

Attachment 1 - Original Application drawings - Advertised Plans / Decision Plans



Pitch Architecture + Design
 47 Coppin St Richmond VIC 3121
 pitchAD.com.au 03 9046 2811
 info@pitchAD.com.au

PROJECT

33-37 RUPERT STREET COLLINGWOOD VIC 3066

STAGE

TOWN PLANNING

REV

A

DATE

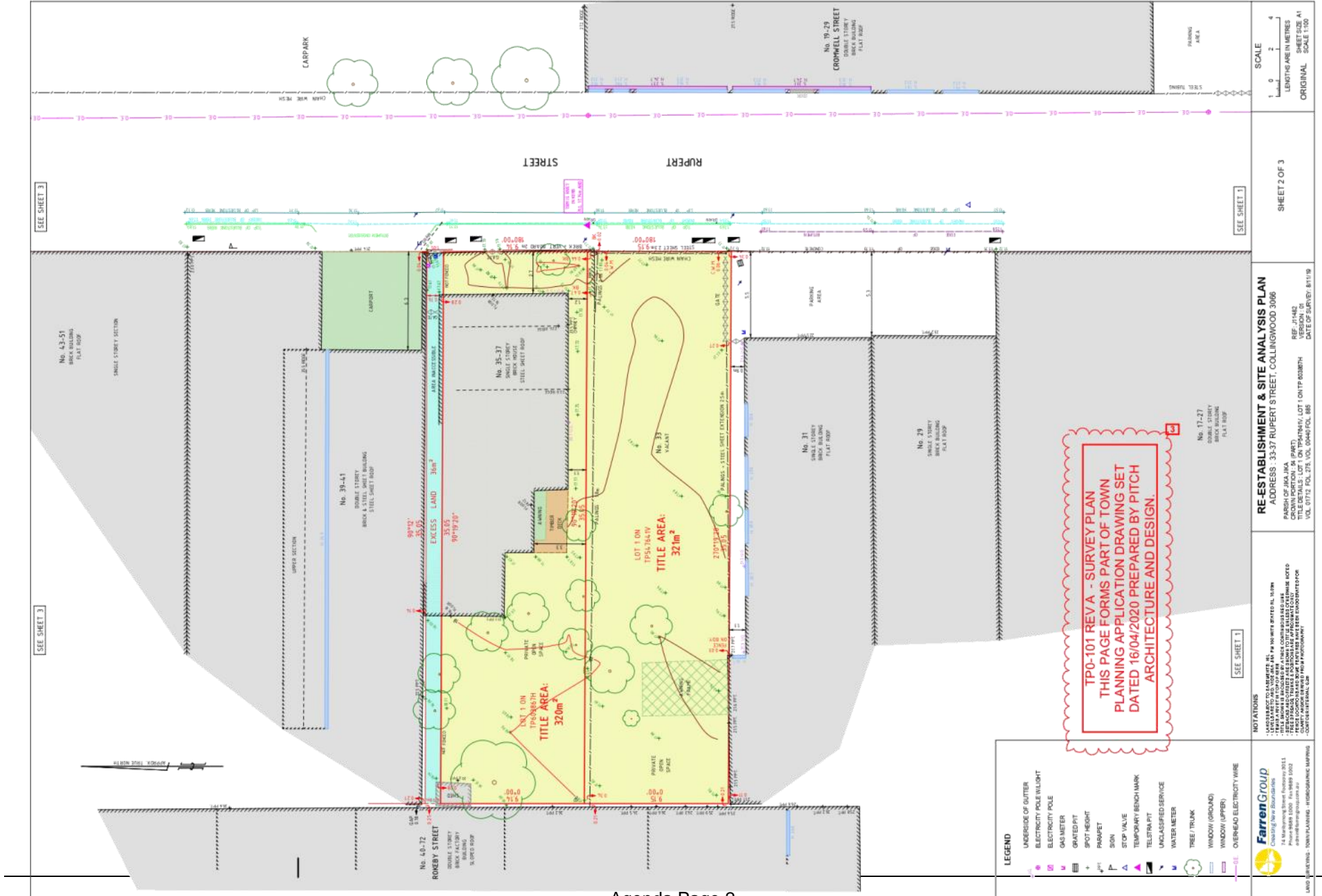
18/05/20

DRAWING NO.	DRAWINGS TITLE	03/03/2020	17/04/2020
	DRAWINGS SCHEDULE		
TP0-101	SURVEY PLAN	NOT ISSUED	-
TP0-102	EXISTING SITE PLAN	-	-
TP0-103	DEMOLITION SITE PLAN	-	-
TP1-101	NEIGHBOURHOOD CONTEXT PLAN	-	-
TP2-101	BASEMENT PLAN	-	A
TP2-102	GROUND LEVEL FLOOR PLAN	-	A
TP2-103	LEVEL 1 FLOOR PLAN	-	A
TP2-104	LEVEL 2 FLOOR PLAN	-	A
TP2-105	LEVEL 3 FLOOR PLAN	-	A
TP2-106	LEVEL 4 - 7 FLOOR PLAN	-	A
TP2-107	LEVEL 8 FLOOR PLAN	-	A
TP2-108	LEVEL 9 FLOOR PLAN	-	A
TP2-109	ROOFTOP TERRACE FLOOR PLAN	-	A
TP3-101	NORTH ELEVATION	-	A
TP3-102	EAST ELEVATION	-	A
TP3-103	SOUTH ELEVATION	-	A
TP3-104	WEST ELEVATION	NOT ISSUED	-
TP3-105	STREETSCAPE	-	-
TP3-106	PEDESTRIAN PATHWAY ELEVATION	-	-
TP4-101	SECTION	-	A
TP5-101	SHADOW DIAGRAMS 9AM SEPT 22	-	-
TP5-102	SHADOW DIAGRAMS 10AM SEPT 22	-	-
TP5-103	SHADOW DIAGRAMS 11AM SEPT 22	-	-
TP5-104	SHADOW DIAGRAMS 12 NOON SEPT 22	-	-
TP5-105	SHADOW DIAGRAMS 1PM SEPT 22	-	-
TP5-106	SHADOW DIAGRAMS 2PM SEPT 22	-	-
TP5-107	SHADOW DIAGRAMS 3PM SEPT 22	-	-
TP6-116	MATERIALS AND FINISHES	-	-

STAGE
 TOWN PLANNING
 Rev A

PROJECT
 P3048 - 33-37 RUPERT STREET
 COLLINGWOOD VIC 3066

Attachment 1 - Original Application drawings - Advertised Plans / Decision Plans



TP0-101 REV A - SURVEY PLAN
THIS PAGE FORMS PART OF TOWN
PLANNING APPLICATION DRAWING SET
DATED 16/04/2020 PREPARED BY PITCH
ARCHITECTURE AND DESIGN.

RE-ESTABLISHMENT & SITE ANALYSIS PLAN
 ADDRESS - 33-37 RUPERT STREET, COLLINGWOOD 3086
 POSITION OF JACK/JACK PART
 TITLE DETAILS: LOT 1 ON TOWN/TA1V, LOT 1 ON TP0-008/8H
 VOL. 01712 FOL. 275 VOL. 0044/FOL. 185
 REF. #482
 VERSION 01
 DATE OF SURVEY: 8/11/19

NOTATIONS
 - LANDMARK TO BE MAINTAINED AS PER SURVEY PLAN
 - TEMPORARY SIGNAGE TO BE MAINTAINED AS PER SURVEY PLAN
 - ALL EXISTING UTILITIES AND SERVICES TO BE MAINTAINED AS PER SURVEY PLAN
 - ALL NEW UTILITIES AND SERVICES TO BE INSTALLED AS PER SURVEY PLAN
 - ALL EXISTING AND NEW UTILITIES AND SERVICES TO BE MAINTAINED AS PER SURVEY PLAN
 - CONFIDENTIAL

- LEGEND**
- UNDERSIDE OF GUTTER
 - ELECTRICITY POLE/WALLMOUNT
 - ELECTRICITY POLE
 - GAS METER
 - GRATED PIT
 - SPOT HEIGHT
 - PROCKET
 - STOP VALVE
 - TEMPORARY BENCH MARK
 - TELEPHONE
 - UNCLASSIFIED SERVICE
 - WATER METER
 - TREE / TRUNK
 - WINDOW (GROUND)
 - WINDOW (UPPER)
 - OVERHEAD ELECTRICITY WIRE

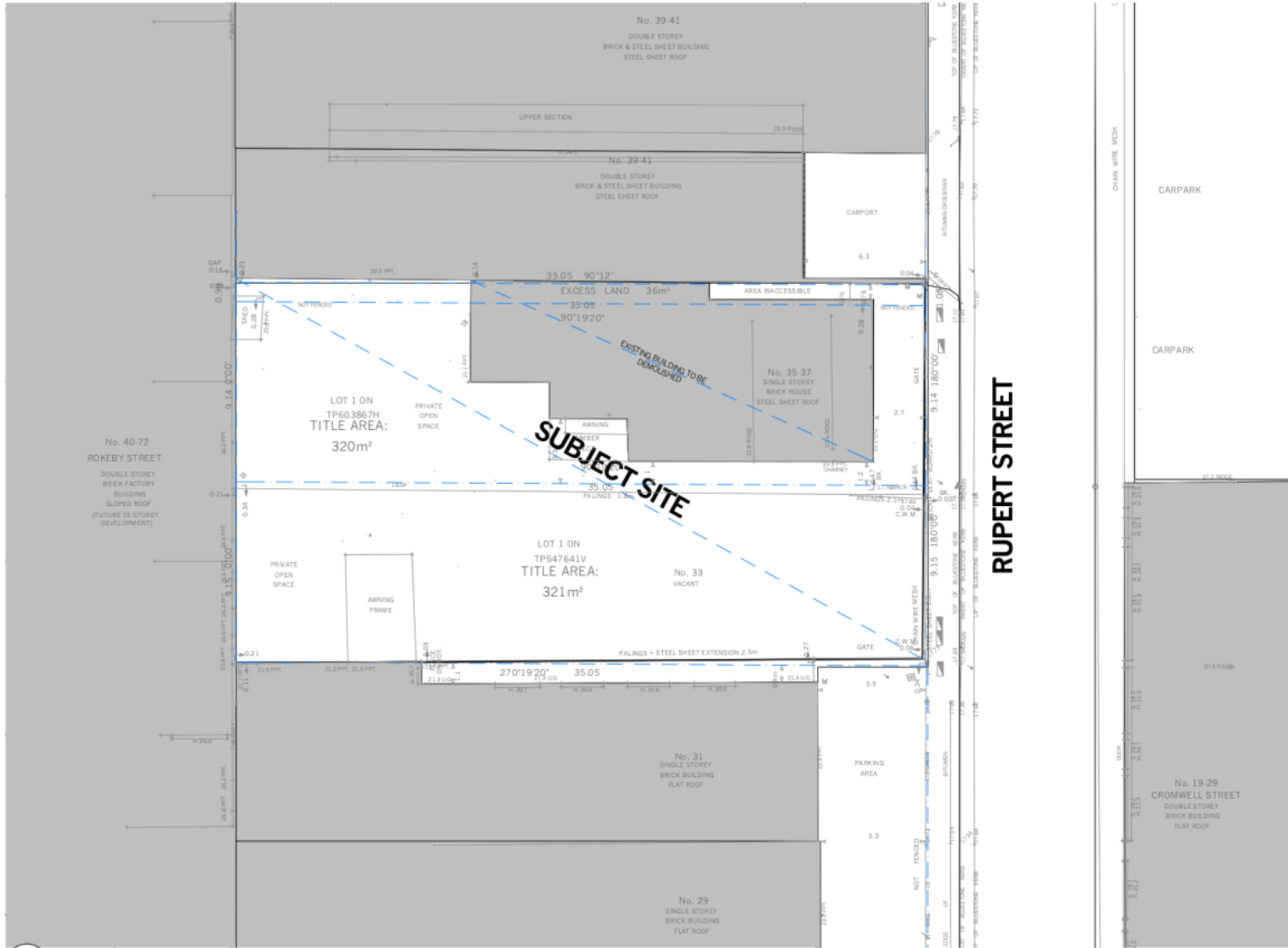
FarrenGroup
 Creating New Possibilities
 100/101 RUPERT STREET, COLLINGWOOD VIC 3086
 PH: 03 9489 1000 FAX: 03 9489 1002
 info@farrengroup.com.au

LAND USE/PLANNING - TOWN/PLANNING - HYDROGRAPHIC MAPPING

SCALE
 1 0 2 4
 LENGTHS ARE IN METRES
 SHEET SIZE: A1
 ORIGINAL SCALE 1:100

SEE SHEET 3
 SEE SHEET 1
 SHEET 2 OF 3

Attachment 1 - Original Application drawings - Advertised Plans / Decision Plans



1 EXISTING SITE PLAN
1:200

FOR REVIEW

Pitch

Drawings to be read in conjunction with specification by pitch and all drawings and documents by engineers and sub-consultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference. Do not scale the drawings. These drawings are the property of pitch and may not be copied or reproduced without the written permission of pitch. All discrepancies to be brought to the attention of the author.

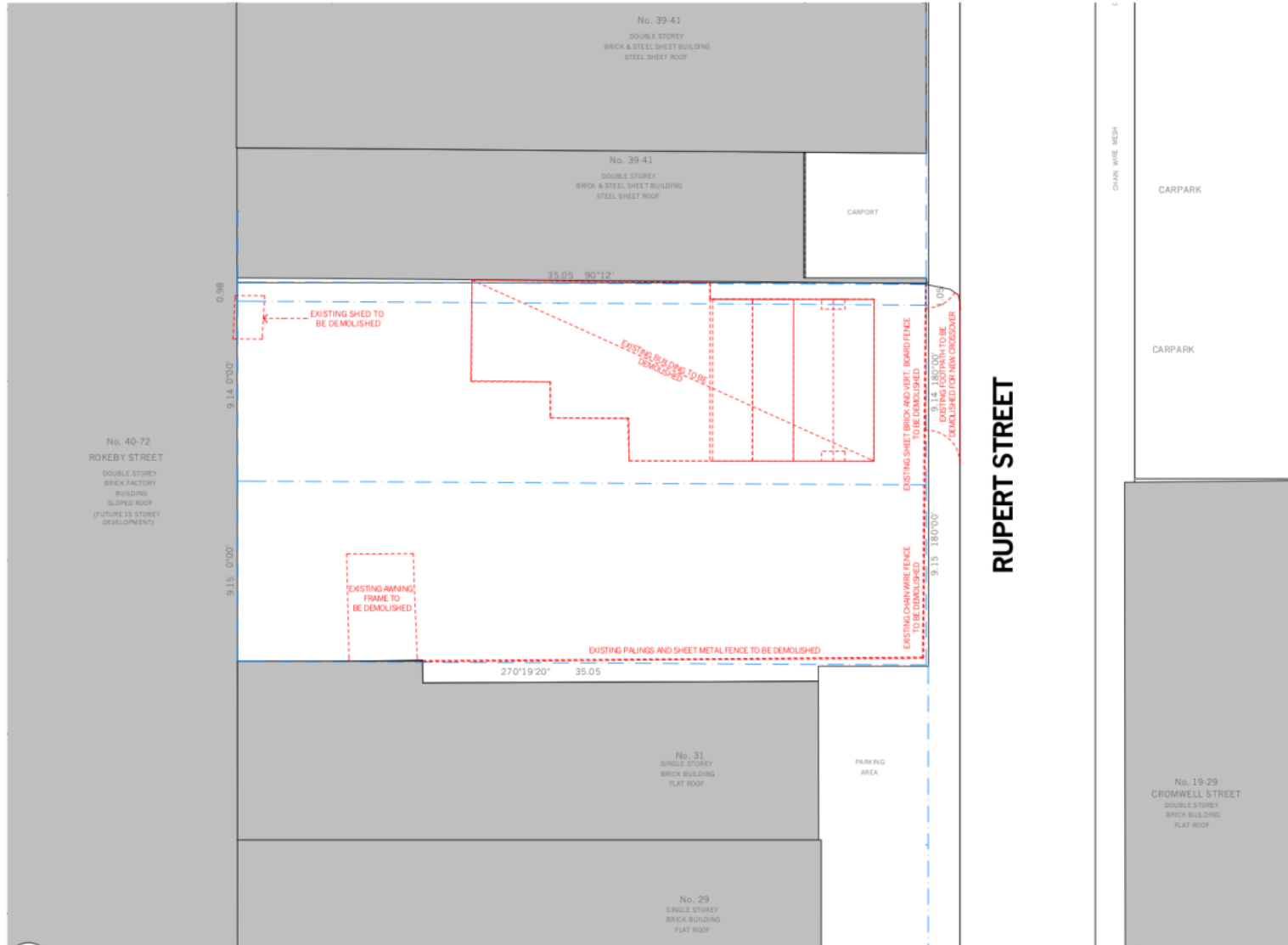


ID	DATE	REVISION	ID	DATE	REVISION
A	16.04.2020	COUNCIL PER			

PROJECT	SCALE
33-37 RUPERT STREET COLLINGWOOD VIC 3066	1:100 @ A1 1:200 @ A3
DATE	DRAWING NO.
P19048	TP0-102
DATE	DRAWING NO.
18/05/20	EXISTING SITE PLAN

STAGE	REVISION
TP	-

Attachment 1 - Original Application drawings - Advertised Plans / Decision Plans



1 DEMOLITION PLAN
1:200

FOR REVIEW

Pitch

Drawings to be read in conjunction with specification by pitchMD and all drawings and documents by engineers and sub-consultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference. Do not scale the drawings. These drawings are the property of pitchMD and may not be copied or reproduced without the written permission of pitchMD. All discrepancies to be brought to the attention of the author.



ID	DATE	REVISION
A	16.04.2020	COUNCIL PER

ID	DATE	REVISION

PROJECT
33-37 RUPERT STREET
COLLINGWOOD VIC 3066

SCALE
1:100 @ A1
1:200 @ A3

DRAWING NO.
TP0-103

REVISION
-

STAGE
TP

P19048

DATE
18/05/20

DRAWING TITLE
DEMOLITION SITE PLAN

Attachment 1 - Original Application drawings - Advertised Plans / Decision Plans



NEIGHBOURHOOD CONTEXT

LEGEND

- SUBJECT SITE
- DEVELOPMENT SITES

FOR REVIEW

Pitch

Drawings to be read in conjunction with specification by pitchHD and all drawings and documents by engineers and sub-consultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference. Do not scale the drawings. These drawings are the property of pitchHD and copyright and may not be copied or reproduced without the written permission of pitchHD. All discrepancies to be brought to the attention of the author.



ID DATE REVISION

ID	DATE	REVISION
A	16.04.2020	COUNCIL, RR

ID DATE REVISION

ID	DATE	REVISION

PROJECT
33-37 RUPERT STREET
COLLINGWOOD VIC 3066

DISNO
P19048

SCALE
NTS

DATE
18/05/20

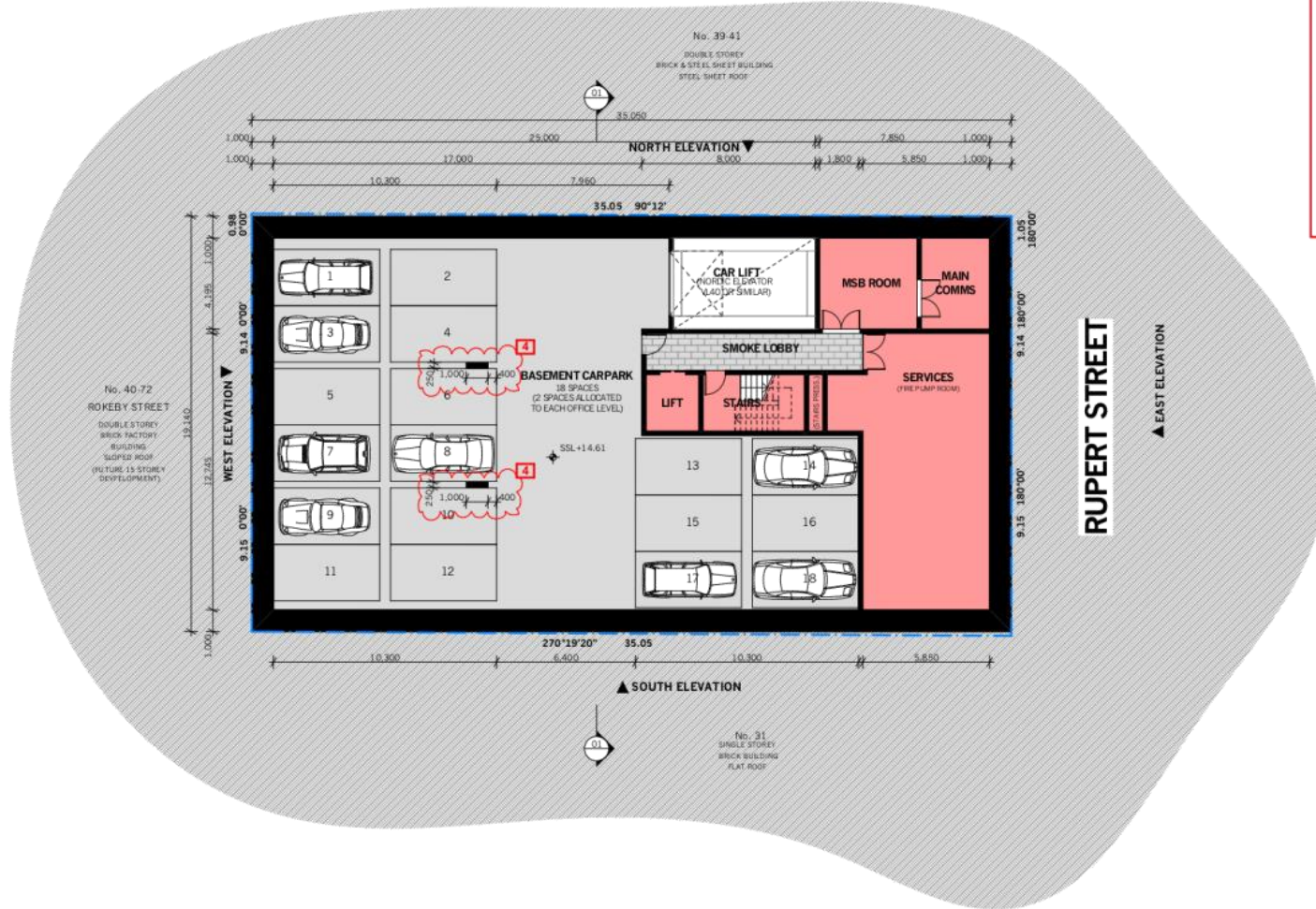
DRAWING NO.
TP1-101

DRAWING LABEL
NEIGHBOURHOOD CONTEXT PLAN

REVISION
-

STAGE
TP

Attachment 1 - Original Application drawings - Advertised Plans / Decision Plans



- RESPONSE TO COUNCIL REF (22/04/2020)**
- PLANS:**
- POSSIBLE LOCATION TO SPIEL TANKS PER REVISED SMP CONTAINING RESULTS OF THE MUSIC MODELLING ASSESSMENT.
 - EXISTING SURVEY PLAN ADDED TO DRAWING SET REVISION A. COLUMN SIZE AND DEPTH ANNOTATIONS ADDED. CAR PARKING BAY NUMBERS ADDED.
 - LOADING BAY/WAITING BAY DIMENSIONS ADDED. PROPOSED CROSSEVER SHOWN ON ALL FLOOR PLANS.
 - WEST ELEVATION ADDED TO DRAWING SET REVISION A. OPENABLE WINDOWS IDENTIFIED ON LEVEL 8. OPENABLE DOORS AND WINDOWS IDENTIFIED ON RELEVANT ELEVATIONS. FLOOR-TO-CEILING HEIGHTS SHOWN ON SECTION.

DEVELOPMENT SCHEDULE	
LAND AREA	676.53m ²
SITE COVERAGE	670.86m ²
GFA	5876.45m ² [2]
LSA	5219.38m ² [2]
RETAIL (FOOD/DRINK)	62.95m ² [2]
OFFICE	3116.00m ² [2]
CAR PARK	18
BICYCLE STORE	20
AREA SCHEDULE	
BASEMENT	
GFA	670.86m ²
OFFICE	0m ²
RETAIL	0m ²
OUTDOOR	0m ²
COMMON	670.86m ²
GROUND FLOOR	
GFA	670.86m ² [2]
OFFICE	61.33m ² [2]
RETAIL (FOOD/DRINK)	62.95m ² [2]
OUTDOOR	189.64m ² [2]
COMMON	337.04m ² [2]
FIRST FLOOR	
GFA	644.01m ²
OFFICE	504.1m ²
RETAIL	0m ²
OUTDOOR	44.99m ²
COMMON	94.38m ²
SECOND FLOOR	
GFA	606.86m ²
OFFICE	488.4m ²
RETAIL	0m ²
OUTDOOR	24.08m ²
COMMON	94.38m ²
THIRD FLOOR	
GFA	599.16m ²
OFFICE	326.76m ²
RETAIL	0m ²
OUTDOOR	178.02m ²
COMMON	94.38m ²
FOURTH TO SEVENTH FLOORS (4 STOREYS)	
GFA	421.14m ² (4 = 1684.56m ²)
OFFICE	326.76m ² (4 = 1307.04m ²)
RETAIL	0m ² (4 = 0m ²)
OUTDOOR	0m ² (4 = 0m ²)
COMMON	94.38m ² (4 = 377.52m ²)
EIGHTH FLOOR	
GFA	421.14m ²
OFFICE	224.45m ²
RETAIL	0m ²
OUTDOOR	131.64m ²
COMMON	65.05m ²
NINTH FLOOR	
GFA	289.90m ²
OFFICE	224.45m ²
RETAIL	0m ²
OUTDOOR	0m ²
COMMON	65.05m ²
ROOF	
GFA	289.90m ²
OFFICE	0m ²
RETAIL	0m ²
OUTDOOR	124.48m ²
COMMON	165.01m ²

1 BASEMENT PLAN
1:200

Pitch

Drawings to be read in conjunction with specification by pitchAD and all drawings and documents by engineers and sub-consultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take precedence. Do not scale the drawings. These drawings are intended for the use of the client and may not be copied or reproduced without the written permission of pitchAD. All discrepancies to be brought to the attention of the author.



ID	DATE	REVISION	ID	DATE	REVISION
A	18.05.2020	COUNCIL REF			

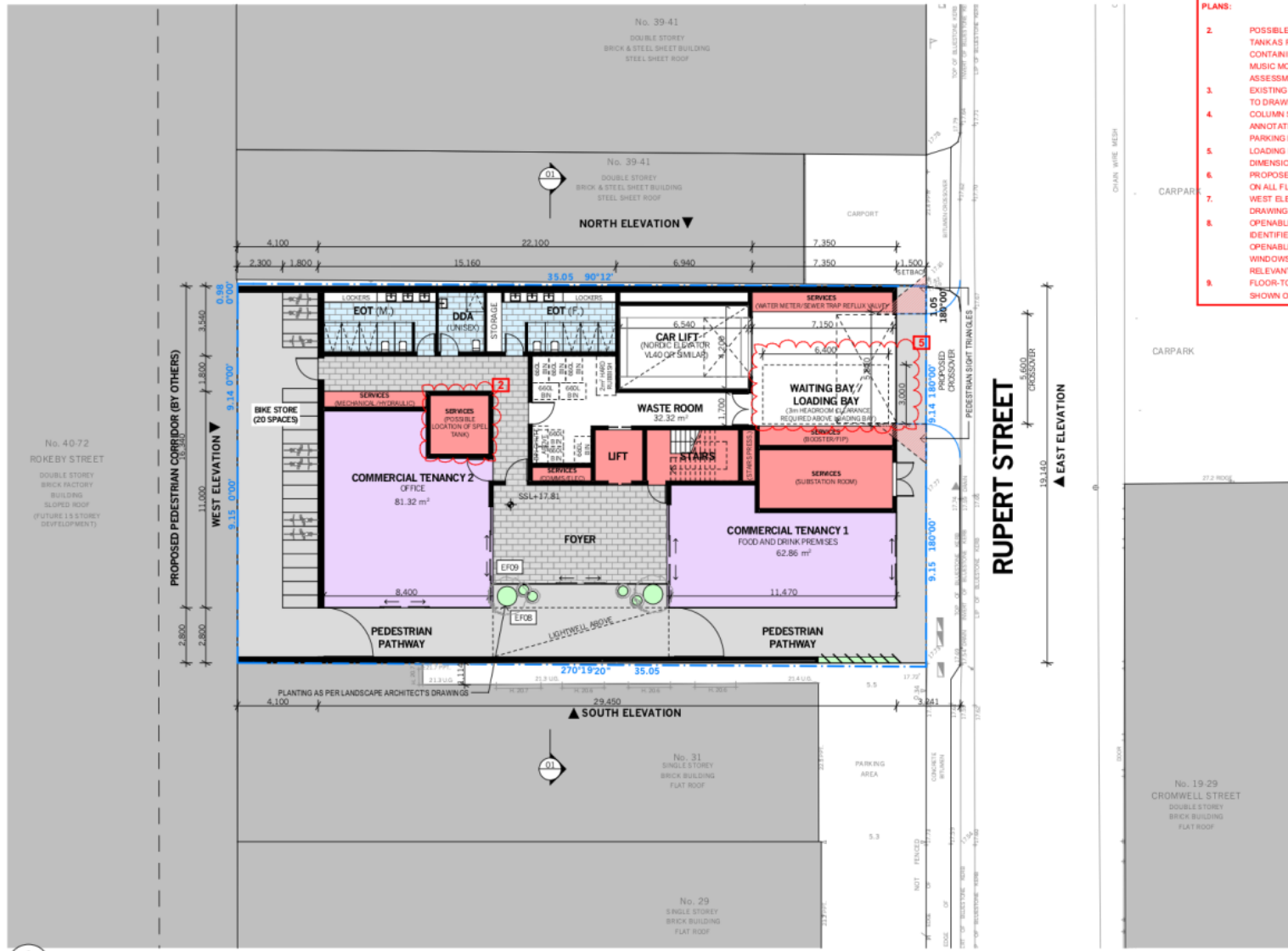
PROJECT
33-37 RUPERT STREET
COLLINGWOOD VIC 3066

SCALE
1:100 @ A1
1:200 @ A3

DRAWING NO.
TP2-101

REVISION
A

Attachment 1 - Original Application drawings - Advertised Plans / Decision Plans



- RESPONSE TO COUNCIL REVISIONS (2024/2025)**
- POSSIBLE LOCATION TO SPIEL TANKS PER REVISED SMP CONTAINING RESULTS OF THE MUSIC MODELLING ASSESSMENT.
 - EXISTING SURVEY PLAN ADDED TO DRAWING SET REVISION A. COLUMN SIZE AND DEPTH ANNOTATIONS ADDED. CAR PARKING BAY NUMBERS ADDED.
 - LOADING BAY/WAITING BAY DIMENSIONS ADDED. PROPOSED CROSSOVER SHOWN ON ALL FLOOR PLANS.
 - WEST ELEVATION ADDED TO DRAWING SET REVISION A. OPENABLE WINDOWS IDENTIFIED ON LEVEL 8. OPENABLE DOORS AND WINDOWS IDENTIFIED ON RELEVANT ELEVATIONS. FLOOR-TO-CEILING HEIGHTS SHOWN ON SECTION.

DEVELOPMENT SCHEDULE	
LAND AREA	676.53m ²
SITE COVERAGE	670.86m ²
GFA	5876.45m ² 2
LSA	5219.38m ² 2
RETAIL (FOOD/DRINK)	62.86m ² 2
OFFICE	81.32m ² 2
CAR PARK	18
BICYCLE STORE	20
AREA SCHEDULE	
BASEMENT	
GFA	670.86m ²
OFFICE	0m ²
RETAIL	0m ²
OUTDOOR	0m ²
COMMON	670.86m ²
GROUND FLOOR	
GFA	670.86m ² 2
OFFICE	81.32m ² 2
RETAIL (FOOD/DRINK)	62.86m ² 2
OUTDOOR	189.64m ² 2
COMMON	337.04m ² 2
FIRST FLOOR	
GFA	644.01m ²
OFFICE	504.1m ²
RETAIL	0m ²
OUTDOOR	44.99m ²
COMMON	94.38m ²
SECOND FLOOR	
GFA	606.86m ²
OFFICE	488.4m ²
RETAIL	0m ²
OUTDOOR	24.08m ²
COMMON	94.38m ²
THIRD FLOOR	
GFA	599.16m ²
OFFICE	326.76m ²
RETAIL	0m ²
OUTDOOR	178.02m ²
COMMON	94.38m ²
FOURTH TO SEVENTH FLOORS (4 STOREYS)	
GFA	421.14m ² (4 = 1684.56m ²)
OFFICE	326.76m ² (4 = 1307.04m ²)
RETAIL	0m ² (4 = 0m ²)
OUTDOOR	0m ² (4 = 0m ²)
COMMON	94.38m ² (4 = 377.52m ²)
EIGHTH FLOOR	
GFA	421.14m ²
OFFICE	224.45m ²
RETAIL	0m ²
OUTDOOR	131.64m ²
COMMON	65.05m ²
NINTH FLOOR	
GFA	289.50m ²
OFFICE	224.45m ²
RETAIL	0m ²
OUTDOOR	0m ²
COMMON	65.05m ²
ROOF	
GFA	289.50m ²
OFFICE	0m ²
RETAIL	0m ²
OUTDOOR	124.49m ²
COMMON	165.01m ²

1 GROUND LEVEL PLAN
1:200

Pitch

Drawings to be read in conjunction with specification by ptoAD and all drawings and documents by engineers and sub-consultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference. Do not scale the drawings. These drawings are the intellectual property of ptoAD and may not be copied or reproduced without the written permission of ptoAD. All discrepancies to be brought to the attention of the author.



ID	DATE	REVISION
A	18.05.2020	COUNCIL RFI

ID	DATE	REVISION

PROJECT
33-37 RUPERT STREET
COLLINGWOOD VIC 3066

SCALE
1:100 @ A1
1:200 @ A3

DRAWING NO.
TP2-102

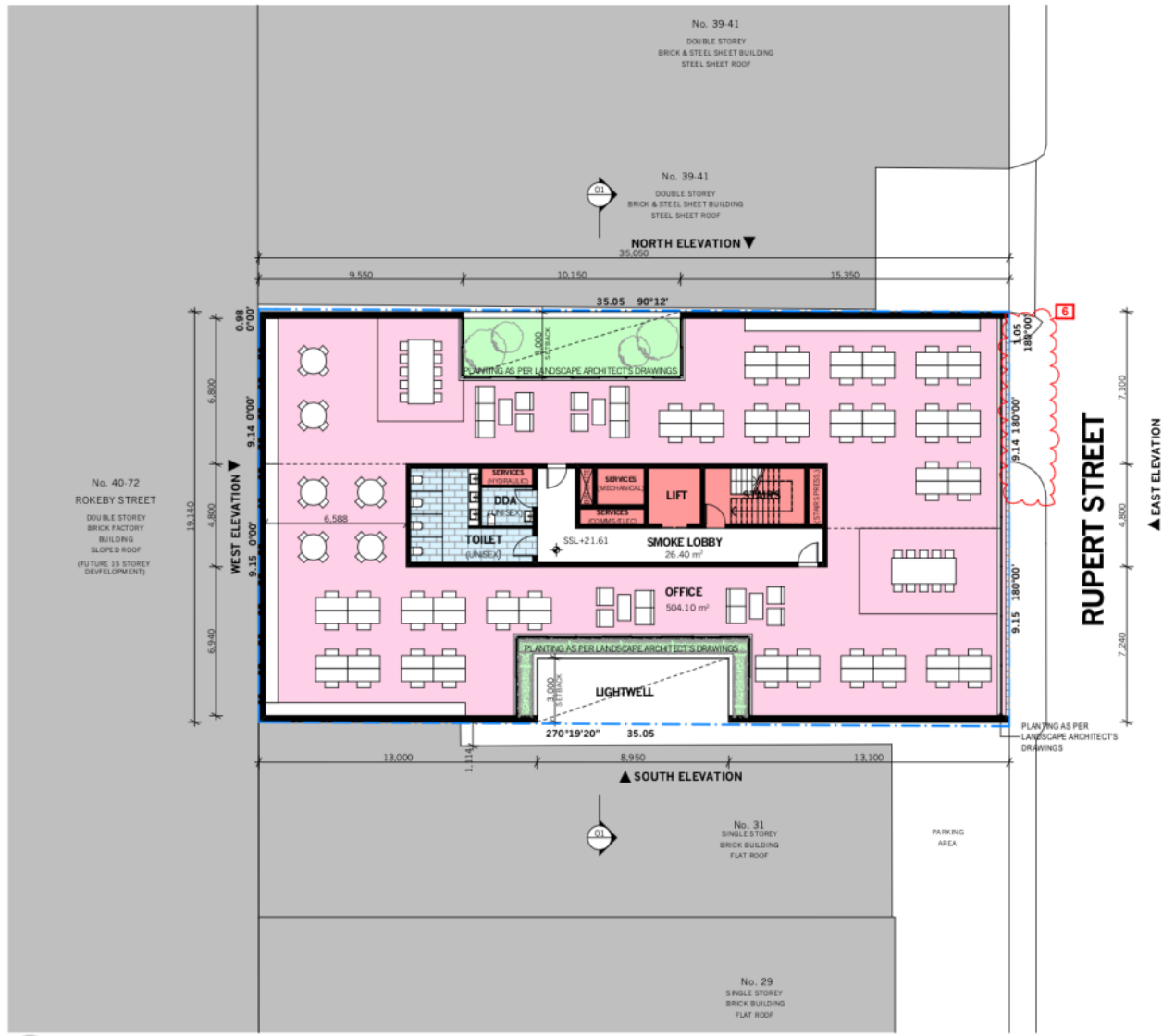
REVISION
A

DATE
18/05/20

DRAWING TITLE
GROUND LEVEL FLOOR PLAN

STAGE
TP

Attachment 1 - Original Application drawings - Advertised Plans / Decision Plans



- RESPONSE TO COUNCIL RE (22/24/2024)**
- PLANS:**
- POSSIBLE LOCATION TO SPEL TANKS PER REVISED SMP CONTAINING RESULTS OF THE MUSIC MODELLING ASSESSMENT.
 - EXISTING SURVEY PLAN ADDED TO DRAWING SET REVISION A. COLUMN SIZE AND DEPTH ANNOTATIONS ADDED. CAR PARKING BAY NUMBERS ADDED.
 - LOADING BAY/WAITING BAY DIMENSIONS ADDED. PROPOSED CROSSOVER SHOWN ON ALL FLOOR PLANS.
 - WEST ELEVATION ADDED TO DRAWING SET REVISION A.
 - OPENABLE WINDOWS IDENTIFIED ON LEVEL 1. OPENABLE DOORS AND WINDOWS IDENTIFIED ON RELEVANT ELEVATIONS. FLOOR-TO-CEILING HEIGHTS SHOWN ON SECTION.

DEVELOPMENT SCHEDULE	
LAND AREA	676.53m²
SITE COVERAGE	670.86m²
GFA	5876.45m² ²
LSA	5219.38m² ²
RETAIL (FOOD/DRINK) OFFICE	62.95m² ²
CAR PARK	18
BICYCLE STORE	20
AREA SCHEDULE	
BASEMENT	
GFA	670.86m²
OFFICE	0m²
RETAIL	0m²
OUTDOOR	0m²
COMMON	670.86m²
GROUND FLOOR	
GFA	670.86m² ²
OFFICE	61.33m² ²
RETAIL (FOOD/DRINK)	62.95m² ²
OUTDOOR	189.64m² ²
COMMON	337.94m² ²
FIRST FLOOR	
GFA	644.01m²
OFFICE	504.1m²
RETAIL	0m²
OUTDOOR	44.99m²
COMMON	94.38m²
SECOND FLOOR	
GFA	606.86m²
OFFICE	488.4m²
RETAIL	0m²
OUTDOOR	24.08m²
COMMON	94.38m²
THIRD FLOOR	
GFA	599.16m²
OFFICE	326.76m²
RETAIL	0m²
OUTDOOR	178.02m²
COMMON	94.38m²
FOURTH TO SEVENTH FLOORS (4 STOREYS)	
GFA	421.14m² (4 = 1684.56m²)
OFFICE	326.76m² (4 = 1307.04m²)
RETAIL	0m² (4 = 0m²)
OUTDOOR	0m² (4 = 0m²)
COMMON	94.38m² (4 = 377.52m²)
EIGHTH FLOOR	
GFA	421.14m²
OFFICE	224.45m²
RETAIL	0m²
OUTDOOR	131.64m²
COMMON	65.05m²
NINTH FLOOR	
GFA	289.50m²
OFFICE	224.45m²
RETAIL	0m²
OUTDOOR	0m²
COMMON	65.05m²
ROOF	
GFA	289.50m²
OFFICE	0m²
RETAIL	0m²
OUTDOOR	124.49m²
COMMON	165.01m²

1 LEVEL 1 PLAN
1:200

Pitch

Drawings to be read in conjunction with specification by p1040 and all drawings and documents by engineers and sub-consultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference. Do not scale the drawings. These drawings are the property of p1040 and may not be copied or reproduced without the written permission of p1040. All discrepancies to be brought to the attention of the author.



ID	DATE	REVISION	ID	DATE	REVISION
A	18/05/2020	COUNCIL RFI			

PROJECT
33-37 RUPERT STREET
COLLINGWOOD VIC 3066

SCALE
1:100 @ A1
1:200 @ A3

DATE
18/05/20

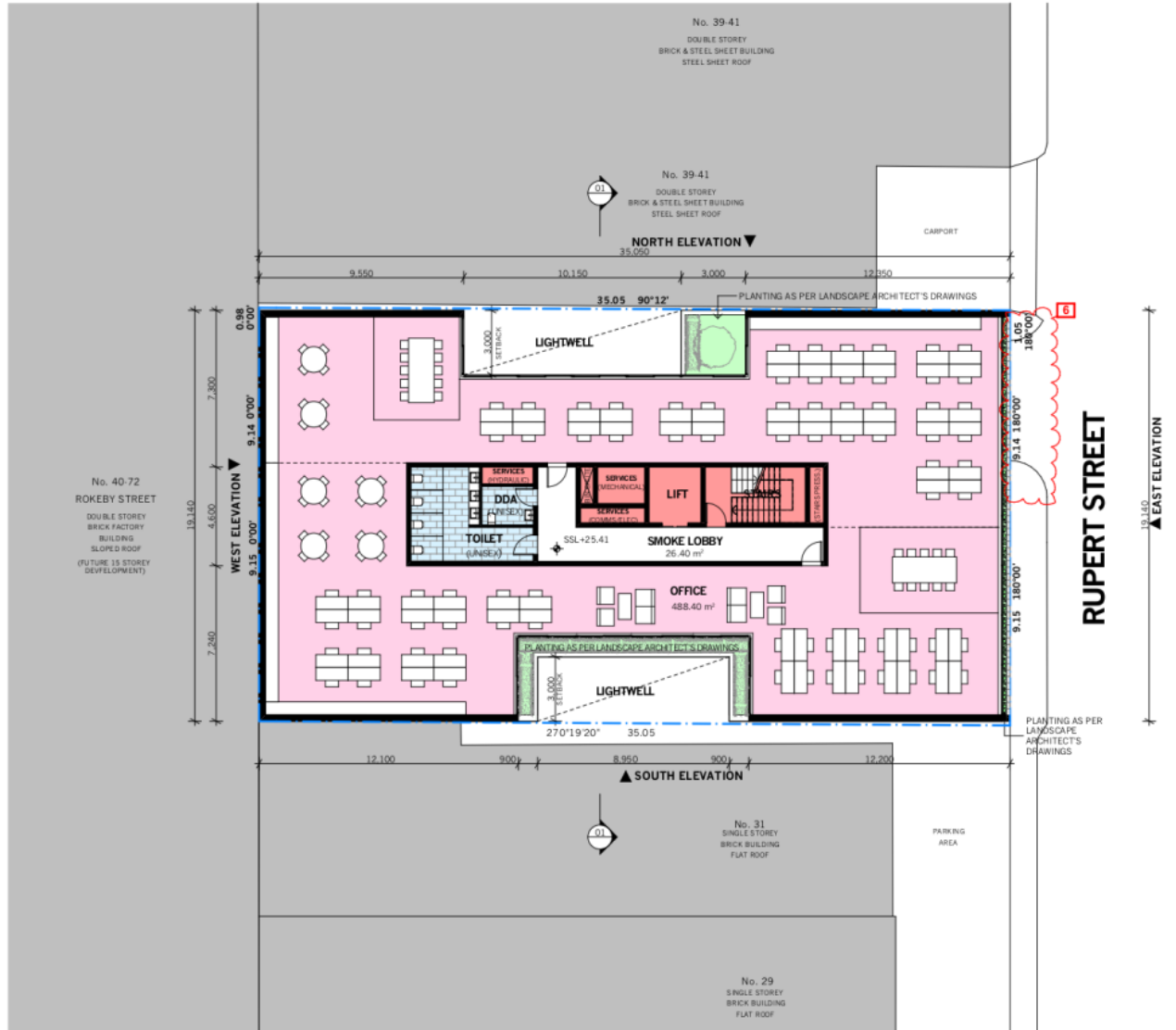
DRAWING NO.
TP2-103

STAGE
LEVEL 1 FLOOR PLAN

REVISION
A

STAGE
TP

Attachment 1 - Original Application drawings - Advertised Plans / Decision Plans



- RESPONSE TO COUNCIL RE (22/24/2024)**
- PLANS:**
- POSSIBLE LOCATION TO SPEL TANKS PER REVISED SMP CONTAINING RESULTS OF THE MUSIC MODELLING ASSESSMENT.
 - EXISTING SURVEY PLAN ADDED TO DRAWING SET REVISION A. COLUMN SIZE AND DEPTH ANNOTATIONS ADDED. CAR PARKING BAY NUMBERS ADDED.
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DEVELOPMENT SCHEDULE	
LAND AREA	676.53m²
SITE COVERAGE	670.86m²
GFA	5876.45m² ²
LSA	5219.38m² ²
RETAIL (FOOD/DRINK) OFFICE	62.95m² ²
CAR PARK	18
BICYCLE STORE	20
AREA SCHEDULE	
BASEMENT	
GFA	670.86m²
OFFICE	0m²
RETAIL	0m²
OUTDOOR	0m²
COMMON	670.86m²
GROUND FLOOR	
GFA	670.86m² ²
OFFICE	61.33m² ²
RETAIL (FOOD/DRINK)	62.95m² ²
OUTDOOR	189.64m² ²
COMMON	337.04m² ²
FIRST FLOOR	
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RETAIL	0m² (4 = 0m²)
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OFFICE	224.45m²
RETAIL	0m²
OUTDOOR	131.64m²
COMMON	65.05m²
NINTH FLOOR	
GFA	289.50m²
OFFICE	224.45m²
RETAIL	0m²
OUTDOOR	0m²
COMMON	65.05m²
ROOF	
GFA	289.50m²
OFFICE	0m²
RETAIL	0m²
OUTDOOR	124.49m²
COMMON	165.01m²

1 LEVEL 2 PLAN
1:200

Pitch

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ID	DATE	REVISION
A	18.05.2020	COUNCIL RFI

ID	DATE	REVISION

PROJECT
33-37 RUPERT STREET
COLLINGWOOD VIC 3066

SCALE
1:100 @ A1
1:200 @ A3

DRAWING NO.
TP2-104

REVISION
A

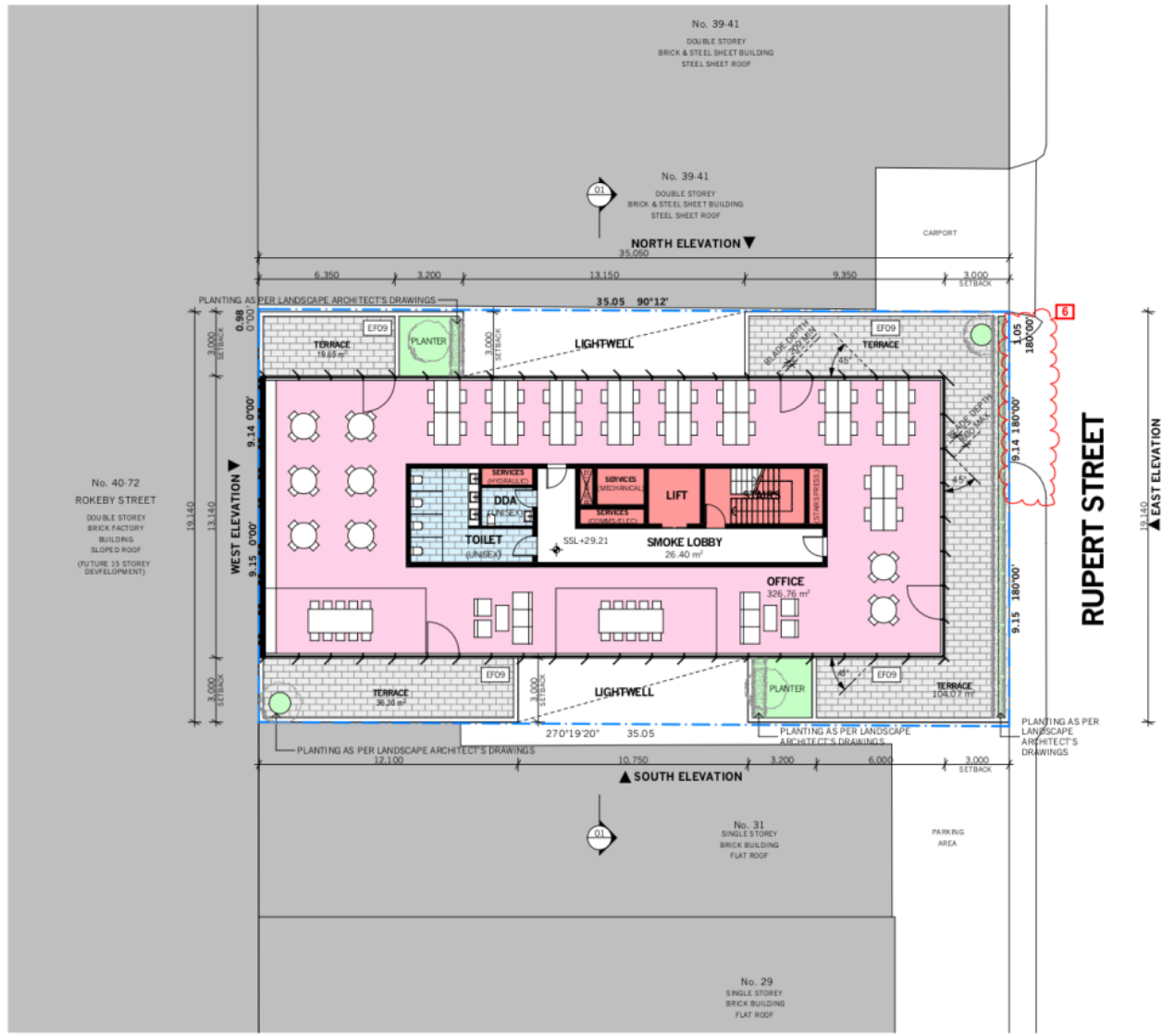
P19048

DATE
18/05/20

DRAWING TITLE
LEVEL 2 FLOOR PLAN

STAGE
TP

Attachment 1 - Original Application drawings - Advertised Plans / Decision Plans



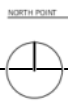
- RESPONSE TO COUNCIL REF (22/24/2024)**
- PLANS:**
- POSSIBLE LOCATION TO SPEL TANKS PER REVISED SMP CONTAINING RESULTS OF THE MUSIC MODELLING ASSESSMENT.
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DEVELOPMENT SCHEDULE	
LAND AREA	676.53m ²
SITE COVERAGE	670.86m ²
GFA	5876.45m ² [2]
LSA	5219.38m ² [2]
RETAIL (FOOD/DRINK)	62.96m ² [2]
OFFICE	3176.50m ² [2]
CAR PARK	18
BICYCLE STORE	20
AREA SCHEDULE	
BASEMENT	
GFA	670.86m ²
OFFICE	0m ²
RETAIL	0m ²
OUTDOOR	0m ²
COMMON	670.86m ²
GROUND FLOOR	
GFA	670.86m ² [2]
OFFICE	61.33m ² [2]
RETAIL (FOOD/DRINK)	62.96m ² [2]
OUTDOOR	189.64m ² [2]
COMMON	337.04m ² [2]
FIRST FLOOR	
GFA	644.01m ²
OFFICE	504.1m ²
RETAIL	0m ²
OUTDOOR	44.99m ²
COMMON	94.38m ²
SECOND FLOOR	
GFA	606.86m ²
OFFICE	488.4m ²
RETAIL	0m ²
OUTDOOR	24.08m ²
COMMON	94.38m ²
THIRD FLOOR	
GFA	599.16m ²
OFFICE	326.76m ²
RETAIL	0m ²
OUTDOOR	178.02m ²
COMMON	94.38m ²
FOURTH TO SEVENTH FLOORS (4 STOREYS)	
GFA	421.14m ² (4 = 1684.56m ²)
OFFICE	326.76m ² (4 = 1307.04m ²)
RETAIL	0m ² (4 = 0m ²)
OUTDOOR	0m ² (4 = 0m ²)
COMMON	94.38m ² (4 = 377.52m ²)
EIGHTH FLOOR	
GFA	421.14m ²
OFFICE	224.45m ²
RETAIL	0m ²
OUTDOOR	131.64m ²
COMMON	65.05m ²
NINTH FLOOR	
GFA	289.50m ²
OFFICE	224.45m ²
RETAIL	0m ²
OUTDOOR	0m ²
COMMON	65.05m ²
ROOF	
GFA	289.50m ²
OFFICE	0m ²
RETAIL	0m ²
OUTDOOR	124.49m ²
COMMON	165.01m ²

1 LEVEL 3 PLAN
1:200

Pitch

Drawings to be read in conjunction with specification by ptoMO and all drawings and documents by engineers and sub-consultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference. Do not scale the drawings. These drawings are intended for the use of the written permission of ptoMO. All discrepancies to be brought to the attention of the author.



ID	DATE	REVISION
A	18.05.2020	COUNCIL REF

PROJECT
33-37 RUPERT STREET
COLLINGWOOD VIC 3066

SCALE
1:100 @ A1
1:200 @ A3

DATE
18/05/20

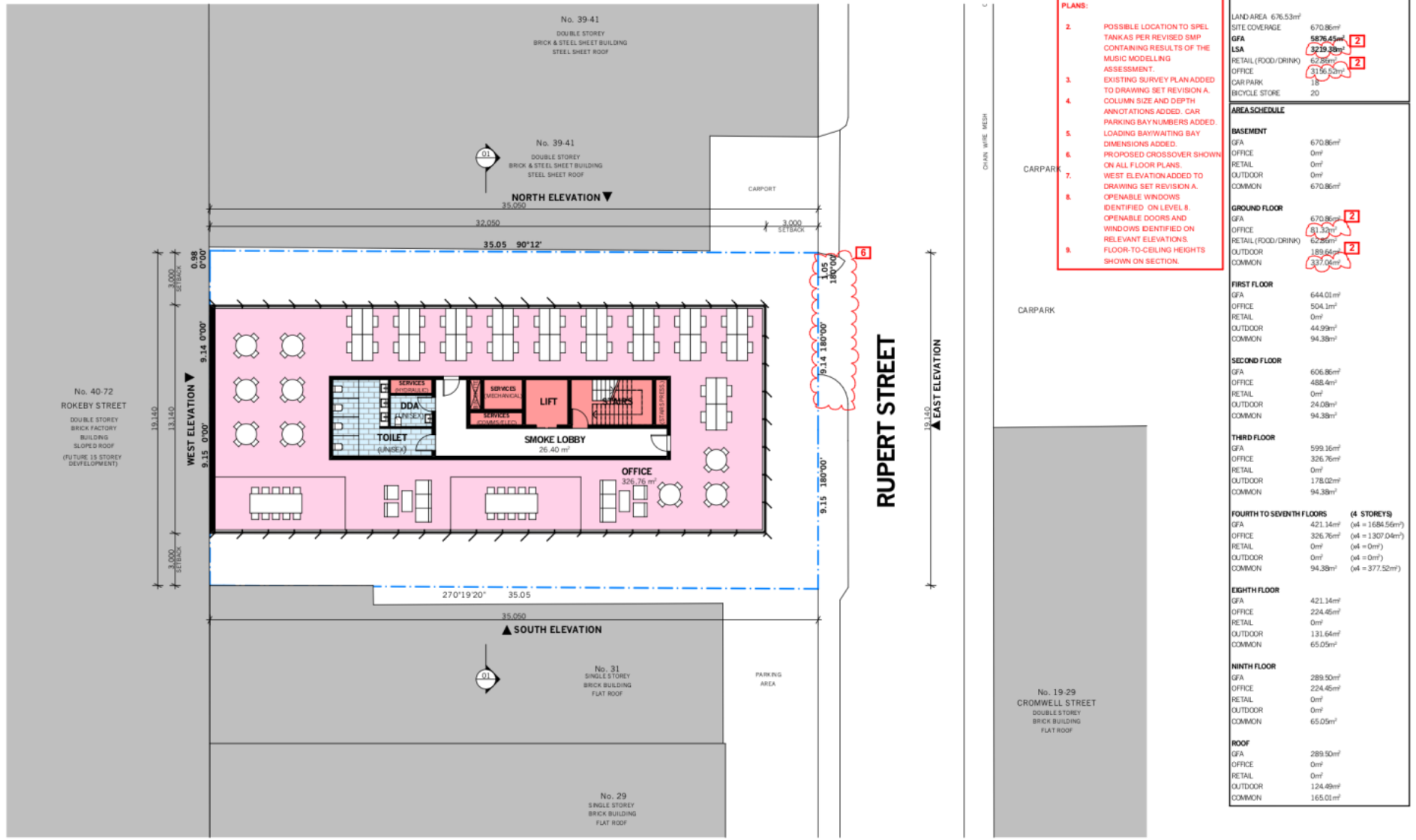
DRAWING NO.
TP2-105

STAGE
LEVEL 3 FLOOR PLAN

REVISION
A

STAGE
TP

Attachment 1 - Original Application drawings - Advertised Plans / Decision Plans



- RESPONSE TO COUNCIL REVISIONS (20/24/2024)**
- POSSIBLE LOCATION TO SPEL TANKS PER REVISED SMP CONTAINING RESULTS OF THE MUSIC MODELLING ASSESSMENT.
 - EXISTING SURVEY PLAN ADDED TO DRAWING SET REVISION A. COLUMN SIZE AND DEPTH ANNOTATIONS ADDED. CAR PARKING BAY NUMBERS ADDED.
 - LOADING BAY/WAITING BAY DIMENSIONS ADDED.
 - PROPOSED CROSSOVER SHOWN ON ALL FLOOR PLANS.
 - WEST ELEVATION ADDED TO DRAWING SET REVISION A.
 - OPENABLE WINDOWS IDENTIFIED ON LEVEL 8.
 - OPENABLE DOORS AND WINDOWS IDENTIFIED ON RELEVANT ELEVATIONS.
 - FLOOR-TO-CEILING HEIGHTS SHOWN ON SECTION.

DEVELOPMENT SCHEDULE	
LAND AREA	676.53m ²
SITE COVERAGE	670.86m ²
GFA	5876.45m ² 2
LSA	5219.38m ² 2
RETAIL (FOOD/DRINK)	62.95m ² 2
OFFICE	3176.00m ² 2
CAR PARK	18
BICYCLE STORE	20
AREA SCHEDULE	
BASEMENT	
GFA	670.86m ²
OFFICE	0m ²
RETAIL	0m ²
OUTDOOR	0m ²
COMMON	670.86m ²
GROUND FLOOR	
GFA	670.86m ² 2
OFFICE	61.33m ² 2
RETAIL (FOOD/DRINK)	62.95m ² 2
OUTDOOR	189.64m ² 2
COMMON	337.04m ² 2
FIRST FLOOR	
GFA	644.01m ²
OFFICE	504.1m ²
RETAIL	0m ²
OUTDOOR	44.99m ²
COMMON	94.38m ²
SECOND FLOOR	
GFA	606.86m ²
OFFICE	488.4m ²
RETAIL	0m ²
OUTDOOR	24.08m ²
COMMON	94.38m ²
THIRD FLOOR	
GFA	599.16m ²
OFFICE	326.76m ²
RETAIL	0m ²
OUTDOOR	178.02m ²
COMMON	94.38m ²
FOURTH TO SEVENTH FLOORS (4 STOREYS)	
GFA	421.14m ² (4 = 1684.56m ²)
OFFICE	326.76m ² (4 = 1307.04m ²)
RETAIL	0m ² (4 = 0m ²)
OUTDOOR	0m ² (4 = 0m ²)
COMMON	94.38m ² (4 = 377.52m ²)
EIGHTH FLOOR	
GFA	421.14m ²
OFFICE	224.45m ²
RETAIL	0m ²
OUTDOOR	131.64m ²
COMMON	65.05m ²
NINTH FLOOR	
GFA	289.50m ²
OFFICE	224.45m ²
RETAIL	0m ²
OUTDOOR	0m ²
COMMON	65.05m ²
ROOF	
GFA	289.50m ²
OFFICE	0m ²
RETAIL	0m ²
OUTDOOR	124.49m ²
COMMON	165.01m ²

1 LEVEL 4 - 7 FLOOR PLAN
1:200

Pitch

Drawings to be read in conjunction with specification by ptohd and all drawings and documents by engineers and sub-consultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference. Do not scale the drawings. These drawings are intended for use as a guide only and may not be relied upon without the written permission of ptohd. All discrepancies to be brought to the attention of the author.



ID	DATE	REVISION	ID	DATE	REVISION
A	18.05.2020	COUNCIL RFI			

PROJECT
33-37 RUPERT STREET
COLLINGWOOD VIC 3066

SCALE
1:100 @ A1
1:200 @ A3

DRAWING NO.
TP2-106

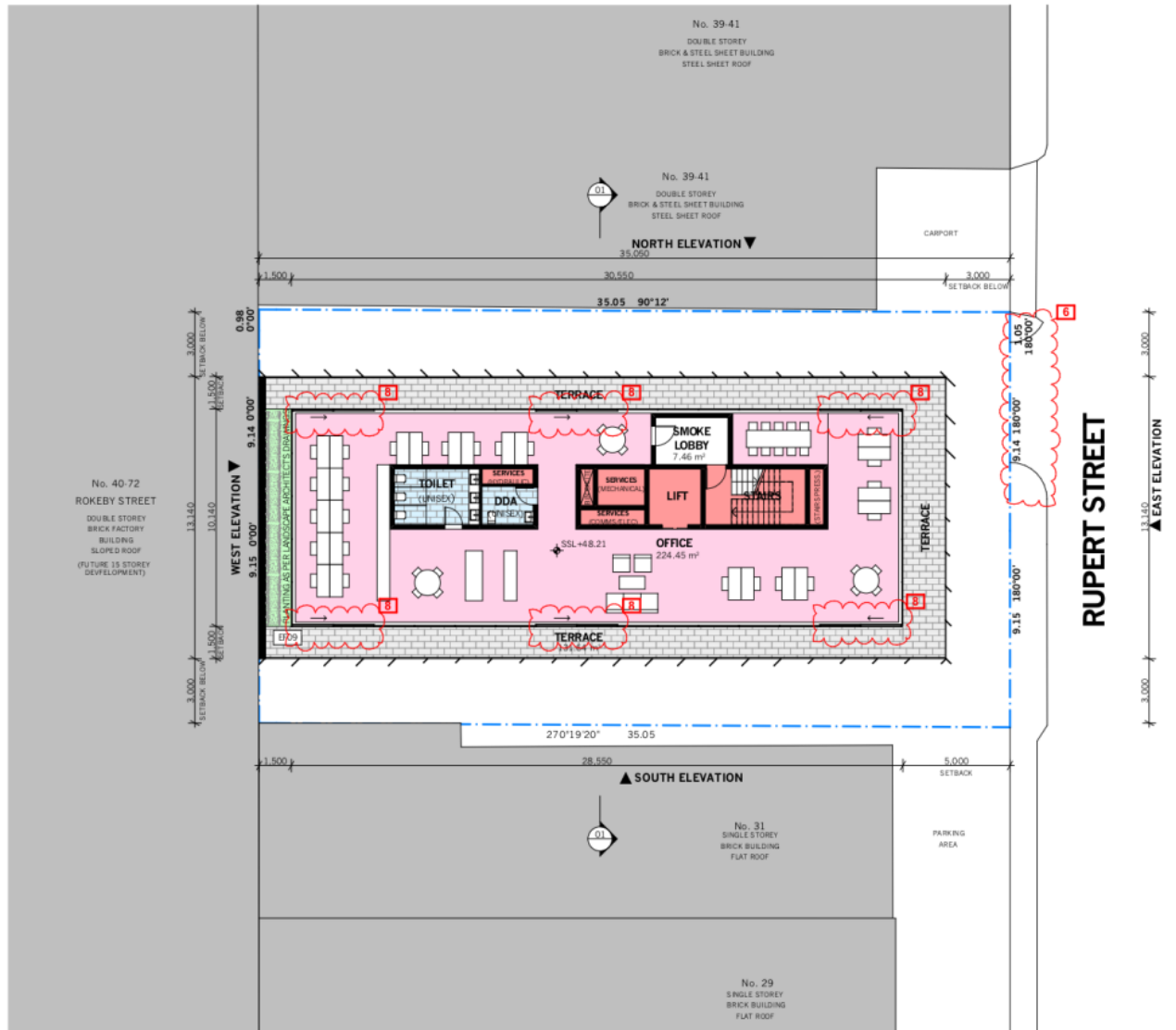
REVISION
A

DATE
18/05/20

STAGE
LEVEL 4 - 7 FLOOR PLAN

TP

Attachment 1 - Original Application drawings - Advertised Plans / Decision Plans



- RESPONSE TO COUNCIL REVISIONS (20/24/2020)**
2. POSSIBLE LOCATION TO SPIEL TANKS PER REVISED SMP CONTAINING RESULTS OF THE MUSIC MODELLING ASSESSMENT.
 3. EXISTING SURVEY PLAN ADDED TO DRAWING SET REVISION A. COLUMN SIZE AND DEPTH ANNOTATIONS ADDED. CAR PARKING BAY NUMBERS ADDED.
 5. LOADING BAY/WAITING BAY DIMENSIONS ADDED. PROPOSED CROSSOVER SHOWN ON ALL FLOOR PLANS.
 7. WEST ELEVATION ADDED TO DRAWING SET REVISION A. OPENABLE WINDOWS IDENTIFIED ON LEVEL 8. OPENABLE DOORS AND WINDOWS IDENTIFIED ON RELEVANT ELEVATIONS. FLOOR-TO-CEILING HEIGHTS SHOWN ON SECTION.

DEVELOPMENT SCHEDULE	
LAND AREA	676.53m ²
SITE COVERAGE	670.86m ²
GFA	5876.45m ² 2
LSA	5219.38m ² 2
RETAIL (FOOD/DRINK)	0.0m ² 2
OFFICE	3176.00m ² 2
CARPARK	18
BICYCLE STORE	20
AREA SCHEDULE	
BASEMENT	
GFA	670.86m ²
OFFICE	0m ²
RETAIL	0m ²
OUTDOOR	0m ²
COMMON	670.86m ²
GROUND FLOOR	
GFA	670.86m ² 2
OFFICE	61.33m ² 2
RETAIL (FOOD/DRINK)	62.96m ² 2
OUTDOOR	189.64m ² 2
COMMON	337.93m ² 2
FIRST FLOOR	
GFA	644.01m ²
OFFICE	504.1m ²
RETAIL	0m ²
OUTDOOR	44.99m ²
COMMON	94.38m ²
SECOND FLOOR	
GFA	606.86m ²
OFFICE	488.4m ²
RETAIL	0m ²
OUTDOOR	24.08m ²
COMMON	94.38m ²
THIRD FLOOR	
GFA	599.16m ²
OFFICE	326.76m ²
RETAIL	0m ²
OUTDOOR	178.02m ²
COMMON	94.38m ²
FOURTH TO SEVENTH FLOORS (4 STOREYS)	
GFA	421.14m ² (4 = 1684.56m ²)
OFFICE	326.76m ² (4 = 1307.04m ²)
RETAIL	0m ² (4 = 0m ²)
OUTDOOR	0m ² (4 = 0m ²)
COMMON	94.38m ² (4 = 377.52m ²)
EIGHTH FLOOR	
GFA	421.14m ²
OFFICE	224.45m ²
RETAIL	0m ²
OUTDOOR	131.64m ²
COMMON	65.05m ²
NINTH FLOOR	
GFA	289.50m ²
OFFICE	224.45m ²
RETAIL	0m ²
OUTDOOR	0m ²
COMMON	65.05m ²
ROOF	
GFA	289.50m ²
OFFICE	0m ²
RETAIL	0m ²
OUTDOOR	124.49m ²
COMMON	165.01m ²

1 LEVEL 8 PLAN
1:200

Pitch
Pitch Architects & Design
47 Capper St Richmond VIC 3121
pitch@pitchad.com.au 03 9046 8811
pitchad.com.au

Drawings to be read in conjunction with specification by pitchAD and all drawings and documents by engineers and sub-consultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference. Do not scale the drawings. These drawings are the property of pitchAD and may not be copied or reproduced without the written permission of pitchAD. All discrepancies to be brought to the attention of the author.



ID	DATE	REVISION	ID	DATE	REVISION
A	18.05.2020	COUNCIL RFI			

PROJECT
33-37 RUPERT STREET
COLLINGWOOD VIC 3066

SCALE
1:100 @ A1
1:200 @ A3

DATE
18/05/20

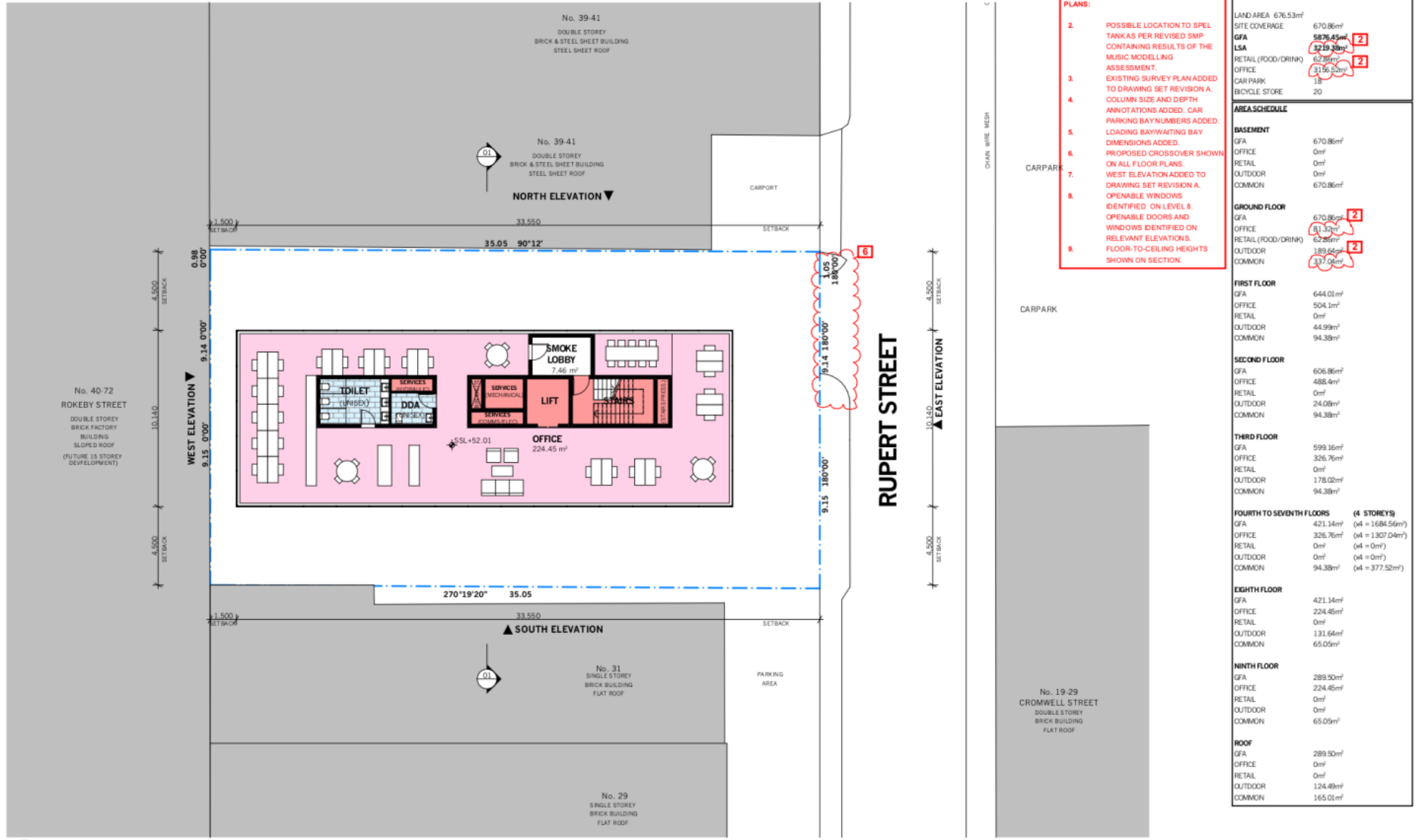
DRAWING NO.
TP2-107

STAGE
LEVEL 8 FLOOR PLAN

REVISION
A

STAGE
TP

Attachment 1 - Original Application drawings - Advertised Plans / Decision Plans



- RESPONSE TO COUNCIL REI (02/04/2020)**
- PLANS:**
- POSSIBLE LOCATION TO SPEL TANKS PER REVISED SMP CONTAINING RESULTS OF THE MUSIC MODELLING ASSESSMENT.
 - EXISTING SURVEY PLAN ADDED TO DRAWING SET REVISION A. COLUMN SIZE AND DEPTH ANNOTATIONS ADDED. CAR PARKING BAY NUMBERS ADDED.
 - LOADING BAY/WAITING BAY DIMENSIONS ADDED. PROPOSED CROSSEVER SHOWN ON ALL FLOOR PLANS.
 - WEST ELEVATION ADDED TO DRAWING SET REVISION A. OPENABLE WINDOWS IDENTIFIED ON LEVEL 8. OPENABLE DOORS AND WINDOWS IDENTIFIED ON RELEVANT ELEVATIONS. FLOOR-TO-CEILING HEIGHTS SHOWN ON SECTION.

DEVELOPMENT SCHEDULE	
LAND AREA	676.53m ²
SITE COVERAGE	670.86m ²
GFA	5876.45m ² [2]
LSA	5219.38m ² [2]
RETAIL (FOOD/DRINK)	0m ² [2]
OFFICE	3176.00m ² [2]
CARPARK	18
BICYCLE STORE	20
AREA SCHEDULE	
BASEMENT	
GFA	670.86m ²
OFFICE	0m ²
RETAIL	0m ²
OUTDOOR	0m ²
COMMON	670.86m ²
GROUND FLOOR	
GFA	670.86m ² [2]
OFFICE	61.33m ² [2]
RETAIL (FOOD/DRINK)	62.95m ² [2]
OUTDOOR	189.64m ² [2]
COMMON	337.94m ² [2]
FIRST FLOOR	
GFA	644.01m ²
OFFICE	504.1m ²
RETAIL	0m ²
OUTDOOR	44.99m ²
COMMON	94.38m ²
SECOND FLOOR	
GFA	606.86m ²
OFFICE	488.4m ²
RETAIL	0m ²
OUTDOOR	24.08m ²
COMMON	94.38m ²
THIRD FLOOR	
GFA	599.16m ²
OFFICE	326.76m ²
RETAIL	0m ²
OUTDOOR	178.02m ²
COMMON	94.38m ²
FOURTH TO SEVENTH FLOORS (4 STOREYS)	
GFA	421.14m ² (4 = 1684.56m ²)
OFFICE	326.76m ² (4 = 1307.04m ²)
RETAIL	0m ² (4 = 0m ²)
OUTDOOR	0m ² (4 = 0m ²)
COMMON	94.38m ² (4 = 377.52m ²)
EIGHTH FLOOR	
GFA	421.14m ²
OFFICE	224.45m ²
RETAIL	0m ²
OUTDOOR	131.64m ²
COMMON	65.05m ²
NINTH FLOOR	
GFA	289.50m ²
OFFICE	224.45m ²
RETAIL	0m ²
OUTDOOR	0m ²
COMMON	65.05m ²
ROOF	
GFA	289.50m ²
OFFICE	0m ²
RETAIL	0m ²
OUTDOOR	124.49m ²
COMMON	165.01m ²

1 LEVEL 9 PLAN
1:200

Pitch

Drawings to be read in conjunction with specification by p2h4D and all drawings and documents by engineers and sub-consultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference. Do not scale the drawings. These drawings are the property of p2h4D and copyright and may not be copied or reproduced without the written permission of p2h4D. All discrepancies to be brought to the attention of the author.



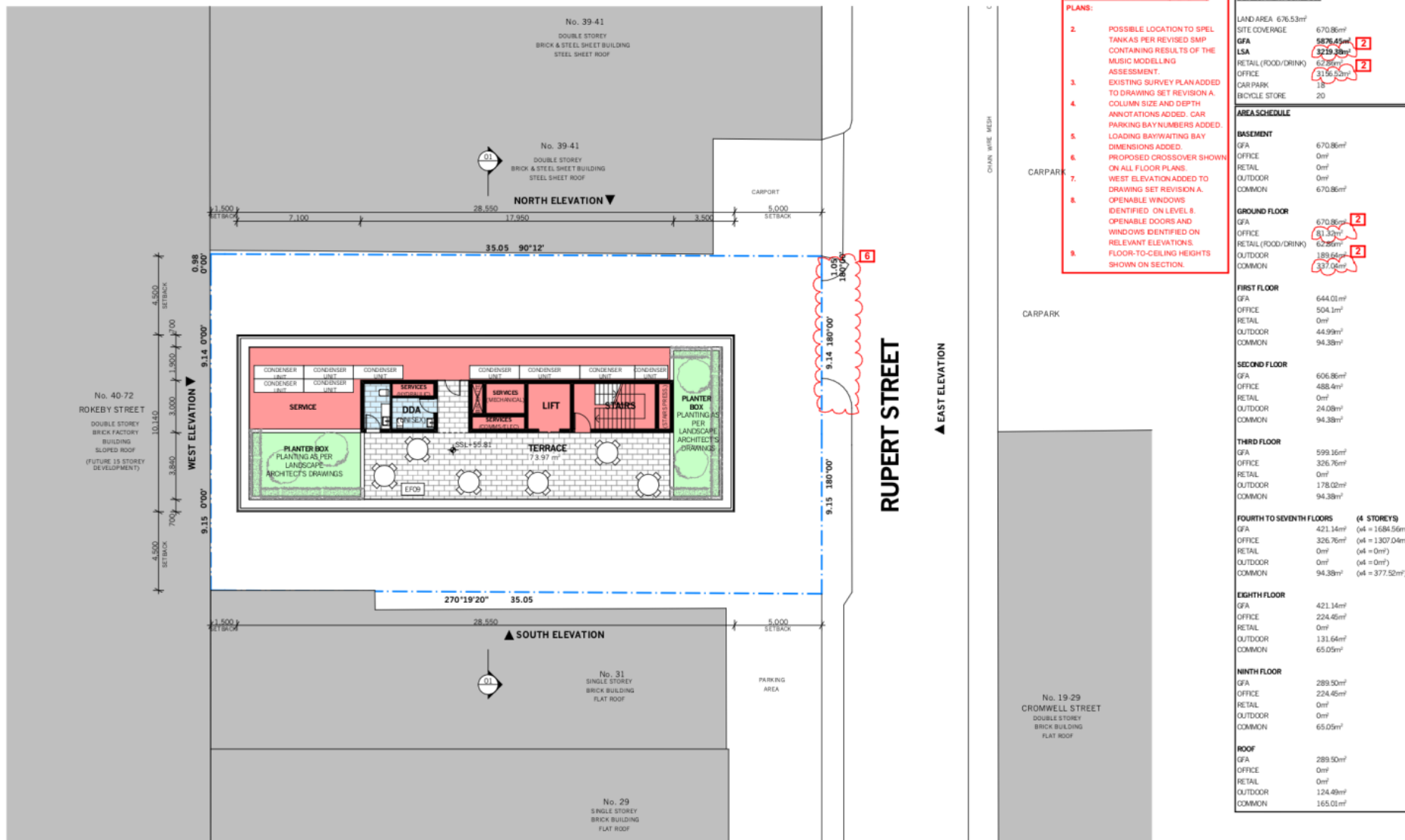
ID	DATE	REVISION	ID	DATE	REVISION
A	18.05.2020	COUNCIL REI			

PROJECT: 33-37 RUPERT STREET, COLLINGWOOD VIC 3066
SCALE: 1:100 @ A1, 1:200 @ A3
DATE: 18/05/20

DRAWING NO: **TP2-108**
LEVEL 9 FLOOR PLAN

REVISION: **A**
STAGE: TP

Attachment 1 - Original Application drawings - Advertised Plans / Decision Plans



RESPONSE TO COUNCIL REVISIONS
PLANS:

- POSSIBLE LOCATION TO SPEL TANKS PER REVISED SMP CONTAINING RESULTS OF THE MUSIC MODELLING ASSESSMENT.
- EXISTING SURVEY PLAN ADDED TO DRAWING SET REVISION A. COLUMN SIZE AND DEPTH ANNOTATIONS ADDED. CAR PARKING BAY NUMBERS ADDED.
- LOADING BAY/WAITING BAY DIMENSIONS ADDED. PROPOSED CROSSOVER SHOWN ON ALL FLOOR PLANS.
- WEST ELEVATION ADDED TO DRAWING SET REVISION A. OPENABLE WINDOWS IDENTIFIED ON LEVEL 8. OPENABLE DOORS AND WINDOWS IDENTIFIED ON RELEVANT ELEVATIONS. FLOOR-TO-CEILING HEIGHTS SHOWN ON SECTION.

DEVELOPMENT SCHEDULE	
LAND AREA	676.53m ²
SITE COVERAGE	670.86m ²
GFA	5876.45m ² [2]
LSA	5219.38m ² [2]
RETAIL (FOOD/DRINK) OFFICE	62.95m ² [2]
CAR PARK	18
BICYCLE STORE	20
AREA SCHEDULE	
BASEMENT	
GFA	670.86m ²
OFFICE	0m ²
RETAIL	0m ²
OUTDOOR	0m ²
COMMON	670.86m ²
GROUND FLOOR	
GFA	670.86m ² [2]
OFFICE	61.33m ² [2]
RETAIL (FOOD/DRINK)	62.95m ² [2]
OUTDOOR	189.64m ² [2]
COMMON	337.94m ² [2]
FIRST FLOOR	
GFA	644.01m ²
OFFICE	504.1m ²
RETAIL	0m ²
OUTDOOR	44.99m ²
COMMON	94.38m ²
SECOND FLOOR	
GFA	606.86m ²
OFFICE	488.4m ²
RETAIL	0m ²
OUTDOOR	24.08m ²
COMMON	94.38m ²
THIRD FLOOR	
GFA	599.16m ²
OFFICE	326.76m ²
RETAIL	0m ²
OUTDOOR	178.02m ²
COMMON	94.38m ²
FOURTH TO SEVENTH FLOORS (4 STOREYS)	
GFA	421.14m ² (4 = 1684.56m ²)
OFFICE	326.76m ² (4 = 1307.04m ²)
RETAIL	0m ² (4 = 0m ²)
OUTDOOR	0m ² (4 = 0m ²)
COMMON	94.38m ² (4 = 377.52m ²)
EIGHTH FLOOR	
GFA	421.14m ²
OFFICE	224.45m ²
RETAIL	0m ²
OUTDOOR	131.64m ²
COMMON	65.05m ²
NINTH FLOOR	
GFA	289.50m ²
OFFICE	224.45m ²
RETAIL	0m ²
OUTDOOR	0m ²
COMMON	65.05m ²
ROOF	
GFA	289.50m ²
OFFICE	0m ²
RETAIL	0m ²
OUTDOOR	124.49m ²
COMMON	165.01m ²

1 ROOFTOP TERRACE PLAN
1:200

Pitch

Drawings to be read in conjunction with specification by pitch and all drawings and documents by engineers and sub-consultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference. Do not scale the drawings. These drawings are the property of pitch and may not be copied or reproduced without the written permission of pitch. All discrepancies to be brought to the attention of the author.



ID	DATE	REVISION	ID	DATE	REVISION
A	18/05/2020	COUNCIL RFI			

PROJECT: 33-37 RUPERT STREET, COLLINGWOOD VIC 3066
 SCALE: 1:100 @ A1, 1:200 @ A3
 DATE: 18/05/20

DRAWING NO: TP2-109
 STAGE: TP

Attachment 1 - Original Application drawings - Advertised Plans / Decision Plans



1 NORTH ELEVATION
1:200

- RESPONSE TO COUNCIL REVISIONS (20/20/2020)**
- PLANS:**
- POSSIBLE LOCATION TO SPEL TANKS PER REVISED SWP CONTAINING RESULTS OF THE MUSIC MODELLING ASSESSMENT.
 - EXISTING SURVEY PLAN ADDED TO DRAWING SET REVISION A. COLUMN SIZE AND DEPTH ANNOTATIONS ADDED. CAR PARKING BAY NUMBERS ADDED.
 - LOADING BAY/WAITING BAY DIMENSIONS ADDED. PROPOSED CROSSOVER SHOWN ON ALL FLOOR PLANS.
 - WEST ELEVATION ADDED TO DRAWING SET REVISION A. OPENABLE WINDOWS IDENTIFIED ON LEVEL 8. OPENABLE DOORS AND WINDOWS IDENTIFIED ON RELEVANT ELEVATIONS. FLOOR-TO-CEILING HEIGHTS SHOWN ON SECTION.

- EXTERNAL FINISHES LEGEND**
- EF01 CONCRETE - RAW
 - EF02 BRICKS - RECYCLED RED
 - EF03 PERFORATED MASONRY - RED HIT AND MISS BRICK PATTERN
 - EF05 VERTICAL BATTENS - GALVANIZED METAL FINISH
 - EF06 VERTICAL METAL FINS - WHITE POWDER COATED
 - EF07 GLAZING - CLEAR GLASS - GALVANIZED METAL FINISH FRAMES
 - EF08 CONCRETE - POLISHED
 - EF09 STONE LOOK PAVING (OR SIMILAR)

DEVELOPMENT SCHEDULE	
LAND AREA	6,76.53m ²
SITE COVERAGE	670.86m ²
GFA	5876.45m ² (2)
LSA	5219.38m ² (2)
RETAIL (FOOD/DRINK) OFFICE	3116.00m ² (2)
CAR PARK	18
BICYCLE STORE	20
AREA SCHEDULE	
BASEMENT	
GFA	670.86m ²
OFFICE	0m ²
RETAIL	0m ²
OUTDOOR	0m ²
COMMON	670.86m ²
GROUND FLOOR	
GFA	670.86m ² (2)
OFFICE	61.33m ²
RETAIL (FOOD/DRINK)	62.95m ²
OUTDOOR	189.64m ² (2)
COMMON	337.04m ²
FIRST FLOOR	
GFA	644.01m ²
OFFICE	504.1m ²
RETAIL	0m ²
OUTDOOR	44.99m ²
COMMON	94.38m ²
SECOND FLOOR	
GFA	606.86m ²
OFFICE	488.4m ²
RETAIL	0m ²
OUTDOOR	24.08m ²
COMMON	94.38m ²
THIRD FLOOR	
GFA	599.16m ²
OFFICE	326.76m ²
RETAIL	0m ²
OUTDOOR	178.02m ²
COMMON	94.38m ²
FOURTH TO SEVENTH FLOORS (4 STOREYS)	
GFA	421.14m ² (4 = 1684.56m ²)
OFFICE	326.76m ² (4 = 1307.04m ²)
RETAIL	0m ² (4 = 0m ²)
OUTDOOR	0m ² (4 = 0m ²)
COMMON	94.38m ² (4 = 377.52m ²)
EIGHTH FLOOR	
GFA	421.14m ²
OFFICE	224.45m ²
RETAIL	0m ²
OUTDOOR	131.64m ²
COMMON	65.05m ²
NINTH FLOOR	
GFA	289.50m ²
OFFICE	224.45m ²
RETAIL	0m ²
OUTDOOR	124.49m ²
COMMON	65.05m ²
ROOF	
GFA	289.50m ²
OFFICE	0m ²
RETAIL	0m ²
OUTDOOR	124.49m ²
COMMON	165.01m ²



Drawings to be read in conjunction with specification by pitch and all drawings and documents by engineers and sub-consultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference. Do not scale the drawings. These drawings are the property of pitch and copyright and may not be copied or reproduced without the written permission of pitch. All discrepancies to be brought to the attention of the author.

ID	DATE	REVISION	ID	DATE	REVISION
A	18.05.2020	COUNCIL RFI			

PROJECT
33-37 RUPERT STREET
COLLINGWOOD VIC 3066

SCALE
1:100 @ A1
1:200 @ A3

DATE
18/05/20

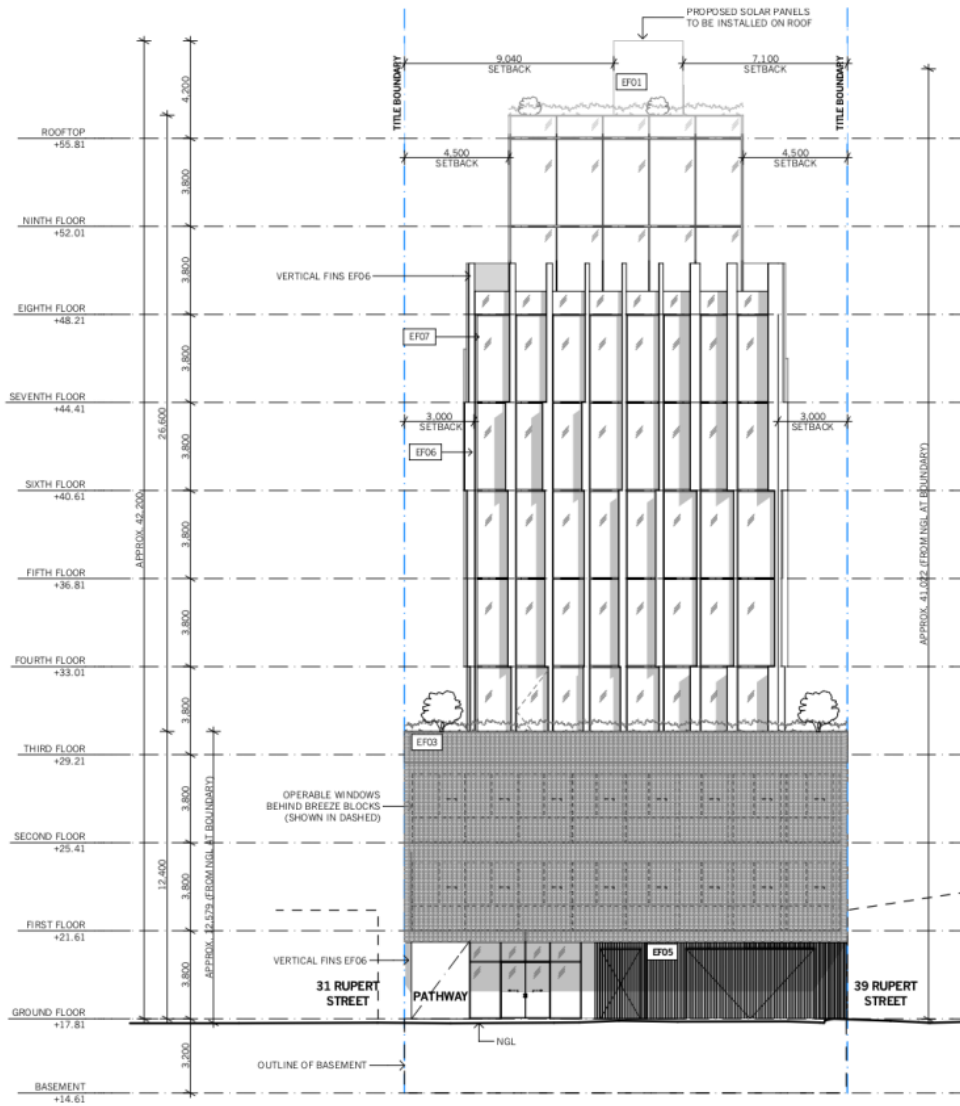
DRAWING NO.
TP3-101

STAGE
NORTH ELEVATION

REVISION
A

TP

Attachment 1 - Original Application drawings - Advertised Plans / Decision Plans



1 EAST ELEVATION
1:200

- RESPONSE TO COUNCIL REVISIONS (2024)**
- PLANS:**
- POSSIBLE LOCATION TO SPEL TANKS PER REVISED SMP CONTAINING RESULTS OF THE MUSIC MODELLING ASSESSMENT.
 - EXISTING SURVEY PLAN ADDED TO DRAWING SET REVISION A. COLUMN SIZE AND DEPTH ANNOTATIONS ADDED. CAR PARKING BAY NUMBERS ADDED.
 - LOADING BAY/WAITING BAY DIMENSIONS ADDED. PROPOSED CROSSOVER SHOWN ON ALL FLOOR PLANS.
 - WEST ELEVATION ADDED TO DRAWING SET REVISION A. OPENABLE WINDOWS IDENTIFIED ON LEVEL 8. OPENABLE DOORS AND WINDOWS IDENTIFIED ON RELEVANT ELEVATIONS.
 - FLOOR-TO-CEILING HEIGHTS SHOWN ON SECTION.

- EXTERNAL FINISHES LEGEND**
- EF01 CONCRETE - RAW
 - EF02 BRICKS - RECYCLED RED
 - EF03 PERFORATED MASONRY - RED HIT AND MISS BRICK PATTERN
 - EF05 VERTICAL BATTENS - GALVANIZED METAL FINISH
 - EF06 VERTICAL METAL FINS - WHITE POWDERCOATED
 - GLAZING - CLEAR GLASS
 - EF07 GALVANIZED METAL FINISH FRAMES
 - EF08 CONCRETE - POLISHED
 - EF09 STONE LOOK PAVING (OR SIMILAR)

DEVELOPMENT SCHEDULE	
LAND AREA	676.53m ²
SITE COVERAGE	670.86m ²
GFA	5876.45m ² 2
LSA	5219.38m ² 2
RETAIL (FOOD/DRINK)	6295m ² 2
OFFICE	3176.00m ² 2
CAR PARK	18
BICYCLE STORE	20
AREA SCHEDULE	
BASEMENT	
GFA	670.86m ²
OFFICE	0m ²
RETAIL	0m ²
OUTDOOR	0m ²
COMMON	670.86m ²
GROUND FLOOR	
GFA	670.86m ² 2
OFFICE	61.33m ² 2
RETAIL (FOOD/DRINK)	62.95m ² 2
OUTDOOR	189.64m ² 2
COMMON	337.94m ² 2
FIRST FLOOR	
GFA	644.01m ²
OFFICE	504.1m ²
RETAIL	0m ²
OUTDOOR	44.99m ²
COMMON	94.38m ²
SECOND FLOOR	
GFA	606.86m ²
OFFICE	488.4m ²
RETAIL	0m ²
OUTDOOR	24.08m ²
COMMON	94.38m ²
THIRD FLOOR	
GFA	599.16m ²
OFFICE	326.76m ²
RETAIL	0m ²
OUTDOOR	178.02m ²
COMMON	94.38m ²
FOURTH TO SEVENTH FLOORS (4 STOREYS)	
GFA	421.14m ² (4 = 1684.56m ²)
OFFICE	326.76m ² (4 = 1307.04m ²)
RETAIL	0m ² (4 = 0m ²)
OUTDOOR	0m ² (4 = 0m ²)
COMMON	94.38m ² (4 = 377.52m ²)
EIGHTH FLOOR	
GFA	421.14m ²
OFFICE	224.45m ²
RETAIL	0m ²
OUTDOOR	131.64m ²
COMMON	65.05m ²
NINTH FLOOR	
GFA	289.50m ²
OFFICE	224.45m ²
RETAIL	0m ²
OUTDOOR	0m ²
COMMON	65.05m ²
ROOF	
GFA	289.50m ²
OFFICE	0m ²
RETAIL	0m ²
OUTDOOR	124.49m ²
COMMON	165.01m ²

Pitch

Drawings to be read in conjunction with specification by pitchAD and all drawings and documents by engineers and sub-consultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take precedence. Do not scale the drawings. These drawings are the property of pitchAD and may not be copied or reproduced without the written permission of pitchAD. All discrepancies to be brought to the attention of the author.

ID	DATE	REVISION
A	18.05.2020	COUNCIL PERM

ID	DATE	REVISION

ID	DATE	REVISION

PROJECT
33-37 RUPERT STREET
COLLINGWOOD VIC 3066

SCALE
1:100 @ A1
1:200 @ A3

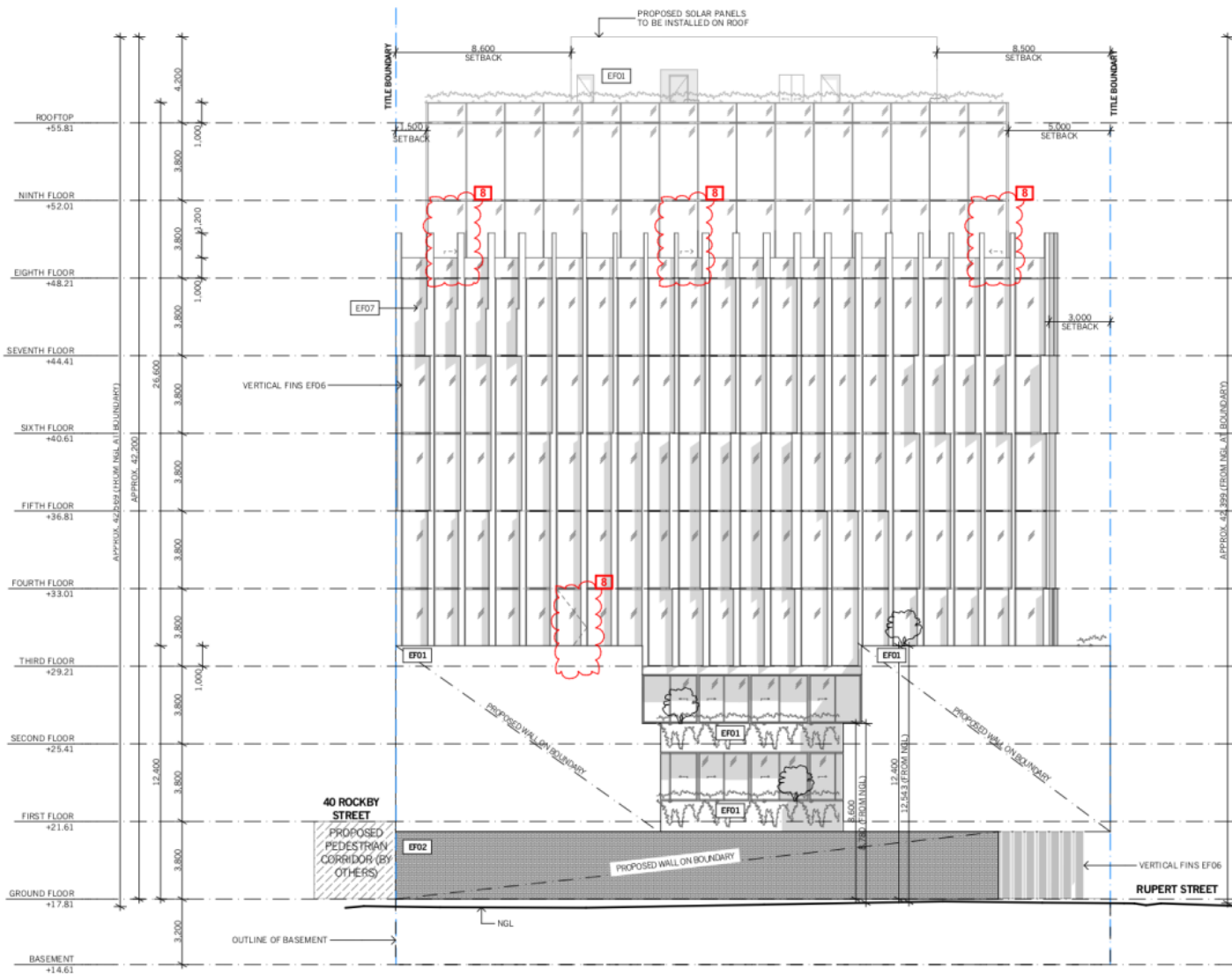
DRAWING NO.
TP3-102

REVISION
A

STAGE
EAST ELEVATION

TP

Attachment 1 - Original Application drawings - Advertised Plans / Decision Plans



RESPONSE TO COUNCIL REF (2020/2020) PLANS:

2. POSSIBLE LOCATION TO SPIEL TANKS PER REVISED SMP CONTAINING RESULTS OF THE MUSIC MODELLING ASSESSMENT.
3. EXISTING SURVEY PLAN ADDED TO DRAWING SET REVISION A. COLUMN SIZE AND DEPTH ANNOTATIONS ADDED. CAR PARKING BAY NUMBERS ADDED.
5. LOADING BAY/WAITING BAY DIMENSIONS ADDED.
6. PROPOSED CROSSOVER SHOWN ON ALL FLOOR PLANS.
7. WEST ELEVATION ADDED TO DRAWING SET REVISION A.
8. OPENABLE WINDOWS IDENTIFIED ON LEVEL 8.
9. OPENABLE DOORS AND WINDOWS IDENTIFIED ON RELEVANT ELEVATIONS.

EXTERNAL FINISHES LEGEND

- EF01 CONCRETE - RAW
- EF02 BRICKS - RECYCLED RED
- EF03 PERFORATED MASONRY - RED HIT AND MASS BRICK PATTERN
- EF05 VERTICAL BATTENS - GALVANIZED METAL FINISH
- EF06 VERTICAL METAL FINS - WHITE POWDER COATED
- EF07 GLAZING - CLEAR GLASS
- EF08 GALVANIZED METAL FINISH FRAMES
- EF09 CONCRETE - POLISHED
- EF00 STONE LOOK PAVING (OR SIMILAR)

DEVELOPMENT SCHEDULE

LAND AREA	6,76.53m ²
SITE COVERAGE	670.86m ²
GFA	5876.45m ² 2
LSA	5219.38m ² 2
RETAIL (FOOD/DRINK)	62.95m ² 2
OFFICE	3116.00m ² 2
CAR PARK	18
BICYCLE STORE	20

AREA SCHEDULE

BASEMENT	
GFA	670.86m ²
OFFICE	0m ²
RETAIL	0m ²
OUTDOOR	0m ²
COMMON	670.86m ²

GROUND FLOOR	
GFA	670.86m ² 2
OFFICE	61.33m ² 2
RETAIL (FOOD/DRINK)	62.95m ² 2
OUTDOOR	189.64m ² 2
COMMON	337.04m ² 2

FIRST FLOOR	
GFA	644.01m ²
OFFICE	504.1m ²
RETAIL	0m ²
OUTDOOR	44.99m ²
COMMON	94.38m ²

SECOND FLOOR	
GFA	606.86m ²
OFFICE	488.4m ²
RETAIL	0m ²
OUTDOOR	24.08m ²
COMMON	94.38m ²

THIRD FLOOR	
GFA	599.16m ²
OFFICE	326.76m ²
RETAIL	0m ²
OUTDOOR	178.02m ²
COMMON	94.38m ²

FOURTH TO SEVENTH FLOORS (4 STOREYS)	
GFA	421.14m ² (4 = 1684.56m ²)
OFFICE	326.76m ² (4 = 1307.04m ²)
RETAIL	0m ² (4 = 0m ²)
OUTDOOR	0m ² (4 = 0m ²)
COMMON	94.38m ² (4 = 377.52m ²)

EIGHTH FLOOR	
GFA	421.14m ²
OFFICE	224.45m ²
RETAIL	0m ²
OUTDOOR	131.64m ²
COMMON	65.05m ²

NINTH FLOOR	
GFA	289.50m ²
OFFICE	224.45m ²
RETAIL	0m ²
OUTDOOR	0m ²
COMMON	65.05m ²

ROOF	
GFA	289.50m ²
OFFICE	0m ²
RETAIL	0m ²
OUTDOOR	124.49m ²
COMMON	165.01m ²

2 SOUTH ELEVATION
1:200

Pitch

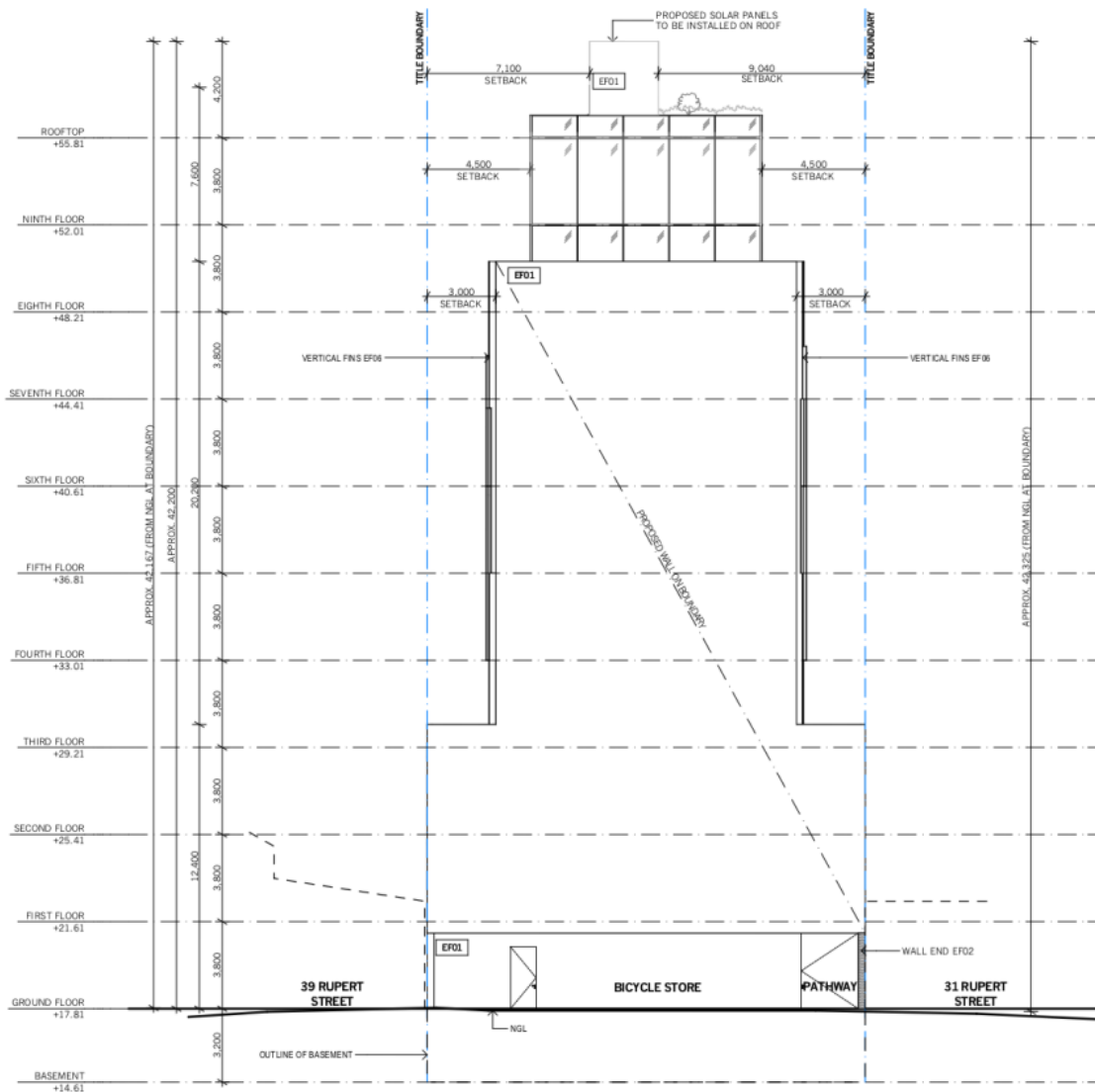
Drawings to be read in conjunction with specification by pitch and all drawings and documents by engineers and sub-consultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference. Do not scale the drawings. These drawings are the intellectual property of pitch and may not be copied or reproduced without the written permission of pitch. All discrepancies to be brought to the attention of the author.

ID	DATE	REVISION	ID	DATE	REVISION
A	18.05.2020	COUNCIL REF			

PROJECT	33-37 RUPERT STREET COLLINGWOOD VIC 3066
SCALE	1:100 @ A1 1:200 @ A3
DATE	18/05/20
PROJECT NO.	P19048

DRAWING NO.	TP3-103	REVISION	A
DATE	18/05/20	STAGE	TP

Attachment 1 - Original Application drawings - Advertised Plans / Decision Plans



1 WEST ELEVATION
1:200

- RESPONSE TO COUNCIL REVISIONS (2024/2025)**
- PLANS:**
- POSSIBLE LOCATION TO SPEL TANKS PER REVISED SMP CONTAINING RESULTS OF THE MUSIC MODELLING ASSESSMENT.
 - EXISTING SURVEY PLAN ADDED TO DRAWING SET REVISION A. COLUMN SIZE AND DEPTH ANNOTATIONS ADDED. CAR PARKING BAY NUMBERS ADDED.
 - LOADING BAY/WAITING BAY DIMENSIONS ADDED.
 - PROPOSED CROSSOVER SHOWN ON ALL FLOOR PLANS.
 - WEST ELEVATION ADDED TO DRAWING SET REVISION A.
 - OPENABLE WINDOWS IDENTIFIED ON LEVEL 8.
 - OPENABLE DOORS AND WINDOWS IDENTIFIED ON RELEVANT ELEVATIONS.
 - FLOOR-TO-CEILING HEIGHTS SHOWN ON SECTION.

EXTERNAL FINISHES LEGEND

EF01	CONCRETE - RAW
EF02	BRICKS - RECYCLED RED PERFORMED MASONRY - RED HIT AND MASS BRICK PATTERN
EF03	VERTICAL BATTENS - GALVANIZED METAL FINISH
EF06	VERTICAL METAL FINNS - WHITE POWDERCOATED
EF07	GLAZING - CLEAR GLASS
EF08	GALVANIZED METAL FINNS FRAMES
EF09	CONCRETE - POLISHED
EF00	STONE LOOK PAVING (OR SIMILAR)

DEVELOPMENT SCHEDULE	
LAND AREA	676.53m ²
SITE COVERAGE	670.86m ²
GFA	5876.45m ² 2
LSA	5219.38m ² 2
RETAIL (FOOD/DRINK) OFFICE	6295m ² 2
CAR PARK	18
BICYCLE STORE	20
AREA SCHEDULE	
BASEMENT	
GFA	670.86m ²
OFFICE	0m ²
RETAIL	0m ²
OUTDOOR	0m ²
COMMON	670.86m ²
GROUND FLOOR	
GFA	670.86m ² 2
OFFICE	61.33m ² 2
RETAIL (FOOD/DRINK)	62.95m ² 2
OUTDOOR	189.64m ² 2
COMMON	337.94m ² 2
FIRST FLOOR	
GFA	644.01m ²
OFFICE	504.1m ²
RETAIL	0m ²
OUTDOOR	44.99m ²
COMMON	94.38m ²
SECOND FLOOR	
GFA	606.86m ²
OFFICE	488.4m ²
RETAIL	0m ²
OUTDOOR	24.08m ²
COMMON	94.38m ²
THIRD FLOOR	
GFA	599.16m ²
OFFICE	326.76m ²
RETAIL	0m ²
OUTDOOR	178.02m ²
COMMON	94.38m ²
FOURTH TO SEVENTH FLOORS (4 STOREYS)	
GFA	421.14m ² (4 = 1684.56m ²)
OFFICE	326.76m ² (4 = 1307.04m ²)
RETAIL	0m ² (4 = 0m ²)
OUTDOOR	0m ² (4 = 0m ²)
COMMON	94.38m ² (4 = 377.52m ²)
EIGHTH FLOOR	
GFA	421.14m ²
OFFICE	224.45m ²
RETAIL	0m ²
OUTDOOR	131.64m ²
COMMON	65.05m ²
NINTH FLOOR	
GFA	289.50m ²
OFFICE	224.45m ²
RETAIL	0m ²
OUTDOOR	0m ²
COMMON	65.05m ²
ROOF	
GFA	289.50m ²
OFFICE	0m ²
RETAIL	0m ²
OUTDOOR	124.49m ²
COMMON	165.01m ²

Pitch

Drawings to be read in conjunction with specification by pitch and all drawings and documents by engineers and sub-consultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference. Do not scale the drawings. These drawings are the intellectual property of pitch and may not be copied or reproduced without the written permission of pitch. All discrepancies to be brought to the attention of the author.

NORTH POINT

ID	DATE	REVISION
A	18/05/2020	COUNCIL RFI

ID	DATE	REVISION

PROJECT
33-37 RUPERT STREET
COLLINGWOOD VIC 3066

SCALE
1:100 @ A1
1:200 @ A3

DATE
18/05/20

PROJECT NO.
P19048

DRAWING NO.
TP3-104

STAGE
WEST ELEVATION

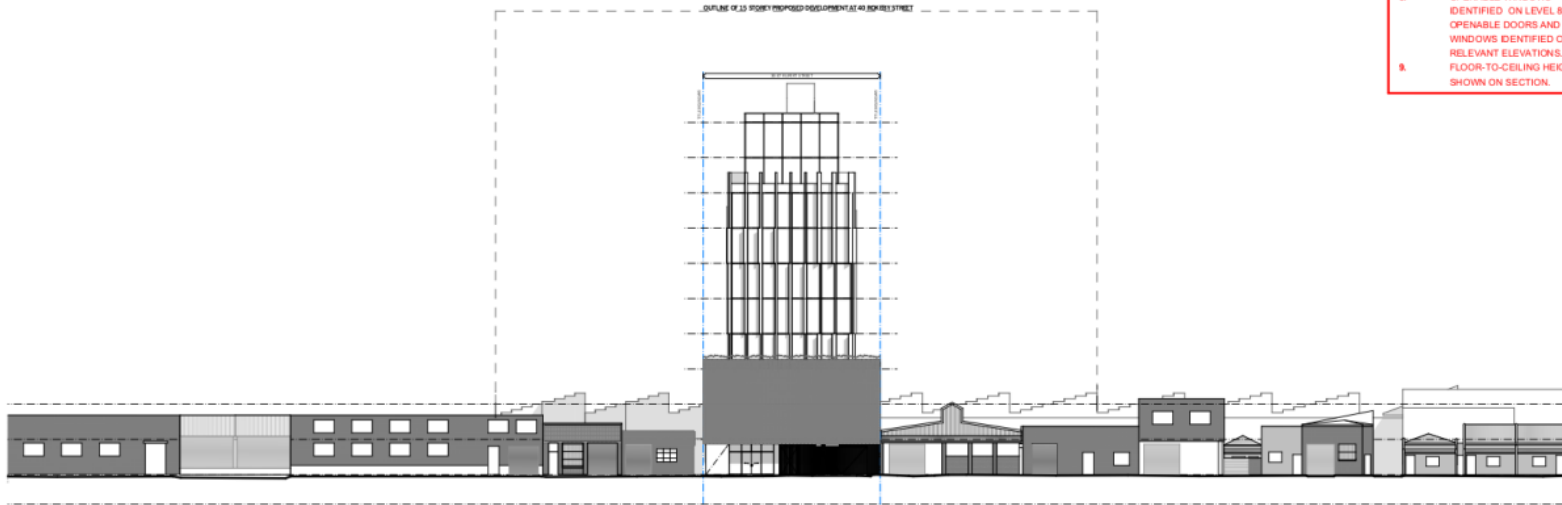
REVISION	STAGE
-	TP

Attachment 1 - Original Application drawings - Advertised Plans / Decision Plans

- RESPONSE TO COUNCIL RFI (22/24/2020)**
- PLANS:**
2. POSSIBLE LOCATION TO SPEL TANKS PER REVISED SMP CONTAINING RESULTS OF THE MUSIC MODELLING ASSESSMENT.
 3. EXISTING SURVEY PLAN ADDED TO DRAWING SET REVISION A. COLUMN SIZE AND DEPTH ANNOTATIONS ADDED. CAR PARKING BAY NUMBERS ADDED.
 5. LOADING BAY/WAITING BAY DIMENSIONS ADDED.
 6. PROPOSED CROSSEVER SHOWN ON ALL FLOOR PLANS.
 7. WEST ELEVATION ADDED TO DRAWING SET REVISION A.
 8. OPENABLE WINDOWS IDENTIFIED ON LEVEL 8. OPENABLE DOORS AND WINDOWS IDENTIFIED ON RELEVANT ELEVATIONS. FLOOR-TO-CEILING HEIGHTS SHOWN ON SECTION.
 - 9.

DEVELOPMENT SCHEDULE	
LAND AREA	676.53m ²
SITE COVERAGE	670.86m ²
GFA	5876.45m ² 2
LSA	5219.38m ² 2
RETAIL (FOOD/DRINK)	62.95m ² 2
OFFICE	3116.00m ² 2
CAR PARK	18
BICYCLE STORE	20

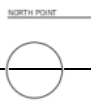
AREA SCHEDULE	
BASEMENT	
GFA	670.86m ²
OFFICE	0m ²
RETAIL	0m ²
OUTDOOR	0m ²
COMMON	670.86m ²
GROUND FLOOR	
GFA	670.86m ² 2
OFFICE	61.33m ² 2
RETAIL (FOOD/DRINK)	62.95m ² 2
OUTDOOR	189.64m ² 2
COMMON	337.94m ² 2
FIRST FLOOR	
GFA	644.01m ²
OFFICE	504.1m ²
RETAIL	0m ²
OUTDOOR	44.99m ²
COMMON	94.38m ²
SECOND FLOOR	
GFA	606.86m ²
OFFICE	488.4m ²
RETAIL	0m ²
OUTDOOR	24.08m ²
COMMON	94.38m ²
THIRD FLOOR	
GFA	599.16m ²
OFFICE	326.76m ²
RETAIL	0m ²
OUTDOOR	178.02m ²
COMMON	94.38m ²
FOURTH TO SEVENTH FLOORS (4 STOREYS)	
GFA	421.14m ² (x4 = 1684.56m ²)
OFFICE	326.76m ² (x4 = 1307.04m ²)
RETAIL	0m ² (x4 = 0m ²)
OUTDOOR	0m ² (x4 = 0m ²)
COMMON	94.38m ² (x4 = 377.52m ²)
EIGHTH FLOOR	
GFA	421.14m ²
OFFICE	224.45m ²
RETAIL	0m ²
OUTDOOR	131.64m ²
COMMON	65.05m ²
NINTH FLOOR	
GFA	289.50m ²
OFFICE	224.45m ²
RETAIL	0m ²
OUTDOOR	0m ²
COMMON	65.05m ²
ROOF	
GFA	289.50m ²
OFFICE	0m ²
RETAIL	0m ²
OUTDOOR	124.49m ²
COMMON	165.01m ²



1 RUPERT STREETSCAPE
1:500

Pitch

Drawings to be read in conjunction with specification by pitchAD and all drawings and documents by engineers and sub-consultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference. Do not scale the drawings. These drawings are intended for use as a guide only and may not be copied or reproduced without the written permission of pitchAD. All discrepancies to be brought to the attention of the author.



ID	DATE	REVISION
A	18/05/2020	COUNCIL RFI

ID	DATE	REVISION

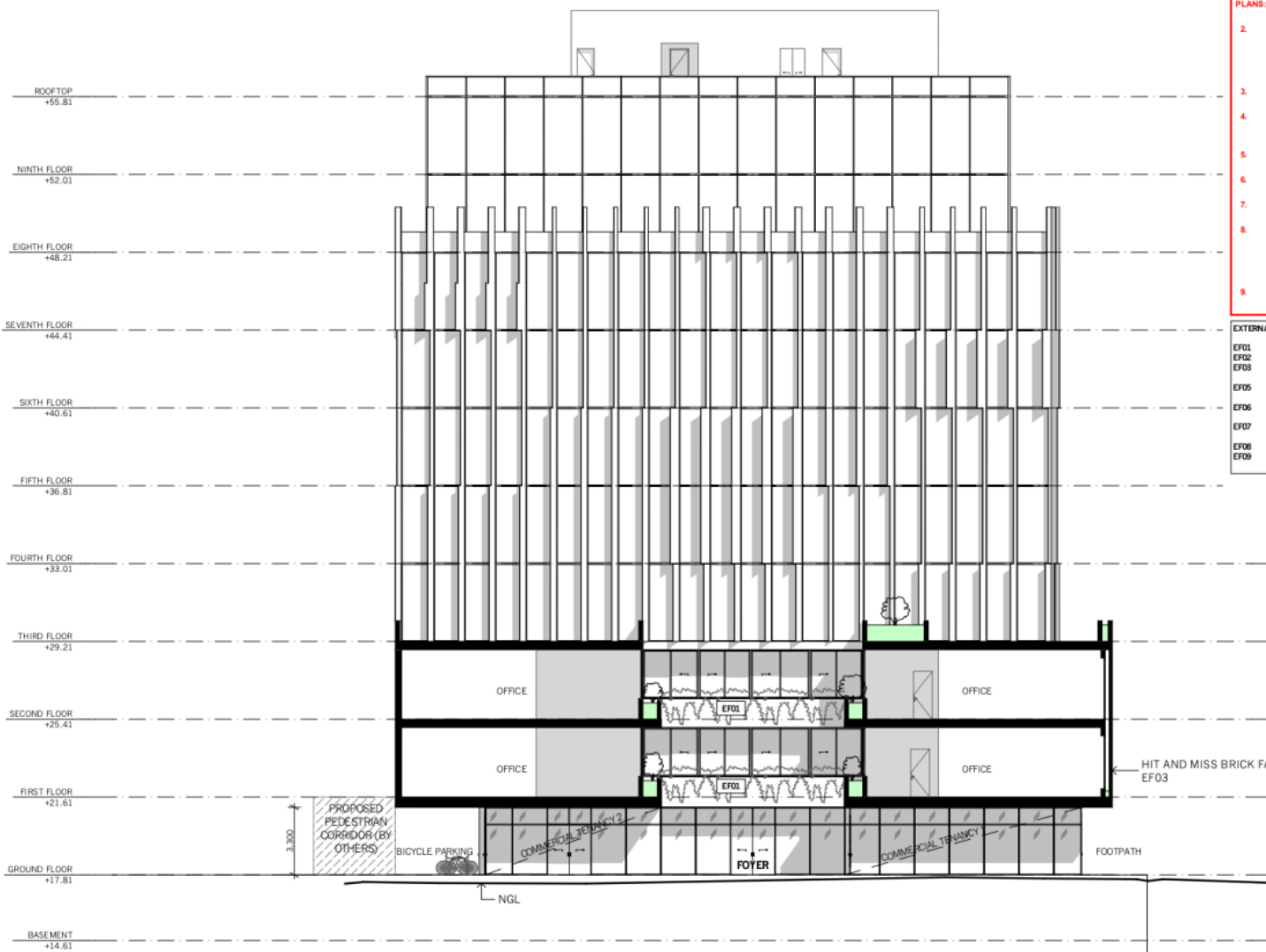
PROJECT
33-37 RUPERT STREET
COLLINGWOOD VIC 3066

SCALE
1:100 @ A1
1:200 @ A3

DRAWING NO.
TP3-105

STAGE
TP

Attachment 1 - Original Application drawings - Advertised Plans / Decision Plans



- RESPONSE TO COUNCIL RE (0204/2020)**
- PLANS:**
- POSSIBLE LOCATION TO SPIEL TANKS PER REVISED SMP CONTAINING RESULTS OF THE MUSIC MODELLING ASSESSMENT.
 - EXISTING SURVEY PLAN ADDED TO DRAWING SET REVISION A. COLUMN SIZE AND DEPTH ANNOTATIONS ADDED. CAR PARKING BAY NUMBERS ADDED.
 - LOADING BAY/WAITING BAY DIMENSIONS ADDED.
 - PROPOSED CROSSOVER SHOWN ON ALL FLOOR PLANS.
 - WEST ELEVATION ADDED TO DRAWING SET REVISION A.
 - OPENABLE WINDOWS IDENTIFIED ON LEVEL 8.
 - OPENABLE DOORS AND WINDOWS IDENTIFIED ON RELEVANT ELEVATIONS.
 - FLOOR-TO-CEILING HEIGHTS SHOWN ON SECTION.

- EXTERNAL FINISHES LEGEND**
- EF01 CONCRETE - RAW
 - EF02 BRICKS - RECYCLED RED
 - EF03 PERFORATED MASONRY - RED HIT AND MISS BRICK PATTERN
 - EF05 VERTICAL BATTENS - GALVANIZED METAL FINISH
 - EF06 VERTICAL METAL FINS - WHITE POWDERCOATED
 - EF07 GLAZING - CLEAR GLASS
 - EF08 GALVANIZED METAL FINISH FRAMES
 - EF09 CONCRETE - POLISHED
 - STONE LOOK PAVING (OR SIMILAR)

DEVELOPMENT SCHEDULE

LAND AREA	676.53m ²
SITE COVERAGE	670.86m ²
GFA	5876.45m ² [2]
LSA	5219.38m ² [2]
RETAIL (FOOD/DRINK)	62.95m ² [2]
OFFICE	3116.50m ² [2]
CAR PARK	18
BICYCLE STORE	20

AREA SCHEDULE

BASEMENT	
GFA	670.86m ²
OFFICE	0m ²
RETAIL	0m ²
OUTDOOR	0m ²
COMMON	670.86m ²
GROUND FLOOR	
GFA	670.86m ² [2]
OFFICE	61.33m ² [2]
RETAIL (FOOD/DRINK)	62.95m ² [2]
OUTDOOR	189.64m ² [2]
COMMON	337.94m ² [2]

FIRST FLOOR	
GFA	644.01m ²
OFFICE	504.1m ²
RETAIL	0m ²
OUTDOOR	44.99m ²
COMMON	94.38m ²
SECOND FLOOR	
GFA	606.86m ²
OFFICE	488.4m ²
RETAIL	0m ²
OUTDOOR	24.08m ²
COMMON	94.38m ²

THIRD FLOOR	
GFA	599.16m ²
OFFICE	326.76m ²
RETAIL	0m ²
OUTDOOR	178.02m ²
COMMON	94.38m ²

FOURTH TO SEVENTH FLOORS (4 STOREYS)	
GFA	421.14m ² (4 = 1684.56m ²)
OFFICE	326.76m ² (4 = 1307.04m ²)
RETAIL	0m ² (4 = 0m ²)
OUTDOOR	0m ² (4 = 0m ²)
COMMON	94.38m ² (4 = 377.52m ²)

EIGHTH FLOOR	
GFA	421.14m ²
OFFICE	224.45m ²
RETAIL	0m ²
OUTDOOR	131.64m ²
COMMON	65.05m ²

NINTH FLOOR	
GFA	289.50m ²
OFFICE	224.45m ²
RETAIL	0m ²
OUTDOOR	0m ²
COMMON	65.05m ²

ROOF	
GFA	289.50m ²
OFFICE	0m ²
RETAIL	0m ²
OUTDOOR	124.49m ²
COMMON	165.01m ²

2 PEDESTRIAN WALKWAY
1:200

Pitch

Drawings to be read in conjunction with specification by pitch and all drawings and documents by engineers and sub-consultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference. Do not scale the drawings. These drawings are intended for the use of the client and may not be copied or reproduced without the written permission of pitch. All discrepancies to be brought to the attention of the author.



ID	DATE	REVISION	ID	DATE	REVISION
A	18.05.2020	COUNCIL RE			

PROJECT
33-37 RUPERT STREET
COLLINGWOOD VIC 3066

SCALE
1:100 @ A1
1:200 @ A3

DATE
18/05/20

PROJECT NO.
P19048

DRAWING NO.
TP3-106

DRAWING NAME
PEDESTRIAN PATHWAY ELEVATION

STAGE
TP

Attachment 1 - Original Application drawings - Advertised Plans / Decision Plans



1 01 SECTION
1:200

- RESPONSE TO COUNCIL RE (02/04/2020)**
- PLANS:**
- POSSIBLE LOCATION TO SPEL TANKS PER REVISED SMP CONTAINING RESULTS OF THE MUSIC MODELLING ASSESSMENT.
 - EXISTING SURVEY PLAN ADDED TO DRAWING SET REVISION A. COLUMN SIZE AND DEPTH ANNOTATIONS ADDED. CAR PARKING BAY NUMBERS ADDED.
 - LOADING BAY/WAITING BAY DIMENSIONS ADDED. PROPOSED CROSSOVER SHOWN ON ALL FLOOR PLANS.
 - WEST ELEVATION ADDED TO DRAWING SET REVISION A. OPENABLE WINDOWS IDENTIFIED ON LEVEL 8. OPENABLE DOORS AND WINDOWS IDENTIFIED ON RELEVANT ELEVATIONS. FLOOR-TO-CEILING HEIGHTS SHOWN ON SECTION.

DEVELOPMENT SCHEDULE	
LAND AREA	676.53m ²
SITE COVERAGE	670.86m ²
GFA	5876.45m ² 2
LSA	5219.38m ² 2
RETAIL (FOOD/DRINK)	62.95m ² 2
OFFICE	3116.00m ² 2
CAR PARK	18
BICYCLE STORE	20
AREA SCHEDULE	
BASEMENT	
GFA	670.86m ²
OFFICE	0m ²
RETAIL	0m ²
OUTDOOR	0m ²
COMMON	670.86m ²
GROUND FLOOR	
GFA	670.86m ² 2
OFFICE	61.33m ² 2
RETAIL (FOOD/DRINK)	62.95m ² 2
OUTDOOR	189.64m ² 2
COMMON	337.94m ² 2
FIRST FLOOR	
GFA	644.01m ²
OFFICE	504.1m ²
RETAIL	0m ²
OUTDOOR	44.99m ²
COMMON	94.38m ²
SECOND FLOOR	
GFA	606.86m ²
OFFICE	488.4m ²
RETAIL	0m ²
OUTDOOR	24.08m ²
COMMON	94.38m ²
THIRD FLOOR	
GFA	599.16m ²
OFFICE	326.76m ²
RETAIL	0m ²
OUTDOOR	178.02m ²
COMMON	94.38m ²
FOURTH TO SEVENTH FLOORS (4 STOREYS)	
GFA	421.14m ² (4 = 1684.56m ²)
OFFICE	326.76m ² (4 = 1307.04m ²)
RETAIL	0m ² (4 = 0m ²)
OUTDOOR	0m ² (4 = 0m ²)
COMMON	94.38m ² (4 = 377.52m ²)
EIGHTH FLOOR	
GFA	421.14m ²
OFFICE	224.45m ²
RETAIL	0m ²
OUTDOOR	131.64m ²
COMMON	65.05m ²
NINTH FLOOR	
GFA	289.50m ²
OFFICE	224.45m ²
RETAIL	0m ²
OUTDOOR	0m ²
COMMON	65.05m ²
ROOF	
GFA	289.50m ²
OFFICE	0m ²
RETAIL	0m ²
OUTDOOR	124.49m ²
COMMON	165.01m ²

Pitch

Drawings to be read in conjunction with specification by pitch and all drawings and documents by engineers and sub-consultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference. Do not scale the drawings. These drawings are the intellectual property of pitch and may not be copied or reproduced without the written permission of pitch. All discrepancies to be brought to the attention of the author.

ID	DATE	REVISION
A	18/05/2020	COUNCIL RE

ID	DATE	REVISION

PROJECT	SCALE	DRAWING NO.	REVISION
33-37 RUPERT STREET COLLINGWOOD VIC 3066	1:100 @ A1 1:200 @ A3	TP4-101	A
P19048	DATE: 18/05/20	DRAWING LABEL: SECTION	STAGE: TP

Attachment 1 - Original Application drawings - Advertised Plans / Decision Plans



1 EXISTING SHADOW DIAGRAM 9AM SEPT 22



2 SHADOW DIAGRAM 9AM SEPT 22



FOR REVIEW

Pitch

Drawings to be read in conjunction with specification by pitchHD and all drawings and documents by engineers and sub-consultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference. Do not scale the drawings. These drawings are intended for the use of copyright and may not be copied or reproduced without the written permission of pitchHD. All discrepancies to be brought to the attention of the author.

NORTH POINT



ID	DATE	REVISION
A	18/04/2020	COUNCIL, RTI

ID	DATE	REVISION

PROJECT
33-37 RUPERT STREET
COLLINGWOOD VIC 3066

DATE
P19048

SCALE
1:100 @ A1
1:200 @ A3

DATE
18/05/20

DRAWING NO.
TP5-101

DRAWING LABEL
SHADOW DIAGRAMS 9AM SEPT 22

REVISION
-

STAGE
TP

Attachment 1 - Original Application drawings - Advertised Plans / Decision Plans



1 EXISTING SHADOW DIAGRAM 10AM SEPT 22



2 SHADOW DIAGRAM 10AM SEPT 22



FOR REVIEW

Pitch

Pitch Architecture & Design
47 Dugan St Richmond VIC 3121
pitch@pitchand.com.au 03 9046 3811
pitchand.com.au

Drawings to be read in conjunction with specification by pitchND and all drawings and documents by engineers and sub-consultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference. Do not scale the drawings. These drawings are the intellectual property of pitchND and may not be copied or reproduced without the written permission of pitchND. All discrepancies to be brought to the attention of the author.



ID	DATE	REVISION
A	18/04/2020	COUNCIL, RTI

ID	DATE	REVISION

PROJECT
33-37 RUPERT STREET
COLLINGWOOD VIC 3066

SCALE
1:100 @ A1
1:200 @ A3

DRAWING NO.
TP5-102

REVISION
-

DATE
18/05/20

DRAWING LABEL
SHADOW DIAGRAMS 10AM SEPT 22

STAGE
TP

Attachment 1 - Original Application drawings - Advertised Plans / Decision Plans



1 EXISTING SHADOW DIAGRAM 11AM SEPT 22



2 SHADOW DIAGRAM 11AM SEPT 22



FOR REVIEW

Pitch

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ID	DATE	REVISION
A	18/04/2020	COUNCIL, RTI

ID	DATE	REVISION

PROJECT
33-37 RUPERT STREET
COLLINGWOOD VIC 3066

SCALE
1:100 @ A1
1:200 @ A3

DRAWING NO.
TP5-103

REVISION
-

DATE
18/05/20

DRAWING LABEL
SHADOW DIAGRAMS 11AM SEPT 22

STAGE
TP

Attachment 1 - Original Application drawings - Advertised Plans / Decision Plans



1 EXISTING SHADOW DIAGRAM 12NOON SEPT 22



2 SHADOW DIAGRAM 12 NOON SEPT 22



FOR REVIEW

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ID	DATE	REVISION
A	18/04/2020	COUNCIL, RTI

ID	DATE	REVISION

PROJECT
33-37 RUPERT STREET
COLLINGWOOD VIC 3066

SCALE
1:100 @ A1
1:200 @ A3

DATE
18/05/20

DRAWING NO.
TP5-104

DRAWING LABEL
SHADOW DIAGRAMS 12 NOON SEPT 22

STAGE
TP

Attachment 1 - Original Application drawings - Advertised Plans / Decision Plans



1 EXISTING SHADOW DIAGRAM 1PM SEPT 22



2 SHADOW DIAGRAM 1PM SEPT 22



FOR REVIEW

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NORTH POINT



ID	DATE	REVISION
A	16/04/2020	COUNCIL, RTI

ID	DATE	REVISION

PROJECT
33-37 RUPERT STREET
COLLINGWOOD VIC 3066

SCALE
1:100 @ A1
1:200 @ A3

DRAWING NO.
TP5-105

DRAWING LABEL
SHADOW DIAGRAMS 1PM SEPT 22

REVISION
-

STAGE
TP

Attachment 1 - Original Application drawings - Advertised Plans / Decision Plans



1 EXISTING SHADOW DIAGRAM 2PM SEPT 22



2 SHADOW DIAGRAM 2PM SEPT 22



FOR REVIEW

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ID	DATE	REVISION
A	18/04/2020	COUNCIL PERMIT

ID	DATE	REVISION

PROJECT
33-37 RUPERT STREET
COLLINGWOOD VIC 3066

SCALE
1:100 @ A1
1:200 @ A3

DRAWING NO.
TP5-106

REVISION
-

DATE
18/05/20

DRAWING LABEL
SHADOW DIAGRAMS 2PM SEPT 22

STAGE
TP

Attachment 1 - Original Application drawings - Advertised Plans / Decision Plans



1 EXISTING SHADOW DIAGRAM 3PM SEPT 22



2 SHADOW DIAGRAM 3PM SEPT 22



FOR REVIEW

Pitch

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pitch@pitch.com.au 03 9046 3811
pitch@pitch.com.au

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ID	DATE	REVISION
A	18/04/2020	COUNCIL, RTI

ID	DATE	REVISION

PROJECT
33-37 RUPERT STREET
COLLINGWOOD VIC 3066

DATE
P19048

SCALE
1:100 @ A1
1:200 @ A3

DATE
18/05/20

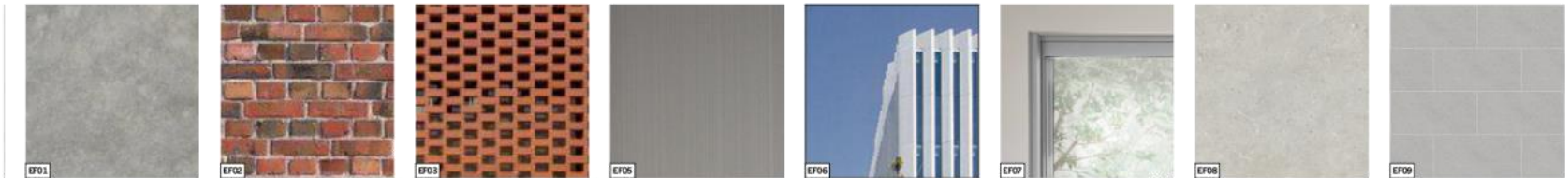
DRAWING NO.
TP5-107

DRAWING LABEL
SHADOW DIAGRAMS 3PM SEPT 22

REVISION
-

STAGE
TP

Attachment 1 - Original Application drawings - Advertised Plans / Decision Plans



EXTERNAL FINISHES LEGEND	
EF01	CONCRETE - RAW
EF02	BRICKS - RECYCLED RED
EF03	PERFORATED MASONRY - RED HIT AND MISS BRICK PATTERN
EF04	VERTICAL BATTENS - GALVANIZED METAL FINISH
EF05	VERTICAL METAL FINIS - WHITE POWDER COATED
EF06	GLAZING - CLEAR GLASS
EF07	GALVANIZED METAL FINISH FRAMES
EF08	CONCRETE - POLISHED
EF09	STONE LOOK PAVING (OR SIMILAR)

FOR REVIEW

Pitch

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ID	DATE	REVISION
A	16.04.2020	COUNCIL, RTI

ID	DATE	REVISION

PROJECT
33-37 RUPERT STREET
COLLINGWOOD VIC 3066

DRAWING NO.
TP6-116

DRAWING LABEL
MATERIALS AND FINISHES

SCALE
1:100 @ A1
1:200 @ A3

DATE
18/05/20

STAGE
TP

REVISION
-

Attachment 2 - Collated referral advice in order listed in report.



MeMO

TO: John Theodosakis (Statutory Planning)
FROM: Christian Lundh (Urban Design)
DATE: 14 July 2020
SUBJECT: 33-37 Rupert Street, Collingwood
APPLICATION NO: PLN20/0165
DESCRIPTION: Application for construction of a ten (10) storey building (plus roof terrace). Features of the proposal include: use of the land for; food and drink premises (no permit required use i.e. under 100sq.m.); and office (no-permit required use). A reduction in the associated car parking requirement of the Yarra Planning Scheme.

COMMENTS SOUGHT

Urban Design comments have been sought on the development at the above address, in particular on the public realm interface to Rupert Street. Comments are also provided on the proposed pedestrian pathway connection through to Rokeby Street.

Comments are provided below and are based on review of the following documents;

- Landscape Plan – Ground Level (prepared by ACRE, 24 February 2020); and
 - Ground Level Floor Plan (prepared by Pitch Architecture + Design, 18 May 2020).
-

COMMENTS SUMMARY

The overall public realm design intent (widened footpath along Rupert Street and the pedestrian pathway connection via the proposed adjacent development (40-72 Rokeby Street) to Rokeby Street) is in principle supported. For Council to make a complete review further details and clarifications are required as listed below and overleaf. We request that the applicant provides a response to each of these items.

Note: The extent of this review is limited to the proposed development's integration with the streetscape and public realm connections.

COMMENTS

Including but not limited to the following details are required on the drawings:

- Further details relating to the proposed pedestrian pathway connection linking Rupert Street to Rokeby Street.
- Levels and grading along the streetscape interface and other publicly accessible ground floor areas.
- Add notes on drawings to all public realm works including but not limited to the installation of vehicle crossover, bluestone kerb/channel and footpath/road surfaces in accordance with relevant CoY standard details and to match existing on site.

Additional details that are required on the drawings are discussed in the relevant sections overleaf.

Attachment 2 - Collated referral advice in order listed in report.

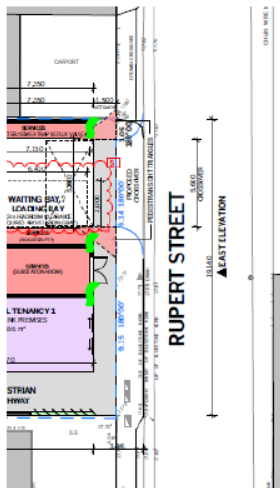
1. Capital works

There are currently (July 2020) no known capital works being led by the Urban Design team directly around the site scheduled for 2020/2021

2. Ground Floor Interface

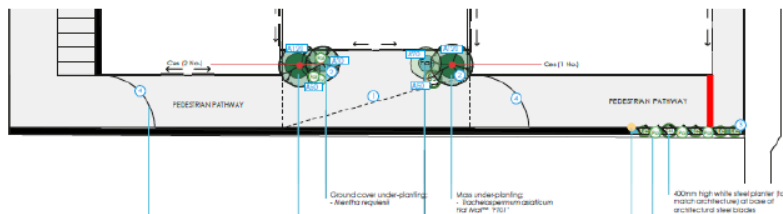
Rupert Street public realm interface

- Confirm that required sight-lines are achieved, the 'pedestrian sight triangles' on the plan appears to be obstructed by adjacent walls.
- Provide spot levels to demonstrate that there will be a seamless levels transition into / along the footpath and all grading will be compliant with relevant Australian Standards.
- Confirm if there may be outdoor dining furniture associated with Tenancy 1. Please show on plans to ensure no obstruction to the paths or circulation are created.
- Investigate potential opportunity to integrate moments of vertical greenery on ground floor façade to improve the public realm experience, noting that sight-lines and openings are not obstructed. Yarra Open Space team to provide final sign-off of potential planting. Refer indicative locations below.



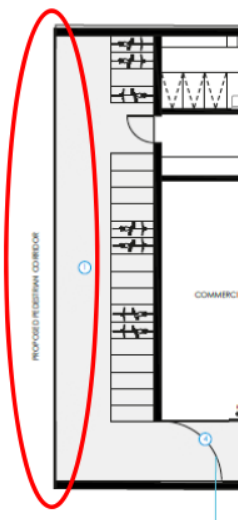
Pedestrian pathway connection to Rokeby Street

- Application documents note restricted after-hours access both to the street and to the rear (40-72 Rokeby Street). Confirm how this will be managed.
- Two gates are shown, will these be locked at the same time?
- Further design details are required relating to the gates, note on drawings not clear.
- Please re-position the east gate closer to Rupert Street (red line in screens hot below). This would assist to reduce the risk of anti-social behaviour and loitering in the after-hours accessible area otherwise created.
- Please confirm the ground floor lighting regime to ensure a safe environment is created for pedestrians traversing along Rupert Street after dark.



Attachment 2 - Collated referral advice in order listed in report.

- Confirm way-finding strategy across this development and into 40-72 Rokeby Street, to ensure a holistic and eligible way-finding strategy is achieved for all occupants of the buildings and also the public that will use this 'short cut' to Rokeby Street.
- With the bicycle parking located at the rear of the property, please confirm how this will be managed to ensure cyclist will dismount at the Rupert Street entrance threshold?
- Confirm minimum clearance of the pedestrian pathway, as pinch points are noted where pots are proposed by the main entrance and the gates hinged to walls.
- Design coordination is requested between the proposal for 40-72 Rokeby Street, to ensure a successful 'public realm connection' is created.
 - Is the rear laneway completely sealed off to the west? Not clear of the extent of any walls or fences along the rear of the property, further details required.
 - Confirm location of gates / openings along the rear of the property and into 40-72 Rokeby Street.



3. Safety and CPTED Principles

- Confirm that CPTED principles have informed the design of the public realm pathway connection; including but not limited to view-lines and passive surveillance.
- Confirm overall lighting regime of the ground floor and public realm interfaces.

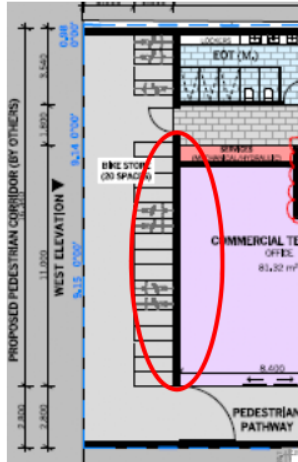
4. Surface materials

- Detail required of delineation between public and private realm, preferred flush steel edge.
- All proposed works within the public realm must be undertaken in accordance with relevant Council standards, details and requirements.
- Update proposed vehicle crossover to be in accordance with Council standard layout.
- Repair of existing bluestone kerb and channel and footpaths as required and as Council standard details and requirements.

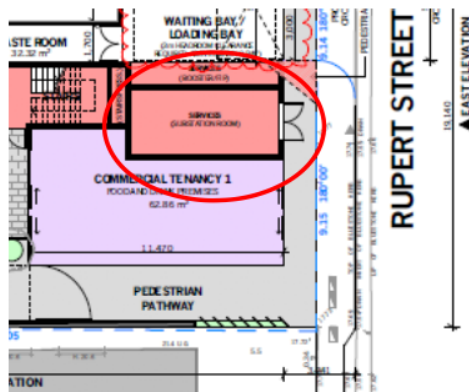
Attachment 2 - Collated referral advice in order listed in report.

5. Suggestions and Considerations

- Rather than having a blank wall, consider to explore providing some glass/ openings along this interface, so there is some level of activation along the rear interface and create a safer environment for anticipated pedestrian movement. Openings could be coordinated with the gate/openings into the Rokeby Street development.



- Is there opportunity to lower the substation to the basement level / reduce footprint and extend the food and drink area into that space and further activate the street frontage?



END

Attachment 2 - Collated referral advice in order listed in report.**MEMO**

To: John Theodosakis
From: Artemis Bacani / Daniel Chila
Date: 28 July 2020
Subject: **Application No:** PLN20/0165
Description: 10-Storey Mixed Use Building
Site Address: 33-37 Rupert Street, Collingwood

I refer to the above Planning Application received on 3 January 2019 in relation to the proposed development at 81-89 Rupert Street, Collingwood. Council's Civil Engineering unit provides the following information:

Drawings and Documents Reviewed

	Drawing No. or Document	Revision	Dated
Pitch Architecture & Design	TP2-101 <i>Basement Plan</i>	A	18 May 2020
	TP2-102 <i>Ground Level Floor Plan</i>	A	18 May 2020
Traffix Group	<i>Traffic Engineering Assessment</i> report	C	22 May 2020
EcoResults	<i>Waste Management Plan</i>		3 March 2020

CAR PARKING PROVISION

Proposed Use	Quantity/ Size	Statutory Parking Rate*	No. of Spaces Required	No. of Spaces Allocated
Office	3,157 m ²	3 spaces per 100 m ² of net floor area	94	18
Food and Drink Premises	63 m ²	3.5 spaces per 100 m ² of leasable floor area	2	0
Total			96	18

* 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.

A reduction of 78 car spaces (consisting of 76 office spaces and two spaces for the food and drink premises) is sought by the applicant.

Attachment 2 - Collated referral advice in order listed in report.

Car Parking Demand Assessment

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

- *Parking Demand for Office Use.*

The proposed office would provide on-site parking at a rate of 0.57 spaces per 100 square metres of floor area. Throughout the municipality, a number of developments have been approved with reduced office rates, as shown in the following table:

Development Site	Approved Office Parking Rate
60-88 Cremorne Street, Cremorne PLN17/0626 issued 21 June 2018	0.72 spaces per 100 m ² (200 on-site spaces; 27,653 m ²)
51 Langridge Street, Collingwood PLN17/0332 (Amended) issued 18 May 2018	0.54 spaces per 100 m ² (18 on-site spaces; 3,335 m ²)
2-16 Northumberland Street PLN16/0435 issued 14 June 2017	0.89 spaces per 100 m ² (135 on-site spaces; 15,300 m ²)

The proposed on-site office parking rate of 0.57 spaces per 100 square metres of floor area is fairly consistent with the above rates and is considered appropriate, having regard to the site's good accessibility to public transport services and proximity to Melbourne.

- *Parking Demand for Food and Drink Use.*

For the food and drink use, a staff parking demand of 1 space per 100 square metres of floor area could be adopted. Using this rate would equate to one space. All parking associated with the food and drink use would be accommodated off-site.

- *Availability of Public Transport in the Locality of the Land.* The following public transport services can be accessed on foot:

- Victoria Parade trams – 150 metre walk
- Hoddle Street buses – 240 metre walk
- North Richmond railway station – 400 metre walk
- Smith Street trams – 520 metre walk
- Collingwood railway station – 560 metre walk

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.*

Traffic Group has undertaken an on-street car parking occupancy in the surrounding area on Tuesday 26 November 2019 at 1.00pm. The survey area encompassed sections of Rupert Street and Langridge Street. The duration and time of the survey is considered satisfactory. The occupancy survey had identified an inventory of up to 59 spaces in the study area. The results indicate that no fewer than 1 vacant space or 98 % occupancy was recorded. Visitors and clients to the site would be fully aware of the high parking demand in the surrounding streets and choose to commute to the site by more sustainable transportation modes such as catch public transport, ride a bicycle, or walk.

- *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.

Attachment 2 - Collated referral advice in order listed in report.

Adequacy of Car Parking

From a traffic engineering perspective, the proposed car parking provision is considered appropriate in the context of the development and the surrounding area. Employees of the office would commute to and from the site using more sustainable forms of transport. The occupation and operation of the site should not adversely impact existing on-street parking conditions in the area.

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

TRAFFIC GENERATION

Trip Generation

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

Proposed Use	Adopted Traffic Generation Rate	Daily Traffic	Peak Hour	
			AM	PM
Office (18 spaces)	<ul style="list-style-type: none"> - 0.5 trips per space during each peak hour period. - 20% of spaces to generate an additional entry and exit movements. 	43	9	9

The traffic volumes generated by the site are not unduly high and should not have a detrimental impact on the traffic operation of the surrounding road network.

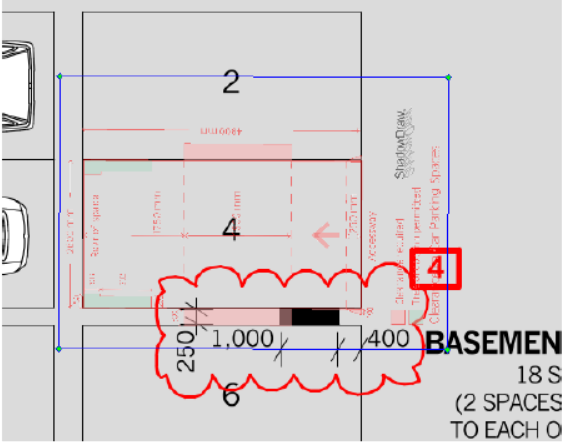
DEVELOPMENT LAYOUT DESIGN

Layout Design Assessment

Item	Assessment
Access Arrangements	
Development Entrance	The development entrance has a width of 5.8 metres to satisfy the <i>AS/NZS 2890.1:2004</i> .
Visibility	Although visibility splays are provided on both sides of the development's entrance, the wall on both sides of the entrance encroach inside the area of the splays.
Headroom Clearance – Accessway	Not dimensioned on the drawings.
Vehicle Turning Movements – Via Rupert Street	The swept path diagrams for a B99 design vehicle demonstrates satisfactory vehicle movements into and out of the car lift via Rupert Street.
Vehicle Crossing	A 5.6 metre wide vehicle crossing is proposed to provide access to the development's car park.

Attachment 2 - Collated referral advice in order listed in report.

Layout Design Assessment

Item	Assessment
Car Parking Modules	
Tandem Spaces	The width of the tandem spaces are not dimensioned on the drawings. The depth of the tandem space of 10.3 metres satisfies <i>Design standard 2 – Car parking spaces</i> .
Aisles	An aisle width of 6.4 metres is provided to <i>Table 2: Minimum dimensions of car parking spaces and accessways</i> of Clause 52.06-9.
Column Depths and Setbacks	<p>Column clearances do not satisfy <i>Diagram 1 Clearances to car parking spaces</i> – Clause 52.06-9, as depicted in the diagram below.</p> 
Clearances to Walls	Car space Nos. 13, 14, 17, and 18 have not been provided with a 300 mm clearance adjacent to a wall which is a requirement in <i>AS/NZS 2890.1:2004</i> . The 300 mm clearance is required to allow car doors to be opened.
Vehicle Turning Movements – Car Spaces	Not provided.
Other Items	
Loading Bay	<p>The clear dimensions of the loading bay is 3.0 metres by 6.4 metres which is adequate to accommodate a small rigid vehicle.</p> <p>The clearance height at the development’s entrance and above the loading bay is not dimensioned on the drawings.</p>
Truck Turning Movements – Via Rupert Street	The swept path diagrams for the 6.34 metres waste wise mini truck demonstrate satisfactory truck entry and exit movements into and out of the loading bay via Rupert Street.
Vehicle Passing Movements – Via Rupert Street	The vehicle passing movements for a B99 design vehicle and an oncoming waste wise mini truck are considered satisfactory.
Car Lift	<p>The internal dimension of the car lift of 4.2 metres by 6.54 metres can accommodate a B99 design vehicle.</p> <p>The width of the car lift door is not dimensioned on the drawings.</p>

Attachment 2 - Collated referral advice in order listed in report.

Layout Design Assessment

Item	Assessment
Other	
Queuing Analysis – Car Lift	<p>The proposed car lift is capable of servicing 73.46 vehicles per hour, based on a total service time of 49 seconds estimated by Traffix Group, which is considered reasonable. With an estimated inbound peak our traffic volume of 9 vehicles per AM peak hour wishing to access the car lift, the utilisation ratio for the device’s car lift (usage/capacity) would be 0.122 (9 vehicle trips per hour / 73.46 vehicles per hour).</p> <p>To determine the storage queue of the car lift, guidance is sought from the Australian/New Zealand Standard AS/NZS 2890.1:2004. The mechanical device such as this car lift should have sufficient vehicle storage to accommodate the 98th percentile queue (the queue that will be exceeded on 2% of occasions). By knowing the utilisation ratio of the car stacker (in this case, 0.122), the 98th percentile queue length can be calculated.</p> <p>Queue Length, $N = (\text{Log}_n \text{Pr}(n > N) / \text{Log}_n \rho) - 1$ $\text{Pr}(n > N) = \rho^{N+1}$ where $\rho = r / s$ (utilisation factor)</p> <p style="text-align: center;"> $\rho = \text{average arrival rate} / \text{average service rate}$ $= 9 / 73.46$ $= 0.122$ $N = (\text{Log}_n 0.02 / \text{Log}_n 0.122) - 1$ $= 0.859 \text{ car lengths, say } 1 \text{ car}$ </p> <p>The 98th percentile queue length for the car lift during the AM peak hour is one car length. This means there will be no car queued in Rupert Street. Based on this calculation, we are satisfied the proposed car lift can adequately operate without adversely impacting the operation of Rupert Street.</p>
Proposed Vehicle Crossing – Ground Clearance Check	A vehicle crossing ground clearance check is to be undertaken by the applicant’s designer to confirm that a B99 design vehicle can enter and exit the property without scraping out (Please see under ‘Design Items to be Addressed’ section).

Design Items to be Addressed

Item	Details
Visibility	To improve the visibility of pedestrians along the footpath, could the portion of the wall encroaching inside the splays be removed or constructed in a transparent material? Alternatively, the applicant could consider installing a convex mirror on the south side of the development’s entrance.
Headroom Clearance – Development’s Entrance	The headroom clearance at the development’s entrance is to be dimensioned on the drawings.
Tandem Spaces	The width of the tandem spaces is to be dimensioned on the drawings.

Attachment 2 - Collated referral advice in order listed in report.**Design Items to be Addressed**

Item	Details
Column Depths and Setbacks	The column depth is to be modified to allow for car doors to be opened and to satisfy AS/NZS 2890.1:2004.
Clearances to Walls	Car spaces adjacent to a wall is to be provided with a clearance of no less than 300 mm to satisfy AS/NZS 2890.1:2004. If this cannot be achieved, car space Nos. 13, 14, 17, and 18 should all be designated as a small car space.
Vehicle Turning Movements – Car Spaces	The swept path diagrams for a B85 design vehicle demonstrating adequate entry and exit movements into and out of the tandem spaces are to be submitted to Council.
Loading Bay	The applicant is to dimension the clearance height at the development's entrance and above the loading bay.
Car Lift	The car lift information/data sheet is to be submitted to Council. The width of the car lift door is to be dimensioned on the drawings.
Proposed Vehicle Crossing – Ground Clearance Check	A vehicle crossing ground clearance check is to be undertaken by the applicant's designer to confirm that a B99 design vehicle can enter and exit the property without scraping out (Please see under ' <i>Design Items to be Addressed</i> ' section).
Service Pit – Footpath	The applicant is to contact the relevant service authority regarding the service pit in the area of the proposed vehicle crossing.
Bicycle Considerations	The bicycle requirements for this development are to be referred to Council's Strategic Transport unit for assessment.
Waste Collection Arrangements	According to the applicant, waste collection arrangements for the development will be performed within the loading bay area. The Civil Engineering unit has no objection to this proposal.

ENGINEERING CONDITIONS**Civil Works**

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

- The kerb and channel along the property's Rupert Street road frontage must be reconstructed to Council's satisfaction and at the Permit Holder's cost.
- The footpath along the property's Rupert Street road frontage must be reconstructed to Council's satisfaction and at the Permit Holder's cost. The footpath must have a cross-fall of 1 in 40 or unless otherwise specified by Council.
- The half-width road pavement of Rupert Street (from the centre line of the road to the west kerb) along the property frontage must be profiled (grounded by 50 mm) and re-sheeted to Council's satisfaction and at the Permit Holder's cost.

Attachment 2 - Collated referral advice in order listed in report.

Vehicle Crossings

Before the development commences, or by such later date as approved in writing by the Responsible Authority, the new vehicle crossings must be designed and constructed:

- In accordance with any requirements or conditions imposed by Council;
- Demonstrating satisfactory access into and out of the site with a vehicle ground clearance check using the B99 design vehicle from AS/NZS 2890.1:2004, and be fully dimensioned with actual reduced levels (to three decimal places) as per Council's Vehicle Crossing Information Sheet;
- At the Permit Holder's cost; and
- To the satisfaction of Council.

Road Asset Protection

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

Construction Management Plan

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

Impact of Assets on Proposed Development

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

Discharge of Water from Development

- Only roof runoff, surface water and clean groundwater seepage from above the water table can be discharged into Council drains.
- Council will not permit clean groundwater from below the groundwater table to be discharged into Council's drainage system. Basements that extend into the groundwater table must be waterproofed/tanked.

Removal, Adjustment, Changing or Relocation of Parking Restriction Signs

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

Attachment 2 - Collated referral advice in order listed in report.

ADDITIONAL ENGINEERING ADVICE FOR THE APPLICANT

Item	Details
Legal Point of Discharge	The applicant must apply for a Legal Point of Discharge under Regulation 133 – Stormwater Drainage of the <i>Building Regulations</i> 2018 from Yarra Building Services unit. Any storm water drainage within the property must be provided and be connected to the nearest Council pit of adequate depth and capacity (legal point of discharge), or to Council's satisfaction under Section 200 of the <i>Local Government Act</i> 1989 and Regulation 133.

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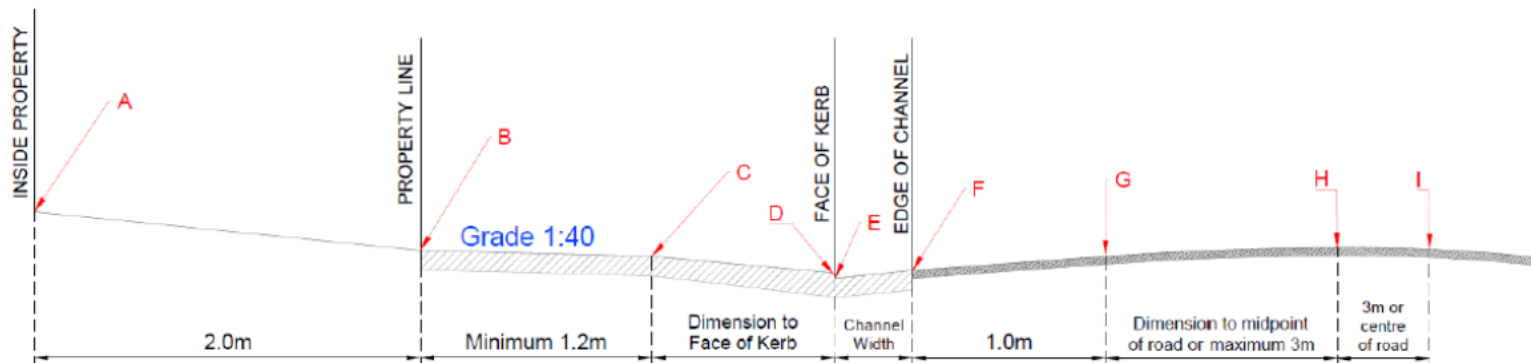


Vehicle Crossing – Cross Section

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

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

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



Attachment 2 - Collated referral advice in order listed in report.



Planning Referral

To: John Theodosakis
From: Julian Wearne
Date: 22/07/2020
Subject: Strategic Transport Comments
Application No: PLN20/0165
Description: Council has received an application for the development of the land for the construction of a ten (10) storey building (plus roof terrace).
Site Address 33 - 37 Rupert Street, Collingwood

I refer to the above Planning Application referred on 24/06/2020, and the accompanying Traffic report prepared by Traffix Group in relation to the proposed development at 33 - 37 Rupert Street, Collingwood. Council's Strategic Transport unit provides the following information:

Access and Safety

There are no significant access or safety concerns identified.

Bicycle Parking Provision

Statutory Requirement

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

Proposed Use	Quantity/ Size	Statutory Parking Rate	No. of Spaces Required	No. of Spaces Allocated
Office (other than specified in the table)	3157 sqm	1 employee space to each 300 sqm of net floor area if the net floor area exceeds 1000 sqm	11 employee spaces	
		1 visitor space to each 1000 sqm of net floor area if the net floor area exceeds 1000 sqm	3 visitor spaces.	
Retail premises (other than specified in this table)	63 sqm	1 employee space to each 300 sqm of leasable floor area	0 employee spaces	
		1 visitor space to each 500 sqm of leasable floor area	0 visitor spaces.	
Bicycle Parking Spaces Total			11 employee spaces	20 combined visitor employee spaces
			3 visitor spaces	
Showers / Change rooms		1 to the first 5 employee spaces and 1 to each additional 10 employee spaces	2 showers / change rooms	6 showers / change rooms

The development provides a total of 6 additional bicycle spaces above the requirements of the planning scheme, however no provision is made to separate employee and visitor spaces.

Adequacy of visitor spaces

Attachment 2 - Collated referral advice in order listed in report.

All spaces are suitable as visitor spaces and the number of spaces suitable for visitor uses exceeds Council's best practice rate (6 spaces¹). Therefore the provision of visitor spaces is acceptable.

Adequacy of employee spaces

Number of spaces

Whilst the proposal includes 20 spaces which appear to be provided for both visitor and employee use, none of the employee spaces meet Council or AS2890.3 requirements for secure employee bicycle parking. The applicant should provide a minimum of 32 bicycle spaces suitable for employee use for the following reasons:

- A reduction of 78 car parking spaces is sought (82% of the statutory requirement);
- the subject site is located in an inner-urban area with already high cycling-to-work demand, and trends indicate demand will continue to increase; and
- both local and state planning policies include objectives to promote sustainable transport modes, including cycling.
- Given the above, Council's best-practice rate should be adopted, which recommends 1 space to each 100sqm of office floor space² and the statutory rates for other uses. This generates a recommended rate of 32 employee spaces.
- A minimum of 6 visitor spaces should be retained to meet Council's best practice rate for visitor spaces.
- If the total scale of the development is reduced, it is acceptable to reduce the provision of employee and visitor spaces accordingly.

Design and location of employee spaces and facilities

Employee spaces are inadequately located and designed for the following reasons:

- None of the spaces are in a secure facility. Pursuant to Clause 52.34-3 & Australian Standard AS2890.3 bicycle spaces for residents and employees must be provided in a bicycle locker, or in a lockable compound. A rail behind the building does not constitute secure bike parking.
- Given the scale of the development, all employee bicycle parking should be contained within a maximum of two secure facilities.
- All accessways and bicycle parking envelopes must meet AS2890.3 requirements or otherwise be to Council's satisfaction.

Electric vehicles / share cars / other relevant topics?

Council's BESS guidelines encourage the use of fuel efficient and electric vehicles (EV). Whilst it is acceptable no EV charging points are installed during construction, to allow for easy future provision for electric vehicle charging, all car parking areas should be electrically wired to be 'EV ready'. A minimum 40A single phase electrical sub circuit should be installed to these areas for this purpose.

Green Travel Plan

It is noted most required information regarding travel options is provided within the Traffic Impact Assessment, however no Green Travel Plan (GTP) has been provided. Given the development has a total non-residential floor area of more than 1,000sqm, pursuant to Clause 22.17-4 a GTP must be provided and endorsed. The following information should be included:

- a description of the location in the context of alternative modes of transport;

¹ Category 6 of the SDAPP advises 1 visitor space to each 500sqm of office floor space is appropriate.

² Category 6 of the SDAPP offers the following for best-practice guidance for resident bicycle parking rates: "As a rule of thumb, at least one bicycle space should be provided per dwelling for residential buildings" and the following for employee office rates: 'Non-residential buildings should provide spaces for at least 10% of building occupants.' Assuming a floor-space occupancy of 1 staff member to 10sqm (which is the maximum rate allowed under the National Construction Code for fire safety), providing bicycle spaces for 10% of occupants results in a rate of 1 space per 100sqm of floor area

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- employee welcome packs (e.g. provision of Myki/transport ticketing);
- sustainable transport goals linked to measurable targets, performance indicators and monitoring timeframes;
- a designated 'manager' or 'champion' responsible for coordination and implementation;
- details of bicycle parking and bicycle routes;
- details of GTP funding and management responsibilities;
- the types of bicycle storage devices proposed to be used for employee, resident and visitor spaces (i.e. hanging or floor mounted spaces);
- the types of lockers proposed within the change-room facilities, with at least 50% of lockers providing hanging storage space;
- security arrangements to access the employee bicycle storage spaces; and
- signage and wayfinding information for bicycle facilities and pedestrians pursuant to Australian Standard AS2890.3;
- Reference to a minimum 40A single phase electrical sub circuit should be installed to the car park areas for 'EV readiness'.
- provisions for the Green Travel Plan to be updated not less than every 5 years.

Recommendations

The following should be shown on the plans before endorsement:

1. A minimum of 6 bicycle spaces designated for visitor use in a location suitable for visitor use.
2. A minimum of 32 bicycle spaces designated for employee use in a maximum of two secure facilities which meets the requirements of AS2890.3 or is otherwise to Council's satisfaction.
3. A minimum 40A single phase electrical sub circuit to allow for the easy future provision of electric vehicle charging facilities within the basement.

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

Regards

Julian Wearne

Sustainable Transport Officer
Strategic Transport Unit

Attachment 2 - Collated referral advice in order listed in report.

Hi John,

The waste management plan for 33 – 37 Rupert Street, Collingwood authored by ecoresults and dated 3/3/20 is not satisfactory from a City Works Branch's perspective. Issues to be rectified include, but may not be limited to the following:

1. Food waste diversion should be included as a requirement.
2. Please provide details of net space taken up by the bins on site by M²
3. The swept path diagram has not been provided in the WMP.

Regards,

Atha Athanasi
Contract Management Officer

City of Yarra – City Works Depot
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ESD in the Planning Permit Application Process

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

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

As detailed in Clause 22.17, this application is a 'large' planning application as it meets the category *Non-residential 1. 1,000m² or greater*.

What is a Sustainable Management Plan (SMP)?

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

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

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

Assessment Process:

The applicant's town planning drawings provide the basis for Council's ESD assessment. Through the provided drawings and the SMP, Council requires the applicant to demonstrate best practice.

Attachment 2 - Collated referral advice in order listed in report.

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



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Assessment Summary:

Responsible Planner:	John Theodosakis
ESD Advisor:	Gavin Ashley
Date:	20.08.2020
Subject Site:	PLN20/0165 33-37 Rupert Street, Collingwood VIC
Site Area:	Approx. 676.53 m ²
Project Description:	Development with a ten storey building used for food and drinks premises and office, including a reduction in the associated car parking requirement.
Pre-application meeting(s):	Unknown.
Documents Reviewed:	<ul style="list-style-type: none"> • Sustainability Management Plan [18.05.20], Eco Results • Architectural plans [18.05.20], Pitch Architecture • Waste Management Plan [03.03.20], Eco Results • Landscape Plan [24.02.20], Acre Landscape Design

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

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

(1) Applicant ESD Commitments:

- The project achieves a 61% BESS score, representing best practice.
- Building User Guide will be provided to building occupants with the intent to reduce energy and water consumption.
- A site-specific construction Waste Management Plan to be developed.
- Heating and cooling systems to be within one Star of the best available, or Coefficient of Performance (COP) & Energy Efficiency Ratios (EER) 85% or better than the most efficient equivalent capacity unit.
- All water heating systems must be within one Star, or 85% or better than the most efficient equivalent capacity unit available.
- A minimum 10% improvement on BCA minimum requirements for energy efficiency.
- The development will feature vertical shading devices (blades) to all elevations except where there is a precast wall on the boundary.
- 20 bicycle spaces are to be provided at ground level, with EOT facilities provided.
- Water efficient fixtures and taps.

(2) Application ESD Deficiencies:

- The reliance on proprietary devices for stormwater quality management is not acceptable. Provide a strategy which includes rainwater collection etc to reduce reliance on these devices.
- Increase the construction recycling target to 80%, in line with the City of Yarra’s standards.
- Organic waste makes up approximately 40% of general waste – calculate generation from building uses and provide adequate management strategy (storage and collection) for organics.

(3) Outstanding Information:

- Clarify provision of outdoor air to all office levels, and consider incorporating operable windows throughout to facilitate natural ventilation.
- Clarify internal materials schedule will include non, or low VOC content in line with best practice standards.

Attachment 2 - Collated referral advice in order listed in report.

Sustainable Management Plan (SMP)

Referral Response by Yarra City Council





- Provide a Section J assessment that includes comparison of reference building against proposed building fabric, and services.
- Clarify what type of water heating and consider using a heat pump.
- Clarify external shading treatment for levels 9 & 10.
- Provide more detail on HVAC system and consider 3 pipe VRF.
- Clarify reduction in illumination power density compared to NCC 2019.
- Clarify size and provision of solar PV, include within Section J, and locate on plans. Consider significantly increasing the scale to better match energy demand.
- Confirm the use of a range of building materials containing recycled content (such as bulk insulation) and bricks (EF02).
- Clarify the use of certified timber products (FSC etc.).
- Clarify the location of car-share bays within proximity to the development.
- Update the Green Travel Plan to include performance targets and monitoring and reporting components included – in addition to comments regarding car-share locations and installation of EV charging to future-proof the development.
- Ensure plan contains strategies to manage construction waste and recycle or reuse 80% of demolition and construction waste.

(4) ESD Improvement Opportunities

- Consider methods to reduce embodied carbon such as: recycled materials, reducing steel and sourcing from an ethical steel producer and incorporating more natural materials (such as timber). Best practice requires an LCA to support claims in embodied carbon reduction.
- Consider a small pallet of materials and construction techniques that can assist in disassembly.
- Consider pipes, cabling, flooring to do not contain PVC or meeting best practice guidelines for PVC.
- Consider providing some charging stations for EV's or wiring for future.
- Consider increasing vegetation provision at the front of the site to mitigate UHI impacts from increased building mass.
- Consider head contractor to be ISO 14001 accredited.

Further Recommendations:

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

Attachment 2 - Collated referral advice in order listed in report.

1. Indoor Environment Quality (IEQ)

Objectives:

- to achieve a healthy indoor environment quality for the wellbeing of building occupants.
- to provide a naturally comfortable indoor environment will lower the need for building services, such as artificial lighting, mechanical ventilation and cooling and heating devices.

Issues	Applicant's Design Responses	Council Comments	CAR*
Natural Ventilation and Night Purging	Operable windows are provided on ground floor, and podium levels 3 & 8.	Clarify provision of outdoor air to all office levels, and consider incorporating operable windows throughout to facilitate natural ventilation.	3
Daylight & Solar Access	Good. 40% of commercial tenancy (GF), 43% of office (L2) and over 90% of office (L3 & 7) achieves DF>2.0 with a VLT of 0.68.	Satisfactory.	1
External Views	Most of the offices feature external views into the lightwell and terraces which host potted vegetation providing a pleasant outlook for the occupiers.	Satisfactory.	1
Hazardous Materials and VOC	No commitment has been made to provide non-hazardous materials and Low VOC products at this stage.	Clarify internal materials schedule will include non, or low VOC content in line with best practice standards.	3
Thermal Comfort	Achieved through a variety of ventilation (mixed-mode and mechanical), glazing and insulation.	See comments above regarding clarification of operable windows to facilitate natural ventilation.	3

*** Council Assessment Ratings:**

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

References and useful information:

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

Attachment 2 - Collated referral advice in order listed in report.

2. Energy Efficiency

Objectives:

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

Issues	Applicant's Design Responses	Council Comments	CAR*
NCC Energy Efficiency Requirements Exceeded	The BESS report indicates a 10% improvement (min) on NCC 2019 insulation, and walls and glazing meeting the required façade tolerance allowed (or better). (SMP, p. 39)	Provide a Section J assessment that indicates wall and glazing insulation levels to support credit.	3
Thermal Performance	The BESS report indicates 13% reduction against NCC 2019 reference case.	Provide a Section J assessment that indicates wall and glazing insulation levels to support credit.	3
Greenhouse Gas Emissions	The BESS report indicates a 97% reduction in GHG emissions compared to BCA reference case. (SMP, p. 40)	Provide a Section J assessment that includes comparison of reference building against proposed building fabric, and services.	3
Hot Water System	All water heating systems must be within one Star, or 85% or better than the most efficient equivalent capacity unit available.	Clarify what type of water heating and consider using a heat pump.	3
Peak Energy Demand	The BESS report indicates a 10% reduction in peak cooling load compared to reference building.	Satisfactory.	1
Effective Shading	External shading (fins) are proposed from level 3 to 8.	Clarify external shading treatment for levels 9 & 10.	3
Efficient HVAC system	Heating and cooling systems within one Star available, or Coefficient of Performance (CoP) & Energy Efficiency Ratios (EER) 85% or better than the most efficient equivalent capacity unit.	Provide more detail on HVAC system and consider 3 pipe VRF.	3
Car Park Ventilation	Carbon Monoxide monitoring to control the operation and speed of the ventilation fans.	Satisfactory.	1
Efficient Lighting	A commitment to a maximum illumination power density (W/m2) in at least 90% of the relevant building class at least 20% lower than required by Table J6.2a of the NCC 2016 BCA.	Clarify reduction in illumination power density compared to NCC 2019.	3
Electricity Generation	A 4.2 kW solar PV system is indicated in the implementation schedule; however, no details are provided in the SMP, BESS report or located on plans (besides elevations).	Clarify size and provision of solar PV, include within Section J, and locate on plans. Consider significantly increasing the scale to better match energy demand.	3
Other	-	-	

*** Council Assessment Ratings:**

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

References and useful information:

SDAPP Fact Sheet: [2. Energy Efficiency](#)
 House Energy Rating www.makeyourhomegreen.vic.gov.au
 Building Code Australia www.abcb.gov.au

Attachment 2 - Collated referral advice in order listed in report.

Window Efficiency Rating Scheme (WERS) www.wers.net
Minimum Energy Performance Standards (MEPS) www.energyrating.gov.au
Energy Efficiency www.resourcesmart.vic.gov.au

Attachment 2 - Collated referral advice in order listed in report.

3. Water Efficiency

Objectives:

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

Issues	Applicant's Design Responses	Council Comments	CAR*
Minimising Amenity Water Demand	Minimum WELS star rating of fixtures: • Taps: 5 star • Toilets: 4 star • Showers: 3 star	Satisfactory.	1
Water for Toilet Flushing	No rainwater tank proposed.	Unsatisfactory. Incorporate a rainwater tank to use for toilet flushing.	2
Water Meter	Each tenancy will feature their own water meter which incentivises water efficiency for owners.	Satisfactory.	1
Landscape Irrigation	Water sensitive landscape design to reduce potable water used for irrigation.	Satisfactory, however clarify rainwater tank and use of recycled water for irrigation.	3
Other	-	-	

*** Council Assessment Ratings:**

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

References and useful information:

SDAPP Fact Sheet: [3. Water Efficiency](#)
 Water Efficient Labelling Scheme (WELS) www.waterrating.gov.au
 Water Services Association of Australia www.wsaa.asn.au
 Water Tank Requirement www.makeyourhomegreen.vic.gov.au
 Melbourne Water STORM calculator www.storm.melbournewater.com.au
 Sustainable Landscaping www.ourwater.vic.gov.au

Attachment 2 - Collated referral advice in order listed in report.

4. Stormwater Management

Objectives:

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

Issues	Applicant's Design Responses	Council Comments	CAR*
STORM Rating	A MUSIC assessment has been provided that relies on a SPEL storm sack, and SPEL Hydro system prior to discharge. (SMP, p. 19)	The reliance on proprietary devices for stormwater quality management is not acceptable. Provide a strategy which includes rainwater collection etc to reduce reliance on these devices.	2
Discharge to Sewer	The MUSIC assessment indicates a 0% reduction in stormwater flow.	Unsatisfactory.	2
Stormwater Diversion	Extensive landscape areas incorporated into the building design (approx. 96 m ²).	Satisfactory.	-
Stormwater Detention	No on-site rainwater storage proposed.	See above comments regarding incorporating a rainwater tank.	2
Stormwater Treatment	A SPEL storm sack and SPEL Hydro system is incorporated into the stormwater system prior to discharge.	-	-
Others	-	-	-

*** Council Assessment Ratings:**

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

References and useful information:

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

Attachment 2 - Collated referral advice in order listed in report.

5. Building Materials

Objectives:

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

Issues	Applicant's Design Responses	Council Comments	CAR*
Reuse of Recycled Materials	No information has been provided.	Confirm the use of a range of building materials containing recycled content (such as bulk insulation) and bricks (EF02).	3
Embodied Energy of Concrete and Steel	No information has been provided.	Consider methods to reduce embodied carbon such as: recycled materials, reducing steel and sourcing from an ethical steel producer and incorporating more natural materials (such as timber). Best practice requires an LCA to support claims in embodied carbon reduction.	4
Sustainable Timber	No information has been provided.	Clarify the use of certified timber products (FSC etc.).	3
Design for Disassembly	No information has been provided.	Consider a small pallet of materials and construction techniques that can assist in disassembly.	4
PVC	No information has been provided.	Consider pipes, cabling, flooring to do not contain PVC or meeting best practice guidelines for PVC.	4

*** Council Assessment Ratings:**

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

References and useful information:

SDAPP Fact Sheet: [5. Building Materials](#)
 Building Materials, Technical Manuals www.yourhome.gov.au
 Embodied Energy Technical Manual www.yourhome.gov.au
 Good Environmental Choice Australia Standards www.geca.org.au
 Forest Stewardship Council Certification Scheme www.fsc.org
 Australian Green Procurement www.greenprocurement.org

Attachment 2 - Collated referral advice in order listed in report.

6. Transport

Objectives:

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

Issues	Applicant's Design Responses	Council Comments	CAR*
Minimising the Provision of Car Parks	Car parking for 18 cars proposed in basement.	Satisfactory.	1
Bike Parking Spaces	20 bike parking spaces are provided at ground level.	Satisfactory.	1
End of Trip Facilities	End of trip facilities have been provided in the form of 3x male, 3x female, and 1x DDA shower/s at ground level.	Satisfactory.	1
Car Share Facilities	Car-pooling has been identified, however the proximity of various car-share schemes is not included.	Clarify the location of car-share bays within proximity to the development.	3
Electric vehicle charging	No information has been provided.	Consider providing some charging stations for EV's or wiring for future.	4
Green Travel Plan	A Green Travel plan has been incorporated into the 'transport' section of the SMP.	Update the Green Travel Plan to include performance targets and monitoring and reporting components included – in addition to comments regarding car-share locations and installation of EV charging to future-proof the development.	3

*** Council Assessment Ratings:**

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

References and useful information:

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

Attachment 2 - Collated referral advice in order listed in report.

7. Waste Management

Objectives:

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

Issues	Applicant’s Design Responses	Council Comments	CAR*
Construction Waste Management	Site specific WMP. A target recycling rate of 70% of construction and demolition waste has been adopted for the construction phase of the development to minimise the volume of waste to landfill.	Increase the construction recycling target to 80%, in line with the City of Yarra’s standards.	2
Operational Waste Management	An operational Waste Management Plan has been provided, and a 32 m ² Waste Room is located at ground level.	Satisfactory.	1
Storage Spaces for Recycling and Green Waste	While recycling is covered in the WMP, there is no provision of organic waste in the WMP or Waste Room.	Organic waste makes up approximately 40% of general waste – calculate generation from building uses and provide adequate management strategy (storage and collection) for organics.	2
Others	-	-	-

*** Council Assessment Ratings:**

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

References and useful information:

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

Attachment 2 - Collated referral advice in order listed in report.

8. Urban Ecology

Objectives:

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

Issues	Applicant's Design Responses	Council Comments	CAR*
On Site Topsoil Retention	The site currently supports an existing building (to be demolished) and an area of open space (used as storage) – however has been identified as having minimal ecological value.	Satisfactory.	N/A
Maintaining / Enhancing Ecological Value	Vegetation a planter boxes have been integrated into the proposed design – approximately 96 m ² (10% of site area).	Satisfactory.	1
Heat Island Effect	No information has been provided.	Consider increasing vegetation provision at the front of the site to mitigate UHI impacts from increased building mass.	4
Other			
Green wall, roofs, facades	While rooftop vegetation is incorporated in the design, no details of additional vertical greening is indicated.	Consider a green wall or façade (i.e. at front of site) to improve the ecological value and UHI mitigation of this site.	4

*** Council Assessment Ratings:**

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

References and useful information:

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

Attachment 2 - Collated referral advice in order listed in report.

9. Innovation

Objective:

- to encourage innovative technology, design and processes in all development, which positively influence the sustainability of buildings.

Issues	Applicant's Design Responses	Council Comments	CAR*
Significant Enhancement to the Environmental Performance	No innovation credits have been claimed.	-	-
Innovative Social Improvements	-	-	-
New Technology	-	-	-
New Design Approach	-	-	-
Others	-	-	-

*** Council Assessment Ratings:**

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

References and useful information:

- SDAPP Fact Sheet: [9. Innovation](#)
 Green Building Council Australia www.gbca.org.au
 Victorian Eco Innovation lab www.ecoinnovationlab.com
 Business Victoria www.business.vic.gov.au
 Environment Design Guide www.environmentdesignguide.com.au

Attachment 2 - Collated referral advice in order listed in report.

10. Construction and Building Management

Objective:

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

Issues	Applicant's Design Responses	Council Comments	CAR*
Building Tuning	Commission and tune all equipment in accordance with performance standards and targets.	Satisfactory.	1
Building Users Guide	A Building User's Guide will be prepared and given to owners prior to occupation which will include instructions on maximizing sustainability.	Satisfactory.	1
Contractor has Valid ISO14001 Accreditation	No information has been provided.	Consider head contractor to be ISO 14001 accredited.	4
Construction Management Plan	The SMP indicates the development of a Construction Waste Minimisation Plan. (SMP, p 10)	Ensure plan contains strategies to manage construction waste and recycle or reuse 80% of demolition and construction waste.	3
Others	-	-	-

*** Council Assessment Ratings:**

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

References and useful information:

SDAPP Fact Sheet: [10. Construction and Building Management](#)
 ASHRAE and CIBSE Commissioning handbooks
 International Organization for standardization – ISO14001 – Environmental Management Systems
 Keeping Our Stormwater Clean – A Builder's Guide www.melbournewater.com.au

Attachment 2 - Collated referral advice in order listed in report.

Sustainable Management Plan (SMP)
for planning applications being considered by Yarra Council



Applicant Response Guidelines

Project Information:

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

Environmental Categories:

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

Objectives:

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

Issues:

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

Assessment Method Description:

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

Benchmarks Description:

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

How does the proposal comply with the benchmarks?

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

ESD Matters on Architectural Drawings:

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



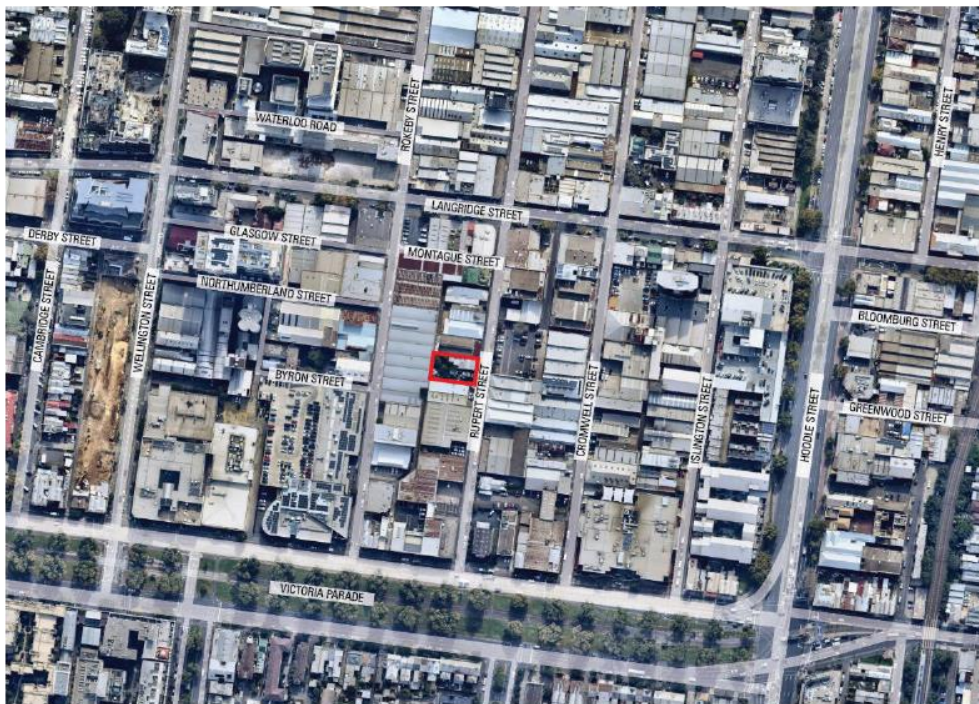
Urban Design Memo

To:	John Theodosakis	Date:	28/07/2020
Company:	City of Yarra	From:	Hansen Urban Design Team
Re:	33-37 Rupert Street, Collingwood		

Thank you for the opportunity to review the application package for the proposed 10 storey office development at 33-37 Rupert Street, Collingwood. Our assessment is based on the preliminary planning application plans prepared by Pitch Architecture, dated 18/05/2020 as well as site investigations and a comprehensive review of relevant Planning Policies.

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

Site & Context



Site identification

Attachment 2 - Collated referral advice in order listed in report.

The subject site is a rectangular allotment located on the western side of Rupert Street in Collingwood. The site has a frontage of 18.29m to Rupert Street, depth of 35.05m and a total site area of 641m². The site currently contains a single storey dwelling with a relatively large backyard.

The subject site is located within the traditional industrial pocket of Collingwood between Wellington Street (to the west) and Hoddle Street (to the east). This area comprises a broad urban grid (with blocks of some 200m in length) with a diverse mix of traditional warehouse forms of 1 and 2 storeys, more recent commercial buildings from the 90s and 2000s of up to 3 storeys and scattered pockets of single storey heritage cottages (primarily to the north). It is acknowledged that this area of Collingwood serves an important role as an employment and industry hub within the municipality. The site has the following interfaces:

- To the **north**, the site abuts a 1-2 storey commercial building at 39 Rupert Street, occupied by the 'Mint Food Group'. Beyond is a variety of 1-3 storey commercial buildings. There is a series of laneways that are present to the north, one being a north-south laneway terminating at 39 Rupert Street. Further north is a range of recent developments such as Yorkshire Brewery (17, 14 storeys) and 71-93 Gipps Street (11 storeys).
- To the **east**, the site has a direct frontage with Rupert Street, a 10m wide road reserve extending between Gipps Street to the north and Victoria Parade to the south. Rupert Street is a one-way street with vehicular movement heading towards the south. Directly opposite is a 2 storey brick warehouse and a large at-grade carparking area. Further east is a mix of 1 to 4 storey commercial buildings of varied lot dimensions built to site boundary, with pockets of at-grade parking facilities. Hoddle Street, a major arterial road (45m wide) is located within 260m from the subject site.
- To the **south**, the site has an interface with a single storey commercial building at 31 Rupert Street. This is currently occupied by "Studio Studio". Further to the south is a variety of 1-2 storey commercial/industrial buildings. Further south is Victoria Parade (approximately 70m wide), a key east-west arterial road comprising of 6 vehicular lanes, bus lanes and marked on-street parking to one side. A central tramway bound by trees within wide landscaped verges buffers the tracks from the vehicular lanes.
- To the **west**, is a large site at 40-50 Rokeby Street, comprising a set of single storey brick warehouses to the site boundaries with a unique 'serrated sawtooth' parapet and roof form. Currently occupied as an automotive repair shop and offices. Opposite are 2 and 3 storey buildings of commercial or warehouse typologies with varying roof profiles. Further west are 2 and 3 storey office buildings and an at-grade car park located along Byron Street (turning into Northumberland Street). A cluster of red brick buildings associated with the former silos at 21 Northumberland Street (11 storeys) and distillery at 26 Wellington Street are located further west with a mix of building heights of 2 and 6 storeys. Beyond this development is Wellington Street, a 20m wide road reserve with vehicular traffic in both directions. A sizeable development at 1-57 Wellington Street is currently under construction and is to accommodate a series of buildings ranging up to 11 storeys.

Attachment 2 - Collated referral advice in order listed in report.

Planning and Design Framework

The site is located within the **Commercial 2 Zone (C2Z)**. The purpose of the zone is:

- To encourage commercial areas for offices, appropriate manufacturing and industries, bulky goods retailing, other retail uses, and associated business and commercial services.
- To ensure that uses do not affect the safety and amenity of adjacent, more sensitive uses.

The site is subject to **Schedule 11 of the Design and Development Overlay (DDO11- Gipps Precinct)**.

Relevant design objectives include:

- To recognise the Precinct as a **vibrant commercial precinct** with a narrow street network.
- To provide a **pedestrian friendly environment** along all street frontages.
- To ensure building design responds to the inherent **industrial character** of the Precinct.
- To ensure building design will **protect the amenity** of existing pockets of residential development.
- To encourage improvements to the **public domain**, including the provision of public open space.
- To ensure that new development does not adversely impact on **pedestrian, cycling and vehicular accessibility**.
- To ensure a high standard of **architectural design**.

The following Planning Policies are considered relevant to this urban design assessment:

- Clause 15 – Built Environment and Heritage;
 - Clause 15.01-1S – Urban Design;
 - Clause 15.01-1R – Urban design – Metropolitan Melbourne;
 - Clause 15.01-2S – Building design;
- Clause 21.03 – Vision;
- Clause 21.05 – Built Form;
- Clause 22.02 – Development guidelines for sites subject to the Heritage Overlay; and
- Clause 22.10 – Built form and design policy.

Other relevant documents include;

- Urban Design Guidelines for Victoria (2017).
- Victorian Urban Design Charter (2010).



Zone and DDO11 Maps



Attachment 2 - Collated referral advice in order listed in report.**The Proposal**

The proposal includes the demolition of all structures on site for the subsequent construction of a 10 storey commercial building comprising predominantly offices. Specifically, the proposal includes:

- A podium and tower arrangement rising to approximately 39m, comprising of a 3 storey podium to a height of approximately 12.4m to the street.
- Ground level is setback by 1.5m to Rupert Street comprising of a commercial tenancy (food and drink premises), pedestrian pathway to a foyer, a commercial tenancy (office) and 20 bike storage spaces.
- Access to the basement and loading bay area within the ground level is gained via Rupert Street. The basement level comprises 18 car parking spaces.
- 2x light wells are located to the north and south of the site, each with a minimum dimension of 3m.
- A total office floor area of 3156.52m². Above the podium, the upper levels to the 8th floor have a setback of 3m from the boundaries to the street, north and south. The setbacks from these boundaries increase to 5m from the street and 4.5m to the north and south at the 8th floor. The building is located on the boundary to the west, and increased to a 1.5m setback at the 8th floor.
- The design language of the proposed building seeks to reference the traditional industrial warehouse character of this part of Collingwood and define an enhanced relationship to the street with the use of a range of materials in a minimalist expression of form. The podium is constructed of a perforated masonry (hit and miss) brick pattern and the upper levels adopting full height glazing and vertical fins.



Artistic impression of proposed development by Pitch Architecture and Design

Attachment 2 - Collated referral advice in order listed in report.

URBAN DESIGN ASSESSMENT

Strategic context and urban form

- The Yarra Planning Scheme seeks to maintain the City’s urban character as a ‘low-rise urban form with pockets of higher development’. Clause 21.05 – 2 states that low- rise building heights within the municipality predominantly vary between 1-2 storeys, with instances of 3-4 storey buildings. Pockets for higher development are Strategic Redevelopment Sites or within Activity Centres and should generally be no more than 5-6 storeys, unless specific benefits can be achieved. While the subject site is not located within an Activity Centres or a designated Strategic Redevelopment Site, there is a clear ambition that the site is located where ‘more’ can potentially be achieved as demonstrated by a number of approvals and recently constructed developments in its surrounds – thereby transforming this historically low-rise context into one of the pockets of higher development.
- A design response to the existing or preferred neighbourhood character and a contextual urban design response having regard to ambitions for the area is contemplated through the provisions in the Planning Scheme (Clause 15 (Built Environment and Heritage), Clause 21.05 (Built Form), Clause 22.10 (Design and Built Form) and Schedule 11 of the Design and Development Overlay. Importantly, the objectives in Clause 22.10-3.3 seeks ‘to ensure that the height of new development is appropriate to the context of the area (as identified in the Site Analysis Plan and Design Response) and respects the prevailing pattern of heights of the area where this is a positive contribution to neighbourhood character’. The overall height of new development may exceed the prevailing building height of the area if the site does not cause off-site impacts and is either located on a corner site of a main road, or of substantial land area.

- Observation of the site’s physical context reveals an established character with little evolution characterised by factory and warehouse buildings of 2-3 storeys. A transformation of this character is emerging with a number of multi-storey developments punctuating the skyline. Notable developments (or approvals) within proximity to the site are shown to the right. The Yorkshire Brewery – a designated Strategic Development Site development in the Yarra Planning Scheme (at 17 storeys), and a number of recent multi-level developments (constructed and approved) ranging between 7 and 13 storeys, particularly within the Gipps Street Precinct, reflect the emerging ‘height datum’ for the area.



Notable development or approvals ranging between 7 and 13 storeys, particularly within the Gipps Precinct

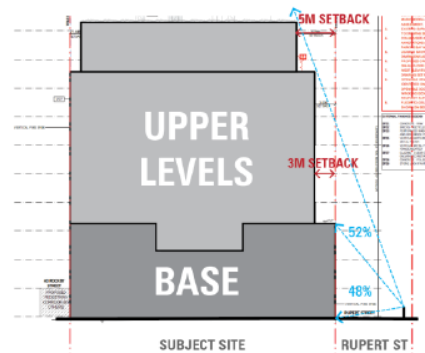
- We recognise that the site is not a designated strategic development site and does not benefit from corner of a main road to demarcate a junction, or of substantial land area which can absorb and sensitively conceal an increase in development scale – as is invited in Clause 22.10 (Design and Built Form).

Attachment 2 - Collated referral advice in order listed in report.

- While we accept that the proposed development at 10 storeys will sit within emerging 'height datum', the assessment of taller development in this part of Collingwood will need to be assessed against a series of urban design tests to determine an acceptable maximum height. Clause 22.10 suggest the use of massing or articulation, or changes of surface treatment, or a combination of these to relate taller buildings to the scale of their surrounds and to diminish visual bulk, and any off-site amenity impacts. More specific guidance is provided in DDO11, which states that development over 4 storeys should demonstrate a high standard of architectural design and minimise overshadowing of adjoining streets, public spaces or private properties.
- A response to these matters will be discussed below (Streetwall and Massing, Overshadowing and Architectural Expression).

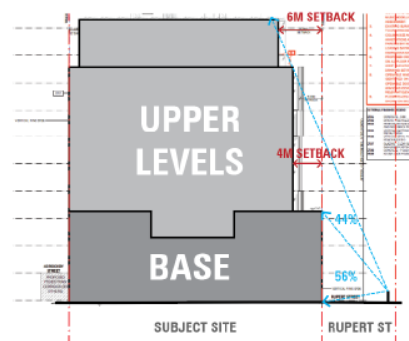
Streetwall and Massing

- The proposal has adopted a massing strategy has been 'broken' up into 3 components comprising a 3 storey 'base' to ground the development, a 5 storey tower (setback 3m behind the street wall) and a 2 storey recessive 'cap' (setback 2m behind the levels below from the street).
- DDO11 seeks to ensure that there is 'a consistent streetscape with active street-frontages and well-articulated buildings with street facades built to a height of up to 3-4 storeys'. Clause 22.10-3.3 further reiterates that new development to conform to existing development scale of adjoining sites. Our review of the existing streetscape identifies building heights (and streetwall heights) of 1-3 storeys. What can be gleaned from these policy and physical contexts is a 3 storey streetwall response that would be appropriate to the narrower street profile (10m wide) and represents a better fit within its existing and emerging streetscape. **We therefore support the proposed 3 storey streetwall as an appropriate urban design response.**



Proposed building heights and setbacks arrangement represent a proportionately more dominant upper levels when viewed from across Rupert Street.

- Ensuring comfortable pedestrian environment that is not resulting in a 'canyon' effect and maintaining view to the sky is one of key urban design tests to achieve DDO11 objective 'to provide a pedestrian friendly environment along all street frontages'.
- DDO11 does not seek to visually conceal upper levels behind the street walls. However, the cumulative impact of a narrow street profile and a 10-storey tower development that proportionally and visually dominate the street wall does not contribute to a pedestrian friendly environment along Rupert Street. This effect will be further exacerbated when replicated on adjoining sites, or across the road.
- Street wall continuity and its visual prominence when viewed in the oblique along narrow local streets, as well as from across the street represents inherent built form character of this precinct (DDO11). Noting the narrow profile of Rupert Street (10m), we recommend a greater upper level setback of 4m above the street wall to 8 storeys and a 6m setback to levels 9 and 10 to achieve a more visually prominent street wall presentation when viewed from within the street. This is demonstrated in the cross section below where the upper levels are clearly subservient to the street walls.

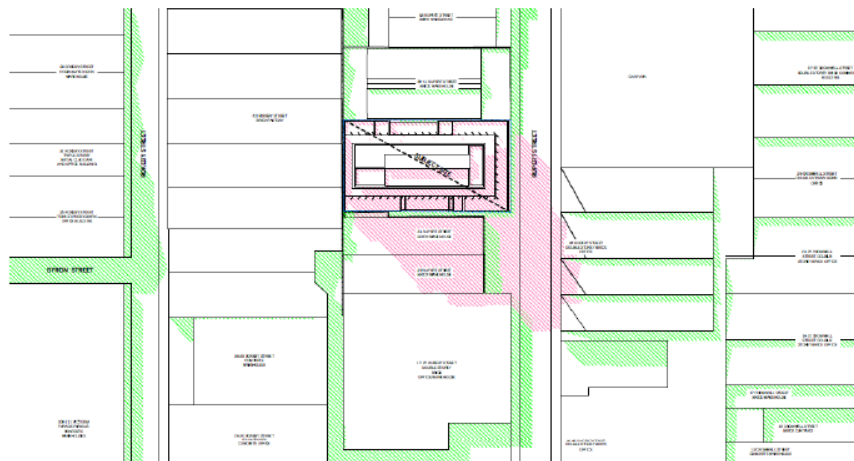


Recommended additional upper level setback to achieve a proportionately more dominant street wall when viewed from across Rupert Street.

Attachment 2 - Collated referral advice in order listed in report.

Overshadowing

- Shadow diagrams provided in the architectural drawing package demonstrate additional overshadowing impact onto public and private realms on the equinox (22 September) between 9am to 3pm, including on Rupert Street eastern footpath and part of western periphery of No. 24 Rupert Street (2pm onwards).
- DDO11 does not prescribe time of the year and the day when solar access to existing footpath, public spaces or private properties must be retained. The Urban Design Guidelines for Victoria Objective 1.5.4 suggests *future building height and setback distances so as to allow daylight and winter sun access to key public spaces within streets (objective 5.1.3)*. We acknowledge that Rupert Street is not identified as a key public space and we accept that the winter solstice solar test, which represents a more onerous measurement is not warranted in this context. In this instance, we accept that solar tests taken on 22 September (equinox) is appropriate and consistent with other solar tests undertaken in the City of Yarra’s context (refer to DDO15 as an example for acceptable solar tests in an Activity Centre context in the City of Yarra).
- Overshadowing of the western footpath along Rupert Street is to be expected noting existing buildings are mostly built to the street edges for 1-3 storeys and will cast afternoon shadow onto the western footpath. Further west, the 10-storey form will also cast shadow onto Byron Street footpaths at 9am. We note however that the shadow cast by the proposal is fully contained within the shadow extent cast by existing buildings. In this instance, there is no additional overshadowing cast to the public realm by a 10-storey form on the subject site.
- An important consideration with regards to the overshadowing impact is along Rupert Street eastern footpath and the amount of overshadowing of No. 24 Rupert Street, where commensurate development can potentially be accommodated in the future. DDO11 is clear in supporting development scale above 4-storey where overshadowing to public and private realms can be minimised. A complete overshadowing of footpath and parts of No. 24 Rupert Street at 2pm does not represent a supportable urban design outcome, particularly where increased pedestrian footfall can be expected as the precinct regenerates to support more working population. In this instance, we would request the applicant provide **additional 3D information to demonstrate how a 10-storey form on the subject site can minimise overshadowing of eastern footpath and future development opposite at No. 24 Rupert Street at 2pm on 22 September.**

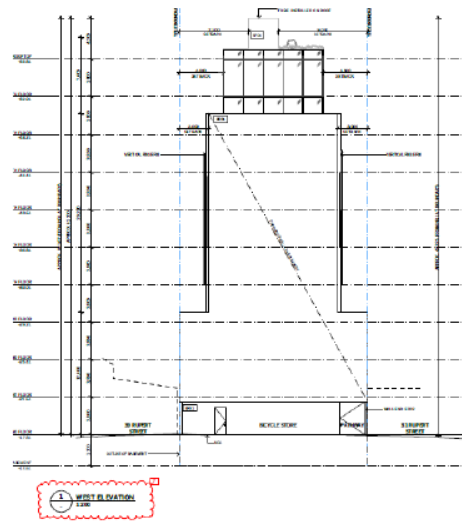


A more balance response will be assessed against how solar access to footpath along Rupert Street (east side) and on No.24 Rupert Street (up the elevation) at 2pm on 22 September.

Attachment 2 - Collated referral advice in order listed in report.

Site Planning and Functionality

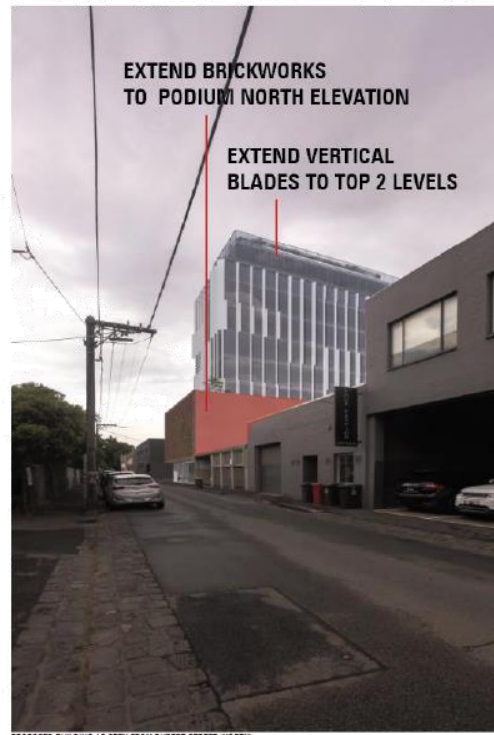
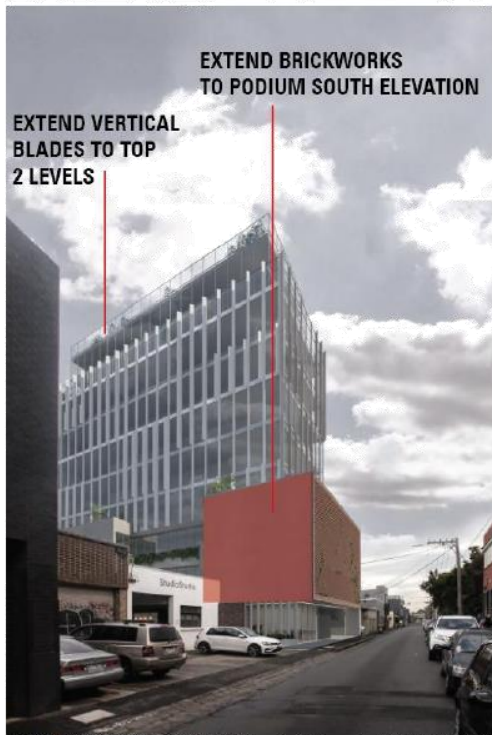
- We are generally supportive of the site planning strategy, including active uses to the street, a pedestrian pathway and an underground basement to allow greater activation and surveillance to the street. While it is generally accepted that a portion of the ground level will be occupied with vehicle access and services, we feel further improvement to improve the street level presentation is required, where more than half of the street frontage is inactive.
- We appreciate that the frontage width makes it difficult to have a clearly visible ‘foyer’ to the offices, however the pedestrian pathway should have a strong sense of address from Rupert Street. **As a suggestion, there is opportunity to extend the brick paving on the pedestrian pathway as a wayfinding element between Rupert Street and the Foyer. More information is also required to demonstrate how services are concealed and proposed material treatment to manage the Rupert Street interface at ground level.**
- Along the northern and southern boundaries, we are supportive of party- wall arrangement to boundaries at the lower levels (podium) where these will likely be concealed by subsequent future development on neighbouring sites. In terms of a numerical standard, we are supportive of the tower form being setback 3-4.5m resulting in a reciprocal setback condition on abutting sites up to 6-9m building separation.
- We are generally supportive of the provision of ground level bike storage to the rear (western periphery), however more information is required to demonstrate appropriate ground level interface response that contributes to the sense of safety and legibility in response to potential pedestrian corridor (part of redevelopment outcome at No. 50 Rokeby Street to the west). Additional information for access arrangement (location, time, hours) will be useful to determine a suitable urban design response. Further, the architecture drawing package is also unclear if the ground level western interface is intended to be open (to future pedestrian corridor) as indicated on the Ground Level Plan (TP2-102) and West Elevation (TP3-104). Additional passive surveillance and lighting will assist in improving the perception of safety of the bike storage, consistent with CPTED principles.
- We note the party wall arrangement comprising an 8-storey blank wall built on the western boundary and the top 2 storeys setback from the western boundary by 1.5m. While we accept that party wall arrangement minimises overlooking issue to the west, we do not consider the 8-storey unarticulated blank wall to be an appropriate response to potential pedestrian corridor at the ground level. In response to commercial proposal at No. 50 Rokeby Street, a more appropriate response on the subject site will be:
 - We accept a party wall arrangement for up to 3 storeys, built along the western boundary.
 - Provide a minimum 6m building separation between rising forms (above the podium) on the subject site and future development outcome at 50 Rokeby Street. If a 6m setback is provided on No. 50 Rokeby Street as part of its redevelopment, then we accept no upper level setback above the podium is required for up to 8-storey.
 - In minimising the visual bulk effect of an 8-storey blank wall presentation from within the pedestrian corridor and when viewed from future commercial development at No. 50 Rokeby Street, a significant improvement to the western elevation comprising the same level of façade design resolution is required. The protection of these laneways is further reinforced by local policy at CI22.07 – Development Abutting Laneways.



Attachment 2 - Collated referral advice in order listed in report.

Architectural Expression

- We are generally satisfied that the presentation of the proposed architectural treatment in achieving unambiguous visual distinction between the 'base' and 'top'. Compositionally, we commend the utilisation of 'bricks' as in response to predominant material palette within the context of Rupert Street streetscape. The application of a 'hit and miss' brick works that enables visual permeability is successful in achieving a restrained façade design without discounting on the human-scaled articulation and sense of depth to the building. Currently, existing buildings to the north and south of the subject site are setback from their Rupert Street frontage, revealing the proposed 3-storey northern and southern elevation. **Further refinement to improve the three-dimensional quality of the street wall will be to extend the brick application along the northern and southern party wall to manage its visual presentation in the short to medium terms.**
- Within the 'middle' section, we are broadly supportive of the unified glazed box with an additional façade skin comprising vertical blades for visual interest, shading features and to minimise visual bulk. When viewed from further afield, we are satisfied that the angles and arrangement of the façade system are legible when viewed from further afield, ensuring the necessary level of articulation is achieved without resulting in visual clutter.
- We are however not convinced that a 3-parts massing arrangement, achieved through setbacks and material variation is warranted for a 10-storey form. While additional setbacks may be warranted to minimise overshadowing and to ensure a pedestrian- scaled streetscape presentation, we would suggest the applicant to minimise the effect of this additional step by extending the vertical blades to the top 2 levels. In effect, the 'middle' and 'cap' would be perceived as one unified element despite their setback arrangements.



Attachment 2 - Collated referral advice in order listed in report.

Conclusion

In summary, we consider that the subject site lends itself to a taller development (above 5-6 storeys) due to its policy and contextual attributes. However, a number of refinements and additional testing are required to achieve a supportable urban design outcome. these are:

- Increase upper level setback to at least 4m for level 3 to level 7.
- Increase upper level setback to at least 6m for level 8 and level 9.
- Provide additional shadow tests, preferably in 3D format to demonstrate the extent of overshadowing of footpath across Rupert Street and up the western elevation of No. 24 Rupert Street at 2pm on 22 September.
- Demonstrate minimisation of overshadowing of footpath and western elevation of future development opposite of Rupert Street at 2pm on 22 September.
- Provide clarification for ground level western interface treatment to demonstrate passive surveillance and perception of safety.
- Provide a minimum 6m separation between buildings above the podium between the subject site and future development at No. 50 Rokeby Street.
- Encourage passive surveillance onto future pedestrian corridor to the west from within the podium levels.
- Avoid blank wall presentation (8- storey tall) along the western elevation. Consider the extension of glazing and vertical blades façade treatment along the western elevation.
- Consider extension of the glazing and vertical blades façade treatment to the top 2-levels to minimise a 3-parts massing arrangement.
- 'Wrap' the brick material used in the streetwall to the side elevations of the lower levels.
- Improve sense of address to the pedestrian pathway from Rupert Street by extending the brick paving on the pedestrian pathway.
- More information is also required to demonstrate how services are concealed and proposed material treatment to manage the Rupert Street interface at ground level.

We trust the above urban design review will assist in the planning assessment of the proposal. For any queries, please contact the urban design team on 9654 8844.

Yours faithfully,

Hansen Partnership Pty Ltd

Hansen Urban Design Team

28/07/2020

Attachment 2 - Collated referral advice in order listed in report.



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w. www.vipac.com.au | A.B.N. 33 005 453 627 | A.C.N. 005 453 627

City of Yarra

15/09/2020

333 Bridge Road,

Ref: 30N-20-0137-GCO-6790096-0

Richmon, Australia 3121

Attention: John Theodosakis

Dear John,

33 - 37 Rupert Street, Collingwood - Peer review

This peer review of MEL Consultants "Environmental Wind Assessment" (Report: 72-20-DE-EWA-01) is based on Vipac's experience as a wind engineering consultancy. No wind tunnel studies have been undertaken to support this review.

Vipac has reviewed the Environmental Wind Assessment and the relevant drawings (refer to the attached) and have the following comments:

- i. The MEL Consultants Environmental Wind Assessment has been prepared based on consultancy experience and no wind tunnel testing has been carried out to support their assessment. We have no issues with this method for a desktop study as this is a common approach to provide architects, developers and responsible authorities advice on the wind impact of the proposed design.
- ii. We have no issues with the analysis approach, wind environment and exposure estimate. MEL Consultants have clearly identified the process for the desktop assessment and this is consistent with the approach that Vipac would take.
- iii. The report has used the assessment criteria for Melbourne areas developed by MEL Consultants. Vipac has no issues with this, and believe that the criteria is in line and comparable with the council and DELWP guidelines.
- iv. The report analysed the wind effects on the streetscapes along Rupert Street. It concluded that while the proposed development will increase the existing wind conditions, the wind levels are not expected to exceed the recommended walking comfort criterion. Vipac agrees with this conclusion.
- v. The Pedestrian Laneway to the south of the proposed development was also assessed in the report, and was also concluded to experience wind speeds within walking comfort criterion. Vipac agrees with this conclusion.
- vi. High level terraces on level 3, level 8 and the roof terrace were also analysed in the report. It was concluded and these areas are expected to experience wind conditions within the recommended walking comfort criterion. Vipac agrees with this conclusion..

In conclusion, the MEL Consultants Environmental Wind Assessment report used the proper analysis and methodology to analyse the wind effects on the pedestrian level surrounding the proposed development and on the open terraces in detail. The report found that the proposed design would be expected to have

15/09/2020

30N-20-0137-GCO-6790096-0

Commercial-In-Confidence

Page 1 of 3

Attachment 2 - Collated referral advice in order listed in report.



City of Yarra
33 - 37 Rupert Street, Collingwood - Peer review
Peer Reivew

an acceptable wind environment within the recommended wind comfort criteria. In general, Vipac has no issues with the report and agrees with the assessment completed by MEL Consultants.

Yours sincerely,

Vipac Engineers & Scientists Ltd

A handwritten signature in black ink, appearing to read "Eric Yuen".

Eric Yuen

Wind Engineer

Attachment 2 - Collated referral advice in order listed in report.



City of Yarra
 33 - 37 Rupert Street, Collingwood - Peer review
 Peer Reivew

ATTACHMENTS:

33-37 Rupert Street, Collingwood - Environmental Wind Assessment, (72-20-DE-EWA-01), M.Eaddy

Drawing List:

TP2-102	Ground Level Floor Plan
TP2-103	Level 1 Floor Plan
TP2-104	Level 2 Floor Plan
TP2-105	Level 3 Floor Plan
TP2-106	Level 4-7 Floor Plan
TP2-107	Level 8 Floor Plan
TP2-108	Level 9 Floor Plan
TP2-109	Rooftop Terrace Floor Plan
TP3-101	North Elevation
TP3-102	East Elevation
TP3-103	South Elevation
TP3-104	West Elevation

Attachment 3 - 'Sketch Plans' provided in response to referral advice and referenced.

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P19048_33-37 RUPERT STREET, COLLINGWOOD
21/09/2020

SUMMARY OF CHANGES

DRAWING SET CHANGES OVERVIEW

The previous scheme for the subject site captured in drawings TP0-101 to TP0-103, TP1-101, TP2-101 to TP2-109, TP3-101 to TP3-106, TP4-101, TP5-101 to TP5-107 and TP6-116 all marked Town Planning dated 18th May 2020. The amended set reflect the following changes as shown in current drawings TP0-101 to TP0-103, TP1-101, TP2-101(Rev A), TP2-102 (Rev B), TP2-103 to TP2-104 (Rev A), TP2-105 to TP2-106 Rev B), TP2-107 to TP2-109, TP3-101 to TP3-103 (Rev B), TP3-104 (Rev A), TP3-105, TP3-106 (Rev A), TP4-101 (Rev A), TP5-101 to TP5-107 (Rev A) and TP6-116 (Rev A) all dated 8th September 2020.

DEVELOPMENT CHANGES OVERVIEW – ORIGINAL SUBMISSION

- In the original submission, the development comprised of a ten storey predominantly office building with an additional underground storey for carparking and services.
- A podium and tower arrangement rising to approximately 39m, comprising of a 3 storey podium to a height of approximately 12.4m to the street.
- Ground level is setback by 1.5m to Rupert Street comprising of a commercial tenancy (food and drink premises), pedestrian pathway to a foyer, a commercial tenancy (office) and 20 bike storage spaces.
- Access to the basement and loading bay area within the ground level is gained via Rupert Street. The basement level comprises 18 car parking spaces.
- Pedestrian access is provided via Rupert Street with a proposed pedestrian link to a future development at 40-72 Rokeby (western neighbour).
- 2x light wells are located to the north and south of the site, each with a minimum dimension of 3m.
- A total office floor area of 3156.52m². Above the podium, the upper levels to the 8th floor have a setback of 3m from the boundaries to the street, north and south. The setbacks from these boundaries increase to 5m from the street and 4.5m to the north and south at the 8th floor. The building is located on the boundary to the west, and increased to a 1.5m setback at the 8th floor.
- The design language of the proposed building seeks to reference the traditional industrial warehouse character of this part of Collingwood and define an enhanced relationship to the street with the use of a range of materials in a minimalist expression of form. The podium is constructed of a perforated masonry (hit and miss) brick pattern and the upper levels adopting full height glazing and vertical fins.

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DEVELOPMENT CHANGES OVERVIEW – REVISION B SUBMISSION

- Plans were updated to show the proposed screen to the garage/loading bay to be minimum 50% clear of visual obstructions within the nominated sight triangles.
- Spot levels and notes were added to plans at the proposed widened footpath to indicate seamless transition between public and private foot paths pathways.
- Further design details were noted to the gates in the pedestrian pathway. The notes indicate that the gates are to match the screen and garage door to the waiting/loading bay and car lift area.
- The eastern pedestrian gate was relocated further to the east to prevent/deter antisocial behaviour in the pathway after business hours.
- Minimum clearances are indicated along the line of travel into the building foyer and notes were added to the plans to ensure that any pots or planting do not encroach on the clearances indicated.
- The design to the bike store and pedestrian pathway at ground level was adjusted to coordinate with the future development proposed at 40-72 Rokeby Street. Pedestrian connections are indicated on plans and the bike store and pedestrian pathway have a slight gradient of approximately 1:19 in order to meet the proposed floor level of the development at 40-72 Rokeby Street.
- The door from the end of trip corridor was changed to be a glazed door. This will add to the passive surveillance of the bike store and add to the perceived safety of building users.
- A flush steel edge has been noted on the plans to differentiate and define the threshold between public and private realm along the Rupert Street boundary.
- A note was added to the plans to ensure that any works conducted within the public realm must be undertaken in accordance with relevant council standards, details and requirements.
- The crossover was updated to reflect Yarra Council Standard YSD602.
- A note was added to the plans to ensure that the existing bluestone kerb and channel and footpath will be repaired as required and as per council standard detail and requirements.
- Windows were added to the western wall of commercial tenancy 2 to provide further natural light to the space.
- The building setback to the western boundary has been increased on storeys four to eight from 0m to 0.5m to ensure 6m separation from the proposed future development at 40-72 Rokeby Street. Additional plans for storeys four to eight are now included in the Town Planning Drawing Set (TP2-107 to TP2-109) to show the different glazing arrangements to the western façade for these storeys.
- The building setback to the western boundary has been increased on storeys nine and ten from 1.5m to 2m to provide additional separation from the proposed future development at 40-72 Rokeby Street.
- Glazing and vertical fins were added to the western façade of storeys four to eight to avoid the previous blank wall presentation to the boundary and the proposed future development at 40-72 Rokeby Street.
- The eastern portions of the podium walls on boundary on the north and south facades have been changed to a red brick finish to improve the three-dimensional quality of the street wall.
- The pedestrian pathway floor finish has been changed to red brick paving in order to improve the sense of address to the pathway.
- A note was added to the plans to indicate when the security gates and sensor lights to the bike store, pedestrian path and footpath will be activated.
- A note was added to the plans to ensure that signage is to be provided to indicate the connection to Rokeby Street through the subject site.
- A note was added to the plans to ensure that signage is to be provided to indicate that cyclists are to dismount in the pedestrian pathway.
- The location of a 10,000L in-ground rainwater tank was added to the basement plan.

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DEVELOPMENT SUMMARY – ORIGINAL SUBMISSION

Land Area:	676.53m ²
Site Coverage:	670.86m ²
GFA:	5,876.45m ²
LSA:	3,219.38m ²
Retail (Food and Drink):	62.86m ²
Office:	3,156.52m ²
Car Parks:	18
Bicycle Store:	20

DEVELOPMENT SUMMARY – REVISION B SUBMISSION

Land Area:	676.53m ²
Site Coverage:	670.86m ²
GFA:	5,835.01m ² (-41.44m ²)
LSA:	3,176.39m ² (-42.99m ²)
Retail (Food and Drink):	62.86m ²
Office:	3,113.53m ² (-42.99m ²)
Car Parks:	18
Bicycle Store:	20

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PROJECT

33-37 RUPERT STREET COLLINGWOOD VIC 3066

STAGE

TOWN PLANNING

REV

B

DATE

21/09/20

DRAWING NO.	DRAWINGS TITLE	03/03/2020	17/04/2020	21/09/2020
	DRAWINGS SCHEDULE			
TP0-101	SURVEY PLAN	NOT ISSUED	-	-
TP0-102	EXISTING SITE PLAN	-	-	-
TP0-103	DEMOLITION SITE PLAN	-	-	-
TP1-101	NEIGHBOURHOOD CONTEXT PLAN	-	-	-
TP2-101	BASEMENT PLAN	-	A	B
TP2-102	GROUND LEVEL FLOOR PLAN	-	A	B
TP2-103	LEVEL 1 FLOOR PLAN	-	A	A
TP2-104	LEVEL 2 FLOOR PLAN	-	A	A
TP2-105	LEVEL 3 FLOOR PLAN	-	A	B
TP2-106	LEVEL 4 FLOOR PLAN	-	A	B
TP2-107	LEVEL 5 FLOOR PLAN	NOT ISSUED	NOT ISSUED	-
TP2-108	LEVEL 6 FLOOR PLAN	NOT ISSUED	NOT ISSUED	-
TP2-109	LEVEL 7 FLOOR PLAN	NOT ISSUED	NOT ISSUED	-
TP2-110	LEVEL 8 FLOOR PLAN	-	A	B
TP2-111	LEVEL 9 FLOOR PLAN	-	A	B
TP2-112	ROOFTOP TERRACE FLOOR PLAN	-	A	B
TP3-101	NORTH ELEVATION	-	A	B
TP3-102	EAST ELEVATION	-	A	B
TP3-103	SOUTH ELEVATION	-	A	B
TP3-104	WEST ELEVATION	NOT ISSUED	-	A
TP3-105	STREETSCAPE	-	-	-
TP3-106	PEDESTRIAN PATHWAY ELEVATION	-	-	A
TP4-101	SECTION	-	A	A
TP5-101	SHADOW DIAGRAMS 9AM SEPT 22	-	-	A
TP5-102	SHADOW DIAGRAMS 10AM SEPT 22	-	-	A
TP5-103	SHADOW DIAGRAMS 11AM SEPT 22	-	-	A
TP5-104	SHADOW DIAGRAMS 12 NOON SEPT 22	-	-	A
TP5-105	SHADOW DIAGRAMS 1PM SEPT 22	-	-	A
TP5-106	SHADOW DIAGRAMS 2PM SEPT 22	-	-	A
TP5-107	SHADOW DIAGRAMS 3PM SEPT 22	-	-	A
TP6-116	MATERIALS AND FINISHES	-	-	A

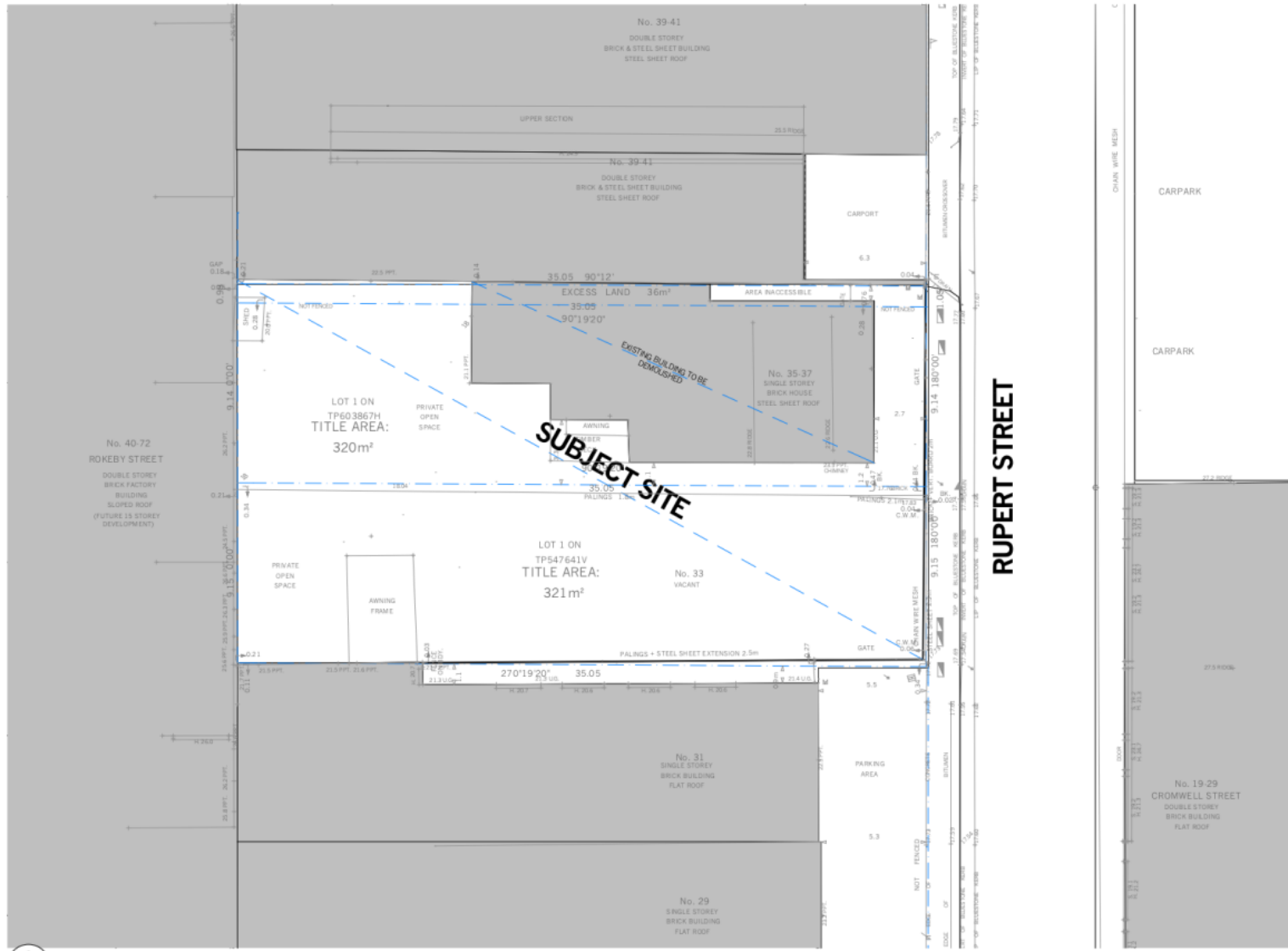
STAGE
 TOWN PLANNING
 Rev B

PROJECT
 P13048 - 33-37 RUPERT STREET
 COLLINGWOOD VIC 3066

Attachment 3 - 'Sketch Plans' provided in response to referral advice and referenced.



Attachment 3 - 'Sketch Plans' provided in response to referral advice and referenced.



1 EXISTING SITE PLAN
1:200

FOR REVIEW

Pitch

Drawings to be read in conjunction with specification by pitch and all drawings and documents by engineers and sub-consultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference. Do not scale the drawings. These drawings are the property of pitch and may not be copied or reproduced without the written permission of pitch. All discrepancies to be brought to the attention of the author.



ID	DATE	REVISION	ID	DATE	REVISION

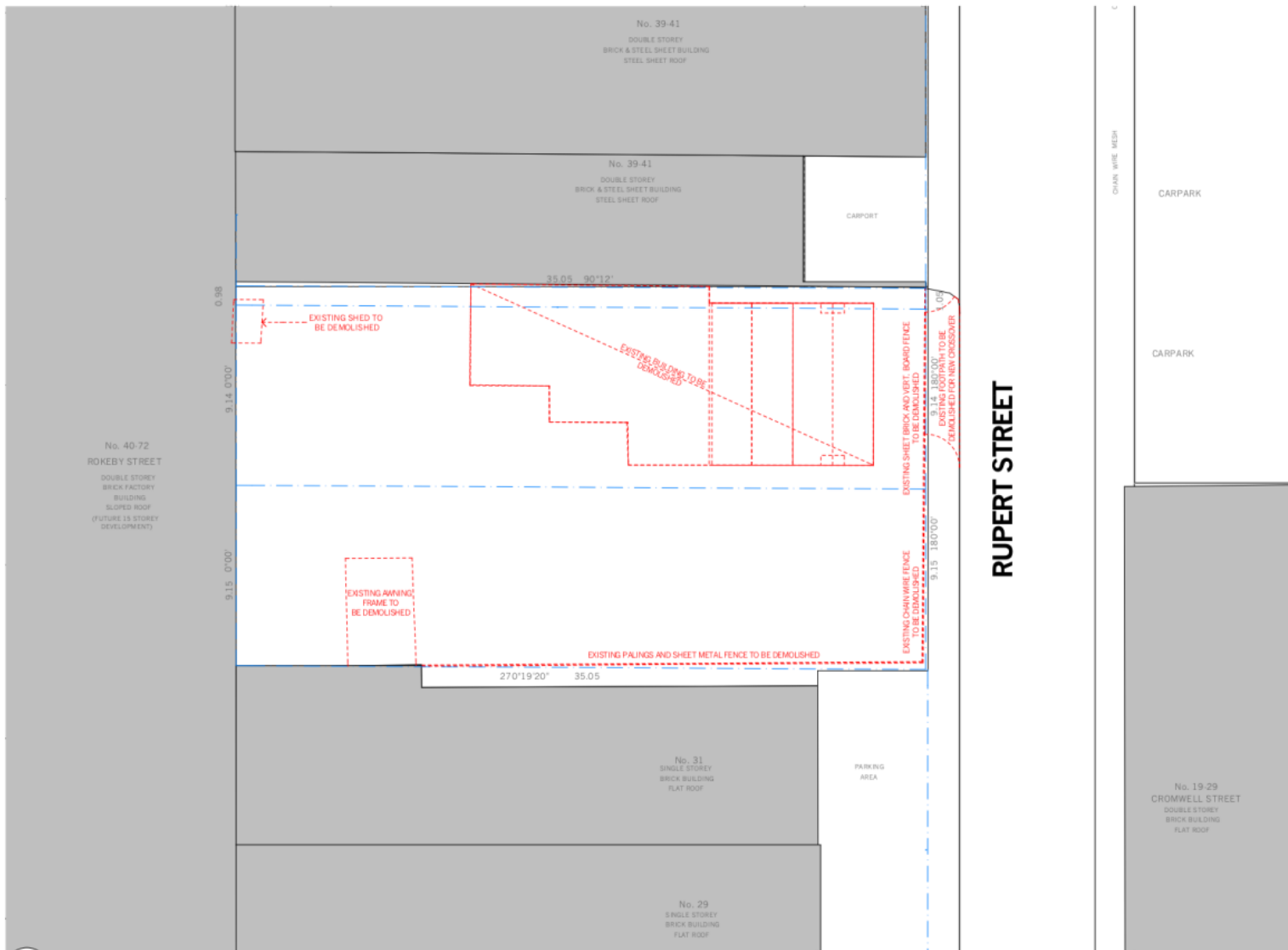
PROJECT
33-37 RUPERT STREET
COLLINGWOOD VIC 3066

SCALE
1:100 @ A1
1:200 @ A3

DRAWING NO.
TP0-102

REVISION
-
STAGE
TP

Attachment 3 - 'Sketch Plans' provided in response to referral advice and referenced.



1 DEMOLITION PLAN
1:200

FOR REVIEW

Pitch

Drawings to be read in conjunction with specification by pitchMD and all drawings and documents by engineers and sub-consultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference. Do not scale the drawings. These drawings are the intellectual property of pitchMD and may not be copied or reproduced without the written permission of pitchMD. All discrepancies to be brought to the attention of the author.



ID	DATE	REVISION	ID	DATE	REVISION

PROJECT
33-37 RUPERT STREET
COLLINGWOOD VIC 3066

SCALE
1:100 @ A1
1:200 @ A3

DRAWING NO.
TP0-103

REVISION
-

P19048

DATE
21/09/20

DRAWING TITLE
DEMOLITION SITE PLAN

STAGE
TP

Attachment 3 - 'Sketch Plans' provided in response to referral advice and referenced.



NEIGHBOURHOOD CONTEXT

LEGEND

- SUBJECT SITE
- DEVELOPMENT SITES

FOR REVIEW

Pitch

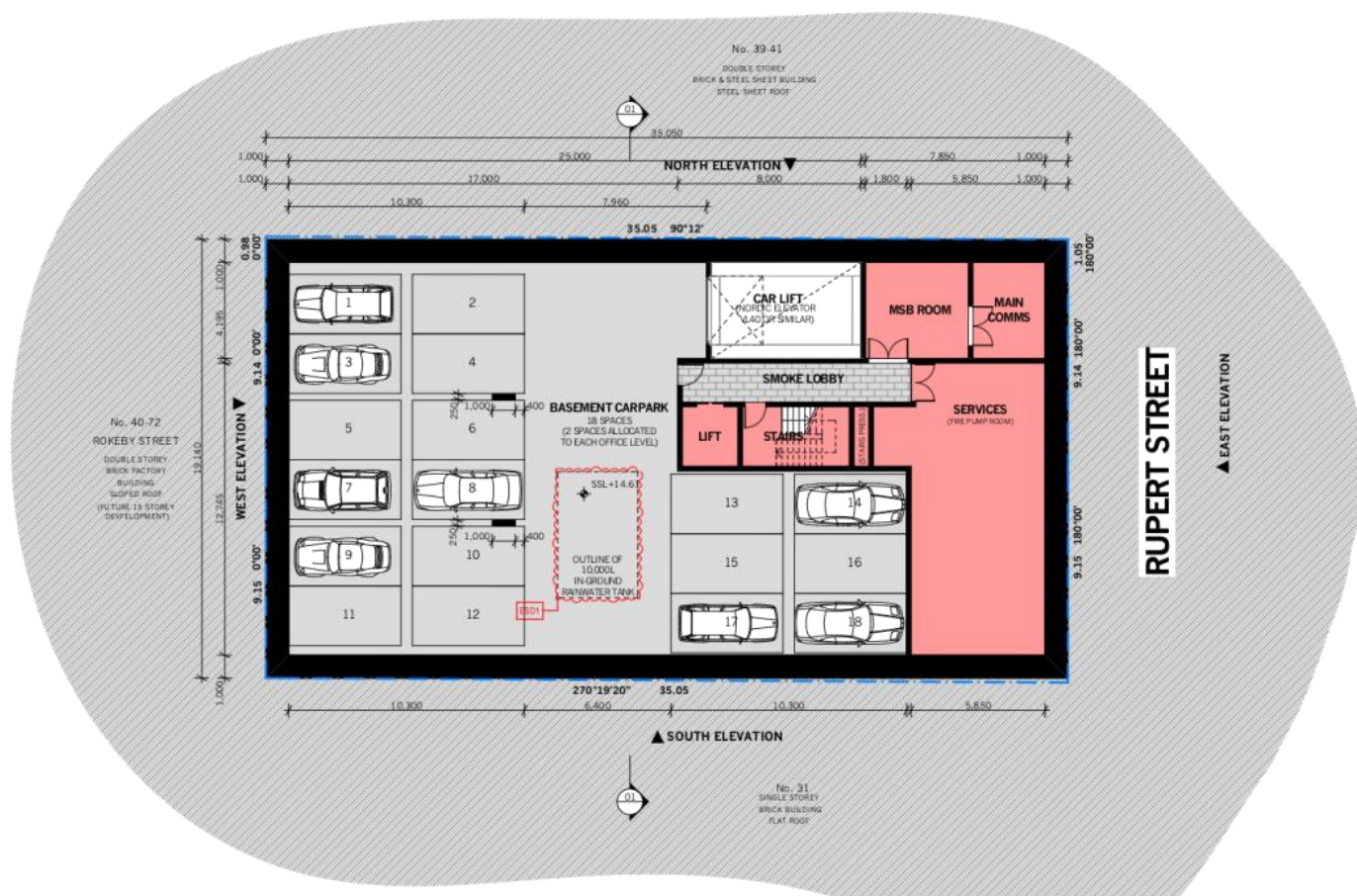
Drawings to be read in conjunction with specification by pitchHD and all drawings and documents by engineers and sub-consultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference. Do not scale the drawings. These drawings are intended for the use of copyright and may not be copied or reproduced without the written permission of pitchHD. All discrepancies to be brought to the attention of the author.



ID	DATE	REVISION	ID	DATE	REVISION

PROJECT	SCALE	DRAWING NO.	REVISION
33-37 RUPERT STREET COLLINGWOOD VIC 3066	NTS	TP1-101	-
DATE	DRAWING SCALE	STAGE	
P19048	21/09/20	NEIGHBOURHOOD CONTEXT PLAN	TP

Attachment 3 - 'Sketch Plans' provided in response to referral advice and referenced.

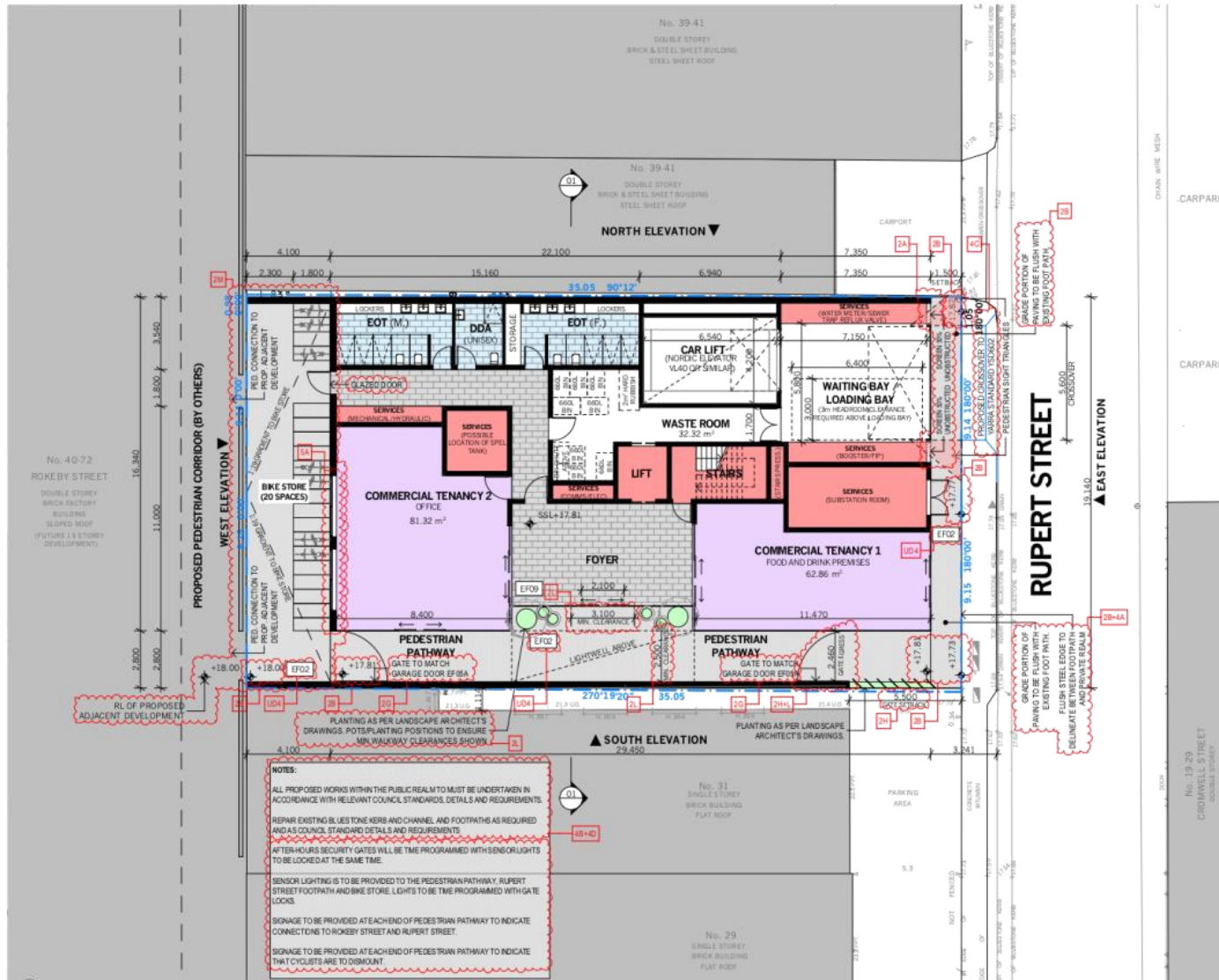


1 BASEMENT PLAN
1:200

RESPONSE TO COUNCIL REF (02/04/2020)		DEVELOPMENT SCHEDULE	
PLANS:		LAND AREA	676.53m ²
2.	POSSIBLE LOCATION TO SPEL TANKS PER REVISED SMP CONTAINING RESULTS OF THE MUSIC MODELLING ASSESSMENT.	SITE COVERAGE	670.86m ²
3.	EXISTING SURVEY PLAN ADDED TO DRAWING SET REVISION A. COLUMN SIZE AND DEPTH ANNOTATIONS ADDED. CAR PARKING BAY NUMBERS ADDED.	GFA	5835.03m ²
4.	LOADING BAYWAITING BAY DIMENSIONS ADDED. PROPOSED CROSSOVER SHOWN ON ALL FLOOR PLANS.	LSA	5176.39m ²
5.	WEST ELEVATION ADDED TO DRAWING SET REVISION A. OPENABLE WINDOWS IDENTIFIED ON LEVEL 8. OPENABLE DOORS AND WINDOWS IDENTIFIED ON RELEVANT ELEVATIONS.	RETAIL (FOOD/DRINK)	62.86m ²
6.	MINIMUM CLEARANCES TO MAIN ENTRANCE NOTED ON PLANS.	OFFICE	0m ²
7.	PEDESTRIAN CONNECTION DESIGN COORDINATED TO PROPOSED FUTURE DEVELOPMENT AT 40-72 ROKBY STREET.	OUTDOOR	0m ²
8.	FLUSH STEEL EDGE NOTED ON PLANS AT THRESHOLD OF PUBLIC-PRIVATE REALM.	COMMON	670.86m ²
9.	WORKS WITHIN PUBLIC REALM NOTE ADDED TO PLAN.		
RESPONSE TO COUNCIL COMMENTS (14/07/2020)		AREA SCHEDULE	
PLANS:		BASEMENT	
2A.	PLAN UPDATED TO SHOW PROPOSED SCREEN MIN. 50% CLEAR OF VISUAL OBSTRUCTIONS WITHIN SIGHT TRIANGLE.	GFA	670.86m ²
2B.	SPOT LEVELS ADDED TO DEMONSTRATE SEAMLESS FOOTPATH TRANSITION.	OFFICE	0m ²
3A.	FURTHER DESIGN DETAILS ADDED TO GATES.	RETAIL	0m ²
3B.	GATE REPOSITIONED CLOSER TO RUPERT STREET.	OUTDOOR	0m ²
4.	MINIMUM CLEARANCES TO MAIN ENTRANCE NOTED ON PLANS.	COMMON	670.86m ²
2A.	PEDESTRIAN CONNECTION DESIGN COORDINATED TO PROPOSED FUTURE DEVELOPMENT AT 40-72 ROKBY STREET.		
4A.	FLUSH STEEL EDGE NOTED ON PLANS AT THRESHOLD OF PUBLIC-PRIVATE REALM.	GROUND FLOOR	
4B.	WORKS WITHIN PUBLIC REALM NOTE ADDED TO PLAN.	GFA	670.86m ²
4C.	CROSSOVER UPDATED IN ACCORDANCE WITH COUNCIL STANDARD YSD802.	OFFICE	81.33m ²
4D.	REPAIR TO EXISTING BLUESTONE KERB AND CHANNEL AND FOOTPATH NOTE ADDED TO PLAN.	RETAIL (FOOD/DRINK)	62.86m ²
5A.	WINDOWS ADDED TO COMMERCIAL TENANCY 2 WESTERN WALL.	OUTDOOR	189.64m ²
RESPONSE TO URBAN DESIGN MEMO (28/07/2020)		COMMON	337.04m ²
PLANS AND ELEVATIONS:		FIRST FLOOR	
UD1.	BUILDING SET BACK TO WESTERN BOUNDARY INCREASED TO PROVIDE 6M SEPARATION FROM PROPOSED FUTURE DEVELOPMENT AT 40-72 ROKBY STREET.	GFA	644.01m ²
UD2.	GLAZING AND FINS ADDED TO FACADE TO AVOID BLANK WALL PRESENTATION TO WESTERN ELEVATION.	OFFICE	504.1m ²
UD3.	BRICK MATERIAL WRAPPED TO SIDE ELEVATIONS ON LOWER LEVELS.	RETAIL	0m ²
UD4.	BRICK PAVING EXTENDED INTO PEDESTRIAN PATHWAY.	OUTDOOR	44.99m ²
		COMMON	94.38m ²
		SECOND FLOOR	
		GFA	606.86m ²
		OFFICE	488.4m ²
		RETAIL	0m ²
		OUTDOOR	24.08m ²
		COMMON	94.38m ²
		THIRD FLOOR	
		GFA	599.16m ²
		OFFICE	320.19m ²
		RETAIL	0m ²
		OUTDOOR	184.99m ²
		COMMON	94.38m ²
		FOURTH TO SEVENTH FLOORS (4 STOREYS)	
		GFA	2113.86m ²
		OFFICE	320.19m ²
		RETAIL	0m ²
		OUTDOOR	0m ²
		COMMON	94.38m ²
		EIGHTH FLOOR	
		GFA	414.88m ²
		OFFICE	219.38m ²
		RETAIL	0m ²
		OUTDOOR	136.14m ²
		COMMON	65.05m ²
		NINTH FLOOR	
		GFA	284.43m ²
		OFFICE	0m ²
		RETAIL	0m ²
		OUTDOOR	0m ²
		COMMON	65.05m ²
		ROOF	
		GFA	284.43m ²
		OFFICE	0m ²
		RETAIL	0m ²
		OUTDOOR	120.90m ²
		COMMON	165.53m ²
RESPONSE TO ESD REFERRAL (20.08.2020)		ESD DEFICIENCIES	
		ESD1.	IN-GROUND RAINWATER TANK NOTED ON PLAN

ID	DATE	REVISION	ID	DATE	REVISION
A	18.05.2020	COUNCIL REF			
B	21.09.2020	COUNCIL REF REFERRAL RESPONSE			

Attachment 3 - 'Sketch Plans' provided in response to referral advice and referenced.



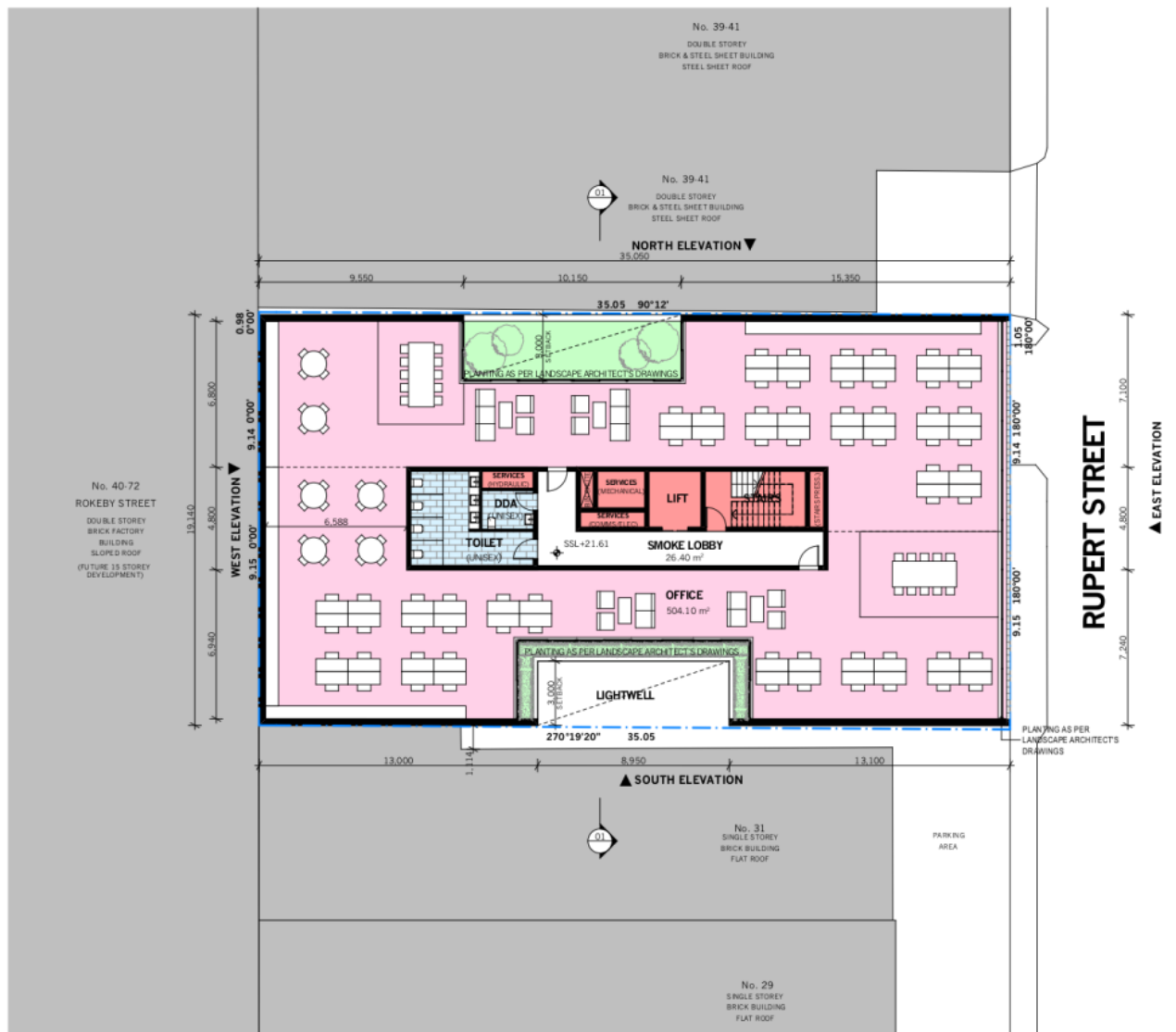
1 GROUND LEVEL PLAN
1:200

<p>RESPONSE TO COUNCIL REI (20/04/2020)</p> <p>PLANS:</p> <ol style="list-style-type: none"> POSSIBLE LOCATION TO SPEL TANKS PER REVISED SMP CONTAINING RESULTS OF THE MUSIC MODELLING ASSESSMENT. EXISTING SURVEY PLAN ADDED TO DRAWING SET REVISION A. COLUMN SIZE AND DEPTH ANNOTATIONS ADDED. CAR PARKING BAY NUMBERS ADDED. LOADING BAY/WAITING BAY DIMENSIONS ADDED. PROPOSED CROSSOVER SHOWN ON ALL FLOOR PLANS. WEST ELEVATION ADDED TO DRAWING SET REVISION A. OPENABLE WINDOWS IDENTIFIED ON LEVEL 8. OPENABLE DOORS AND WINDOWS IDENTIFIED ON RELEVANT ELEVATIONS. FLOOR-TO-CEILING HEIGHTS SHOWN ON SECTION. 	<p>DEVELOPMENT SCHEDULE</p> <table border="1"> <tr> <td>LAND AREA</td> <td>676.53m²</td> <td>UD1</td> </tr> <tr> <td>SITE COVERAGE</td> <td>670.86m²</td> <td>UD1</td> </tr> <tr> <td>GFA</td> <td>5835.03m²</td> <td>UD1</td> </tr> <tr> <td>LSA</td> <td>3176.39m²</td> <td>UD1</td> </tr> <tr> <td>RETAIL (FOOD/DRINK)</td> <td>62.86m²</td> <td>UD1</td> </tr> <tr> <td>OFFICE</td> <td>189.64m²</td> <td>UD1</td> </tr> <tr> <td>CAR PARK</td> <td>20</td> <td>UD1</td> </tr> <tr> <td>BICYCLE STORE</td> <td>20</td> <td>UD1</td> </tr> </table>	LAND AREA	676.53m ²	UD1	SITE COVERAGE	670.86m ²	UD1	GFA	5835.03m ²	UD1	LSA	3176.39m ²	UD1	RETAIL (FOOD/DRINK)	62.86m ²	UD1	OFFICE	189.64m ²	UD1	CAR PARK	20	UD1	BICYCLE STORE	20	UD1																																																																																				
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<p>RESPONSE TO COUNCIL COMMENTS (14/07/2020)</p> <p>PLANS:</p> <ol style="list-style-type: none"> PLAN UPDATED TO SHOW PROPOSED SCREEN MIN. 50% CLEAR OF VISUAL OBSTRUCTIONS WITHIN SIGHT TRIANGLE. SPOT LEVELS ADDED TO DEMONSTRATE SEAMLESS FOOTPATH TRANSITION. FURTHER DESIGN DETAILS ADDED TO GATES. GATE REPOSITIONED CLOSER TO RUPERT STREET. MINIMUM CLEARANCES TO MAIN ENTRANCE NOTED ON PLANS. PEDESTRIAN CONNECTION DESIGN COORDINATED TO PROPOSED FUTURE DEVELOPMENT AT 40-72 ROKEBY STREET. FLUSH STEEL EDGE NOTED ON PLANS AT THRESHOLD OF PUBLIC-PRIVATE REALM. WORKS WITHIN PUBLIC REALM NOTE ADDED TO PLAN. CROSSOVER UPDATED IN ACCORDANCE WITH COUNCIL STANDARD YSD002. REPAIR TO EXISTING BLUESTONE KERB AND CHANNEL AND FOOTPATH NOTE ADDED TO PLAN. WINDOWS ADDED TO COMMERCIAL TENANCY 2 WESTERN WALL. 	<p>AREA SCHEDULE</p> <table border="1"> <tr> <td>BASEMENT</td> <td></td> </tr> <tr> <td>GFA</td> <td>670.86m²</td> </tr> <tr> <td>OFFICE</td> <td>0m²</td> </tr> <tr> <td>RETAIL</td> <td>0m²</td> </tr> <tr> <td>OUTDOOR</td> <td>0m²</td> </tr> <tr> <td>COMMON</td> <td>670.86m²</td> </tr> <tr> <td>GROUND FLOOR</td> <td></td> </tr> <tr> <td>GFA</td> <td>670.86m²</td> </tr> <tr> <td>OFFICE</td> <td>81.33m²</td> </tr> <tr> <td>RETAIL (FOOD/DRINK)</td> <td>62.86m²</td> </tr> <tr> <td>OUTDOOR</td> <td>189.64m²</td> </tr> <tr> <td>COMMON</td> <td>337.04m²</td> </tr> <tr> <td>FIRST FLOOR</td> <td></td> </tr> <tr> <td>GFA</td> <td>644.01m²</td> </tr> <tr> <td>OFFICE</td> <td>504.1m²</td> </tr> <tr> <td>RETAIL</td> <td>0m²</td> </tr> <tr> <td>OUTDOOR</td> <td>44.99m²</td> </tr> <tr> <td>COMMON</td> <td>94.38m²</td> </tr> <tr> <td>SECOND FLOOR</td> <td></td> </tr> <tr> <td>GFA</td> <td>606.86m²</td> </tr> <tr> <td>OFFICE</td> <td>488.4m²</td> </tr> <tr> <td>RETAIL</td> <td>0m²</td> </tr> <tr> <td>OUTDOOR</td> <td>24.08m²</td> </tr> <tr> <td>COMMON</td> <td>94.38m²</td> </tr> <tr> <td>THIRD FLOOR</td> <td></td> </tr> <tr> <td>GFA</td> <td>599.16m²</td> </tr> <tr> <td>OFFICE</td> <td>320.19m²</td> </tr> <tr> <td>RETAIL</td> <td>0m²</td> </tr> <tr> <td>OUTDOOR</td> <td>184.99m²</td> </tr> <tr> <td>COMMON</td> <td>94.38m²</td> </tr> <tr> <td>FOURTH TO SEVENTH FLOORS (4 STOREYS)</td> <td></td> </tr> <tr> <td>GFA</td> <td>211.83m²</td> </tr> <tr> <td>OFFICE</td> <td>320.19m²</td> </tr> <tr> <td>RETAIL</td> <td>0m²</td> </tr> <tr> <td>OUTDOOR</td> <td>0m²</td> </tr> <tr> <td>COMMON</td> <td>94.38m²</td> </tr> <tr> <td>EIGHTH FLOOR</td> <td></td> </tr> <tr> <td>GFA</td> <td>414.88m²</td> </tr> <tr> <td>OFFICE</td> <td>219.38m²</td> </tr> <tr> <td>RETAIL</td> <td>0m²</td> </tr> <tr> <td>OUTDOOR</td> <td>130.90m²</td> </tr> <tr> <td>COMMON</td> <td>65.05m²</td> </tr> <tr> <td>NINTH FLOOR</td> <td></td> </tr> <tr> <td>GFA</td> <td>284.43m²</td> </tr> <tr> <td>OFFICE</td> <td>0m²</td> </tr> <tr> <td>RETAIL</td> <td>0m²</td> </tr> <tr> <td>OUTDOOR</td> <td>0m²</td> </tr> <tr> <td>COMMON</td> <td>65.05m²</td> </tr> <tr> <td>ROOF</td> <td></td> </tr> <tr> <td>GFA</td> <td>284.43m²</td> </tr> <tr> <td>OFFICE</td> <td>0m²</td> </tr> <tr> <td>RETAIL</td> <td>0m²</td> </tr> <tr> <td>OUTDOOR</td> <td>0m²</td> </tr> <tr> <td>COMMON</td> <td>165.53m²</td> </tr> </table>	BASEMENT		GFA	670.86m ²	OFFICE	0m ²	RETAIL	0m ²	OUTDOOR	0m ²	COMMON	670.86m ²	GROUND FLOOR		GFA	670.86m ²	OFFICE	81.33m ²	RETAIL (FOOD/DRINK)	62.86m ²	OUTDOOR	189.64m ²	COMMON	337.04m ²	FIRST FLOOR		GFA	644.01m ²	OFFICE	504.1m ²	RETAIL	0m ²	OUTDOOR	44.99m ²	COMMON	94.38m ²	SECOND FLOOR		GFA	606.86m ²	OFFICE	488.4m ²	RETAIL	0m ²	OUTDOOR	24.08m ²	COMMON	94.38m ²	THIRD FLOOR		GFA	599.16m ²	OFFICE	320.19m ²	RETAIL	0m ²	OUTDOOR	184.99m ²	COMMON	94.38m ²	FOURTH TO SEVENTH FLOORS (4 STOREYS)		GFA	211.83m ²	OFFICE	320.19m ²	RETAIL	0m ²	OUTDOOR	0m ²	COMMON	94.38m ²	EIGHTH FLOOR		GFA	414.88m ²	OFFICE	219.38m ²	RETAIL	0m ²	OUTDOOR	130.90m ²	COMMON	65.05m ²	NINTH FLOOR		GFA	284.43m ²	OFFICE	0m ²	RETAIL	0m ²	OUTDOOR	0m ²	COMMON	65.05m ²	ROOF		GFA	284.43m ²	OFFICE	0m ²	RETAIL	0m ²	OUTDOOR	0m ²	COMMON	165.53m ²
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<p>RESPONSE TO URBAN DESIGN MEMO (28/07/2020)</p> <p>PLANS AND ELEVATIONS:</p> <ol style="list-style-type: none"> BUILDING SET BACK TO WESTERN BOUNDARY INCREASED TO PROVIDE 6M SEPARATION FROM PROPOSED FUTURE DEVELOPMENT AT 40-72 ROKEBY STREET. GLAZING AND FINS ADDED TO FACADE TO AVOID BLANK WALL PRESENTATION TO WESTERN ELEVATION. BRICK MATERIAL WRAPPED TO SIDE ELEVATIONS ON LOWER LEVELS. BRICK PAVING EXTENDED INTO PEDESTRIAN PATHWAY. 	<p>RESPONSE TO ESD REFERRAL (20/04/2020)</p> <p>ESD DEFICIENCIES</p> <p>ESD1. IN-GROUND RAINWATER TANK NOTED ON PLAN</p>																																																																																																												

ID	DATE	REVISION
A	18.05.2020	COUNCIL REVIEW
B	21.09.2020	COUNCIL COMMENTS AND URBAN DESIGN REVIEW BY SPONSORS

ID	DATE	REVISION

Attachment 3 - 'Sketch Plans' provided in response to referral advice and referenced.

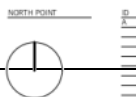


1 LEVEL 1 FLOOR PLAN
1:200

RESPONSE TO COUNCIL REI (02/04/2020)		DEVELOPMENT SCHEDULE	
PLANS:		LAND AREA	676.53m ²
2.	POSSIBLE LOCATION TO SPEL TANKS PER REVISED SMP CONTAINING RESULTS OF THE MUSIC MODELLING ASSESSMENT.	SITE COVERAGE	670.86m ²
3.	EXISTING SURVEY PLAN ADDED TO DRAWING SET REVISION A. COLUMN SIZE AND DEPTH ANNOTATIONS ADDED. CAR PARKING BAY NUMBERS ADDED.	GFA	5835.03m ²
4.	LOADING BAY WAITING BAY DIMENSIONS ADDED. PROPOSED CROSSOVER SHOWN ON ALL FLOOR PLANS.	LSA	3176.39m ²
5.	WEST ELEVATION ADDED TO DRAWING SET REVISION A. OPENABLE WINDOWS IDENTIFIED ON LEVEL 8. OPENABLE DOORS AND WINDOWS IDENTIFIED ON RELEVANT ELEVATIONS. FLOOR-TO-CEILING HEIGHTS SHOWN ON SECTION.	RETAIL (FOOD/DRINK)	62.86m ²
6.		OFFICE	189.64m ²
7.		CAR PARK	18
8.		BICYCLE STORE	20
9.			
RESPONSE TO COUNCIL COMMENTS (14/07/2020)		AREA SCHEDULE	
PLANS:		BASEMENT	
2A.	PLAN UPDATED TO SHOW PROPOSED SCREEN MIN. 50% CLEAR OF VISUAL OBSTRUCTIONS WITHIN SIGHT TRIANGLE.	GFA	670.86m ²
2B.	SPOT LEVELS ADDED TO DEMONSTRATE SEAMLESS FOOTPATH TRANSITION	OFFICE	0m ²
2C.	FURTHER DESIGN DETAILS ADDED TO GATES.	RETAIL	0m ²
2D.	GATE REPOSITIONED CLOSER TO RUPERT STREET.	OUTDOOR	0m ²
2E.	MINIMUM CLEARANCES TO MAIN ENTRANCE NOTED ON PLANS.	COMMON	670.86m ²
2M.	PEDESTRIAN CONNECTION DESIGN COORDINATED TO PROPOSED FUTURE DEVELOPMENT AT 40-72 ROKEBY STREET.	GROUND FLOOR	
4A.	FLUSH STEEL EDGE NOTED ON PLANS AT THRESHOLD OF PUBLIC-PRIVATE REALM.	GFA	670.86m ²
4B.	WORKS WITHIN PUBLIC REALM NOTE ADDED TO PLAN.	OFFICE	81.33m ²
4C.	CROSSOVER UPDATED IN ACCORDANCE WITH COUNCIL STANDARD YSD602.	RETAIL (FOOD/DRINK)	62.86m ²
4D.	REPAIR TO EXISTING BLUESTONE KERB AND CHANNEL AND FOOTPATH NOTE ADDED TO PLAN.	OUTDOOR	189.64m ²
5A.	WINDOWS ADDED TO COMMERCIAL TENANCY 2 WESTERN WALL.	COMMON	337.04m ²
RESPONSE TO URBAN DESIGN MEMO (28/07/2020)		FIRST FLOOR	
PLANS AND ELEVATIONS:		GFA	644.01m ²
UD1.	BUILDING SET BACK TO WESTERN BOUNDARY INCREASED TO PROVIDE 6M SEPARATION FROM PROPOSED FUTURE DEVELOPMENT AT 40-72 ROKEBY STREET.	OFFICE	504.1m ²
UD2.	GLAZING AND FINS ADDED TO FACADE TO AVOID BLANK WALL PRESENTATION TO WESTERN ELEVATION.	RETAIL	0m ²
UD3.	BRICK MATERIAL WRAPPED TO SIDE ELEVATIONS ON LOWER LEVELS.	OUTDOOR	44.99m ²
UD4.	BRICK PAVING EXTENDED INTO PEDESTRIAN PATHWAY.	COMMON	94.38m ²
		SECOND FLOOR	
		GFA	606.86m ²
		OFFICE	488.4m ²
		RETAIL	0m ²
		OUTDOOR	24.08m ²
		COMMON	94.38m ²
		THIRD FLOOR	
		GFA	599.16m ²
		OFFICE	320.13m ²
		RETAIL	0m ²
		OUTDOOR	184.99m ²
		COMMON	94.38m ²
		FOURTH TO SEVENTH FLOORS (4 STOREYS)	
		GFA	2114.38m ²
		OFFICE	320.13m ²
		RETAIL	0m ²
		OUTDOOR	0m ²
		COMMON	94.38m ²
		EIGHTH FLOOR	
		GFA	414.88m ²
		OFFICE	219.38m ²
		RETAIL	0m ²
		OUTDOOR	136.14m ²
		COMMON	65.05m ²
		NINTH FLOOR	
		GFA	284.43m ²
		OFFICE	219.38m ²
		RETAIL	0m ²
		OUTDOOR	0m ²
		COMMON	65.05m ²
		ROOF	
		GFA	284.43m ²
		OFFICE	0m ²
		RETAIL	0m ²
		OUTDOOR	136.14m ²
		COMMON	165.53m ²
		RESPONSE TO ESD REFERRAL (20.08.2020)	
		ESD DEFICIENCIES	
		ESD1. IN-GROUND RAINWATER TANK NOTED ON PLAN	



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ID	DATE	REVISION
A	18.05.2020	COUNCIL REI

ID	DATE	REVISION

PROJECT
33-37 RUPERT STREET
COLLINGWOOD VIC 3066

SCALE
1:100 @ A1
1:200 @ A3

DATE
21/09/20

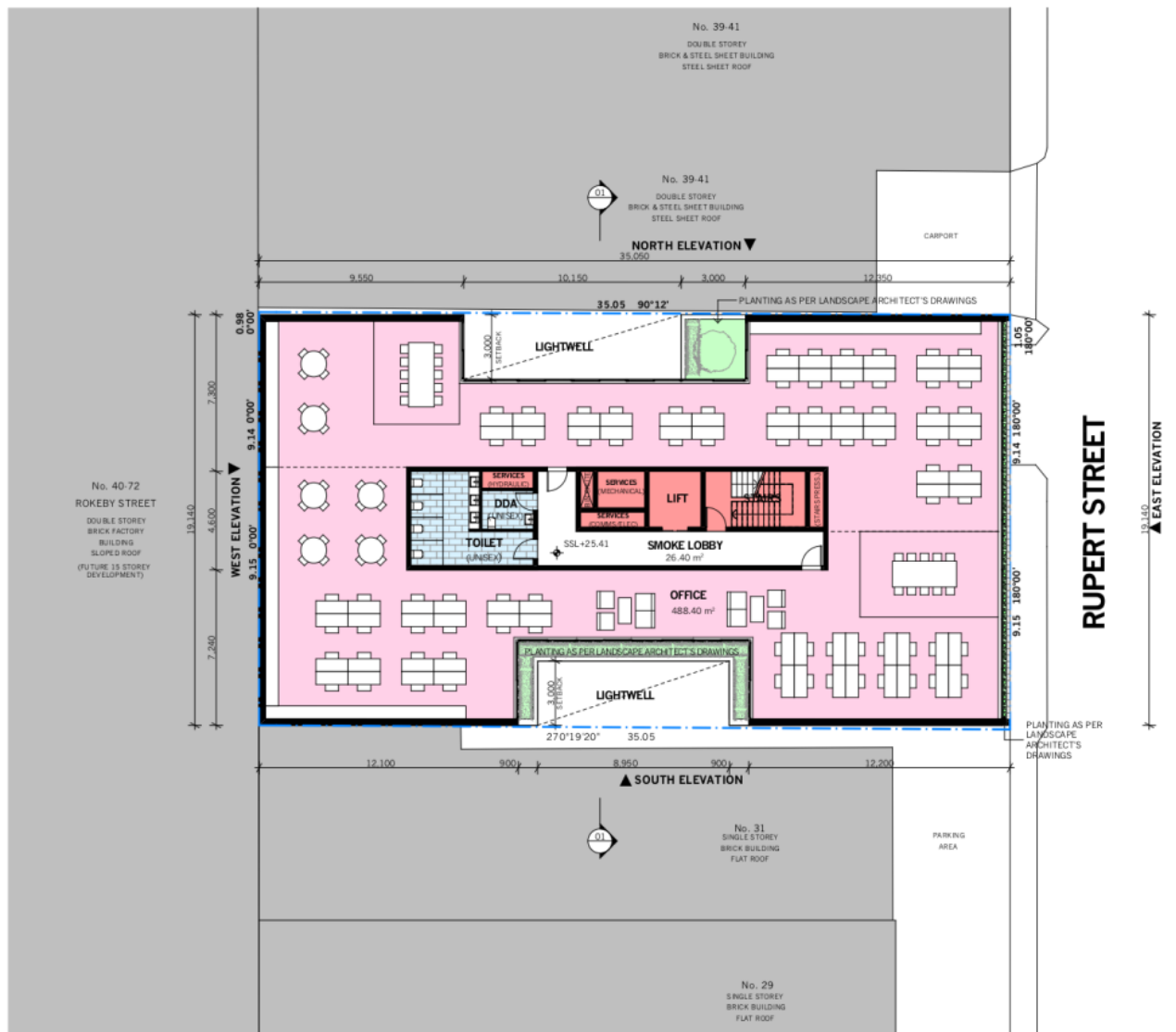
DRAWING NO.
TP2-103

STAGE
LEVEL 1 FLOOR PLAN

REVISION
A

STAGE
TP

Attachment 3 - 'Sketch Plans' provided in response to referral advice and referenced.



1 LEVEL 2 FLOOR PLAN
1:200

RESPONSE TO COUNCIL REI (02/04/2020)
PLANS:
 2. POSSIBLE LOCATION TO SPEL TANKS PER REVISED SMP CONTAINING RESULTS OF THE MUSIC MODELLING ASSESSMENT.
 3. EXISTING SURVEY PLAN ADDED TO DRAWING SET REVISION A. COLUMN SIZE AND DEPTH ANNOTATIONS ADDED. CAR PARKING BAY NUMBERS ADDED.
 4. LOADING BAY/WAITING BAY DIMENSIONS ADDED. PROPOSED CROSSOVER SHOWN ON ALL FLOOR PLANS.
 5. WEST ELEVATION ADDED TO DRAWING SET REVISION A.
 6. OPENABLE WINDOWS IDENTIFIED ON LEVEL 2. OPENABLE DOORS AND WINDOWS IDENTIFIED ON RELEVANT ELEVATIONS.
 7. FLOOR-TO-CEILING HEIGHTS SHOWN ON SECTION.

RESPONSE TO COUNCIL COMMENTS (14/07/2020)
PLANS:
 2A. PLAN UPDATED TO SHOW PROPOSED SCREEN MIN. 50% CLEAR OF VISUAL OBSTRUCTIONS WITHIN SIGHT TRIANGLE.
 2B. SPOT LEVELS ADDED TO DEMONSTRATE SEAMLESS FOOTPATH TRANSITION.
 2C. FURTHER DESIGN DETAILS ADDED TO GATES.
 2D. GATE REPOSITIONED CLOSER TO RUPERT STREET.
 2L. MINIMUM CLEARANCES TO MAIN ENTRANCE NOTED ON PLANS.
 2M. PEDESTRIAN CONNECTION DESIGN COORDINATED TO PROPOSED FUTURE DEVELOPMENT AT 40-72 ROKEBY STREET.
 4A. FLUSH STEEL EDGE NOTED ON PLANS AT THRESHOLD OF PUBLIC-PRIVATE REALM.
 4B. WORKS WITHIN PUBLIC REALM NOTE ADDED TO PLAN.
 4C. CROSSOVER UPDATED IN ACCORDANCE WITH COUNCIL STANDARD YSD602.
 4D. REPAIR TO EXISTING BLUESTONE KERB AND CHANNEL AND FOOTPATH NOTE ADDED TO PLAN.
 5A. WINDOWS ADDED TO COMMERCIAL TENANCY 2 WESTERN WALL.

RESPONSE TO URBAN DESIGN MEMO (28/07/2020)
PLANS AND ELEVATIONS:
 U01. BUILDING SET BACK TO WESTERN BOUNDARY INCREASED TO PROVIDE 6M SEPARATION FROM PROPOSED FUTURE DEVELOPMENT AT 40-72 ROKEBY STREET.
 U02. GLAZING AND FINS ADDED TO FACADE TO AVOID BLANK WALL PRESENTATION TO WESTERN ELEVATION.
 U03. BRICK MATERIAL WRAPPED TO SIDE ELEVATIONS ON LOWER LEVELS.
 U04. BRICK PAVING EXTENDED INTO PEDESTRIAN PATHWAY.

DEVELOPMENT SCHEDULE

LAND AREA	676.53m ²	UD1
SITE COVERAGE	670.86m ²	UD1
GFA	5835.03m ²	UD1
LSA	3176.39m ²	UD1
RETAIL (FOOD/DRINK) OFFICE	62.89m ²	UD1
CAR PARK	18.00m ²	UD1
BICYCLE STORE	20	UD1

AREA SCHEDULE

BASEMENT	
GFA	670.86m ²
OFFICE	0m ²
RETAIL	0m ²
OUTDOOR	0m ²
COMMON	670.86m ²
GROUND FLOOR	
GFA	670.86m ²
OFFICE	81.33m ²
RETAIL (FOOD/DRINK)	62.89m ²
OUTDOOR	189.64m ²
COMMON	337.04m ²
FIRST FLOOR	
GFA	644.01m ²
OFFICE	504.1m ²
RETAIL	0m ²
OUTDOOR	44.99m ²
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THIRD FLOOR	
GFA	599.16m ²
OFFICE	320.13m ²
RETAIL	0m ²
OUTDOOR	184.99m ²
COMMON	94.38m ²
FOURTH TO SEVENTH FLOORS (4 STOREYS)	
GFA	2113.86m ²
OFFICE	1320.13m ² (n4 = 1280.76m ²)
RETAIL	0m ² (n4 = 0m ²)
OUTDOOR	0m ² (n4 = 0m ²)
COMMON	94.38m ² (n4 = 377.52m ²)
EIGHTH FLOOR	
GFA	414.88m ²
OFFICE	219.38m ²
RETAIL	0m ²
OUTDOOR	136.14m ²
COMMON	65.05m ²
NINTH FLOOR	
GFA	284.43m ²
OFFICE	284.43m ²
RETAIL	0m ²
OUTDOOR	0m ²
COMMON	65.05m ²
ROOF	
GFA	284.43m ²
OFFICE	0m ²
RETAIL	0m ²
OUTDOOR	120.90m ²
COMMON	165.53m ²

RESPONSE TO ESD REFERRAL (20.08.2020)
ESD DEFICIENCIES
 ESD1. IN-GROUND RAINWATER TANK NOTED ON PLAN

Pitch
 47 Capon St Richmond VIC 3121
 pitch@pitch.com.au 03 9046 2811
 www.pitch.com.au

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ID	DATE	REVISION

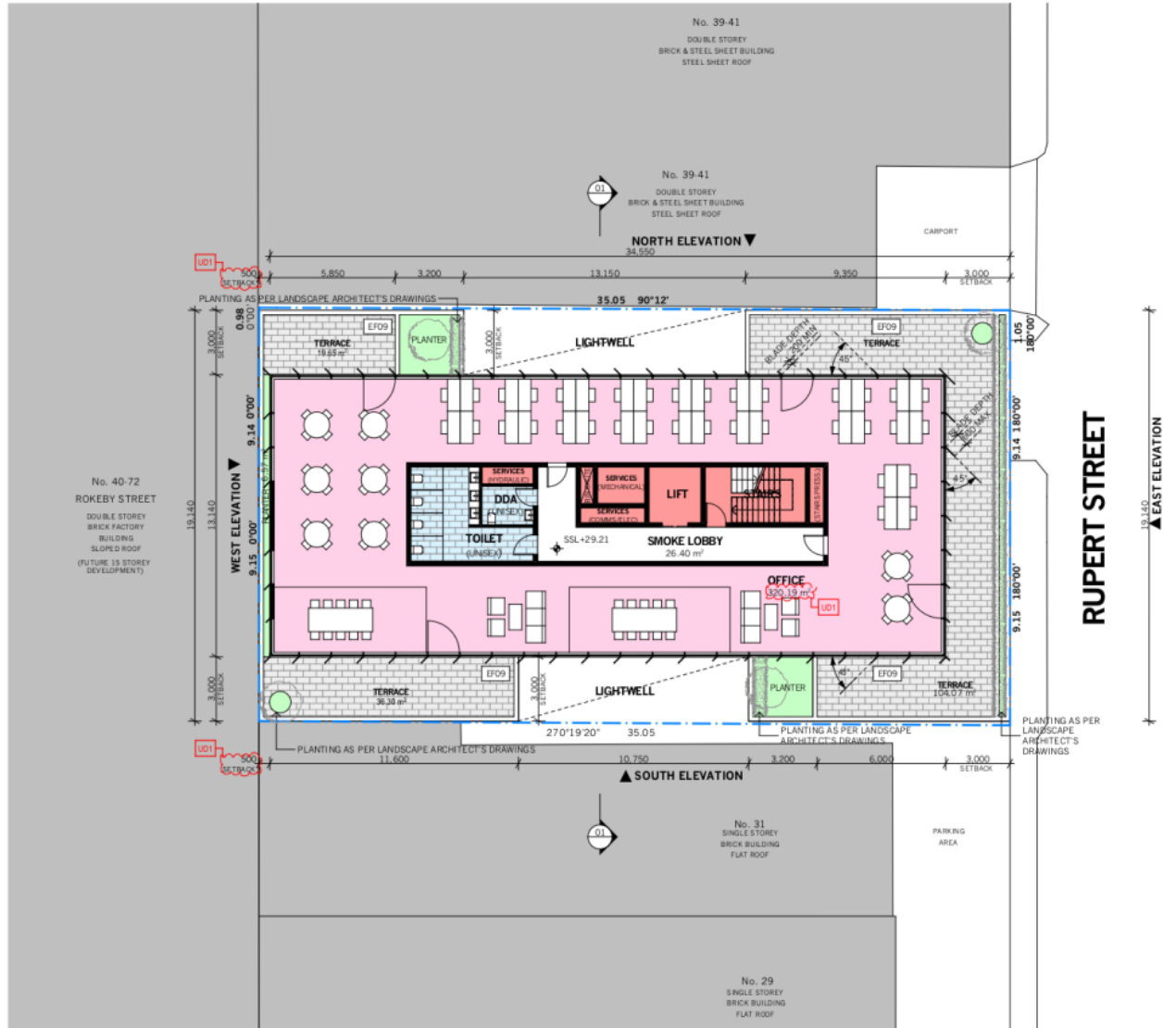
PROJECT
 33-37 RUPERT STREET
 COLLINGWOOD VIC 3066

SCALE
 1:100 @ A1
 1:200 @ A3

DRAWING NO.
TP2-104

REVISION
A

Attachment 3 - 'Sketch Plans' provided in response to referral advice and referenced.

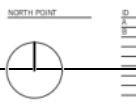


1 LEVEL 3 FLOOR PLAN
1:200

<p>RESPONSE TO COUNCIL REI (02/04/2020) PLANS:</p> <ol style="list-style-type: none"> POSSIBLE LOCATION TO SPEL TANKS PER REVISED SMP CONTAINING RESULTS OF THE MUSIC MODELLING ASSESSMENT. EXISTING SURVEY PLAN ADDED TO DRAWING SET REVISION A. COLUMN SIZE AND DEPTH ANNOTATIONS ADDED. CAR PARKING BAY NUMBERS ADDED. LOADING BAY/WAITING BAY DIMENSIONS ADDED. PROPOSED CROSSOVER SHOWN ON ALL FLOOR PLANS. WEST ELEVATION ADDED TO DRAWING SET REVISION A. OPENABLE WINDOWS IDENTIFIED ON LEVEL 3. OPENABLE DOORS AND WINDOWS IDENTIFIED ON RELEVANT ELEVATIONS. FLOOR-TO-CEILING HEIGHTS SHOWN ON SECTION. 	<p>DEVELOPMENT SCHEDULE</p> <table border="1"> <tr><td>LAND AREA</td><td>676.53m²</td><td>UD1</td></tr> <tr><td>SITE COVERAGE</td><td>670.86m²</td><td></td></tr> <tr><td>GFA</td><td>5835.03m²</td><td></td></tr> <tr><td>LSA</td><td>3176.39m²</td><td></td></tr> <tr><td>RETAIL (FOOD/DRINK)</td><td>62.89m²</td><td>UD1</td></tr> <tr><td>OFFICE</td><td>189.64m²</td><td></td></tr> <tr><td>CAR PARK</td><td>18.00m²</td><td></td></tr> <tr><td>BICYCLE STORE</td><td>20</td><td></td></tr> </table> <p>AREA SCHEDULE</p> <table border="1"> <tr><td colspan="2">BASEMENT</td></tr> <tr><td>GFA</td><td>670.86m²</td></tr> <tr><td>OFFICE</td><td>0m²</td></tr> <tr><td>RETAIL</td><td>0m²</td></tr> <tr><td>OUTDOOR</td><td>0m²</td></tr> <tr><td>COMMON</td><td>670.86m²</td></tr> <tr><td colspan="2">GROUND FLOOR</td></tr> <tr><td>GFA</td><td>670.86m²</td></tr> <tr><td>OFFICE</td><td>81.33m²</td></tr> <tr><td>RETAIL (FOOD/DRINK)</td><td>62.89m²</td></tr> <tr><td>OUTDOOR</td><td>189.64m²</td></tr> <tr><td>COMMON</td><td>337.04m²</td></tr> <tr><td colspan="2">FIRST FLOOR</td></tr> <tr><td>GFA</td><td>644.01m²</td></tr> <tr><td>OFFICE</td><td>504.1m²</td></tr> <tr><td>RETAIL</td><td>0m²</td></tr> <tr><td>OUTDOOR</td><td>44.99m²</td></tr> <tr><td>COMMON</td><td>94.38m²</td></tr> <tr><td colspan="2">SECOND FLOOR</td></tr> <tr><td>GFA</td><td>606.86m²</td></tr> <tr><td>OFFICE</td><td>488.4m²</td></tr> <tr><td>RETAIL</td><td>0m²</td></tr> <tr><td>OUTDOOR</td><td>24.08m²</td></tr> <tr><td>COMMON</td><td>94.38m²</td></tr> <tr><td colspan="2">THIRD FLOOR</td></tr> <tr><td>GFA</td><td>599.16m²</td></tr> <tr><td>OFFICE</td><td>320.19m²</td></tr> <tr><td>RETAIL</td><td>0m²</td></tr> <tr><td>OUTDOOR</td><td>184.99m²</td></tr> <tr><td>COMMON</td><td>94.38m²</td></tr> <tr><td colspan="2">FOURTH TO SEVENTH FLOORS (4 STOREYS)</td></tr> <tr><td>GFA</td><td>2113.86m²</td></tr> <tr><td>OFFICE</td><td>1280.19m²</td></tr> <tr><td>RETAIL</td><td>0m²</td></tr> <tr><td>OUTDOOR</td><td>0m²</td></tr> <tr><td>COMMON</td><td>94.38m²</td></tr> <tr><td colspan="2">EIGHTH FLOOR</td></tr> <tr><td>GFA</td><td>414.88m²</td></tr> <tr><td>OFFICE</td><td>219.38m²</td></tr> <tr><td>RETAIL</td><td>0m²</td></tr> <tr><td>OUTDOOR</td><td>136.14m²</td></tr> <tr><td>COMMON</td><td>65.05m²</td></tr> <tr><td colspan="2">NINTH FLOOR</td></tr> <tr><td>GFA</td><td>284.43m²</td></tr> <tr><td>OFFICE</td><td>219.38m²</td></tr> <tr><td>RETAIL</td><td>0m²</td></tr> <tr><td>OUTDOOR</td><td>0m²</td></tr> <tr><td>COMMON</td><td>65.05m²</td></tr> <tr><td colspan="2">ROOF</td></tr> <tr><td>GFA</td><td>284.43m²</td></tr> <tr><td>OFFICE</td><td>0m²</td></tr> <tr><td>RETAIL</td><td>0m²</td></tr> <tr><td>OUTDOOR</td><td>120.90m²</td></tr> <tr><td>COMMON</td><td>163.53m²</td></tr> </table>	LAND AREA	676.53m ²	UD1	SITE COVERAGE	670.86m ²		GFA	5835.03m ²		LSA	3176.39m ²		RETAIL (FOOD/DRINK)	62.89m ²	UD1	OFFICE	189.64m ²		CAR PARK	18.00m ²		BICYCLE STORE	20		BASEMENT		GFA	670.86m ²	OFFICE	0m ²	RETAIL	0m ²	OUTDOOR	0m ²	COMMON	670.86m ²	GROUND FLOOR		GFA	670.86m ²	OFFICE	81.33m ²	RETAIL (FOOD/DRINK)	62.89m ²	OUTDOOR	189.64m ²	COMMON	337.04m ²	FIRST FLOOR		GFA	644.01m ²	OFFICE	504.1m ²	RETAIL	0m ²	OUTDOOR	44.99m ²	COMMON	94.38m ²	SECOND FLOOR		GFA	606.86m ²	OFFICE	488.4m ²	RETAIL	0m ²	OUTDOOR	24.08m ²	COMMON	94.38m ²	THIRD FLOOR		GFA	599.16m ²	OFFICE	320.19m ²	RETAIL	0m ²	OUTDOOR	184.99m ²	COMMON	94.38m ²	FOURTH TO SEVENTH FLOORS (4 STOREYS)		GFA	2113.86m ²	OFFICE	1280.19m ²	RETAIL	0m ²	OUTDOOR	0m ²	COMMON	94.38m ²	EIGHTH FLOOR		GFA	414.88m ²	OFFICE	219.38m ²	RETAIL	0m ²	OUTDOOR	136.14m ²	COMMON	65.05m ²	NINTH FLOOR		GFA	284.43m ²	OFFICE	219.38m ²	RETAIL	0m ²	OUTDOOR	0m ²	COMMON	65.05m ²	ROOF		GFA	284.43m ²	OFFICE	0m ²	RETAIL	0m ²	OUTDOOR	120.90m ²	COMMON	163.53m ²
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<p>RESPONSE TO COUNCIL COMMENTS (14/07/2020) PLANS:</p> <ol style="list-style-type: none"> PLAN UPDATED TO SHOW PROPOSED SCREEN MIN. 50% CLEAR OF VISUAL OBSTRUCTIONS WITHIN SIGHT TRIANGLE. SPOT LEVELS ADDED TO DEMONSTRATE SEAMLESS FOOTPATH TRANSITION. FURTHER DESIGN DETAILS ADDED TO GATES. GATE REPOSITIONED CLOSER TO RUPERT STREET. MINIMUM CLEARANCES TO MAIN ENTRANCE NOTED ON PLANS. RETAIL CONNECTION DESIGN COORDINATED TO PROPOSED FUTURE DEVELOPMENT AT 40-72 ROKEBY STREET. FLUSH STEEL EDGE NOTED ON PLANS AT THRESHOLD OF PUBLIC-PRIVATE REALM. WORKS WITHIN PUBLIC REALM NOTE ADDED TO PLAN. CROSSOVER UPDATED IN ACCORDANCE WITH COUNCIL STANDARD YSD602. REPAIR TO EXISTING BLUESTONE KERB AND CHANNEL AND FOOTPATH NOTE ADDED TO PLAN. WINDOWS ADDED TO COMMERCIAL TENANCY 2 WESTERN WALL. 	<p>RESPONSE TO URBAN DESIGN MEMO (28/07/2020) PLANS AND ELEVATIONS:</p> <ol style="list-style-type: none"> BUILDING SET BACK TO WESTERN BOUNDARY INCREASED TO PROVIDE 6M SEPARATION FROM PROPOSED FUTURE DEVELOPMENT AT 40-72 ROKEBY STREET. GLAZING AND FINS ADDED TO FACADE TO AVOID BLANK WALL PRESENTATION TO WESTERN ELEVATION. BRICK MATERIAL WRAPPED TO SIDE ELEVATIONS ON LOWER LEVELS. BRICK PAVING EXTENDED INTO PEDESTRIAN PATHWAY. 																																																																																																																																				
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Drawings to be read in conjunction with specification by pldND and all drawings and documents by engineers and sub-consultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference. Do not scale the drawings. These drawings are intended for use as a guide only and may not be relied upon without the written permission of pldND. All discrepancies to be brought to the attention of the author.



ID	DATE	REVISION
A	18.05.2020	COUNCIL REI
B	21.09.2020	COUNCIL COMMENTS AND URBAN DESIGN REVIEW RESPONSES

ID	DATE	REVISION

PROJECT
33-37 RUPERT STREET
COLLINGWOOD VIC 3066

SCALE
1:100 @ A1
1:200 @ A3

DATE
21/09/20

PROJECT NO.
P19048

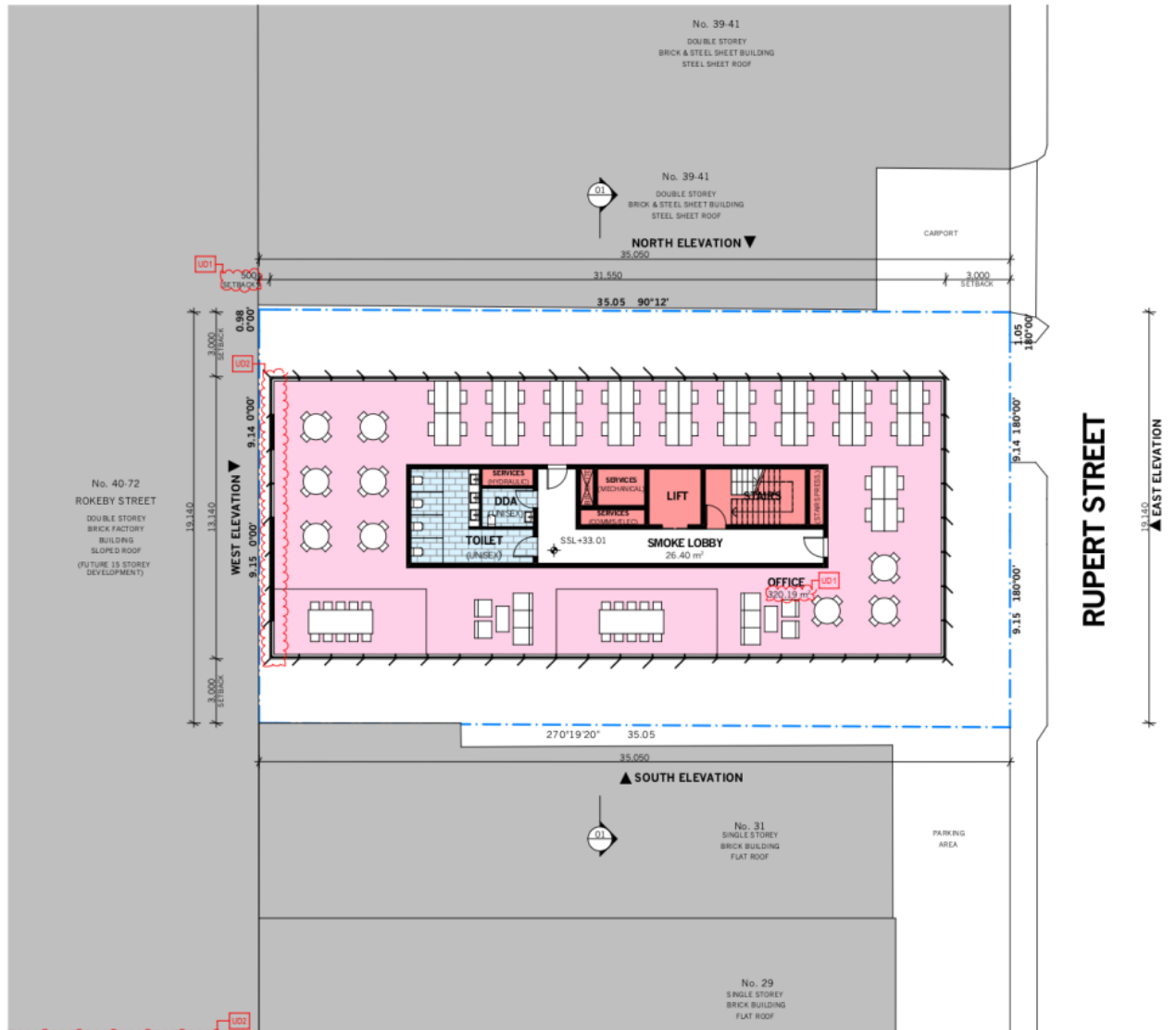
DRAWING NO.
TP2-105

STAGE
LEVEL 3 FLOOR PLAN

REVISION
B

STAGE
TP

Attachment 3 - 'Sketch Plans' provided in response to referral advice and referenced.



1 LEVEL 4 FLOOR PLAN
1:200

<p>RESPONSE TO COUNCIL REF (02/04/2020)</p> <p>PLANS:</p> <ol style="list-style-type: none"> POSSIBLE LOCATION TO SPEL TANKS PER REVISED SMP CONTAINING RESULTS OF THE MUSIC MODELLING ASSESSMENT. EXISTING SURVEY PLAN ADDED TO DRAWING SET REVISION A. COLUMN SIZE AND DEPTH ANNOTATIONS ADDED. CAR PARKING BAY NUMBERS ADDED. LOADING BAY/WAITING BAY DIMENSIONS ADDED. PROPOSED CROSSOVER SHOWN ON ALL FLOOR PLANS. WEST ELEVATION ADDED TO DRAWING SET REVISION A. OPENABLE WINDOWS IDENTIFIED ON LEVEL 8. OPENABLE DOORS AND WINDOWS IDENTIFIED ON RELEVANT ELEVATIONS. FLOOR-TO-CILING HEIGHTS SHOWN ON SECTION. 	<p>DEVELOPMENT SCHEDULE</p> <table border="1"> <tr><td>LAND AREA</td><td>676.53m²</td><td>LD1</td></tr> <tr><td>SITE COVERAGE</td><td>670.86m²</td><td>LD1</td></tr> <tr><td>GFA</td><td>5835.03m²</td><td>LD1</td></tr> <tr><td>LSA</td><td>3176.39m²</td><td>LD1</td></tr> <tr><td>RETAIL (FOOD/DRINK)</td><td>62.86m²</td><td>LD1</td></tr> <tr><td>OFFICE</td><td>6113.93m²</td><td>LD1</td></tr> <tr><td>CAR PARK</td><td>18</td><td>LD1</td></tr> <tr><td>BICYCLE STORE</td><td>20</td><td>LD1</td></tr> </table> <p>AREA SCHEDULE</p> <table border="1"> <tr><td colspan="2">BASEMENT</td></tr> <tr><td>GFA</td><td>670.86m²</td></tr> <tr><td>OFFICE</td><td>0m²</td></tr> <tr><td>RETAIL</td><td>0m²</td></tr> <tr><td>OUTDOOR</td><td>0m²</td></tr> <tr><td>COMMON</td><td>670.86m²</td></tr> <tr><td colspan="2">GROUND FLOOR</td></tr> <tr><td>GFA</td><td>670.86m²</td></tr> <tr><td>OFFICE</td><td>81.33m²</td></tr> <tr><td>RETAIL (FOOD/DRINK)</td><td>62.86m²</td></tr> <tr><td>OUTDOOR</td><td>189.64m²</td></tr> <tr><td>COMMON</td><td>337.04m²</td></tr> <tr><td colspan="2">FIRST FLOOR</td></tr> <tr><td>GFA</td><td>644.01m²</td></tr> <tr><td>OFFICE</td><td>504.1m²</td></tr> <tr><td>RETAIL</td><td>0m²</td></tr> <tr><td>OUTDOOR</td><td>44.99m²</td></tr> <tr><td>COMMON</td><td>94.38m²</td></tr> <tr><td colspan="2">SECOND FLOOR</td></tr> <tr><td>GFA</td><td>606.86m²</td></tr> <tr><td>OFFICE</td><td>488.4m²</td></tr> <tr><td>RETAIL</td><td>0m²</td></tr> <tr><td>OUTDOOR</td><td>24.08m²</td></tr> <tr><td>COMMON</td><td>94.38m²</td></tr> <tr><td colspan="2">THIRD FLOOR</td></tr> <tr><td>GFA</td><td>599.16m²</td></tr> <tr><td>OFFICE</td><td>320.19m²</td></tr> <tr><td>RETAIL</td><td>0m²</td></tr> <tr><td>OUTDOOR</td><td>184.99m²</td></tr> <tr><td>COMMON</td><td>94.38m²</td></tr> <tr><td colspan="2">FOURTH TO SEVENTH FLOORS (4 STOREYS)</td></tr> <tr><td>GFA</td><td>2114.38m²</td></tr> <tr><td>OFFICE</td><td>1320.19m² (x4 = 1280.76m²)</td></tr> <tr><td>RETAIL</td><td>0m² (x4 = 0m²)</td></tr> <tr><td>OUTDOOR</td><td>0m² (x4 = 0m²)</td></tr> <tr><td>COMMON</td><td>94.38m² (x4 = 377.52m²)</td></tr> <tr><td colspan="2">EIGHTH FLOOR</td></tr> <tr><td>GFA</td><td>414.88m²</td></tr> <tr><td>OFFICE</td><td>219.38m²</td></tr> <tr><td>RETAIL</td><td>0m²</td></tr> <tr><td>OUTDOOR</td><td>136.14m²</td></tr> <tr><td>COMMON</td><td>65.05m²</td></tr> <tr><td colspan="2">NINTH FLOOR</td></tr> <tr><td>GFA</td><td>284.43m²</td></tr> <tr><td>OFFICE</td><td>219.38m²</td></tr> <tr><td>RETAIL</td><td>0m²</td></tr> <tr><td>OUTDOOR</td><td>0m²</td></tr> <tr><td>COMMON</td><td>65.05m²</td></tr> <tr><td colspan="2">ROOF</td></tr> <tr><td>GFA</td><td>284.43m²</td></tr> <tr><td>OFFICE</td><td>0m²</td></tr> <tr><td>RETAIL</td><td>0m²</td></tr> <tr><td>OUTDOOR</td><td>136.14m²</td></tr> <tr><td>COMMON</td><td>165.53m²</td></tr> </table>	LAND AREA	676.53m ²	LD1	SITE COVERAGE	670.86m ²	LD1	GFA	5835.03m ²	LD1	LSA	3176.39m ²	LD1	RETAIL (FOOD/DRINK)	62.86m ²	LD1	OFFICE	6113.93m ²	LD1	CAR PARK	18	LD1	BICYCLE STORE	20	LD1	BASEMENT		GFA	670.86m ²	OFFICE	0m ²	RETAIL	0m ²	OUTDOOR	0m ²	COMMON	670.86m ²	GROUND FLOOR		GFA	670.86m ²	OFFICE	81.33m ²	RETAIL (FOOD/DRINK)	62.86m ²	OUTDOOR	189.64m ²	COMMON	337.04m ²	FIRST FLOOR		GFA	644.01m ²	OFFICE	504.1m ²	RETAIL	0m ²	OUTDOOR	44.99m ²	COMMON	94.38m ²	SECOND FLOOR		GFA	606.86m ²	OFFICE	488.4m ²	RETAIL	0m ²	OUTDOOR	24.08m ²	COMMON	94.38m ²	THIRD FLOOR		GFA	599.16m ²	OFFICE	320.19m ²	RETAIL	0m ²	OUTDOOR	184.99m ²	COMMON	94.38m ²	FOURTH TO SEVENTH FLOORS (4 STOREYS)		GFA	2114.38m ²	OFFICE	1320.19m ² (x4 = 1280.76m ²)	RETAIL	0m ² (x4 = 0m ²)	OUTDOOR	0m ² (x4 = 0m ²)	COMMON	94.38m ² (x4 = 377.52m ²)	EIGHTH FLOOR		GFA	414.88m ²	OFFICE	219.38m ²	RETAIL	0m ²	OUTDOOR	136.14m ²	COMMON	65.05m ²	NINTH FLOOR		GFA	284.43m ²	OFFICE	219.38m ²	RETAIL	0m ²	OUTDOOR	0m ²	COMMON	65.05m ²	ROOF		GFA	284.43m ²	OFFICE	0m ²	RETAIL	0m ²	OUTDOOR	136.14m ²	COMMON	165.53m ²
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COMMON	165.53m ²																																																																																																																																				
<p>RESPONSE TO COUNCIL COMMENTS (14/07/2020)</p> <p>PLANS:</p> <ol style="list-style-type: none"> PLAN UPDATED TO SHOW PROPOSED SCREEN MIN. 50% CLEAR OF VISUAL OBSTRUCTIONS WITHIN SIGHT TRIANGLE. SPOT LEVELS ADDED TO DEMONSTRATE SEAMLESS FOOTPATH TRANSITION. FURTHER DESIGN DETAILS ADDED TO GATES. GATE REPOSITIONED CLOSER TO RUPERT STREET. MINIMUM CLEARANCES TO MAIN ENTRANCE NOTED ON PLANS. PEDESTRIAN CONNECTION DESIGN COORDINATED TO PROPOSED FUTURE DEVELOPMENT AT 40-72 ROKEY STREET. FLUSH STEEL EDGE NOTED ON PLANS AT THRESHOLD OF PUBLIC-PRIVATE REALM. WORKS WITHIN PUBLIC REALM NOTE ADDED TO PLAN. CROSSOVER UPDATED IN ACCORDANCE WITH COUNCIL STANDARD YSD602. REPAIR TO EXISTING BLUESTONE KERB AND CHANNEL AND FOOTPATH NOTE ADDED TO PLAN. WINDOWS ADDED TO COMMERCIAL TENANCY 2 WESTERN WALL. 																																																																																																																																					
<p>RESPONSE TO URBAN DESIGN MEMO (28/07/2020)</p> <p>PLANS AND ELEVATIONS:</p> <ol style="list-style-type: none"> BUILDING SET BACK TO WESTERN BOUNDARY INCREASED TO PROVIDE 6M SEPARATION FROM PROPOSED FUTURE DEVELOPMENT AT 40-72 ROKEY STREET. GLAZING AND FINS ADDED TO FACADE TO AVOID BLANK WALL PRESENTATION TO WESTERN ELEVATION. BRICK MATERIAL WRAPPED TO SIDE ELEVATIONS ON LOWER LEVELS. BRICK PAVING EXTENDED INTO PEDESTRIAN PATHWAY. 																																																																																																																																					

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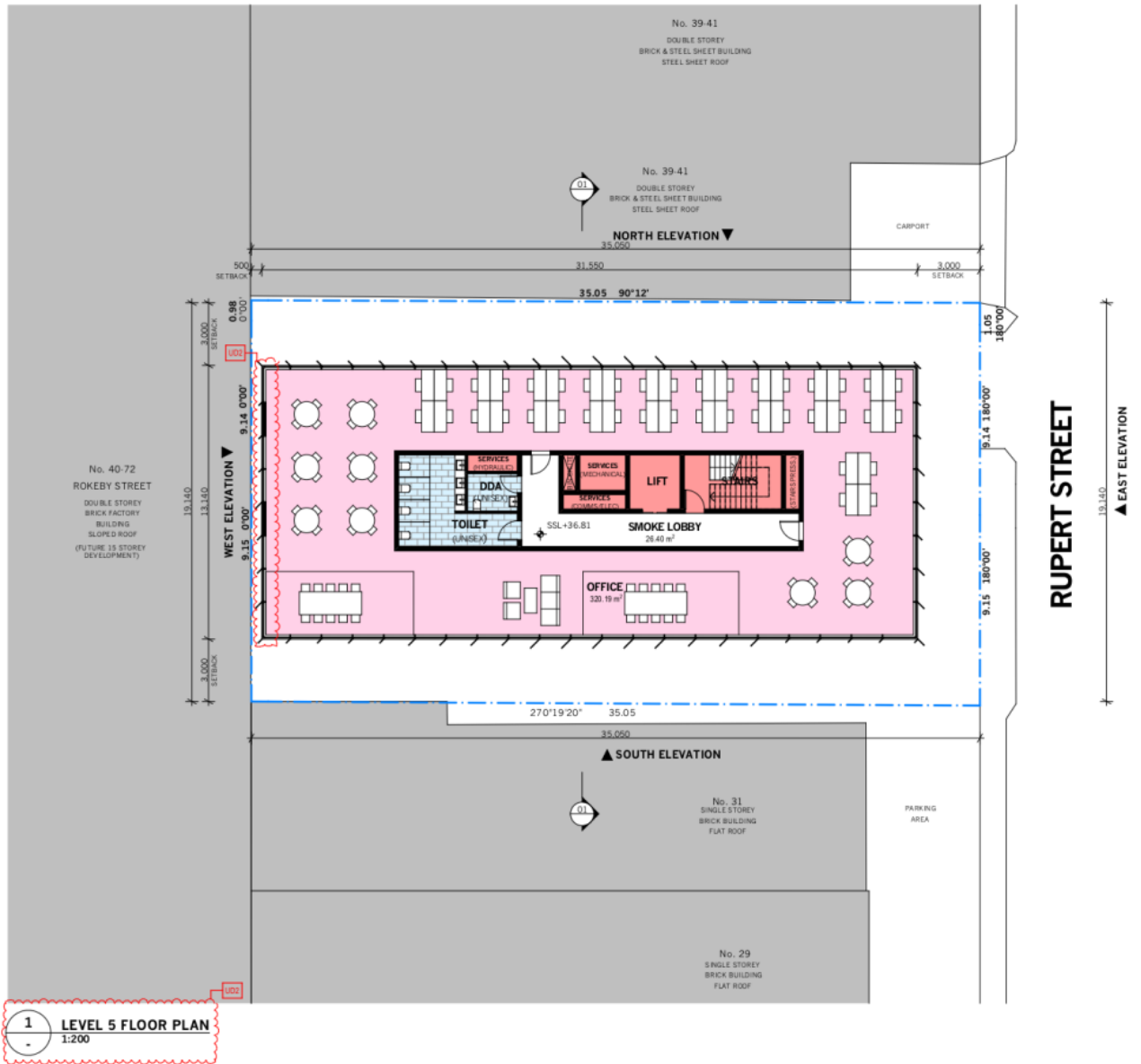
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ID	DATE	REVISION	ID	DATE	REVISION
A	18.05.2020	COUNCIL REF			
B	21.09.2020	COUNCIL COMMENTS AND URBAN DESIGN REVIEW RESPONSES			

PROJECT	33-37 RUPERT STREET COLLINGWOOD VIC 3066	SCALE	1:100 @ A1 1:200 @ A3
DRAWING NO.	TP2-106	DATE	21/09/20
STAGE	LEVEL 4 FLOOR PLAN	DRAWING NO.	

REVISION	B
STAGE	TP

Attachment 3 - 'Sketch Plans' provided in response to referral advice and referenced.



1 LEVEL 5 FLOOR PLAN
1:200

RESPONSE TO COUNCIL REF (02/04/2020)
PLANS:

- POSSIBLE LOCATION TO SPEL TANKS PER REVISED SMP CONTAINING RESULTS OF THE MUSIC MODELLING ASSESSMENT.
- EXISTING SURVEY PLAN ADDED TO DRAWING SET REVISION A. COLUMN SIZE AND DEPTH ANNOTATIONS ADDED. CAR PARKING BAY NUMBERS ADDED.
- LOADING BAY/WAITING BAY DIMENSIONS ADDED.
- PROPOSED CROSSOVER SHOWN ON ALL FLOOR PLANS.
- WEST ELEVATION ADDED TO DRAWING SET REVISION A.
- OPENABLE WINDOWS IDENTIFIED ON LEVEL 5.
- OPENABLE DOORS AND WINDOWS IDENTIFIED ON RELEVANT ELEVATIONS.
- FLOOR-TO-CILING HEIGHTS SHOWN ON SECTION.

DEVELOPMENT SCHEDULE

LAND AREA	676.53m ²	UD1
SITE COVERAGE	670.86m ²	UD1
GFA	5835.03m ²	UD1
LSA	3176.39m ²	UD1
RETAIL (FOOD/DRINK)	62.86m ²	UD1
OFFICE	6113.93m ²	UD1
CAR PARK	18	UD1
BICYCLE STORE	20	UD1

AREA SCHEDULE

BASEMENT	
GFA	670.86m ²
OFFICE	0m ²
RETAIL	0m ²
OUTDOOR	0m ²
COMMON	670.86m ²
GROUND FLOOR	
GFA	670.86m ²
OFFICE	81.33m ²
RETAIL (FOOD/DRINK)	62.86m ²
OUTDOOR	189.64m ²
COMMON	337.04m ²
FIRST FLOOR	
GFA	644.01m ²
OFFICE	504.1m ²
RETAIL	0m ²
OUTDOOR	44.99m ²
COMMON	94.38m ²
SECOND FLOOR	
GFA	606.86m ²
OFFICE	488.4m ²
RETAIL	0m ²
OUTDOOR	24.08m ²
COMMON	94.38m ²
THIRD FLOOR	
GFA	599.16m ²
OFFICE	320.19m ²
RETAIL	0m ²
OUTDOOR	184.99m ²
COMMON	94.38m ²
FOURTH TO SEVENTH FLOORS (4 STOREYS)	
GFA	2714.36m ²
OFFICE	320.19m ²
RETAIL	0m ²
OUTDOOR	0m ²
COMMON	94.38m ²
EIGHTH FLOOR	
GFA	414.88m ²
OFFICE	219.38m ²
RETAIL	0m ²
OUTDOOR	136.14m ²
COMMON	65.05m ²
NINTH FLOOR	
GFA	284.43m ²
OFFICE	0m ²
RETAIL	0m ²
OUTDOOR	0m ²
COMMON	65.05m ²
ROOF	
GFA	284.43m ²
OFFICE	0m ²
RETAIL	0m ²
OUTDOOR	120.90m ²
COMMON	163.53m ²

RESPONSE TO URBAN DESIGN MEMO (28/07/2020)
PLANS AND ELEVATIONS:

- BUILDING SET BACK TO WESTERN BOUNDARY INCREASED TO PROVIDE 6M SEPARATION FROM PROPOSED FUTURE DEVELOPMENT AT 40-72 ROKEBY STREET.
- GLAZING AND FINS ADDED TO FACADE TO AVOID BLANK WALL PRESENTATION TO WESTERN ELEVATION.
- BRICK MATERIAL WRAPPED TO SIDE ELEVATIONS ON LOWER LEVELS.
- BRICK PAVING EXTENDED INTO PEDESTRIAN PATHWAY.

RESPONSE TO ESD REFERRAL (20.09.2020)
ESD DEFICIENCIES

ESD1. IN-GROUND RAINWATER TANK NOTED ON PLAN

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ID	DATE	REVISION	ID	DATE	REVISION
A	18.05.2020	COUNCIL REF			
B	21.09.2020	COUNCIL COMMENTS AND URBAN DESIGN REVIEW RESPONSES			

PROJECT
33-37 RUPERT STREET
COLLINGWOOD VIC 3066

SCALE
1:100 @ A1
1:200 @ A3

DATE
21/09/20

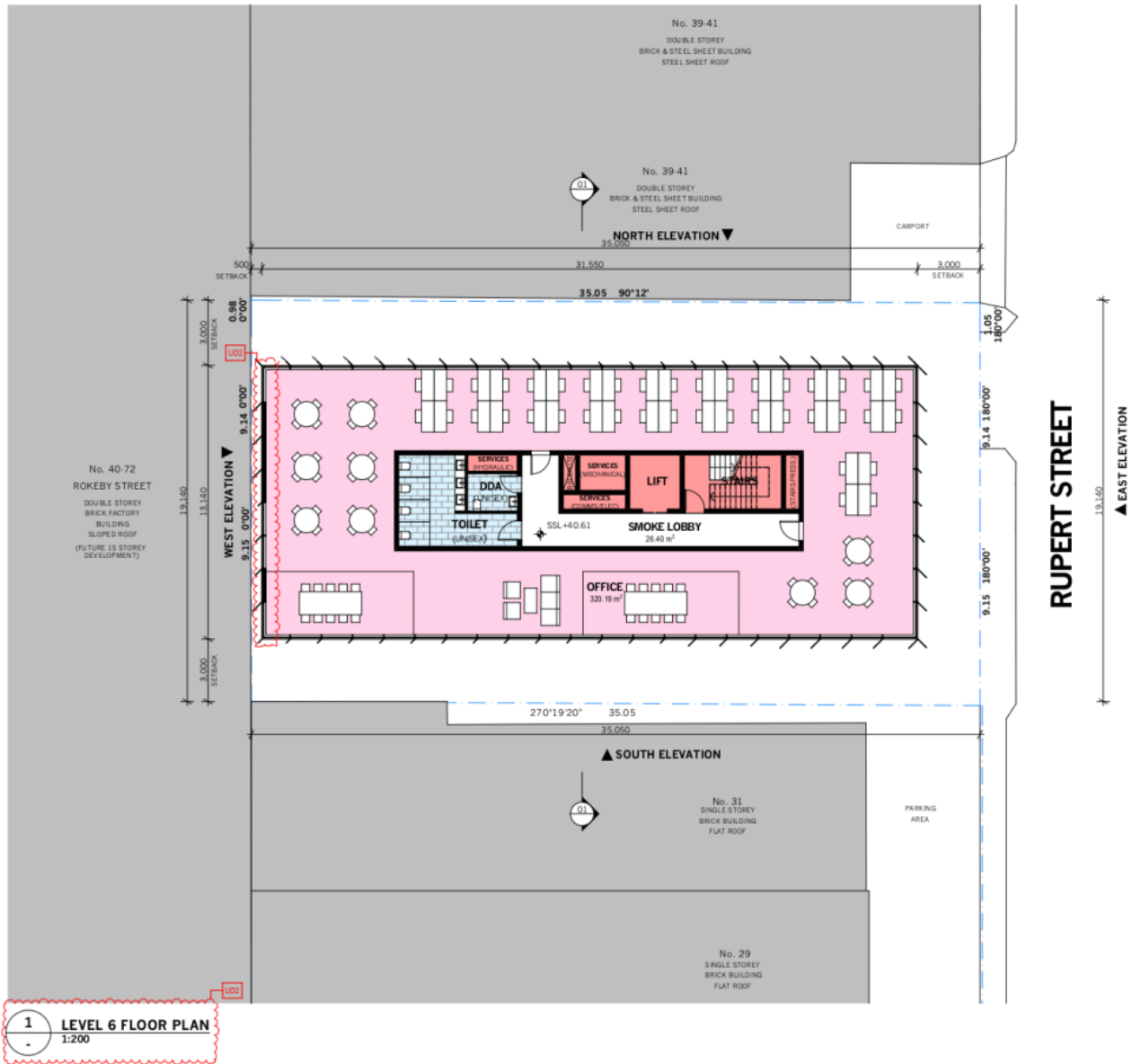
DRAWING NO.
TP2-107

STAGE
LEVEL 5 FLOOR PLAN

REVISION
-

STAGE
TP

Attachment 3 - 'Sketch Plans' provided in response to referral advice and referenced.



1 LEVEL 6 FLOOR PLAN
1:200

RESPONSE TO COUNCIL REF (20/24/2020)		DEVELOPMENT SCHEDULE	
PLANS:		LAND AREA	676.53m ²
2.	POSSIBLE LOCATION TO SPEL TANKS PER REVISED SMP CONTAINING RESULTS OF THE MUSIC MODELLING ASSESSMENT.	SITE COVERAGE	670.86m ²
3.	EXISTING SURVEY PLAN ADDED TO DRAWING SET REVISION A. COLUMN SIZE AND DEPTH ANNOTATIONS ADDED. CAR PARKING BAY NUMBERS ADDED.	GFA	5835.03m ²
4.	LOADING BAY WAITING BAY DIMENSIONS ADDED. PROPOSED CROSSOVER SHOWN ON ALL FLOOR PLANS.	LSA	3176.39m ²
5.	WEST ELEVATION ADDED TO DRAWING SET REVISION A. OPENABLE WINDOWS IDENTIFIED ON LEVEL 6. OPENABLE DOORS AND WINDOWS IDENTIFIED ON RELEVANT ELEVATIONS. FLOOR-TO-CEILING HEIGHTS SHOWN ON SECTION.	RETAIL (FOOD/DRINK) OFFICE	62.86m ²
6.		CAR PARK	18.00m ²
7.		BICYCLE STORE	20
8.		AREA SCHEDULE	
9.		BASEMENT	
		GFA	670.86m ²
		OFFICE	0m ²
		RETAIL	0m ²
		OUTDOOR	0m ²
		COMMON	670.86m ²
		GROUND FLOOR	
		GFA	670.86m ²
		OFFICE	81.33m ²
		RETAIL (FOOD/DRINK)	62.86m ²
		OUTDOOR	189.64m ²
		COMMON	337.04m ²
		FIRST FLOOR	
		GFA	644.01m ²
		OFFICE	504.1m ²
		RETAIL	0m ²
		OUTDOOR	44.99m ²
		COMMON	94.38m ²
		SECOND FLOOR	
		GFA	606.86m ²
		OFFICE	488.4m ²
		RETAIL	0m ²
		OUTDOOR	24.08m ²
		COMMON	94.38m ²
		THIRD FLOOR	
		GFA	599.16m ²
		OFFICE	320.19m ²
		RETAIL	0m ²
		OUTDOOR	184.99m ²
		COMMON	94.38m ²
		FOURTH TO SEVENTH FLOORS (4 STOREYS)	
		GFA	2114.38m ² (x4 = 10955.52m ²)
		OFFICE	1320.19m ² (x4 = 1280.76m ²)
		RETAIL	0m ² (x4 = 0m ²)
		OUTDOOR	0m ² (x4 = 0m ²)
		COMMON	94.38m ² (x4 = 377.52m ²)
		EIGHTH FLOOR	
		GFA	414.88m ²
		OFFICE	219.38m ²
		RETAIL	0m ²
		OUTDOOR	136.14m ²
		COMMON	65.05m ²
		NINTH FLOOR	
		GFA	284.43m ²
		OFFICE	219.38m ²
		RETAIL	0m ²
		OUTDOOR	0m ²
		COMMON	65.05m ²
		ROOF	
		GFA	284.43m ²
		OFFICE	0m ²
		RETAIL	0m ²
		OUTDOOR	120.90m ²
		COMMON	165.53m ²
		RESPONSE TO ESD REFERRAL (20/08/2020) ESD DEFICIENCIES	
		ESD1. IN-GROUND RAINWATER TANK NOTED ON PLAN	

RESPONSE TO COUNCIL COMMENTS (14/07/2020)	
PLANS:	
2A.	PLAN UPDATED TO SHOW PROPOSED SCREEN MIN. 50% CLEAR OF VISUAL OBSTRUCTIONS WITHIN SIGHT TRIANGLE.
2B.	SPOT LEVELS ADDED TO DEMONSTRATE SEAMLESS FOOTPATH TRANSITION
2C.	FURTHER DESIGN DETAILS ADDED TO GATES.
2D.	GATE REPOSITIONED CLOSER TO RUPERT STREET.
2L.	MINIMUM CLEARANCES TO MAIN ENTRANCE NOTED ON PLANS.
2M.	PEDESTRIAN CONNECTION DESIGN COORDINATED TO PROPOSED FUTURE DEVELOPMENT AT 40-72 ROKEBY STREET.
4A.	FLUSH STEEL EDGE NOTED ON PLANS AT THRESHOLD OF PUBLIC-PRIVATE REALM.
4B.	WORKS WITHIN PUBLIC REALM NOTE ADDED TO PLAN.
4C.	CROSSOVER UPDATED IN ACCORDANCE WITH COUNCIL STANDARD YSD602.
4D.	REPAIR TO EXISTING BLUESTONE KERB AND CHANNEL AND FOOTPATH NOTE ADDED TO PLAN.
5A.	WINDOWS ADDED TO COMMERCIAL TENANCY 2 WESTERN WALL.

RESPONSE TO URBAN DESIGN MEMO (28/07/2020)	
PLANS AND ELEVATIONS:	
UD1.	BUILDING SET BACK TO WESTERN BOUNDARY INCREASED TO PROVIDE 6M SEPARATION FROM PROPOSED FUTURE DEVELOPMENT AT 40-72 ROKEBY STREET.
UD2.	GLAZING AND FINS ADDED TO FACADE TO AVOID BLANK WALL PRESENTATION TO WESTERN ELEVATION.
UD3.	BRICK MATERIAL WRAPPED TO SIDE ELEVATIONS ON LOWER LEVELS.
UD4.	BRICK PAVING EXTENDED INTO PEDESTRIAN PATHWAY.

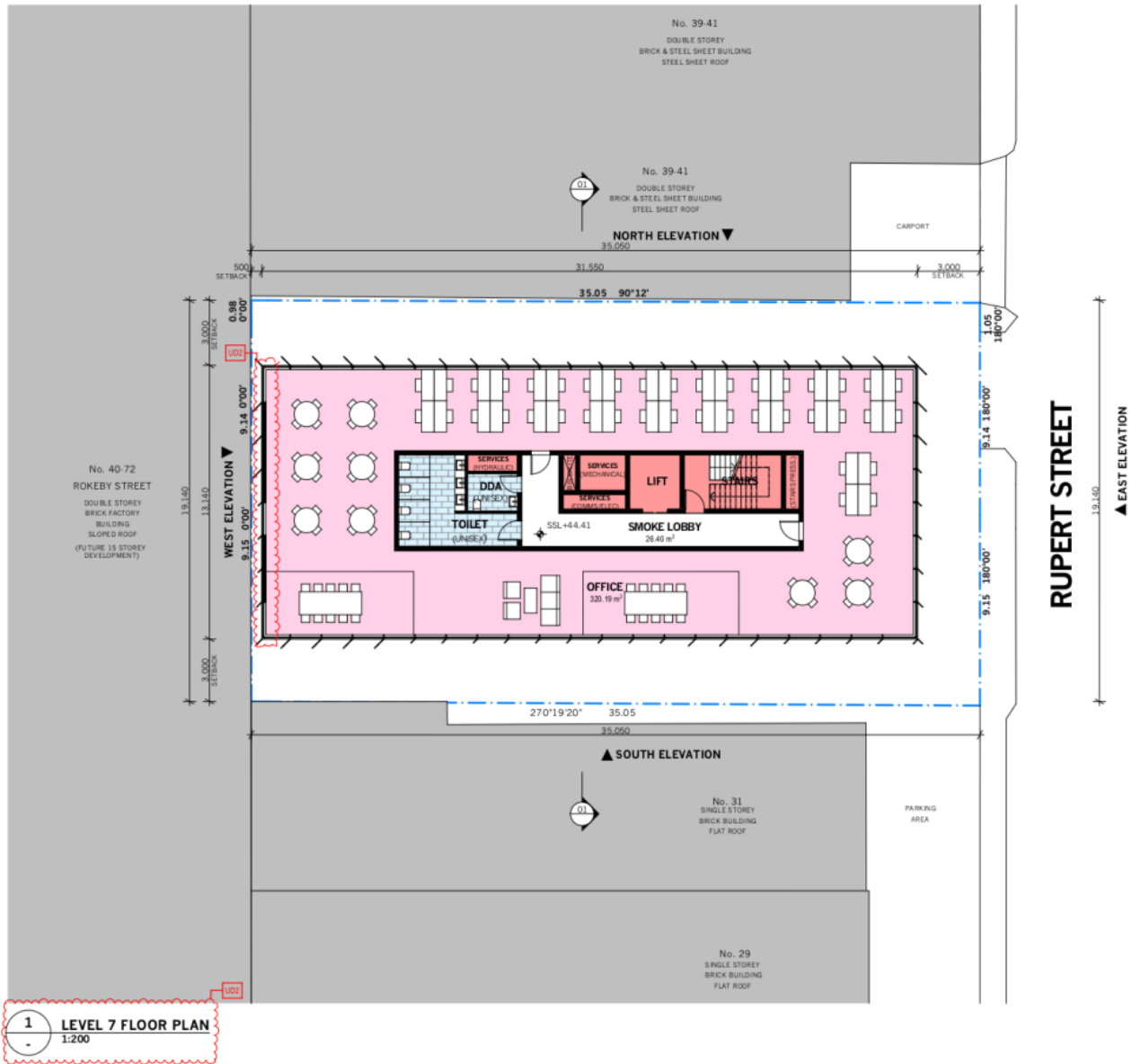
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ID	DATE	REVISION	ID	DATE	REVISION
A	18.05.2020	COUNCIL REF			
B	21.09.2020	COUNCIL COMMENTS AND URBAN DESIGN REVIEW RESPONSES			

PROJECT	SCALE	DRAWING NO.	REVISION
33-37 RUPERT STREET COLLINGWOOD VIC 3066	1:100 @ A1 1:200 @ A3	TP2-108	-
P19048	DATE: 21/09/20	DRAWING NAME: LEVEL 6 FLOOR PLAN	STAGE: TP

Attachment 3 - 'Sketch Plans' provided in response to referral advice and referenced.



1 LEVEL 7 FLOOR PLAN
1:200

- RESPONSE TO COUNCIL REF (02/04/2020)**
PLANS:
- POSSIBLE LOCATION TO SPEL TANKS PER REVISED SMP CONTAINING RESULTS OF THE MUSIC MODELLING ASSESSMENT.
 - EXISTING SURVEY PLAN ADDED TO DRAWING SET REVISION A. COLUMN SIZE AND DEPTH ANNOTATIONS ADDED. CAR PARKING BAY NUMBERS ADDED.
 - LOADING BAY/WAITING BAY DIMENSIONS ADDED.
 - PROPOSED CROSSOVER SHOWN ON ALL FLOOR PLANS.
 - WEST ELEVATION ADDED TO DRAWING SET REVISION A.
 - OPENABLE WINDOWS IDENTIFIED ON LEVEL 8.
 - OPENABLE DOORS AND WINDOWS IDENTIFIED ON RELEVANT ELEVATIONS.
 - FLOOR-TO-CILING HEIGHTS SHOWN ON SECTION.
- RESPONSE TO COUNCIL COMMENTS (14/07/2020)**
PLANS:
- PLAN UPDATED TO SHOW PROPOSED SCREEN MIN. 50% CLEAR OF VISUAL OBSTRUCTIONS WITHIN SIGHT TRIANGLE.
 - SPOT LEVELS ADDED TO DEMONSTRATE SEAMLESS FOOTPATH TRANSITION
 - FURTHER DESIGN DETAILS ADDED TO GATES.
 - GATE REPOSITIONED CLOSER TO RUPERT STREET.
 - MINIMUM CLEARANCES TO MAIN ENTRANCE NOTED ON PLANS.
 - PEDESTRIAN CONNECTION DESIGN COORDINATED TO PROPOSED FUTURE DEVELOPMENT AT 40-72 ROKEBY STREET.
 - FLUSH STEEL EDGE NOTED ON PLANS AT THRESHOLD OF PUBLIC-PRIVATE REALM.
 - WORKS WITHIN PUBLIC REALM NOTE ADDED TO PLAN.
 - CROSSOVER UPDATED IN ACCORDANCE WITH COUNCIL STANDARD YSD602.
 - REPAIR TO EXISTING BLUESTONE KERB AND CHANNEL AND FOOTPATH NOTE ADDED TO PLAN.
 - WINDOWS ADDED TO COMMERCIAL TENANCY 2 WESTERN WALL.
- RESPONSE TO URBAN DESIGN MEMO (28/07/2020)**
PLANS AND ELEVATIONS:
- BUILDING SET BACK TO WESTERN BOUNDARY INCREASED TO PROVIDE 6M SEPARATION FROM PROPOSED FUTURE DEVELOPMENT AT 40-72 ROKEBY STREET.
 - GLAZING AND FINS ADDED TO FACADE TO AVOID BLANK WALL PRESENTATION TO WESTERN ELEVATION.
 - BRICK MATERIAL WRAPPED TO SIDE ELEVATIONS ON LOWER LEVELS.
 - BRICK PAVING EXTENDED INTO PEDESTRIAN PATHWAY.

DEVELOPMENT SCHEDULE	
LAND AREA	676.53m ² (LD1)
SITE COVERAGE	670.86m ² (LD1)
GFA	5835.03m ² (LD1)
LSA	3176.39m ² (LD1)
RETAIL (FOOD/DRINK)	62.86m ² (LD1)
OFFICE	6113.93m ² (LD1)
CAR PARK	18 (LD1)
BICYCLE STORE	20

AREA SCHEDULE	
BASEMENT	
GFA	670.86m ²
OFFICE	0m ²
RETAIL	0m ²
OUTDOOR	0m ²
COMMON	670.86m ²
GROUND FLOOR	
GFA	670.86m ²
OFFICE	81.33m ²
RETAIL (FOOD/DRINK)	62.86m ²
OUTDOOR	189.64m ²
COMMON	337.04m ²
FIRST FLOOR	
GFA	644.01m ²
OFFICE	504.1m ²
RETAIL	0m ²
OUTDOOR	44.99m ²
COMMON	94.38m ²
SECOND FLOOR	
GFA	606.86m ²
OFFICE	488.4m ²
RETAIL	0m ²
OUTDOOR	24.08m ²
COMMON	94.38m ²
THIRD FLOOR	
GFA	599.16m ² (LD1)
OFFICE	320.19m ² (LD1)
RETAIL	0m ² (LD1)
OUTDOOR	184.99m ² (LD1)
COMMON	94.38m ² (LD1)
FOURTH TO SEVENTH FLOORS (4 STOREYS)	
GFA	2114.38m ² (4 @ 1059.59m ²) (LD1)
OFFICE	320.19m ² (4 @ 1280.76m ²) (LD1)
RETAIL	0m ² (4 @ 0m ²) (LD1)
OUTDOOR	0m ² (4 @ 0m ²) (LD1)
COMMON	94.38m ² (4 @ 377.52m ²) (LD1)
EIGHTH FLOOR	
GFA	414.88m ² (LD1)
OFFICE	219.38m ² (LD1)
RETAIL	0m ² (LD1)
OUTDOOR	136.14m ² (LD1)
COMMON	65.05m ² (LD1)
NINTH FLOOR	
GFA	284.43m ² (LD1)
OFFICE	219.38m ² (LD1)
RETAIL	0m ² (LD1)
OUTDOOR	0m ² (LD1)
COMMON	65.05m ² (LD1)
ROOF	
GFA	284.43m ² (LD1)
OFFICE	0m ² (LD1)
RETAIL	0m ² (LD1)
OUTDOOR	120.90m ² (LD1)
COMMON	163.53m ² (LD1)

RESPONSE TO ESD REFERRAL (20.09.2020)	
ESD DEFICIENCIES	
ESD1.	IN-GROUND RAINWATER TANK NOTED ON PLAN

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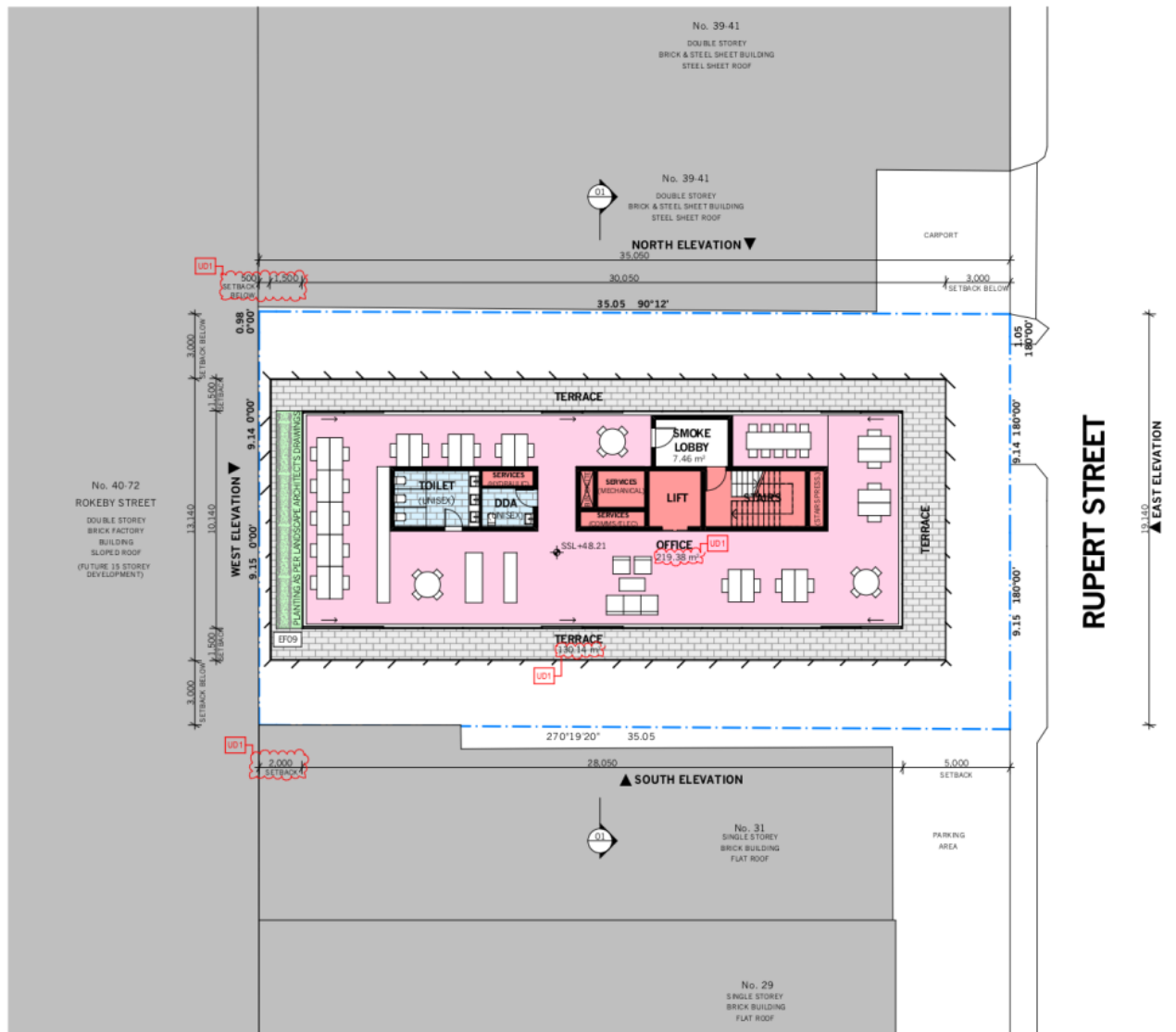
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B	21.09.2020	COUNCIL COMMENTS AND URBAN DESIGN REVIEW RESPONSES			

PROJECT	SCALE
33-37 RUPERT STREET COLLINGWOOD VIC 3066	1:100 @ A1 1:200 @ A3
P19048	21/09/20

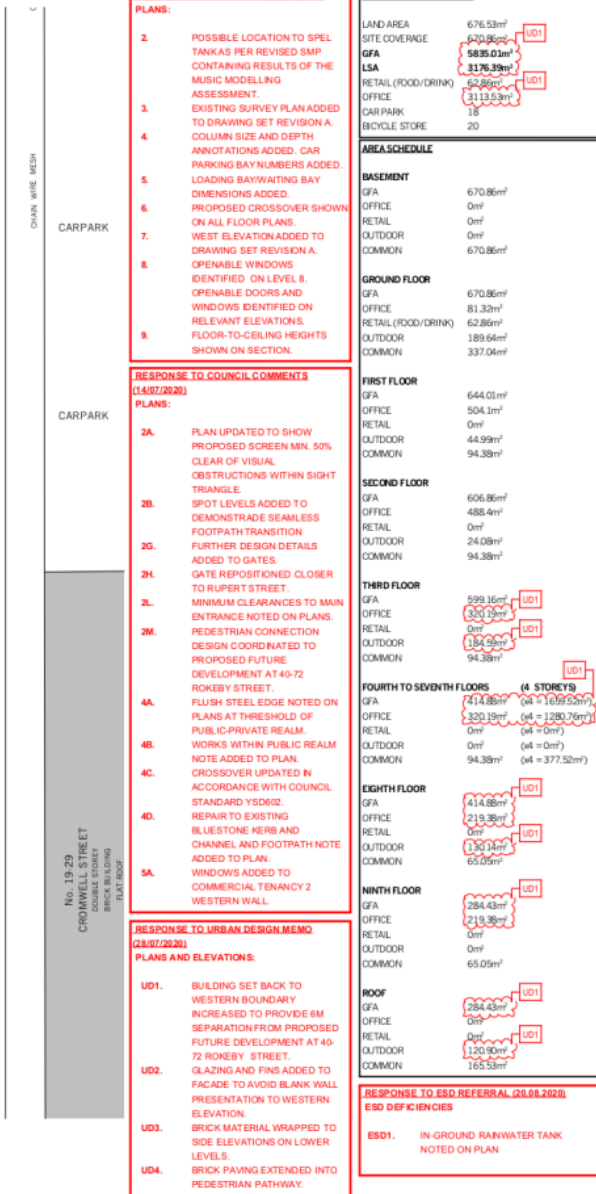
DRAWING NO.	STAGE
TP2-109	TP
LEVEL 7 FLOOR PLAN	

Attachment 3 - 'Sketch Plans' provided in response to referral advice and referenced.



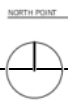
1 LEVEL 8 FLOOR PLAN
1:200

RESPONSE TO COUNCIL REI (02/04/2020)		DEVELOPMENT SCHEDULE	
PLANS:		LAND AREA	676.53m ²
2.	POSSIBLE LOCATION TO SPEL TANKS PER REVISED SMP CONTAINING RESULTS OF THE MUSIC MODELLING ASSESSMENT.	SITE COVERAGE	670.86m ²
3.	EXISTING SURVEY PLAN ADDED TO DRAWING SET REVISION A. COLUMN SIZE AND DEPTH ANNOTATIONS ADDED. CAR PARKING BAY NUMBERS ADDED.	GFA	5835.03m ²
4.	LOADING BAY/WAITING BAY DIMENSIONS ADDED. PROPOSED CROSSOVER SHOWN ON ALL FLOOR PLANS.	LSA	3176.39m ²
5.	WEST ELEVATION ADDED TO DRAWING SET REVISION A. OPENABLE WINDOWS IDENTIFIED ON LEVEL 8. OPENABLE DOORS AND WINDOWS IDENTIFIED ON RELEVANT ELEVATIONS.	RETAIL (FOOD/DRINK)	62.86m ²
6.	OFFICE WINDOWS IDENTIFIED ON LEVEL 8. OFFICE WINDOWS IDENTIFIED ON RELEVANT ELEVATIONS.	OFFICE	6113.53m ²
7.	WEST ELEVATION ADDED TO DRAWING SET REVISION A. IDENTIFIED ON LEVEL 8. OFFICE WINDOWS IDENTIFIED ON RELEVANT ELEVATIONS.	CAR PARK	18
8.	OFFICE WINDOWS IDENTIFIED ON LEVEL 8. OFFICE WINDOWS IDENTIFIED ON RELEVANT ELEVATIONS.	BICYCLE STORE	20
9.	FLOOR-TO-CEILING HEIGHTS SHOWN ON SECTION.		
RESPONSE TO COUNCIL COMMENTS (14/07/2020)		AREA SCHEDULE	
PLANS:		BASEMENT	
2A.	PLAN UPDATED TO SHOW PROPOSED SCREEN MIN. 50% CLEAR OF VISUAL OBSTRUCTIONS WITHIN SIGHT TRIANGLE.	GFA	670.86m ²
2B.	SPOT LEVELS ADDED TO DEMONSTRATE SEAMLESS FOOTPATH TRANSITION	OFFICE	0m ²
2C.	FURTHER DESIGN DETAILS ADDED TO GATES.	RETAIL	0m ²
2D.	GATE REPOSITIONED CLOSER TO RUPERT STREET.	OUTDOOR	0m ²
2E.	MINIMUM CLEARANCES TO MAIN ENTRANCE NOTED ON PLANS.	COMMON	670.86m ²
2M.	PEDESTRIAN CONNECTION DESIGN COORDINATED TO PROPOSED FUTURE DEVELOPMENT AT 40-72 ROKEBY STREET.		
3A.	FLUSH STEEL EDGE NOTED ON PLANS AT THRESHOLD OF PUBLIC-PRIVATE REALM.	GROUND FLOOR	
3B.	WORKS WITHIN PUBLIC REALM NOTE ADDED TO PLAN.	GFA	670.86m ²
3C.	CROSSOVER UPDATED IN ACCORDANCE WITH COUNCIL STANDARD YSD602.	OFFICE	81.33m ²
3D.	REPAIR TO EXISTING BLUESTONE KERB AND CHANNEL AND FOOTPATH NOTE ADDED TO PLAN.	RETAIL (FOOD/DRINK)	62.86m ²
3E.	WINDOWS ADDED TO COMMERCIAL TENANCY 2 WESTERN WALL.	OUTDOOR	189.64m ²
		COMMON	337.04m ²
RESPONSE TO URBAN DESIGN MEMO (28/07/2020)		FIRST FLOOR	
PLANS AND ELEVATIONS:		GFA	644.01m ²
UD1.	BUILDING SET BACK TO WESTERN BOUNDARY INCREASED TO PROVIDE 6M SEPARATION FROM PROPOSED FUTURE DEVELOPMENT AT 40-72 ROKEBY STREET.	OFFICE	504.1m ²
UD2.	GLAZING AND FINS ADDED TO FACADE TO AVOID BLANK WALL PRESENTATION TO WESTERN ELEVATION.	RETAIL	0m ²
UD3.	BRICK MATERIAL WRAPPED TO SIDE ELEVATIONS ON LOWER LEVELS.	OUTDOOR	44.99m ²
UD4.	BRICK PAVING EXTENDED INTO PEDESTRIAN PATHWAY.	COMMON	94.38m ²
		SECOND FLOOR	
		GFA	606.86m ²
		OFFICE	488.4m ²
		RETAIL	0m ²
		OUTDOOR	24.08m ²
		COMMON	94.38m ²
		THIRD FLOOR	
		GFA	599.16m ²
		OFFICE	320.19m ²
		RETAIL	0m ²
		OUTDOOR	184.99m ²
		COMMON	94.38m ²
		FOURTH TO SEVENTH FLOORS (4 STOREYS)	
		GFA	2114.38m ²
		OFFICE	1320.19m ²
		RETAIL	0m ²
		OUTDOOR	0m ²
		COMMON	94.38m ²
		EIGHTH FLOOR	
		GFA	414.88m ²
		OFFICE	219.38m ²
		RETAIL	0m ²
		OUTDOOR	136.14m ²
		COMMON	65.05m ²
		NINTH FLOOR	
		GFA	284.43m ²
		OFFICE	219.38m ²
		RETAIL	0m ²
		OUTDOOR	0m ²
		COMMON	65.05m ²
		ROOF	
		GFA	284.43m ²
		OFFICE	0m ²
		RETAIL	0m ²
		OUTDOOR	120.90m ²
		COMMON	165.53m ²
RESPONSE TO ESD REFERRAL (20.09.2020)		ESD DEFICIENCIES	
		ESD1. IN-GROUND RAINWATER TANK NOTED ON PLAN	



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Drawings to be read in conjunction with specification by pitchAD and all drawings and documents by engineers and sub-consultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference. Do not scale the drawings. These drawings are the intellectual property of pitchAD and may not be copied or reproduced without the written permission of pitchAD. All discrepancies to be brought to the attention of the author.



ID	DATE	REVISION	ID	DATE	REVISION
A	18.05.2020	COUNCIL REI			
B	21.09.2020	COUNCIL COMMENTS AND URBAN DESIGN REVIEW RESPONSES			

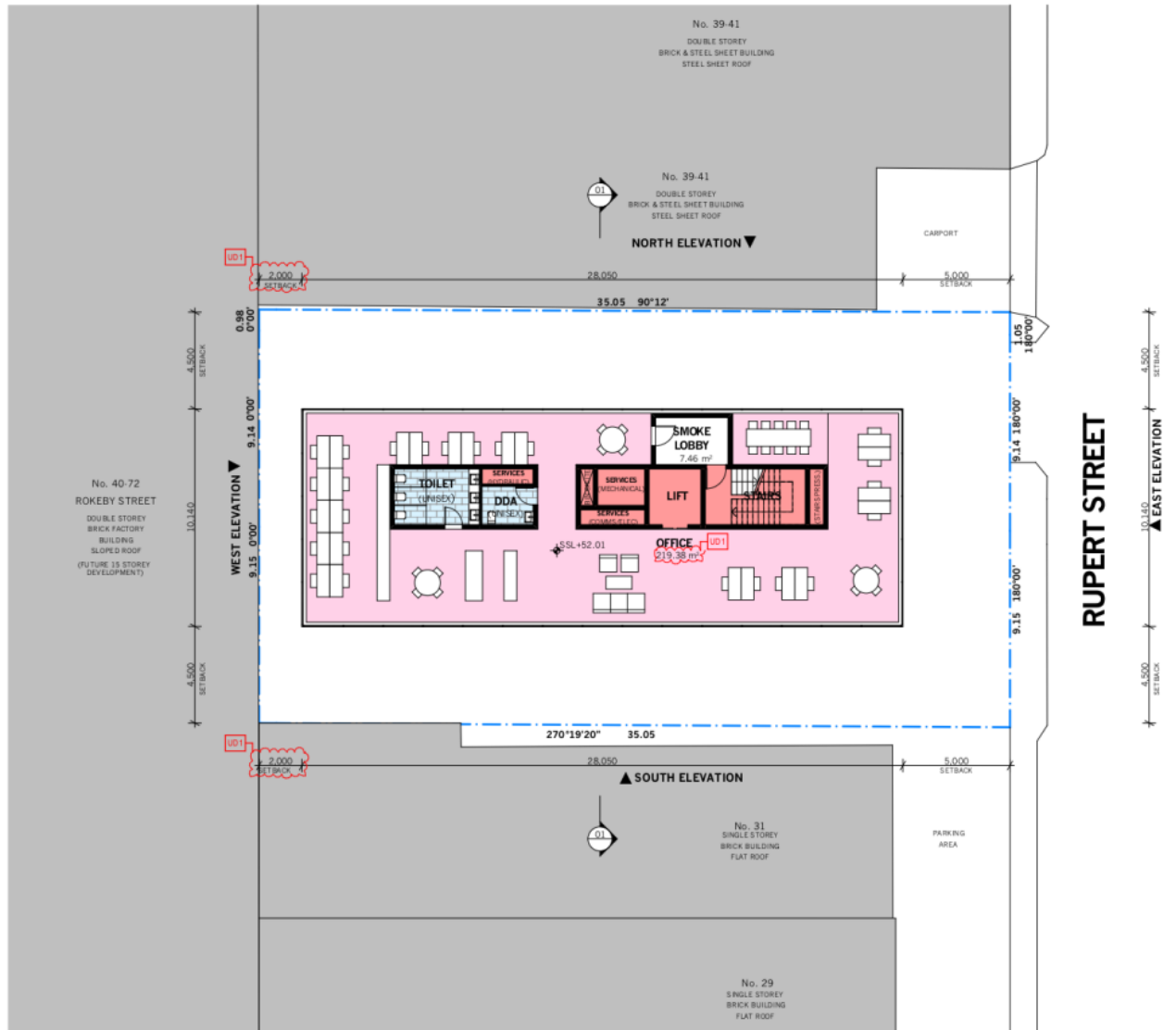
PROJECT
33-37 RUPERT STREET
COLLINGWOOD VIC 3066
P19048

SCALE
1:100 @ A1
1:200 @ A3
DATE
21/09/20

DRAWING NO.
TP2-110
DRAWING NAME
LEVEL 8 FLOOR PLAN
STAGE
TP

REVISION
B

Attachment 3 - 'Sketch Plans' provided in response to referral advice and referenced.



1 LEVEL 9 FLOOR PLAN
1:200

RESPONSE TO COUNCIL REF (02/04/2020)
PLANS:

- POSSIBLE LOCATION TO SPIEL TANKS PER REVISED SMP CONTAINING RESULTS OF THE MUSIC MODELLING ASSESSMENT.
- EXISTING SURVEY PLAN ADDED TO DRAWING SET REVISION A. COLUMN SIZE AND DEPTH ANNOTATIONS ADDED. CAR PARKING BAY NUMBERS ADDED.
- LOADING BAY/WAITING BAY DIMENSIONS ADDED.
- PROPOSED CROSSOVER SHOWN ON ALL FLOOR PLANS.
- WEST ELEVATION ADDED TO DRAWING SET REVISION A.
- OPENABLE WINDOWS IDENTIFIED ON LEVEL 9.
- OPENABLE DOORS AND WINDOWS IDENTIFIED ON RELEVANT ELEVATIONS.
- FLOOR-TO-CEILING HEIGHTS SHOWN ON SECTION.

RESPONSE TO COUNCIL COMMENTS (14/07/2020)
PLANS:

- PLAN UPDATED TO SHOW PROPOSED SCREEN MIN. 50% CLEAR OF VISUAL OBSTRUCTIONS WITHIN SIGHT TRIANGLE.
- SPOT LEVELS ADDED TO DEMONSTRATE SEAMLESS FOOTPATH TRANSITION.
- FURTHER DESIGN DETAILS ADDED TO GATES.
- GATE REPOSITIONED CLOSER TO RUPERT STREET.
- MINIMUM CLEARANCES TO MAIN ENTRANCE NOTED ON PLANS.
- PEDESTRIAN CONNECTION DESIGN COORDINATED TO PROPOSED FUTURE DEVELOPMENT AT 40-72 ROKEBY STREET.
- FLUSH STEEL EDGE NOTED ON PLANS AT THRESHOLD OF PUBLIC-PRIVATE REALM.
- WORKS WITHIN PUBLIC REALM NOTE ADDED TO PLAN.
- CROSSOVER UPDATED IN ACCORDANCE WITH COUNCIL STANDARD YSD602.
- REPAIR TO EXISTING BLUESTONE KERB AND CHANNEL AND FOOTPATH NOTE ADDED TO PLAN.
- WINDOWS ADDED TO COMMERCIAL TENANCY 2 WESTERN WALL.

RESPONSE TO URBAN DESIGN MEMO (28/07/2020)
PLANS AND ELEVATIONS:

- BUILDING SET BACK TO WESTERN BOUNDARY INCREASED TO PROVIDE 6M SEPARATION FROM PROPOSED FUTURE DEVELOPMENT AT 40-72 ROKEBY STREET.
- GLAZING AND FINS ADDED TO FACADE TO AVOID BLANK WALL PRESENTATION TO WESTERN ELEVATION.
- BRICK MATERIAL WRAPPED TO SIDE ELEVATIONS ON LOWER LEVELS.
- BRICK PAVING EXTENDED INTO PEDESTRIAN PATHWAY.

DEVELOPMENT SCHEDULE

LAND AREA	676.53m ²	UD1
SITE COVERAGE	670.86m ²	UD1
GFA	5835.03m ²	UD1
LSA	3176.39m ²	UD1
RETAIL (FOOD/DRINK)	62.86m ²	UD1
OFFICE	62.86m ²	UD1
CAR PARK	18	UD1
BICYCLE STORE	20	UD1

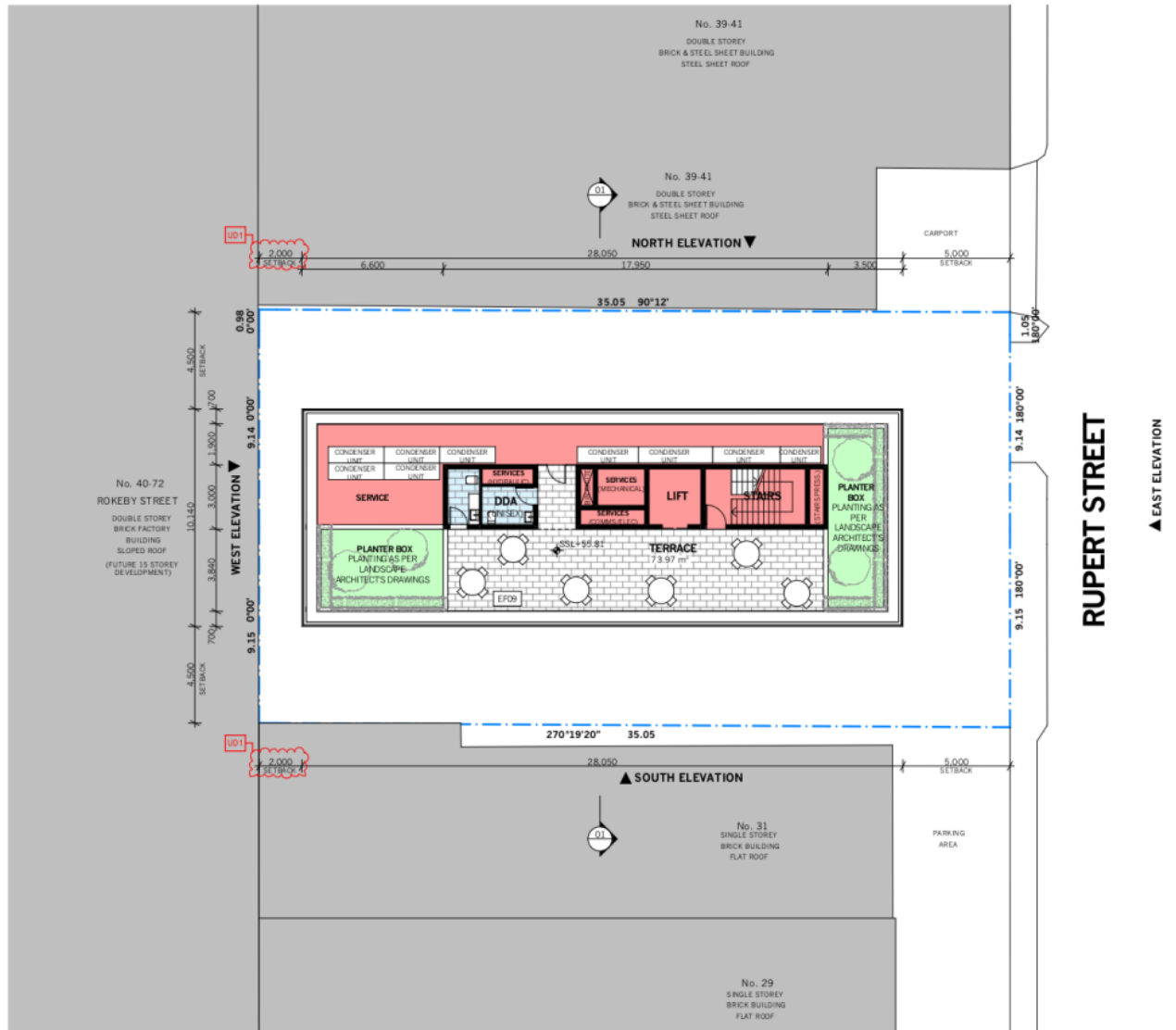
AREA SCHEDULE

BASEMENT	
GFA	670.86m ²
OFFICE	0m ²
RETAIL	0m ²
OUTDOOR	0m ²
COMMON	670.86m ²
GROUND FLOOR	
GFA	670.86m ²
OFFICE	81.33m ²
RETAIL (FOOD/DRINK)	62.86m ²
OUTDOOR	189.64m ²
COMMON	337.04m ²
FIRST FLOOR	
GFA	644.01m ²
OFFICE	504.1m ²
RETAIL	0m ²
OUTDOOR	44.99m ²
COMMON	94.38m ²
SECOND FLOOR	
GFA	606.86m ²
OFFICE	488.4m ²
RETAIL	0m ²
OUTDOOR	24.08m ²
COMMON	94.38m ²
THIRD FLOOR	
GFA	599.16m ²
OFFICE	320.19m ²
RETAIL	0m ²
OUTDOOR	184.99m ²
COMMON	94.38m ²
FOURTH TO SEVENTH FLOORS (4 STOREYS)	
GFA	2714.38m ²
OFFICE	320.19m ²
RETAIL	0m ²
OUTDOOR	0m ²
COMMON	94.38m ²
EIGHTH FLOOR	
GFA	414.88m ²
OFFICE	219.38m ²
RETAIL	0m ²
OUTDOOR	136.14m ²
COMMON	65.05m ²
NINTH FLOOR	
GFA	284.43m ²
OFFICE	219.38m ²
RETAIL	0m ²
OUTDOOR	0m ²
COMMON	65.05m ²
ROOF	
GFA	284.43m ²
OFFICE	0m ²
RETAIL	0m ²
OUTDOOR	136.14m ²
COMMON	165.53m ²

RESPONSE TO ESD REFERRAL (20.08.2020)
ESD DEFICIENCIES

ESD1. IN-GROUND RAINWATER TANK NOTED ON PLAN

Attachment 3 - 'Sketch Plans' provided in response to referral advice and referenced.



1 ROOFTOP TERRACE PLAN
1:200

RESPONSE TO COUNCIL REF (20/20/2020)
PLANS:

- POSSIBLE LOCATION TO SPIEL TANKS PER REVISED SMP CONTAINING RESULTS OF THE MUSIC MODELLING ASSESSMENT.
- EXISTING SURVEY PLAN ADDED TO DRAWING SET REVISION A. COLUMN SIZE AND DEPTH ANNOTATIONS ADDED. CAR PARKING BAY NUMBERS ADDED.
- LOADING BAY/WAITING BAY DIMENSIONS ADDED.
- PROPOSED CROSSOVER SHOWN ON ALL FLOOR PLANS.
- WEST ELEVATION ADDED TO DRAWING SET REVISION A.
- OPENABLE WINDOWS IDENTIFIED ON LEVEL 8.
- OPENABLE DOORS AND WINDOWS IDENTIFIED ON RELEVANT ELEVATIONS.
- FLOOR-TO-CEILING HEIGHTS SHOWN ON SECTION.

DEVELOPMENT SCHEDULE

LAND AREA	676.53m ²	UD1
SITE COVERAGE	670.86m ²	
GFA	5835.03m ²	
LSA	3176.39m ²	UD1
RETAIL (FOOD/DRINK) OFFICE	62.86m ²	UD1
CAR PARK	18	
BICYCLE STORE	20	

AREA SCHEDULE

BASEMENT	
GFA	670.86m ²
OFFICE	0m ²
RETAIL	0m ²
OUTDOOR	0m ²
COMMON	670.86m ²
GROUND FLOOR	
GFA	670.86m ²
OFFICE	81.33m ²
RETAIL (FOOD/DRINK)	62.86m ²
OUTDOOR	189.64m ²
COMMON	337.04m ²
FIRST FLOOR	
GFA	644.01m ²
OFFICE	504.1m ²
RETAIL	0m ²
OUTDOOR	44.99m ²
COMMON	94.38m ²
SECOND FLOOR	
GFA	606.86m ²
OFFICE	488.4m ²
RETAIL	0m ²
OUTDOOR	24.08m ²
COMMON	94.38m ²
THIRD FLOOR	
GFA	599.16m ²
OFFICE	320.19m ²
RETAIL	0m ²
OUTDOOR	184.99m ²
COMMON	94.38m ²
FOURTH TO SEVENTH FLOORS (4 STOREYS)	
GFA	2114.38m ²
OFFICE	320.19m ²
RETAIL	0m ²
OUTDOOR	0m ²
COMMON	94.38m ²
EIGHTH FLOOR	
GFA	414.88m ²
OFFICE	219.38m ²
RETAIL	0m ²
OUTDOOR	136.14m ²
COMMON	65.05m ²
NINTH FLOOR	
GFA	284.43m ²
OFFICE	219.38m ²
RETAIL	0m ²
OUTDOOR	0m ²
COMMON	65.05m ²
ROOF	
GFA	284.43m ²
OFFICE	0m ²
RETAIL	0m ²
OUTDOOR	120.90m ²
COMMON	165.53m ²

RESPONSE TO ESD REFERRAL (20/08/2020)
ESD DEFICIENCIES

ESD1. IN-GROUND RAINWATER TANK NOTED ON PLAN

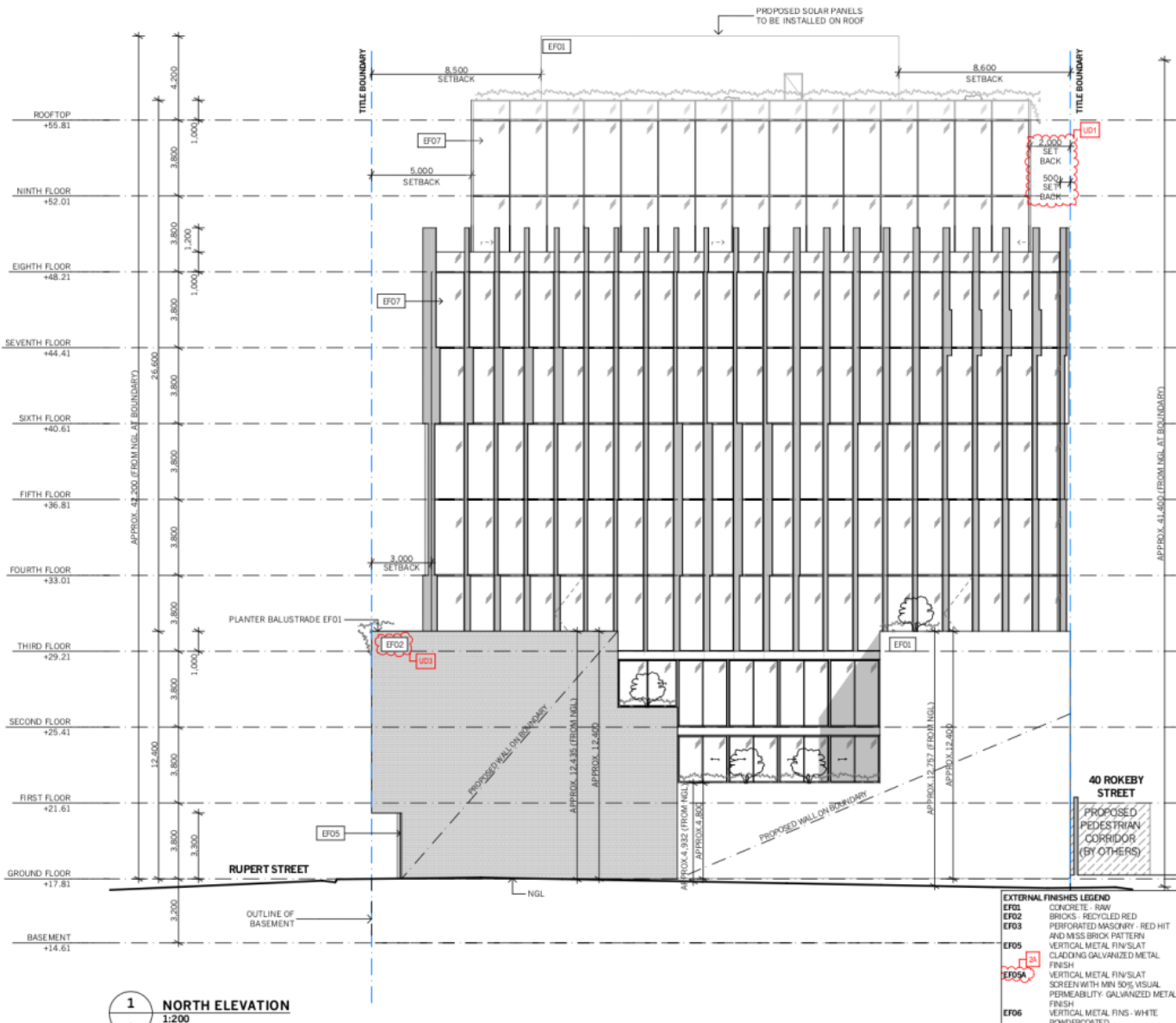
RESPONSE TO COUNCIL COMMENTS (14/07/2020)
PLANS:

- PLAN UPDATED TO SHOW PROPOSED SCREEN MIN. 50% CLEAR OF VISUAL OBSTRUCTIONS WITHIN SIGHT TRIANGLE.
- SPOT LEVELS ADDED TO DEMONSTRATE SEAMLESS FOOTPATH TRANSITION
- FURTHER DESIGN DETAILS ADDED TO GATES.
- GATE REPOSITIONED CLOSER TO RUPERT STREET.
- MINIMUM CLEARANCES TO MAIN ENTRANCE NOTED ON PLANS.
- PEDESTRIAN CONNECTION DESIGN COORDINATED TO PROPOSED FUTURE DEVELOPMENT AT 40-72 ROKEBY STREET.
- FLUSH STEEL EDGE NOTED ON PLANS AT THRESHOLD OF PUBLIC-PRIVATE REALM.
- WORKS WITHIN PUBLIC REALM NOTE ADDED TO PLAN.
- CROSSOVER UPDATED IN ACCORDANCE WITH COUNCIL STANDARD YSD602.
- REPAIR TO EXISTING BLUESTONE KERB AND CHANNEL AND FOOTPATH NOTE ADDED TO PLAN.
- WINDOWS ADDED TO COMMERCIAL TENANCY 2 WESTERN WALL.

RESPONSE TO URBAN DESIGN MEMO (28/07/2020)
PLANS AND ELEVATIONS:

- BUILDING SET BACK TO WESTERN BOUNDARY INCREASED TO PROVIDE 6M SEPARATION FROM PROPOSED FUTURE DEVELOPMENT AT 40-72 ROKEBY STREET.
- GLAZING AND FINS ADDED TO FACADE TO AVOID BLANK WALL PRESENTATION TO WESTERN ELEVATION.
- BRICK MATERIAL WRAPPED TO SIDE ELEVATIONS ON LOWER LEVELS.
- BRICK PAVING EXTENDED INTO PEDESTRIAN PATHWAY.

Attachment 3 - 'Sketch Plans' provided in response to referral advice and referenced.



RESPONSE TO COUNCIL REF (02/24/2020)
PLANS:
 2. POSSIBLE LOCATION TO SPIEL TANKS PER REVISED SMP CONTAINING RESULTS OF THE MUSIC MODELLING ASSESSMENT.
 3. EXISTING SURVEY PLAN ADDED TO DRAWING SET REVISION A. COLUMN SIZE AND DEPTH ANNOTATIONS ADDED. CAR PARKING BAY NUMBERS ADDED.
 4. LOADING BAY/WAITING BAY DIMENSIONS ADDED. PROPOSED CROSSOVER SHOWN ON ALL FLOOR PLANS.
 5. WEST ELEVATION ADDED TO DRAWING SET REVISION A. OPENABLE WINDOWS IDENTIFIED ON LEVEL 8. OPENABLE DOORS AND WINDOWS IDENTIFIED ON RELEVANT ELEVATIONS. FLOOR-TO-CEILING HEIGHTS SHOWN ON SECTION.

RESPONSE TO COUNCIL COMMENTS (14/07/2020)
PLANS:
 2A. PLAN UPDATED TO SHOW PROPOSED SCREEN MIN. 50% CLEAR OF VISUAL OBSTRUCTIONS WITHIN SIGHT TRIANGLE.
 2B. SPOT LEVELS ADDED TO DEMONSTRATE SEAMLESS FOOTPATH TRANSITION.
 2C. FURTHER DESIGN DETAILS ADDED TO GATES.
 2H. GATE REPOSITIONED CLOSER TO RUPERT STREET.
 2L. MINIMUM CLEARANCES TO MAIN ENTRANCE NOTED ON PLANS.
 2M. PEDESTRIAN CONNECTION DESIGN COORDINATED TO PROPOSED FUTURE DEVELOPMENT AT 40-72 ROKEBY STREET.
 4A. FLUSH STEEL EDGE NOTED ON PLANS AT THRESHOLD OF PUBLIC-PRIVATE REALM.
 4B. WORKS WITHIN PUBLIC REALM NOTE ADDED TO PLAN.
 4C. CROSSOVER UPDATED IN ACCORDANCE WITH COUNCIL STANDARD YSD602.
 4D. REPAIR TO EXISTING BLUESTONE KERB AND CHANNEL AND FOOTPATH NOTE ADDED TO PLAN.
 5A. WINDOWS ADDED TO COMMERCIAL TENANCY 2 WESTERN WALL.

RESPONSE TO URBAN DESIGN MEMO (28/07/2020)
PLANS AND ELEVATIONS:
 UD1. BUILDING SET BACK TO WESTERN BOUNDARY INCREASED TO PROVIDE 6M SEPARATION FROM PROPOSED FUTURE DEVELOPMENT AT 40-72 ROKEBY STREET.
 UD2. GLAZING AND FINIS ADDED TO FACADE TO AVOID BLANK WALL PRESENTATION TO WESTERN ELEVATION.
 UD3. BRICK MATERIAL WRAPPED TO SIDE ELEVATIONS ON LOWER LEVELS.
 UD4. BRICK PAVING EXTENDED INTO PEDESTRIAN PATHWAY.

DEVELOPMENT SCHEDULE	
LAND AREA	676.53m ² UD1
SITE COVERAGE	670.86m ² UD1
GFA	5835.03m ² UD1
LSA	3176.39m ² UD1
RETAIL (FOOD/DRINK) OFFICE	62.89m ² UD1
CAR PARK	513.53m ² UD1
BICYCLE STORE	20
AREA SCHEDULE	
BASEMENT	
GFA	670.86m ²
OFFICE	0m ²
RETAIL	0m ²
OUTDOOR	0m ²
COMMON	670.86m ²
GROUND FLOOR	
GFA	670.86m ²
OFFICE	81.33m ²
RETAIL (FOOD/DRINK)	62.89m ²
OUTDOOR	189.64m ²
COMMON	337.04m ²
FIRST FLOOR	
GFA	644.01m ²
OFFICE	504.1m ²
RETAIL	0m ²
OUTDOOR	44.99m ²
COMMON	94.38m ²
SECOND FLOOR	
GFA	606.86m ²
OFFICE	488.4m ²
RETAIL	0m ²
OUTDOOR	24.08m ²
COMMON	94.38m ²
THIRD FLOOR	
GFA	599.16m ² UD1
OFFICE	300.14m ² UD1
RETAIL	0m ² UD1
OUTDOOR	184.99m ² UD1
COMMON	94.38m ² UD1
FOURTH TO SEVENTH FLOORS (4 STOREYS)	
GFA	2114.86m ² UD1
OFFICE	1320.13m ² UD1
RETAIL	0m ² UD1
OUTDOOR	0m ² UD1
COMMON	94.38m ² UD1
EIGHTH FLOOR	
GFA	414.88m ² UD1
OFFICE	219.38m ² UD1
RETAIL	0m ² UD1
OUTDOOR	130.14m ² UD1
COMMON	65.05m ² UD1
NINTH FLOOR	
GFA	284.43m ² UD1
OFFICE	0m ² UD1
RETAIL	0m ² UD1
OUTDOOR	0m ² UD1
COMMON	65.05m ² UD1
ROOF	
GFA	284.43m ² UD1
OFFICE	0m ² UD1
RETAIL	0m ² UD1
OUTDOOR	0m ² UD1
COMMON	165.53m ² UD1

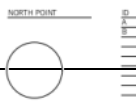
RESPONSE TO ESD REFERRAL (20.08.2020)
ESD DEFICIENCIES
 ESD1. IN-GROUND RAINWATER TANK NOTED ON PLAN

EXTERNAL FINISHES LEGEND

EFO1	CONCRETE - RAW
EFO2	BRICKS - RECYCLED RED
EFO3	PERFORATED MASONRY - RED HIT AND MISS BRICK PATTERN
EFO4	VERTICAL METAL FIN/SLAT CLADDING GALVANIZED METAL FINISH
EFO5	VERTICAL METAL FIN/SLAT SCREEN WITH MIN 50% VISUAL PERMEABILITY - GALVANIZED METAL FINISH
EFO6	VERTICAL METAL FIN - WHITE PONDERRICATED
EFO7	GLAZING - CLEAR GLASS - GALVANIZED METAL FINISH FRAMES
EFO8	CONCRETE - POLISHED
EFO9	STONE LOOK PAVING (OR SIMILAR)



Drawings to be read in conjunction with specification by pitch and all drawings and documents by engineers and sub-contractors referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference. Do not scale the drawings. These drawings are the property of pitch and may not be copied or reproduced without the written permission of pitch. All discrepancies to be brought to the attention of the author.



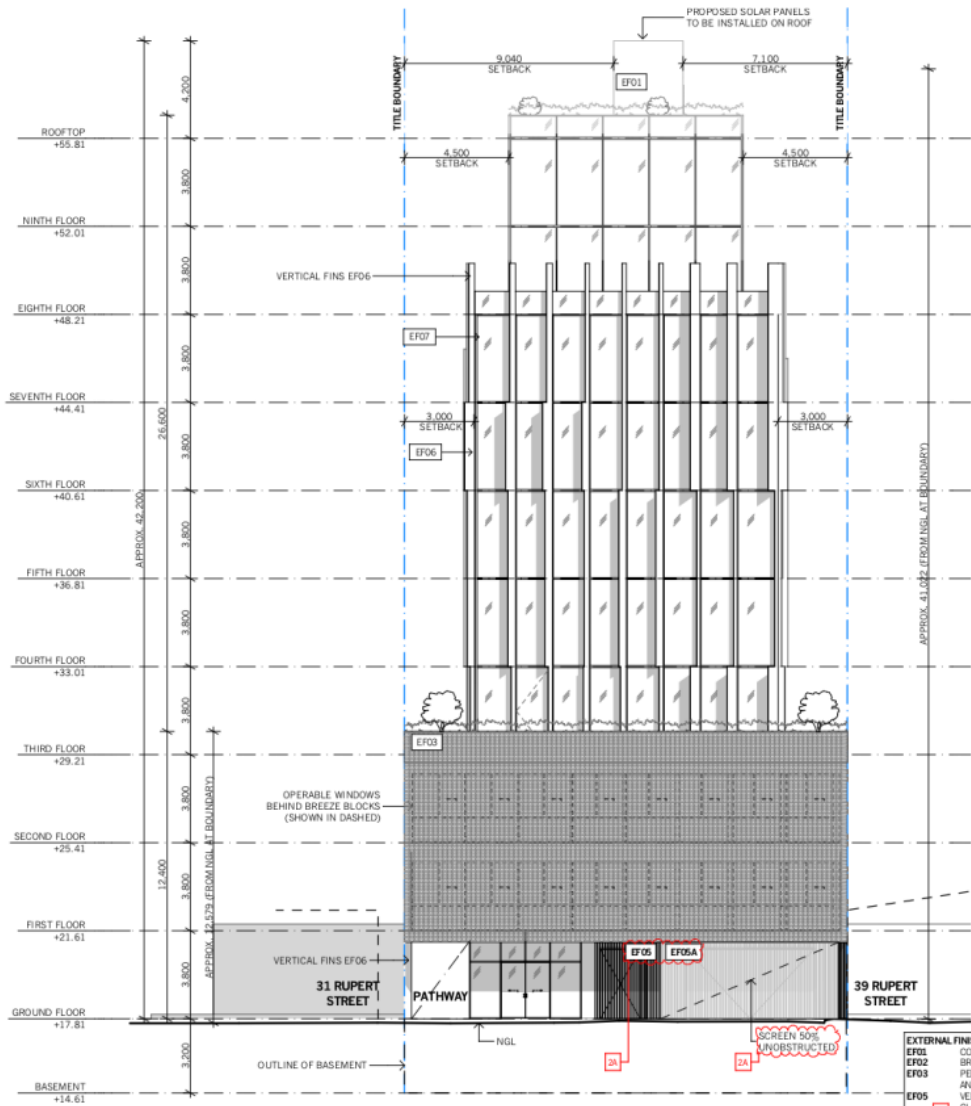
ID	DATE	REVISION
A	18.05.2020	COUNCIL REF
B	21.09.2020	COUNCIL COMMENTS AND URBAN DESIGN REVIEW RESPONSES

ID	DATE	REVISION

PROJECT: 33-37 RUPERT STREET COLLINGWOOD VIC 3066
 SCALE: 1:100 @ A1, 1:200 @ A3
 DATE: 21/09/20
 DRAWING NO: TP3-101
 STAGE: NORTH ELEVATION

DRAWING NO.	REVISION
TP3-101	B

Attachment 3 - 'Sketch Plans' provided in response to referral advice and referenced.



1 EAST ELEVATION
1:200

EXTERNAL FINISHES LEGEND

- EF01 CONCRETE - RAW
- EF02 BRICKS - RECYCLED RED
- EF03 PERFORATED MASONRY - RED HIT AND MISS BRICK PATTERN
- EF04 VERTICAL METAL FIN/SLAT CLADDING GALVANIZED METAL FINISH
- EF05 VERTICAL METAL FIN/SLAT SCREEN WITH MIN 50% VISUAL PERMEABILITY - GALVANIZED METAL FINISH
- EF06 VERTICAL METAL FINS - WHITE
- EF07 POWDERCOATED GLAZING - CLEAR GLASS - GALVANIZED METAL FINISH FRAMES
- EF08 CONCRETE - POLISHED
- EF09 STONE LOOK PAVING (OR SIMILAR)

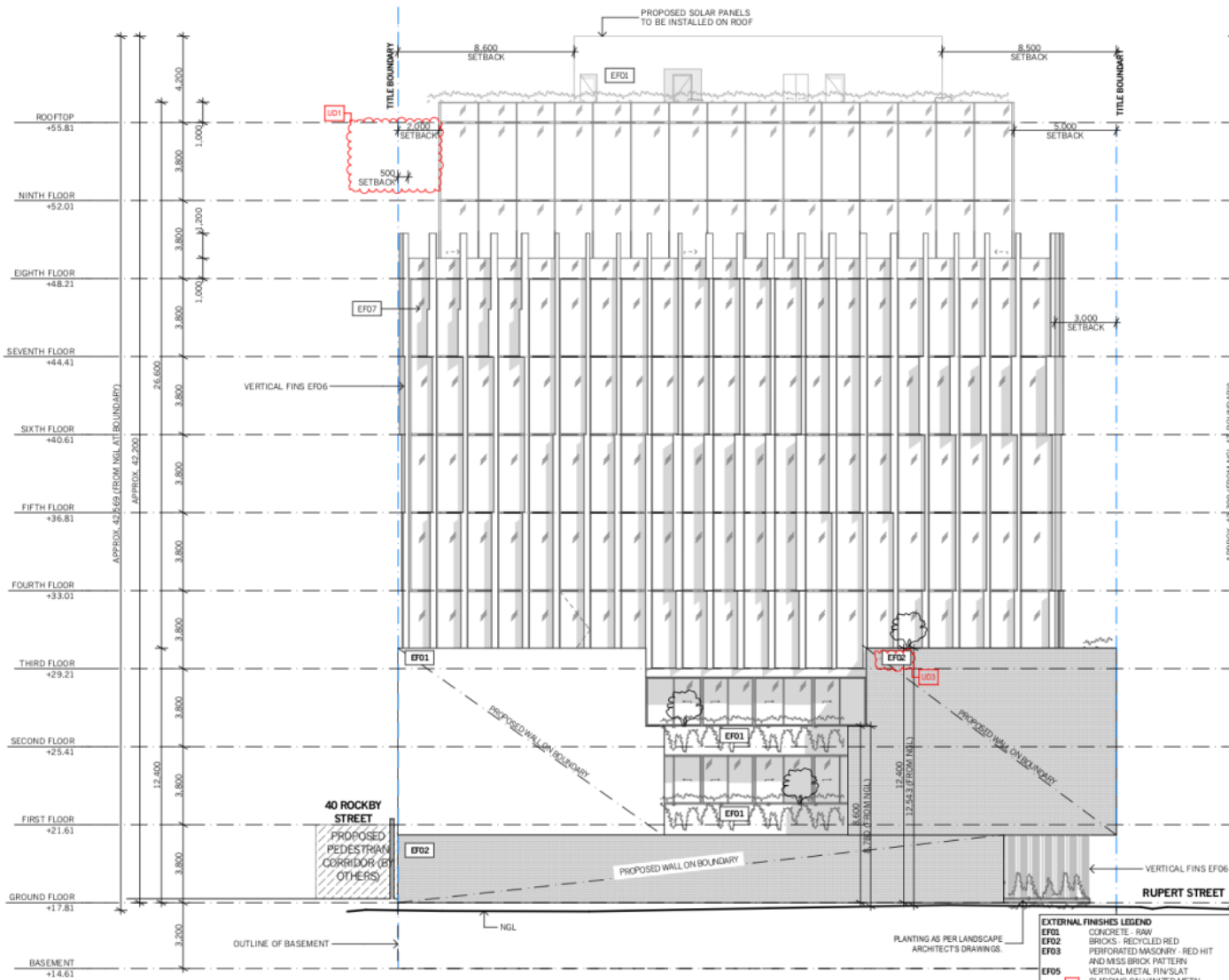
RESPONSE TO COUNCIL REF (20/04/2020)	DEVELOPMENT SCHEDULE																																																																																																																																	
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ID	DATE	REVISION	ID	DATE	REVISION
A	18/05/2020	COUNCIL REF			
B	21/09/2020	COUNCIL COMMENTS AND URBAN DESIGN REVIEW RESPONSES			

ID	DATE	REVISION	ID	DATE	REVISION

PROJECT	SCALE	DRAWING NO.	REVISION
33-37 RUPERT STREET COLLINGWOOD VIC 3066	1:100 @ A1 1:200 @ A3	TP3-102	B
P19048	DATE: 21/09/20	DRAWING LABEL: EAST ELEVATION	STAGE: TP

Attachment 3 - 'Sketch Plans' provided in response to referral advice and referenced.



RESPONSE TO COUNCIL REI (02/04/2020)
PLANS:

- POSSIBLE LOCATION TO SPEL TANKS PER REVISED SWMP CONTAINING RESULTS OF THE MUSIC MODELLING ASSESSMENT.
- EXISTING SURVEY PLAN ADDED TO DRAWING SET REVISION A. COLUMN SIZE AND DEPTH ANNOTATIONS ADDED. CAR PARKING BAY NUMBERS ADDED.
- LOADING BAY/WAITING BAY DIMENSIONS ADDED.
- PROPOSED CROSSOVER SHOWN ON ALL FLOOR PLANS.
- WEST ELEVATION ADDED TO DRAWING SET REVISION A.
- OPENABLE WINDOWS IDENTIFIED ON LEVEL 8.
- OPENABLE DOORS AND WINDOWS IDENTIFIED ON RELEVANT ELEVATIONS.
- FLOOR-TO-CILING HEIGHTS SHOWN ON SECTION.

DEVELOPMENT SCHEDULE

LAND AREA	676.53m ²	UD1
SITE COVERAGE	670.86m ²	UD1
GFA	5835.03m ²	UD1
LSA	3176.39m ²	UD1
RETAIL (FOOD/DRINK)	62.86m ²	UD1
OFFICE	62.86m ²	UD1
CAR PARK	62.86m ²	UD1
BICYCLE STORE	20	

RESPONSE TO COUNCIL COMMENTS (14/07/2020)
PLANS:

- PLAN UPDATED TO SHOW PROPOSED SCREEN MIN. 50% CLEAR OF VISUAL OBSTRUCTIONS WITHIN SIGHT TRIANGLE.
- SPOT LEVELS ADDED TO DEMONSTRATE SEAMLESS FOOTPATH TRANSITION.
- FURTHER DESIGN DETAILS ADDED TO GATES.
- GATE REPOSITIONED CLOSER TO RUPERT STREET.
- MINIMUM CLEARANCES TO MAIN ENTRANCE NOTED ON PLANS.
- PEDESTRIAN CONNECTION DESIGN COORDINATED TO PROPOSED FUTURE DEVELOPMENT AT 40-72 ROKEBY STREET.
- FLUSH STEEL EDGE NOTED ON PLANS AT THRESHOLD OF PUBLIC-PRIVATE REALM.
- WORKS WITHIN PUBLIC REALM NOTE ADDED TO PLAN.
- CROSSOVER UPDATED IN ACCORDANCE WITH COUNCIL STANDARD YSD602.
- REPAIR TO EXISTING BLUESTONE KERB AND CHANNEL AND FOOTPATH NOTE ADDED TO PLAN.
- WINDOWS ADDED TO COMMERCIAL TENANCY 2 WESTERN WALL.

AREA SCHEDULE

FLOOR	GFA	OFFICE	RETAIL	OUTDOOR	COMMON
BASEMENT	670.86m ²	0m ²	0m ²	0m ²	670.86m ²
GROUND FLOOR	670.86m ²	81.33m ²	62.86m ²	189.64m ²	337.04m ²
FIRST FLOOR	644.01m ²	504.1m ²	0m ²	44.99m ²	94.38m ²
SECOND FLOOR	606.86m ²	488.4m ²	0m ²	24.08m ²	94.38m ²
THIRD FLOOR	599.16m ²	320.13m ²	0m ²	184.99m ²	94.38m ²
FOURTH TO SEVENTH FLOORS (4 STOREYS)	414.88m ²	219.38m ²	0m ²	130.50m ²	65.05m ²
EIGHTH FLOOR	414.88m ²	219.38m ²	0m ²	130.50m ²	65.05m ²
NINTH FLOOR	284.43m ²	0m ²	0m ²	0m ²	65.05m ²
ROOF	284.43m ²	0m ²	0m ²	0m ²	165.53m ²

RESPONSE TO URBAN DESIGN MEMO (28/07/2020)
PLANS AND ELEVATIONS:

- BUILDING SET BACK TO WESTERN BOUNDARY INCREASED TO PROVIDE 6M SEPARATION FROM PROPOSED FUTURE DEVELOPMENT AT 40-72 ROKEBY STREET.
- GLAZING AND FINIS ADDED TO FACADE TO AVOID BLANK WALL PRESENTATION TO WESTERN ELEVATION.
- BRICK MATERIAL WRAPPED TO SIDE ELEVATIONS ON LOWER LEVELS.
- BRICK PAVING EXTENDED INTO PEDESTRIAN PATHWAY.

RESPONSE TO ESD REFERRAL (20.09.2020)
ESD DEFICIENCIES

ESD1. IN-GROUND RAINWATER TANK NOTED ON PLAN

1 SOUTH ELEVATION
 1:200

EXTERNAL FINISHES LEGEND

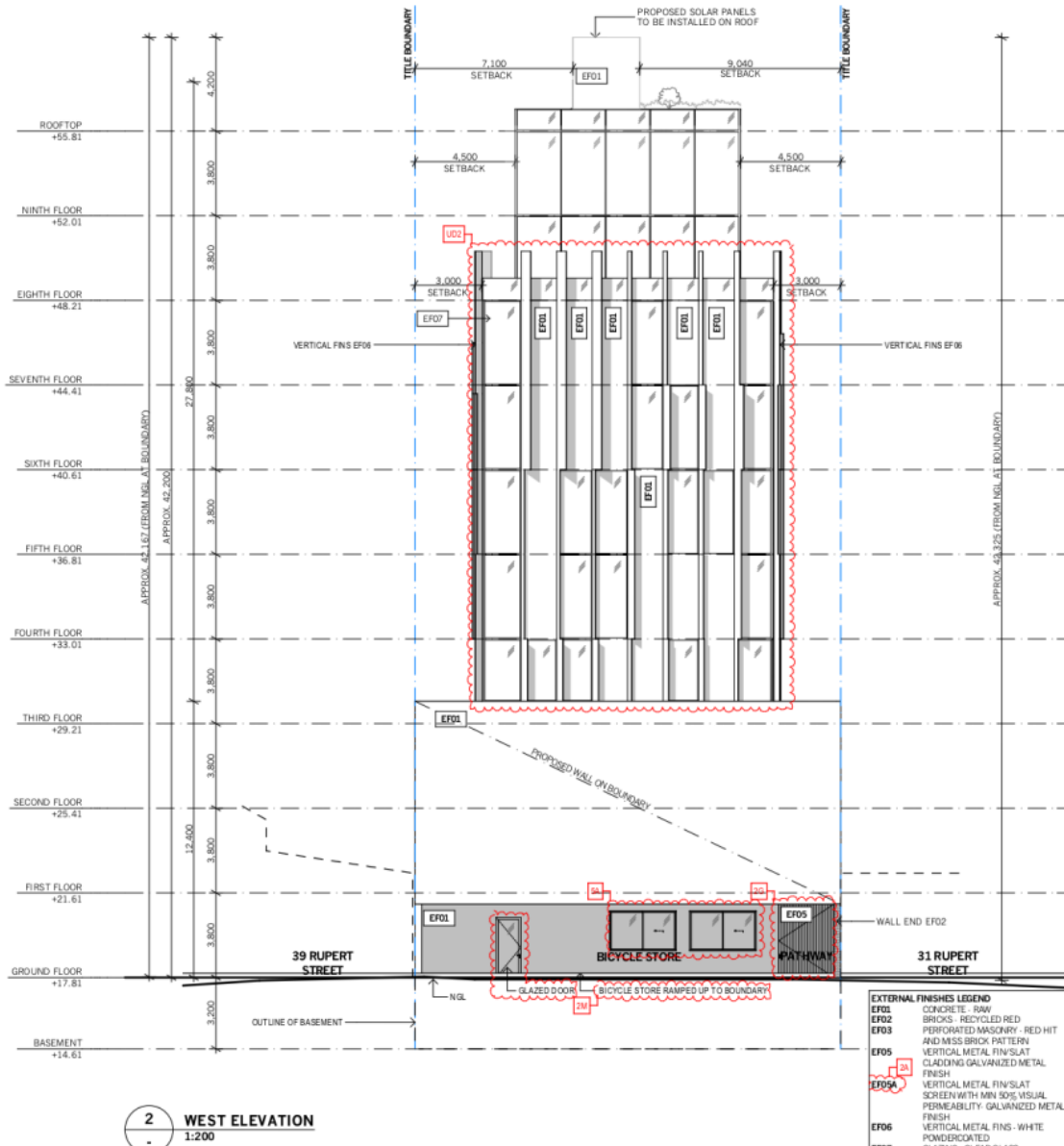
- EF01 CONCRETE - RAW
- EF02 BRICKS - RECYCLED RED
- EF03 PERFORATED MASONRY - RED HIT AND MISS BRICK PATTERNS
- EF04 VERTICAL METAL FIN/SLAT CLADDING GALVANIZED METAL FINISH
- EF05 VERTICAL METAL FIN/SLAT SCREEN WITH MIN 50% VISUAL PERMEABILITY - GALVANIZED METAL FINISH
- EF06 VERTICAL METAL FINIS - WHITE PONDERRICATED
- EF07 GLAZING - CLEAR GLASS - GALVANIZED METAL FINISH FRAMES
- EF08 CONCRETE - POLISHED
- EF09 STONE LOOK PAVING (OR SIMILAR)

Pitch
 47 Capon St Richmond VIC 3121
 pitch@pitch.com.au 03 9046 3811
 en@pitch.com.au

ID	DATE	REVISION	ID	DATE	REVISION
A	18.05.2020	COUNCIL REI			
B	21.09.2020	COUNCIL COMMENTS AND URBAN DESIGN REVIEW RESPONSES			

PROJECT	SCALE	DRAWING NO.	REVISION
33-37 RUPERT STREET COLLINGWOOD VIC 3066	1:100 @ A1 1:200 @ A3	TP3-103	B
P19048	DATE: 21/09/20	DRAWING NAME: SOUTH ELEVATION	STAGE: TP

Attachment 3 - 'Sketch Plans' provided in response to referral advice and referenced.



2 WEST ELEVATION
1:200

- EXTERNAL FINISHES LEGEND**
- EF01 CONCRETE - RAW
 - EF02 BRICKS - RECYCLED RED
 - EF03 PERFORATED MASONRY - RED HIT AND MISS BRICK PATTERN
 - EF04 VERTICAL METAL FIN/SLAT CLADDING GALVANIZED METAL FINISH
 - EF05 VERTICAL METAL FIN/SLAT SCREEN WITH MIN 50% VISUAL PERMEABILITY - GALVANIZED METAL FINISH
 - EF06 VERTICAL METAL FINISH - WHITE
 - EF07 POWDERCOATED GLAZING - CLEAR GLASS - GALVANIZED METAL FINISH FRAMES
 - EF08 CONCRETE - POLISHED
 - EF09 STONE LOOK PAVING (OR SIMILAR)

- RESPONSE TO COUNCIL REF (02/04/2020)**
- PLANS:**
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- RESPONSE TO COUNCIL COMMENTS (14/07/2020)**
- PLANS:**
- 2A. PLAN UPDATED TO SHOW PROPOSED SCREEN MIN. 50% CLEAR OF VISUAL OBSTRUCTIONS WITHIN SIGHT TRIANGLE.
 - 2B. SPOT LEVELS ADDED TO DEMONSTRATE SEAMLESS FOOTPATH TRANSITION
 - 2C. FURTHER DESIGN DETAILS ADDED TO GATES.
 - 2D. GATE REPOSITIONED CLOSER TO RUPERT STREET.
 - 2L. MINIMUM CLEARANCES TO MAIN ENTRANCE NOTED ON PLANS.
 - 2M. PEDESTRIAN CONNECTION DESIGN COORDINATED TO PROPOSED FUTURE DEVELOPMENT AT 40-72 ROKEBY STREET.
 - 4A. FLUSH STEEL EDGE NOTED ON PLANS AT THRESHOLD OF PUBLIC-PRIVATE REALM.
 - 4B. WORKS WITHIN PUBLIC REALM NOTE ADDED TO PLAN.
 - 4C. CROSSOVER UPDATED IN ACCORDANCE WITH COUNCIL STANDARD YSD602.
 - 4D. REPAIR TO EXISTING BLUESTONE KERB AND CHANNEL AND FOOTPATH NOTE ADDED TO PLAN.
 - 5A. WINDOWS ADDED TO COMMERCIAL TENANCY 2 WESTERN WALL.

- RESPONSE TO URBAN DESIGN MEMO (28/07/2020)**
- PLANS AND ELEVATIONS:**
- U01. BUILDING SET BACK TO WESTERN BOUNDARY INCREASED TO PROVIDE 6M SEPARATION FROM PROPOSED FUTURE DEVELOPMENT AT 40-72 ROKEBY STREET.
 - U02. GLAZING AND FINISHES ADDED TO FACADE TO AVOID BLANK WALL PRESENTATION TO WESTERN ELEVATION.
 - U03. BRICK MATERIAL WRAPPED TO SIDE ELEVATIONS ON LOWER LEVELS.
 - U04. BRICK PAVING EXTENDED INTO PEDESTRIAN PATHWAY.

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GFA	5895.03m ²
LSA	3176.39m ²
RETAIL (FOOD/DRINK) OFFICE	62.89m ²
CAR PARK	20
BICYCLE STORE	20
AREA SCHEDULE	
BASEMENT	
GFA	670.86m ²
OFFICE	0m ²
RETAIL	0m ²
OUTDOOR	0m ²
COMMON	670.86m ²
GROUND FLOOR	
GFA	670.86m ²
OFFICE	81.33m ²
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FIRST FLOOR	
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OUTDOOR	44.99m ²
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COMMON	94.38m ²
FOURTH TO SEVENTH FLOORS (4 STOREYS)	
GFA	2714.86m ² (4 x 1095.52m ²)
OFFICE	320.19m ² (4 x 1280.76m ²)
RETAIL	0m ² (4 x 0m ²)
OUTDOOR	0m ² (4 x 0m ²)
COMMON	94.38m ² (4 x 377.52m ²)
EIGHTH FLOOR	
GFA	414.88m ²
OFFICE	219.38m ²
RETAIL	0m ²
OUTDOOR	136.14m ²
COMMON	65.05m ²
NINTH FLOOR	
GFA	284.43m ²
OFFICE	219.38m ²
RETAIL	0m ²
OUTDOOR	0m ²
COMMON	65.05m ²
ROOF	
GFA	284.43m ²
OFFICE	0m ²
RETAIL	0m ²
OUTDOOR	0m ²
COMMON	165.53m ²

RESPONSE TO ESD REFERRAL (20.08.2020)

ESD DEFICIENCIES

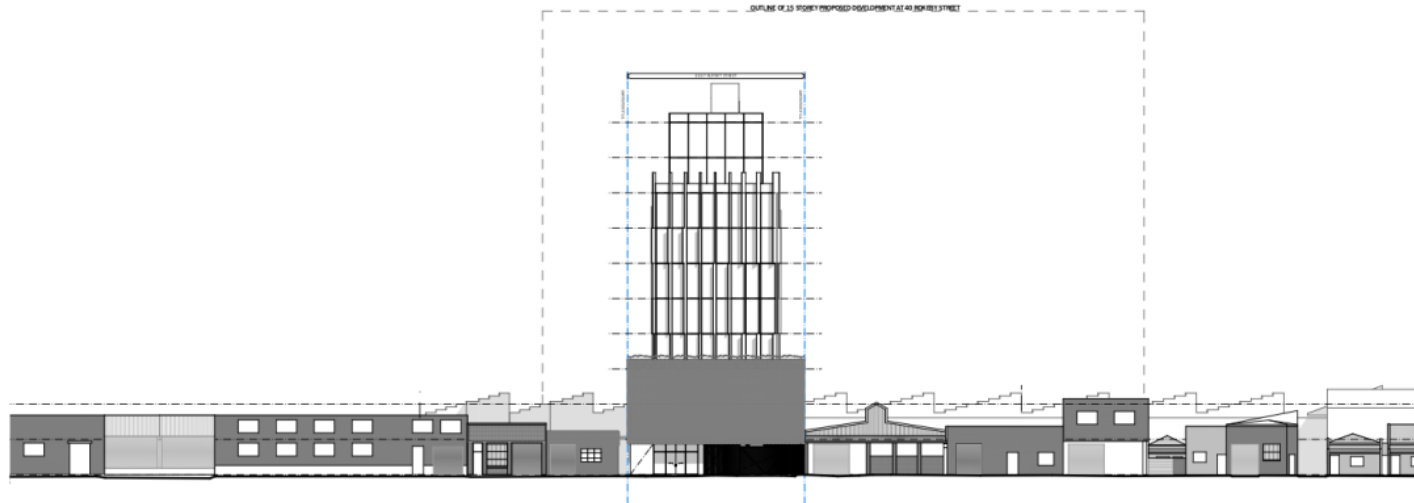
ESD1. IN-GROUND RAINWATER TANK NOTED ON PLAN

Drawings to be read in conjunction with specification by pitchAD and all drawings and documents by engineers and sub-consultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference. Do not scale the drawings. These drawings are intended for the use of the written permission of pitchAD. All discrepancies to be brought to the attention of the author.

ID	DATE	REVISION	ID	DATE	REVISION
1	18.05.2020	COUNCIL REF			
2	21.09.2020	COUNCIL COMMENTS AND URBAN DESIGN REVIEW RESPONSES			

PROJECT	SCALE	DRAWING NO.	REVISION
33-37 RUPERT STREET COLLINGWOOD VIC 3066	1:100 @ A1 1:200 @ A3	TP3-104	A
P19048	DATE: 21/09/20	WEST ELEVATION	STAGE: TP

Attachment 3 - 'Sketch Plans' provided in response to referral advice and referenced.



1 RUPERT STREETSCAPE
1:500

RESPONSE TO COUNCIL REF (02/04/2020)	DEVELOPMENT SCHEDULE
<p>PLANS:</p> <p>2. POSSIBLE LOCATION TO SPEL TANKS PER REVISED SMP CONTAINING RESULTS OF THE MUSIC MODELLING ASSESSMENT.</p> <p>3. EXISTING SURVEY PLAN ADDED TO DRAWING SET REVISION A. COLUMN SIZE AND DEPTH ANNOTATIONS ADDED. CAR PARKING BAY NUMBERS ADDED.</p> <p>5. LOADING BAY/WAITING BAY DIMENSIONS ADDED.</p> <p>6. PROPOSED CROSSOVER SHOWN ON ALL FLOOR PLANS.</p> <p>7. WEST ELEVATION ADDED TO DRAWING SET REVISION A. OPENABLE WINDOWS IDENTIFIED ON LEVEL 8. OPENABLE DOORS AND WINDOWS IDENTIFIED ON RELEVANT ELEVATIONS.</p> <p>9. FLOOR-TO-CEILING HEIGHTS SHOWN ON SECTION.</p>	<p>LAND AREA 676.53m² (LD1)</p> <p>SITE COVERAGE 670.86m² (LD1)</p> <p>GFA 5835.03m² (LD1)</p> <p>LSA 3176.39m² (LD1)</p> <p>RETAIL (FOOD/DRINK) 62.86m² (LD1)</p> <p>OFFICE 6112.99m² (LD1)</p> <p>CAR PARK 18 (LD1)</p> <p>BICYCLE STORE 20</p>
<p>RESPONSE TO COUNCIL COMMENTS (14/07/2020)</p> <p>PLANS:</p> <p>2A. PLAN UPDATED TO SHOW PROPOSED SCREEN MIN. 50% CLEAR OF VISUAL OBSTRUCTIONS WITHIN SIGHT TRIANGLE.</p> <p>2B. SPOT LEVELS ADDED TO DEMONSTRATE SEAMLESS FOOTPATH TRANSITION</p> <p>2C. FURTHER DESIGN DETAILS ADDED TO GATES.</p> <p>2H. GATE REPOSITIONED CLOSER TO RUPERT STREET.</p> <p>2L. MINIMUM CLEARANCES TO MAIN ENTRANCE NOTED ON PLANS.</p> <p>2M. PEDESTRIAN CONNECTION DESIGN COORDINATED TO PROPOSED FUTURE DEVELOPMENT AT 40-72 ROKEBY STREET.</p> <p>4A. FLUSH STEEL EDGE NOTED ON PLANS AT THRESHOLD OF PUBLIC-PRIVATE REALM.</p> <p>4B. WORKS WITHIN PUBLIC REALM NOTE ADDED TO PLAN.</p> <p>4C. CROSSOVER UPDATED IN ACCORDANCE WITH COUNCIL STANDARD YSD602.</p> <p>4D. REPAIR TO EXISTING BLUESTONE KERB AND CHANNEL AND FOOTPATH NOTE ADDED TO PLAN.</p> <p>5A. WINDOWS ADDED TO COMMERCIAL TENANCY 2 WESTERN WALL.</p>	<p>AREA SCHEDULE</p> <p>BASEMENT</p> <p>GFA 670.86m²</p> <p>OFFICE 0m²</p> <p>RETAIL 0m²</p> <p>OUTDOOR 0m²</p> <p>COMMON 670.86m²</p> <p>GROUND FLOOR</p> <p>GFA 670.86m²</p> <p>OFFICE 81.33m²</p> <p>RETAIL (FOOD/DRINK) 62.86m²</p> <p>OUTDOOR 189.64m²</p> <p>COMMON 337.04m²</p> <p>FIRST FLOOR</p> <p>GFA 644.01m²</p> <p>OFFICE 504.1m²</p> <p>RETAIL 0m²</p> <p>OUTDOOR 44.99m²</p> <p>COMMON 94.38m²</p> <p>SECOND FLOOR</p> <p>GFA 606.86m²</p> <p>OFFICE 488.4m²</p> <p>RETAIL 0m²</p> <p>OUTDOOR 24.08m²</p> <p>COMMON 94.38m²</p> <p>THIRD FLOOR</p> <p>GFA 599.16m² (LD1)</p> <p>OFFICE 320.19m² (LD1)</p> <p>RETAIL 0m² (LD1)</p> <p>OUTDOOR 184.99m² (LD1)</p> <p>COMMON 94.38m² (LD1)</p> <p>FOURTH TO SEVENTH FLOORS (4 STOREYS)</p> <p>GFA 2114.38m² (LD1)</p> <p>OFFICE 1320.19m² (LD1) (n4 = 1280.76m²)</p> <p>RETAIL 0m² (LD1) (n4 = 0m²)</p> <p>OUTDOOR 0m² (LD1) (n4 = 0m²)</p> <p>COMMON 94.38m² (LD1) (n4 = 377.52m²)</p> <p>EIGHTH FLOOR</p> <p>GFA 414.88m² (LD1)</p> <p>OFFICE 219.38m² (LD1)</p> <p>RETAIL 0m² (LD1)</p> <p>OUTDOOR 136.14m² (LD1)</p> <p>COMMON 65.05m² (LD1)</p> <p>NINTH FLOOR</p> <p>GFA 284.43m² (LD1)</p> <p>OFFICE 219.38m² (LD1)</p> <p>RETAIL 0m² (LD1)</p> <p>OUTDOOR 0m² (LD1)</p> <p>COMMON 65.05m² (LD1)</p> <p>ROOF</p> <p>GFA 284.43m² (LD1)</p> <p>OFFICE 0m² (LD1)</p> <p>RETAIL 0m² (LD1)</p> <p>OUTDOOR 120.90m² (LD1)</p> <p>COMMON 165.53m² (LD1)</p>
<p>RESPONSE TO URBAN DESIGN MEMO (28/07/2020)</p> <p>PLANS AND ELEVATIONS:</p> <p>UD1. BUILDING SET BACK TO WESTERN BOUNDARY INCREASED TO PROVIDE 6M SEPARATION FROM PROPOSED FUTURE DEVELOPMENT AT 40-72 ROKEBY STREET.</p> <p>UD2. GLAZING AND FINS ADDED TO FACADE TO AVOID BLANK WALL PRESENTATION TO WESTERN ELEVATION.</p> <p>UD3. BRICK MATERIAL WRAPPED TO SIDE ELEVATIONS ON LOWER LEVELS.</p> <p>UD4. BRICK PAVING EXTENDED INTO PEDESTRIAN PATHWAY.</p>	<p>RESPONSE TO ESD REFERRAL (20.08.2020)</p> <p>ESD DEFICIENCIES</p> <p>ESD1. IN-GROUND RAINWATER TANK NOTED ON PLAN</p>

Pitch

Drawings to be read in conjunction with specification by pitchAD and all drawings and documents by engineers and sub-consultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference. Do not scale the drawings. These drawings are intended for the use of pitchAD and may not be copied or reproduced without the written permission of pitchAD. All discrepancies to be brought to the attention of the author.



ID	DATE	REVISION	ID	DATE	REVISION

PROJECT
33-37 RUPERT STREET
COLLINGWOOD VIC 3066

SCALE
1:100 @ A1
1:200 @ A3

DRAWING NO.
TP3-105

REVISION
-

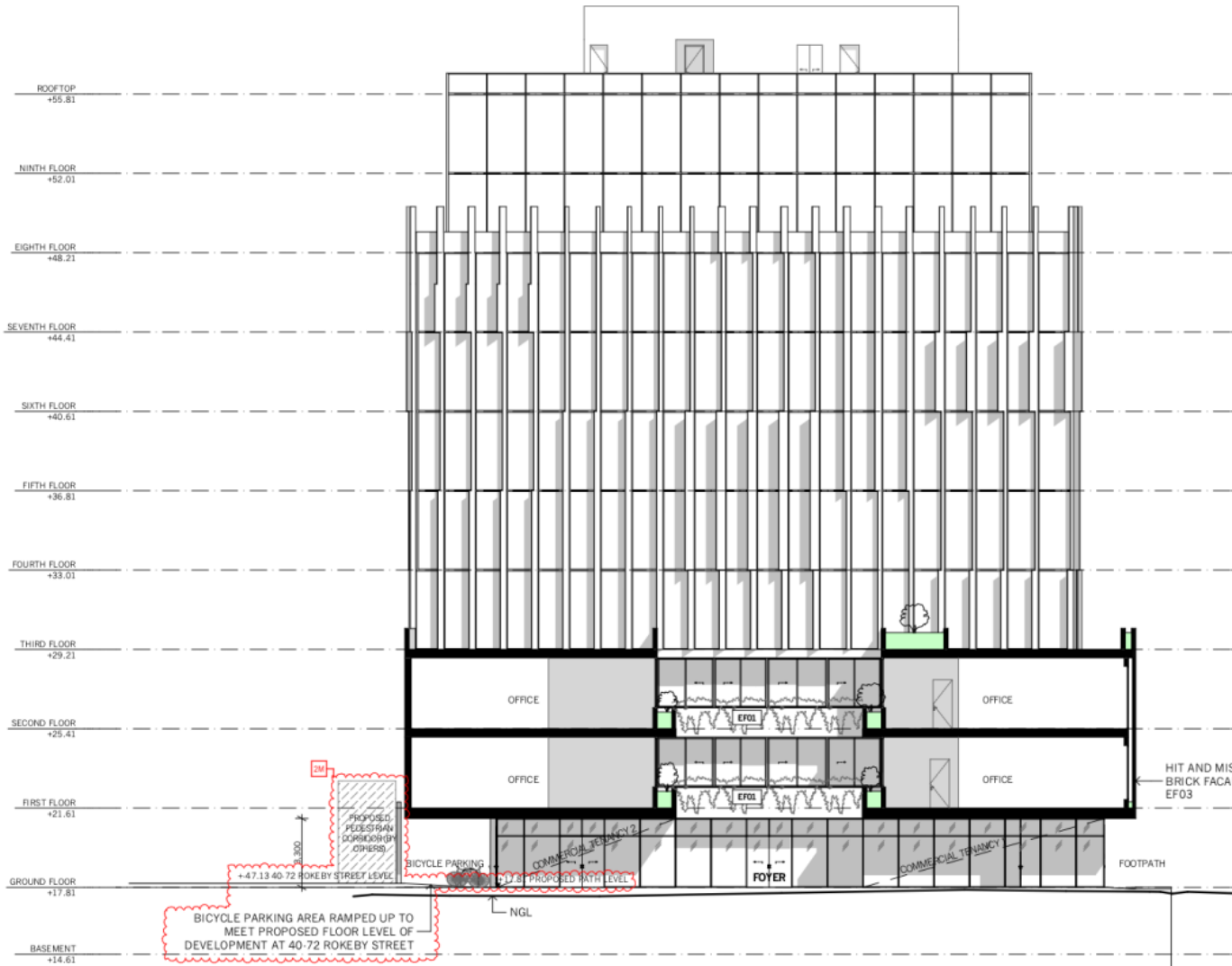
DATE
P19048

DATE
21/09/20

DRAWING LABEL
STREETSCAPE

STAGE
TP

Attachment 3 - 'Sketch Plans' provided in response to referral advice and referenced.



2 PEDESTRIAN WALKWAY
1:200

RESPONSE TO COUNCIL REF (02/04/2020)
PLANS:

- POSSIBLE LOCATION TO SPIEL TANKS PER REVISED SWP CONTAINING RESULTS OF THE MUSIC MODELLING ASSESSMENT.
- EXISTING SURVEY PLAN ADDED TO DRAWING SET REVISION A. COLUMN SIZE AND DEPTH ANNOTATIONS ADDED. CAR PARKING BAY NUMBERS ADDED.
- LOADING BAY/WAITING BAY DIMENSIONS ADDED.
- PROPOSED CROSSOVER SHOWN ON ALL FLOOR PLANS.
- WEST ELEVATION ADDED TO DRAWING SET REVISION A.
- OPENABLE WINDOWS IDENTIFIED ON LEVEL 8.
- OPENABLE DOORS AND WINDOWS IDENTIFIED ON RELEVANT ELEVATIONS.
- FLOOR-TO-CEILING HEIGHTS SHOWN ON SECTION.

RESPONSE TO COUNCIL COMMENTS (14/07/2020)
PLANS:

- PLAN UPDATED TO SHOW PROPOSED SCREEN MIN. 50% CLEAR OF VISUAL OBSTRUCTIONS WITHIN SIGHT TRIANGLE.
- SPOT LEVELS ADDED TO DEMONSTRATE SEAMLESS FOOTPATH TRANSITION.
- FURTHER DESIGN DETAILS ADDED TO GATES.
- GATE REPOSITIONED CLOSER TO RUPERT STREET.
- MINIMUM CLEARANCES TO MAIN ENTRANCE NOTED ON PLANS.
- PEDESTRIAN CONNECTION DESIGN COORDINATED TO PROPOSED FUTURE DEVELOPMENT AT 40-72 ROKEBY STREET.
- FLUSH STEEL EDGE NOTED ON PLANS AT THRESHOLD OF PUBLIC-PRIVATE REALM.
- WORKS WITHIN PUBLIC REALM NOTE ADDED TO PLAN.
- CROSSOVER UPDATED IN ACCORDANCE WITH COUNCIL STANDARD YSD602.
- REPAIR TO EXISTING BLUESTONE KERB AND CHANNEL AND FOOTPATH NOTE ADDED TO PLAN.
- WINDOWS ADDED TO COMMERCIAL TENANCY 2 WESTERN WALL.

RESPONSE TO URBAN DESIGN MEMO (28/07/2020)
PLANS AND ELEVATIONS:

- BUILDING SET BACK TO WESTERN BOUNDARY INCREASED TO PROVIDE 6M SEPARATION FROM PROPOSED FUTURE DEVELOPMENT AT 40-72 ROKEBY STREET.
- GLAZING AND FINS ADDED TO FACADE TO AVOID BLANK WALL PRESENTATION TO WESTERN ELEVATION.
- BRICK MATERIAL WRAPPED TO SIDE ELEVATIONS ON LOWER LEVELS.
- BRICK PAVING EXTENDED INTO PEDESTRIAN PATHWAY.

DEVELOPMENT SCHEDULE	
LAND AREA	676.53m ²
SITE COVERAGE	670.86m ²
GFA	5835.03m ²
LSA	3176.39m ²
RETAIL (FOOD/DRINK)	62.86m ²
OFFICE	6113.53m ²
CAR PARK	20
BICYCLE STORE	20

AREA SCHEDULE	
BASEMENT	
GFA	670.86m ²
OFFICE	0m ²
RETAIL	0m ²
OUTDOOR	0m ²
COMMON	670.86m ²
GROUND FLOOR	
GFA	670.86m ²
OFFICE	81.33m ²
RETAIL (FOOD/DRINK)	62.86m ²
OUTDOOR	189.64m ²
COMMON	337.04m ²
FIRST FLOOR	
GFA	644.01m ²
OFFICE	504.1m ²
RETAIL	0m ²
OUTDOOR	44.99m ²
COMMON	94.38m ²
SECOND FLOOR	
GFA	606.86m ²
OFFICE	488.4m ²
RETAIL	0m ²
OUTDOOR	24.08m ²
COMMON	94.38m ²
THIRD FLOOR	
GFA	599.16m ²
OFFICE	320.13m ²
RETAIL	0m ²
OUTDOOR	184.99m ²
COMMON	94.38m ²
FOURTH TO SEVENTH FLOORS (4 STOREYS)	
GFA	2114.36m ² (4 = 1,059.52m ²)
OFFICE	320.13m ² (4 = 1,280.76m ²)
RETAIL	0m ² (4 = 0m ²)
OUTDOOR	0m ² (4 = 0m ²)
COMMON	94.38m ² (4 = 377.52m ²)
EIGHTH FLOOR	
GFA	414.88m ²
OFFICE	219.38m ²
RETAIL	0m ²
OUTDOOR	136.14m ²
COMMON	65.05m ²
NINTH FLOOR	
GFA	284.43m ²
OFFICE	219.38m ²
RETAIL	0m ²
OUTDOOR	0m ²
COMMON	65.05m ²
ROOF	
GFA	284.43m ²
OFFICE	0m ²
RETAIL	0m ²
OUTDOOR	120.90m ²
COMMON	163.53m ²

RESPONSE TO ESD REFERRAL (20.08.2020)
ESD DEFICIENCIES

ESD1. IN-GROUND RAINWATER TANK NOTED ON PLAN

ID	DATE	REVISION
1	18.05.2020	COUNCIL REF
2	21.09.2020	COUNCIL COMMENTS AND URBAN DESIGN REVIEW RESPONSES

ID	DATE	REVISION

Attachment 3 - 'Sketch Plans' provided in response to referral advice and referenced.



1 01 SECTION
1:200

RESPONSE TO COUNCIL REF (20/04/2020)
PLANS:
 2. POSSIBLE LOCATION TO SPEL TANKS PER REVISED SMP CONTAINING RESULTS OF THE MUSIC MODELLING ASSESSMENT.
 3. EXISTING SURVEY PLAN ADDED TO DRAWING SET REVISION A. COLUMN SIZE AND DEPTH ANNOTATIONS ADDED. CAR PARKING BAY NUMBERS ADDED.
 4. LOADING BAY/WAITING BAY DIMENSIONS ADDED. PROPOSED CROSSOVER SHOWN ON ALL FLOOR PLANS.
 5. WEST ELEVATION ADDED TO DRAWING SET REVISION A. OPENABLE WINDOWS IDENTIFIED ON LEVEL 8. OPENABLE DOORS AND WINDOWS IDENTIFIED ON RELEVANT ELEVATIONS. FLOOR-TO-CEILING HEIGHTS SHOWN ON SECTION.

RESPONSE TO COUNCIL COMMENTS (14/07/2020)
PLANS:
 2A. PLAN UPDATED TO SHOW PROPOSED SCREEN MIN. 50% CLEAR OF VISUAL OBSTRUCTIONS WITHIN SIGHT TRIANGLE.
 2B. SPOT LEVELS ADDED TO DEMONSTRATE SEAMLESS FOOTPATH TRANSITION.
 2C. FURTHER DESIGN DETAILS ADDED TO GATES.
 2G. GATE REPOSITIONED CLOSER TO RUPERT STREET.
 2L. MINIMUM CLEARANCES TO MAIN ENTRANCE NOTED ON PLANS.
 2M. PEDESTRIAN CONNECTION DESIGN COORDINATED TO PROPOSED FUTURE DEVELOPMENT AT 40-72 ROKEBY STREET.
 4A. FLUSH STEEL EDGE NOTED ON PLANS AT THRESHOLD OF PUBLIC-PRIVATE REALM.
 4B. WORKS WITHIN PUBLIC REALM NOTE ADDED TO PLAN.
 4C. CROSSOVER UPDATED IN ACCORDANCE WITH COUNCIL STANDARD YSD602.
 4D. REPAIR TO EXISTING BLUESTONE KERB AND CHANNEL AND FOOTPATH NOTE ADDED TO PLAN.
 5A. WINDOWS ADDED TO COMMERCIAL TENANCY 2 WESTERN WALL.

RESPONSE TO URBAN DESIGN MEMO (28/07/2020)
PLANS AND ELEVATIONS:
 U01. BUILDING SET BACK TO WESTERN BOUNDARY INCREASED TO PROVIDE 6M SEPARATION FROM PROPOSED FUTURE DEVELOPMENT AT 40-72 ROKEBY STREET.
 U02. GLAZING AND FINS ADDED TO FACADE TO AVOID BLANK WALL PRESENTATION TO WESTERN ELEVATION.
 U03. BRICK MATERIAL WRAPPED TO SIDE ELEVATIONS ON LOWER LEVELS.
 U04. BRICK PAVING EXTENDED INTO PEDESTRIAN PATHWAY.

DEVELOPMENT SCHEDULE	
LAND AREA	676.53m ²
SITE COVERAGE	670.86m ²
GFA	5835.03m ²
LSA	3176.39m ²
RETAIL (FOOD/DRINK)	62.86m ²
OFFICE	612.99m ²
CAR PARK	18
BICYCLE STORE	20
AREA SCHEDULE	
BASEMENT	
GFA	670.86m ²
OFFICE	0m ²
RETAIL	0m ²
OUTDOOR	0m ²
COMMON	670.86m ²
GROUND FLOOR	
GFA	670.86m ²
OFFICE	81.33m ²
RETAIL (FOOD/DRINK)	62.86m ²
OUTDOOR	189.64m ²
COMMON	337.04m ²
FIRST FLOOR	
GFA	644.01m ²
OFFICE	504.1m ²
RETAIL	0m ²
OUTDOOR	44.99m ²
COMMON	94.38m ²
SECOND FLOOR	
GFA	606.86m ²
OFFICE	488.4m ²
RETAIL	0m ²
OUTDOOR	24.08m ²
COMMON	94.38m ²
THIRD FLOOR	
GFA	599.16m ²
OFFICE	320.19m ²
RETAIL	0m ²
OUTDOOR	184.99m ²
COMMON	94.38m ²
FOURTH TO SEVENTH FLOORS (4 STOREYS)	
GFA	2114.36m ²
OFFICE	1320.19m ² (n4 = 1280.76m ²)
RETAIL	0m ² (n4 = 0m ²)
OUTDOOR	0m ² (n4 = 0m ²)
COMMON	94.38m ² (n4 = 377.52m ²)
EIGHTH FLOOR	
GFA	414.88m ²
OFFICE	219.38m ²
RETAIL	0m ²
OUTDOOR	136.14m ²
COMMON	65.05m ²
NINTH FLOOR	
GFA	284.43m ²
OFFICE	219.38m ²
RETAIL	0m ²
OUTDOOR	0m ²
COMMON	65.05m ²
ROOF	
GFA	284.43m ²
OFFICE	0m ²
RETAIL	0m ²
OUTDOOR	120.90m ²
COMMON	163.53m ²

RESPONSE TO ESD REFERRAL (20.08.2020)
ESD DEFICIENCIES
 ESD1. IN-GROUND RAINWATER TANK NOTED ON PLAN

Attachment 3 - 'Sketch Plans' provided in response to referral advice and referenced.



1 EXISTING SHADOW DIAGRAM 9AM SEPT 22



2 SHADOW DIAGRAM 9AM SEPT 22



FOR REVIEW

Pitch

Drawings to be read in conjunction with specification by pitchMD and all drawings and documents by engineers and sub-consultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference. Do not scale the drawings. These drawings are intended for the use of copyright and may not be copied or reproduced without the written permission of pitchMD. All discrepancies to be brought to the attention of the author.

NORTH POINT



ID	DATE	REVISION
18.05.2020	COUNCIL RPT	
21.09.2020	COUNCIL COMMENTS AND URBAN DESIGN REVIEW RESPONSES	

ID	DATE	REVISION

PROJECT
33-37 RUPERT STREET
COLLINGWOOD VIC 3066

SCALE
1:100 @ A1
1:200 @ A3

DRAWING NO.
TP5-101

DRAWING LABEL
SHADOW DIAGRAMS 9AM SEPT 22

REVISION
A

STAGE
TP

Attachment 3 - 'Sketch Plans' provided in response to referral advice and referenced.



1 EXISTING SHADOW DIAGRAM 10AM SEPT 22



2 SHADOW DIAGRAM 10AM SEPT 22



FOR REVIEW

Pitch

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ID	DATE	REVISION
18.05.2020	COUNCIL REF	
21.09.2020	COUNCIL COMMENTS AND URBAN DESIGN REVIEW RESPONSES	

ID	DATE	REVISION

PROJECT
33-37 RUPERT STREET
COLLINGWOOD VIC 3066

SCALE
1:100 @ A1
1:200 @ A3

DRAWING NO.
TP5-102

DRAWING LABEL
SHADOW DIAGRAMS 10AM SEPT 22

REVISION
A

STAGE
TP

Attachment 3 - 'Sketch Plans' provided in response to referral advice and referenced.



1 EXISTING SHADOW DIAGRAM 11AM SEPT 22



2 SHADOW DIAGRAM 11AM SEPT 22



FOR REVIEW

Pitch

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ID	DATE	REVISION
18.05.2020	COUNCIL RFI	
21.09.2020	COULLEN COMMENTS AND URBAN DESIGN REVIEW RESPONSES	

ID	DATE	REVISION

PROJECT
33-37 RUPERT STREET
COLLINGWOOD VIC 3066

SCALE
1:100 @ A1
1:200 @ A3

DRAWING NO.
TP5-103

REVISION
A

DRAWING NO.
P19048

DATE
21/09/20

DRAWING TITLE
SHADOW DIAGRAMS 11AM SEPT 22

STAGE
TP

Attachment 3 - 'Sketch Plans' provided in response to referral advice and referenced.



1 EXISTING SHADOW DIAGRAM 12NOON SEPT 22



2 SHADOW DIAGRAM 12 NOON SEPT 22



FOR REVIEW

Pitch

Drawings to be read in conjunction with specification by pitchHD and all drawings and documents by engineers and sub-consultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference. Do not scale the drawings. These drawings are intended for the use of the client and may not be copied or reproduced without the written permission of pitchHD. All discrepancies to be brought to the attention of the author.



ID	DATE	REVISION
18-05-2020	COUNCIL RP1	
21-09-2020	TENDRE COMMENTS AND URBAN DESIGN REVIEW RESPONSES	

ID	DATE	REVISION

PROJECT
33-37 RUPERT STREET
COLLINGWOOD VIC 3066

SCALE
1:100 @ A1
1:200 @ A3

DRAWING NO.
TP5-104

REVISION
A

pitchHD Architecture & Design
47 Capper St Richmond VIC 3121
pitchHD.com.au 03 9046 3811
info@pitchHD.com.au

DRAWING LABEL
SHADOW DIAGRAMS 12 NOON SEPT 22

STAGE
TP

Attachment 3 - 'Sketch Plans' provided in response to referral advice and referenced.



1 EXISTING SHADOW DIAGRAM 1PM SEPT 22



2 SHADOW DIAGRAM 1PM SEPT 22



FOR REVIEW

Pitch

Drawings to be read in conjunction with specification by pitchHD and all drawings and documents by engineers and sub-consultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference. Do not scale the drawings. These drawings are intended for the use of copyright and may not be copied or reproduced without the written permission of pitchHD. All discrepancies to be brought to the attention of the author.



ID	DATE	REVISION	ID	DATE	REVISION
18.05.2020	CONCEPT RFI				
21.09.2020	TENDERS COMMENTS AND URBAN DESIGN REVIEW RESPONSES				

PROJECT
33-37 RUPERT STREET
COLLINGWOOD VIC 3066

SCALE
1:100 @ A1
1:200 @ A3

DRAWING NO.
TP5-105

DRAWING LABEL
SHADOW DIAGRAMS 1PM SEPT 22

REVISION
A

STAGE
TP

Attachment 3 - 'Sketch Plans' provided in response to referral advice and referenced.



1 EXISTING SHADOW DIAGRAM 2PM SEPT 22



2 SHADOW DIAGRAM 2PM SEPT 22



FOR REVIEW

Pitch

Drawings to be read in conjunction with specification by pitchHD and all drawings and documents by engineers and sub-consultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference. Do not scale the drawings. These drawings are intended for the use of the client and may not be copied or reproduced without the written permission of pitchHD. All discrepancies to be brought to the attention of the author.



ID	DATE	REVISION
18.05.2020	COUNCIL RP1	
21.09.2020	COUNCIL COMMENTS AND URBAN DESIGN REVIEW RESPONSES	

ID	DATE	REVISION

PROJECT
33-37 RUPERT STREET
COLLINGWOOD VIC 3066

SCALE
1:100 @ A1
1:200 @ A3

DRAWING NO.
TP5-106

REVISION
A

Pitch Architecture & Design
47 Dugan St Richmond VIC 3121
pitchHD.com.au 03 9046 3811
info@pitchHD.com.au

DRAWING LABEL
SHADOW DIAGRAMS 2PM SEPT 22

STAGE
TP

DATE
21/09/20

PROJECT NO.
P19048

Attachment 3 - 'Sketch Plans' provided in response to referral advice and referenced.



1 EXISTING SHADOW DIAGRAM 3PM SEPT 22



2 SHADOW DIAGRAM 3PM SEPT 22



FOR REVIEW

Pitch

Drawings to be read in conjunction with specification by pitchHD and all drawings and documents by engineers and sub-consultants referred to in these plans. Contractors are to verify all dimensions on site before commencing any work or producing shop drawings. Larger scale drawings and written dimensions take preference. Do not scale the drawings. These drawings are intended for the use of copyright and may not be copied or reproduced without the written permission of pitchHD. All discrepancies to be brought to the attention of the author.



ID	DATE	REVISION
18.05.2020	COUNCIL RP1	
21.09.2020	EXERCISE COMMENTS AND URBAN DESIGN REVIEW RESPONSES	

ID	DATE	REVISION

PROJECT
33-37 RUPERT STREET
COLLINGWOOD VIC 3066

SCALE
1:100 @ A1
1:200 @ A3

DRAWING NO.
TP5-107

REVISION
A

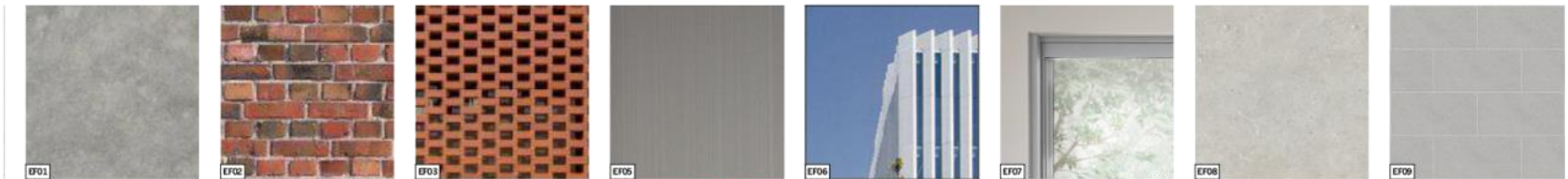
DRAWING NO.
P19048

DATE
21/09/20

DRAWING TITLE
SHADOW DIAGRAMS 3PM SEPT 22

STAGE
TP

Attachment 3 - 'Sketch Plans' provided in response to referral advice and referenced.



EXTERNAL FINISHES LEGEND	
EF01	CONCRETE - RAW
EF02	BRICKS - RECYCLED RED
EF03	PERFORATED MASONRY - RED HIT AND MISS BRICK PATTERN
EF05	VERTICAL METAL FIN/SLAT CLADDING GALVANIZED METAL FINISH
EF05A	VERTICAL METAL FIN/SLAT SCREEN WITH MIN 50% VISUAL PERMEABILITY - GALVANIZED METAL FINISH
EF06	VERTICAL METAL FINS - WHITE POWDERCOATED
EF07	GLAZING - CLEAR GLASS GALVANIZED METAL FINISH FRAMES
EF08	CONCRETE - POLISHED
EF09	STONE LOOK PAVING (OR SIMILAR)

FOR REVIEW

Pitch

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ID	DATE	REVISION
18.05.2020	20.09.20	CONCRETE, FINISH AND URBAN DESIGN REVIEW RE SPONSORS
A	21.09.2020	CONCRETE, FINISH AND URBAN DESIGN REVIEW RE SPONSORS

ID	DATE	REVISION

PROJECT
33-37 RUPERT STREET
COLLINGWOOD VIC 3066

SCALE
1:100 @ A1
1:200 @ A3

DRAWING NO.
TP6-116

REVISION
A

Attachment 3 - 'Sketch Plans' provided in response to referral advice and referenced.



**LEVEL 10
477 COLLINS STREET
MELBOURNE VIC 3000**

URBIS.COM.AU
Urbis Pty Ltd
ABN 50 105 256 228

24 September 2020

John Theodosakis
Principal Planner
City of Yarra
PO Box 168
Richmond VIC 3121

Dear John,

RESPONSE TO REFERRAL COMMENTS PLN20/0165 – 33-37 RUPERT STREET, COLLINGWOOD

Urbis continue to act on behalf of Rupert St Holding Pty Ltd ("the applicant") in relation to the above planning application. As you are aware, our client has considered Council's feedback, referral comments and also the submissions received during Notice. Further to our recent discussions, we submit "without prejudice" plans and an ESD referral response for Council's consideration in relation to the abovementioned application.

We do not seek to formally amend the application but rather ask that Council accept this "without prejudice" package for discussion purposes only.

We enclose the following documentation to support the application:

- Updated Architectural Plans and Statement of Changes, prepared by Pitch Architects
- ESD referral comment response and NCC JV3 Assessment, prepared by Eco Results

The following letter provides a brief response to address concerns raised by Council.

1. DISCUSSION PLANS

In response to Council's comments, we are pleased to provide the enclosed plans prepared by Pitch Architects. These plans are provided on a "without prejudice" basis for discussion. The plans are clearly clouded to highlight the amendments and a detailed list of the changes is provided within the Statement of Changes.

The amended plans incorporate the following key changes (amongst others):

- Increased setback from the western boundary, above the podium of an additional 0.5m. This will result in the previous on-boundary wall, now being setback 0.5m, with the glazing and vertical fin treatment continued along this elevation. Glazed windows have also been added in each instance where a " " is shown
- The two-storey upper level cap, setback further from the western boundary by an additional 0.5m, from 1.5m to 2m

33 Rupert Street, Collingwood - Referral Response letter.docxReferral Response & Discussion Plans

Attachment 3 - 'Sketch Plans' provided in response to referral advice and referenced.



- The side profile of the street wall improved through the continuation of the brick treatment along the northern and southern sides
- Improvements to the ground floor frontage and rear Bike Store setback area in terms of additional details, lighting and increased activation
- Further improvements to the proposed pedestrian pathway including signage and lighting. We also have provided significant additional detail, in-line with referral comments from Council external and internal Urban Designers
- 'Future proofing' of the proposed pedestrian pathway to ensure the connection with the adjoining development's pedestrian laneway can provide the connectivity between Rupert and Rokeby Streets
- Inclusion of a 10,000L rainwater tank in the basement, used for toilet flushing

We trust these changes result in a more refined built form outcome that is worthy of Council's support.

We have provided an ESD referral comment response and NCC JV3 Assessment, however we note that a number of other existing submitted consultant reports will not be required to be revised or superseded at this time in order to progress the application. We submit that any further revisions can be required by way of condition, on any permit to be issued.

2. RESPONSE TO REFERRAL COMMENTS

A number of referral comments have been provided on the application from various Council departments and external referrals. We seek to provide a direct response to, as follows:

2.1. EXTERNAL URBAN DESIGN

In response to the comments received from Council's external Urban Designer we have proposed the following amendments to the plans (with these shown on the "without prejudice" plans):

- Built form above the podium set back an additional 0.5m from the western boundary. This results in a total separation of 6m between the proposed development on the subject site, and the proposed building associated with Planning Permit Application PLN20/0168 – 40 & 50 Rokeby Street, Collingwood. Whilst not required, the western setback of the upper two levels is proposed to be increased from 1.5m to 2m, to continue the stepped variation between the 'cap' and the levels below
- As part of the additional rear setback provided from Level 3 and above, the proposed architectural fin treatment is wrapped around to the western elevation with a mixture of glazing and raw concrete panels. This ensures the building has been designed 'in the round' and avoids a blank wall presentation when viewed from the west. The provision of glazing along the western elevation allows for increased daylight access into the office levels, whilst excessive solar heat gain (which is typically associated with west-facing glazing) is largely avoided by the inclusion of the concrete panels and also to the proposed building associated with Planning Permit Application PLN20/0168 – 40 & 50 Rokeby Street, Collingwood
- The front façade, podium brick treatment is to be wrapped around the northern and southern sides of the street wall, ensuring that until such time as the adjoining sites are developed, the side profile of the podium will be treated with a high quality material and appear to be fully resolved in the round

Attachment 3 - 'Sketch Plans' provided in response to referral advice and referenced.



- The paving/surface material within title boundaries and along the pedestrian pathway has been nominated as brick which improves the sense of address by creating a more consistent paving treatment throughout the ground floor
- Windows added to the rear wall of Commercial Tenancy 2 and the rear door amended to 'glazed' where they interface with the Bike Store to provide for increased activation. The pedestrian pathway gates have been confirmed to be constructed with metal fins/slat screens with a minimum 50 percent permeability. This will increase passive surveillance and the perception of safety for users of the pedestrian pathway and also the Bike Store. This adds to the passive surveillance already provided by the two commercial tenancies and entry foyer which face onto the pedestrian pathway
- Passive surveillance onto the future pedestrian corridor to the west from within the podium levels is assured through the provision of the east, south and west-facing windows facing the lightwell (please refer to Figure 2 where this is clearly visible)
- We can confirm that services will be integrated into the façade of the ground floor through the incorporation of vertical metal fin/slats, with a mixture of solid and a minimum 50 percent permeability provided. As is shown on the eastern elevation, the metal slat treatment is floor to ceiling and covers the walls adjoining the services, which ensures that they are well integrated into the design of the ground floor façade

With respect to the referral comments regarding the proposed overshadowing to the opposite footpath, this proposal only results in shading from approximately 1.30pm onwards. Before this, the opposite side of the Rupert Street footpath will be completely clear of shadow. We respectfully submit that this is acceptable, particularly considering the Commercial 2 Zone context.

Council's external Urban Designer has recommended the following:

- *Increase upper level setback to at least 4m for level 3 to level 7.*
- *Increase upper level setback to at least 6m for level 8 and level 9.*

We respectfully submit that these additional setbacks are not warranted. The above has been suggested on the basis that the proposed height will dominate the narrow street profile and not contribute to pedestrian friendly environment. Council's external Urban Designer proposed the additional setbacks to achieve a more visually prominent street wall presentation when viewed from within the street.

We submit that the additional setbacks are not necessary as the proposed setbacks of 3m and 5m are sufficient to ensure the street (and pedestrians) has sufficient visual breathing room and that the development will not dominate the streetscape. The proposed setbacks, combined with the brick podium, will ensure that the podium is the more prominent element when viewed along Rupert Street. This is enhanced through the high degree of detailing and articulation provided by the design of the podium which incorporates red brick breeze blocks with operable glazing behind.

This prominence is clearly seen in the renders provided below, where the darker and heavier base, grounds the development into the streetscape, whilst the glazing and white lined upper levels provide a more recessive and lighter backdrop. The prominence of the podium will be further improved through the proposed "without prejudice" changes that include a continuation of the brick along the northern and southern sides of the street wall. This will further accentuate the prominence of the street wall.

Attachment 3 - 'Sketch Plans' provided in response to referral advice and referenced.



Figure 1 – Artist’s perspectives looking from the north and south (as per the advertised plans)

Source: Pitch Architects

The proposed development incorporates appropriate setbacks above the street wall to ensure the amenity of the public realm is not diminished through visual bulk and instead, provides substantial improvements through the provision of a widened footpath and the creation of new through-links and connectivity between streets and laneways. We respectfully submit that the additional setbacks to Rupert Street are not warranted.

Council’s external Urban Designer has suggested that the top two levels be amended to incorporate an extension of the glazing and vertical blades façade treatment to minimise the 3-part massing arrangement. However, we respectfully submit that this is not appropriate and suggest that this will create a heavier, more dominating effect to the upper levels, whilst our intent is to have a lightweight, simple double storey, glazed cap that appears recessive in the streetscape when seen from distance views.

2.2. INTERNAL URBAN DESIGN

In response to the comments received from Council’s internal Urban Designer (relating to the public realm) we have proposed the following amendments to the plans (with these shown on the “without prejudice” plans):

- Spot levels have been added on the ground floor plan along the streetscape interface and other publicly accessible ground floor areas such as the pedestrian pathway
- A notation confirms that “grade portion of paving to be flush with the existing footpath”
- The paving/surface material within title boundaries and along the pedestrian pathway has been nominated as brick. The use of brick also ensures there is a design consistency with the adjoining development’s proposed pedestrian laneway as part of Planning Permit Application PLN20/0168 - 40& 50 Rokeby Street, Collingwood

Attachment 3 - 'Sketch Plans' provided in response to referral advice and referenced.



- Annotations included on the ground floor confirming that a" flush steel edge is incorporated to delineate between footpath and private realm"
- Additional details added regarding the pedestrian pathway gate (confirmation that it is the same material as the garage door, EFO5A), including moving it closer to Rupert Street with a setback of 5.5m from the eastern boundary. Whilst Council's internal Urban Designer recommended that the pedestrian pathway gate be moved to the street frontage, we have not incorporated this as when the gate would be hinged open, this would cover the angled fin feature panel and plantings at the entrance. We submit that this would not result in an acceptable urban design outcome. The feature panel can be clearly seen in Figure 2
- Annotations have been included on the plans which confirm that the after-hours pedestrian pathway gates will be time programmed with sensor lights to be locked at the same time
- Ground floor services wall adjacent to vehicle access amended to include "50 percent unobstructed walls" within the sightline triangle. This ensures that there would be visibility of any passing pedestrians from the vehicle access and hence increase safety
- Minimum width clearances along the pedestrian pathway and the entry foyer are annotated. These distances are annotated as being between 2.46m and 2.5m, with a 3.1m clearance at the foyer entrance between the landscape pots. This ensures that there are sufficient widths at pedestrian pinch points to allow an ease of movement
- Annotations have been included on the ground floor plan which confirms that all proposed works in the public realm will be undertaken in accordance with relevant Council standards, details and requirements and the existing bluestone kerb and channel and footpaths will be repaired as required and as per Council standards details and requirements
- 'Future proofing' of the proposed pedestrian pathway by showing the openings to the adjoining development's pedestrian laneway. This ensures the connection with the adjoining development's pedestrian laneway can provide the link between Rupert and Rokeby Streets. These have been aligned with the recently provided formally amended plans as part of PLN20/0168 - 40& 50 Rokeby Street, Collingwood
- Plans confirm that a way-finding sign will be included at each end of the pedestrian pathway which outlines that there is a direct connection to Rokeby Street
- Plans confirm that signage will be provided at each end of the pedestrian pathway, to indicate that cyclists need to dismount
- Sensor lighting has been proposed along the Rupert Street frontage, the pedestrian pathway and along the rear setback associated with the Bike Store. This ensures that all accessible ground floor interfaces will be well-lit and provides a safe environment for all pedestrians. The additional light will increase the perception of safety for users of the pedestrian pathway and also the Bike Store, after dark
- Windows added to the rear wall of Commercial Tenancy 2 where it interfaces with the Bike Store to provide for increased activation. Additionally, the rear entry door is proposed to be glazed, which ensures there is a high degree of visibility of the Bike Store from within the development, and visa versa. These openings are aligned with the openings to the adjacent Rokeby Street development, the rear access door and the pedestrian pathway. This ensures there will be visibility throughout, significantly increasing the perception of safety for pedestrians and cyclists
- The proposed crossover has been annotated as complying with Council Standards

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Attachment 3 - 'Sketch Plans' provided in response to referral advice and referenced.



It is not possible to provide vertical greening in the locations suggested by Council's internal Urban Designer as these will obstruct sightlines either associated with the vehicle entrance or the glazed frontage of Tenancy 1.

Whilst we note Council's internal Urban Designers' comments with regards to the substation, however, CitiPower do not support substations provided in the basement where there is only one basement level. This is due to potential flooding reasons. As can be seen, we have provided as many services as possible within the basement, to ensure ground plane activation is maximised.

At this early stage we do not have information regarding outdoor furniture associated with Tenancy 1. However, it would be difficult for a future tenant to provide outdoor furniture outside of Tenancy 1 given its perimeter includes glazing doors to the street frontage and an interface to the pedestrian pathway.

We provide the following renders, which show the high-quality street frontage and pedestrian pathway proposed as part of this development. These images show the exceptional degree of activation and visual interest provided, both from within the pedestrian pathway and also as seen from Rupert Street:



Figure 2 – Artist's perspectives of the pedestrian pathway, looking from the east and west (as per the advertised plans)

Source: Pitch Architects

2.3. ENGINEERING

We consent to the Design Items to be included as conditions on any permit to be issued.

Ground floor services wall adjacent to vehicle access has been amended to include 50 percent unobstructed walls within the sightline triangle, in-line with Council's Engineering Services Units' comments.

2.4. ESD

In response to Council's Environmentally Sustainable Development Officer's referral comments and further discussions to date, we have provided ESD referral comments response and NCC JV3 Assessment.

Attachment 3 - 'Sketch Plans' provided in response to referral advice and referenced.



Of note, and in direct response to referral comments, the “without prejudice” plans include a 10,000L rainwater tank on the basement plan. As outlined within the ESD referral comments response, the rainwater collected within this tank will be used for toilet flushing.

Council's ESD Advisor requested that we clarify external shading treatment for the top two levels. We are not proposing any external shading to these upper levels, given their lightweight, glazed appearance. To include external shading to these levels will result in a more dominant cap, which may adversely impact the streetscape character. We submit that the developments BESS Score of 61 percent clearly shows it is of high ESD standards and this additional shading is not necessary.

2.5. WASTE

We consent to conditions on any permit to be issued by Council to address Council's waste referral comments.

2.6. WIND

We note that Council's external wind engineer has confirmed the findings of the wind report submitted as part of the RFI response, prepared by MEL Consultants.

3. CONCLUSION

We trust that the above and submitted information presents an acceptable response and will allow Council to make a favourable assessment of the proposal.

Should you have any further queries, please do not hesitate to contact the undersigned on 9617 6617 or via email at vgrillakis@urbis.com.au.

Yours sincerely,

A handwritten signature in blue ink that reads "V. Grillakis".

Vicky Grillakis
Associate Director
9617 6617
vgrillakis@urbis.com.au