

Attachment 1 - PLN15/0947.02 - 1-3 Otter Street Collingwood - Site Plan

# ATTACHMENT 1

SUBJECT LAND: 14 Boyd Street, Richmond



↑ North

★ Subject Site

**Attachment 2 - PLN15/0947.02 - 1-3 Otter Street Collingwood - Applicant Acoustic Response (19 Dec 2019)**



MATTHEW PALAVIDIS  
VICTOR FATTORETTO  
MATTHEW SHIELDS

20190858.1/1612A/R2/JT

9/12/2019

Flagship (Otter Street) Pty Ltd  
GPO Box 2979  
MELBOURNE VIC 3001

Attn: Willy Hoogeveen

**1-3 Otter Street, Collingwood - Response to Peer Review**

This letter provides our response to the comments made by SLR Consulting (SLR) dated 27 November 2019 for the proposed development located at 1-3 Otter Street, Collingwood. Responses are made with reference to each section of the SLR letter.

Detailed below are our responses to SLR's review of report no. 20190858.1/1909A/R3/JT with additional information as required.

**1 SECTION 1 – BACKGROUND INFORMATION**

1. Car stackers – No comment.
2. AS 2107 – No comment.
3. Hotel lobby and Food and Beverage - ALC have been advised that the intent is for the facilities to be used by hotel occupants and under control of hotel management. The use by its nature will need to ensure acceptable amenity for future guests and as such in our opinion no further assessment is required at this time. Further noise emissions in any case will need to comply with SEPP N-1 and N-2 to surrounding noise sensitive receivers.

**2 SECTION 2 – POTENTIAL NOISE IMPACTS**

No comments.

**3 SECTION 3**

1. Section 3, 3.1 and 3.2 - No comments

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## Attachment 2 - PLN15/0947.02 - 1-3 Otter Street Collingwood - Applicant Acoustic Response (19 Dec 2019)

### 4 SECTION 4 –

#### 4.1 SEPP N-1 NOISE LIMITS

No comments

#### 4.2 SECTION 4.1 – NOISE FROM EXISTING PLANT AND EQUIPMENT

SLR's comments provide 3 options to address noise from nearby plant and equipment. ALC has undertaken an additional site inspection between 6am and 7am on 12 December 2019. During that site visit the dominant noise source based on site inspection is per that reflected in the current ALC report. It is noted that the bakery exhaust referred to by SLR, although audible is dominated by plant and equipment measured and reported by ALC and does not contribute to measured noise levels at the measurement location.

In addition, we note that with respect to SLR's comments with respect to fence location the measurements conducted by this office were in free field conditions – there is no fence screening the measurement location. In our opinion the glazing systems proposed are sufficient to address noise from existing plant and equipment operation. Notwithstanding the above we note that final glazing selections will be confirmed during the design development/construction phases of the project and as such concur that the Option A presented by SLR in our opinion is adequate for the subject development.

### 5 SECTION 5

No comments

### 6 SECTION 6

SLR provide the following comments

1. A formal assessment be undertaken
2. An acoustic rating for the entrance gate
3. A more explicit assessment of noise emissions

In response to the above we provide the following comments

1. SEPP N-1 criteria are currently indicated in the report
2. The BOH loading area is effectively a loading bay. Ancillary spaces including garbage room, linen store and other spaces are not directly coupled to the Loading dock rather doors separating those spaces to the dock area are proposed.
3. In our opinion suitable controls to address noise emissions have been documented to preserve amenity for existing and future users of the development namely
  - a. The BOH vehicle access doors be closed during the evening period while
  - b. Deliveries and waste collection be limited to the day and evening period only
  - c. Our understanding that the loading dock is primarily for delivery of consumables i.e. food, as well as linen and deliveries associated with the facility not storage such as a loading dock servicing a supermarket
  - d. Sleep disturbance is not required to be assessed as the dock is not used during the night time period– no deliveries or waste vehicle collection will occur during those hours.

The proposed imperforate door given that the dock is primarily a loading and unloading bay on trolleys with linen is sufficient in addressing noise impacts to surrounding noise sensitive receivers.

**Attachment 2 - PLN15/0947.02 - 1-3 Otter Street Collingwood - Applicant Acoustic Response (19 Dec 2019)**

**6.1 SECTION 7 – PROJECT MECHANICAL PLANT**

Based on review of SLR's comments we confirm that in our opinion based on the current level of design that it is reasonable to provide a planning permit condition requiring that a suitably qualified acoustic consultant review the mechanical plant during the detailed design stage of the project.

**7 CONCLUSION**

We trust this information is satisfactory. Please contact us should you have any further queries.

Yours faithfully,



Acoustic Logic Consultancy Pty Ltd  
Jason Thompson

**Attachment 3 - PLN15/0947.02 - 1-3 Otter Street Collingwood - Applicant ESD Response (13 Jan 2020)**

SJB Planning



Attn: Ms Michelle King  
 Acting Principal Planner  
 City of Yarra  
 PO Box 168  
**RICHMOND VIC 3121**

Date: 13 January 2020

**Re: Response to Council's ESD Comments  
 Application to Amend Planning Permit No. PLN15/0947.02  
 1-3 Otter Street, Collingwood**

Dear Ms King,

We continue to act on behalf of Flagship (Otter Street) Pty Ltd in relation to the above matter.

We refer to comments received by Council's ESD officer dated 4 December 2019. We note that having reviewed the proposed amendment, Council's ESD officer agrees that the revised proposal is generally equal to or better than the previous proposal from an ESD perspective, however several items are required to be addressed to Council's satisfaction.

Please find below a response to relevant items:

Council comments	Response
<b>Indoor Environment Quality</b>	
<i>The lack of operable windows to the hotel rooms is not acceptable from an indoor environmental quality perspective</i>	<p>A response to this item has been prepared by the project ESD consultant Lucid Consultants, please refer to the Memo attached.</p> <p>Fresh air will be provided to hotel rooms in an alternative manner to the inclusion of operable windows. Fresh air will be provided through a mechanical ventilation system by way of a central toilet exhaust at levels above those required to achieve minimum code compliance. As such, high quality air will be provided to hotel rooms through utilisation of this strategy and without the inclusion of operable windows- hence the high IEQ score outlined within the SMP.</p> <p>Further, it is noted the SMP prepared by Lucid confirms that the proposed Greenstar pathway</p>

LTR: Response to ESD Comments

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**Attachment 3 - PLN15/0947.02 - 1-3 Otter Street Collingwood - Applicant ESD Response (13 Jan 2020)**

Council comments	Response
	<p>targets all points available under the 'Quality of Indoor Air' category, achieved through the solution outlined above, ensuring a best-practice outcome is achieved on site and operable windows are not required.</p> <p>From an operational perspective, operable windows to hotel rooms also cannot be accommodated due to the short-term nature of the use, particularly as a result of water ingress during wet weather. Damages to internal finishes would ensue if a checked-in guest were to depart during wet weather with an open window to their room. Operationally, it is impossible to manage this as permission would need to be sought from each offending guest prior to accessing their room in a timely manner.</p> <p>For the above reasons it is considered that operable windows are not necessary or required to achieve a high indoor environment quality and the proposed ventilation solution for the hotel achieves best-practice and as such is appropriate.</p>
<b>Energy Efficiency</b>	
<i>More information is required on how the laundry will incorporate best practice energy efficiency</i>	<p>The laundry shown at ground level is proposed to store both clean and dirty linen only, with laundry services located off-site and operated by a third-party. As such, no further information with respect to this operation is considered necessary or relevant for the purpose of the ESD assessment.</p>
<b>Stormwater</b>	
<i>The stormwater approach needs to be documented in an updated SMP.</i>	<p>A STORM report and stormwater strategy was provided to Council in an updated SMP on 4 November 2019. As such, no further information with respect to stormwater is considered necessary or required.</p>
<b>Waste</b>	
<i>An operational waste management is committed to but has not yet been provided. A suitably worded condition would be appropriate.</i>	<p>A Waste Management Plan was prepared for the application by Leigh Design and has been reviewed by Council's Waste Engineer who cited no concerns and no recommendations.</p> <p>As such, for the purpose of the planning assessment it is considered no additional information is required with respect to waste management.</p>

LTR Response to ESD Comments

**Attachment 3 - PLN15/0947.02 - 1-3 Otter Street Collingwood - Applicant ESD Response (13 Jan 2020)**

We trust the above and enclosed information is sufficient to allow for the full and favourable assessment of the proposed amendment. Should you have any queries please do not hesitate to contact the undersigned on 8648 3500.

Yours sincerely,



Elle Harrington  
Associate  
[eharrington@sjbplanning.com.au](mailto:eharrington@sjbplanning.com.au)

**Attachment 4 - PLN15/0947.02 - 1-3 Otter Street Collingwood - Applicant ESD Response (13 Jan 2020)**



**MEMORANDUM**

To: Flagship Group  
Attention: Willy Hoogeveen  
From: William Coffey Reference: LCE17291 - 004  
Project Name: (VIC) Otter Street Hotel  
Subject: Proposed Fresh air Ventilation to Hotel Rooms Date: 08.01.2020

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Hello Willy;

Yarra City Council has commented that to achieve acceptable indoor environment quality for the proposed hotel rooms, operable windows are required to each room.

We provide the following clarification of the proposed mechanical ventilation concept that currently does not incorporate openable windows to the rooms;

- The proposed solution for the hotel is for a central toilet exhaust and outside air system to be provided to serve all the rooms in the hotel. Each hotel room will be constantly supplied with fresh outside air both for ventilation and makeup for the toilet exhaust to each room. This solution also necessitates the use of additional fresh air over and above the minimum required code compliance, increasing the quality of the internal environment.
- The current SMP proposed Greenstar pathway targets all points available under the "Quality of Indoor Air" category which is achieved with the solution outlined above as the fresh air volume provided to each room is 100% greater than the minimum flow rate required by code.

The proposed solution satisfies all legislative and Green Star requirements for ventilation and quality of indoor air to the hotel rooms. As such, Lucids recommendation is that the proposed system is suitable for the development and associated Green Star targets.



**Attachment 5 - PLN15 0947.02 - 1-3 Otter Street Collingwood - Sketch Plans & Applicant Response (28 Feb 2020)**

SJB Planning



Attn: Ms Michelle King  
 Acting Principal Planner  
 City of Yarra  
 333 Bridge Road  
**RICHMOND VIC 3121**

Date: 28 February 2020

**Re: Response to Referral Comments and Objector Concerns  
 Application to Amend Planning Permit No. PLN15/0947.02  
 1-3 Otter Street, Collingwood**

Dear Ms King,

We continue to act on behalf of Flagship (Otter Street) Pty Ltd in relation to the above matter.

We refer to comments received by Council's Internal Urban Designer dated 3 February 2020.

We also refer to the thirty (30) objections and one (1) letter of support received during the formal advertising of the application, and the subsequent consultation meeting held on 11 February 2020 in which objector concerns were further ventilated by three (3) objector parties.

We have considered the items raised by the objectors and Council's internal urban designer and are pleased to provide a response to items raised.

**1.0 Response to Internal Urban Design Comments**

Comment	Response
The extent of service cabinets and car parking on Bedford Street should be reduced to minimise its visual impact on the street	With respect to the changes to service areas facing Bedford Street, as Council can appreciate this is due to the operational requirements of the building use- in particular those that are required to be serviced from a road frontage (rather than a right of way). In this instance, as Bedford Street is the secondary street frontage, it was determined this was the most practical and safe location for these services- which are a necessary component of the operation. We also note that both the Otter and Bedford Street frontages remain active, primarily through the incorporation of large, glazed windows and inclusion of pedestrian/cyclist entrances from each street.  It is also reiterated that the Bedford Street frontage has always contained services required to suit the proposed development. The location of service cabinets has also always been sited

LTR Response to Objections and Referral

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**Attachment 5 - PLN15 0947.02 - 1-3 Otter Street Collingwood - Sketch Plans & Applicant Response (28 Feb 2020)**

Comment	Response
	<p>furthest from Otter Street to ensure high levels of activation to Otter Street and the Otter Street/Bedford Street corner are maintained. The amendment utilises the same design approach and retains an active frontage to Otter Street and the corner of Otter Street and Bedford Street.</p> <p>With respect to activation, the inclusion of a mezzanine level now allows for additional windows and windows of increased sizes, resulting in improved passive surveillance over Bedford Street. This is appreciated by the render provided at page 45 of the architectural package, which demonstrates double-height windows (to match the height of windows to Otter Street) and smaller windows where above services. Given the northern portion of the Bedford Street façade is considered the most important component due to its proximity to Otter Street (a main pedestrian thoroughfare to Smith Street), this design approach is considered optimal and ensures high levels of activation continue to be achieved in the most logical locations.</p> <p>With respect to the addition of services, the architects have also employed a well-considered design approach to ensure services are integrated into the design of the building. As is demonstrated by the Bedford Street render, service cabinets are concealed through the use of louvres (required for natural ventilation to service areas), and are of a consistent height regardless of the service type. This allows for the geometry of the building to be respected and the service cabinets to be integrated with the design of other openings (ie windows and doors) across the remainder of the façade. The service openings have been chosen as MT01 (a dark colour) and set back in the façade so as to mimic the window openings within the podium (although the glass is clear it will often read quite dark, as glass tends to do). The decision to treat all openings within the brick-clad façade in a similar way creates cohesion across the podium design.</p> <p>As such, it is considered that the slight increase to services to Bedford Street is appropriate not only as it is required to service the use sought, but also as they have been designed in a way so as to be integrated with the building as a whole and the unique architectural form adopted.</p> <p>Notwithstanding the above, if Council officers are of the mind to recommend a position of support for the proposal, the project team (including our client, the project architect and the services engineer) have investigated ways in which the services areas <u>could</u> be modified to address some of Council's concerns.</p> <p>It is noted that the services engineer has confirmed the service areas <u>cannot</u> be reduced in size.</p> <p>Plans demonstrating the changes that could be contemplated</p>

LTR: Response to Objections and Referral

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**Attachment 5 - PLN15 0947.02 - 1-3 Otter Street Collingwood - Sketch Plans & Applicant Response (28 Feb 2020)**

Comment	Response
	<p>are provided at Attachment 2. These changes could be incorporated into the design by way of a condition of permit.</p> <p>Changes contemplated by the reference plans include:</p> <ul style="list-style-type: none"> <li>- Relocation of fire pump room from Bedford Street and replace with staff access from ground level to mezzanine level. Staff entrance to be fully glazed.</li> <li>- Fire pump room to be relocated to the western portion of the building (interface with the ROW);</li> <li>- Secondary staff entrance from ROW removed and replaced with linen store. Chem store and waste room reconfigured accordingly.</li> <li>- Reconfigure mezzanine level to accord with relocated stair access at ground level. Subsequent modifications to window locations required to suit these changes.</li> </ul> <p>As such, whilst we remain of the view the proposed Bedford Street façade is acceptable as proposed, conditions could be incorporated into any officer recommendation for support which implement the changes suggested above, in response to the concerns raised.</p>
<p>Clarification is sought on the sill height along the Otter Street frontage to understand what benefit it provides in terms of screening any internal furniture/storage or providing seating opportunities</p>	<p>A key design change contemplated by the amended proposal is the increase to the window size of ground level windows along Otter Street. The modification to windows increases activation to Otter Street, exaggerates the entrance to the lobby of the hotel and also continues to provide external public seating opportunities along Otter Street.</p> <p>A reference plan has been prepared at Attachment 3, which provides further detail of the sill heights proposed, which range between 250mm and 630mm from the pavement due to the natural slope of the land. The ground floor RL has been reduced by 580mm to accommodate a lobby entrance within the northeast corner, being the lowest point of the site and as it drives foot traffic down Otter Street before entering the building. From the reference plans, it is clear that external seating opportunities remain available where the sill height is the greatest, and as such the proposal continues to deliver public realm benefits in line with the existing approval.</p> <p>With respect to the internal furniture/storage arrangement query, the ground floor plan documents that where the greatest sill heights occur (northwest corner), seating is positioned against this wall. Where the sill heights are the lowest, views into the lobby space are made available allowing the lobby area to interact with the public realm.</p> <p>As such, the modified Otter Street façade and reduced sill heights continue to deliver public realm benefits through the provision of external seating and increased activation to Otter Street, whilst also ensuring that internal layouts are designed to</p>

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**Attachment 5 - PLN15 0947.02 - 1-3 Otter Street Collingwood - Sketch Plans & Applicant Response (28 Feb 2020)**

Comment	Response
	respond to the relevant sill heights.
Clarification is sought on the details of some of the materials, including the reflectivity of the glazing and window framing	<p><u>Window framing</u></p> <p>As the proposal seeks to modify windows from operable to fixed, the division within the glazing frames present within the endorsed scheme is no longer required. As such, window framing will appear much more understated than in the previous scheme. The intent is for the windows to be as unobstructed as possible to maximise the uniquely framed view from each room. As such, the modified design is considered appropriate for the buildings use and its requirements, and continues to deliver a well-resolved and high quality architectural outcome for the site.</p> <p><u>Glazing</u></p> <p>Material GL03 is not proposed to be amended as part of the application, and as such the material remains in line with the currently endorsed material. Notwithstanding, the reflectivity of the material will be low, with an assumed maximum reflectivity of 20 per cent.</p>

**1.0 Response to Objections**

Thirty (30) objections were received during the formal advertising process and one (1) letter of support. A summary of the key issues raised in the objections received and those expressed within the consultation forum are provided below:

Comment	Response
Lack of on-site car parking	<p>The amended land use significantly reduces the demand for on-site car parking and as such, the on-site car parking provision, including the associated car stacker and basement levels, have been removed from the amended design.</p> <p>Due to the nature of short-stay accommodation and the strategic location of the subject land, the provision of no on-site car parking is considered appropriate.</p> <p>The site is located within the Principal Public Transport Network, and as such is in close proximity to a number of key public transport routes. It is also within walking distance to the Smith Street Major Activity Centre and Melbourne CBD, further lessening the requirement for onsite parking.</p> <p>The provision of no on-site car parking is consistent with the approach taken for other recent and comparable hotel approvals within the area, including (but not limited to): Tribe Hotel at 62 Langridge Street, Collingwood (187 rooms), the hotel at 230 Toorak Road, South Yarra (93 rooms), the hotel at 2-10 River</p>

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Comment	Response
	<p>Street, South Yarra (153 rooms) and the hotel at 422 Little Collins Street, Melbourne (263 rooms).</p> <p>The provision of no on-site car parking has been supported by the project traffic engineer and Council's traffic engineers and as such is considered acceptable and appropriate.</p>
<p>Additional traffic impacts</p>	<p>As outlined within the Traffic Impact Assessment prepared by the project traffic engineers GTA Consultants, based upon an analysis of anticipated trip generation for a hotel land use and with a consideration of existing traffic volumes within the area, the additional traffic generated by the proposed development could not be expected to compromise the safety or function of the surrounding road network. Specifically, it is noted that the anticipated traffic generation equates to approximately 1 additional vehicle on the surrounding road network every 5 minutes- which is not anticipated to have a noticeable impact on the operation of the surrounding road network.</p> <p>Importantly, as the bulk of traffic generated by the amended proposal will be confined to Otter Street, as private vehicles will no longer be accessing Bedford Street, from a traffic engineering perspective the amended application will have a reduced impact on Bedford Street.</p> <p>Council's traffic engineers have also supported the proposal and are satisfied that the level of traffic generated by the hotel is low and should not adversely impact on the traffic operation of the surrounding road network.</p>
<p>Hotel operation and concerns operation will become 'low-budget' hotel rather than boutique hotel</p>	<p>With respect to the hotel operator, the applicant is pleased to confirm a Heads of Agreement has been entered into with the hotel operator Crystalbrook Collection on the basis planning approval is secured for the amendment sought. Crystalbrook Collection is one of Australia's leading sustainable and innovative independent boutique hospitality companies and operates several award-winning hotels across Australia.</p> <p>To demonstrate the quality and ethos of Crystalbrook's hotel operations, an information pack has been prepared for reference purposes and is included at Attachment 1 to this correspondence.</p> <p>The information pack includes the following:</p> <ul style="list-style-type: none"> <li>- Letter of Intent for Otter Street, prepared by Crystalbrook Collection;</li> <li>- Information Brochure which includes detail of Crystalbrook Collection as a company and includes information of existing hotel operations across Australia;</li> <li>- #responsibleluxury brochure, demonstrating more broadly the types of sustainability initiatives Crystalbrook Collection have incorporated into their business plan (with</li> </ul>

LTR Response to Objections and Referral

**Attachment 5 - PLN15 0947.02 - 1-3 Otter Street Collingwood - Sketch Plans & Applicant Response (28 Feb 2020)**

Comment	Response
	<p>initiatives ultimately tailored specifically to each hotel); and</p> <ul style="list-style-type: none"> <li>- Summary of awards won for Crystalbrook Collection hotels at the 2019 HM (Hotel Management) Awards.</li> </ul> <p>As such, whilst a planning permit cannot seek to control or dictate the selection of the hotel operator, the information pack provided demonstrates that Crystalbrook is a reputable, award winning operator with experience operating hotels across Australia and as such comfort can be provided that Crystalbrook will operate the future hotel in accordance with best practice standards.</p> <p>Furthermore, we expect that a Hotel Management Plan would form the basis of any planning approval granted for a hotel use on the site, and the hotel operator would be lawfully obligated to comply with the requirements of the Hotel Management Plan to the satisfaction of the City of Yarra. The Hotel Management Plan would also be enforced by the City of Yarra. This ensures that the proposed operator, and any future operator, would be subject to the same standards with respect to the operation and conduct of the hotel.</p>
Extent of communal facilities	<p>Communal areas proposed for the hotel are commensurate with the size of the hotel proposed—being small scale at less than 80 rooms.</p> <p>Communal areas proposed for the use of residents include the communal lobby, food and beverage area, the conference room and pre-function area and, when considering the size of the hotel, are considered to sufficiently meet the needs of hotel users. This is particularly relevant when considering the size of hotel rooms proposed, which are an average of 27 square metres at lower levels and 32 square metres at upper levels. Hotel rooms at Level 4 are even larger due to their incorporation of a terrace. These rooms sizes provide adequate space for guests to stay, sleep, eat, work and the like, as further detailed in sections below. This will supplement the communal spaces provided, allowing sufficient space for guests to reasonably recreate and socialise.</p> <p>We note that the similar provision of communal spaces has been deemed appropriate for developments of a much larger scale within the surrounding context. The Tribe Hotel at 60-62 Langridge Street, Collingwood provides an example, whereby communal areas are only provided at ground level to service a total of 187 hotel rooms.</p> <p>Furthermore, the information provided at Attachment 1 by the proposed hotel operator, Crystalbrook, demonstrates the high quality interiors and communal areas that are provided unique to each hotel, to the extent that ‘no two hotels are the same.’ This reaffirms the high levels of amenity that will be delivered by the hotel operator in its communal areas and within each room.</p>

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**Attachment 5 - PLN15 0947.02 - 1-3 Otter Street Collingwood - Sketch Plans & Applicant Response (28 Feb 2020)**

Comment	Response
<p>Internal amenity for hotel rooms</p>	<p>As demonstrated by the plans submitted with the town planning application, hotel rooms will achieve high levels of internal amenity. The room layouts can comfortably accommodate a bed, a sitting area, bathroom facilities, clothes racks, side tables and a television. The floor to ceiling levels also ensure the rooms will be afforded with natural light and allow adequate space for guests to relax and recreate that is separate to the sleeping areas. Importantly, the room types proposed have unique configurations which also allow for a point of difference in hotel room offerings within the area. The variety in hotel room types allow for unique experiences for guests and a wider range of configurations and furniture layouts.</p> <p>Fresh air will be provided to hotel rooms through a mechanical ventilation system by way of a central toilet exhaust at levels above those required to achieve minimum code compliance. As such, high quality air will be provided to hotel rooms through utilisation of this strategy- hence the high IEQ score outlined within the SMP.</p> <p>Furthermore, the quality of hotel rooms is demonstrated by the information provided within Attachment 1. It is clear that the proposed operator pride themselves on high quality interiors and ensuring amenity for hotel guests is maximised- with each hotel designed to be unique to its context and location. This provides a point of difference to other large-scale hotel operations.</p> <p>Therefore, with consideration of the above, and given the nature and purpose of the development to facilitate short-stay accommodation, it is considered that the levels of internal amenity provided are appropriate and acceptable.</p>
<p>Inadequate loading bay and BOH facilities</p>	<p>The amendment proposes a loading area located on the ground floor with service vehicle entry provided from Bedford Street and exit to the Right of Way. The loading area has been designed to accommodate vehicles up to and including small vans.</p> <p>The loading area and its operation has been designed in consultation with the project traffic engineer, GTA Consultants, to ensure relevant Australian Standards are achieved. The loading area and design has also been reviewed by Council's traffic engineer, who has considered the design of the loading bay satisfactory.</p> <p>The loading bay has also been designed in consultation with the project acoustic engineer, Acoustic Logic, to ensure loading/unloading only occurs after 7am on Monday to Saturday and after 9am on Sundays and public holidays, with no deliveries to occur during the night period. The loading area and doors have also been designed to ensure they are acoustically attenuated to further reduce noise in the loading area.</p>

LTR Response to Objections and Referral

**Attachment 5 - PLN15 0947.02 - 1-3 Otter Street Collingwood - Sketch Plans & Applicant Response (28 Feb 2020)**

Comment	Response
	<p>The proposed back of house areas have been designed and sited in consultation with the intended operator, to ensure suitably sized and located facilities are provided which will allow the hotel to operate efficiently and safely. The back of house areas are typical for a hotel operation and include a laundry, linen area, chemical store, workshop, luggage storage room, waste room, end-of trip facilities and the required building facilities</p>
<p>No dedicated pickup/dropoff</p>	<p>No dedicated pick/up dropoff area has been proposed on-site, and as such short-term vehicle parking will rely on the existing road network. Both the project traffic engineer and Council's traffic engineer are of the view that despite the short-term parking demand within the area being high, parking turnover is frequent and as such short-stay parking spaces could be found near the site. This is supported by the peak check-in and check-out times for guests staying at residential hotels which would not coincide with peak parking times.</p> <p>Furthermore, the adopted traffic generation rate for hotels demonstrate that the proposed hotel operation would only generate an additional one vehicle movement every five minutes- a rate which has been supported by Council's traffic engineer.</p> <p>Notwithstanding the support from Council's traffic engineer and the project engineer regarding the lack of on-site pickup/dropoff area, it is intended that a pickup/dropoff area will be created outside of the subject site along Otter Street. This is intended to be achieved through the creation of an additional space along Otter Street (from the removal of a redundant crossover borne by the proposal and the reinstatement of kerb and channel in this location), and the modification of one on-street car parking space from a 2 hour zone to a 2 minute zone. Whilst not required to produce an acceptable traffic outcome, this will produce a more positive result for the road network due to the provision of a dedicated pickup/dropoff area adjacent to the subject site.</p>
<p>Guest bicycle usage/storage</p>	<p>22 bicycle spaces are proposed by the amendment, a rate in excess of planning scheme requirements. This includes bicycle storage for employees and guests, including provision for 14 spaces on-site and eight (8) spaces on-street adjacent to the development. In addition to the spaces, it is envisaged that the hotel operator would provide bicycles to be shared by guests of the hotel.</p> <p>The provision of bicycle parking on site, including the provision of visitor spaces along Otter Street, has been supported by both the project traffic engineer and Council's traffic engineer.</p>
<p>Intensity of hotel/number of rooms</p>	<p>The proposed hotel will include 78 rooms which is considered 'small scale' for a hotel operation- noting that recently approved hotels within the City of Yarra include 127 rooms (419 Fitzroy Street, Fitzroy) and 187 rooms (Tribe Hotel, Collingwood). The</p>

LTR Response to Objections and Referral



**Attachment 5 - PLN15 0947.02 - 1-3 Otter Street Collingwood - Sketch Plans & Applicant Response (28 Feb 2020)**

Comment	Response
	number of hotel rooms is considered entirely appropriate when considering the size of the subject site, its interfaces, the high levels of amenity afforded to hotel guests and the activity centre location/commercial zoning of the site.
The land should be redeveloped for a park	The amendment proposes to modify the approved land use and internal layouts from a residential apartment building to a residential hotel. The building envelope will largely remain unchanged, as a residential apartment building has already been approved on the site. Notwithstanding, the land is privately held rather than publicly owned and as such a public park will not be provided on site nor can it be considered due to the above.
Concerns the hotel could be subdivided and rooms individually owned	The amendment proposes to modify the approved land use and internal layouts from a residential apartment building to a residential hotel. A planning application would need to be sought to subdivide the subject site to allow for the separate disposal/ ownership of hotel rooms. This is not our client's intent – nor is it something that would likely be supportable when considering the decision guidelines of the relevant planning controls and policies of the Yarra Planning Scheme.

We trust that the above and enclosed information is sufficient to allow for the full and favourable assessment of the proposed development.

Should you have any queries in relation to the above responses and enclosed documentation, please do not hesitate to contact the undersigned on 8648 3500.

Yours sincerely,



Elle Harrington  
Associate  
[eharrington@sjbplanning.com.au](mailto:eharrington@sjbplanning.com.au)

encl.

cc: Flagship (Otter Street) Pty Ltd  
**BY EMAIL**

LTR Response to Objections and Referral

SJB Planning  
SJB Planning Pty Ltd ACN 007 427 554

**Attachment 5 - PLN15 0947.02 - 1-3 Otter Street Collingwood - Sketch Plans & Applicant Response (28 Feb 2020)**

**ATTACHMENT 1**

**Attachment 5 - PLN15 0947.02 - 1-3 Otter Street Collingwood - Sketch Plans & Applicant Response (28 Feb 2020)**

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## Crystalbrook Collection

Surry Hills House  
Level 2, 10 – 14 Waterloo Street  
Surry Hills NSW 2010. Australia

**p** +61 2 9048 4444

**f** +61 2 9048 4499

**e** [info@crystalbrookcollection.com](mailto:info@crystalbrookcollection.com)

13 February 2020

To whom it may concern,

### **Crystalbrook Collection – Otter Street Hotel**

Collection Crystalbrook Collection is proudly one of Australia’s leading sustainable and innovative independent boutique hospitality companies and it is with much pleasure we look forward to bringing our brand to Otter Street, Collingwood.

Our vision for Otter Street is to embrace and celebrate the local Collingwood community, while also bringing to life our ethos of Responsible Luxury – our sustainable approach to hospitality.

We envision a luxury boutique hotel of a similar nature and character to our Little Albion property, in Surry Hills, Sydney, which has been very positively received by both the community and our guests.

Our vision for Otter Street is for a neighbourhood-friendly hotel that embraces local suppliers and artisan providers. We would incorporate a variety of room sizes to service a broad range of guests, along with communal spaces for socialising and services.

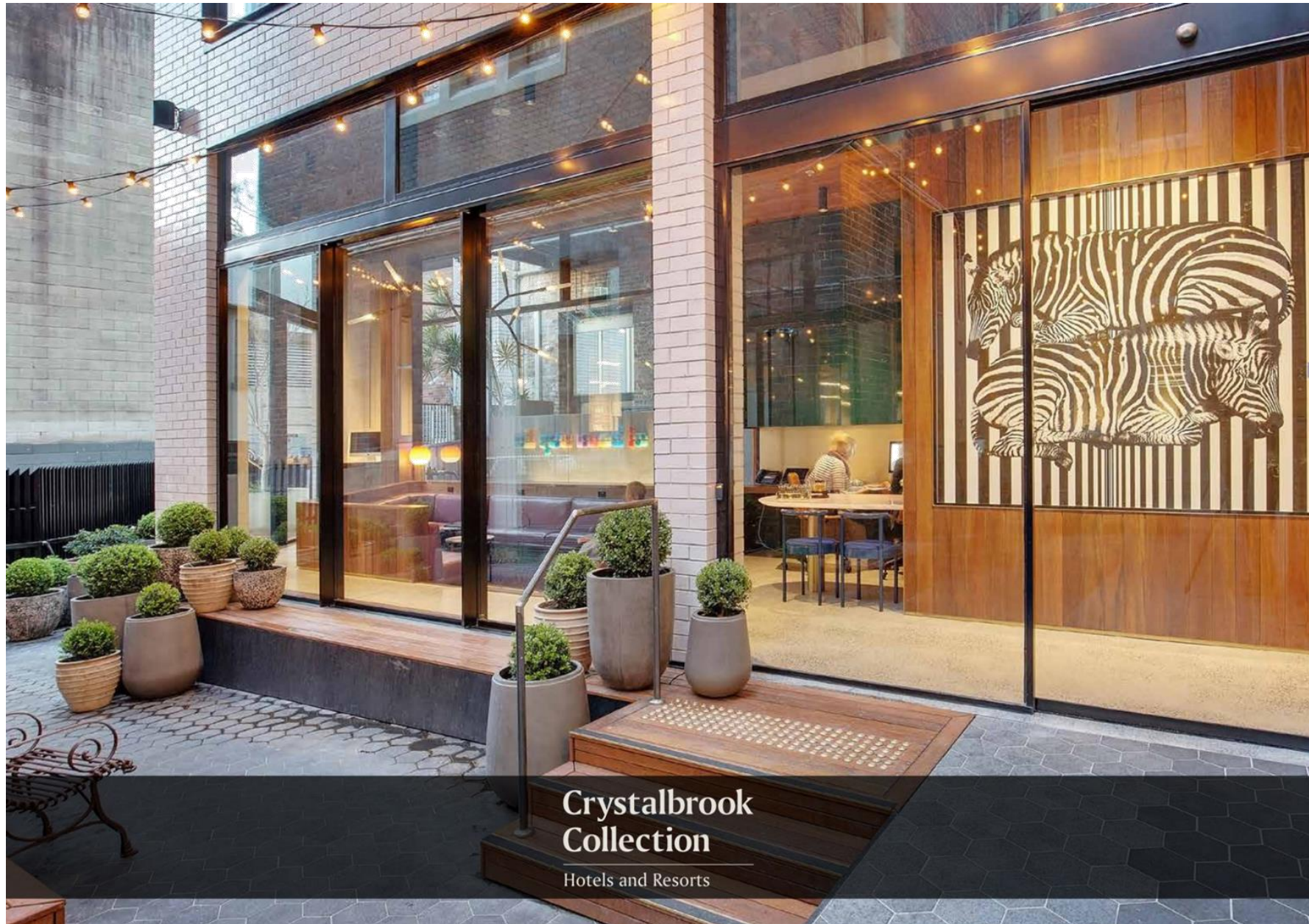
We hope we are able to work closely with the Collingwood community on this project.

Your sincerely,



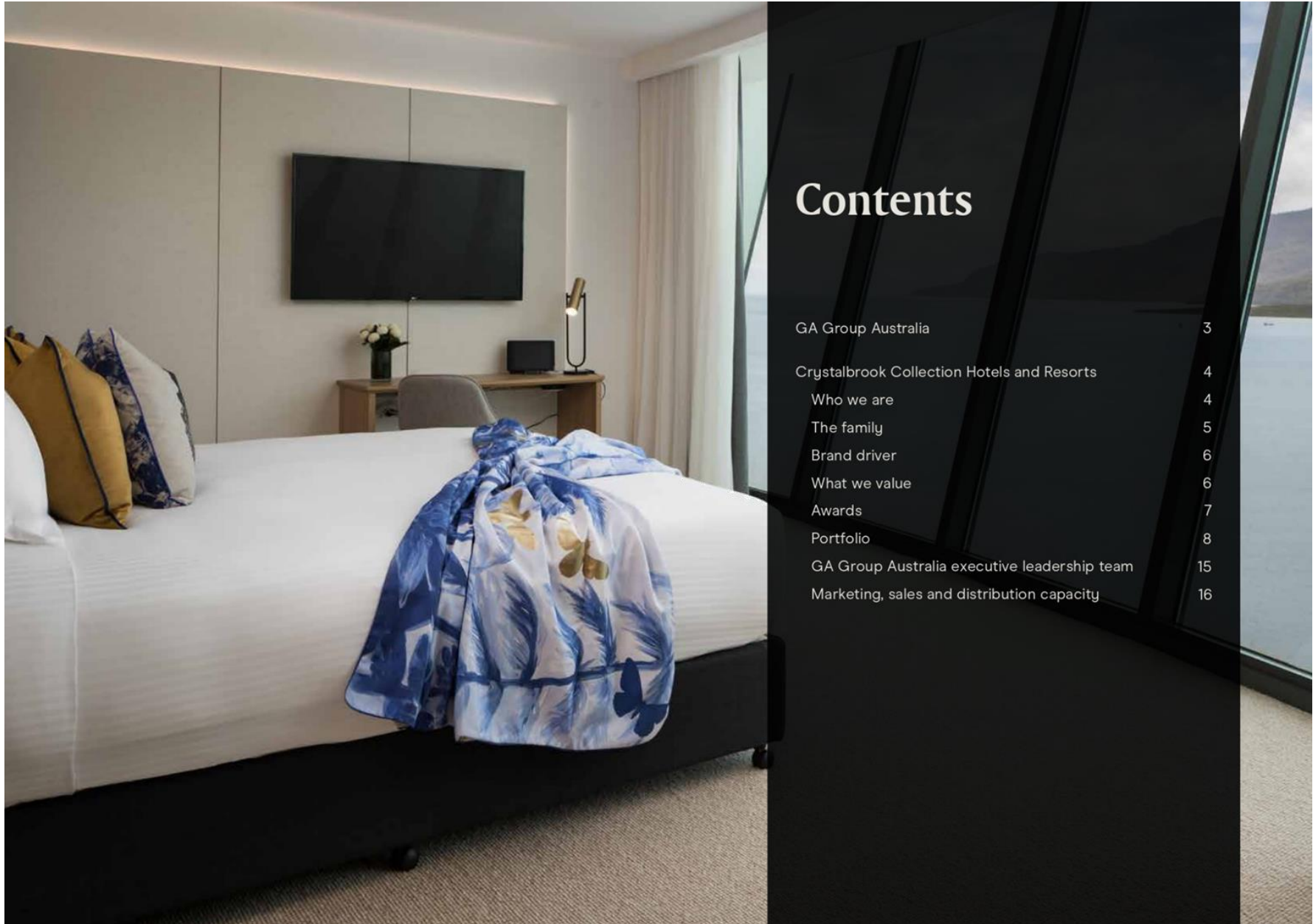
Geoff York  
Interim CEO  
Group Director, Hotels  
Crystalbrook Collection

Attachment 5 - PLN15 0947.02 - 1-3 Otter Street Collingwood - Sketch Plans & Applicant Response (28 Feb 2020)



Crystalbrook  
Collection  
Hotels and Resorts

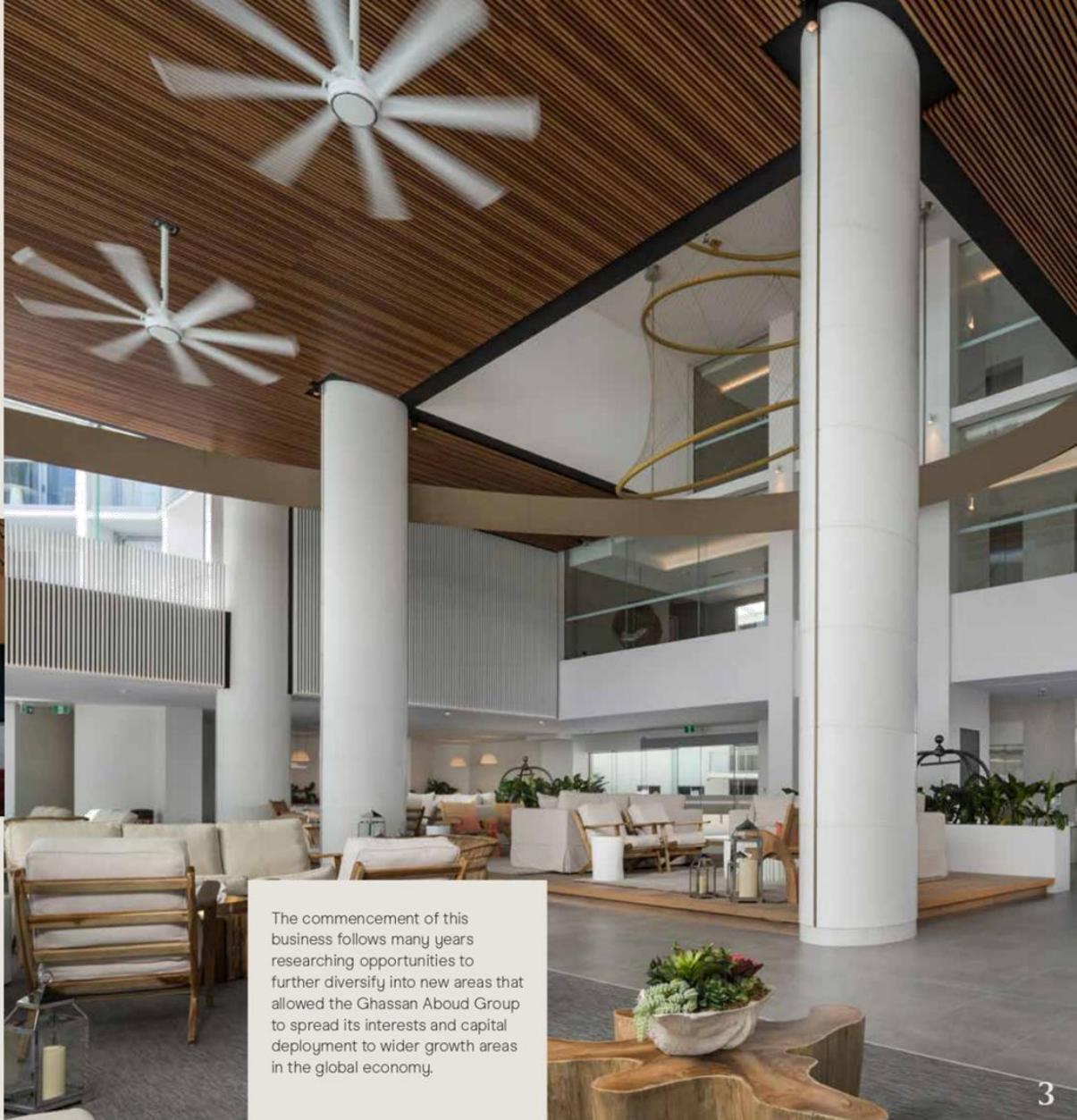
Attachment 5 - PLN15 0947.02 - 1-3 Otter Street Collingwood - Sketch Plans & Applicant Response (28 Feb 2020)



Attachment 5 - PLN15 0947.02 - 1-3 Otter Street Collingwood - Sketch Plans & Applicant Response (28 Feb 2020)

## GA Group Australia

GA Group Australia was established in early 2016 as a specialised investment entity for the Ghassan Aboud Group to expand its interests into the property, agriculture, tourism and hotel industry in the Australian market.



The commencement of this business follows many years researching opportunities to further diversify into new areas that allowed the Ghassan Aboud Group to spread its interests and capital deployment to wider growth areas in the global economy.

Attachment 5 - PLN15 0947.02 - 1-3 Otter Street Collingwood - Sketch Plans & Applicant Response (28 Feb 2020)

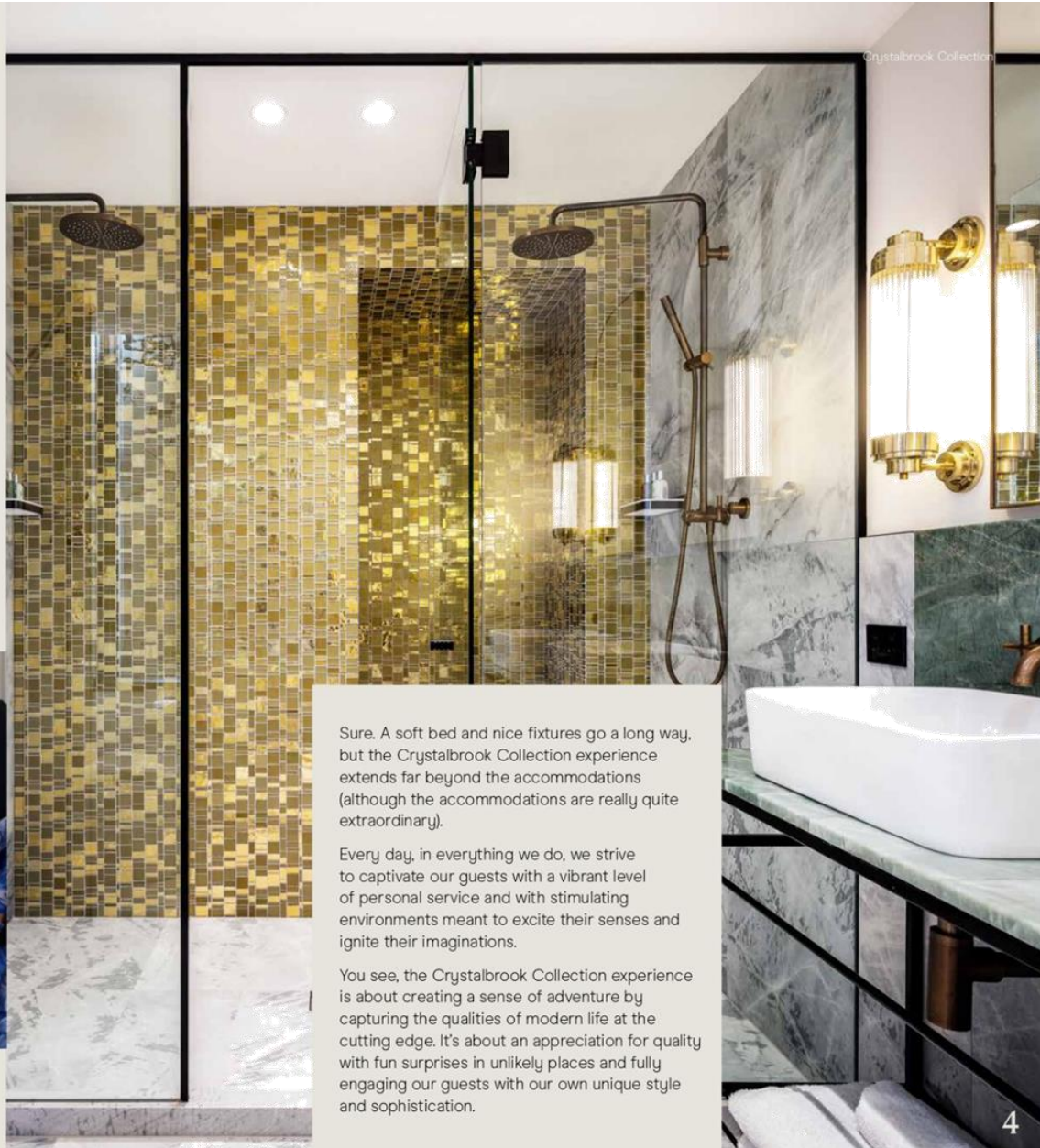
# Crystalbrook Collection

Hotels and Resorts

## Who we are

Crystalbrook Collection is one of Australia's leading sustainable and innovative independent hospitality companies.

Each hotel in the portfolio carries an authentic expression of its location, a passion for responsible luxury, considered design and a twinkle of fun for a uniquely enriching experience.



Sure. A soft bed and nice fixtures go a long way, but the Crystalbrook Collection experience extends far beyond the accommodations (although the accommodations are really quite extraordinary).

Every day, in everything we do, we strive to captivate our guests with a vibrant level of personal service and with stimulating environments meant to excite their senses and ignite their imaginations.

You see, the Crystalbrook Collection experience is about creating a sense of adventure by capturing the qualities of modern life at the cutting edge. It's about an appreciation for quality with fun surprises in unlikely places and fully engaging our guests with our own unique style and sophistication.

Attachment 5 - PLN15 0947.02 - 1-3 Otter Street Collingwood - Sketch Plans & Applicant Response (28 Feb 2020)



## The family

Like siblings, each hotel and resort share many similarities, but each is also unique and maintains its own personality.

All Crystalbrook Collection Hotels and Resorts enjoy modern living through design, technology and attitude. We are all warm, light-hearted, fun and engaging. Our language is friendly and playful but also fresh and thoughtful and we're not afraid to be brave or bold. We care about our customers and our environment and we take pride in providing locally relevant immersive experiences.



## Attachment 5 - PLN15 0947.02 - 1-3 Otter Street Collingwood - Sketch Plans & Applicant Response (28 Feb 2020)



### Brand drivers

#### Idea

#### Positive Rebellion

#### Beliefs

- Find the norm and improve it
- Made for them not for us
- Find the fun in everyday
- Unearth and curate the best of the local experience.

#### Personality

- Curious to the core
- Insightfully intelligent
- Empathic
- Stylishly witty
- Local



### What we value

#### There's a lot we hold close to our heart:

##### Personality

We applaud differences.

We believe just as no two people are the same, no two hotels are the same. Our mission is to bring out the individual personality of each hotel and make it shine.

##### #responsibleluxury

No plastic straws, no plastic water bottles, paperless check in, recycled wooden key cards, bags and takeaway containers made from corn, sugar cane and environmentally friendly and fully degradable materials, large pump amenity bottles (saving 250,000 plastic bottles a year), 80% of produce comes from within a three-hour drive, even the coat hangers had a previous life (made from recycled pressed cardboard).

##### Connectivity

We live in a world of connectivity and our guests expect it. So as a start, we offer fast and free wifi, in-room Apple iPads, Staycast by Google for video streaming, and hundreds of complimentary movies and box sets (just as you'd expect from your favourite airline).

**Attachment 5 - PLN15 0947.02 - 1-3 Otter Street Collingwood - Sketch Plans & Applicant Response (28 Feb 2020)**

# Awards

## Crystalbrook Collection

### 2019

- Cairns Chamber of Commerce Business Excellence Awards 'Marketing and Communications Excellence Award'
- Mumbrella 'Marketing Team of the Year' - finalist

## Little Albion

### 2019

- Paul Davis Hotel Design Award
- HM Awards 'Best Hotel Interior Design'
- HM Awards 'Best New Hotel' - finalist
- HM Awards 'Best Boutique Hotel' - finalist
- Australian Construction Awards 'Australian Build Excellence Award' - finalist
- NSW Architecture Awards - finalist

### 2018

- Alluxia Awards 'Best Newcomer'
- ArchiTeam Awards - finalist
- Architeam Awards 'Commercial Award' - commendation

## Riley

### 2020

- Matador Network '25 most spectacular hotels in the world: 2020'

### 2019

- Queensland Hotel Association 'Best Marketed Hotel'
- Queensland Hotel Association 'Best Environmental Practice'
- World Luxury Hotel Awards 'Best Luxury New Resort in Australia and Oceania'
- Global Luxury Hotel and Spa Awards 'Excellence in Luxury Accommodation - Cairns'
- HM Awards 'Best Environmental Program'
- HM Awards 'Best Regional Property' - highly commended
- HM Awards 'Best Luxury Hotel' - finalist
- HM Awards 'Best Resort' - finalist
- HM Awards 'Best New Hotel' - finalist
- HM Awards 'Best Hotel Day Spa' - finalist
- HM Awards 'Best Technology Hotel' - finalist
- HM Awards 'Best Hotel Bar' - finalist
- HM Awards 'Best Marketing Campaign' - finalist
- HM Awards 'Communications Associate' - finalist
- HM Awards 'Hotel Chef' - finalist
- Travel Weekly Awards 'Marketing Campaign of the Year' - finalist

## Crystalbrook Marina

### 2019

- MIA Club Marina Award 'Marina of the Year'
- MIA Club Marine Marina Award 'Best Commercial Marina under 140 Boats' - finalist

# Portfolio

## Hotels and resorts

- Riley, a Crystalbrook Collection Resort, Cairns, Queensland
- Little Albion, a Crystalbrook Collection Boutique Hotel, Sydney, New South Wales
- Bailey, a Crystalbrook Collection Hotel, Cairns, Queensland
- Byron, a Crystalbrook Collection Resort, Byron, NSW
- Flynn, a Crystalbrook Collection Hotel, Cairns, Queensland – opening April 2020
- Kingsley, a Crystalbrook Collection Hotel, Newcastle, New South Wales – opening November 2020

## Restaurants and bars

- Paper Crane, Cairns, Queensland
- Rocco, Cairns, Queensland
- Greenfields, Cairns, Queensland
- CC's Bar and Grill, Cairns, Queensland
- Pachamama, Cairns, Queensland
- Milk Bar, Cairns, Queensland
- The Restaurant at Byron, NSW
- Boardwalk Social, Cairns, Queensland – opening January 2019
- Whisky and Wine, Cairns, Queensland – opening April 2020
- Flynn's Italian, Cairns, Queensland – opening April 2020
- Kingsley rooftop restaurant and bar, Newcastle, New South Wales – opening November 2020
- Kingsley ground floor café and cocktail bar, Newcastle, New South Wales – opening November 2020

## Spas

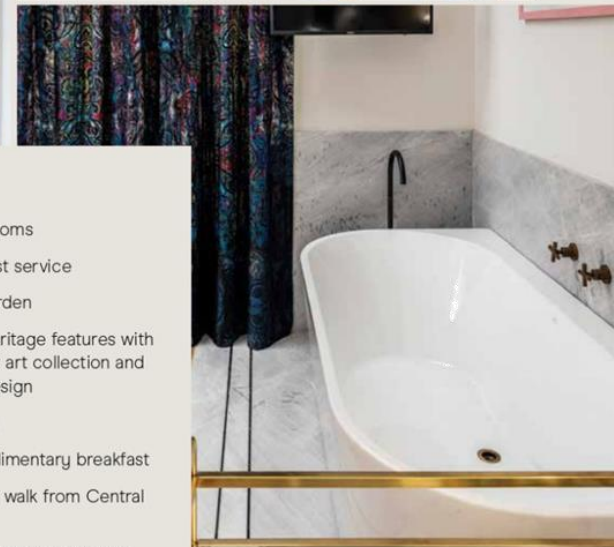
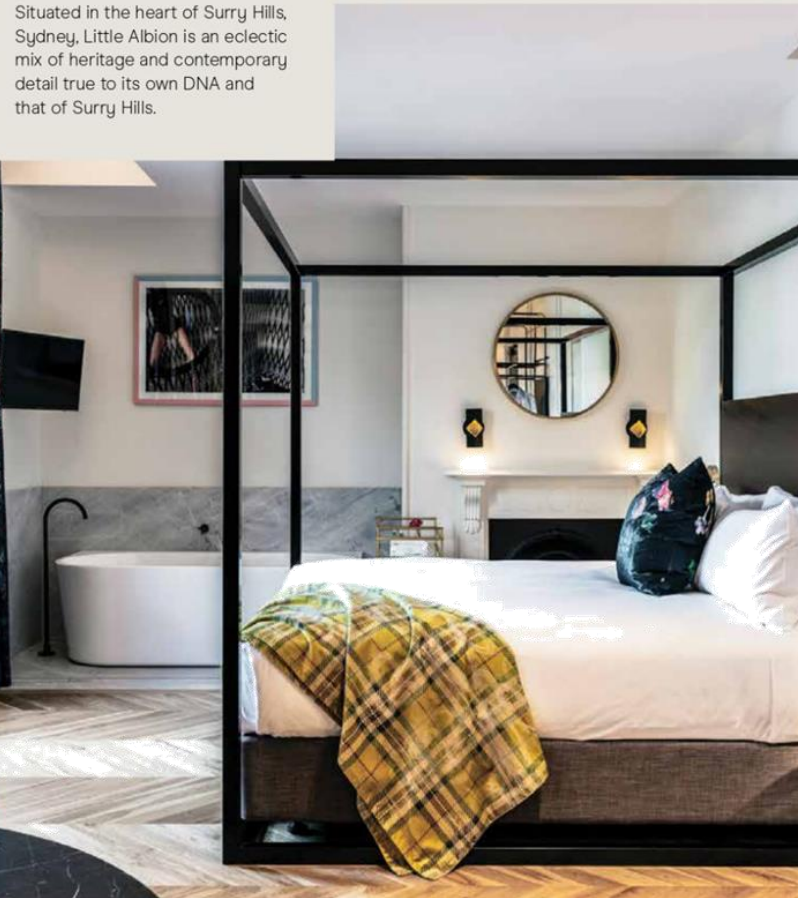
- Eléme Day Spa (Riley)
- The Spa at Byron (Byron)
- Eléme Day Spa (Flynn) – opening April 2020

Attachment 5 - PLN15 0947.02 - 1-3 Otter Street Collingwood - Sketch Plans & Applicant Response (28 Feb 2020)

## Little Albion, a Crystalbrook Collection Boutique Hotel

21 Little Albion Street, Surry Hills

Situated in the heart of Surry Hills, Sydney, Little Albion is an eclectic mix of heritage and contemporary detail true to its own DNA and that of Surry Hills.



### Features

- 35 guest rooms
- 24-hour host service
- Rooftop garden
- Beautiful heritage features with magnificent art collection and bespoke design
- Pet friendly
- Light complimentary breakfast
- Five-minute walk from Central Station
- Surrounded by trendy pubs, wine bars, coffee joints, fashion boutiques and renowned restaurants

Attachment 5 - PLN15 0947.02 - 1-3 Otter Street Collingwood - Sketch Plans & Applicant Response (28 Feb 2020)

## Byron at Byron, a Crystalbrook Collection Resort

77-97 Broken Head Road, Byron Bay

Nestled in 45-acres of magical subtropical rainforest, Byron at Byron, a Crystalbrook Collection Resort, is a celebration of nature, responsible luxury and the local environment.



Regularly named in Australia's top 10 best luxury resorts, Byron features 92 stylish suites with two spacious balconies, an infinity pool complete with cabanas, day beds and poolside service, a multi-award-winning day spa, tennis court and restaurant celebrating local produce with an Asian-fusion flair.

Attachment 5 - PLN15 0947.02 - 1-3 Otter Street Collingwood - Sketch Plans & Applicant Response (28 Feb 2020)

## Riley, a Crystalbrook Collection Resort

131-141 Esplanade, Cairns

Riley, a Crystalbrook Collection Resort, promises a fresh approach to hospitality. Riley is a sophisticated character with a playful outlook on life. Guests can expect understated elegance, contemporary design and a splash of fun.



### At a glance:

- 311 rooms including seven suites
- A variety of restaurant and bar options including modern Asian cuisine at Paper Crane, al fresco dining at Greenfields and Cairns highest rooftop bar, Rocco
- 1000+ square metre lagoon swimming pool
- Meeting space for up to 400 people
- Elème Day Spa with five treatment rooms
- 24-hour fitness centre
- Complimentary parking for all in-house and meeting guests

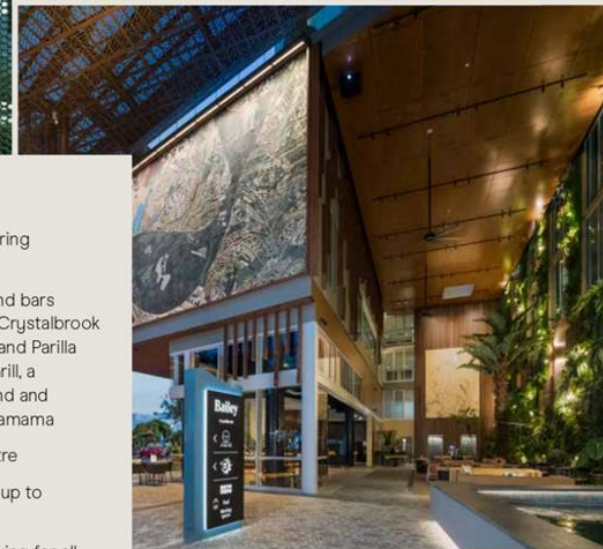


Attachment 5 - PLN15 0947.02 - 1-3 Otter Street Collingwood - Sketch Plans & Applicant Response (28 Feb 2020)

## Bailey, a Crystalbrook Collection Hotel

163 Abbott Street, Cairns

Bailey, a Crystalbrook Collection Hotel, is modern, innovative and has a true appreciation for all the arts. Bailey chooses the path less travelled. The type of character you'll find at the local farmer's market rather than a supermarket or exploring the latest exhibition at the museum rather than at a rock concert. Bailey loves originality, individuality and attention to detail.



### At a glance:

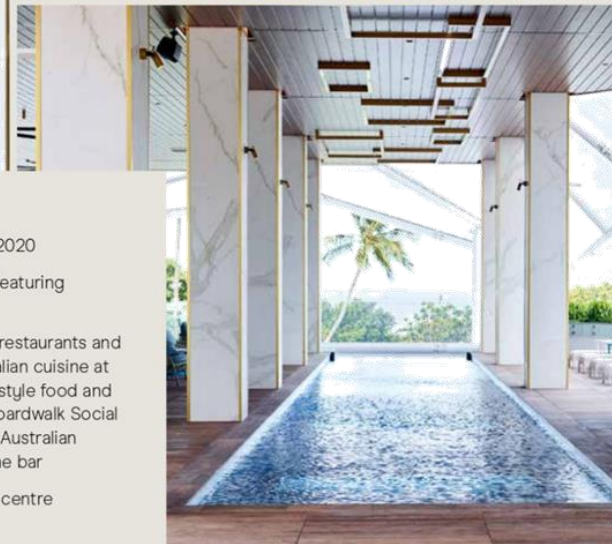
- Five-star hotel featuring 255 rooms
- Three restaurants and bars including signature Crystalbrook Station steakhouse and Parilla grill, CC's Bar and Grill, a nostalgic Milk Bar and and Latin-fusion at Pachamama
- 24-hour fitness centre
- Meeting spaces for up to 150 people
- Complimentary parking for all in-house and meeting guests

Attachment 5 - PLN15 0947.02 - 1-3 Otter Street Collingwood - Sketch Plans & Applicant Response (28 Feb 2020)

## Flynn, a Crystalbrook Collection Hotel

85 The Esplanade, Cairns

Opening early 2020, Flynn, a Crystalbrook Collection Hotel, will be the younger sibling to Riley and Bailey and like many younger siblings, Flynn likes being at the centre of attention and doesn't mind showing off from time to time. Exquisite glass swimming pools facing the Esplanade to splash in is just one example of how Flynn likes to engage.



### At a glance:

- Opening early 2020
- Five-star hotel featuring 311 rooms
- Three levels of restaurants and bars offering Italian cuisine at Flynn's, market-style food and beverages at Boardwalk Social and a boutique Australian Whisky and Wine bar
- 24-hour fitness centre
- Elème Spa
- Meeting spaces for up to 120 people



Attachment 5 - PLN15 0947.02 - 1-3 Otter Street Collingwood - Sketch Plans & Applicant Response (28 Feb 2020)

## Kingsley

### *Culturally considered*

Opening late 2020, Kingsley, a Crystalbrook Collection Hotel will be the first five-star hotel to grace Newcastle.

### **At a glance:**

- 130 luxury hotel rooms
- A rooftop restaurant, bar and private dining room
- Ground floor café and cocktail bar



**Attachment 5 - PLN15 0947.02 - 1-3 Otter Street Collingwood - Sketch Plans & Applicant Response (28 Feb 2020)**



**Attachment 5 - PLN15 0947.02 - 1-3 Otter Street Collingwood - Sketch Plans & Applicant Response (28 Feb 2020)**



Crystalbrook  
Collection

**#responsibleluxury**

# Because the little things make a big difference

At Crystalbrook Collection, we enjoy modern living through attitude, design, technology and a passion for a better world – or what we call #responsibleluxury.

We embrace environmental change to enhance, not compromise, the quality of our guest experiences.

We endeavour to always think and operate in a responsible and modern way that exceeds the demands of our environment and our customers.



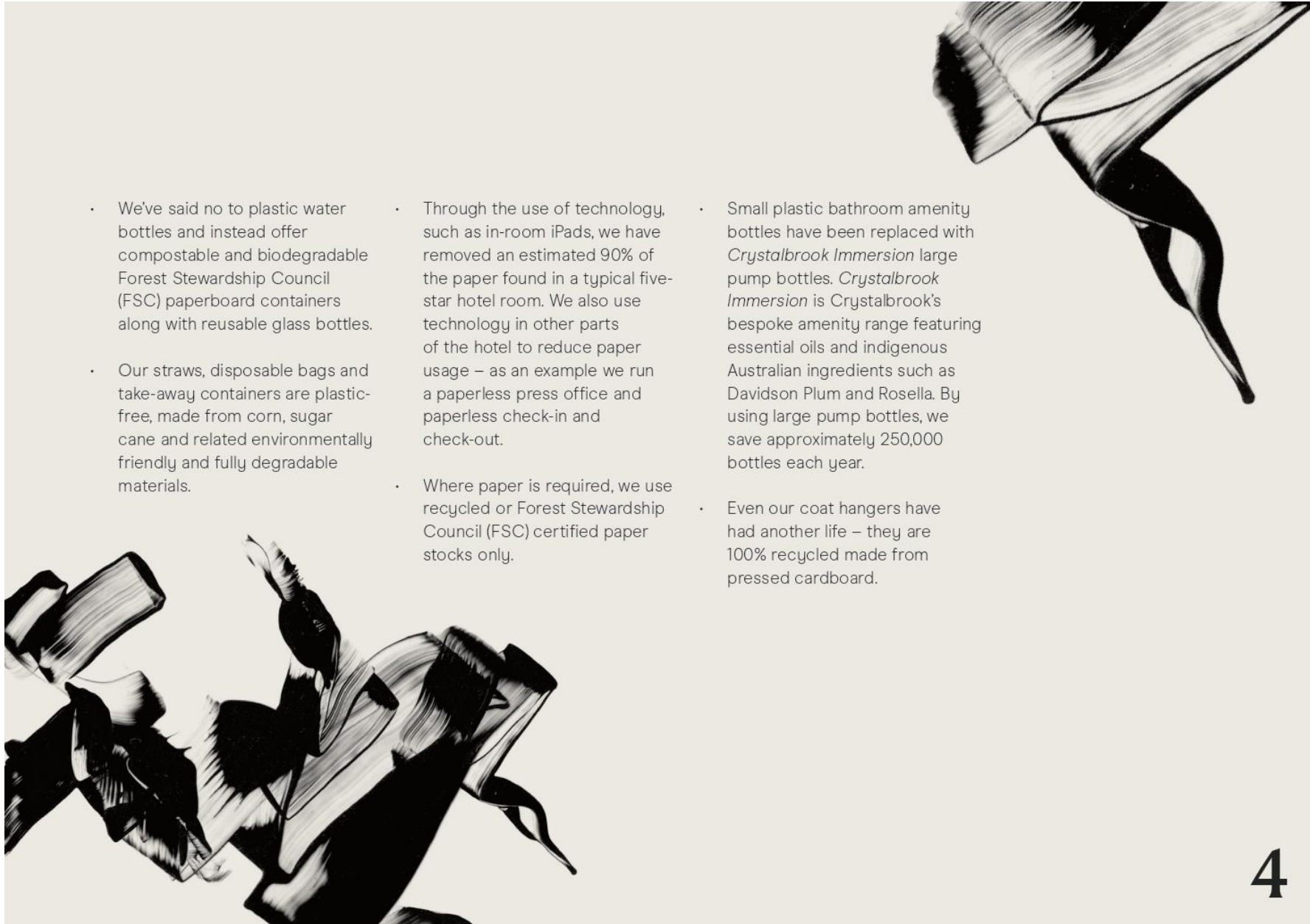


## Here are some examples of how we demonstrate #responsibleluxury

- We farm our own beef at Crystalbrook Station, located three hours inland from Cairns. This ensures we can offer locally sourced beef while also maintaining the highest levels of animal welfare.
- Over 80% of our fresh fruit and produce is sourced within a three-hour drive.
- We have replaced traditional plastic guest room key cards with wooden key cards, made from 100% recycled wood.

3

Attachment 5 - PLN15 0947.02 - 1-3 Otter Street Collingwood - Sketch Plans & Applicant Response (28 Feb 2020)



- We've said no to plastic water bottles and instead offer compostable and biodegradable Forest Stewardship Council (FSC) paperboard containers along with reusable glass bottles.
- Our straws, disposable bags and take-away containers are plastic-free, made from corn, sugar cane and related environmentally friendly and fully degradable materials.
- Through the use of technology, such as in-room iPads, we have removed an estimated 90% of the paper found in a typical five-star hotel room. We also use technology in other parts of the hotel to reduce paper usage – as an example we run a paperless press office and paperless check-in and check-out.
- Where paper is required, we use recycled or Forest Stewardship Council (FSC) certified paper stocks only.
- Small plastic bathroom amenity bottles have been replaced with *Crystalbrook Immersion* large pump bottles. *Crystalbrook Immersion* is Crystalbrook's bespoke amenity range featuring essential oils and indigenous Australian ingredients such as Davidson Plum and Rosella. By using large pump bottles, we save approximately 250,000 bottles each year.
- Even our coat hangers have had another life – they are 100% recycled made from pressed cardboard.

Attachment 5 - PLN15 0947.02 - 1-3 Otter Street Collingwood - Sketch Plans & Applicant Response (28 Feb 2020)



- We are a Founding Citizen and ongoing partner of the Citizens of Great Barrier Reef. Spearheaded by Earth Hour founder, Andy Ridley, Citizens of Great Barrier Reef is a social movement designed to change consumer understanding of how everyday actions have an impact on the Great Barrier Reef and overall environment.
- We recycle all possible guest waste material and we're part of the Containers for Change scheme.
- We work with OZHarvest to collect unused food and distribute to segments of the community where it is most needed.
- We have partnered with TerraCycle to provide a zero-waste approach to coffee capsules. This allows guests to enjoy quality Nespresso coffee without the guilt of what happens to the pod. Through TerraCycle, used pods are mechanically and/or manually separated into metals, organics and plastics. Metals are melted so they may be recycled. The organics (such as the coffee grounds) are composted. The plastics undergo extrusion and pelletization to be moulded into new recycled plastic products.



**Attachment 5 - PLN15 0947.02 - 1-3 Otter Street Collingwood - Sketch Plans & Applicant Response (28 Feb 2020)**



**Crystalbrook Collection Collects at 2019 HM Awards**

9 September 2019

*Crystalbrook Collection has been recognised in 14 award categories, taking home two wins and a Highly Commended, at the HM Awards for Hotel and Accommodation Excellence on Friday 6 September.*

The annual event, hosted by Hotel Management (HM) Magazine, celebrates leading hotels and individuals in the industry across Australasia.

**Crystalbrook Collection wins:**

Best Environmental Programme

Riley, a Crystalbrook Collection Resort

The hotel was recognised for its sustainable and environmentally passionate initiatives such as no plastic straws, water bottles or guest-room key cards, use of technology to reduce paper, providing large-pump amenities bottles (saving more than 250,000 plastic bottles each year) and partnering with Citizens of the Great Barrier Reef, TerraCycle, OzHarvest and Containers for Change.

Crystalbrook Collection Interim CEO and Group Director, Hotels, Geoff York said: "We're especially proud to win this Major Award category and be recognised as the best environmental hotel in Australasia. Our stance on the environment and passion for sustainability is a pivotal part of our brand. It's something that we're constantly evolving and bringing to life in each of our hotels, resorts and tourism enterprises."

Riley also took home a Highly Commended for Australia's Best Regional Property.

Best Interior Design Hotel

Little Albion, a Crystalbrook Collection Boutique Hotel

Little Albion's interior design is the creation of renowned designers Connie Alessi and Cressida Kennedy. Largely influenced by 1920s and 1970s styles of interiors and choreographed with custom

**Attachment 5 - PLN15 0947.02 - 1-3 Otter Street Collingwood - Sketch Plans & Applicant Response (28 Feb 2020)**

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**Crystalbrook  
Collection**

artwork carefully procured and selected for each room.

Geoff York said: "This accolade is a huge achievement. Little Albion has had many lives starting as a convent in 1903. It's wonderful to see this beautiful heritage building recognised as it stands today, reimagined for the modern luxury traveller."

The Group was also recognised as finalists in 11 other categories:

- Best Luxury Hotel – Riley, a Crystalbrook Collection Resort
- Best Resort – Riley, a Crystalbrook Collection Resort
- Best New Hotel – Riley, a Crystalbrook Collection Resort and Little Albion, a Crystalbrook Collection Boutique Hotel
- Best Boutique Hotel – Little Albion, a Crystalbrook Collection Boutique Hotel
- Best Technology Hotel – Riley, a Crystalbrook Collection Resort
- Best Hotel Day Spa – Eléme Day Spa at Riley
- Best Hotel Bar – Rocco at Riley
- Best Marketing Campaign – Riley, a Crystalbrook Collection Resort
- Best Communications Associate – Belinda Danks-Woodley
- Best Hotel Chef – Luis Rod Zamora

- Ends -

**For further information, images or to arrange media interviews contact:**

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Group Director, Marketing  
Crystalbrook Collection  
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Level 2, 10-14 Waterloo Street  
Surry Hills, NSW 2010, Australia  
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Belinda Danks-Woodley  
Marketing and Communications Manager  
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## Crystalbrook Collection

e [belinda.danks-woodley@crystalbrookcollection.com](mailto:belinda.danks-woodley@crystalbrookcollection.com)  
w [crystalbrookcollection.com/riley](http://crystalbrookcollection.com/riley)

**#responsibleluxury**

Crystalbrook Collection enjoys modern living through attitude, design, technology and a passion for a better world – or what they call #responsibleluxury. The Group embraces environmental change to enhance, not compromise, the quality of their guest experiences.

Find out more about Crystalbrook Collection's #responsibleluxury initiatives [here](#).

### **Riley, a Crystalbrook Collection Resort**

Cairns' newest five-star hotel, Riley, a Crystalbrook Collection Resort, promises a fresh approach to hospitality. With a personality of its own, Riley is a sophisticated character with a playful outlook on life. Guests can expect understated elegance, contemporary design and a splash of fun.

Residing in a prime location at the northern end of the iconic Cairns waterfront boardwalk, Riley features 311 stylish rooms and suites, most with spacious balconies, three unique restaurants and bars, a lagoon swimming pool spanning over 1,000 square metres with a private manmade beach, a day spa and a 24-hour fitness centre.

### **Little Albion, a Crystalbrook Collection Boutique Hotel**

Situated in the heart of Surry Hills, Sydney, Little Albion, a Crystalbrook Collection Boutique Hotel, is an eclectic mix of heritage and contemporary detail true to its own DNA and that of Surry Hills.

Delightfully intimate, devastatingly gorgeous, genuinely original and refreshingly unpretentious, Little Albion features 35 guest rooms, a dedicated team of hosts on hand around the clock to offer individualised service, a rooftop garden oasis with views over Surry Hills and Sydney city and an honour bar featuring top-shelf beverages and gourmet nibbles.

### **About Crystalbrook Collection**

Crystalbrook Collection is an Australian based tourism and hospitality group. Its portfolio includes:

- Riley, a Crystalbrook Collection Resort, Cairns, Queensland – opened 2018
- Little Albion, a Crystalbrook Collection Boutique Hotel, Sydney, New South Wales – opened 2018
- Bailey, a Crystalbrook Collection Hotel, Cairns, Queensland – opening October 2019
- Flynn, a Crystalbrook Collection Hotel, Cairns, Queensland – opening April 2020
- Kingsley, a Crystalbrook Collection Hotel, Newcastle, New South Wales – opening November 2020

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## Crystalbrook Collection

Crystalbrook Collection also owns and operates Crystalbrook Station and its subsidiary pastoral businesses, Crystalbrook Superyacht Marina, and the 90-foot motor yacht MV Bahama.

To date, Crystalbrook Collection has committed more than AU\$800 million in tourism investments within Australia.

### **Crystalbrook Collection and Ghassan Aboud Group**

Crystalbrook Collection is owned by accomplished entrepreneur and philanthropist Ghassan Aboud. Ghassan Aboud Group is a multi-business conglomerate engaged in automobiles, real estate, retail, bespoke catering, media and logistics. In business for more than two decades, the group operates from its global headquarters in the United Arab Emirates with offices in Australia, Belgium, China, Jordan and Turkey.

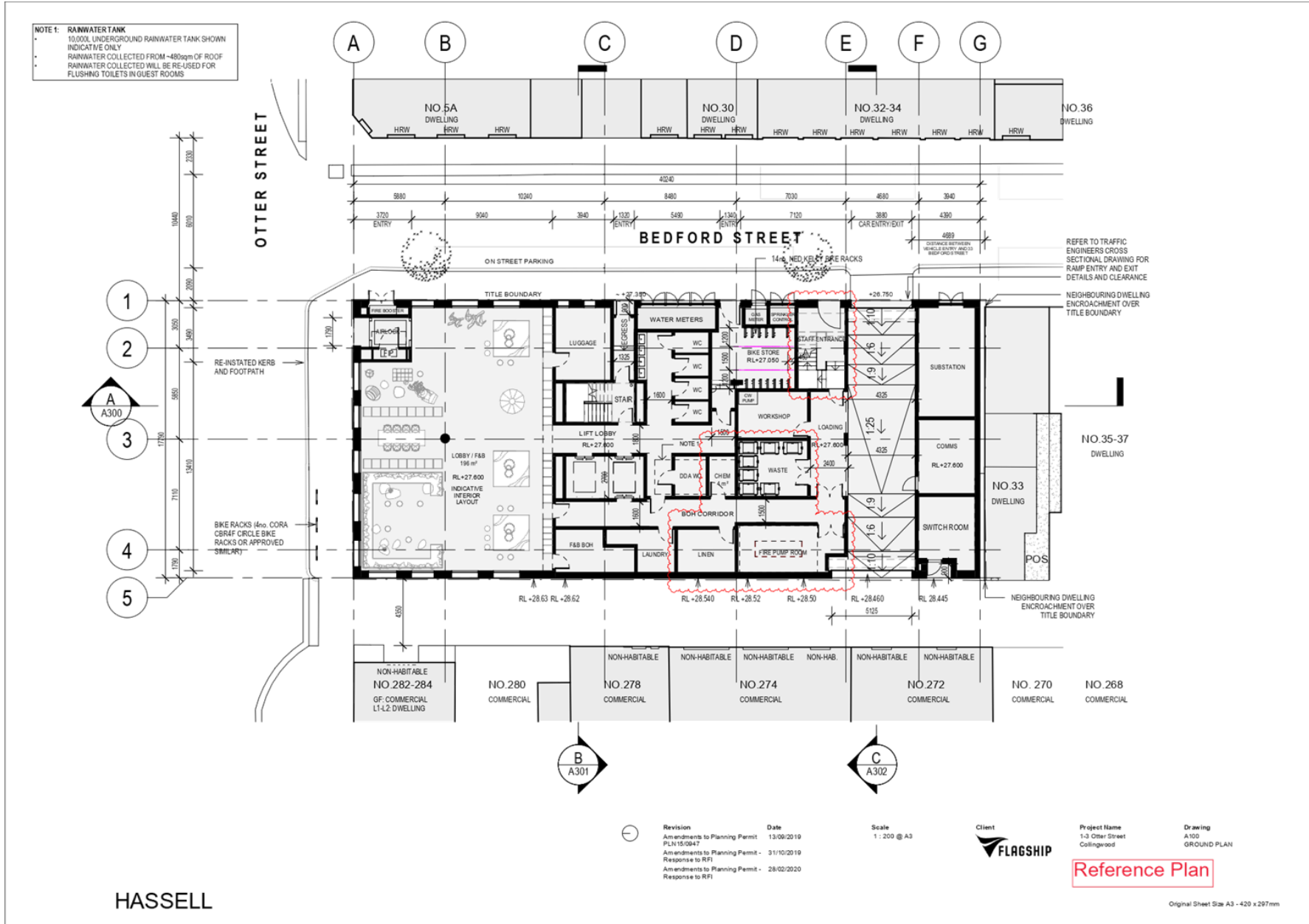
The establishment of Crystalbrook Collection in Australia marks the groups substantial investment foray in the region - notably in the acquisition, development and management of hospitality, tourism and related assets.

[crystalbrookcollection.com](http://crystalbrookcollection.com)

**Attachment 5 - PLN15 0947.02 - 1-3 Otter Street Collingwood - Sketch Plans & Applicant Response (28 Feb 2020)**

**ATTACHMENT 2**

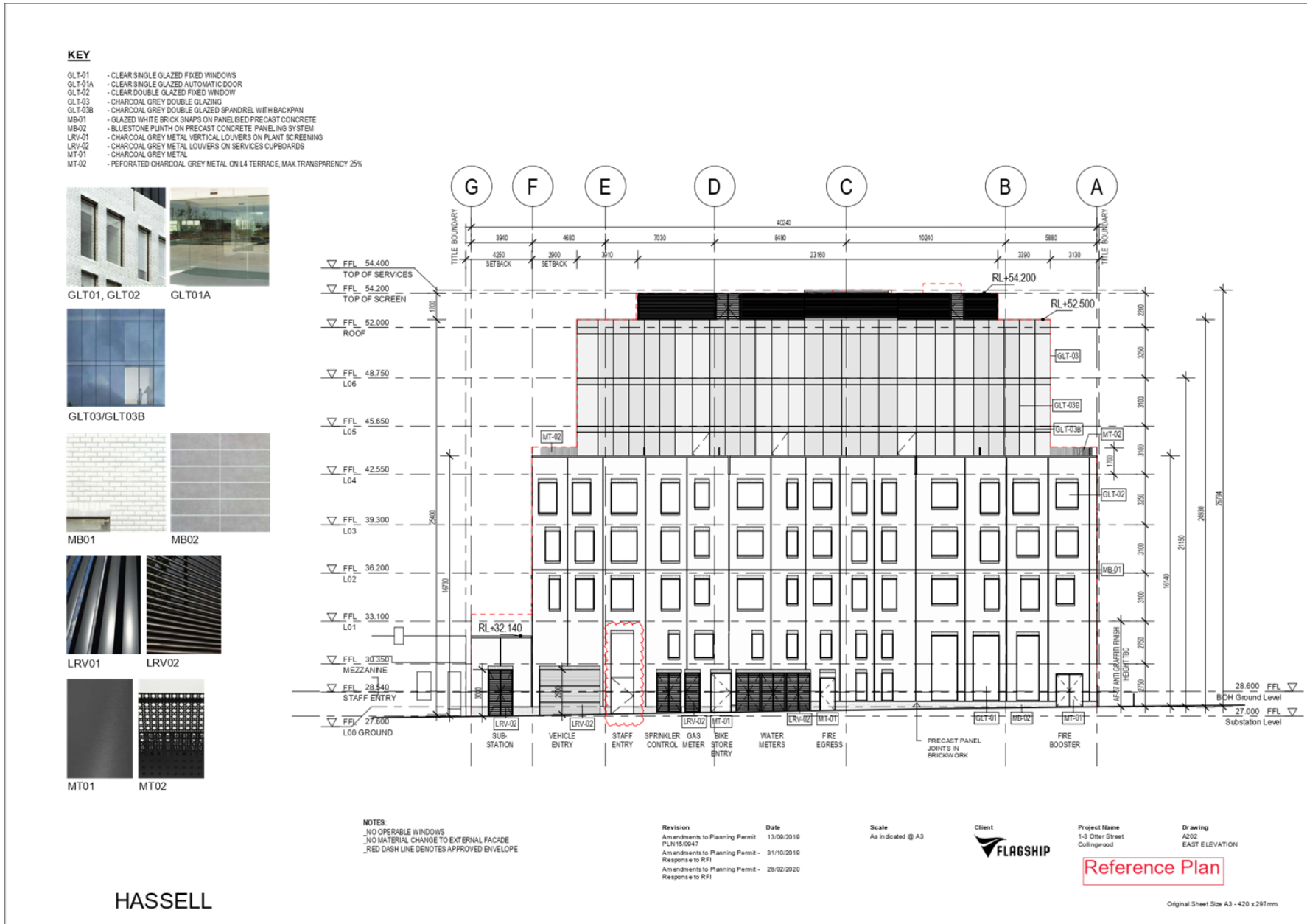
Attachment 5 - PLN15 0947.02 - 1-3 Otter Street Collingwood - Sketch Plans & Applicant Response (28 Feb 2020)



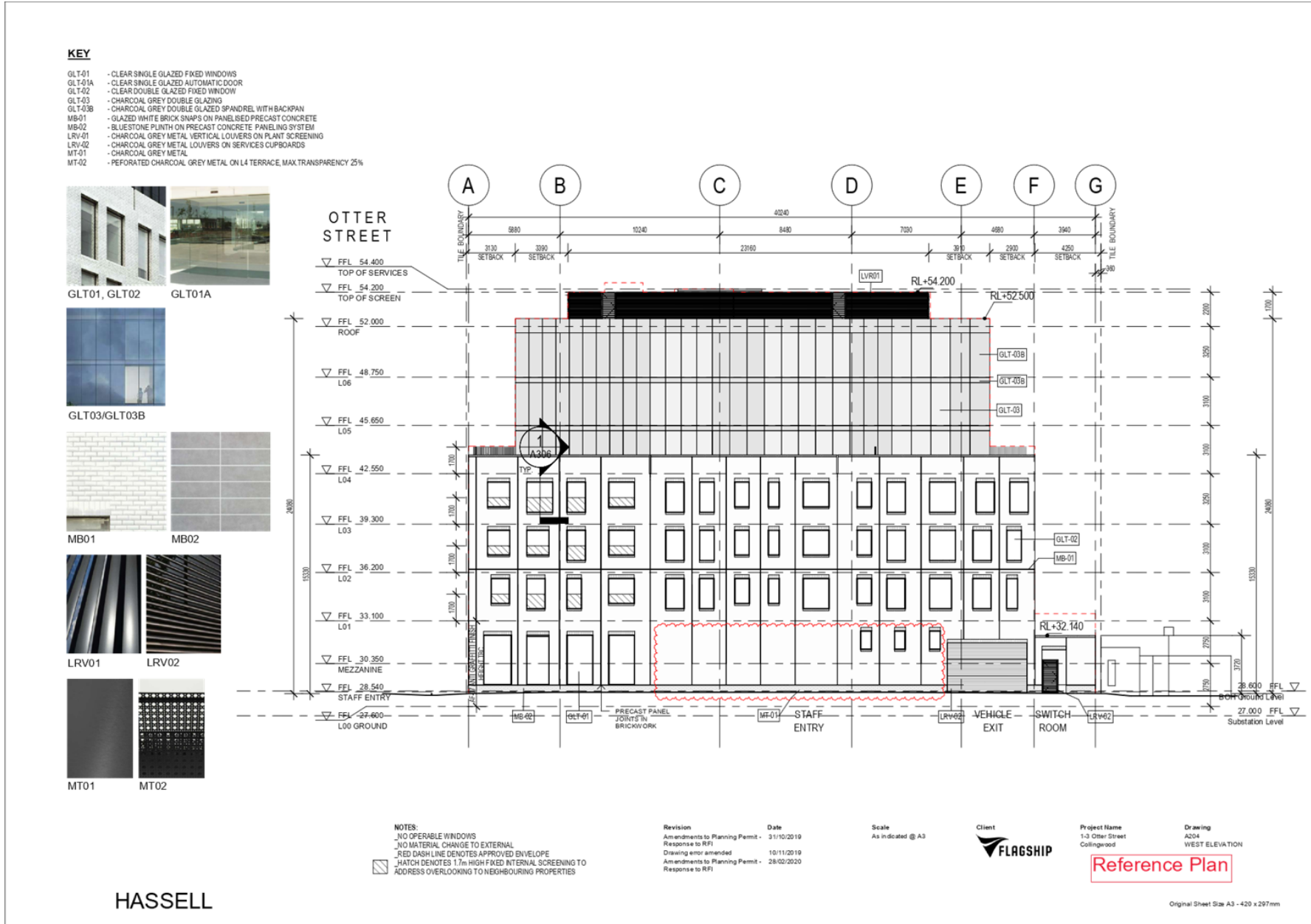




Attachment 5 - PLN15 0947.02 - 1-3 Otter Street Collingwood - Sketch Plans & Applicant Response (28 Feb 2020)



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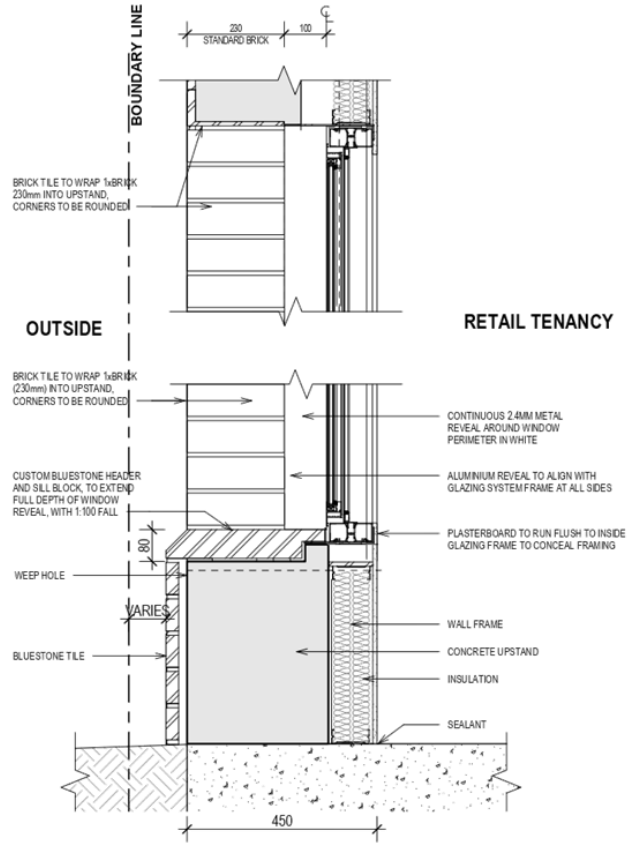
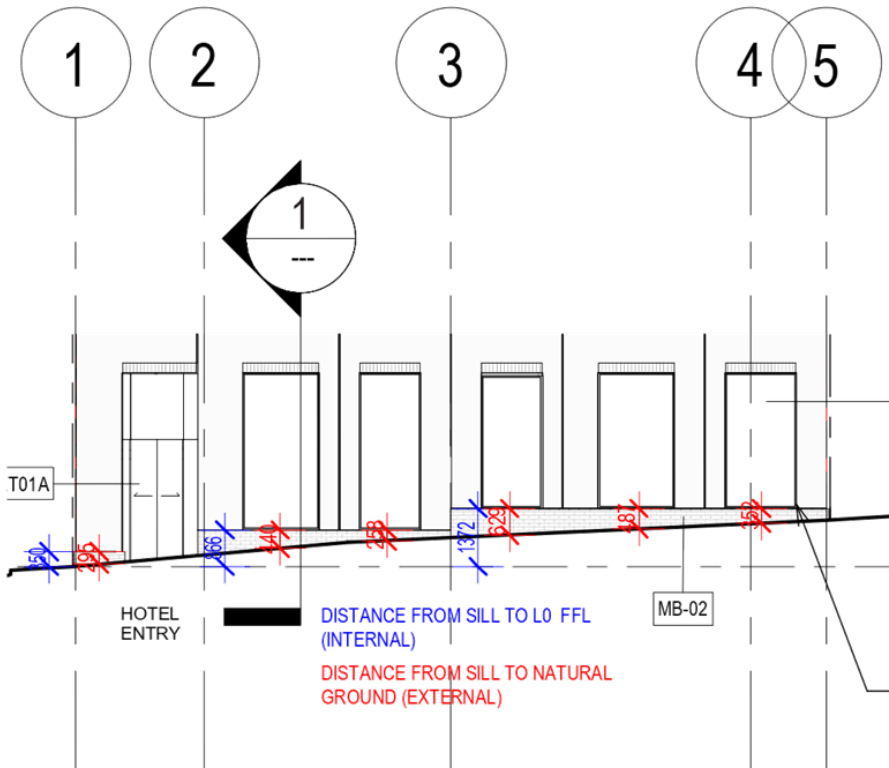
**ATTACHMENT 3**

Attachment 5 - PLN15 0947.02 - 1-3 Otter Street Collingwood - Sketch Plans & Applicant Response (28 Feb 2020)

1-3 Otter Street, Amendment to Planning Permit No. PLN15/0947

# WINDOW SILLS

Ground level activation



1 FACADE WINDOW REVEAL DETAIL TP  
A\_4000 1:10

**Attachment 6 - PLN15/0947.02 - 1-3 Otter Street Collingwood - Extension of Time Approval**

Helping you understand your planning needs



Our ref: PLN15/0947

21 February 2020

Flagship (Otter Street) Pty Ltd  
SJB Planning Pty Ltd  
Level 1, 80 Dorcas Street  
SOUTHBANK VIC 3006

**City of Yarra**  
Statutory Planning Branch  
PO Box 168  
RICHMOND 3121  
ABN 98 394 086 520

Dear Sir/Madam,

**Application No:** PLN15/0947  
**Address:** 1-3 Otter St Collingwood VIC 3066

I refer to your request dated 6 February 2020, which seeks an extension of time to the above permit.

**Please be advised your request that seeks an extension of time to the above permit has been approved under powers of delegation from Council.**

Only a one year extension has been granted. This is considered sufficient and appropriate given the potential for policy and built-form changes to occur over longer periods of time.

The development must now commence no later than 30 June 2021, be completed no later than 30 June 2023 and the approved uses must be commenced by 30 June 2024.

**Please retain this letter on file as evidence of the extension granted.**

Should you have any queries, please contact **Michelle King** on 9205 5333 by telephone, or at **[Michelle.King@yarracity.vic.gov.au](mailto:Michelle.King@yarracity.vic.gov.au)** by email.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Danielle Connell'.

**Danielle Connell**  
Coordinator Statutory Planning

For more information call 9205 5555 or visit [www.yarracity.vic.gov.au](http://www.yarracity.vic.gov.au)

**Attachment 7 - PLN15/0947.02 - 1-3 Otter Street Collingwood - Head, Transport for Victoria (referral response)**



Department of Transport

File: FOL/20/1081  
Ref: HTFV2019/0539

GPO Box 2392  
Melbourne, VIC 3001 Australia  
Telephone: +61 3 9651 9999  
[www.transport.vic.gov.au](http://www.transport.vic.gov.au)  
DX 201292

Michelle King  
Acting Principal Planner  
Yarra City Council  
PO Box 168  
RICHMOND VIC 3121

Dear Michelle,

**YARRA PLANNING SCHEME**  
**APPLICATION NO.: PLN15/0947.02**  
**PROPOSAL: AMENDMENT TO PLANNING PERMIT FOR A CHANGE OF USE FROM A MIXED-USE BUILDING (INCLUDING DWELLINGS AND FOOD AND DRINK PREMISES) TO A RESIDENTIAL HOTEL WITH ANCILLARY FOOD AND DRINKS PREMISES INCLUDING MODIFICATIONS TO THE PERMIT PREAMBLE, CONDITIONS AND APPROVED BUILT FORM WITH THE REMOVAL OF ALL ON-SITE CAR PARKING.**  
**ADDRESS: 1-3 OTTER STREET COLLINGWOOD**

Thank you for your email dated 2 December 2019 referring the above application to the Head, Transport for Victoria pursuant to Section 55 of the *Planning and Environment Act*.

TfV has reviewed the supplied documentation and notes that the supplied Green Travel Plan doesn't appear to include initiatives to address way finding for guest of the hotel, aside from a map within a welcome park. Due to the location of the site, and distances from public transport more visible signage within the hotel lobby could be of assistance for guests.

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

It is requested that a copy of the decision be forwarded to TfV at your earliest convenience.

Should you have any queries regarding the above, please contact Kathy Aves at [kathy.aves@ecodev.vic.gov.au](mailto:kathy.aves@ecodev.vic.gov.au) or alternatively, on (03) 8392 7989.

Yours sincerely

**KATHY AVES**  
Statutory Planner (Public Transport), MNW  
9 Jan. 20

cc: Permit Applicant: [eharrington@sjbplanning.com.au](mailto:eharrington@sjbplanning.com.au)



Attachment 8 - PLN15/0947.02 - 1-3 Otter Street Collingwood - ESD (referral response)



# MEMO

---

**TO:** Michelle King  
**cc:**  
**FROM:** Gavin Ashley, ESD Advisor  
**DATE:** 24.02.2020  
**SUBJECT:** 1 – 3 Otter St, Collingwood

Dear Michelle,

I have reviewed the response by LUCID and put forward by the planners at SJB in relation to the four points identified:

***The lack of operable windows to the hotel rooms is not acceptable from an indoor environmental quality perspective***

I remain unsatisfied as to why natural ventilation cannot be achieved through operable windows. Whilst the fresh air intake is satisfactory in meeting the Green Star credit, the argument that windows cannot be operable due to water ingress issues is not accepted. Natural ventilation provides both amenity and reduces the energy required to ventilate. It also allows for passive cooling.

***More information is required on how the laundry will incorporate best practice energy efficiency.***

***The stormwater approach needs to be documented in an updated SMP.***

***An operational waste management is committed to but has not yet been provided. A suitably worded condition would be appropriate.***

Having reviewed the responses to the other three points of feedback above, I consider the other responses acceptable.

In summary, the question of operable windows still needs attention.

Cheers,  
Gavin

**Gavin Ashley**  
Environmental Sustainable Development Advisor  
City of Yarra PO Box 168 Richmond 3121  
T (03) 9205 5366 F (03) 8417 6666  
E [gavin.ashley@yarracity.vic.gov.au](mailto:gavin.ashley@yarracity.vic.gov.au)  
W [www.yarracity.vic.gov.au](http://www.yarracity.vic.gov.au)

**Attachment 9 - PLN15/0947.02 - 1-3 Otter Street Collingwood - City Works Unit (referral response)**

**King, Michelle**

---

**From:** Athanasi, Atha  
**Sent:** Thursday, 17 October 2019 1:45 PM  
**To:** King, Michelle  
**Subject:** RE: PLN15/0947.02 - 1-3 Otter Street, Collingwood - Waste referral

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Michelle,

The waste management plan for 1-3 Otter Street, Collingwood authored by Leigh Design and dated 17/09/2019 is satisfactory from a City Works branch's perspective.

Regards,

**Atha Athanasi**  
Contract Management Officer

City Works Services  
*Parks, Resource Recovery, Cleansing*

City of Yarra – City Works Depot  
168 Roseneath St CLIFTON HILL VIC 3068  
T (03) 9205 5547 F (03) 8417 6666  
[Atha.Athanasi@yarracity.vic.gov.au](mailto:Atha.Athanasi@yarracity.vic.gov.au)  
[www.yarracity.vic.gov.au](http://www.yarracity.vic.gov.au)



---

**From:** King, Michelle  
**Sent:** Monday, 14 October 2019 9:55 AM  
**To:** Athanasi, Atha <Atha.Athanasi@yarracity.vic.gov.au>  
**Subject:** PLN15/0947.02 - 1-3 Otter Street, Collingwood - Waste referral

Hi Atha,

**App No.:** PLN15/0947.02  
**Address:** 1-3 Otter Street, Collingwood  
**Description:** Amendment to the planning permit for a change of use from a mixed-use building (including dwellings and food and drinks premises) to a residential hotel with ancillary food and drinks premises and minor changes to the built form

Could you please review the revised WMP and endorsed plans, the changes made are to facilitate the change of use to a residential hotel with ancillary food and drinks premises.



**Attachment 9 - PLN15/0947.02 - 1-3 Otter Street Collingwood - City Works Unit (referral response)**

Documents can be found at the below places:

D19/168494 "Waste Management Plan"	Amended WMP
D19/168494 "Town Planning Drawings.."	Amended Plans
D19/185447	Endorsed WMP
D19/141152	Endorsed Plans

Thanks,

Michelle

**Michelle King**

Acting Principal Planner  
Planning and Placemaking

PO BOX 168 Richmond VIC

T (03) 9205 5333

E [michelle.king@yarracity.vic.gov.au](mailto:michelle.king@yarracity.vic.gov.au)

W [yarracity.vic.gov.au](http://yarracity.vic.gov.au)

Follow us on [Facebook](#), [Instagram](#) and [Twitter](#)



Yarra City Council acknowledges the Wurundjeri as the Traditional Owners of this country, pays tribute to all Aboriginal and Torres Strait Islander people in Yarra, and gives respect to the Elders past and present.

**Attachment 10 - PLN15/0947.02 - 1-3 Otter Street Collingwood - Urban Design Unit (referral response)**



# MEMO

---

**TO:** Michelle King (Statutory Planning)  
**FROM:** Hayley McNicol (Urban Design)  
**DATE:** 3 February 2020  
**SUBJECT:** 1-3 Otter Street, Collingwood  
**APPLICATION NO:** PLN15/0947.02  
**DESCRIPTION:** Amendment to the planning permit for a change of use from a mixed-use building (including dwellings and food and drinks premises) to a residential hotel with ancillary food and drinks premises including modifications to the permit preamble, conditions and approved built form with the removal of all on-site car parking

---

## **COMMENTS SOUGHT**

Urban Design comments have been sought on the proposed changes to the above development, in particular whether the amendments to the street interface are acceptable from an Urban Design perspective.

Comments are provided below and are based on the advertised set of drawings received 27 November 2019.

## **COMMENTS SUMMARY**

In summary, the following changes are recommended to make the proposal more acceptable from an Urban Design perspective. The rationale behind these changes is explained in more detail overleaf.

- The extent of service cabinets and car parking on Bedford Street should be reduced to minimise its visual impact on the street.
  - Clarification is sought on the sill height along the Otter Street frontage to understand what benefit it provides in terms of screening any internal furniture/storage or providing seating opportunities.
  - Clarification is sought on the details of some of the materials, including the reflectivity of the glazing and the window framing.
- 

## **URBAN DESIGN FEEDBACK**

### **Street level interface**

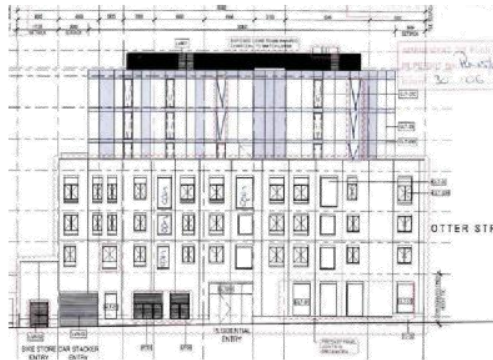
The Built Form and Design Policy at Clause 22.10, seeks under Clause 22.10-3.4 (Street and Public Space Quality) *“to ensure ground level façade and boundary treatments interface positively with the street and public domain treatments interface positively with the street and public domain”*. Clause 22.10-3.11 (Service infrastructure) states that *“new development should ensure that*

**Attachment 10 - PLN15/0947.02 - 1-3 Otter Street Collingwood - Urban Design Unit (referral response)**

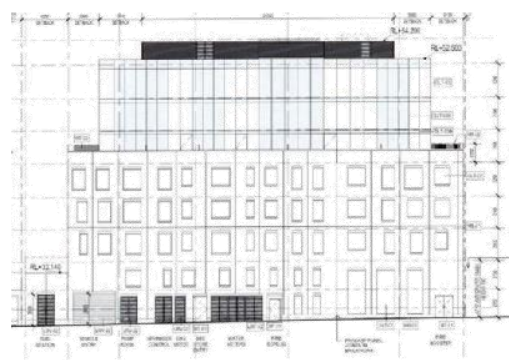
*service infrastructure is appropriately sited and blended into the design of new buildings and is obscured from the public domain”.*

The proposed changes involve some alterations to the ground floor layout to accommodate the hotel use. This results in additional visual/amenity impact on Bedford Street, and has details requiring clarification for the Otter Street frontage, as explained below.

The number and extent of service cabinets / car parking entries along Bedford Street has increased. The previous approved scheme generally had the service cabinets / car entries / back of house activities more evenly distributed over Bedford Street and the laneway to the west. In the new proposed scheme, over 50% of the Bedford Street frontage would comprise service cabinets / car entries. The increase in service cabinets would impact the amenity and appearance of this street, also considering that they face a series of residential properties on the other side of Bedford Street. It is recommended that the applicant investigates moving some of these service cabinets to the other laneway (on the western side of the site), and whether they can be reduced in size and designed so that they are integrated in the design of the building, including use of complementary materials.



Endorsed scheme



Proposed amended scheme

The previous shop and café tenancies have been replaced with the hotel lobby / food and beverage area, which maintains an active frontage to Otter Street. It appears that the sill height along Otter Street has been lowered in height. The sill height of the previous scheme had the benefit of concealing any low furniture/storage behind. Clarification is sought on why the sill height has been lowered, how it relates to the internal layout and if it has been changed to achieve other benefits (e.g. seating opportunities). The renders suggest that it could be used for informal sitting, however limited detail is provided on the height/depth of the sill to establish if the dimensions accommodate this.



Endorsed scheme with higher sill height



Proposed scheme with lower sill height

**Attachment 10 - PLN15/0947.02 - 1-3 Otter Street Collingwood - Urban Design Unit (referral response)**

**Materials (relating to street interface)**

The changes to the materials are relatively minor, however the following details require further consideration/clarification.

- The new renders show that the glazing to be more reflective than the previous approved scheme. The materials on the elevations should clearly specify how reflective the glazing would be (we recommend that the glazing should have a low reflectivity).
- The windows of the previous approved scheme had black framing, which added some articulation and detail to the façade design. It is not clear what is proposed for the new development, the renders suggest that there may be some thin black framing but this is not clear on the elevations.



Endorsed scheme



Proposed amended scheme

# Attachment 11 - PLN15/0947.02 - 1-3 Otter Street Collingwood - Engineering Services Unit (referral response)



## MEMO

**To:** Michelle King  
**From:** Mark Pisani  
**Date:** 22 October 2019  
**Subject:** Application No: PLN15/0947.02  
 Description: Amendment; Residential Hotel  
 Site Address: 1-3 Otter Street, Collingwood

I refer to the above Planning Application received on 14 October 2019 in relation to the proposed development at 1-3 Otter Street, Collingwood. Council's Civil Engineering unit provides the following information:

### CAR PARKING PROVISION

GTA Consultants Transport Impact Assessment report Issue A dated 16 September 2019

#### 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	78 rooms	Rate not specified in Clause 52.06-5	To the satisfaction of the Responsible Authority	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 Residential Hotel.* 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 20 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.

## Attachment 11 - PLN15/0947.02 - 1-3 Otter Street Collingwood - Engineering Services Unit (referral response)

In this instance, the proposed residential hotel would not be providing any on-site car parking. Council has, in recent times, approved residential hotels with little or no on-site car parking, as shown in the following table:

Development Site	Approved Parking
60-72 Langridge Street, Collingwood PLN18/0643 issued 23 September 2019	No on-site car parking (187 rooms)
419 Fitzroy Street, Fitzroy PLN18/0990 issued 3 September 2019	0.08 spaces per room (127 rooms; 10 on-site spaces)

- *Parking Demand for Food and Drink Use.* According to GTA Consultants, the food and drink premises is ancillary to the residential hotel. Patrons to the food and drink premises would be drawn from the hotel, nearby local businesses and residences.
- *Availability of Public Transport in the Locality of the Land.* The site is within walking distance of tram services operating along Smith Street (approximately 40 metres to the west). Guests at the hotel also have the option of utilising buses along Johnston Street (approximately 200 metres to the north).
- *Variation of Car Parking Demand over Time.* The peak parking demand would be expected to occur during guest check-in and check-out times.
- *Convenience of Pedestrian and Cyclist Access.* The site is within easy walking distance of shops, essential facilities, public transport nodes and taxis (operating along Smith Street). The site also has good 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.* GTA Consultants had undertaken on-street parking occupancy surveys in the surrounding area in July 2015. The data collected from these surveys would now be outdated. The demand for on-street parking in the surrounding area is very high. Since parking turnover is frequent, short-stay parking spaces could be found near 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.* Check-in and check-out times for guests staying at residential hotels would not coincide with peak parking times (for example 12:00pm/1:00pm during weekdays). It is expected that a sizable proportion of guests would be from out of town, interstate or from abroad and may not drive a motor vehicle when staying at the hotel.

### Adequacy of Car Parking

From a traffic engineering perspective, the provision of no on-site parking for the residential hotel is considered appropriate in the context of the development and the surrounding area. The hotel has the advantage of being located in the vicinity of the Smith Street retail precinct, shops and public transport nodes.

The Civil Engineering unit has no objection to the provision of no on-site parking for this site.

**Attachment 11 - PLN15/0947.02 - 1-3 Otter Street Collingwood - Engineering Services Unit (referral response)**

**TRAFFIC GENERATION**

**Trip 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	0.12 to 0.17 trips per room in the AM peak hour 0.11 to 0.15 trips per room in the PM peak hour	Not provided	14	12

The level of traffic generated by the hotel is low and should not adversely impact on the traffic operation of the surrounding road network.

**DEVELOPMENT LAYOUT DESIGN**

Hassell Architects

Drawing Nos. A100 and A302 dated 13 September 2019

**Layout Design Assessment**

Item	Assessment
Vehicular Entrance – Bedford Street	The width of the vehicular entrance (3.88 metres) satisfies the Australian/New Zealand Standard AS/NZS 2890.1:2004.
Vehicular Exit – Right of Way	The exit onto the north-south aligned Right of Way has not been dimensioned on the drawings. This width should be dimensioned.
Vehicle Turning Movements	The swept path diagrams for the B99 design vehicle satisfactorily demonstrate ingress movements from Bedford Street and egress movements onto the Right of Way.
Loading Bay	The loading bay measures approximately 4.3 metres by 7.0 metres and is considered satisfactory for a B99 design vehicle.
Ground Clearance Check	The ground clearance check provided in Appendix D of the GTA report for the loading facility using the B99 design vehicle ground clearance template is considered satisfactory.
Proposed Parking Restrictions – Otter Street	The applicant proposes to install two 2-Minute parking spaces on the south side of Otter Street outside the property frontage. Changing the parking restrictions during the planning phase of this development is not supported. Council's Parking Management unit would only consider changing parking restrictions once the development is operational.

## Attachment 12 - PLN15/0947.02 - 1-3 Otter Street Collingwood - Traffic and Civil Engineering Unit (referral response)

**King, Michelle**

---

**From:** Tran, Uyen  
**Sent:** Thursday, 27 February 2020 11:25 AM  
**To:** King, Michelle  
**Cc:** Middleton, Warrick  
**Subject:** RE: PLN15/0947.02 - 1-3 Otter Street, Collingwood - Traffic referral

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Michelle

As discussed, the short stay bay would be assessed by Parking Management Unit (PMU) more similarly to loading zones assessments than the typical parking restriction changes. The short stay bays can be applied for by the developer on the completion of the building and the appropriate time restriction applied for can be assessed by PMU. There may be benefits to Smith Street as well depending on the time applied.

Parking has flagged that this may be potentially be only one space even with the reinstatement of the crossover given the proximity to Bedford Street.

As with a lot of parking changes, they require community support. 1-3 Otter Street is the only property on this frontage and is within close proximity to Smith Street so would unlikely receive a lack of support from the community.

PMU would be open to the assessment of the short stay bay. It would be best for the applicant to liaise with PMU once they are ready to apply.

Kind regards,

**Uyen Tran**  
Traffic Engineer  
Traffic and Civil Engineering

PO BOX 168 Richmond VIC 3121  
T (03) 9205 5741  
E [Uyen.Tran@yarracity.vic.gov.au](mailto:Uyen.Tran@yarracity.vic.gov.au)  
W [yarracity.vic.gov.au](http://yarracity.vic.gov.au)  
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**Attachment 13 - PLN15/0947.02 - 1-3 Otter Street Collingwood - Strategic Transport Unit (referral response)**

**King, Michelle**

---

**From:** Wright, Chloe  
**Sent:** Monday, 2 December 2019 1:47 PM  
**To:** King, Michelle  
**Subject:** RE: PLN15/0947.01 - 1-3 Otter Street, Collingwood - Engineering and Strategic Transport Referral  
**Attachments:** Bike Hoop Placement Details.pdf

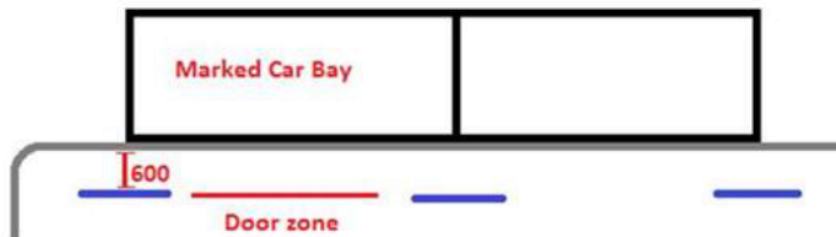
Hi Michelle,

I've reviewed the amended application – the proposed bicycle parking is generally acceptable, based on the following:

- The change of use to a residential hotel generates new bicycle parking requirement of 8 employee spaces and 8 visitor spaces
- 14 spaces are proposed within a bike store and 8 visitor spaces are proposed at Otter Street, which exceeds the statutory and BESS rates
- The bike store layout and access arrangements is acceptable

However, the following should be addressed in relation to the visitor bike parking:

- The 4 visitor hoops at Otter Street should be placed outside of the car 'door zones' of the adjacent parking bays (see example diagram below). Also see specifications in the attached Bike hoop placement details.
- The 4 visitor spaces do not appear to have sufficient clearance between the hoops. The hoops should be located as per the clearances shown in the attached details



Let me know if you have any questions.

Many thanks,  
Chloe

---

**From:** King, Michelle  
**Sent:** Monday, 14 October 2019 10:15 AM  
**To:** Engineering Referral Unit <EngineeringReferralUnit@yarracity.vic.gov.au>; Strategic Transport Referrals <StrategicTransportReferrals@yarracity.vic.gov.au>  
**Subject:** PLN15/0947.01 - 1-3 Otter Street, Collingwood - Engineering and Strategic Transport Referral

Hi Engineering and Strategic Transport,

**App No.:** PLN15/0947.02  
**Address:** 1-3 Otter Street, Collingwood  
**Description:** Amendment to the planning permit for a change of use from a mixed-use building (including dwellings and food and drinks premises) to a residential hotel with ancillary food and drinks premises and minor changes to the built form

**Attachment 13 - PLN15/0947.02 - 1-3 Otter Street Collingwood - Strategic Transport Unit (referral response)**

Could you please review the amended plans/reports for this one and advise if the proposed engineering/strategic transport aspects associated with the hotel are acceptable.

Key things to be aware of:

- Change of use to a hotel, no car parks are proposed on site.
- Proposed to convert the existing kerbside on Otter Street (from a single 2P space and a redundant crossover) to short stay parking.
- Loading/unloading internal to the building and continues to utilise the western adjoining ROW.
- The applicants are seeking a waiver of visitor bicycle spaces, and proposing to up the provision on the foot path from four to eight (still four hoops)

TRIM Docs:

D19/168494 "Traffic Report and Green Travel Plan"	Engineering Report and Green Travel Plan
D19/168494 "Town Planning Drawings.."	Amended Plans
D19/141152	Endorsed Plans

Let me know if you need anything else!

Many thanks,

Michelle

**Michelle King**

Acting Principal Planner  
Planning and Placemaking

PO BOX 168 Richmond VIC

T (03) 9205 5333

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**Attachment 14 - PLN15/0947.02 - 1-3 Otter Street Collingwood - Acoustic (SLR Consultants)  
(referral response)**



23 January 2020

640.10090.04080 1-3 Otter St Collingwood 20200122.docx

Yarra City Council  
PO Box 168  
RICHMOND 3121

**Attention: Michelle King**

Dear Michelle

**1-3 Otter Street, Collingwood  
Development Application Acoustic Review  
PLN 15/0947.02**

SLR Consulting Australia Pty Ltd (SLR) has been retained by the City of Yarra to provide comment on the response provided to our original review of the acoustic report prepared for 1-3 Otter Street, Collingwood.

Details of the report are as follows.

- Title: 1-3 Otter Street, Collingwood, Acoustic Assessment
- Date: 19 September 2019
- Reference: 20190858.1
- Prepared for: Flagship (Otter Street) Pty Ltd
- Prepared by: Acoustic Logic Consultancy (ALC)

The response was provided by ALC in their letter dated 9 December 2019.

Our original review was dated 27 November 2019.

**1 SLR Review Summary Comments and ALC Responses**

SLR's summary comments are provided in 'black' and discussion as to the extent the ALC response addresses these issues is provided in 'red'.

- Details of the proposed use of the ground floor lobby / food and drinks premises are not provided in the report, and it is unclear how this space is proposed to be used. If operation of this space as a food and drinks premises is part of this application, an assessment of potential noise impacts from it should be provided in the acoustic report. Such an assessment would include consideration of music and patron noise, and would take into consideration the proposed hours of operation.

ALC indicate that the food and drinks premises will be more like a hotel lobby than a bar. If this is the case we are satisfied that a more detailed assessment is not required. **This issue is addressed.**

## Attachment 14 - PLN15/0947.02 - 1-3 Otter Street Collingwood - Acoustic (SLR Consultants) (referral response)

Yarra City Council  
1-3 Otter Street, Collingwood  
Development Application Acoustic Review  
PLN 15/0947.02

SLR Ref: 640.10090.04080 1-3 Otter St Collingwood  
20200122.docx  
Date: 23 January 2020

- Façade upgrades are proposed to control the measured levels of mechanical plant and equipment at 282 and 284 Smith Street to hotel rooms. Full details of the assessment are not provided in the report, and it is not possible for us to confirm whether the treatments will achieve the internal noise targets nominated in condition 8a of the report. If Condition 8a adequately protects the existing commercial businesses from being required to address noise from their mechanical plant to the subject development, it would be reasonable to accept the report and its findings (**Option a** in **Section 4.1**). However if there is any ambiguity on this issue, we would recommend that the report be updated such that a full technical review of this matter can be conducted, or that post construction testing be carried out to demonstrate compliance with the targets (**Options b** and **c** in **Section 4.1**).

A further (early morning) measurement of existing mechanical plant noise was conducted, and ALC confirm that their original assessment captured worst case noise levels from existing mechanical plant. We are satisfied that this issue has been more fully addressed. Our comments above with respect to ensuring that the indoor design levels have been met and the businesses protected are still relevant, and post construction testing could still be requested as a further condition of the application. However there is less imperative from our perspective for further controls and/or conditions pertaining to existing mechanical noise. **This issue is addressed.**

- A full assessment of back of house activities has not been conducted. We recommend that the report be updated to nominate criteria for back of house noise, and that it provide further detail of how this area can be used. An acoustic specification for the entrance gate/s or a statement to the effect that an acoustic rating, beyond the requirement for the gates to be imperforate, is not required, should be provided.

ALC indicate that this will be day/evening use only, and that impacts from this area are unlikely. This sounds reasonable. As indicated in our review, the use is nevertheless required to comply with SEPP N-1 (and the planning permit could explicitly include this requirement). **This issue is addressed.**

- Due to the likely amount of project mechanical plant, it is recommended that a full acoustic review of this equipment be undertaken during the detailed design phase of the project. The requirement for such an assessment could be specified in the acoustic report, or conditioned by Council.

ALC agree that the requirement for a detailed assessed during the design phase of the project is reasonable. **In our opinion this should be included as a permit condition.**

## 2 Summary

ALC's letter generally addresses the issues raised by SLR in our review of 27 November 2019. Given the likelihood that the hotel development will have appreciably more centralised mechanical plant than the earlier residential application for this site, we recommend that the permit include a condition requiring that noise from this equipment be reviewed during the detailed design phase.

Regards,



Dianne Williams  
Associate – Acoustics

Reviewed / checked by: JA