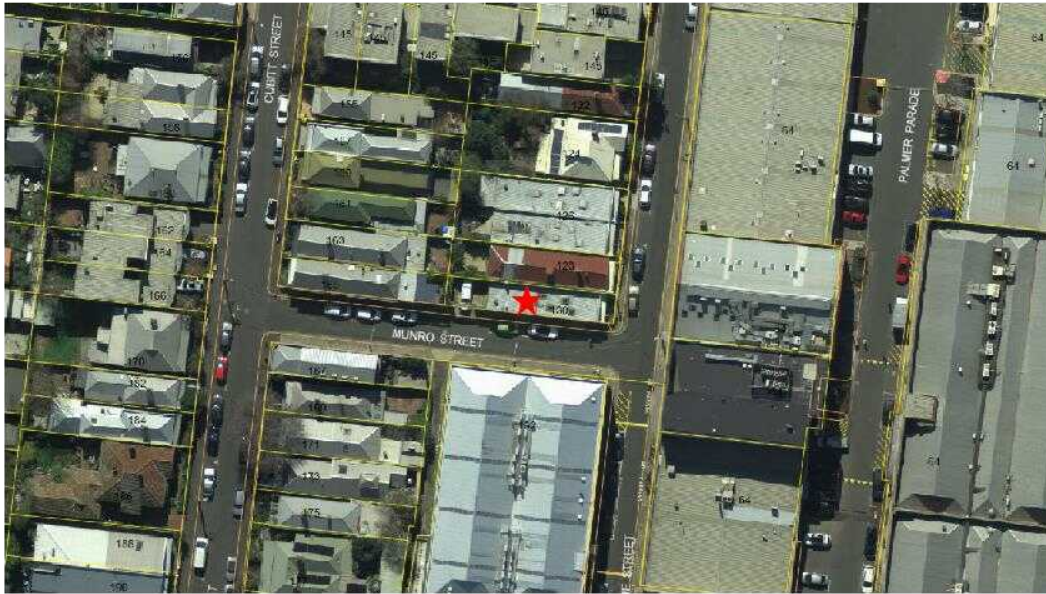


# ATTACHMENT 1

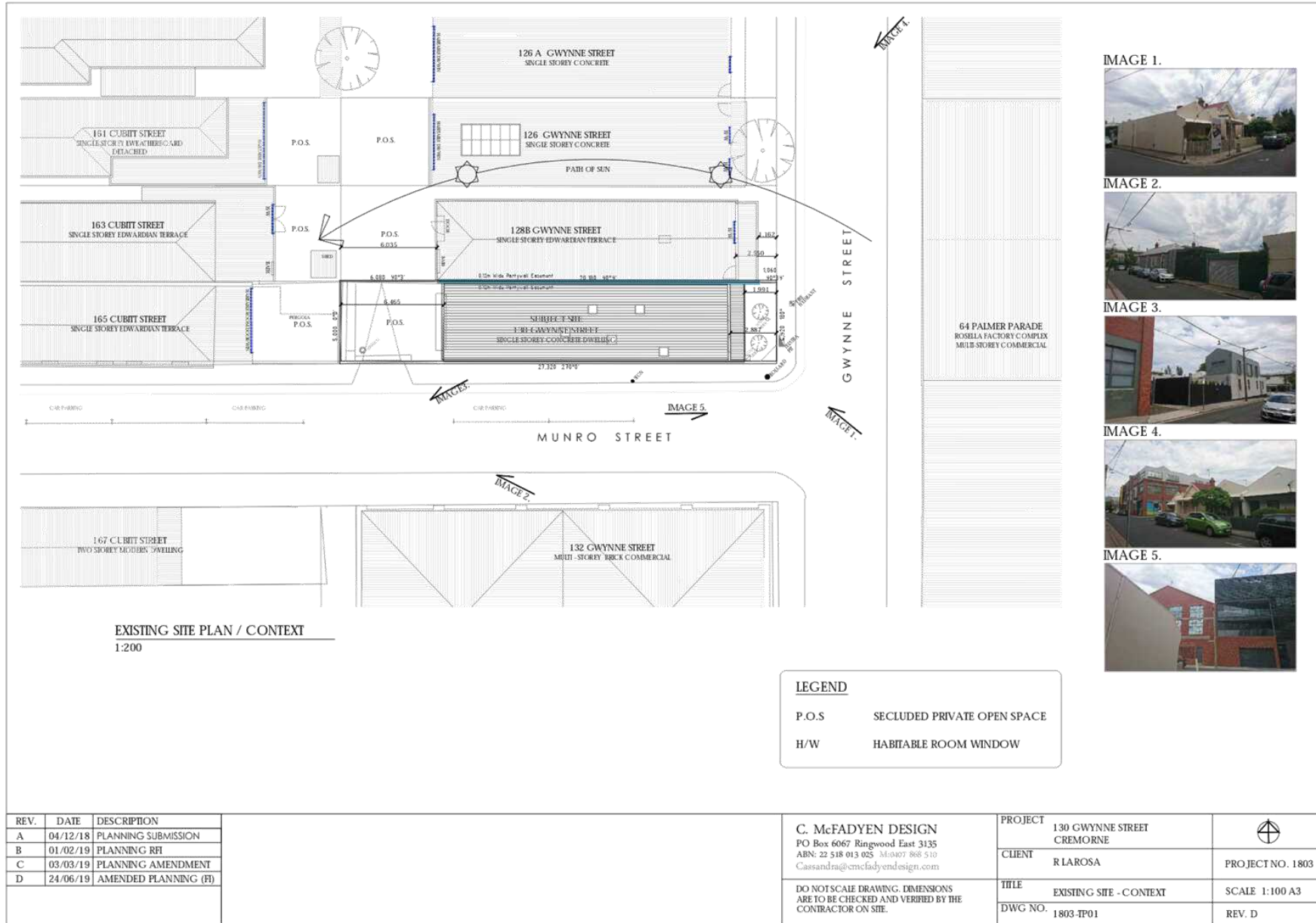
**SUBJECT LAND: 130 Gwynne Street, Cremorne**



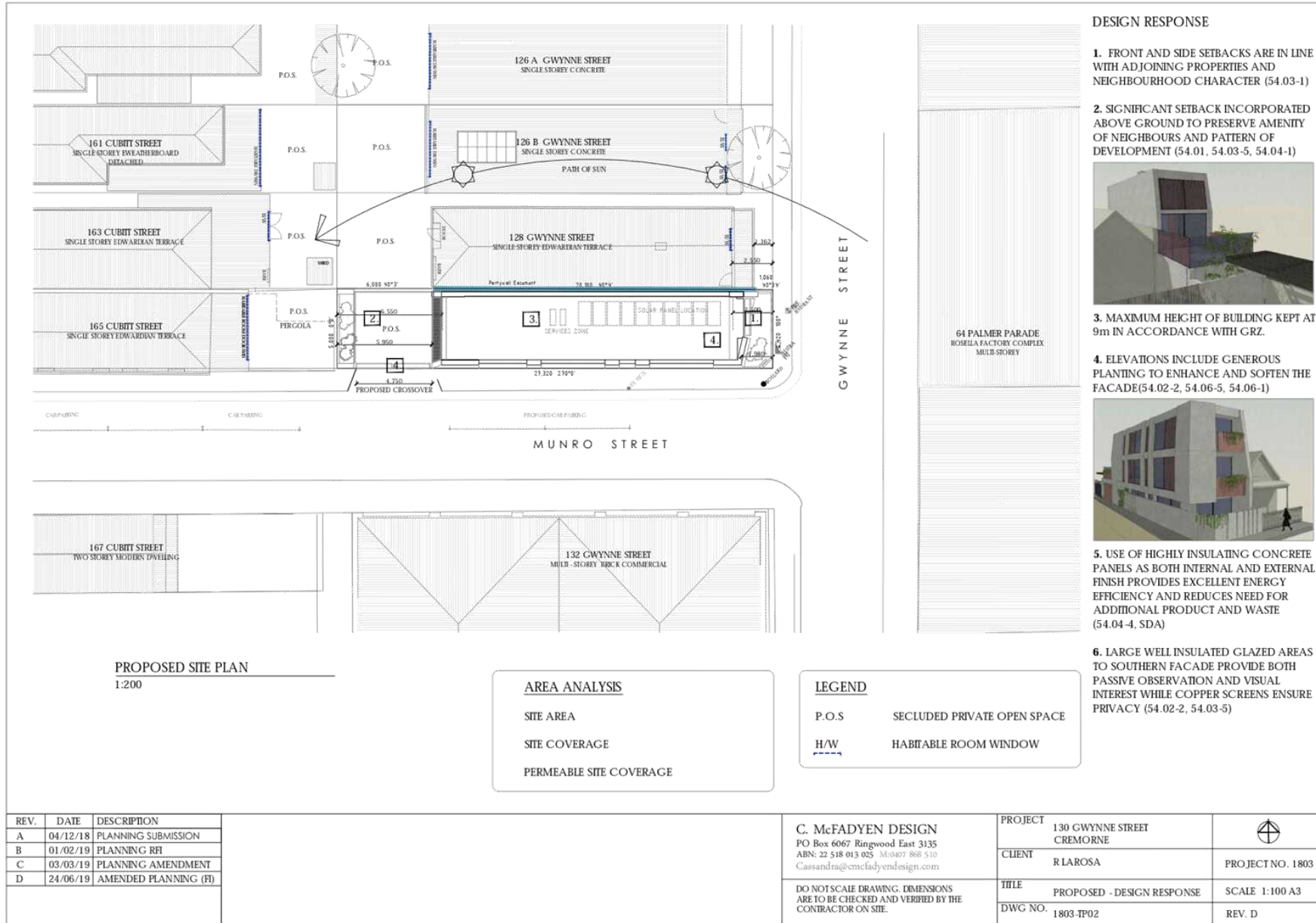
↑ North

★ Subject Site

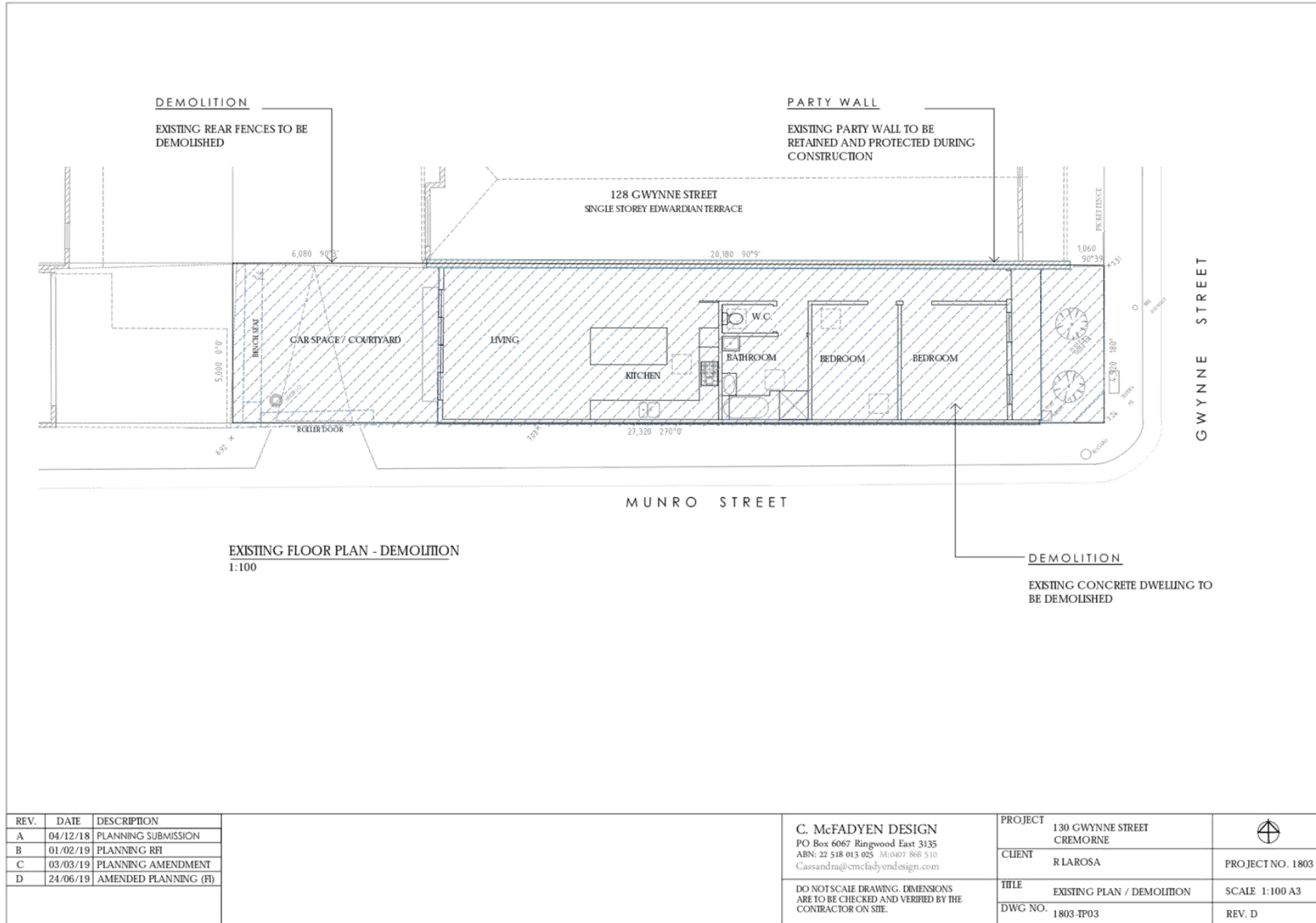
Attachment 2 - PLN180945 - 130 Gwynne Street, Cremorne - S57B Advertised Plans



Attachment 2 - PLN180945 - 130 Gwynne Street, Cremorne - S57B Advertised Plans

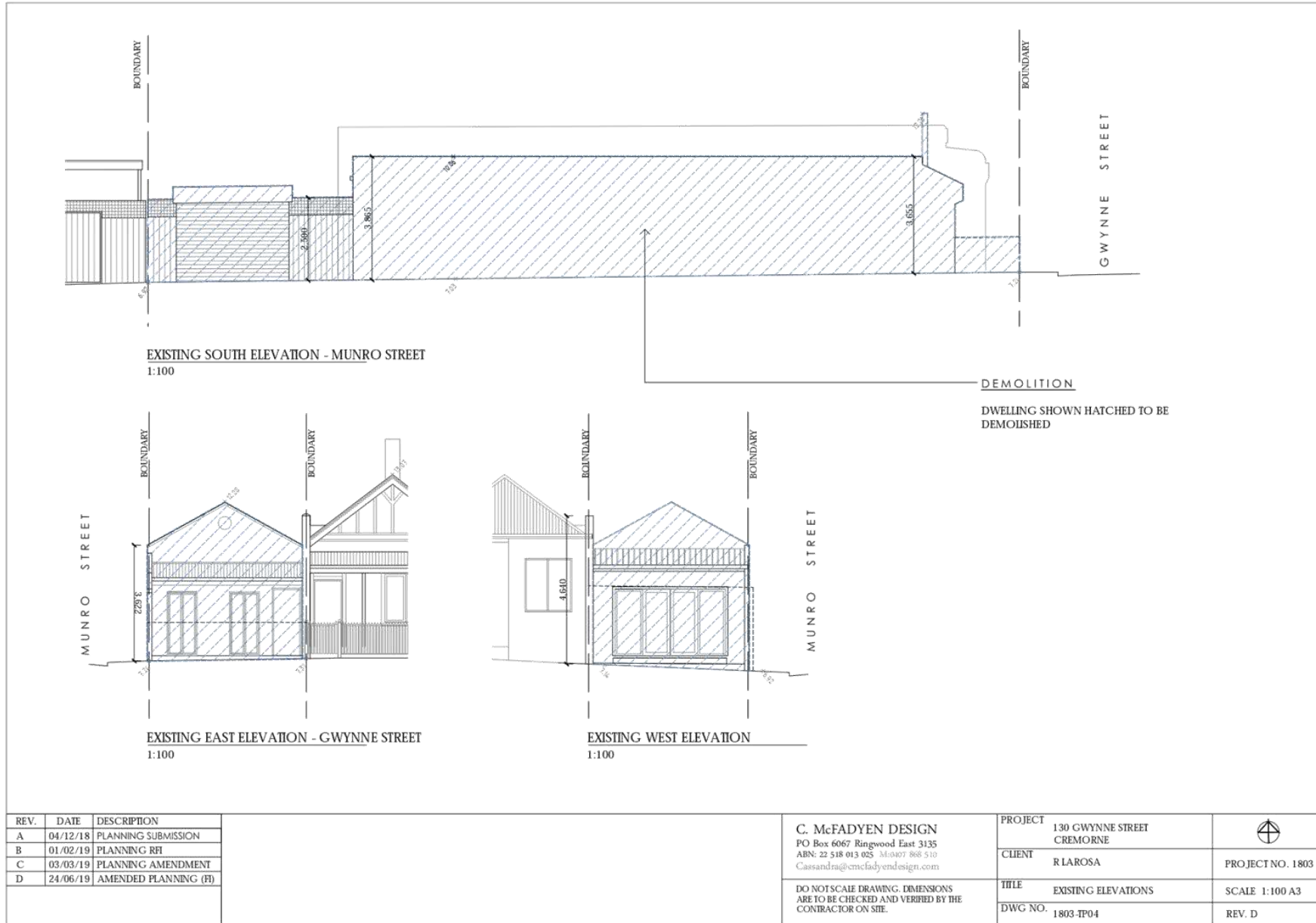


Attachment 2 - PLN180945 - 130 Gwynne Street, Cremorne - S57B Advertised Plans

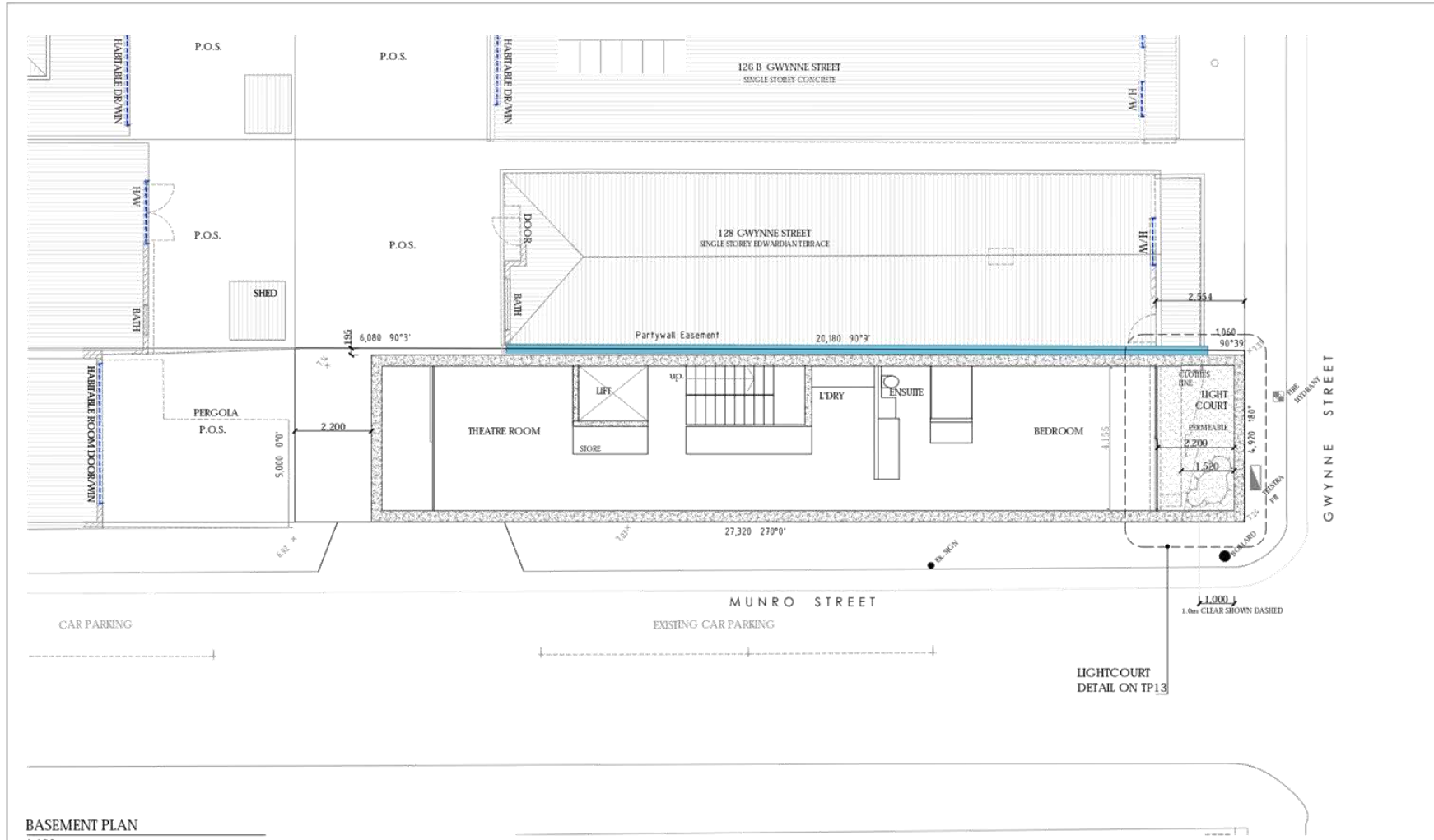




Attachment 2 - PLN180945 - 130 Gwynne Street, Cremorne - S57B Advertised Plans



Attachment 2 - PLN180945 - 130 Gwynne Street, Cremorne - S57B Advertised Plans



**BASEMENT PLAN**  
1:100

REV.	DATE	DESCRIPTION
A	04/12/18	PLANNING SUBMISSION
B	01/02/19	PLANNING RFI
C	03/03/19	PLANNING AMENDMENT
D	24/06/19	AMENDED PLANNING (H)

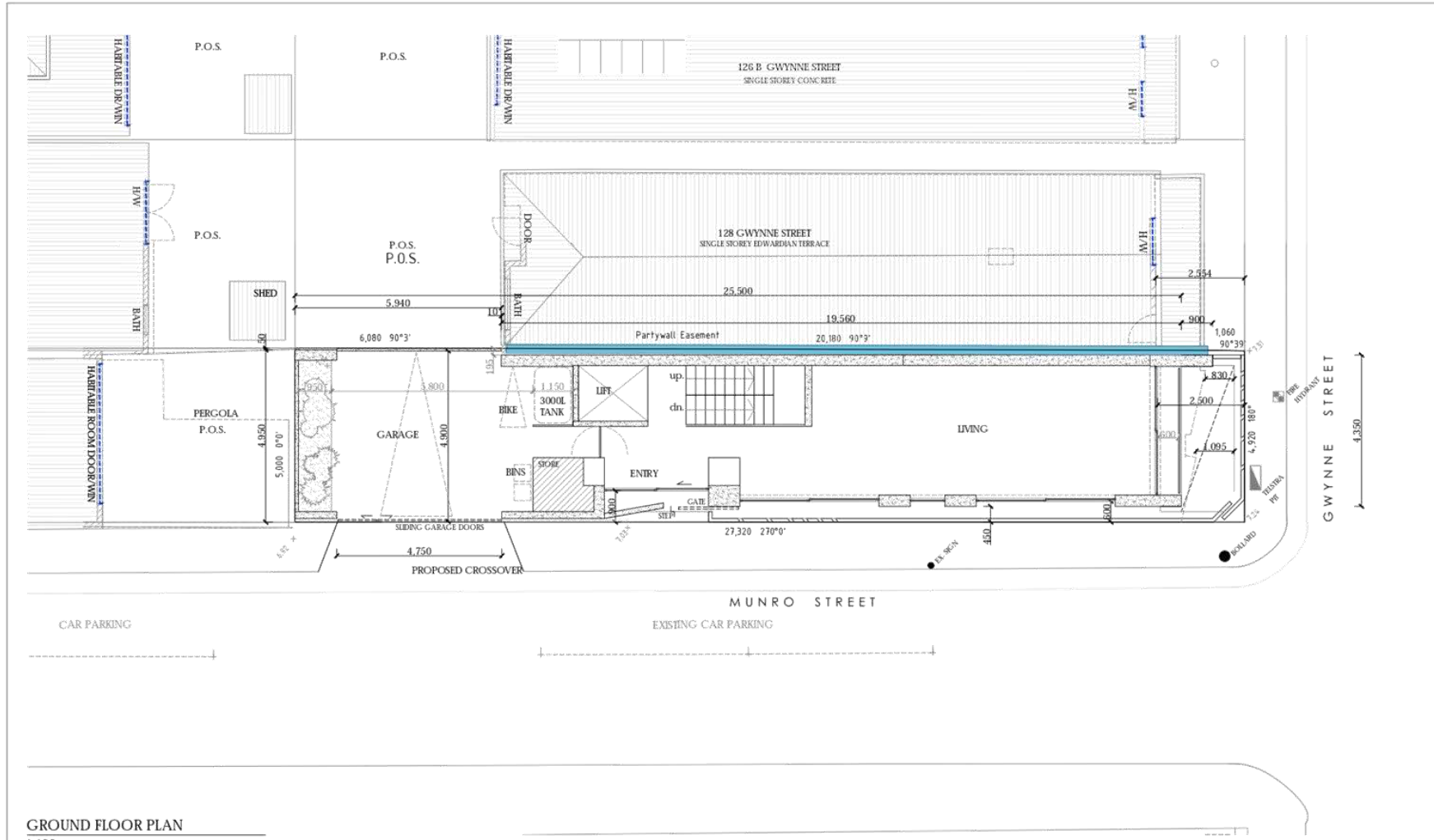
LEGEND	
P.O.S.	SECLUDED PRIVATE OPEN SPACE
H/W	HABITABLE ROOM WINDOW

**C. McFADYEN DESIGN**  
PO Box 6067 Ringwood East 3135  
ABN: 22 518 013 025 M:0407 868 510  
Cassandra@cmcfadyendesign.com

DO NOT SCALE DRAWING. DIMENSIONS ARE TO BE CHECKED AND VERIFIED BY THE CONTRACTOR ON SITE.

PROJECT	130 GWYNNE STREET CREMORNE	
CLIENT	R LAROSA	
TITLE	BASEMENT	PROJECT NO. 1803
DWG NO.	1803-TP05	SCALE 1:100 A3
		REV. D

Attachment 2 - PLN180945 - 130 Gwynne Street, Cremorne - S57B Advertised Plans



GROUND FLOOR PLAN  
1:100

REV.	DATE	DESCRIPTION
A	04/12/18	PLANNING SUBMISSION
B	01/02/19	PLANNING RFI
C	03/03/19	PLANNING AMENDMENT
D	24/06/19	AMENDED PLANNING (FI)

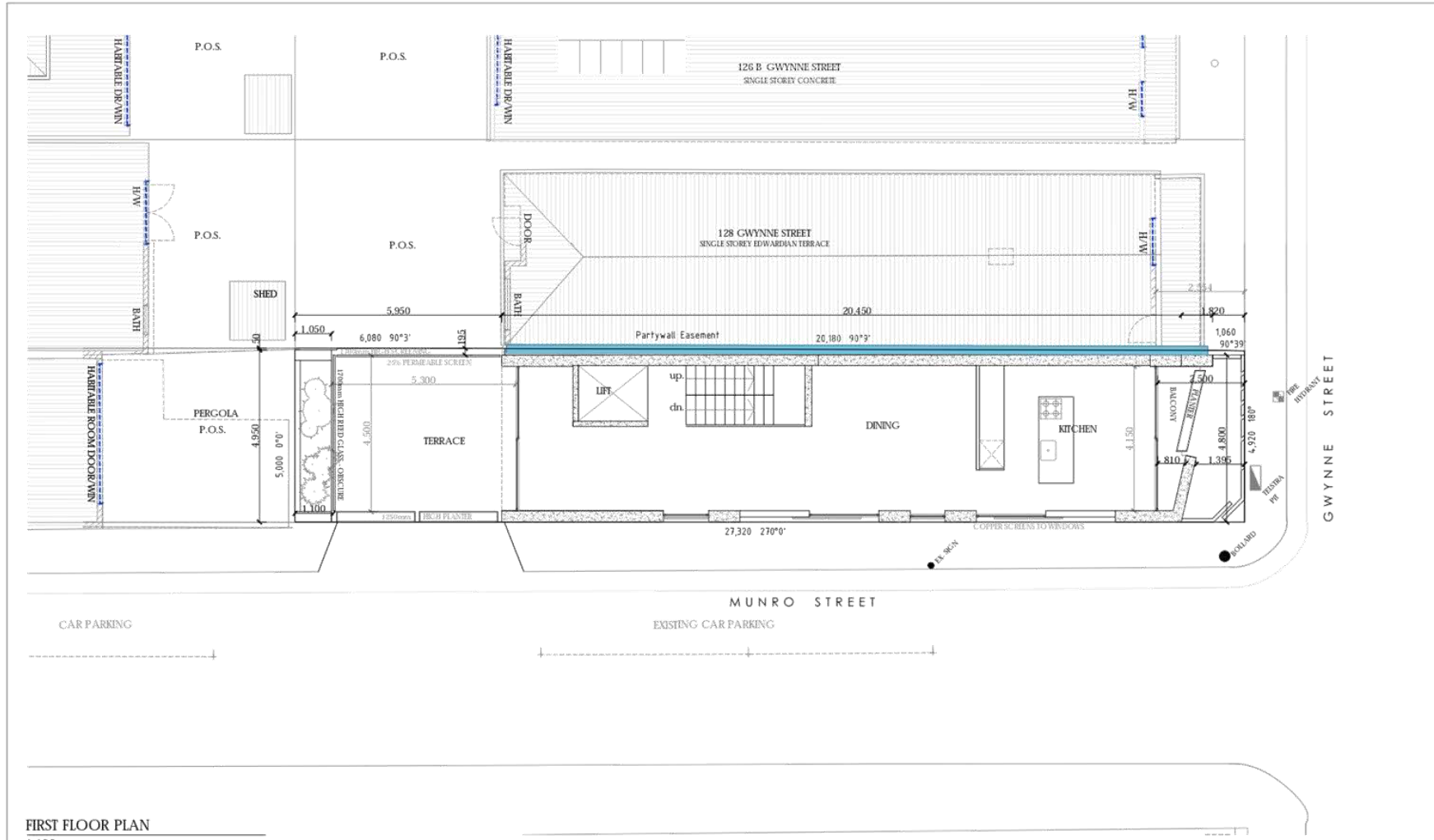
LEGEND	
P.O.S.	SECLUDED PRIVATE OPEN SPACE
H/W	HABITABLE ROOM WINDOW

**C. McFADYEN DESIGN**  
 PO Box 6067 Ringwood East 3135  
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DO NOT SCALE DRAWING. DIMENSIONS ARE TO BE CHECKED AND VERIFIED BY THE CONTRACTOR ON SITE.

PROJECT	130 GWYNNE STREET CREMORNE	
CLIENT	R LAROSA	
TITLE	GROUND FLOOR	PROJECT NO. 1803
DWG NO.	1803-IP06	SCALE 1:100 A3
		REV. D

Attachment 2 - PLN180945 - 130 Gwynne Street, Cremorne - S57B Advertised Plans




FIRST FLOOR PLAN  
1:100

REV.	DATE	DESCRIPTION
A	04/12/18	PLANNING SUBMISSION
B	01/02/19	PLANNING RFI
C	03/03/19	PLANNING AMENDMENT
D	24/06/19	AMENDED PLANNING (FI)

LEGEND	
P.O.S.	SECLUDED PRIVATE OPEN SPACE
H/W	HABITABLE ROOM WINDOW

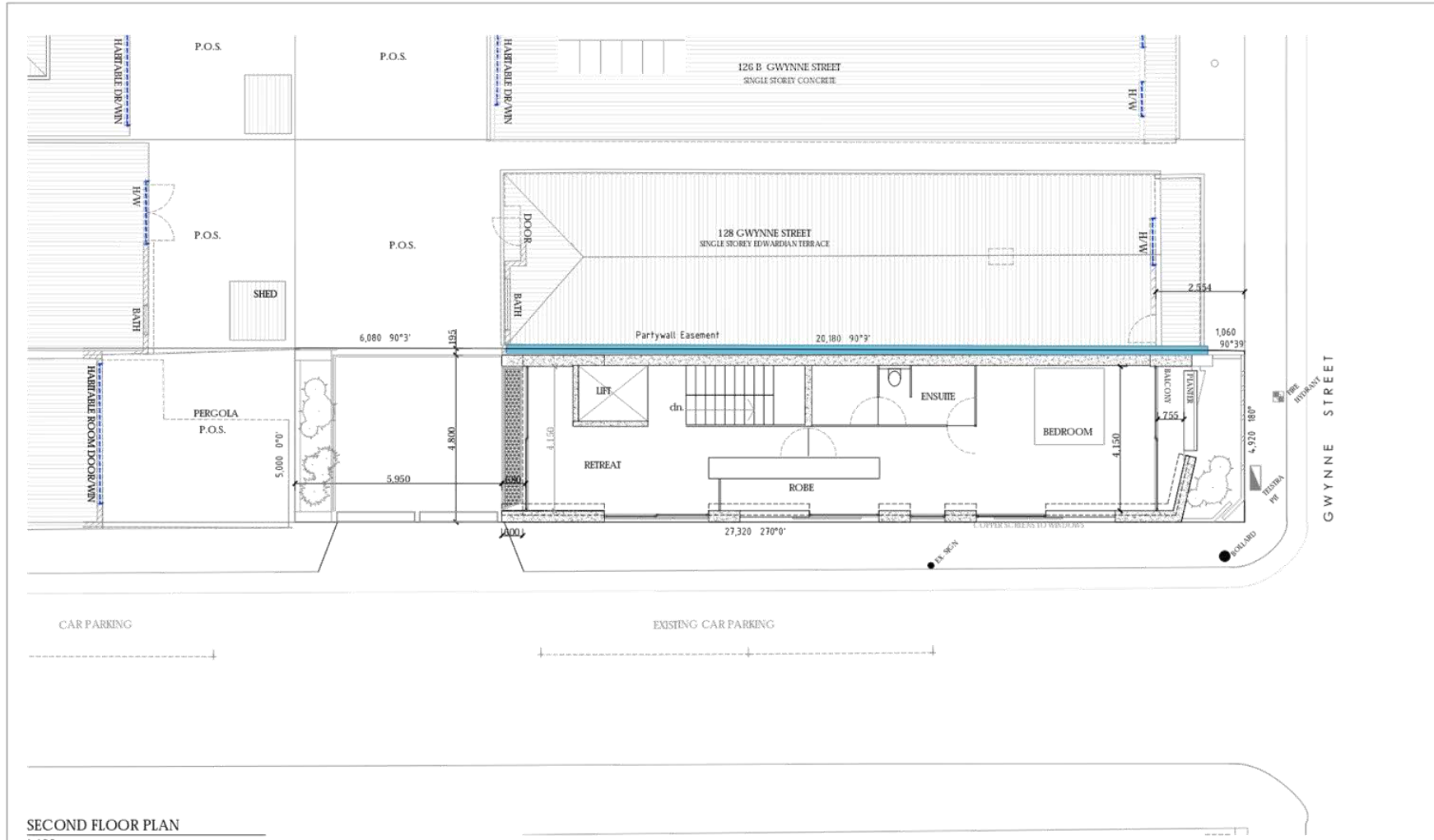
C. McFADYEN DESIGN  
PO Box 6067 Ringwood East 3135  
ABN: 22 518 013 025 M:0407 868 510  
Cassandra@cmcfadyendesign.com

DO NOT SCALE DRAWING. DIMENSIONS ARE TO BE CHECKED AND VERIFIED BY THE CONTRACTOR ON SITE.

PROJECT	130 GWYNNE STREET CREMORNE	
CLIENT	R LAROSA	
TITLE	FIRST FLOOR	SCALE 1:100 A3
DWG NO.	1803-TP07	REV. D



Attachment 2 - PLN180945 - 130 Gwynne Street, Cremorne - S57B Advertised Plans



SECOND FLOOR PLAN  
1:100

REV.	DATE	DESCRIPTION
A	04/12/18	PLANNING SUBMISSION
B	01/02/19	PLANNING RFI
C	03/03/19	PLANNING AMENDMENT
D	24/06/19	AMENDED PLANNING (FI)

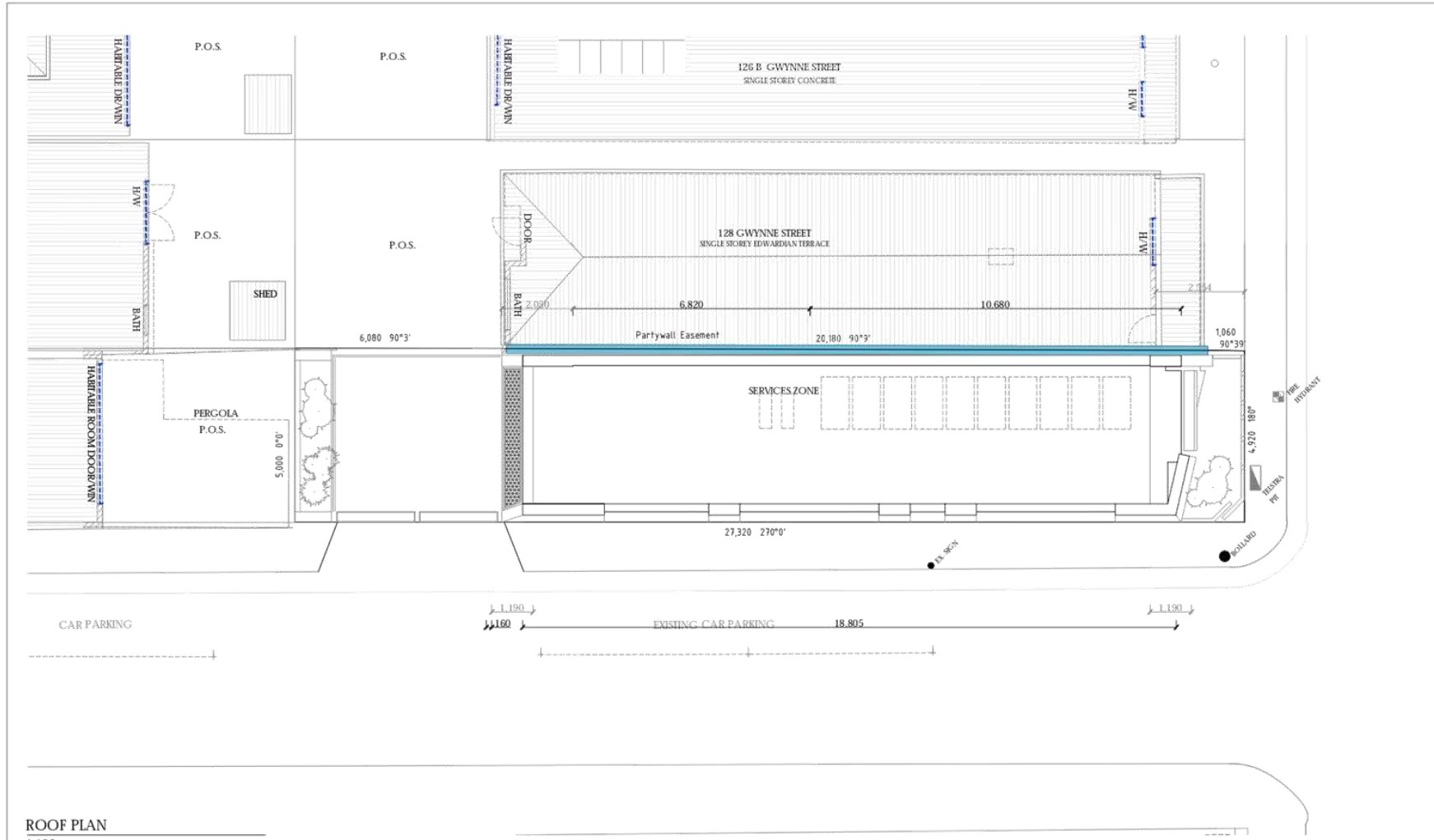
LEGEND	
P.O.S.	SECLUDED PRIVATE OPEN SPACE
H/W	HABITABLE ROOM WINDOW

**C. McFADYEN DESIGN**  
 PO Box 6067 Ringwood East 3135  
 ABN: 22 518 013 025 M:0407 868 510  
 Cassandra@cmcfadyendesign.com

DO NOT SCALE DRAWING. DIMENSIONS ARE TO BE CHECKED AND VERIFIED BY THE CONTRACTOR ON SITE.

PROJECT	130 GWYNNE STREET CREMORNE	 PROJECT NO. 1803
CLIENT	R LAROSA	
TITLE	SECOND FLOORS	SCALE 1:100 A3
DWG NO.	1803-TP08	REV. D

Attachment 2 - PLN180945 - 130 Gwynne Street, Cremorne - S57B Advertised Plans



ROOF PLAN  
1:100

REV.	DATE	DESCRIPTION
A	04/12/18	PLANNING SUBMISSION
B	01/02/19	PLANNING RFI
C	03/03/19	PLANNING AMENDMENT
D	24/06/19	AMENDED PLANNING (H)

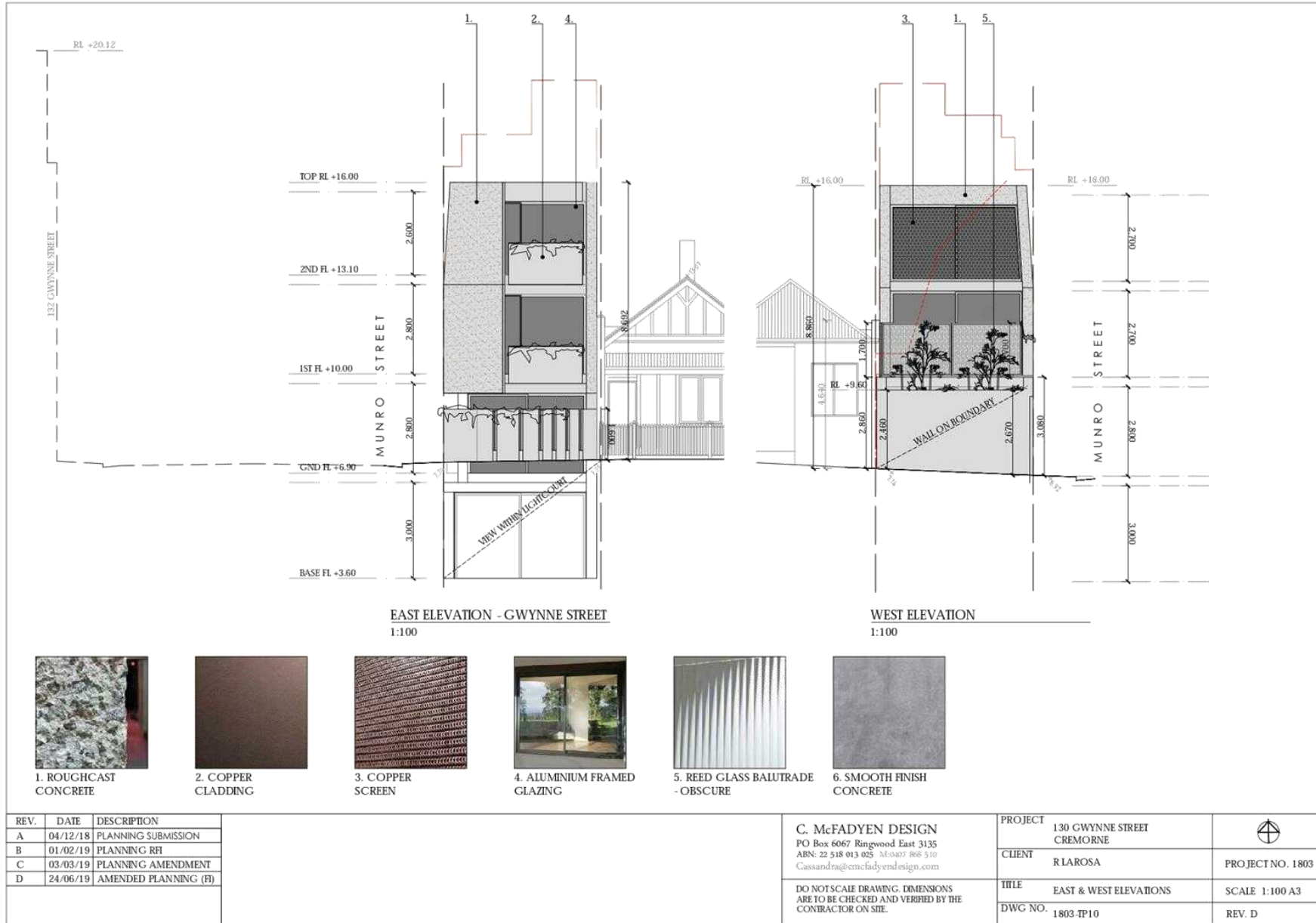
LEGEND	
P.O.S.	SECLUDED PRIVATE OPEN SPACE
H/W	HABITABLE ROOM WINDOW

**C. McFADYEN DESIGN**  
 PO Box 6067 Ringwood East 3135  
 ABN: 22 518 013 025 M:0407 868 510  
 Cassandra@cmcfadyendesign.com

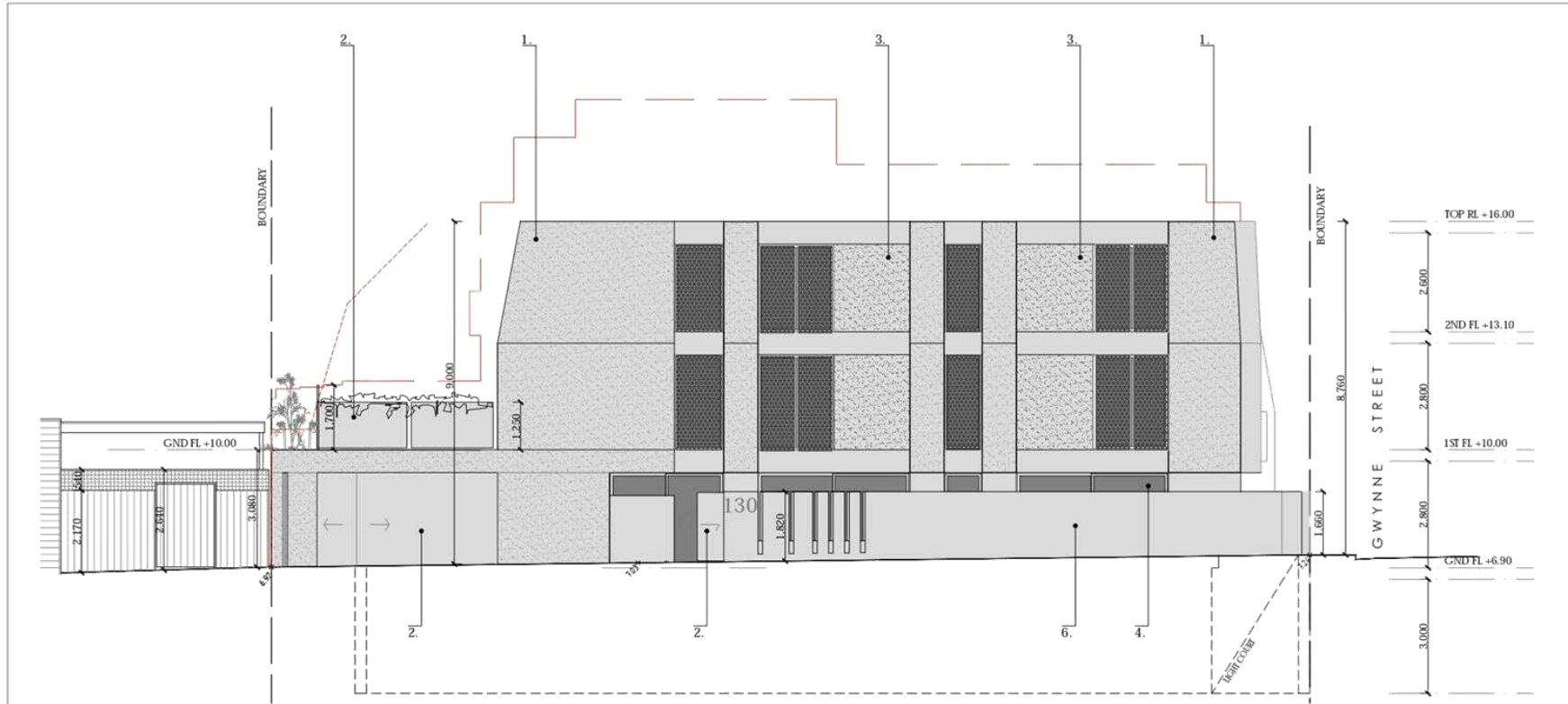
DO NOT SCALE DRAWING. DIMENSIONS ARE TO BE CHECKED AND VERIFIED BY THE CONTRACTOR ON SITE.

PROJECT	130 GWYNNE STREET CREMORNE	
CLIENT	R LAROSA	
TITLE	ROOF PLAN	PROJECT NO. 1803
DWG NO.	1803-TP09	SCALE 1:100 A3
		REV. D

Attachment 2 - PLN180945 - 130 Gwynne Street, Cremorne - S57B Advertised Plans



Attachment 2 - PLN180945 - 130 Gwynne Street, Cremorne - S57B Advertised Plans



SOUTH ELEVATION - MUNRO STREET  
1:100



1. ROUGHCAST CONCRETE



2. COPPER CLADDING



3. COPPER SCREEN 25% TRANSPARENT



4. ALUMINIUM FRAMED GLAZING



5. REED GLASS BALUSTRADE - OBSCURE



6. SMOOTH FINISH CONCRETE

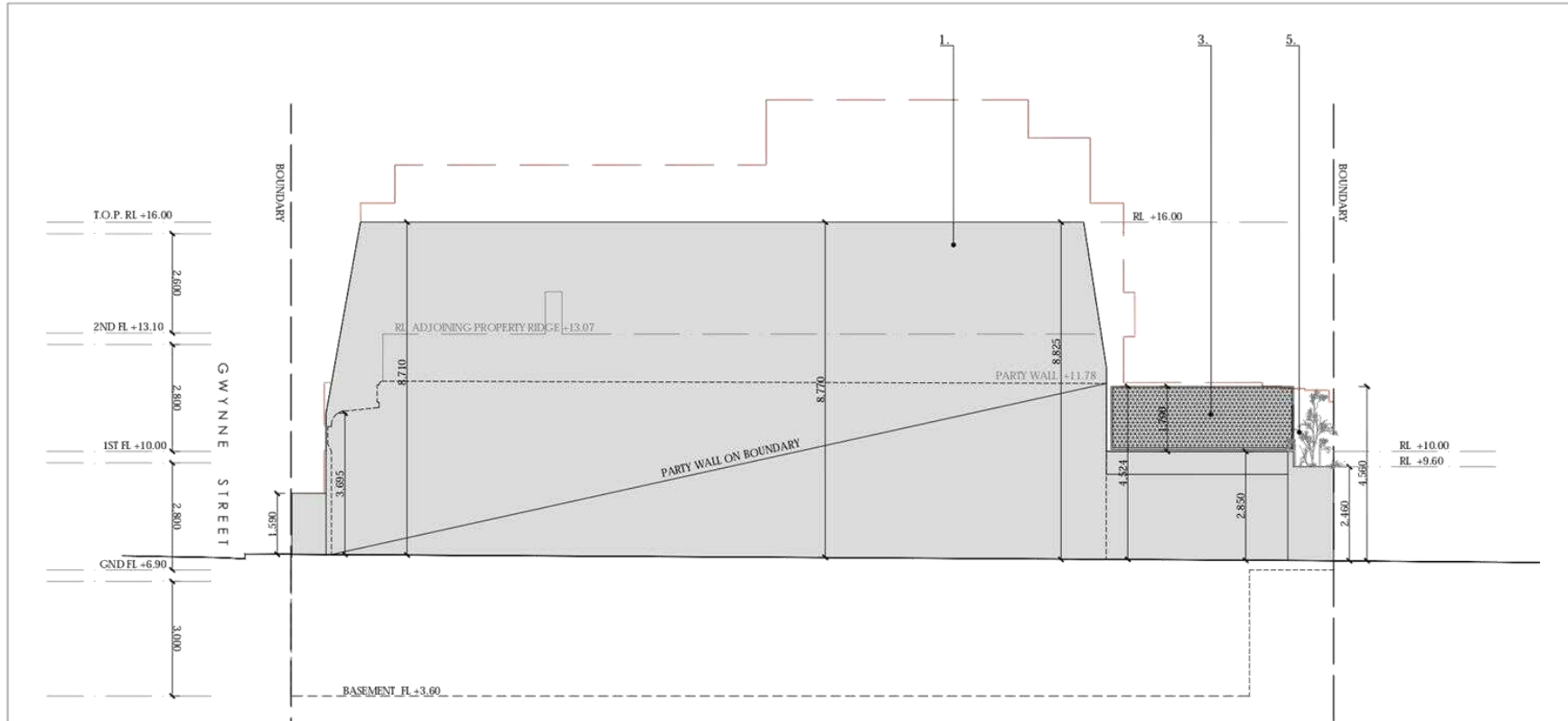
REV.	DATE	DESCRIPTION
A	04/12/18	PLANNING SUBMISSION
B	01/02/19	PLANNING RH
C	03/03/19	PLANNING AMENDMENT
D	24/06/19	AMENDED PLANNING (H)

C. McFADYEN DESIGN  
PO Box 6067 Ringwood East 3135  
ABN: 22 518 013 025 M:0407 868 510  
Cassandra@cmcfadyendesign.com

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PROJECT	130 GWYNNE STREET CREMORNE	
CLIENT	R LAROSA	
TITLE	SOUTH ELEVATION	SCALE 1:100 A3
DWG NO.	1803-TP11	REV. D

Attachment 2 - PLN180945 - 130 Gwynne Street, Cremorne - S57B Advertised Plans



NORTH ELEVATION - MUNRO STREET  
1:100



1. ROUGHCAST CONCRETE



2. COPPER CLADDING



3. COPPER SCREEN 25% TRANSPARENT



4. ALUMINIUM FRAMED GLAZING



5. REED GLASS BALUSTRADE - OBSCURE




6. SMOOTH FINISH CONCRETE

REV.	DATE	DESCRIPTION
A	04/12/18	PLANNING SUBMISSION
B	01/02/19	PLANNING RFI
C	03/03/19	PLANNING AMENDMENT
D	24/06/19	AMENDED PLANNING (H)

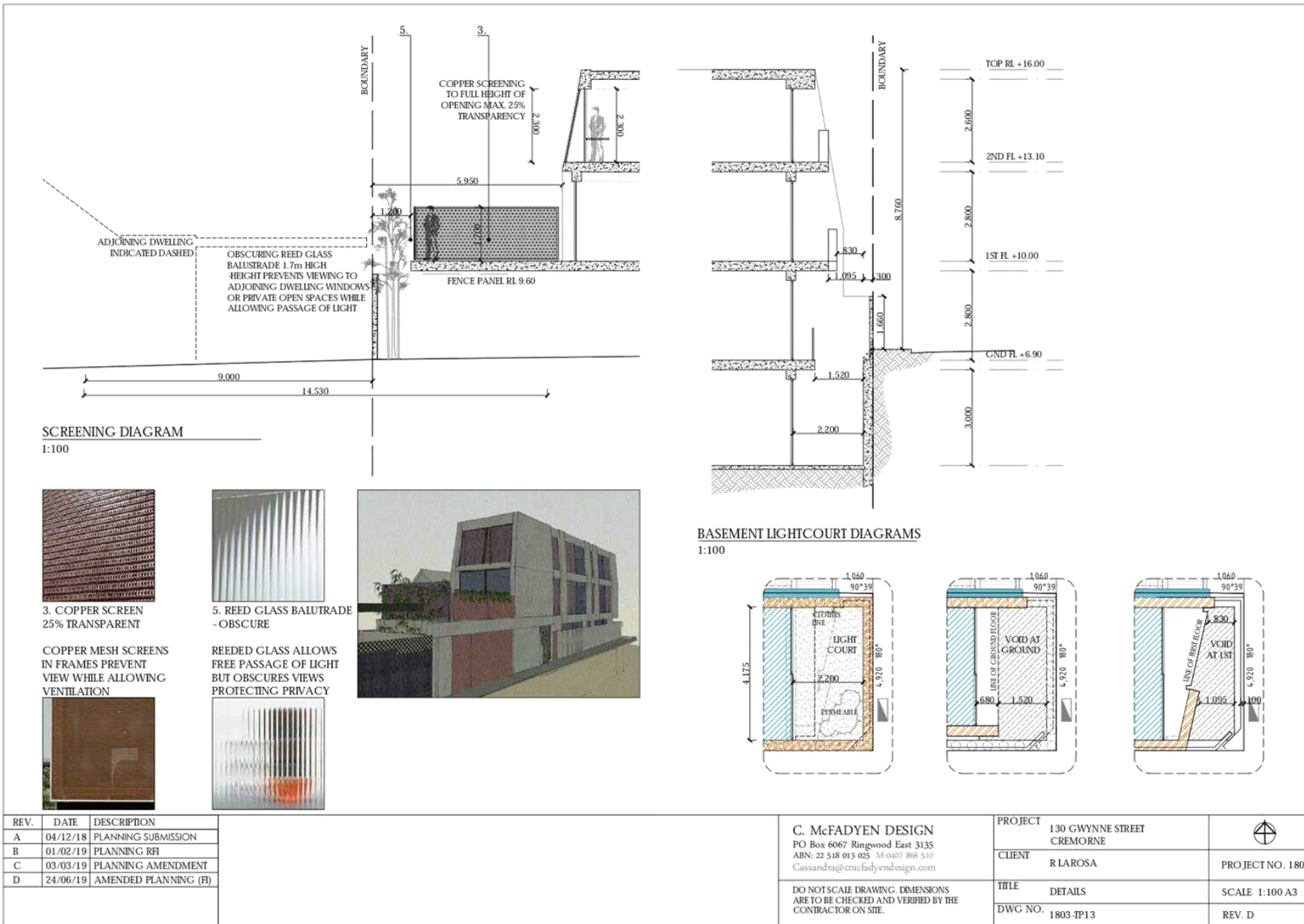
C. McFADYEN DESIGN  
PO Box 6067 Ringwood East 3135  
ABN: 22 518 013 025 M:0407 868 510  
Cassandra@cmcfadyendesign.com

DO NOT SCALE DRAWING. DIMENSIONS ARE TO BE CHECKED AND VERIFIED BY THE CONTRACTOR ON SITE.

PROJECT	130 GWYNNE STREET CREMORNE	 PROJECT NO. 1803
CLIENT	R LAROSA	
TITLE	NORTH ELEVATION	SCALE 1:100 A3
DWG NO.	1803-TP12	REV. D

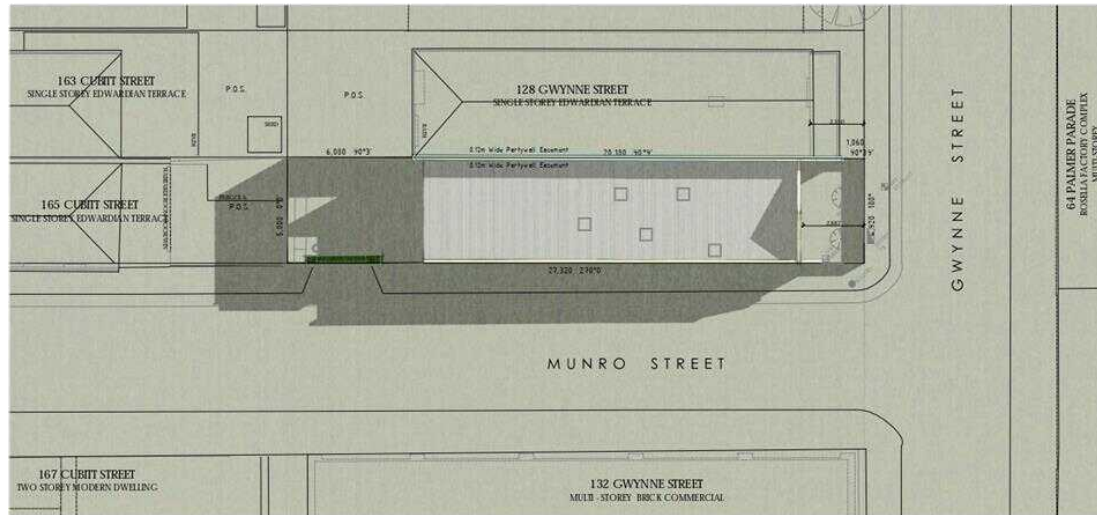


Attachment 2 - PLN180945 - 130 Gwynne Street, Cremorne - S57B Advertised Plans

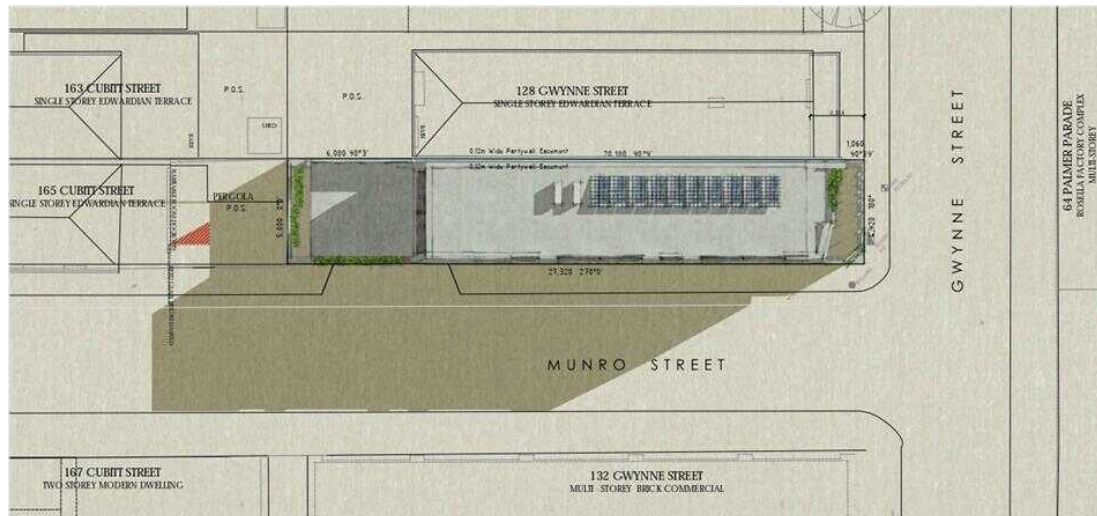


Attachment 2 - PLN180945 - 130 Gwynne Street, Cremorne - S57B Advertised Plans

EXISTING 9am SHADOWS  
1:200



PROPOSED 9am SHADOWS  
1:200




165 CUBITT STREET, CREMORNE	
ADJOINING SECLUDED OPEN SPACE	
TOTAL	
EXISTING SHADOWED AREA 9:00am	
TOTAL	(52%)
PROPOSED SHADOWED AREA 9:00am	
TOTAL	(55%)

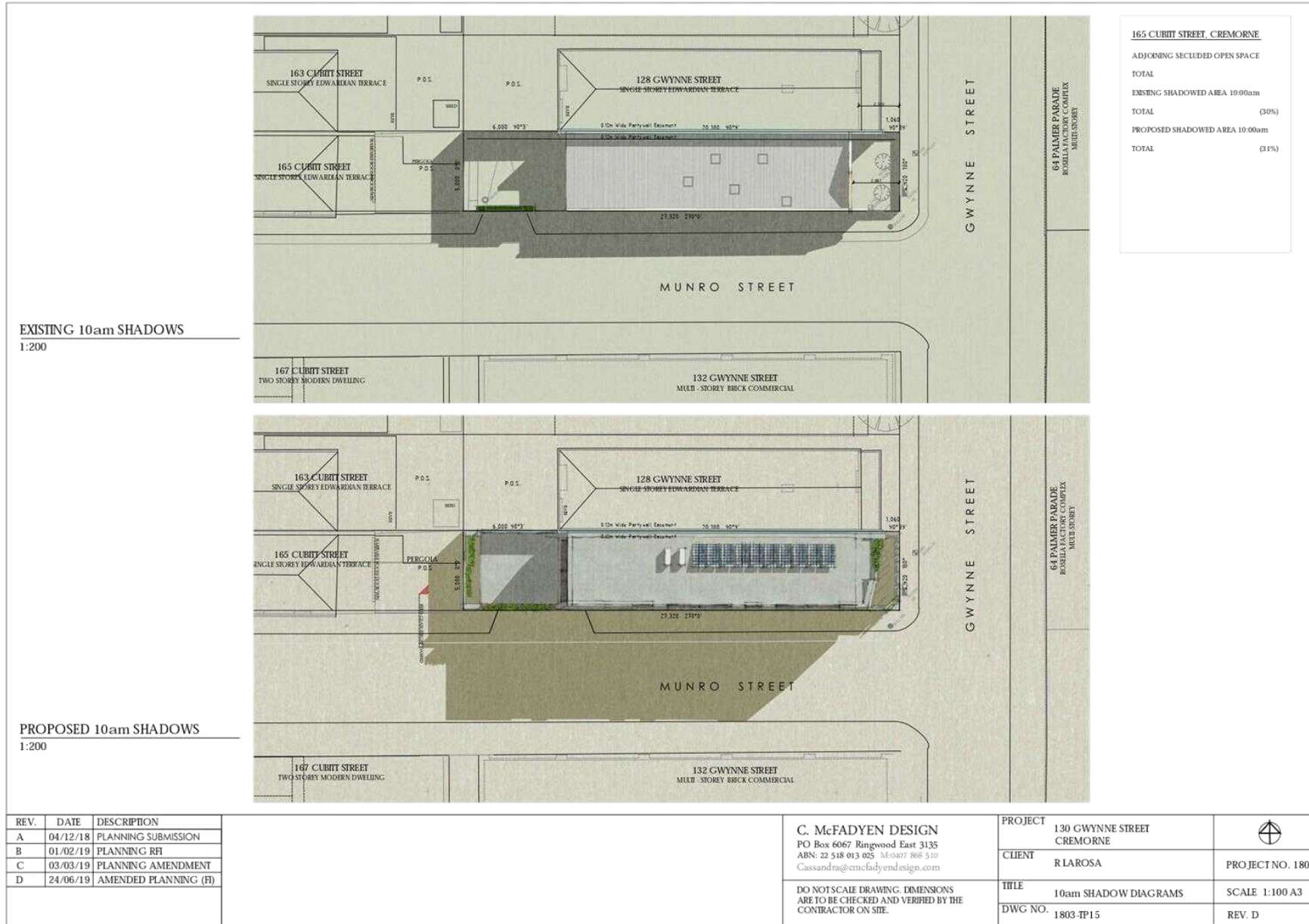
REV.	DATE	DESCRIPTION
A	04/12/18	PLANNING SUBMISSION
B	01/02/19	PLANNING RFI
C	03/03/19	PLANNING AMENDMENT
D	24/06/19	AMENDED PLANNING (H)

C. McFADYEN DESIGN  
PO Box 6067 Ringwood East 3135  
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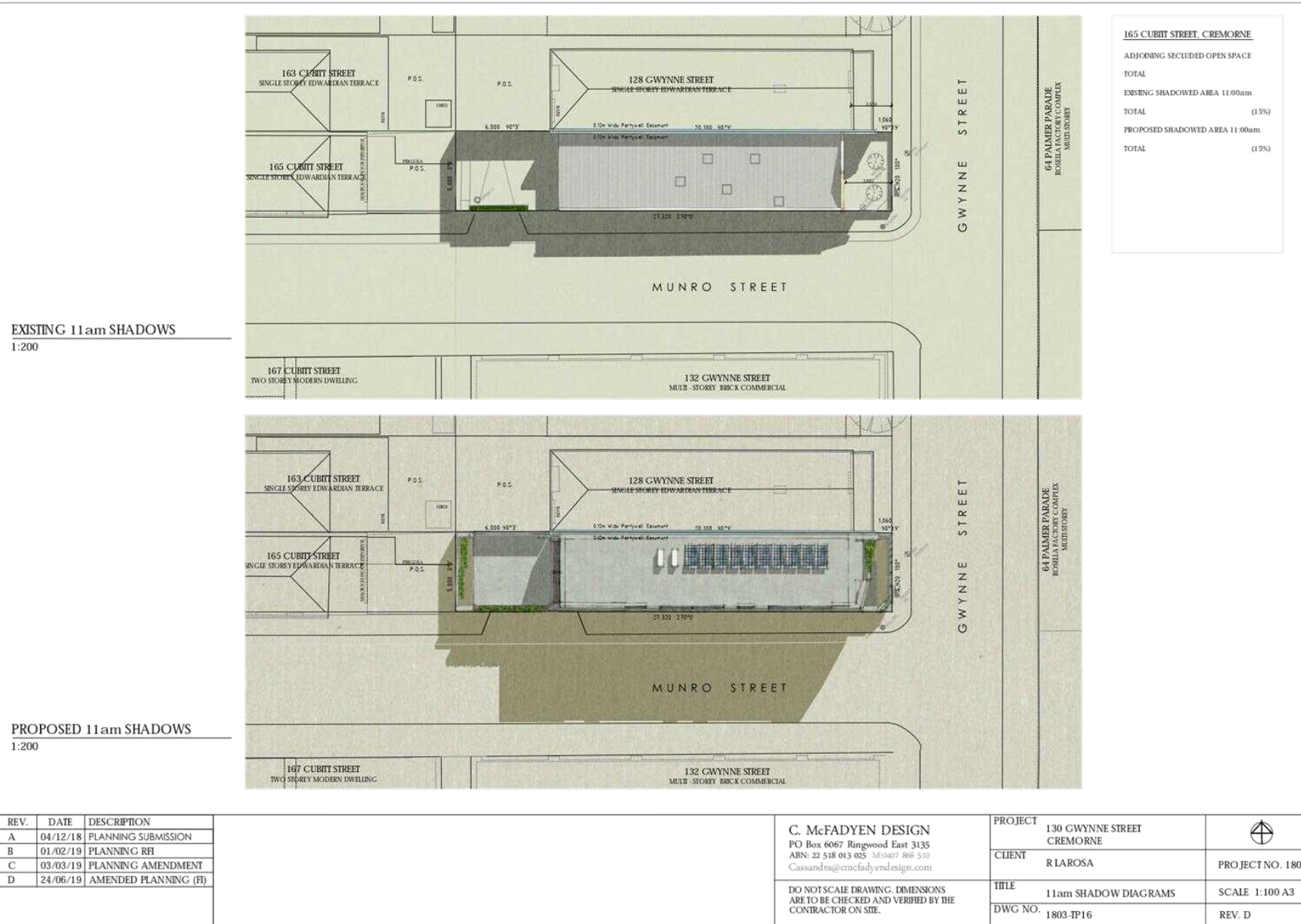
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CLIENT	R LAROSA	
TITLE	9am SHADOW DIAGRAMS	SCALE 1:100 A3
DWG NO.	1803-TP14	REV. D

Attachment 2 - PLN180945 - 130 Gwynne Street, Cremorne - S57B Advertised Plans

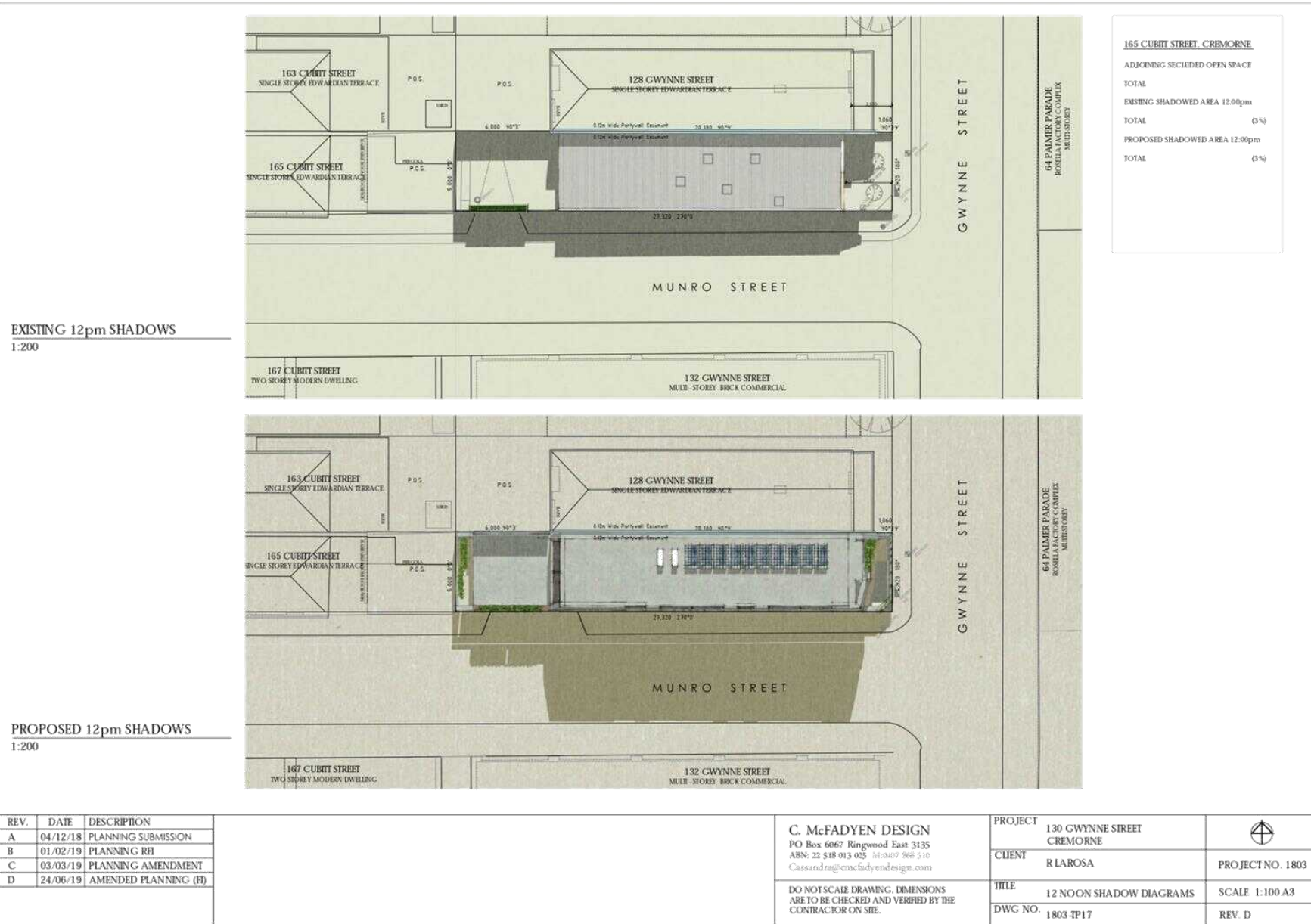




Attachment 2 - PLN180945 - 130 Gwynne Street, Cremorne - S57B Advertised Plans



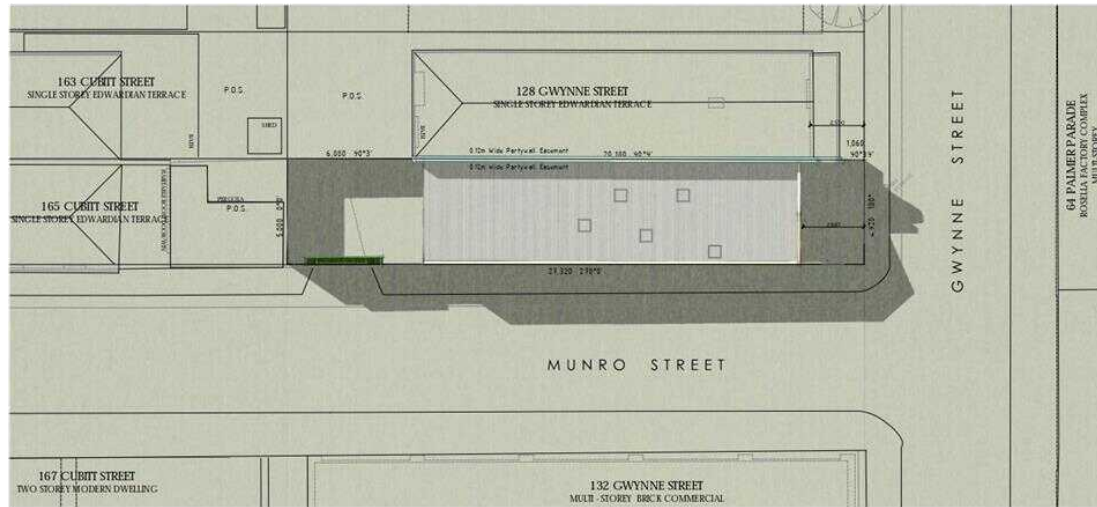
Attachment 2 - PLN180945 - 130 Gwynne Street, Cremorne - S57B Advertised Plans



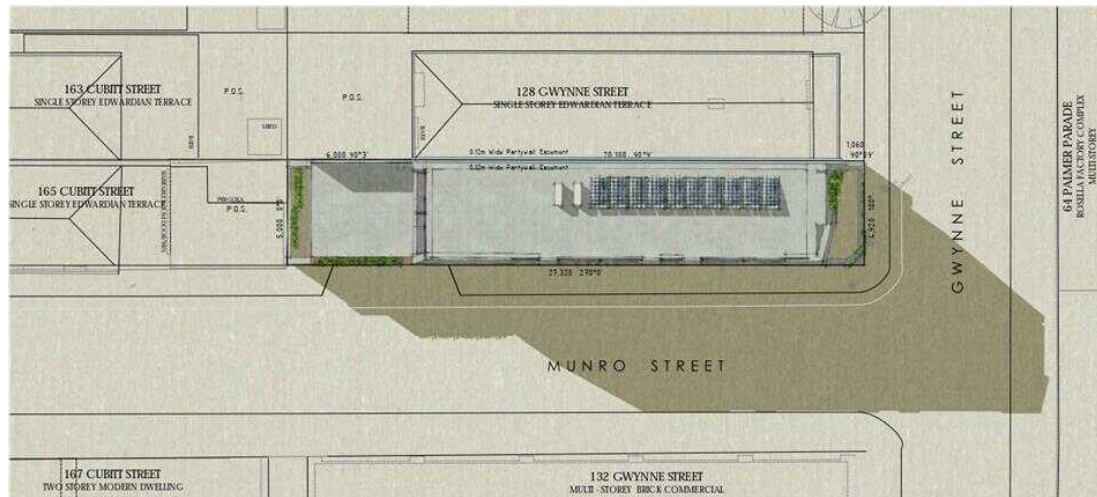


Attachment 2 - PLN180945 - 130 Gwynne Street, Cremorne - S57B Advertised Plans

EXISTING 3pm SHADOWS  
1:200




PROPOSED 3pm SHADOWS  
1:200



REV.	DATE	DESCRIPTION
A	04/12/18	PLANNING SUBMISSION
B	01/02/19	PLANNING RFI
C	03/03/19	PLANNING AMENDMENT
D	24/06/19	AMENDED PLANNING (H)

C. McFADYEN DESIGN  
PO Box 6067 Ringwood East 3135  
ABN: 22 518 013 025 M:0407 868 510  
Cassandra@cmcfadyendesign.com

DO NOT SCALE DRAWING. DIMENSIONS ARE TO BE CHECKED AND VERIFIED BY THE CONTRACTOR ON SITE.

PROJECT	130 GWYNNE STREET CREMORNE	
CLIENT	R LAROSA	
TITLE	3pm SHADOW DIAGRAMS	PROJECT NO. 1803
DWG NO.	1803-TP18	SCALE 1:100 A3
		REV. D

**Attachment 3 - PLN180723 - 130 Gwynne Street, Cremorne - ESD Referral**



**Assessment Summary:**

Planning Application No:	PLN18/0945	Date: 16/4/19
Subject Site:	130 Gwynne Street, Cremorne	
Responsible Planner:	Gary O'Reilly	
ESD Advisor:	Scott Willey	
Project Description:	Development of the land for the construction of a triple storey dwelling with a basement and roof terrace	
Site Area:	136m <sup>2</sup>	Site Coverage: high
Pre-application meetings:	-	

**ESD Review**

**Review**

It is noted the above application is covered by LPP 22.16 (Stormwater Management), but not LPP 22.17 (Environmentally Sustainable Development). There are some limited energy-related matters addressed by VPP 54 (One dwelling on a lot), however the applicant has provided a SDA which appears attempts to address Council's '10 Key Sustainable Building Categories'.

The architectural and the Sustainable Design Assessment (SDA) for the above project were reviewed against the standards noted in the WSUD (LPP 22.16), and further comment is offered on the ESD matters addressed in the SDA.

**Summary comments**

Review:

There is expansive glazing proposed to the south for the above ground levels. This will provide excellent natural light, however come at a high thermal cost. While thermal improvement of materials is discussed, only the legal minimum thermal rating is proposed. The design has no windows to gain beneficial winter warming sun in. Accessing winter sun on the roof terrace will be hampered by cool breezes.

The basement level proposed, has very poor access to daylight and natural ventilation. The large, glazed over-stair skylight is likely to lose significant winter warmth. It is shown unshaded – therefore likely to attract high solar heat gain in warmer months.

While the STORM calculation shown achieves the required 100% minimum, the SDA notes the laundries will also utilise captured rainwater. The drawings and the STORM report need to be updated to reflect this.

Further comment:

The drawings and the SDA report omit considerable detail, and initiatives noted in the SDA generally make no reference to quantifiable standards.

**Assessment**

Access to daylight, and natural ventilation appear reasonable to good above ground, however are sub-standard in the basement. Several statements made in the SDA appear ill-informed, without adequate substantiation, or in error (e.g. natural light, ventilation, zoning, winter-sun access, etc.). A considerable redesign is encouraged.

**Comment on ESD commitments**

Comments on areas where improvement could be made are itemised below. Should the application progress to permit stage, it is recommended that all ESD commitments (1), deficiencies (2) and the outstanding information (3) are conditioned to be addressed in an updated SMP report and are clearly shown on Condition 1 drawings.

**Attachment 3 - PLN180723 - 130 Gwynne Street, Cremorne - ESD Referral**

**1. Application ESD Commitments**

- Precast wall panels – External walls are proposed of a brand of pre-cast concrete panel that have an insulated core
- Clothesline – External rooftop clothesline
- Natural light – Good natural light for above ground levels (poor below)
- Water efficiency – Water efficient fixtures and fittings are noted.

**2. Application ESD Deficiencies:**

- NatHERS – None indicated. A preliminary NatHERS rating with a commitment to at least 6.6 stars is sought.
- Irrigation – None indicated. Taps and floor wastes are sought to all raingardens/terraces/courtyards
- Natural light – Wall recesses sought in southern wall to facilitate natural light and ventilation for the basement
- Appliance efficiency – No detail is provide on the water or energy efficiency of appliances, or hot water system
- Thermal performance – The thermal properties of glazing and concrete wall panels are not listed. Indicative element R values are sought for the building envelope, including U values for glazing indicating the NCC requirements are exceeded.
- Skylight – A double glazed assembly with a low-U value is sought, with effective external shade provided
- Swimming pool – No mention is made of energy efficiency of the swimming pool equipment including water heating

**3. Outstanding Information:**

- Zoning – Thermal zoning is discussed, however doors are not indicated to contain and heating or cooling
- Spacing heating and cooling – Indication of system energy rating is sought per best practice standards
- Hot water – Details of the type of hot water system and its efficiency are sought for both domestic hot water and the pool water heating.
- STORM –The STORM assessment should be adjusted to 3 occupants given the SDA notes rainwater will be used for the laundry.
- Permeability – Permeable courtyard is noted to the basement, however it is noted this may be below the water-table, making absorption of stormwater unlikely.
- Solar panels – These appear likely to have considerable overshadowing by the stairwell. Creating two banks to the eastern end of the roof terrace may alleviate this.
- Natural ventilation – Operable window and door sashes are sought to be indicated per architectural convention. An operable window sash is sought for habitable rooms in addition to any glazed door.

Drawings are sought to clearly show the following:

- |                           |   |
|---------------------------|---|
| <p><b>FLOOR PLANS</b></p> | <ul style="list-style-type: none"> <li>- Rainwater tank – Annotate water reuse.</li> <li>- Electric vehicles – Annotate any external charging infrastructure for electric cars and/or bikes</li> <li>- Bicycle parking – Indicate</li> <li>- Irrigation – Annotate the provision of taps and floor waste gullies to all terraces/ courtyards.</li> <li>- Waste &amp; recycling – Indicate any segregated facilities for waste/recycling/green waste.</li> </ul> |
|---------------------------|---|

**Attachment 3 - PLN180723 - 130 Gwynne Street, Cremorne - ESD Referral**

	<ul style="list-style-type: none"> <li>- UHI effect – Indication of light/dark shade for sun-exposed paving</li> <li>- Double glazing – Note the extent of double glazing to be provided</li> <li>- Ceiling fans – Indicate any fans on drawings.</li> <li>- Plant - The location of external plant such as condenser units and external hot water systems on the drawings.</li> <li>- Irrigation – Annotate the provision of taps and floor waste gullies to all balconies /terraces/courtyards.</li> <li>- Waste &amp; recycling – Clearly nominate areas on plan segregated for recycling/landfill/hard-waste/organic waste, etc.</li> </ul>
ROOF PLAN	<ul style="list-style-type: none"> <li>- UHI effect – Indication of light/dark shade for sun-exposed roofing, and terrace paving</li> <li>- Solar panels – Indicate photovoltaic array size</li> <li>- Skylights – Shading device sought if over ½ m<sup>2</sup></li> </ul>
ELEVATIONS	<ul style="list-style-type: none"> <li>- Sash operation – Indicate sash operation for all windows and glazed doors.</li> <li>- Sun shading – Indicated effective shading as above.</li> </ul>

**4. ESD Improvement Opportunities**

- Window frames – Thermally broken glazed door and window frames are suggested where these are aluminium.
- Vegetation - Recommend providing more substantial width, irrigated planter boxes
- Green façade – The addition of a green façade to the south is encouraged to improve ecological value
- Electric vehicles - Recommend providing electric vehicle charging infrastructure
- Renewable energy - Consider onsite energy storage systems.

**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 4 - PLN180945 - 130 Gwynne Street, Cremorne - Engineering Comments



## MEMO

**To:** Gary O'Reilly  
**From:** Artemis Bacani  
**Date:** 12 September 2019  
**Subject:** Application No: PLN18/0945  
 Description: Amended Plans  
 Site Address: 130 Gwynne Street, Cremorne

I refer to the above Planning Application received on 30 July 2019 in relation to the proposed development at 130 Gwynne Street, Cremorne. Council's Civil Engineering unit provides the following information:

**DEVELOPMENT LAYOUT DESIGN**  
**Layout Design Assessment**

C McFadyen Design Drawing No. 1803-TP06 Revision D dated 24 June 2019

Item	Assessment
<b>Access Arrangements</b>	
Garage Doorway Width	The proposed garage doorway width is 4.75 metres.
Vehicle Crossing	The proposed vehicle crossing is also 4.75 metres in width.
<b>Car Parking Module</b>	
Garage	<p>A minimum unobstructed internal depth of 5.4 metres is required to satisfy AS/NZS 2890.1:2004.</p> <p>In this instance, the depth of the garage is considered insufficient to accommodate a B85 design vehicle.</p>

**Design Items to be Addressed**

Item	Details
Vehicle Crossing	Council will not issue a vehicle crossing permit unless the garage dimensions is suitable to accommodate a B85 design vehicle and has the minimum internal dimensions of the garage satisfies the requirements of AS/NZS 2890.1:2004.



## Attachment 4 - PLN180945 - 130 Gwynne Street, Cremorne - Engineering Comments

### ENGINEERING CONDITIONS

#### Road Asset Protection

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

#### 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.

### NON-PLANNING ADVICE FOR THE APPLICANT

#### Legal Point of Discharge

The applicant must apply for a Legal Point of Discharge under Regulation 610 – Stormwater Drainage of the *Building Regulations 2006* 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

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**Attachment 5 - PLN180945 - 130 Gwynne Street, Cremorne - Urban Design Advice**



# MEMO

**TO: Gary O'Reilly**  
**FROM: David Pryor**  
**DATE: 7 August 2019**  
**SUBJECT: 130 Gwynne St Cremorne**  
**APPLICATION NO: PLN18/0945**  
**DESCRIPTION: Amended proposal for a triple storey dwelling with a basement**

**COMMENTS SOUGHT**

Further to the advice of 12 March 2019, amended documents have been received, including Revision D plans dated 24/06/19. Urban design comments have been sought on:

- Has the proposal addressed previous referral advice concerns;
- Overall built form & scale;
- Detailed design (materials fenestration); and
- Any other relevant matter.

**COMMENTS SUMMARY**

This proposal is now supported, subject to the following two qualifications:

- Further increase views over or through the fence, using planting to maintain a buffer between the interior and the footpath; and
- Provide clarifications and additional information on finishes, including clarifications of fence slits and operable screens, and details to demonstrate that the blank north wall would present well.

**SITE AND CONTEXT**

- The land is zoned GRZ2, with NRZ1 adjoining to the west and C2Z adjoining to the east and south. No DDO or HO applies, but HOs adjoin to the west, south and east, and the site is within an area of Aboriginal cultural heritage sensitivity.
- The site sits on the edge of an Inner Suburban Residential area, where Clauses 21.8 and 22.13-3.2 state that the existing pattern of front setbacks should be maintained and, in areas with generally consistent building heights, height should not vary by more than one storey compared to adjacent properties. Within this Inner Suburban Residential area, existing buildings are all 1- or 2-storeys, but the Swan Street Structure Plan recommends 2-3 storey (9m) development and there are taller zero-setback buildings opposite across both streets.
- A modest single-storey concrete house currently occupies the site. To the east and south are 2- to 3-storey brick former industrial buildings with capacity for taller additions.

## Attachment 5 - PLN180945 - 130 Gwynne Street, Cremorne - Urban Design Advice

### PROPOSAL

Relevant amendments include:

- Deletion of the roof deck;
- Reduction in height to 9m at the highest point;
- Reduction in windows and adjustments to elevations;
- A strip of planting along the west boundary; and
- Slits appear to have been cut into the front fence.

### URBAN DESIGN FEEDBACK

#### Built Form and Massing

- With a frontage of 4.92m, the proposal maintains the grain of subdivision. The front setback is reasonably consistent with the row of houses adjoining to the north, and is supported.
- The proposal is essentially a 3 storey tall block, stepping down to 1 storey at the rear. The top floor level rakes back slightly on all but the north elevation. The building fills the site except for a front setback of about 1m to 2.5m and a 1.5m wide rear courtyard with deep soil below; a narrow south setback is proposed at ground floor level only.
- This is two storeys taller than the adjoining house, presenting an extensive blank side wall, the acceptability of which will be dependent on its quality of finish. This height is not consistent with policy for Inner Suburban Residential areas, but is consistent with the Swan Street Structure Plan and does relate to the 3-storey buildings opposite, strongly marking the entrance to Munro St from Gwynne St. On balance, with the reduced height and bulk, the proposed built form is now supported.

#### Street Interfaces

- The proposed entry is near the centre of the Munro St frontage. This is supported, noting that it facilitates efficient circulation within the building. (It would be prudent to include the street name along with the number adjacent to this entry).
- The space at the front of the building is set down at basement level and separated from the street by a solid concrete fence averaging about 1.72m high, preventing any engagement with the street at ground floor level except for some (apparent) slits at each end.
- It is recommended that the fence be either lowered or made more visually permeable; as a minimum, a third group of slits should be added. The ground floor setback and fenestration along the Munro St frontage could be varied to optimise privacy and view out.
- The space between the building and the fence should be planted to provide an attractive buffer between the interior and the street, including at least one tall slender tree in the light court. To facilitate plant growth, consideration should be given to setting back a section of the basement to provide deep soil adjoining the south boundary.
- The letter of 3/4/19 refers to planting, but no landscaping details have been received and no planning is shown along the south boundary on the ground floor plan.
- At upper levels, the balconies offer opportunities for activation as well as greening, and are supported.

## Attachment 5 - PLN180945 - 130 Gwynne Street, Cremorne - Urban Design Advice

### Building Design and Finishes

- The modernist idiom is supported, noting that most buildings in the street are flat-roofed (albeit some with false gables). Such architecture relies on a high quality of materials and detailing, and the retention of attractive finishes such as copper will be important.
- The south elevation has been lowered, modified and animated by means of movable screens, and is now supported (subject to the clarifications below).
- The wing wall at the northeast corner had been better integrated and is now acceptable.
- The finishes legend has a photo showing the window framing to be anodised black (or dark grey), but this is not stated. It is recommended that further information be provided on the roughcast concrete to demonstrate that the blank side wall would present well.
- The change from bronze to copper cladding is supported.
- There are some ambiguities in the elevations. The north elevation is noted as roughcast, but lacks the texture shown on the rest of the roughcast. There appear to be slits in the concrete fence, but these are not noted or dimensioned. The RFI response refers to copper cladding on the south elevation – presumably in the locations labelled “3” but textured like roughcast on TP11; it seems that these panels should be labelled “2”, the actual screens should be labelled “3”, and these screens should be shown as sliding/openable, consistent with the plans.

*The above advice is limited to urban design issues, and does not address ESD, landscaping, amenity, a detailed Rescode assessment or heritage, for example.*

Attachment 6 - PLN180945 - 130 Gwynne Street, Cremorne - Vehicle Access Assessment

ratio:

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Cremorne VIC 3121  
ABN 93 983 380 225

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Dear Alvaro,

29 November 2019

Alvaro Braille  
Project Co-Ordinator

26 Central Ave  
Footscray, VIC, 3011

**Vehicle Access Assessment  
130 Gwynne Street, Cremorne**

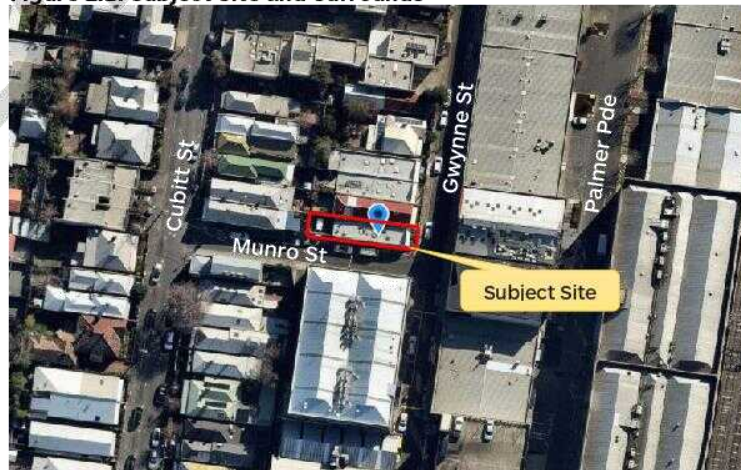
Ratio Consultants have been engaged to undertake a Traffic Engineering assessment of the existing vehicle access at the proposed residential site of 130 Gwynne Street, in Cremorne.

Accordingly, we provide the following response.

**1 Subject Site**

The subject site is located at 130 Gwynne Street in Cremorne, on the corner of Gwynne Street and Munro Street, within the General Residential Zone. The site is approximately 27.0 metres long and 5.0 metres wide, with an existing crossover from Munro Street, located at the south-western end of the property. Please refer to Figure 2.1 for the site and surrounds.

**Figure 2.1: Subject Site and Surrounds**



Source: Nearmap

r:



## **2 Proposed Development**

It is proposed to develop a single dwelling on the lot at 130 Gwynne Street, in Cremorne. The development proposes a two-storey residential development and retains the existing crossover access from Munro Street.

The rear of the site (to the east of the dwelling) will be configured as an undercroft at ground level with a terrace above. A vehicle crossover and sliding gate will provide access to the undercroft area.

## **3 Rear Under Croft**

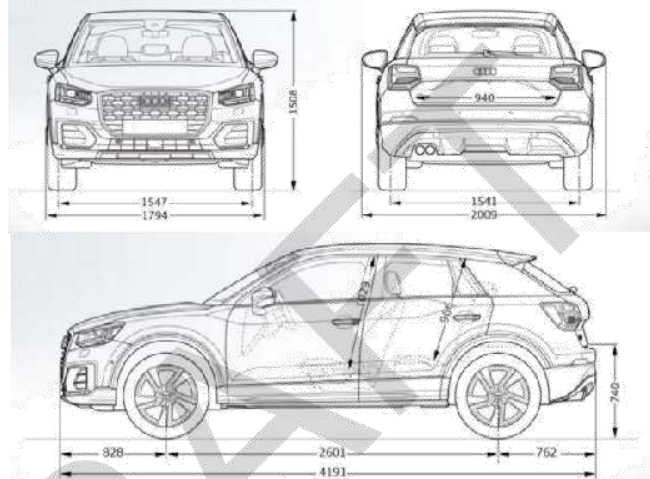
The undercroft is shown at 4.9 metres in width and 4.9 metres in length, with the length constrained by the site fence shared with 128 Gwynne Street and sliding gate along the Munro Street frontage. A clearance of 2.2 metres is provided to the terrace above (as measured from the north elevation).

We note that the length of the undercroft area does not accord with the dimensions for a carport as per the requirements at Clause 52.06-9 of the Yarra Planning Scheme. We also note the length of this area is less than the relevant Australian Standard design vehicle used to test access of car parking spaces (the 4.91-metre long B85 design vehicle), such that practical use of this area for the purposes of car parking will be limited to smaller vehicles only.

Ratio has been advised that the occupant of the subject site has a small car, which is based on the Audi Q2 Model. Dimensions of the small car have been provided in Figure 4.1, with the length of this vehicle being 4.19 metres.

We agree that this vehicle would be able to park within the undercroft area clear of the side fence and with the sliding gate closed.

**Figure 4.1: Audi Q2 Vehicle Model Dimensions**



Source: Audi.com.au

#### **4 Swept Path Assessment**

To test the ability of the occupants' vehicle to access the undercroft area, a swept path assessment has been prepared. This assessment is appended to this letter for reference.

In preparing this assessment, we have conservatively adopted the external dimensions of the B35 vehicle referenced in A6 - Appendix A of AS2890.1. The typical dimensions of a B35 vehicle model are 4450mm in length and 1700mm in width, in excess of the equivalent dimensions of the occupant's vehicle as per Figure 4.1,

The swept path assessment demonstrates that this vehicle can access and egress from the subject site conveniently in a single movement.

#### **5 Conclusion**

In summary:

- The subject site is currently a single dwelling on a lot, with an existing crossover and secured private open space located at the western end of the property;
- It is proposed to construct a two-storey dwelling on the lot and retain the existing crossover to Munro Street;
- The development includes an undercroft area accessible from Munro Street that has a length of 4.9 metres constrained at either end by a fence and sliding gate;



**Attachment 6 - PLN180945 - 130 Gwynne Street, Cremorne - Vehicle Access Assessment**

- We have assessed the ability for the advised occupant's vehicle to access and park within this undercroft area, with it our view that:
  - o The occupants' vehicle can comfortably fit within this area; and
  - o The occupants' vehicle is able to access this space conveniently from Munro Street.

I trust that the following is satisfactory. Should you have any queries regarding the aforementioned, please contact Aaron Walley or the undersigned of 9429 3111.

Yours Sincerely,

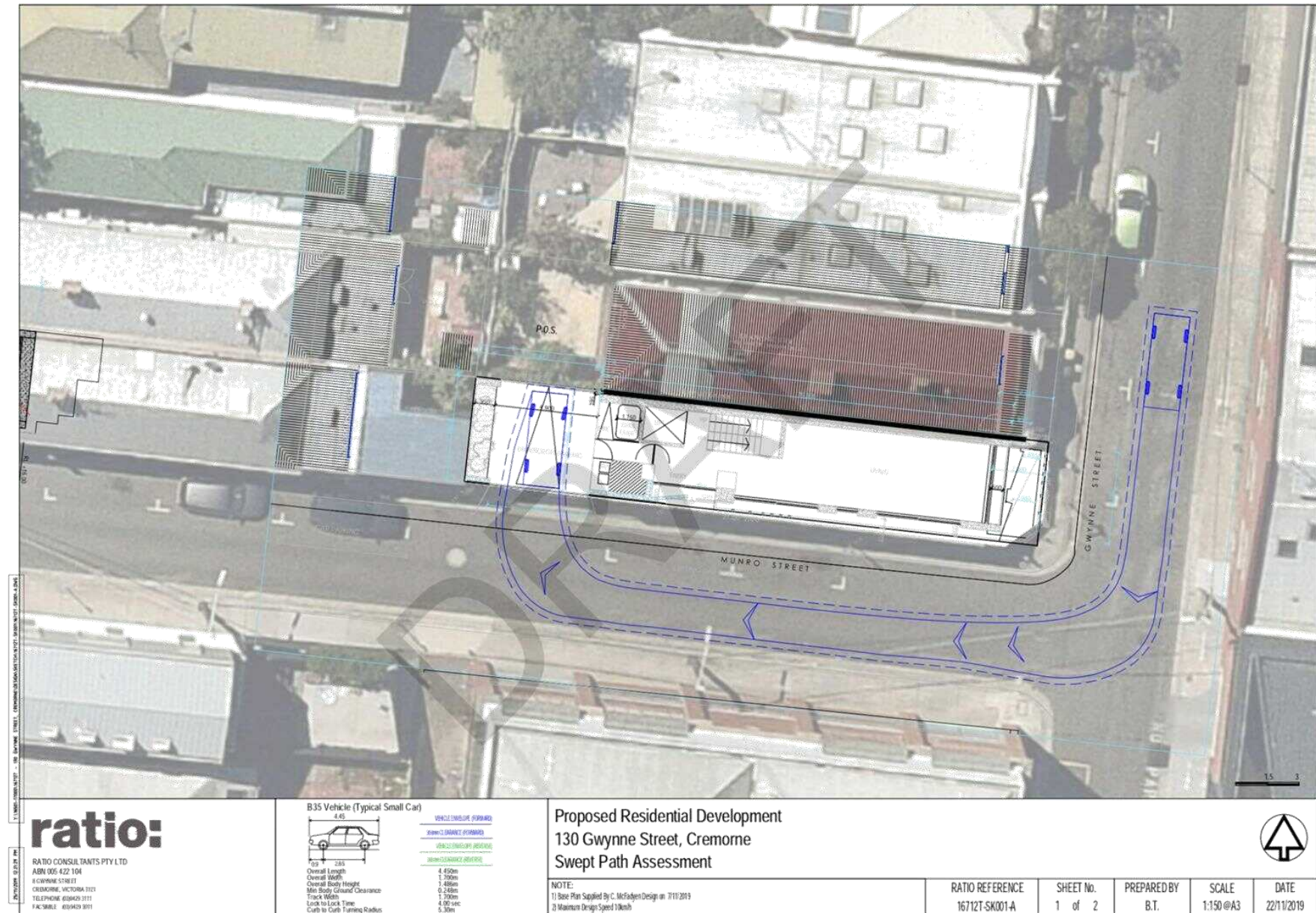


**Ben Thomson  
Traffic Engineer  
Ratio Consultants**

*Appended: Swept Path Assessment*



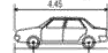
Attachment 6 - PLN180945 - 130 Gwynne Street, Cremorne - Vehicle Access Assessment



**ratio:**

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 ABN 005 422 104  
 8 CROWNE STREET  
 CREMORNE, VICTORIA 3193  
 TELEPHONE: 03 9429 3111  
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B35 Vehicle (Typical Small Car)



Overall Length 4.45m  
 Overall Width 2.20m  
 Overall Body Height 1.48m  
 Min Body Ground Clearance 0.348m  
 Track Width 1.700m  
 Lock to Lock Time 4.00 sec  
 Curb to Curb Turning Radius 5.30m

VEHICLE ENVELOPE (FORWARD)  
 VEHICLE ENVELOPE (REARWARD)  
 VEHICLE ENVELOPE (SIDEWARD)  
 MINIMUM CLEARANCE (FORWARD)  
 MINIMUM CLEARANCE (REARWARD)

Proposed Residential Development  
 130 Gwynne Street, Cremorne  
 Swept Path Assessment

NOTE:  
 1) Base Plan Supplied By C. McFadyen Design on 7/11/2019  
 2) Maximum Design Speed 10km/h

RATIO REFERENCE  
 16712T-SK001-A

SHEET No.  
 1 of 2

PREPARED BY  
 B.T.

SCALE  
 1:150 @A3

DATE  
 22/11/2019





Attachment 6 - PLN180945 - 130 Gwynne Street, Cremorne - Vehicle Access Assessment



<p><b>ratio:</b></p> <p>RATIO CONSULTANTS PTY LTD                  ABN 005 422 104                  8 GWYNNE STREET                  CREMORNE, VICTORIA 3123                  TELEPHONE 859429 3333                  FACSIMILE 859429 3011</p>	<p><b>B35 Vehicle (Typical Small Car)</b></p> <p>VEHICLE ENVELOPE (FORWARD)                  VEHICLE ENVELOPE (REARWARD)                  VEHICLE ENVELOPE (OVERHEAD)                  VEHICLE ENVELOPE (REVERSE)</p>	<p><b>Proposed Residential Development</b>                  130 Gwynne Street, Cremorne                  Swept Path Assessment</p> <p>NOTE:                  1) Base Plan Supplied By C. McFadyen Design on 7/19/2019                  2) Maximum Design Speed 100km/h</p>	<p>RATIO REFERENCE 16712T-SK001-A</p>	<p>SHEET No. 1 of 2</p>	<p>PREPARED BY B.T.</p>	<p>SCALE 1:150 @A3</p>	<p>DATE 22/11/2019</p>
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