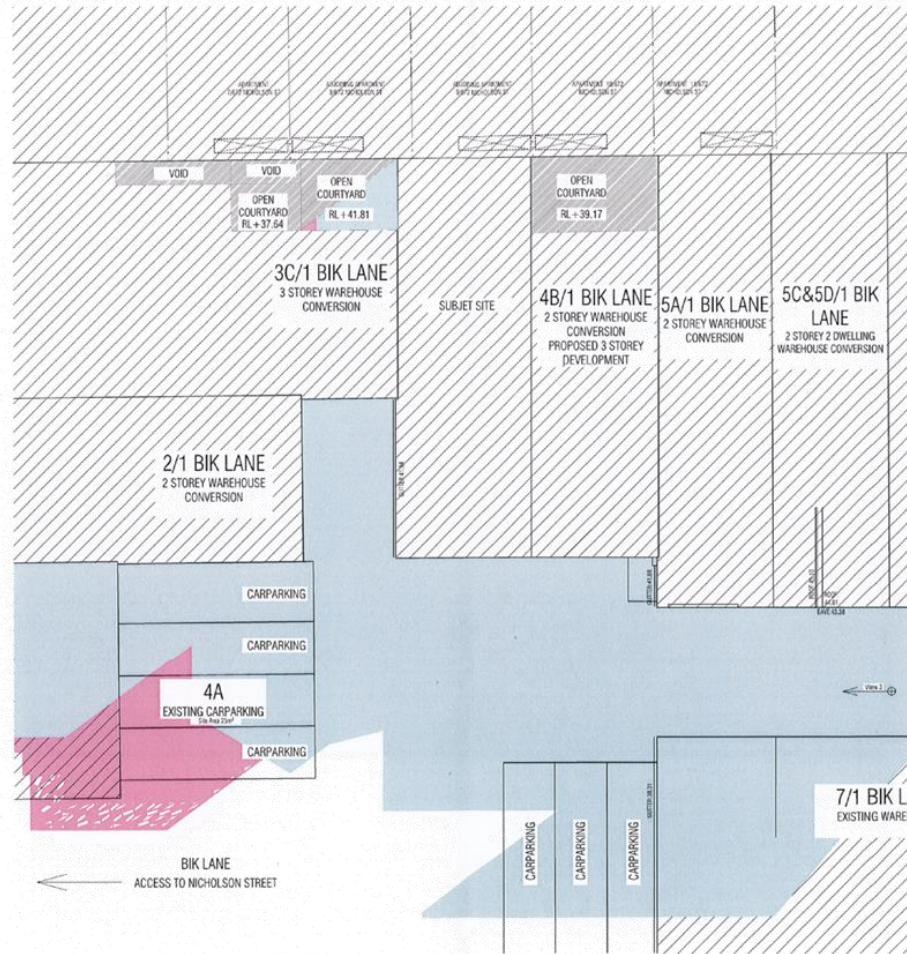


Attachment 4 - PLN180611 - 4A 1 Bik Lane, Fitzroy North - Sketch Plans - 5 July 2019

4A/1 BIK LANE FITZROY NORTH

2

SHADOWS



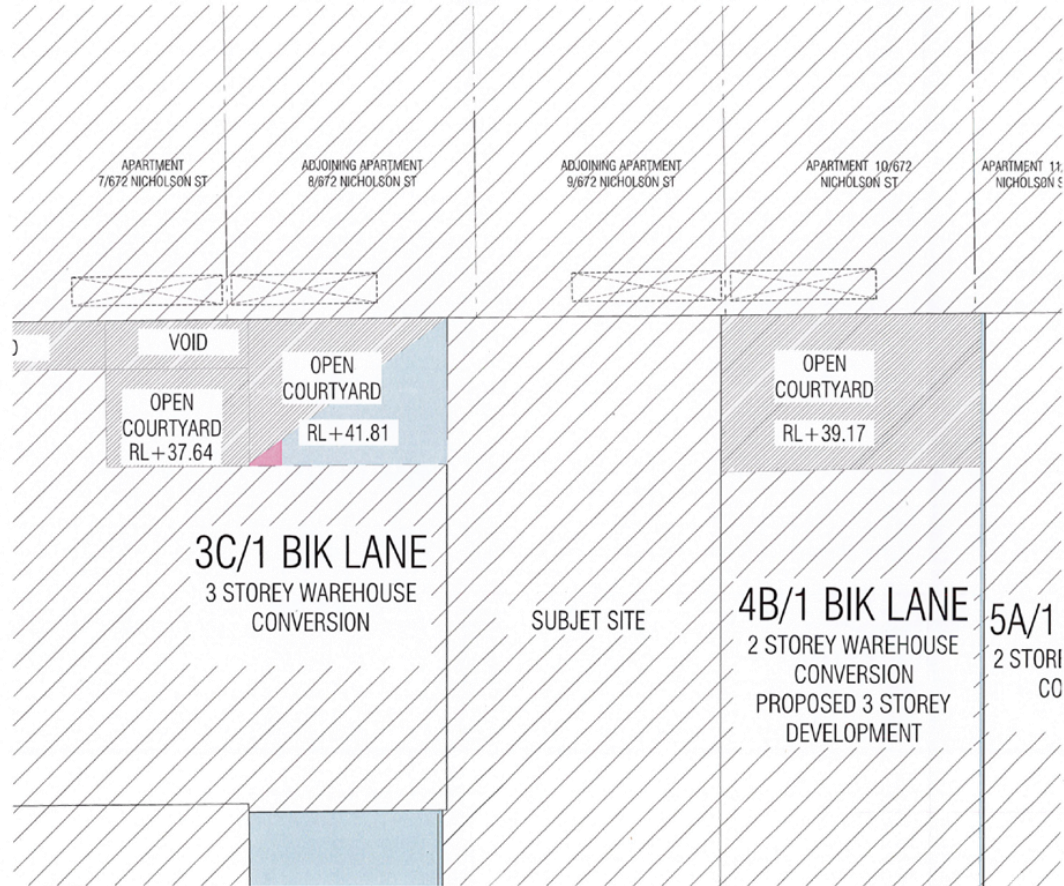
9:00AM SEPT 22

EXISTING SHADOWS  
 PROPOSED ADDITIONAL SHADOWS  
**RECEIVED**  
 5 JUL 2019

Attachment 4 - PLN180611 - 4A 1 Bik Lane, Fitzroy North - Sketch Plans - 5 July 2019

PROJECT  
4A/1 BIK LANE FITZROY NORTH

\*\*\*  
3



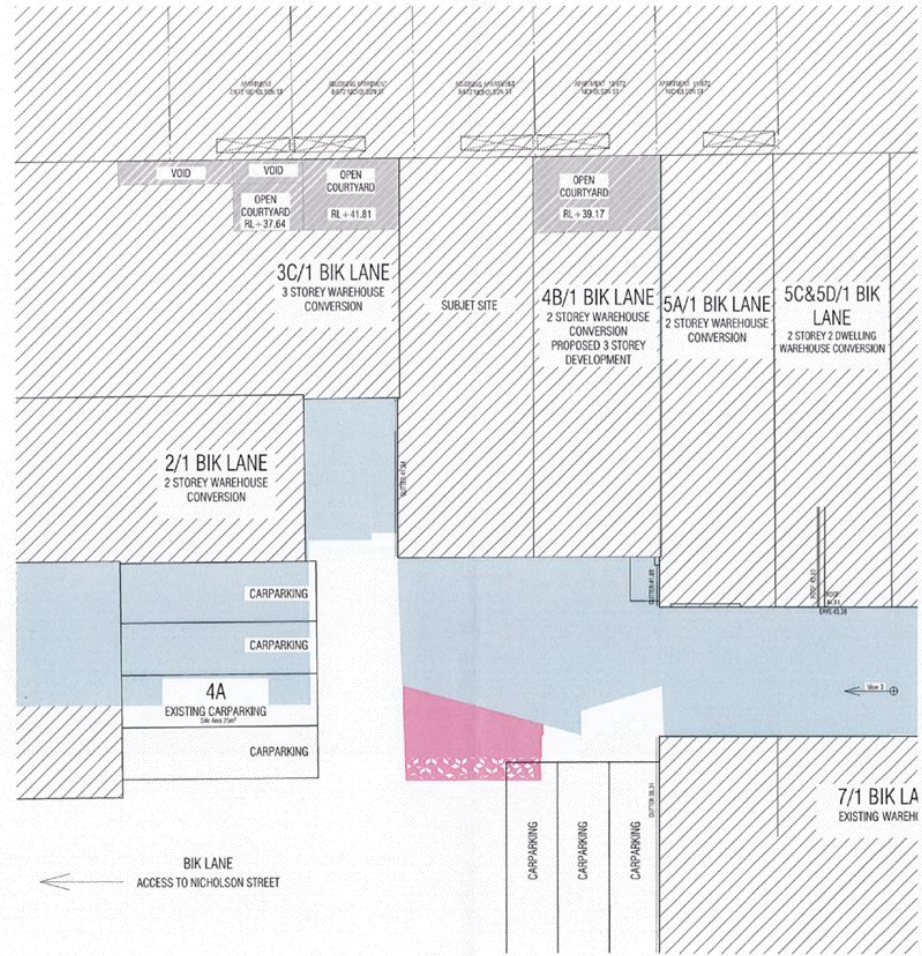
9:00AM SEPT 22

EXISTING SHADOWS  
PROPOSED ADDITIONAL SHADOWS  
**RECEIVED**  
5 JUL 2019

Attachment 4 - PLN180611 - 4A 1 Bik Lane, Fitzroy North - Sketch Plans - 5 July 2019

\*\*\*\*\*  
4A/1 BIK LANE FITZROY NORTH

\*\*\*\*  
4



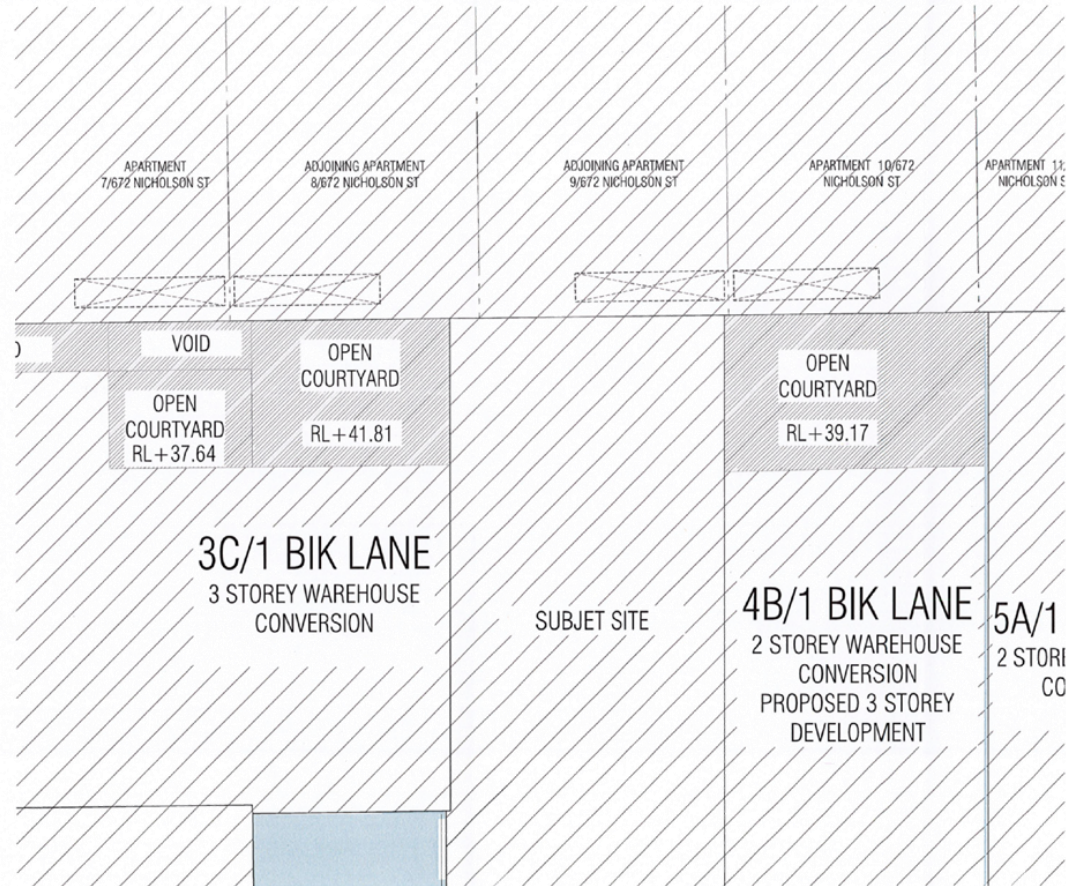
12 NOON SEPT 22

EXISTING SHADOWS  
PROPOSED ADDITIONAL SHADOWS  
**RECEIVED**  
5 JUL 2019

Attachment 4 - PLN180611 - 4A 1 Bik Lane, Fitzroy North - Sketch Plans - 5 July 2019

\*\*\*\*\*  
4A/1 BIK LANE FITZROY NORTH

\*\*\*\*\*  
5



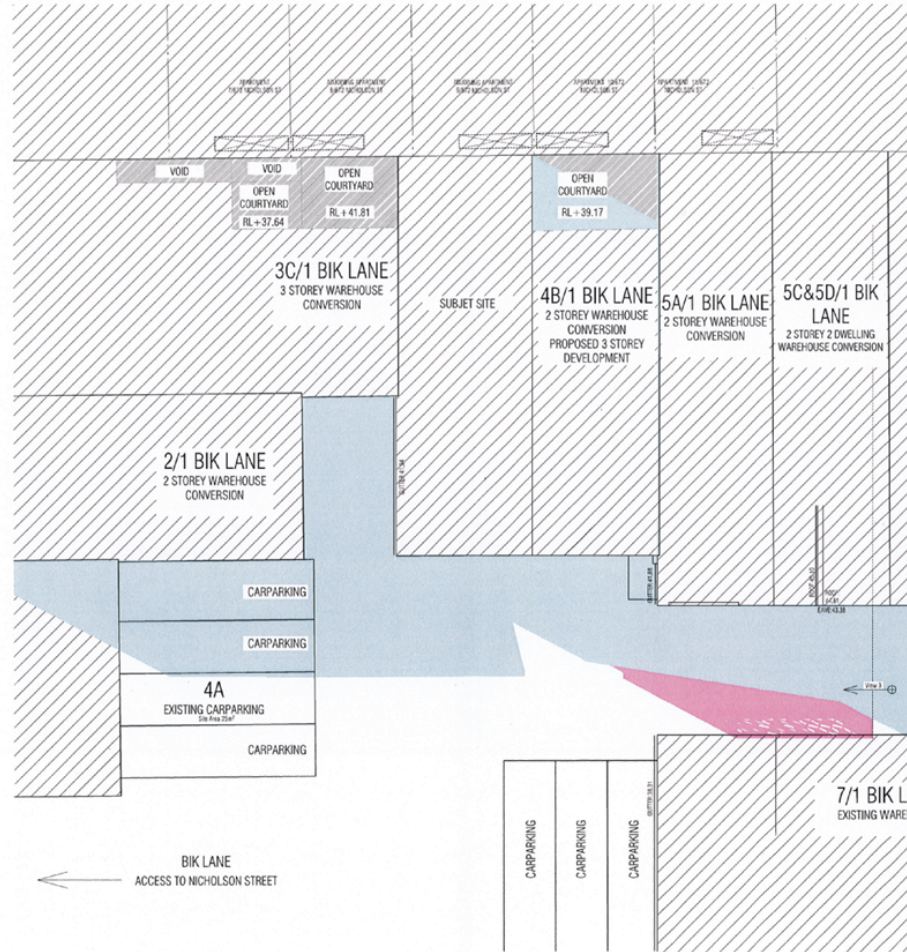
12 NOON SEPT 22

RECEIVED  
5 JUL 2019

Attachment 4 - PLN180611 - 4A 1 Bik Lane, Fitzroy North - Sketch Plans - 5 July 2019

4A/1 BIK LANE FITZROY NORTH

6



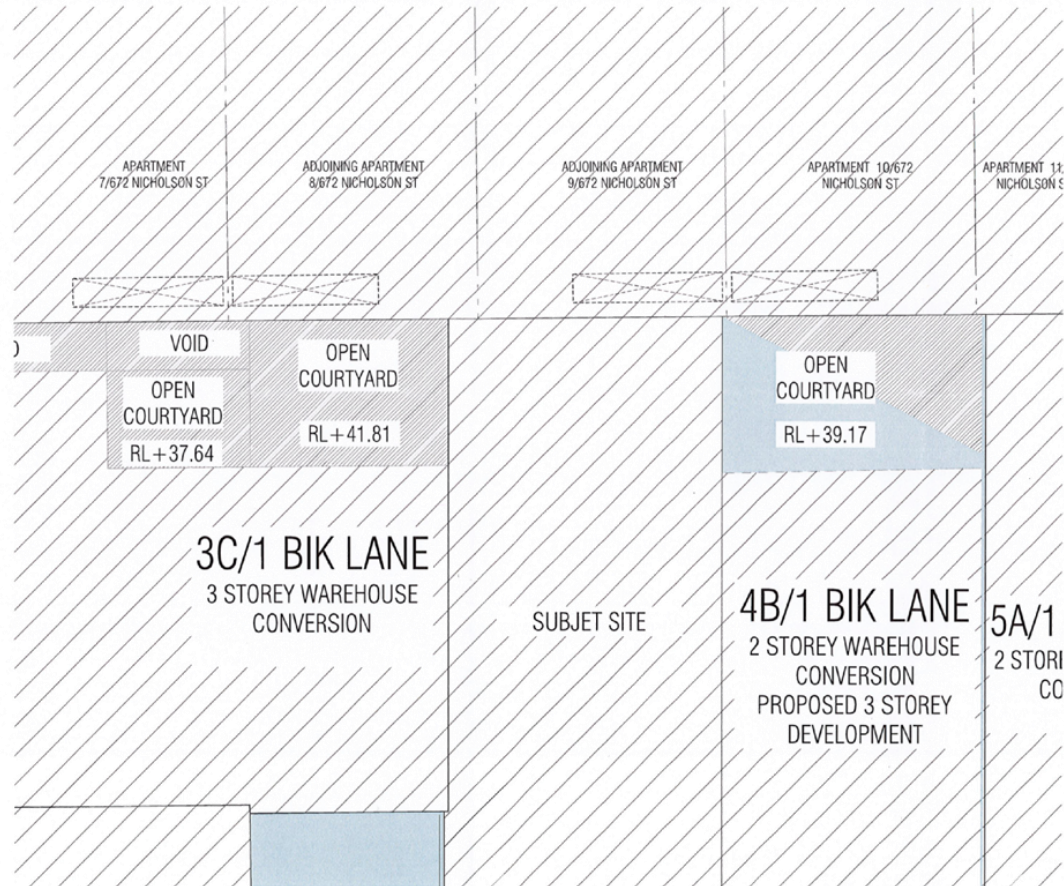
3:00PM SEPT 22

EXISTING SHADOWS  
PROPOSED ADDITIONAL SHADOWS  
**RECEIVED**  
5 JUL 2019

Attachment 4 - PLN180611 - 4A 1 Bik Lane, Fitzroy North - Sketch Plans - 5 July 2019

PROJECT  
4A/1 BIK LANE FITZROY NORTH

PAGE  
7



3:00PM SEPT 22

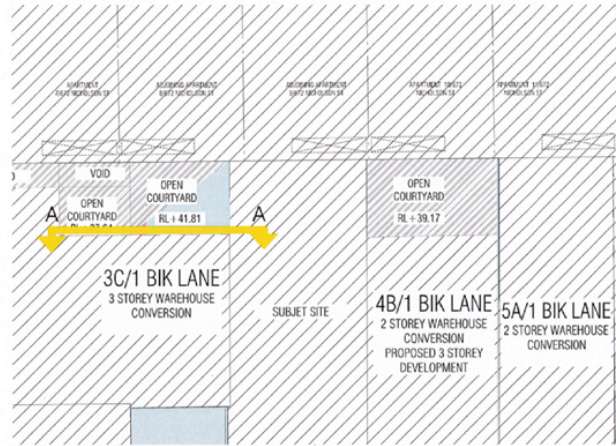
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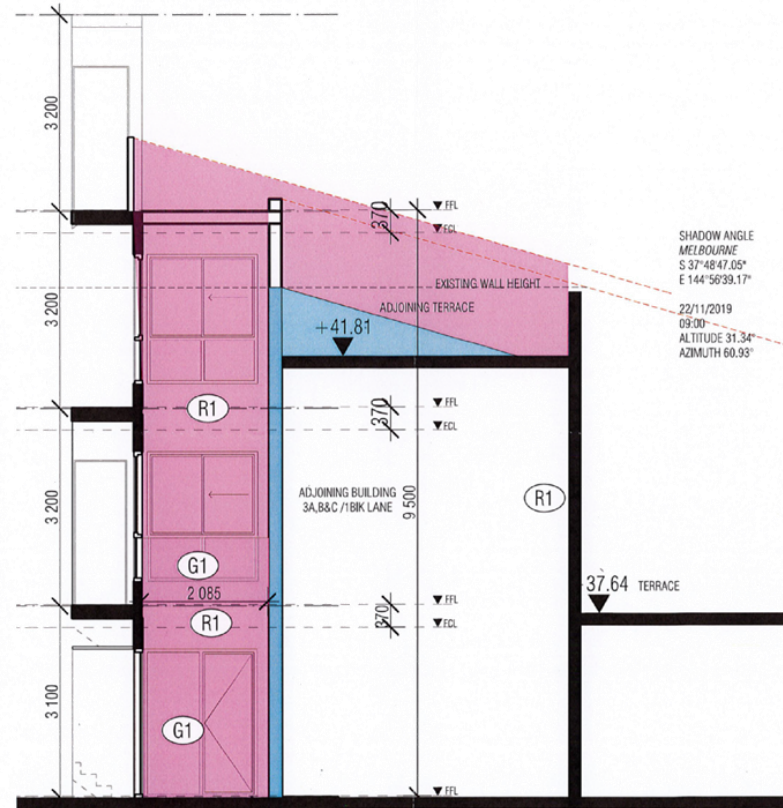


Attachment 4 - PLN180611 - 4A 1 Bik Lane, Fitzroy North - Sketch Plans - 5 July 2019

PROJECT  
4A/1 BIK LANE FITZROY NORTH



SECTION KEY



SHADOW ANGLE  
MELBOURNE  
S 37°48'47.05"  
E 144°56'39.17"

22/11/2019  
09:00  
ALTITUDE 31.34'  
AZIMUTH 60.93°

9:00AM SEPT 22

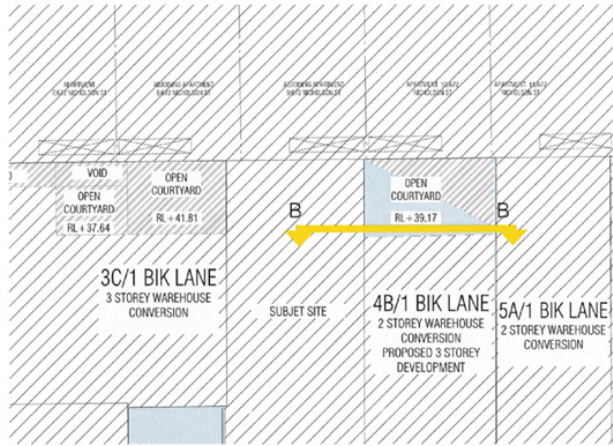
SECTION AA SHOWING MAX SHADOW

RECEIVED

5 JUL 2019

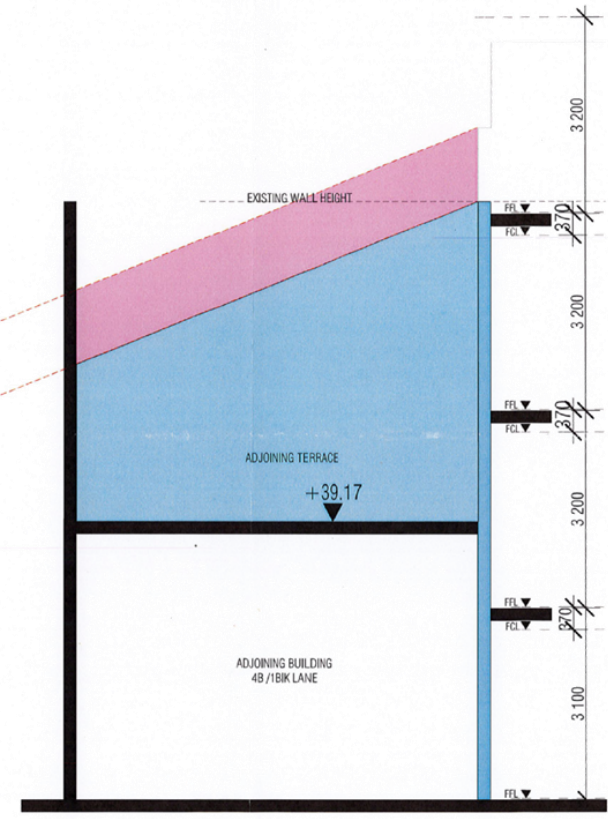
Attachment 4 - PLN180611 - 4A 1 Bik Lane, Fitzroy North - Sketch Plans - 5 July 2019

4A/1 BIK LANE FITZROY NORTH



SECTION KEY

SHADOW ANGLE  
MELBOURNE  
S 37° 48' 47.05"  
E 144° 56' 39.17"  
  
22/11/2019  
15:00  
ALTITUDE 35.83°  
AZIMUTH 304.87°



SECTION BB SHOWING MAX SHADOW

3:00PM SEPT 22

RECEIVED  
5 JUL 2019

## Attachment 5 - PLN180644 - 4A 1 Bik Lane, Fitzroy North - Engineering referral advice



## MEMO

**To:** Gary O'Reilly  
**From:** Artemis Bacani  
**Date:** 8 March 2019  
**Subject:** Application No: PLN18/0644  
 Description: Five-Storey Building – Residential  
 Site Address: 4A/1 Bik Lane, Fitzroy North

I refer to the above Planning Application received on 6 February 2019 in relation to the proposed development at 4A/1 Bik Lane, Fitzroy North. 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	Statutory Parking Rate*	No. of Spaces Required	No. of Spaces Allocated
One- & Two-bedroom dwelling	2	1 space per dwelling	2	0

\* 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 One-Bedroom Dwelling.*  
The proposed development would result in a shortfall of two car spaces. The car ownership data from the 2011 Census conducted by the Australian Bureau of Statistics suggests that there is a strong market for dwellings that have no on-site car parking. It is recognised that car ownership is influenced by a number of factors (public transport access, proximity to employment and education centres, affordability issues, environmental concerns, and access to services) and that in inner areas many households do not own a car for a range of reasons. The area's coverage of 1P and 2P restrictions should provide regular turnover of parking throughout the day and provide opportunities for visitors to find a car space near the site.
- *Availability of Public Transport in the Locality of the Land.*

## Attachment 5 - PLN180644 - 4A 1 Bik Lane, Fitzroy North - Engineering referral advice

The site is within walking distance of tram services along Nicholson Street and bus services can be accessed from Richardson Street-Reid Street.

- *Multi-Purpose Trips within the Area.*  
Visitors to the site might combine their visit to Fitzroy North by engaging in other activities or business whilst in the area.
- *Convenience of Pedestrian and Cyclist Access.*  
The site has pedestrian accessibility to shops, businesses, essential facilities and public transport nodes. The site also has connectivity to the on-road bicycle network.

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

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

- *Availability of Car Parking.*  
To determine the likely parking demand in the surrounding streets, the parking occupancy survey for the site at 622-642 Nicholson Street, Fitzroy North (Application No.PLN18/0172), has been referenced. Ratio Consultants had conducted on-street parking occupancy surveys in the surrounding area on Thursday 8 February 2018 from 8:00am to 8:00pm and on Saturday 10 February 2018 from 8:00am to 4:00pm. The survey area encompassed both sides of Nicholson Street, Reid Street and sections of Richardson Street, Station Street and Salisbury Crescent. An inventory ranging from 208 to 225 publicly available parking spaces was identified. The results of the survey indicate that there were no fewer than 58 spaces vacant (both days). Based on these results, any short-stay parking overflow from the site could be accommodated on-street.
- *Relevant Local Policy or Incorporated Document.*  
The proposed development is considered to be in line with the objectives contained in Council's *Strategic Transport Statement*. The site is ideally located with regard to sustainable transport alternatives and the reduced provision of on-site car parking would potentially discourage private motor vehicle ownership and use.

### **Adequacy of Car Parking**

From a traffic engineering perspective, the waiver of two parking spaces for the proposed development is considered appropriate in the context of the development and the surrounding area. Any visitor parking generated by the development could be adequately accommodated on-street.

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

**Attachment 5 - PLN180644 - 4A 1 Bik Lane, Fitzroy North - Engineering referral advice**

**DEVELOPMENT LAYOUT DESIGN  
Layout Design Assessment**

JBL Ground Floor Plan Revision A dated October 2017

Item	Assessment
<b>Access Arrangements</b>	
Development Entrance - Concrete Driveway	Access to the garages is off the common driveway.  Using Trapeze, the access into and out of the garages is considered adequate for a B85 design vehicle
Garage Doorway Width	Not dimensioned on the drawings.
<b>Car Parking Modules</b>	
Single Garage	The dimension of each garage of 3.125 metres by 5.43 metres complies with AS/NZS 2890.1:2004

**Design Items to be Addressed**

Item	Details
Garage Doorway Width	To be dimensioned on the drawings

**ENGINEERING CONDITIONS  
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.

**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.

**Attachment 5 - PLN180644 - 4A 1 Bik Lane, Fitzroy North - Engineering referral advice**

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# MEMO

---

TO: Gary O'Reilly (Statutory Planning)  
FROM: Hayley McNicol (Urban Design)  
DATE: 19 February 2019  
SUBJECT: 4A/1 Bik Lane, Fitzroy North  
APPLICATION NO: PLN18/0644  
DESCRIPTION: Development of the land for the construction of three additional storeys to an existing two storey building (5 storeys in total), containing 4 dwellings and a reduction in the car parking requirements.

---

Urban Design comments have been sought on the above proposal, in particular on the following matters:

- Proposed 5 storey built form
- Design detailing of the building (materials)
- Dwelling entry
- Any other matters
- Any proposed/approved capital works around the site

Comments are provided below and are based on the advertised drawings dated December 2018.

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- **Proposed 5 storey built form**

This application proposes to retain the shell of the existing two storey building, and provide three storeys above (a total height of five storeys). The proposed building is generally built straight to the site boundaries, with the exception of the fifth storey which is set back from the north boundary, part of the east boundary, and from the south to accommodate a roof terrace.

Yarra's Built Form and Design Policy at Clause 22.10-3.3 seeks to ensure that *"the height of new development is appropriate to the context of the area ... and respects the prevailing pattern of heights of the area where this is a positive contribution to neighbourhood character"* and *"the setbacks of new development complement the desired neighbourhood character of the area"*.

The surrounding area has a mix of development, which is mostly up to three-four storeys in height. The exception is the development at 4 Bik Lane (on the south side of the lane), which is a large site that accommodates a taller building (up to six storeys approx.) on a portion of the property.

**Attachment 6 - PLN18.0644 - 4A 1 Bik Lane, Fitzroy North - Urban Design referral advice**

Whilst we do not object to the proposed five storeys given that the fifth storey is set back from the front and rear boundaries to be more recessive, we encourage the applicant to reduce the height of the building from five to four storeys. A four storey building would sit more comfortably on the site, considering the prevailing pattern of heights directly around the site (which are up to three-four storeys in height) and the transition in scale from the townhouses to the north to the larger sites to the south. In addition, we would be concerned if this set a precedent for this group of warehouses to be built up to five storeys, as this would result in a more visually dominating building overall.

In terms of the front setback, the proposed new building would be set back only 300 mm from the original façade (south elevation), which does not clearly distinguish between the original façade and new additions. It is recommended that the setback of the third and fourth storeys is increased to at least 1 metre which would provide a clearer distinction between the original building and the upper floors.

- **Design detailing of the building (materials)**

The elevations show a number of metal materials proposed (noted Metal 1-5), including the existing metal building and the new additions. Details of the materials are provided in the town planning report – these details should be included on the drawings.

At the upper levels a ‘gold coloured perforated metal screen’ is proposed. The town planning report notes that this material is proposed to provide a ‘luxury metal’ that distinguishes itself from the existing industrial building. We do not understand the logic behind this concept and consider that that this material would not complement the existing building or the industrial character of the area. If the applicant is keen to use metal for the upper floors, we suggest a metal that has a more rusted/industrial appearance would work better with the existing building and surrounding area.

- **Dwelling entry**

The Built Form and Design Policy at Clause 22.10-3.4 states that *“the design of the ground level street frontage of new development should provide a high level of pedestrian amenity and visual interest by ... providing well-defined entries at ground level on the street frontage”*.

The proposed front ground floor elevation is taken up by two garage doors, and the proposed entrance to the building is located on the western side of the building. The proposed entry is not well defined and furthermore would be hidden behind the existing hedge.

If the location and number of car parking spaces cannot be changed, the visibility of the entrance needs to be improved. The applicant has proposed directional signage, however the entrance itself needs to be made more visible. For example, is it possible to provide an awning over the entrance and change the landscaping from a taller hedge to some lower planting?

- **Any other matters**

As raised previously, it appears that the windows of Apartment D which face a lightwell may not receive adequate daylight/sunlight, in particular the ground floor window. This should be investigated further.

- **Any proposed/approved capital works around the site**

There are no capital works planned by the Urban Design team in the vicinity of the site. We note that there are planned works to upgrade the tram stops along Nicholson Street (Route 96) to make them accessible. This work is being undertaken by PTV and is expected to start late 2018.



**Attachment 7 - PLN18.0644 - 4A 1 Bik Lane, Fitzroy North - ESD referral advice****Assessment Summary:**

Responsible Planner:	Gary O'Reilly		
ESD Advisor:	Gavin Ashley		
Date:	13.02.2018	Planning Application No:	PLN18/0644
Subject Site:	U4/A1 Bik Lane, Fitzroy North		
Site Area:	Approx. 160m <sup>2</sup>	Site Coverage:	100%
Project Description:	5 storey building comprising 4 apartments		
Pre-application meeting(s):	Unknown.		

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

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

**(1) Applicant ESD Commitments:**

- 5kWp rooftop solar photovoltaic system
- A STORM report with a 108% rating
- High efficiency domestic hot water system
- Access to daylight
- Energy efficient lighting 20% improvement on NCC lighting power densities.
- Water efficient fixtures and taps
- Average NatHERS rating of 6.7 stars
- Building User Guide will be provided to building occupants

**(2) Application ESD Deficiencies:**

- The plans note a 1500ltr tank which is nominated for garden use, the STORM assessment notes 2 x 1500ltr tanks plumbed to toilets – the plans must be updated to conform with the STORM assessment

**(3) Outstanding Information:**

- Update the STORM report to reference Yarra as the municipality rather than Macedon Ranges

**(4) ESD Improvement Opportunities**

- Operable shading to west facing windows
- Commitment to recycling of waste (above 80% by volume)

**Further Recommendations:**

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

**Attachment 8 - PLN18.0644 - 4A 1 Bik Lane, Fitzroy North - Waste management advice**

**O'Reilly, Gary**

---

**From:** Orr, Patrick  
**Sent:** Tuesday, 12 February 2019 8:37 AM  
**To:** O'Reilly, Gary  
**Subject:** RE: 4A/1 Bik Lane, Fitzroy North - PLN18/0644

Hi Gary,

The waste management plan for 4A/1 Bik Lane Fitzroy North authored by an unknown author and dated November 2018 is not satisfactory from a City Works Branch's perspective. Issues to be rectified include, but may not be limited to:

1. The waste management plan should be a separate report.
2. As an e-waste to landfill ban is imminent, further information needs to be added regarding both hard waste and e-waste diversion.

Patrick

**From:** O'Reilly, Gary  
**Sent:** Wednesday, 6 February 2019 1:51 PM  
**To:** Orr, Patrick <Patrick.Orr@yarracity.vic.gov.au>  
**Subject:** 4A/1 Bik Lane, Fitzroy North - PLN18/0644

Hi Patrick,

Can I request formal comment on the above application.

The plans and supporting documents can be viewed at the following link:

<https://www.yarracity.vic.gov.au/services/planning-and-development/planning-applications/advertised-planning-applications/2019/02/05/pln180644>

The waste management plan/response is contained within the applicant's report (pgs. 24-28). The bin storage area is within the common property area and accommodates waste from 11 other properties (1-7/1 Bik Lane). The applicant has been told to take this into account in their assessment.

Regards

**Gary O'Reilly**  
Senior Statutory Planner  
City of Yarra PO Box 168 Richmond VIC 3121  
**T:** (03)9205 5040 **F:** (03) 8417 6666  
**E:** [gary.oreilly@yarracity.vic.gov.au](mailto:gary.oreilly@yarracity.vic.gov.au)  
**W:** [www.yarracity.vic.gov.au](http://www.yarracity.vic.gov.au)