

Attachment 1 - PLN19/0807 - 176 Johnston Street & 300 Napier Street Fitzroy - Site Location Plan

SUBJECT LAND: 176 Johnston & 300 Napier Streets Fitzroy ↑ North **Subject Site**



Attachment 2 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - Advertised Plans

TOWN PLANNING SET - DRAWING LIST

DRAWING NAME	
TP0.01	Development Summary
TP0.01	Neighbourhood & Site Plan
TP0.02	Location Plan & Existing Site Photos
TP0.03	Design Response
TP0.04	External Materials & Finishes
TP0.05	Perspective
TP0.06	Perspective
TP0.07	Perspective
TP0.08	Perspective
TP0.09	Perspective
TP0.10	Context Integration
TP0.01	Ground
TP0.02	First & Second Floor
TP0.03	Third & Roof
TP0.01	Elevations
TP0.02	Elevations
TP0.01	Sections
TP0.01	Shadow Diagrams
TP0.02	Shadow Diagrams
TP0.03	Shadow Diagrams
TP0.04	Shadow Diagrams
TP0.05	Shadow Diagrams
TP0.06	Shadow Diagrams

DEVELOPMENT SUMMARY

- 1 x RETAIL SPACE ON GROUND
- 3 x OFFICES IN OFFICE BUILDING
- 4 x OFFICE SHELLS W/ ROOF TERRACE

SITE SUMMARY

SITE AREA	
176 JOHNSTON ST	= 168m ²
300 NAPIER ST	= 264m ²
TOTAL	= 432m²
SITE COVERAGE	= 432m ²

TENANCIES

- T.01 = 3 STOREY OFFICE SHELL W/ BALCONY & ROOF TERRACE
- T.02 = 3 STOREY OFFICE SHELL W/ BALCONY & ROOF TERRACE
- T.03 = 3 STOREY OFFICE SHELL W/ ROOF TERRACE
- T.04 = 3 STOREY OFFICE SHELL W/ ROOF TERRACE
- T.05 = 3 STOREY OFFICE SHELL W/ ROOF TERRACE
- T.06 = RETAIL
- T.07 = OFFICE
- T.08 = OFFICE
- T.09 = OFFICE W/ TERRACE

BIKE SPACES

- T.01 = 2 x CORA CRV3 WALL RACKS
- T.02 = 2 x CORA CRV3 WALL RACKS
- T.03 = 2 x CORA CRV3 WALL RACKS
- T.04 = 2 x CORA CRV3 WALL RACKS
- T.05 = 2 x CORA CRV3 WALL RACKS
- T.06-T.09 & VISITORS = 8 x HOOPS ON NAPIER ST = 16 SPACES

CAR SPACES

- T.01 = PROVISION FOR 1 x CAR
- T.02 = PROVISION FOR 1 x CAR

AREA ANALYSIS

Unit	Zone	Level	Area
LIFT			
CORE	Ground		4.52
CORE	Ground		4.50
CORE	Ground		4.00
CORE	Ground		5.11
CORE	Ground		4.06
CORE	Ground		4.85
CORE	First		5.07
CORE	First		4.52
CORE	First		4.49
CORE	First		4.06
CORE	First		4.08
CORE	First		4.85
CORE	Second		5.55
CORE	Second		4.52
CORE	Second		4.48
CORE	Second		4.06
CORE	Second		4.06
CORE	Second		4.86
CORE	Third		5.55
\$7.24 m²			
SHARED			
BN	Ground		9.87
CRC	Ground		26.47
CRC	First		9.89
CRC	Second		11.26
CRC	Third		4.11
SERVICES	Ground		3.26
SERVICES	First		3.26
SERVICES	First		7.85
SERVICES	Second		3.26
SERVICES	Second		7.85
SERVICES	Third		1.91
SERVICES	Third		7.85
\$6.94 m²			
T.01			
BALCONY	Second		8.48
OFFICE SHE.	Ground		55.59
OFFICE SHE.	First		52.19
OFFICE SHE.	Second		39.75
ROOF TERR.	Third		20.69
\$78.71 m²			
T.02			
BALCONY	Second		7.90
OFFICE SHE.	Ground		50.54
OFFICE SHE.	First		49.19
OFFICE SHE.	Second		39.86
ROOF TERR.	Third		19.35
\$143.84 m²			
T.03			
OFFICE SHE.	Ground		44.81
OFFICE SHE.	First		43.74
OFFICE SHE.	Second		41.81
ROOF TERR.	Third		18.02
\$148.38 m²			
T.04			
OFFICE SHE.	Ground		45.17
OFFICE SHE.	First		45.16
OFFICE SHE.	Second		45.16
ROOF TERR.	Third		27.48
\$162.98 m²			
T.05			
OFFICE SHE.	Ground		45.22
OFFICE SHE.	First		45.22
OFFICE SHE.	Second		45.22
ROOF TERR.	Third		20.97
\$162.63 m²			
T.06			
RETAIL	Ground		120.22
\$120.22 m²			
T.07			
OFFICE	First		113.22
\$113.22 m²			
T.08			
OFFICE	Second		113.33
\$113.33 m²			
T.09			
OFFICE	Third		99.63
ROOF TERR.	Third		80.52
\$180.15 m²			
TOTAL LEASABLE FLOOR AREA (LFA) = 1279.56m²			



176 Johnston Street & 300 Napier Street , Fitzroy

TOWN PLANNING APPLICATION

CHAMBERLAIN ARCHITECTS

FOR TOWN PLANNING

Attachment 2 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - Advertised Plans



01 Subject Site - Cnr Napier & Johnson St



04 Subject Site - Cnr Napier & Chapel St



07 Great Dane - Napier St



02 Subject Site - 176 Johnson St



05 297 Napier St



03 Subject Site - 300 Napier St



06 Fitzroy Town Hall Hotel - Napier St



09 Location Plan 1:500

FOR TOWN PLANNING

<p>REV: 01</p> <p>RESPONSE TO RW AND COUNCIL MEETING FEEDBACK</p> <p>MEETING WITH COUNCIL</p> <p>REVISED FOR TOWN PLANNING</p>	<p>DATE: 12.05.2023</p> <p>DATE: 18.02.2023</p> <p>DATE: 15.02.2019</p> <p>DATE:</p>	<p>300 Napier St 3019-00-0001</p> <p>300 Napier St 3019-00-0001-0001</p> <p>300 Napier St 3019-00-0001-0001-0001</p> <p>300 Napier St 3019-00-0001-0001-0001-0001</p> <p>300 Napier St 3019-00-0001-0001-0001-0001-0001</p>	<p>CHAMBERLAIN ARCHITECTS</p> <p>UZ Pty Ltd</p> <p>176 Johnston Street & 300 Napier Street, Fitzroy</p>	<p>PROJECT: 1908</p> <p>DATE: 12.05.2023</p> <p>PROJECT: 1908</p> <p>DATE: 12.05.2023</p> <p>PROJECT: 1908</p> <p>DATE: 12.05.2023</p>	<p>DRAWING NO: TP1.02</p> <p>REVISION: C</p> <p>STATUS: TOWN PLANNING</p>
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Attachment 2 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - Advertised Plans



DESIGN RESPONSE NOTES

- A three storey design that, while contemporary, integrates with the built fabric of the surrounding area. In both materiality and scale of features, the design is consistent with existing 19th and 20th century buildings in the local neighbourhood.
- The predominant use of brick, prominent arches, and regularly spaced sections of glazing draw on the architectural language of the local industrial vernacular.
- Large sections of shop front and entrances along both Johnston St and Napier St facades orient the development to the street and increases pedestrian activity.
- The development is built to the street frontage and side boundaries.
- The height of the proposed design meets that of the podium of neighbouring 178/182 Johnston St (currently under construction). This provides a more consistent height to the streetscape and a more pleasing termination to the corner of Johnston Street and Napier Street.
- The articulation of smaller arched niches along the Napier St facade, in combination with other ground level features (including canopies and stall risers), contributes to developing a human scale and improved pedestrian environment along the street frontage.
- The accommodation of viable retail activities along both the Johnston St and Napier St facades contributes to the life of the surrounding pedestrian streetscape.
- The design supports and promotes existing bicycle use and cycling infrastructure in the local area. Proposed contributions of bicycle racks (both on street and inside the development) supports the use of bicycles by both occupants and visitors. Additionally, end-of-trip facilities also supports the use of bicycles for transport to and from work for building occupants.



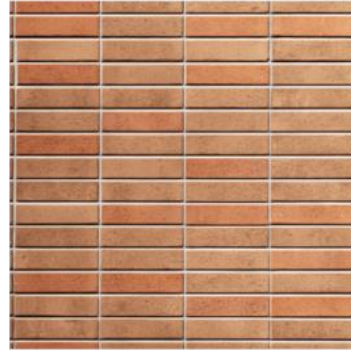
01 Design Response 1:200

FOR TOWN PLANNING

Attachment 2 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - Advertised Plans



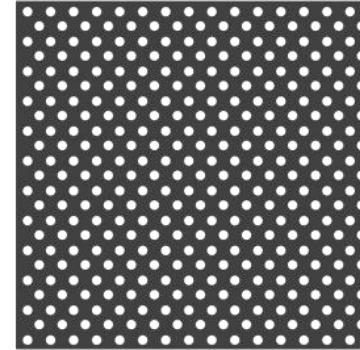
CLD.01
METAL CLADDING
VERTICAL INTERLOCKING PANELS
COLORBOND 'MONUMENT' FINISH



MAS.01
RED BRICK
STACK BOND (HORIZONTAL AND VERTICAL - REFER
ELEVATIONS)



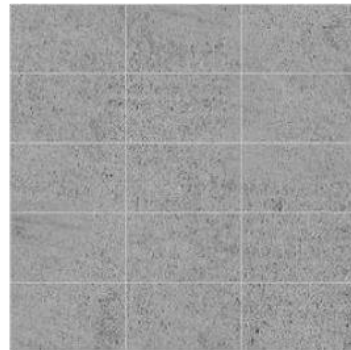
MLT.01
METAL WORK
(CANOPY CLADDING, TRANSOM PANEL, SHROUD,
AND OTHER)
COLORBOND 'MONUMENT' FINISH



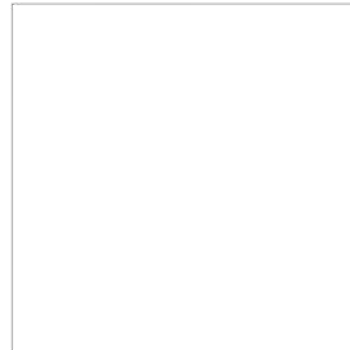
SCR.01
SCREEN
PERFORATED METAL PANEL WITH A MAXIMUM OF 25
PERCENT OPENINGS
COLORBOND 'MONUMENT' FINISH



CON.01
CONCRETE



STN.01
BLUESTONE TILES
300X600, STACK BOND



GLA.01
CLEAR GLASS FOR ALL WINDOW GLAZING

Attachment 2 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - Advertised Plans



FOR TOWN PLANNING

<p>REV. DETAILS</p> <p>RESPONDING TO PIR AND COUNCIL MEETING FEEDBACK MEETINGS WITH COUNCIL SUBMITTED FOR TOWN PLANNING</p>	<p>12.05.2023 18.02.2023 18.10.2019</p> <p>DATE</p>	<p>All work shall conform to the specification and other relevant drawings. Revised dimensions shall be as shown on the drawings. All dimensions on this sheet are commercial size unless otherwise stated.</p> <p>Legal Design ID: 90193309</p>	<p>CHAMBERLAIN ARCHITECTS</p> <p>176 Johnston Street & 300 Napier Street, Fitzroy</p> <p>PHONE: +61 3 841 4 4300 FAX: +61 3 841 4 4300 EMAIL: info@chamberlainarchitects.com.au</p>	<p>UZ Pty Ltd</p> <p>176 Johnston Street & 300 Napier Street, Fitzroy</p>	<p>DRIVING: N102 VIEW: Perspective</p> <p>SCALE: AS SHOWN</p>	<p>DRAWING NUMBER: TP1.05 REVISION: C</p> <p>STATUS: TOWN PLANNING</p>
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Attachment 2 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - Advertised Plans



FOR TOWN PLANNING

<p>REV. DETAILS</p> <p>RESPONSE TO PIR AND COUNCIL MEETING FEEDBACK MEETINGS WITH COUNCIL ISSUED FOR TOWN PLANNING</p>	<p>12.05.2023 18.02.2023 16.10.2019</p> <p>DATE</p>	<p>30 Planning 03 9600 4000 30294 0400-03 9625 4200</p> <p>Light Design 03 9019 0300</p>	<p>CHAMBERLAIN ARCHITECTS</p> <p>176 Johnston Street, Fitzroy VIC 3065 PHONE: +61 3 8414 4300 CHAMBERLAIN ARCHITECTS PTY. LTD. ABN: 24 143 859 079</p>	<p>CLIENT UZ Pty Ltd</p> <p>PROJECT Napier Street - Mixed Use 176 Johnston Street & 300 Napier Street, Fitzroy</p>	<p>DRAWING NO: TP1.08 VIEW: Perspective</p> <p>SCALE: AS SHOWN</p>	<p>STATUS: TOWN PLANNING C</p>
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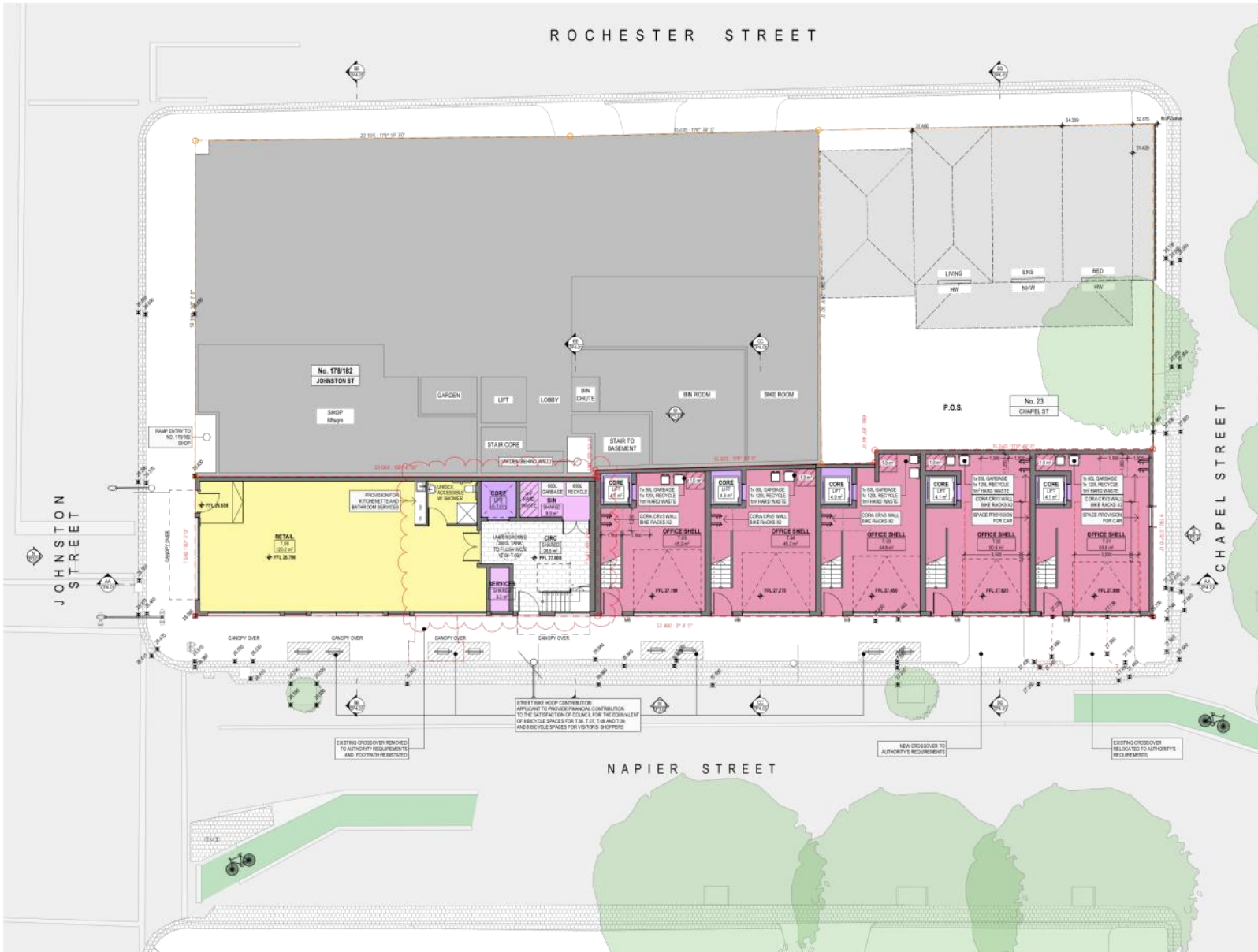
Attachment 2 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - Advertised Plans



FOR TOWN PLANNING

REV. DETAILS	DATE	BY	<p>Work shall conform to the specification and other relevant drawings. Revised drawings shall be done in accordance with the relevant standards. All drawings shall be checked and approved by the relevant authority. All drawings shall be submitted to the relevant authority for approval. All drawings shall be submitted to the relevant authority for approval.</p> <p>Legal Design © 2019/2020</p>	<p>CHAMBERLAIN ARCHITECTS</p> <p>176 Johnston Street & 300 Napier Street, Fitzroy</p>	<p>UZ Pty Ltd</p> <p>176 Johnston Street & 300 Napier Street, Fitzroy</p>	<p>Context Inspiration</p> <p>TP1.10</p>	<p>C</p>
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Attachment 2 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - Advertised Plans



Proposed Ground
1:100

FOR TOWN PLANNING

<p>REV. DETAILS</p> <p>RESPONSE TO RPV AND COUNCIL MEETING FEEDBACK MEETING WITH COUNCIL HEARD FOR TOWN PLANNING</p>	<p>DATE</p> <p>12.05.2023 10.02.2023 16.10.2019</p>	<p>BY</p> <p>DATE</p>	<p>10 work shall conform to the specification and other relevant drawings. Referenced dimensions. Consideration shall be given to the use of all materials and finishes. All work shall be in accordance with the relevant standards and specifications. All work shall be in accordance with the relevant standards and specifications. All work shall be in accordance with the relevant standards and specifications.</p>	<p>CHAMBERLAIN ARCHITECTS</p> <p>U2 Pty Ltd</p>	<p>DRAWING NO. 19-0807-01</p> <p>Ground</p> <p>TP2.01</p> <p>AS SHOWN</p>	<p>REVISION</p> <p>C</p> <p>STATUS TOWN PLANNING</p>
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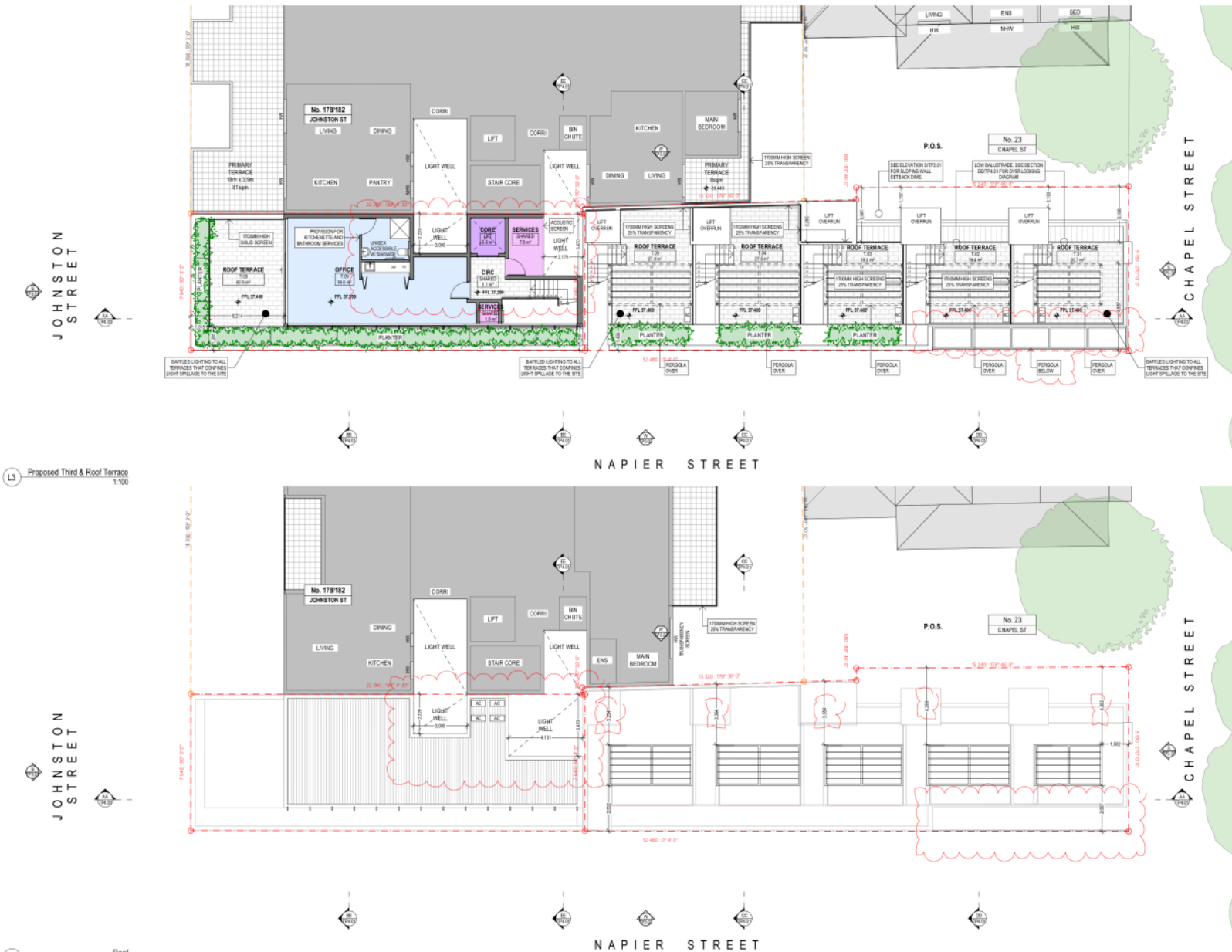
Attachment 2 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - Advertised Plans



FOR TOWN PLANNING

<p>CHAMBERLAIN ARCHITECTS</p> <p>U2 Pty Ltd</p> <p>176 Johnston Street & 300 Napier Street, Fitzroy</p>		<p>176 JOHNSTON STREET & 300 NAPIER STREET</p> <p>176 JOHNSTON STREET & 300 NAPIER STREET</p> <p>176 JOHNSTON STREET & 300 NAPIER STREET</p> <p>176 JOHNSTON STREET & 300 NAPIER STREET</p>	<p>176 JOHNSTON STREET & 300 NAPIER STREET</p> <p>176 JOHNSTON STREET & 300 NAPIER STREET</p> <p>176 JOHNSTON STREET & 300 NAPIER STREET</p> <p>176 JOHNSTON STREET & 300 NAPIER STREET</p>	<p>176 JOHNSTON STREET & 300 NAPIER STREET</p> <p>176 JOHNSTON STREET & 300 NAPIER STREET</p> <p>176 JOHNSTON STREET & 300 NAPIER STREET</p> <p>176 JOHNSTON STREET & 300 NAPIER STREET</p>	<p>176 JOHNSTON STREET & 300 NAPIER STREET</p> <p>176 JOHNSTON STREET & 300 NAPIER STREET</p> <p>176 JOHNSTON STREET & 300 NAPIER STREET</p> <p>176 JOHNSTON STREET & 300 NAPIER STREET</p>	<p>176 JOHNSTON STREET & 300 NAPIER STREET</p> <p>176 JOHNSTON STREET & 300 NAPIER STREET</p> <p>176 JOHNSTON STREET & 300 NAPIER STREET</p> <p>176 JOHNSTON STREET & 300 NAPIER STREET</p>	<p>176 JOHNSTON STREET & 300 NAPIER STREET</p> <p>176 JOHNSTON STREET & 300 NAPIER STREET</p> <p>176 JOHNSTON STREET & 300 NAPIER STREET</p> <p>176 JOHNSTON STREET & 300 NAPIER STREET</p>
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Attachment 2 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - Advertised Plans

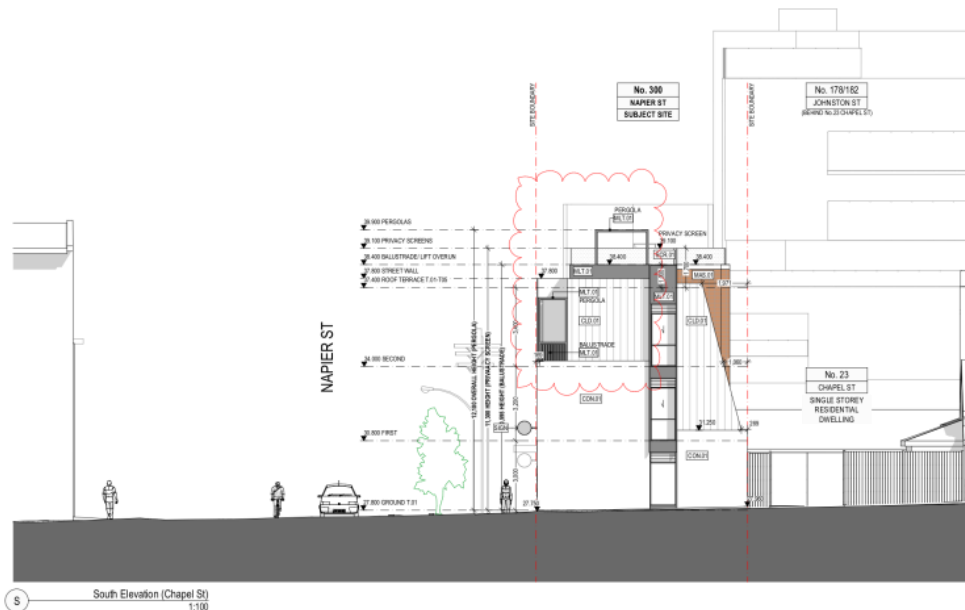


L3 Proposed Third & Roof Terrace
1:100

R Roof
1:100

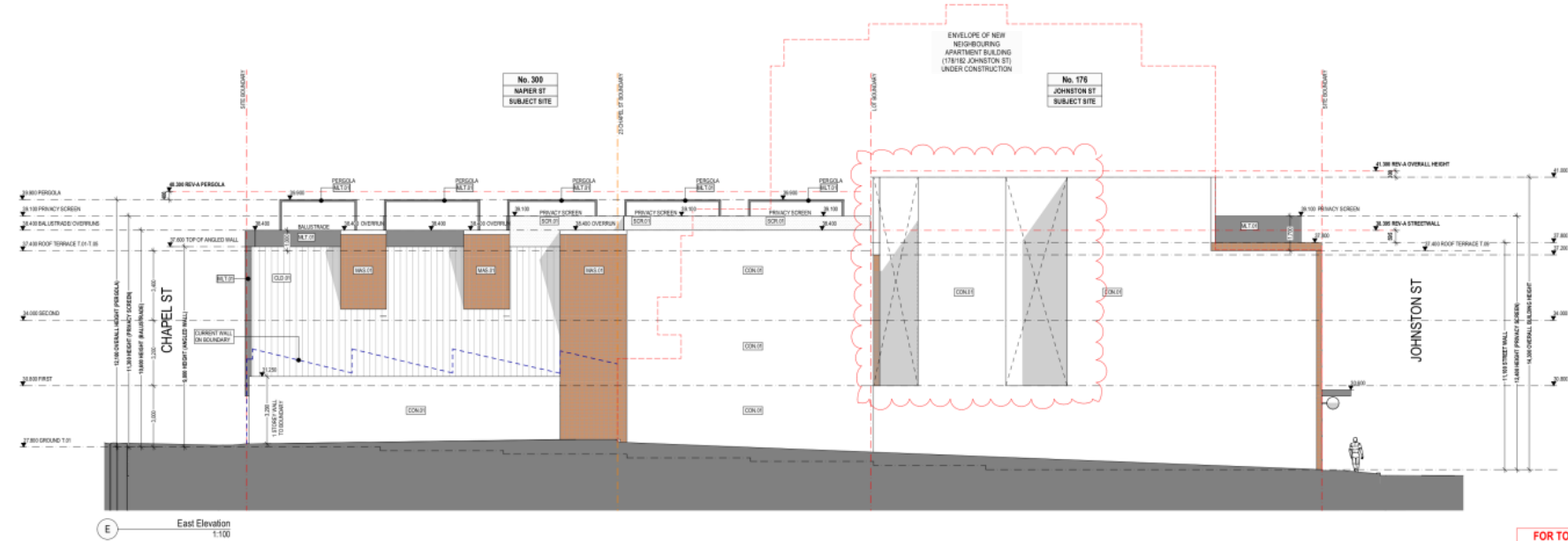
<p>REV. DETAILS</p> <p>RESPONSE TO RPT AND COUNCIL MEETING FEEDBACK MEETING WITH COUNCIL ISSUED FOR TOWN PLANNING</p> <p>DATE</p>		<p>12.05.2023</p> <p>18.02.2023</p> <p>15.01.2019</p>	<p>DR Planning 03 9016 4800</p> <p>03 9016 4800</p> <p>Light Design 03 9114 9339</p>	<p>CHAMBERLAIN ARCHITECTS</p> <p>176 Johnston Street & 300 Napier Street, Fitzroy</p>	<p>UZ Pty Ltd</p> <p>176 Johnston Street & 300 Napier Street, Fitzroy</p>	<p>THIRD & ROOF</p> <p>TP2.03</p>	<p>FOR TOWN PLANNING</p> <p>STATUS TOWN PLANNING</p>
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Attachment 2 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - Advertised Plans



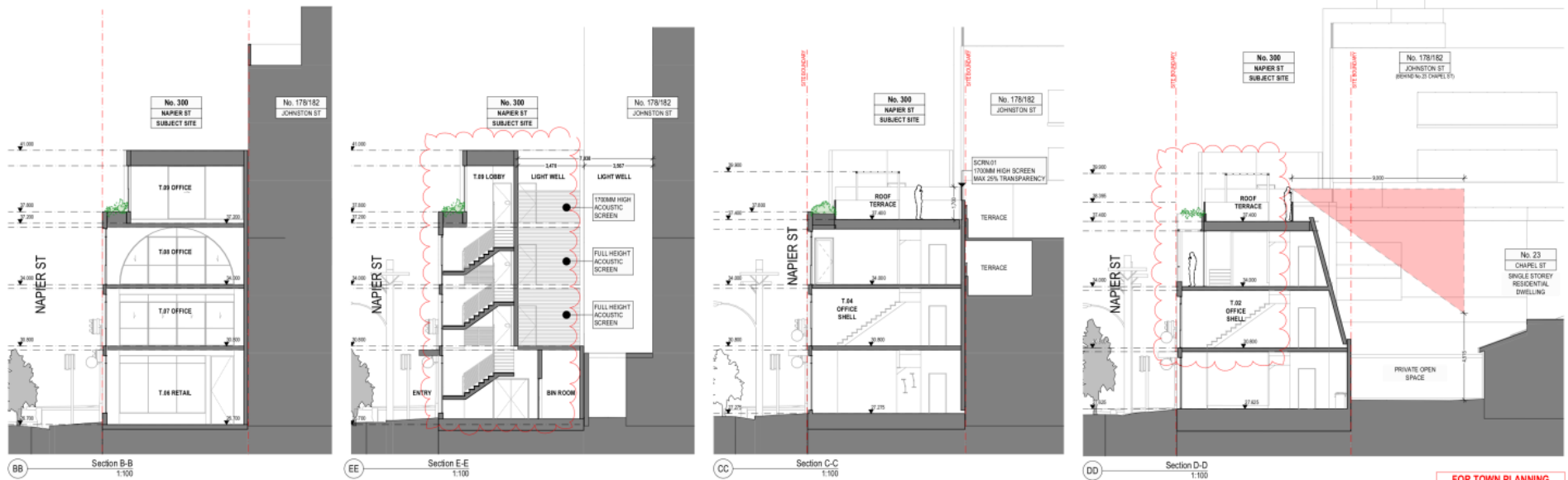
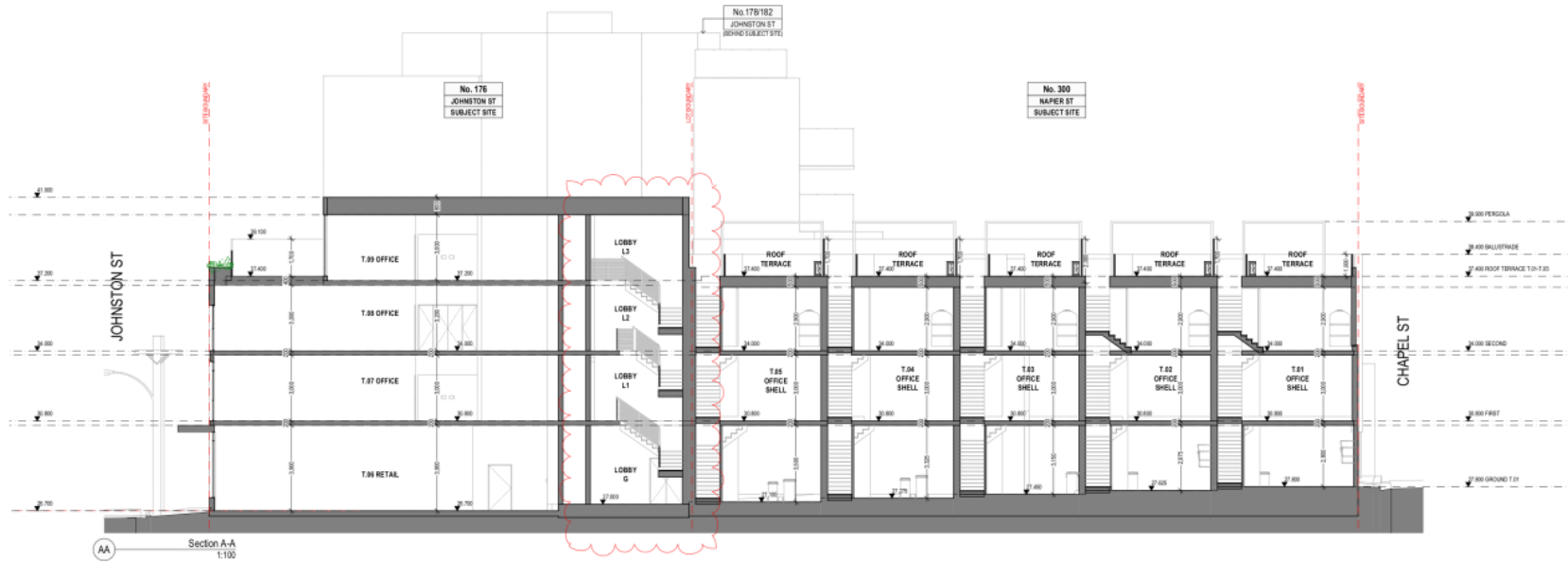
<p>REV. DETAILS</p> <p>RESPONSE TO RPV AND COUNCIL MEETING FEEDBACK MEETING WITH COUNCIL MEETING FOR TOWN PLANNING</p> <p>DATE: 12.05.2020 18.02.2020 18.10.2019</p>		<p>NO. 300 NAPIER ST SUBJECT SITE</p> <p>NO. 176 JOHNSTON ST SUBJECT SITE</p> <p>NO. 178/182 JOHNSTON ST NEW APARTMENT BUILDING UNDER CONSTRUCTION</p> <p>NO. 170 JOHNSTON ST FITZROY TOWN HALL HOTEL</p>		<p>CHAMBERLAIN ARCHITECTS</p> <p>U2 Pty Ltd</p> <p>Napier Street - Mixed Use 176 Johnston Street & 300 Napier Street, Fitzroy</p>		<p>FOR TOWN PLANNING</p> <p>TP3.01</p> <p>C</p>	
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Attachment 2 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - Advertised Plans

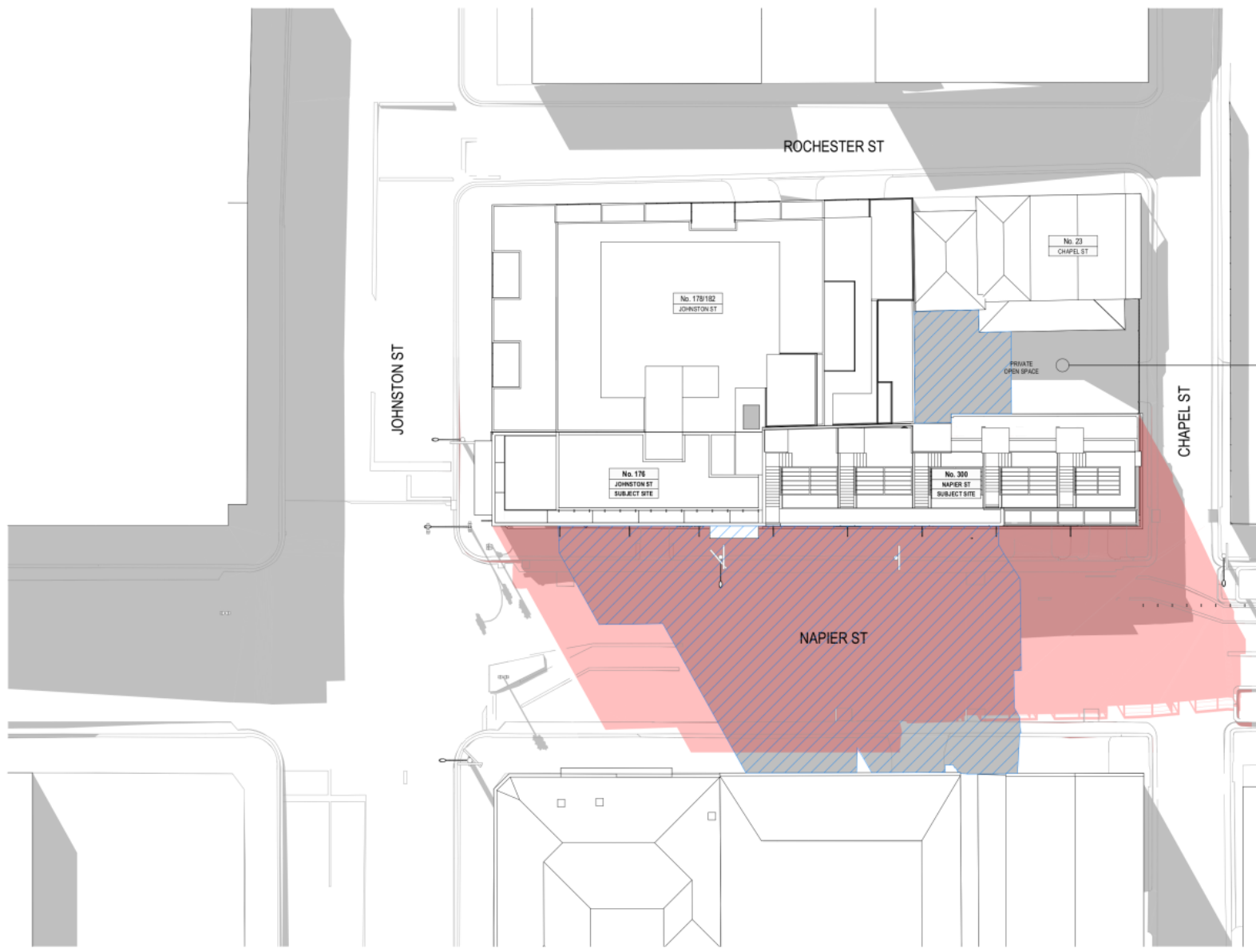


<p>REV. DETAILS</p> <p>RESPONSE TO RPV AND COUNCIL MEETING FEEDBACK MEETING WITH COUNCIL SUBMITTED FOR TOWN PLANNING</p>		<p>DATE: 12.05.2023</p> <p>BY: AS SHOWN</p>	<p>NO. 176 JOHNSTON ST SUBJECT SITE</p> <p>NO. 300 NAPIER ST SUBJECT SITE</p>	<p>CHAMBERLAIN ARCHITECTS</p> <p>U2 Pty Ltd</p> <p>Napier Street - Mixed Use 176 Johnston Street & 300 Napier Street, Fitzroy</p>	<p>FOR TOWN PLANNING</p> <p>TP3.02</p> <p>C</p>
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Attachment 2 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - Advertised Plans



Attachment 2 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - Advertised Plans



PRIVATE OPEN SPACE ANALYSIS

No. 23 CHAPEL STREET 9AM	=	133m ²	
POS TOTAL	=	111m ²	(83%)
TOTAL EXISTING SHADOWS	=	0m ²	(0%)
PROPOSED ADDITIONAL SHADOWS	=	22m ²	(17%)
THEREFORE, AREA NOT IN SHADOW			

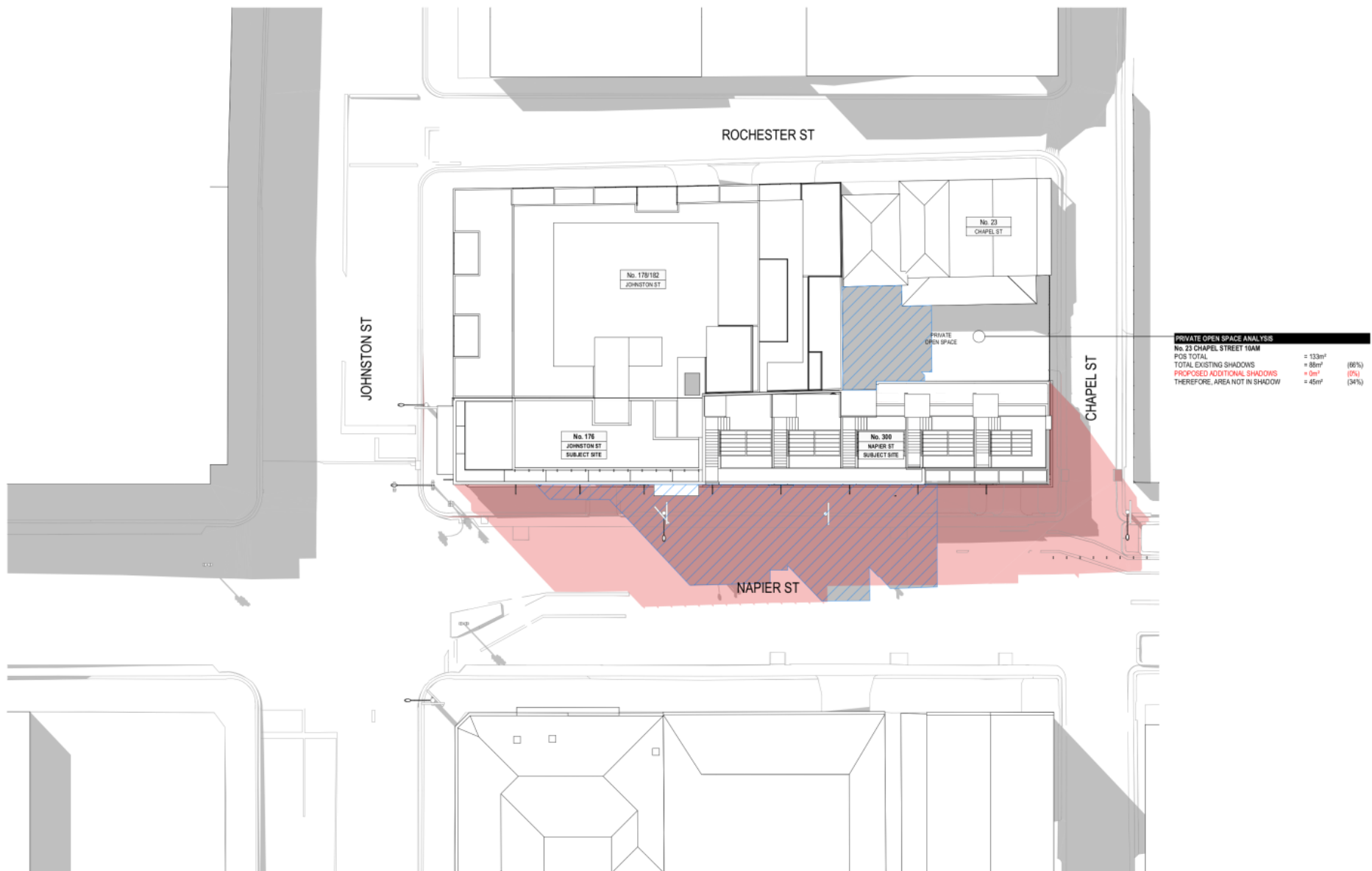
9AM, 22 SEPT, PROPOSED
1:150

- EXISTING SHADOWS
- ADDITIONAL SHADOWS
- OVERLAP OF EXISTING AND PROPOSED SHADOWS
- EXTENT OF SHADOWS FROM NO. 178/182 JOHNSTON ST

FOR TOWN PLANNING

CHAMBERLAIN ARCHITECTS 176 Johnston Street & 300 Napier Street, Fitzroy PHONE: +61 3 9414 4300 CHAMBERLAINARCHITECTS.COM.AU ABR: 24 149 939 079	UZ Pty Ltd 176 Johnston Street & 300 Napier Street, Fitzroy	DRAWING NO: TP5.01 SHEET: AS SHOWN DATE:	REVISION: C STATUS: TOWN PLANNING
		PROJECT: Napier Street - Mixed Use 176 Johnston Street & 300 Napier Street, Fitzroy	DATE: 12.05.2020 BY: 18.02.2020 BY: 15.07.19 BY:

Attachment 2 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - Advertised Plans



PRIVATE OPEN SPACE ANALYSIS	
No. 23 CHAPEL STREET 10AM	
POS TOTAL	= 133m ²
TOTAL EXISTING SHADOWS	= 88m ² (66%)
PROPOSED ADDITIONAL SHADOWS	= 0m ² (0%)
THEREFORE, AREA NOT IN SHADOW	= 45m ² (34%)

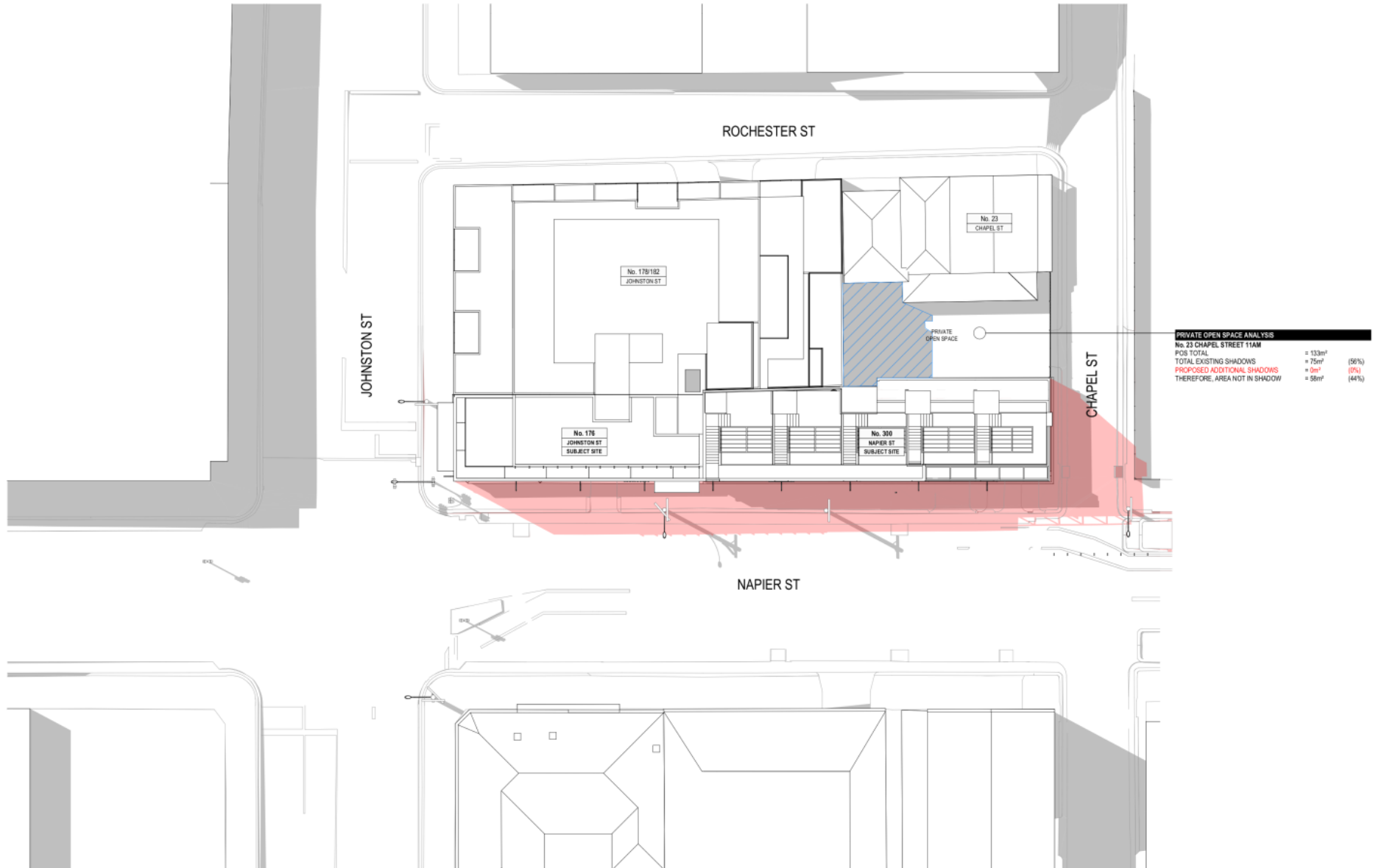
10AM 22 SEPT. PROPOSED 1:150

- EXISTING SHADOWS
- ADDITIONAL SHADOWS
- OVERLAP OF EXISTING AND PROPOSED SHADOWS
- EXTENT OF SHADOWS FROM NO. 178/182 JOHNSTON ST

FOR TOWN PLANNING

REV. DETAILS RESPONSE TO RP AND COUNCIL MEETING FEEDBACK MEETING WITH COUNCIL SUBMITTED FOR TOWN PLANNING	DC 12.05.2020 SC 18.02.2021 SC 16.10.2019	DC 12.05.2020 SC 18.02.2021 SC 16.10.2019	CHAMBERLAIN ARCHITECTS 176 Johnston Street & 300 Napier Street, Fitzroy PHONE: +61 3 9414 4300 EMAIL: info@chamberlainarchitects.com.au ABRN: 24 143 939 079	UZ Pty Ltd Napier Street - Mixed Use 176 Johnston Street & 300 Napier Street, Fitzroy	DRAWING NO. TP5.02 REVISION C STATUS: TOWN PLANNING
	All work shall conform to the specification and other relevant drawings. Square dimensions apply unless otherwise stated. All dimensions on this sheet are commercial size unless otherwise stated.		PROJECT NO. PLN19/0807 DRAWING NO. TP5.02	DATE: 12.05.2020	DRAWN BY: [Name] CHECKED BY: [Name]

Attachment 2 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - Advertised Plans



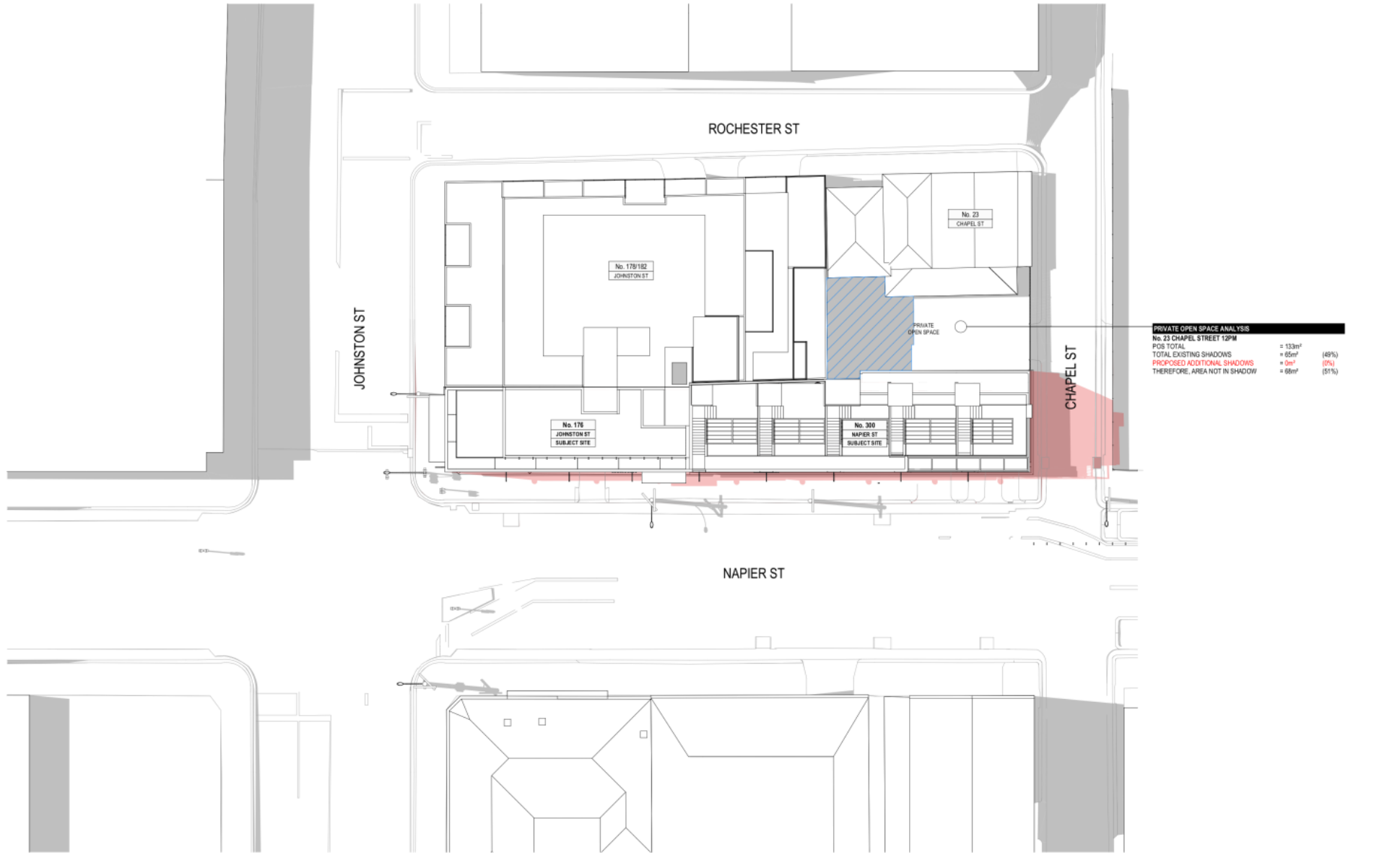
11AM, 22 SEPT, PROPOSED
1:150

- EXISTING SHADOWS
- ADDITIONAL SHADOWS
- OVERLAP OF EXISTING AND PROPOSED SHADOWS
- EXTENT OF SHADOWS FROM NO. 178/182 JOHNSTON ST

FOR TOWN PLANNING

REV. DATE A. 12.05.2020 B. 18.02.2021 C. 16.10.2019	RESPONSE TO RPV AND COUNCIL MEETING FEEDBACK MEETING WITH COUNCIL SUBMITTED FOR TOWN PLANNING	12.05.2020 18.02.2021 16.10.2019	DATE	CHAMBERLAIN ARCHITECTS 176 Johnston Street & 300 Napier Street, Fitzroy	UZ Pty Ltd Napier Street - Mixed Use 176 Johnston Street & 300 Napier Street, Fitzroy	SHADOW DIAGRAMS TP5.03	STATUS: TOWN PLANNING

Attachment 2 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - Advertised Plans



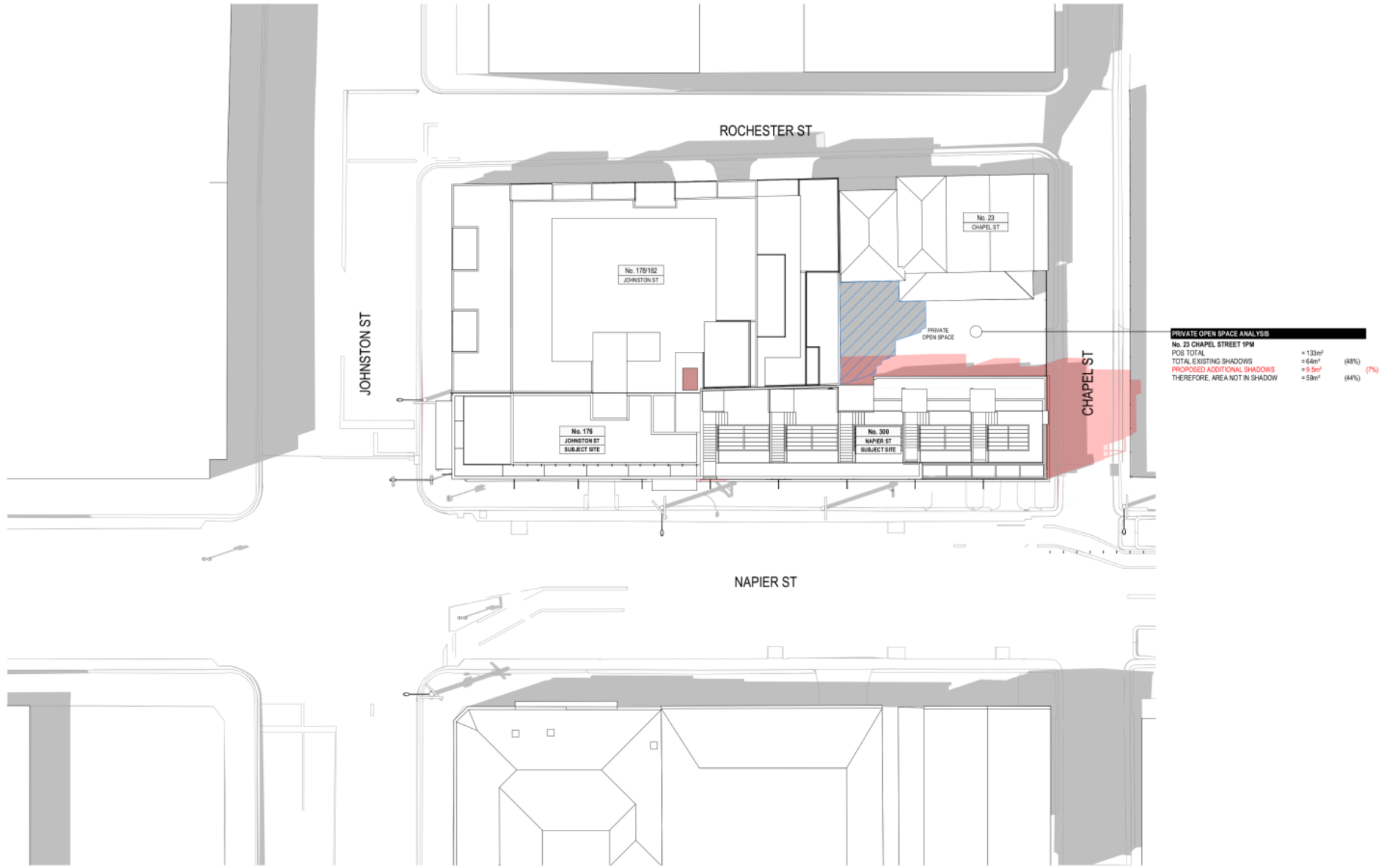
12PM 22 SEPT. PROPOSED 1:150

- EXISTING SHADOWS
- ADDITIONAL SHADOWS
- OVERLAP OF EXISTING AND PROPOSED SHADOWS
- EXTENT OF SHADOWS FROM NO. 176/182 JOHNSTON ST

FOR TOWN PLANNING

CHAMBERLAIN ARCHITECTS 176 Johnston Street & 300 Napier Street, Fitzroy PHONE: +61 3 9414 4300 EMAIL: info@chamberlainarchitects.com.au ABRN: 24 143 939 079	UZ Pty Ltd 176 Johnston Street - Mixed Use 176 Johnston Street & 300 Napier Street, Fitzroy	DRAWING TITLE Shadow Diagrams	DRAWING NUMBER TP5.04	REVISION C
		DATE 12.09.2020	DATE 18.09.2020	DATE 18.09.2020

Attachment 2 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - Advertised Plans



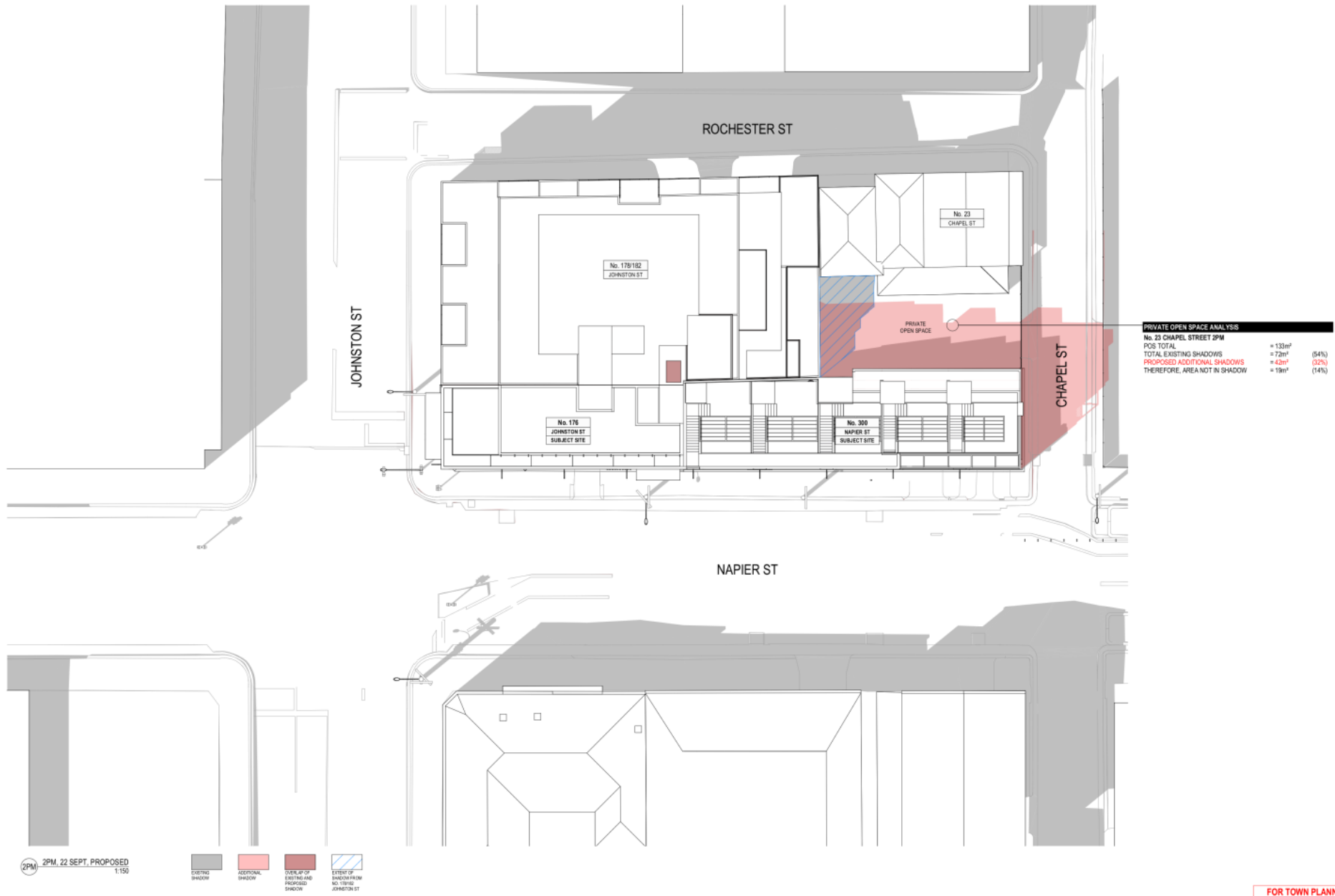
1PM, 22 SEPT, PROPOSED
1:150

- EXISTING SHADOWS
- ADDITIONAL SHADOWS
- OVERLAP OF EXISTING AND PROPOSED SHADOWS
- EXTENT OF SHADOWS FROM NO. 176/182 JOHNSTON ST

FOR TOWN PLANNING

<p>REV. DETAILS</p> <p>RESPONSE TO RP AND COUNCIL MEETING FEEDBACK MEETING WITH COUNCIL SUBMITTED FOR TOWN PLANNING</p>	<p>DC 12.05.2020</p> <p>SC 18.02.2021</p> <p>SC 18.10.2019</p> <p>BY DATE</p>	<p>30/09/2019 03/09/2020</p> <p>30/09/2019 03/09/2020</p> <p>30/09/2019 03/09/2020</p>	<p>CHAMBERLAIN ARCHITECTS</p> <p>176 Johnston Street & 300 Napier Street, Fitzroy</p>	<p>UZ Pty Ltd</p> <p>Napier Street - Mixed Use</p> <p>176 Johnston Street & 300 Napier Street, Fitzroy</p>	<p>SHADOW DIAGRAMS</p> <p>TP5.05</p> <p>STATUS: TOWN PLANNING</p>
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Attachment 2 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - Advertised Plans



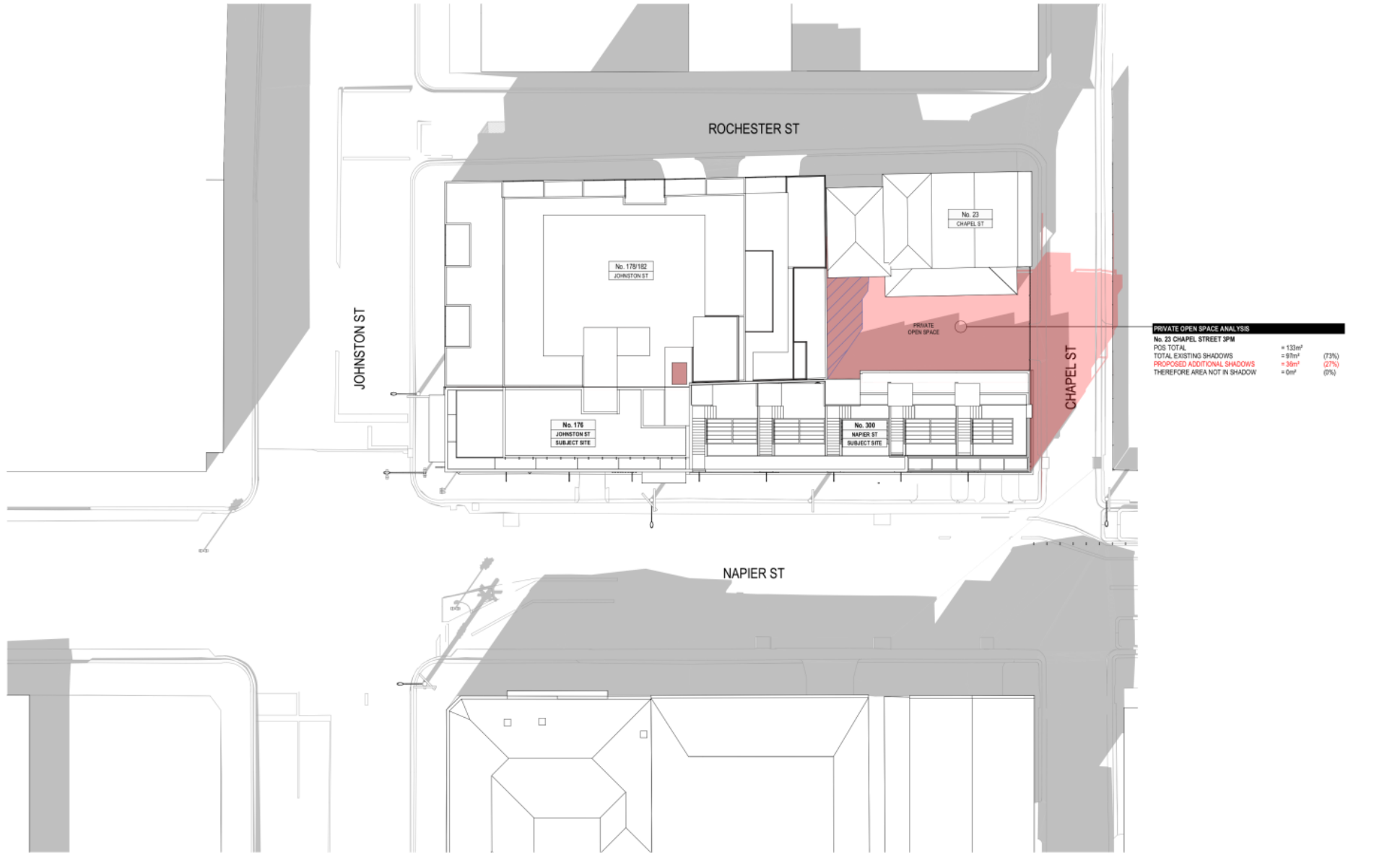
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1:150

- EXISTING SHADOWS
- ADDITIONAL SHADOWS
- OVERLAP OF EXISTING AND PROPOSED SHADOWS
- EXTENT OF SHADOWS FROM NO. 176/182 JOHNSTON ST

FOR TOWN PLANNING

REV. DATE C. 01/08/2019 A. 15/07/19 RESPONSE TO RPV AND COUNCIL MEETING FEEDBACK MEETING WITH COUNCIL ISSUED FOR TOWN PLANNING	DC 01/08/2019 SC 15/07/19 DATE	CHAMBERLAIN ARCHITECTS 176 Johnston Street & 300 Napier Street, Fitzroy PHONE: +613 9414 4300 ADR: 24 143 939 079	UZ Pty Ltd Napier Street - Mixed Use 176 Johnston Street & 300 Napier Street, Fitzroy	DRAWING NO. TP5.06 SHEET AS SHOWN STATUS TOWN PLANNING
				CHAMBERLAIN ARCHITECTS 176 Johnston Street & 300 Napier Street, Fitzroy PHONE: +613 9414 4300 ADR: 24 143 939 079

Attachment 2 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - Advertised Plans



PRIVATE OPEN SPACE ANALYSIS

No. 23 CHAPEL STREET SPM		
POS TOTAL	= 133m ²	(73%)
TOTAL EXISTING SHADOWS	= 97m ²	(27%)
PROPOSED ADDITIONAL SHADOWS	= 36m ²	(27%)
THEREFORE AREA NOT IN SHADOW	= 0m ²	(0%)

3PM, 22 SEPT, PROPOSED
1:150

- EXISTING SHADOWS
- ADDITIONAL SHADOWS
- OVERLAP OF EXISTING AND PROPOSED SHADOWS
- EXTENT OF SHADOWS FROM NO. 176/182 JOHNSTON ST

FOR TOWN PLANNING

<p>REV. DETAILS</p> <p>RESPONSE TO RPV AND COUNCIL MEETING FEEDBACK MEETING WITH COUNCIL SUBMITTED FOR TOWN PLANNING</p>	<p>DC 12.05.2020</p> <p>SC 18.02.2021</p> <p>SC 18.10.2019</p> <p>BY DATE</p>	<p>30/09/2019 03/09/2020</p> <p>30/09/2019 03/09/2020</p> <p>30/09/2019 03/09/2020</p>	<p>CHAMBERLAIN ARCHITECTS</p> <p>176 Johnston Street & 300 Napier Street, Fitzroy</p>	<p>UZ Pty Ltd</p> <p>Napier Street - Mixed Use</p> <p>176 Johnston Street & 300 Napier Street, Fitzroy</p>	<p>SHADOW DIAGRAMS</p> <p>TP5.07</p> <p>STATUS: TOWN PLANNING</p>
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Attachment 3 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - Engineering Comments (Advertised Plans)



MEMO

To: Nish Goonetilleke
From: Artemis Bacani
Date: 25 August 2020
Subject: Application No: PLN19/0807
 Description: Mixed Use Development
 Site Address: 176 Johnston Street and 300 Napier Street, Fitzroy

I refer to the above Planning Application received on 24 July 2020 in relation to the proposed development at 176 Johnston Street and 300 Napier Street, Fitzroy. Council's Civil Engineering unit provides the following information:

Drawings and Documents Reviewed

	Drawing No. or Document	Revision	Dated
One Mile Grid	Traffic Impact Assessment report		28 May 2020
Camberlain Architects	TP0.01 Development Summary	C	12 May 2020
	TP1.01 Neighbourhood & Site Plan	C	12 May 2020
	TP2.01 Ground	C	12 May 2020
	TP3.01 Elevations	C	12 May 2020
	TP3.02 Elevations	C	12 May 2020
Leigh Design	Waste Management Plan		3 October 2019

CAR PARKING PROVISION

Proposed Development

Under the provisions of Clause 52.06-5 of the Yarra Planning Scheme, the development's parking requirements are as follows:

Proposed Use	Quantity/ Size	Statutory Parking Rate*	No. of Spaces Required	No. of Spaces Allocated
Office	1,158 m ²	3 spaces per 100 m ²	34	2
Shop	120 m ²	3.5 spaces per 100 m ² of leasable floor area	4	0
Total			38	2

* 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 36 car spaces is sought by the applicant.

Attachment 3 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - Engineering Comments (Advertised Plans)

To reduce the number of car parking spaces required under Clause 52.06-5 (including to reduce to zero spaces), the application for the car parking reduction must be accompanied by a Car Parking Demand Assessment.

Car Parking Demand Assessment

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

- *Parking Demand for Office Use.*

The office component would be provided with two on-site car spaces for the total 1,158 square metres of office floor area. This would equate to a rate of 0.17 spaces per 100 square metres. 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
Cremorne	
60-88 Cremorne Street PLN17/0626 issued 21 June 2018	0.85 spaces per 100 m ² (233 on-site spaces; 27,306 m ²)
9-11 Cremorne Street PLN16/0171 (Amended) issued 13 June 2017	0.85 spaces per 100 m ² (20 on-site spaces; 2,329 m ²)
Collingwood	
2-16 Northumberland Street PLN16/1150 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 0.17 is lower compared to the rates shown in the above table; however, the site's good accessibility to public transport services and proximity to Melbourne would encourage visitors and clients to the site to utilise more sustainable forms of transportation such as catching public transport or riding a bicycle or car-pooling.

- *Parking Demand for Shop Use.*

Typically, shop uses would generate a staff parking demand of 1.0 space per 100 square metres of floor area. All of the parking for the shop component would be accommodated off-site.

- *Availability of Public Transport in the Locality of the Land.* The following public transport services can be accessed to and from the site by foot:

- Johnston Street buses – 20 metre walk
- Brunswick Street trams – 220 metre walk
- Smith Street trams – 290 metre walk
- Nicholson Street trams – 530 metre walk
- Alexandra Parade buses – 560 metre walk

- *Multi-Purpose Trips within the Area.*

Clients and customers to the office and shop uses might combine their visit by engaging in other activities or business whilst in the area.

- *Convenience of Pedestrian and Cyclist Access.*

The site has very good access to shops, businesses, essential facilities and public transport nodes. The site also has good connectivity to the Principal Bicycle Network.

Attachment 3 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - Engineering Comments (Advertised Plans)

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.*
The streets surrounding the site contain short-stay parking restrictions, which would provide clients and customers an opportunity to park close to the site. Long-stay on-street parking is very scarce to non-existent and employees to the site would be inclined to make their own travel arrangements to commute to and from the site, such as take public transport or ride a bicycle.
- *Relevant Local Policy or Incorporated Document.*
The proposed development is considered to be in line with the objectives contained in Council's *Strategic Transport Statement*. The site is ideally located with regard to sustainable transport alternatives and the reduced provision of on-site car parking would potentially discourage private motor vehicle ownership and use.

Adequacy of Car Parking

From a traffic engineering perspective, the reduction in car parking for the proposed office and shop use is considered appropriate in the context of the development and the surrounding area. Clients and customers to the site would be fully aware with the high parking demand in the Fitzroy area. The existing short-stay parking restrictions that operate in many surrounding streets would improve the ability for clients and customers to parking near the site.

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 Ratio Consultants is as follows:

Proposed Use	Adopted Traffic Generation Rate	Peak Hour	
		AM	PM
Commercial (2 spaces)	0.5 trips per space during each peak hour period	1	1

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.

Attachment 3 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - Engineering Comments (Advertised Plans)

**LAYOUT DESIGN
Layout Design Assessment**

Item	Assessment
Access Arrangements	
Car Space Doorway	The width of the car space doorway is not dimensioned on the drawings.
Headroom Clearance – Car Space Doorway	Not dimensioned on the drawings.
Vehicle Turning Movements – Via Napier Street	The swept path diagrams for a B85 design vehicle demonstrates satisfactory vehicle movements into and out of the garage entrances via Napier Street.
Vehicle Crossings	The width of the vehicle crossings are not dimensioned on the drawings.
Car Parking Modules	
Car Spaces	The dimension of the car spaces for each garage measures of 3.5 metres by 6.0 metres to satisfy <i>Design standard 2 – Car parking spaces</i> .
Other Items	
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 or bottoming out (Please see under ‘ <i>Design Items to be Addressed</i> ’ section).
Waste Collection Arrangement	According to the applicant, waste collection would be performed on Napier Street using Council’s waste collection service.
Loss of On-Street Car Spaces	The construction of the vehicle crossing would result in the loss of one on-street car space. The Civil Engineering unit has no objection to the loss of one on-street car space.
Bicycle Hoops – Napier Street Frontage	The applicant has propose a number of bicycle hoops along the Napier Street footpath.
Canopy – Johnston Street & Napier Street Frontages	The height clearance of the canopy on the Johnston Street frontage of 3.70 metres is considered adequate and satisfies the <i>Building Regulations 2018</i> .
Illuminated Signs	A number of illuminated signs are proposed along the Napier Street façade of the building. No clearance height or the distance of projection over the boundary line has been provided.

Attachment 3 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - Engineering Comments (Advertised Plans)

Design Items to be Addressed

Item	Details
Car Space Doorway	The width of each car space doorway is to be dimensioned on the drawings.
Headroom Clearance at Car Space Doorway	The headroom clearance at the car space doorway is to be dimensioned on the drawings.
Vehicle Crossings	The width of each vehicle crossing is to be dimensioned on the drawings.
Proposed Vehicle Crossing – Ground Clearance Check	<p>To assist the applicant, a Vehicle Crossing Information Sheet has been appended to this memo. The ground clearance check requires the applicant to obtain a number of spot levels out on site which includes the reduced level 2.0 metres inside the property, the property boundary level, the bottom of kerb (invert) level, the edge of channel level and a few levels on the road pavement – in this case, Napier Street. These levels for each vehicle crossing are to be shown on a 1 in 20 scale cross-sectional drawing, with dimensions, together with the B99 design vehicle ground clearance template demonstrating access into and out of the development.</p> <p>The footpath cross-fall grade should not exceed the maximum allowable cross-fall grade of 1:40 (2.5%) for a minimum footpath width of 1.2 metres.</p> <p>Providing the ground clearance check early in the design phase can also determine whether further modification works are required, such as lowering the finished floor level inside the property or making any adjustments to Council's footpaths or road infrastructure.</p>
Bicycle Hoops – Napier Street Frontage	The applicant is to liaise with Council's Strategic Transport unit regarding the proposed bicycle hoops along the Napier Street frontage, as well as the bicycle requirements for this development.
Canopy – Johnston Street & Napier Street Frontages	The setback of the canopies from the kerb and clearance height for the canopy on the Napier Street frontage are to be dimensioned on the drawings.
Illuminated Signs – Napier Street Frontage	The clearance height and the distance of projection over the boundary line for each of the illuminated signs are to be dimensioned on the drawings.
Architectural Feature – Chapel Street Frontage	The clearance height and distance of projection over the building line of the architectural feature on the Chapel Street façade is to be dimensioned on the drawings.
Corner Splay	<p>The proposed <i>Ground</i> floor plans show the corner splay on the north-west corner of the site will be occupied by the development. The corner splay at ground level must remain intact. Regardless of whether the splay is in private ownership, it is deemed to be part of a Public Highway by virtue of its previous and existing use by the public (i.e. – pedestrians). The splay must remain in asphalt (consistent with the surrounding footpaths) and must not be reduced in size. The applicant must depict the splay on the proposed <i>Ground</i> floor plan (TP2.01). The splay can be occupied above ground level (i.e. first floor and upwards).</p>

Attachment 3 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - Engineering Comments (Advertised Plans)

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 Johnston Street, Napier Street and Chapel Street road frontages must be reconstructed to Council's satisfaction and at the Permit Holder's cost.
- The footpath along the property's Johnston Street, Napier Street and Chapel Street road frontages must be reconstructed to Council's satisfaction and at the Permit Holder's cost. The footpath must have a cross-fall of 1 in 40 or unless otherwise specified by Council.
- The half-width road pavement of Johnston Street (from the centre line of the road to the south 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.
- The half-width road pavement of Napier Street (from the centre line of the road to the east 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.
- The half-width road pavement of Chapel Street (from the centre line of the road to the north 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.
- All portions of redundant vehicle crossing associated with the development must be demolished and reinstated with pavement and kerb and channel to Council's satisfaction and at the Permit Holder's cost.
- All road markings, including bicycle logos, are to be reinstated following the completion of the road pavement works to Council's satisfaction and at the Permit Holder's cost.

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.

Attachment 3 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - Engineering Comments (Advertised Plans)

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.

Removal, Adjustment, Changing or Relocation of Parking Restriction Signs

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

ADDITIONAL ENGINEERING ADVICE FOR THE APPLICANT

Item	Details
Legal Point of Discharge	The applicant must apply for a Legal Point of Discharge under Regulation 133 – Stormwater Drainage of the <i>Building Regulations</i> 2018 from Yarra Building Services unit. Any storm water drainage within the property must be provided and be connected to the nearest Council pit of adequate depth and capacity (legal point of discharge), or to Council's satisfaction under Section 200 of the <i>Local Government Act</i> 1989 and Regulation 133.
Clearances to Electrical Assets	Overhead power lines run along the south side of Johnston Street and east side of Napier Street, close to the property boundary. The developer needs to ensure that the building has adequate clearances from overhead power cables, transformers, substations or any other electrical assets where applicable. Energy Safe Victoria has published an information brochure, <i>Building design near powerlines</i> , which can be obtained from their website: http://www.esv.vic.gov.au/About-ESV/Reports-and-publications/Brochures-stickers-and-DVDs
Tree Protection	The applicant is to liaise with Council's Open Space unit regarding the protection of the street trees along the property's Napier Street road frontage.

Attachment 3 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - Engineering Comments (Advertised Plans)

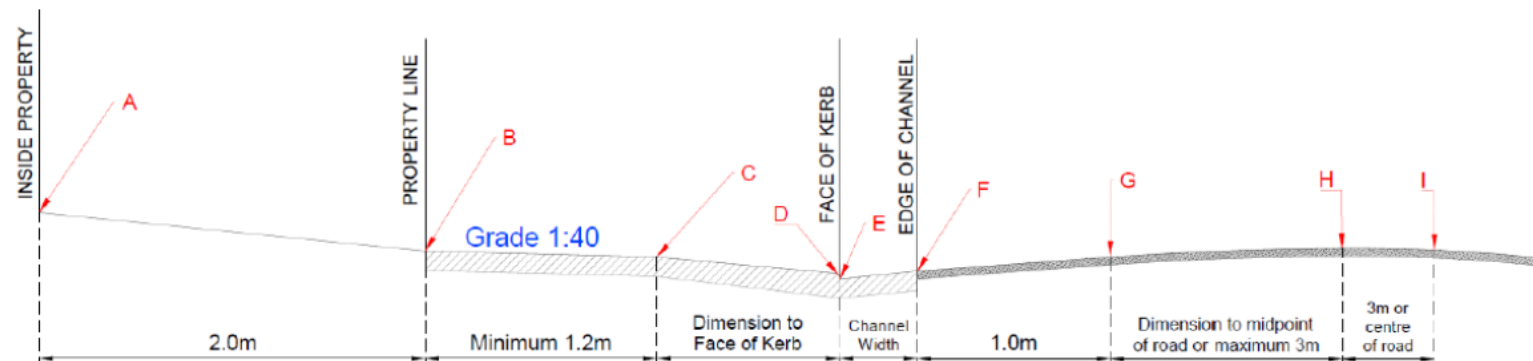


Vehicle Crossing – Cross Section

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 4 - PLN19/0807 - 176 Johnston Street & 300 Napier Street Fitzroy - Strategic Transport Comments (Advertised Plans)



Planning Referral

To: Nish Goonetilleke
From: Chloe Wright
Date: 27/08/2020
Subject: Strategic Transport Comments
Application No: PLN19/0807
Description: Full demolition and construction of a part three and part four-storey building, with a reduction in the car parking requirements associated with the use of the land for retail and offices (no permit required uses), including the construction and display of internally illuminated signage.
Site Address 176 Johnston Street & 300 Napier Street, Fitzroy

I refer to the above application referred on 24 July 2020 and the accompanying Traffic report prepared by One Mile Grid in relation to the above proposed development at 176 Johnston Street & 300 Napier Street, Fitzroy.

Council's Strategic Transport unit provides the following information:

Access and Safety

No access or safety issues have been 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	1158 sqm	1 employee space to each 300 sqm of net floor area if the net floor area exceeds 1000 sqm	4 employee spaces	
		1 visitor space to each 1000 sqm of net floor area if the net floor area exceeds 1000 sqm	1 visitor spaces	
Retail	120 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			4 employee spaces	10 employee spaces
			1 visitor spaces	16 visitor spaces
Showers / Change rooms		1 to the first 5 employee spaces and 1 to each additional 10 employee spaces	0 showers / change rooms	2 showers / change rooms

Attachment 4 - PLN19/0807 - 176 Johnston Street & 300 Napier Street Fitzroy - Strategic Transport Comments (Advertised Plans)

Adequacy of visitor spaces

The following comments are provided in relation to the proposed visitor bicycle parking:

- 16 visitor bicycle spaces are proposed at the Napier Street footpath, which exceeds the best practice¹ recommendation of 2 visitor spaces.
- Given the proposed development is located adjacent to an important strategic cycling corridor, additional visitor bicycle spaces above the best practice rate is supported. Provision of four bicycle hoops (providing a total of 8 visitor spaces) is considered adequate.
- All visitor bicycle spaces appear to meet clearance and accessway requirements of AS2890.3 and should be installed as per the Urban Design standard detail for bike hoops (attached).

Adequacy of employee spaces

Number of spaces

10 employee spaces are proposed, which does not meet the best-practice² rate of 12 employee spaces for the development.

Design and location of employee spaces and facilities

The following comments are provided in relation to the design and location of employee bicycle parking:

- 2 employee bicycle racks are provided within the ground floor of each of the five 'office shells'.
- It is recommended that a minimum of 2 employee bicycle racks are also provided within the level 1 and 2 office tenancies above the retail area, to provide secure bicycle parking for employees working in these offices too.
- Typically, all employee bicycle parking should be located within one secure facility. However, given the proposed development includes 6 small separate office tenancies and no shared basement car parking, the provision of employee bicycle parking within each office tenancy is considered acceptable.
- All employee bicycle spaces are provided as a hanging wall rack. As per AS2890.3 at least 20% of employee spaces should be provided as horizontal at-grade spaces. It is recommended that at least 1 bicycle hoop and 1 wall hanging rack is provided within each tenancy, as this would provide an alternative / easier parking option for heavier bicycles such as electric bikes.
- The office tenancies above the ground floor retail area include a shower / change room, which meets Council's best practice recommendation. It is unclear as to whether the 'office shells' include shower / change room facilities as the plans only note 'provision for bathroom services'. It is recommended that a shower/change room be provided to support staff to ride to work, however this is not required by the planning scheme.

Electric Vehicles

Council's BESS guidelines encourage the use of fuel efficient and electric vehicles (EV). To allow for easy future provision for electric vehicle charging, it is recommended that car parking areas should be electrically wired to be 'EV ready' to enable future installation of EV charging.

Green Travel Plan

Given the development has a total non-residential floor area of more than 1,000sqm, pursuant to Clause 22.17-4 a Green Travel Plan (GTP) must be provided. The following information should be included:

- (a) Description of the location in the context of alternative modes of transport;
- (b) Employee welcome packs (e.g. provision of Myki/transport ticketing);

¹ Category 6 of the Built Environment Sustainability Scorecard (BESS) recommends 1 visitor space to each 500sqm of office floor space.

² Category 6 of the BESS offers the following for best-practice guidance 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.

Attachment 4 - PLN19/0807 - 176 Johnston Street & 300 Napier Street Fitzroy - Strategic Transport Comments (Advertised Plans)

- (c) Sustainable transport goals linked to measurable targets, performance indicators and monitoring timeframes;
- (d) A designated 'manager' or 'champion' responsible for co-ordination and implementation;
- (e) Details of bicycle parking and bicycle routes;
- (f) Details of Green Travel funding and management responsibilities;
- (g) The types of bicycle storage devices proposed to be used for employee and visitor spaces (i.e. hanging or floor mounted spaces);
- (h) Security arrangements to access the employee bicycle storage spaces;
- (i) Signage and wayfinding information for bicycle facilities and pedestrians pursuant to Australian Standard AS2890.3; and
- (j) Provisions for the GTP to be updated not less than every five years.

Recommendations

The following should be shown on the plans before endorsement:

1. A minimum of 8 visitor bicycle spaces. All visitor spaces should be provided as horizontal bicycle rail and must meet clearance and access-way requirements of AS2890.3 or be otherwise to the satisfaction of the responsible authority.
2. A minimum of 12 employee bicycle spaces, including two spaces within each office tenancy. At minimum 20% of bicycle spaces must be provided as horizontal bicycle rails.
3. Notations indicating the dimensions of bicycle storage spaces and relevant access ways to demonstrate compliance with Australian Standard AS2890.3 or be otherwise to the satisfaction of the responsible authority.

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

Regards

Chloe Wright

Sustainable Transport Officer
Strategic Transport Unit

Attachment 5 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - ESD Comments (Advertised Plans)

Sustainable Management Plan (SMP)

Referral Response by Yarra City Council



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: 1,000m² or more*.

What is a Sustainable Management Plan (SMP)?

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

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

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

Assessment Process:

The applicant's town planning drawings provide the basis for Council's ESD assessment. Through the provided drawings and the SMP, Council requires the applicant to demonstrate best practice. The following comments are based on the review of the architectural drawings, prepared by Chamberlain Architects (rev C), the accompanying SMP, prepared by SDC (July 2020) and Daylight Modelling Report also prepared by SDC (prepared May 2020).

**Attachment 5 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - ESD Comments
(Advertised Plans)**



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Attachment 5 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - ESD Comments (Advertised Plans)

Sustainable Management Plan (SMP)

Referral Response by Yarra City Council



Assessment Summary:

Responsible Planner:	Nish Goonetilleke		
ESD Advisor:	Euan Williamson		
Date:	24.8.2020	Planning Application No:	PLN19/0807
Subject Site:	176 Johnston St & 300 Napier St		
Site Area:	Approx. 433m ²	Site Coverage:	100%
Project Description:	Four storey office building.		
Pre-application meeting(s):	None.		

The standard of the ESD does not meet Council's Environmental Sustainable Design (ESD) best practice standard. *Should a permit be issued, 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:

- A STORM report with a 108% score has been submitted that relies on runoff from approximately 280m² of roof connected to 8,000 litres of rainwater storage for flushing of all toilets onsite.
- A 10kWp solar PV array to contribute to onsite electricity consumption.
- Access to natural ventilation is good provided that the windows to offices on all levels are operable.
- Energy efficient heating/cooling and lighting.
- Water efficient fixtures and taps.
- SMP states that there are 10 secure bicycle parking spaces for staff, plus 16 for visitors.

(2) Application ESD Deficiencies:

- Daylight access to offices is good, however offsite daylight impacts of the proposed development are unacceptable. It is my opinion, after considering the amenity of the adjoining dwellings (one bedroom dwellings in particular), the loss of daylight would be too significant to be supportable. Daylight modelling clearly shows that the impacts on bedrooms in the adjoining building 178-182 Johnston Street will be severe. Recommend a full redesign on the building to ensure that Council's best practice standard of daylight to adjoining bedrooms is secured. Enlarging the lightwells is unlikely to be sufficient given the aspect and orientation of the lightwells and bedrooms in the existing building. It is likely that the proposed building on the subject site will need complete remodelling and possibly have to be developed into two separate built forms at the north and south of the block, with a large central atrium that is open to the Napier street frontage – to enable existing bedrooms to meet Council's daylight factor standards.
- Exceeding NCC 2016 energy efficiency standards by 20%. This is roughly equivalent to current minimum NCC 2019 standards, and is possibly beneath current building code requirements. Recommend a commitment to exceed current NCC2019 standards.
- Energy efficient LED lighting 20% improvement on NCC minimum requirements. Please remove the term "aim" to meet this standard and commit to a clear performance standard. Ambiguous language such "aim" can lead to confusion and misunderstandings and is not suitable for a town planning submission.
- Recommend including organic/green waste and e-waste systems also.

(3) Outstanding Information:

- Recommend that operable windows are including to all offices on each level and operability of clearly marked on plans.

Attachment 5 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - ESD Comments (Advertised Plans)

Sustainable Management Plan (SMP)

Referral Response by Yarra City Council



- An 8,000 litre rainwater tank connected to all toilets for flushing. Only 3,000 litres of rainwater storage can be identified on plans. Please clearly show the location and volume of the remaining 5,000 litres.

(4) ESD Improvement Opportunities

- Recommend included electric vehicle charging infrastructure
- Consider FSC certified sustainable timber for all timber uses onsite.
- Recommend that an Environmental Management Plan will monitor and control activities undertaken during construction.
- Recommend a 20-35% recycled content cement replacement.
- Recommend increasing landscaping and ecological value of the proposal.
- Recommend comprehensive commissioning and tuning of all major appliances and building services.

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 5 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - ESD Comments (Advertised Plans)

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	Access to natural ventilation is good provided that the windows to offices on all levels are operable.	Recommend that operable windows are including to all offices on each level and operability of clearly marked on plans.	3
Daylight & Solar Access	Daylight access to offices is good, however offsite daylight impacts of the proposed development are unacceptable. It is my opinion, after considering the amenity of the adjoining dwellings (one bedroom dwellings), the loss of daylight would be too significant to be supportable. Daylight modelling clearly shows that the impacts on bedrooms in the adjoining building 178-182 Johnston Street will be severe.	Recommend a full redesign on the building to ensure that Council's best practice standard of daylight to adjoining bedrooms is secured. Enlarging the lightwells is unlikely to be sufficient given the aspect and orientation of the lightwells and bedrooms in the existing building. It is likely that the proposed building on the subject site will need complete remodeling and possibly have to be developed into two separate built forms at the north and south of the block, with a large central atrium that is open to the Napier street frontage – to enable existing bedrooms to meet Councils daylight factor standards.	2
External Views	External views from proposed offices	-	1
Hazardous Materials and VOC	All flooring paints, sealants and adhesives a will be low-VOC type. All engineered timber products to have low/no formaldehyde content	-	1
Thermal Comfort	Good thermal comfort is determined through a combination of good access to ventilation, balanced passive heat gains and high levels of insulation. The application proposes: - Good potential for natural ventilation - Shading to west facing office windows - Average thermal efficiency standards.	Please refer to section on, <i>NCC Energy Efficiency Requirements Exceeded and Effective Shading</i>	1

* 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](#)

**Attachment 5 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - ESD Comments
(Advertised Plans)**

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 5 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - ESD Comments (Advertised Plans)

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	Exceeding NCC 2016 standards by 20%	This is roughly equivalent to current minimum NCC 2019 standards, and is possibly beneath current building code requirements. Recommend a commitment to exceed current NCC2019 standards.	2
Hot Water System	Instantaneous electric hot water systems	-	1
Peak Energy Demand	Peak demand reduced through various initiatives.	-	1
Effective Shading	External sun shading to westerly glazing.	-	1
Efficient HVAC system	Reverse cycle inverter split AC units within one star of best available.	-	1
Efficient Lighting	Energy efficient LED lighting 20% improvement on NCC minimum requirements.	Please remove the term "aim" to meet this standard and commit to a clear performance standard. Ambiguous language such "aim" can lead to confusion and misunderstandings and is not suitable for a town planning submission.	2
Electricity Generation	A 10kWp solar PV array to contribute to onsite electricity consumption.	-	1
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
 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 5 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - ESD Comments (Advertised Plans)

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	Water efficient taps and fittings throughout, including: <ul style="list-style-type: none"> - 3 Star WELS showers <6 litres/min - 4 Star WELS toilets - 5 Star WELS tapware - Minimum 4 Star WELS dishwashers and appliances if provided. 	-	1
Water for Toilet Flushing	An 8,000 litre rainwater tank connected to all toilets for flushing.	Only 3,000 litres of rainwater storage can be identified on plans. Please clearly show the location and volume of the remaining 5,000 litres.	3
Water Meter	Separate meters for dwellings.	-	1
Landscape Irrigation	Water efficient landscaping.	-	1
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 5 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - ESD Comments (Advertised Plans)

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 STORM report with a 108% score has been submitted that relies on runoff from approximately 280m ² of roof connected to 8,000 litres of rainwater storage for flushing of all toilets onsite.	Only 3,000 litres of rainwater storage can be identified on plans. Please clearly show the location and volume of the remaining 5,000 litres.	3
Discharge to Sewer	-	-	-
Stormwater Diversion	-	-	-
Stormwater Detention	-	-	-
Stormwater Treatment	-	-	-
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 5 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - ESD Comments (Advertised Plans)

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	Minimum 20% recycled material content in insulation.	-	1
Embodied Energy of Concrete and Steel	Recycled water in concrete mix.	Recommend a 20-35% recycled content cement replacement.	4
Sustainable Timber	All timber will be FSC or AFS accredited.	Consider FSC certified sustainable timber for all timber used onsite.	4
Design for Disassembly	No information has been provided.	Consider a small pallet of materials and construction techniques that can assist in disassembly.	4
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: [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 5 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - ESD Comments (Advertised Plans)

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	Basement car parking.	-	1
Bike Parking Spaces	SMP states that there are 10 secure bicycle parking spaces for staff, plus 16 for visitors.	-	3
End of Trip Facilities	NA	-	1
Car Share Facilities	No information provided.	-	1
Electric vehicle charging	No information provided	Recommend included Electric vehicle charging infrastructure	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: [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 5 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - ESD Comments (Advertised Plans)

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	A Construction Waste Management Plan with a recycling/reuse target of 80% for construction and demolition waste.	-	1
Operational Waste Management	General waste and recycling, area for hard waste	Recommend including organic/green waste and e-waste systems also.	2
Storage Spaces for Recycling and Green Waste	Area for bins can be identified on the plans.	-	1
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 5 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - ESD Comments (Advertised Plans)

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	There is no productive topsoil on this site.	-	NA
Maintaining / Enhancing Ecological Value	Little landscaping or ecological value in the proposed development.	Recommend increasing landscaping and ecological value of the proposal.	4
Heat Island Effect	No specific information has been submitted.	-	1
Communal Spaces	-	-	-

*** 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 5 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - ESD Comments (Advertised Plans)

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	-	-	-
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 5 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - ESD Comments (Advertised Plans)

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	No information has been provided.	Recommend comprehensive commissioning and tuning of all major appliances and building services.	4
Building Users Guide	Building Users Guide will be provided to the residents and building users.	-	1
Contractor has Valid ISO14001 Accreditation	-	-	-
Construction Management Plan	No information has been provided.	Recommend that an Environmental Management Plan will monitor and control activities undertaken during construction.	4
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 5 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - ESD Comments (Advertised Plans)

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.

Attachment 6 - PLN19/0807 - 176 Johnston Street & 300 Napier Street Fitzroy - Heritage Referral Comments (Advertised Plans)

**City of Yarra
Heritage Advice**

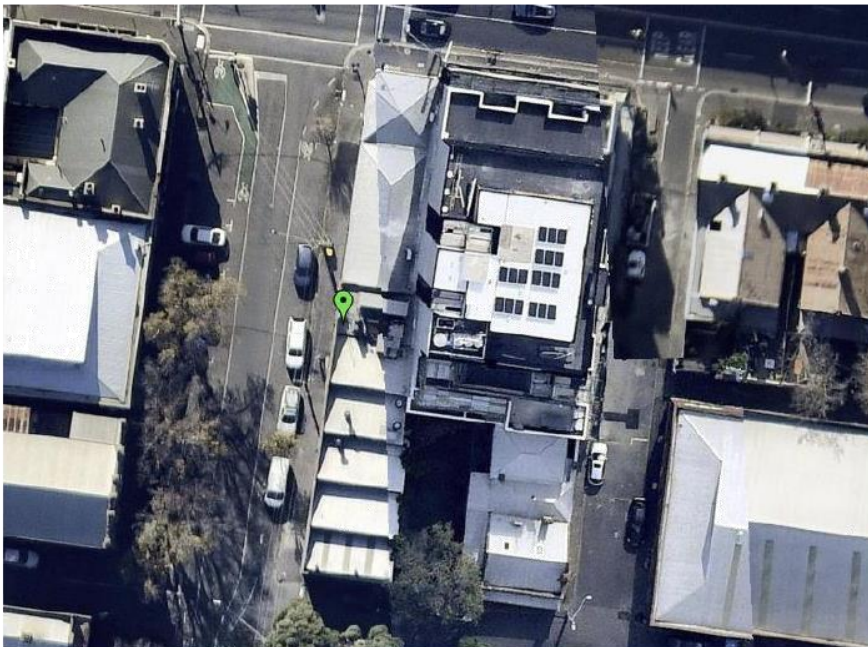
Application No.:	PLN19/0807
Address of Property:	176 Johnston St Fitzroy & 300 Napier Street
Planner:	Nish Goonetilleke
Yarra Planning Scheme References:	<ul style="list-style-type: none">• Clause 15.03 Heritage• Clause 21.05-1 Built Form (Heritage)• Clause 22.02 Development Guidelines for sites subject to the Heritage Overlay• Clause 43.01 Heritage Overlay• Clause 59.07 Applications Under A Heritage Overlay
Heritage Overlay No. & Precinct:	HO334 South Fitzroy Precinct
Level of significance:	<p><u>No. 176 Johnston Street</u> - former shop & residence, Contributory, constructed 1850-1860</p> <p><u>No. 300 (302) Napier Street</u> - Factory/warehouse, Not contributory constructed 1930-1950</p> <p>(City of Yarra Review of Heritage Areas 2007 Appendix 8 (as updated from time to time))</p>
General description:	Full demolition and construction of a part three and part four-storey building and the construction and display of internally-illuminated signage
Drawing Nos.:	Set of 24 drawings, entitled "176 Johnston Street & 300 Napier Street, Fitzroy", prepared by Chamberlain Architects, received by Council
	Letter from Bryce Raworth Conservation, dated 8 November 2019

CONTEXT IMAGES:



Yarra Heritage Advice
176 Johnston St Fitzroy & 300 Napier Street
APPLICATION NO. PLN19/0807

Attachment 6 - PLN19/0807 - 176 Johnston Street & 300 Napier Street Fitzroy - Heritage Referral Comments (Advertised Plans)



Yarra Heritage Advice
176 Johnston St Fitzroy & 300 Napier Street
APPLICATION NO. PLN19/0807

Attachment 6 - PLN19/0807 - 176 Johnston Street & 300 Napier Street Fitzroy - Heritage Referral Comments (Advertised Plans)

ASSESSMENT OF PROPOSED WORKS:

Comments regarding proposed demolition:

The extent of demolition proposed by this application includes the demolition/removal of:

- the entire building at no. 176 Johnston Street
- the entire building at no.300 Napier Street

The key consideration for assessing this aspect of the works is whether the proposed demolition will adversely affect the significance of the broader heritage precinct.

In accordance with Clause 22.02-5.1 of the Yarra Planning Scheme, full demolition a building within a heritage overlay is only acceptable if:

- The building is identified as being not contributory.
- The building is identified as a contributory building, and
 - new evidence has become available to demonstrate that the building does not possess the level of heritage significance attributed to it in the incorporated document, City of Yarra Review of Heritage Areas 2007 Appendix 8 (as updated from time to time) and
 - the building does not form part of a group of similar buildings.

Note: The poor condition of a heritage place should not, in itself, be a reason for permitting demolition.

The full demolition of No. 300 Napier Street is supported as it is identified as not contributory.

The full demolition of No. 176 Johnston Street is not supported as it is identified as a contributory building. The letter from Bryce Raworth states that the grading:

may have been made prior to the relatively recent renovation works, when earlier door and window joinery remained, and modern windows were fewer in number (p.1)

Raworth goes on to state that the:

contributory' grading of the existing shop is questionable and not supported at the present point in time, given it retains no obvious external heritage fabric beyond its rendered masonry walls and its original building envelope, and is not obviously legible as a heritage building. The building is small in scale and plain in character. It does not sit in a consistent heritage context along Johnston Street in particular, or along the adjacent part of Napier Street, although there are some heritage buildings in the vicinity, most notably the prominent double-storey Town Hall Hotel at 166 Johnston Street on the opposite west side of the intersection. (p.4)

In 2004, No. 176 Johnston Street was in poor condition, as evident by the photos below. The various heritage studies described the building as having an early form with an original or early shopfront. It was identified that additional historical background was required.

The building was heavily renovated between 2004 and 2005 which involved the introduction of a floor structure (previously earth), a number of large shopfront openings, and rendering of the remaining brick work. As a consequence of these works, much of the external building fabric was removed. Only the scale and roof form of the existing building hints at the early age of this building.

Based on its current appearance, it is considered that the subject building is barely recognisable as the original heritage building. **Full demolition of this building is supported** on the grounds that its contribution to the heritage character of the street is negligible and the building does not form part of a group of buildings which together create an intact heritage streetscape.

Attachment 6 - PLN19/0807 - 176 Johnston Street & 300 Napier Street Fitzroy - Heritage Referral Comments (Advertised Plans)



Above: Photo taken about 2004



Above: Photo taken about 2004

Comments regarding new development:

The extent of new works proposed by this application includes development of a new part three and part four-storey building.

Regarding the new development:

The key consideration for assessing this aspect of the works is whether the proposed new development will

- Be in keeping with the character or appearance of nearby heritage buildings of contributory significance; AND
- Not adversely affect the significance of the broader heritage precinct.

Scale and setbacks:

Clause 22.02-5.7.1 of the Yarra Planning Scheme encourages:

setbacks from the principal street frontage to be similar to those of adjoining contributory buildings; where there are differing adjoining setbacks, the greater setback will apply.

Attachment 6 - PLN19/0807 - 176 Johnston Street & 300 Napier Street Fitzroy - Heritage Referral Comments (Advertised Plans)

Clause 22.02-5.7.1 also encourages:

similar façade heights to the adjoining contributory elements in the street. Where there are differing façade heights, the design should adopt the lesser height

In regard to corner sites, the Specific Requirements at Clause 22.02-5.7 encourage:

- new building and additions on a site with frontages to two streets, being either a corner site or a site with dual street frontages, to respect the built form and character of the heritage place and adjoining or adjacent contributory elements to the heritage place.
- new buildings on corner sites to reflect the setbacks of buildings that occupy other corners of the intersection.

The proposed new building will have zero street setbacks which match those of the existing buildings on the site as well as the setbacks of buildings that occupy other corners of the intersection of Johnston and Napier Street.

The upper level and associated roof terraces are set back equivalent to the upper levels of the adjoining development in a manner that is visually recessive. This reinforces the three-storey scale of the street façade, allowing it to dominant the Johnston Street and part of the Napier Street streetscapes.

The scale of the main street wall facades will be predominantly three storeys, dropping down to two storeys at the intersection with Chapel Street. The scale of the proposed façade fronting Johnston Street will be about the same as the street wall of the adjoining apartment building (under construction) at nos. 178 -182 Johnston Street. The proposed street wall height of new building will be generally consistent with buildings that occupy other corners of the intersection of Johnston and Napier Street.

Along Napier Street, the street wall will drop to two-stories. This will provide a visual transition to the domestic scale of Napier Street.

Appearance:

Clause 22.02-5.7.1 of the Yarra Planning Scheme encourages the design of new development to:

- Respect the pattern, rhythm, orientation to the street, spatial characteristics, fenestration, roof form, materials and heritage character of the surrounding historic streetscape.
- Be articulated and massed to correspond with the prevailing building form of the heritage place or contributory elements to the heritage place.
- Be visually recessive and not dominate the heritage place.
- Be distinguishable from the original historic fabric.
- Not remove, cover, damage or change original historic fabric.
- Not obscure views of principle façades.
- Consider the architectural integrity and context of the heritage place or contributory element



Attachment 6 - PLN19/0807 - 176 Johnston Street & 300 Napier Street Fitzroy - Heritage Referral Comments (Advertised Plans)

A contemporary design approach has been adopted for the proposed new building. This approach is not unacceptable provided that adequate respect is given to the heritage character of the surrounding area through details such as external materials, proportions and fenestration.

The use of brick for the main street facades is supported. The use of textured (?) concrete for the rear part of the building facing Napier Street, together with the drop of the street wall height, has the effect of breaking the overall mass of the new development into three parts that provide a transition towards the scale of residential properties further south along Napier Street.



The design of the arched multi-paned window openings is American Romanesque in style, which appeared in the 1890s and which emerged as the dominant commercial style of architecture until about the First World War. This style is not characteristic of the surrounding area, however it reflective of the industrial warehouses that are scattered throughout the South Fitzroy area.

The minimalist detailing of the top floor level, together with its setbacks, gives it a recessive appearance and allows the three-storey scale of the street wall to dominate the Johnston Street streetscape.

The roof terraces along Napier Street are acceptable.

The extent of signage proposed for the building is conservative and allows the architectural character of the new building to dominate.

RECOMMENDATIONS:

1. On heritage grounds the works proposed in this application may be approved without specific heritage conditions.

SIGNED:

A handwritten signature in black ink, appearing to read "D. McIntosh".

Diahnn McIntosh

DATED: 31 August 2020

Attachment 7 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - Urban Design Referral Comments (Advertised Plans)



MEMO

TO: Nish Goonetilleke (Statutory Planning)
FROM: Lucy Stratton (Urban Design)
DATE: 21 September 2020
SUBJECT: 176 Johnston Street & 300 Napier Street, Fitzroy
APPLICATION NO: PLN19/0807
DESCRIPTION: Full demolition and construction of a part three and part four-storey building, with a reduction in the car parking requirements associated with the use of the land for retail and offices (no permit required uses), including the construction and display of internally-illuminated signage.

COMMENTS SOUGHT

- Height and massing;
- Architectural quality and materiality;
- Interface with public realm; and
- Streetscapes and any capital works.

These comments are provided on Architectural Plans, Revision C (Chamberlain Architects, 12 May 2020).

SITE DESCRIPTION

- The amalgamated site is located on the south east corner of Johnston Street and Napier Street, comprising of allotments known as No.176 Johnston Street and No.300 Napier Street. The rectangular site has a frontage of 7.6m to Johnston Street (north) and 52.5m to Napier Street (west) and 9.2m to Chapel Street (south), with a combined site area of approximately 433sqm.
- The site is located within the Commercial 1 Zone (C1Z) and is affected by the Heritage Overlay (HO334 South Fitzroy Precinct), Design and Development Overlay (DDO10 Johnston Street Precinct – West of Smith Street) and the Environmental Audit Overlay (EAO).
- In December 2019, Council requested the Minister for Planning consider the approval of proposed interim controls (DDOs) for Fitzroy/Collingwood Activity Centres, including Johnston Street South and Victoria Street Precinct (DDO35). A decision has not yet been made.

PROPOSAL

- The proposal comprises full demolition of the existing buildings and construction of a part four (4) part three (3) storey building. Specifically, the proposal comprises the following characteristics:
 - 100% site coverage;
 - 120sqm ground floor retail tenancy with access from Johnston Street;
 - Upper level (Levels 1 – 3) commercial tenancies;
 - 5 x three storey office tenancies (ranging from 45 to 56sqm) with individual access from Napier Street;
 - Roof top terraces; and
 - 2 x vehicular crossovers to Napier Street.

Attachment 7 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - Urban Design Referral Comments (Advertised Plans)

URBAN DESIGN FEEDBACK

Height and Massing

- The proposal has a street wall height of three storeys (ranging between 10-11m). The proposed street wall height is in keeping with the aspirations of the current DDO10 (Johnston Street Precinct – West of Smith Street) and proposed interim DDO36 (Johnston Street South and Victoria Street).
- The stepping down of the street wall and arched features to a height of 2 storeys through minor upper setback to the south along the Napier Street frontage (Tenancies T.01 and T.02) is successful in breaking down the perceived bulk and scale of the building's presence in the sensitive transitional streetscape context of Napier Street.
- The fourth storey component of the development sits above the Johnston Street northern portion of the site, with a maximum height of 14.3m. The single storey upper form is setback approximately 5.2m from the Johnston Street frontage (matching that of adjacent development at 178-182 Johnston Street currently under construction PLN16/0563) and 1.3m from the Napier Street frontage.
- Whilst the proposal seeks a departure from the upper level setback of 6m (proposed DDO35) to Johnston Street and 3m to Napier Street (side street), the setbacks are sufficient in ensuring the single storey above the primary three storey form is recessive. Overall the massing of the proposal is in keeping with the emerging scale and character of Johnston Street while responding to the Napier Street context immediately south of the subject site.

Architectural Expression and Materiality

- The architectural response should be guided by a detailed understanding of the elements that make up the streetscape and local policy. Specifically, Clause 22.02 (Development Guidelines for Sites Subject to the Heritage Overlay) which seeks new design and development:
 - *Respect the pattern, rhythm, orientation to the street, spatial characteristics, fenestration, roof form, materials and heritage character of the surrounding historic streetscape.*
 - *Be articulated and massed to correspond with the prevailing building form of the heritage place or contributory elements to the heritage place.*
- The amalgamated site presents a wide block length (approx. 52.5m) frontage to Napier Street. In addition to the transitional massing response, design techniques to break up the considerable length of the subject site are necessary. In response, the proposal presents as two distinct building forms, distinct in materiality with common design elements. The southern, second element is further broken down with a stepping down of the arched features from three to two storeys.
- The material palette consists of stack bond red brick (vertical and horizontal), concrete, vertical metal cladding (monument), metal and perforated metal panel screening (monument). To allow for an accurate assessment and ensure the quality of the outcome, the Material Schedule should include and specify:
 - Garage and ground floor tenancy flat panel doors; and
 - External sunblinds.

Public Realm Interface

- DDO10 seeks to develop streets with a human scale and vibrant street life and improve the pedestrian environment. Ensuring active ground level frontages and designs which facilitate street level activity.
- Successful design elements of the proposal that contribute to the streetscape and desired character include:
 - Canopy provision along Johnston Street retail frontage;
 - Primary retail entrance from Johnston Street;
 - Dedicated commercial entrance lobby and individual entrances to tenancies from Napier Street;
 - Fine grain proportions to frontage design and inclusion of stall risers to retail component;
 - Individual signage discs enhance the legibility of tenancy entrances along Napier Street; and
 - Minimal ground floor frontage to Napier Street is dedicated to car parking.

Attachment 7 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - Urban Design Referral Comments (Advertised Plans)

- To ensure street level engagement, the proposed treatment to the office shell flat panel doorways and garages is to be clarified (annotated in Elevation and included in Material Schedule as required). Additionally all required externally accessible service cabinets are to be integrated into the design.

Streetscape and Capital Works

- There are no planned capital works led by the Urban Design team which are in proximity to the site. The Department of Transport (DoT) are proposing bicycle lane upgrades to the Napier Street Cycling Corridor from Victoria Parade (south) to Edinburgh Gardens (north) (PLN20/0141).
- All pavements surrounding the site (Johnston Street and Napier Street) are to be reinstated as per in situ materials. All proposed streetscape materials should be per *Technical Notes: City of Yarra Public Domain Manual* and *Yarra Standard Drawings*.
- A total of 8 x bicycle hoops (total 16 spaces) are proposed along the Napier Street frontage. The provision of 4 x bicycle hoops (total 8 spaces) is sufficient along Napier Street. Refer to the *Urban Design Standard Detail – Bike Hoops* for typical set out and clearances.
- There is an opportunity to provide an additional road side tree along Napier Street. Subject to layout approval, the applicant would be requested to contribute to the cost of planting one (1) new street tree, which would cover tree sourcing, planting and 2 years of maintenance.

Attachment 8 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - S57A Plans

TOWN PLANNING SET - DRAWING LIST

DRAWING NAME	
TP01	Development Summary
TP11	Neighbourhood & Site Plan
TP12	Location Plan & Existing Site Photos
TP13	Design Response
TP14	External Materials & Finishes
TP15	Perspective
TP16	Perspective
TP17	Perspective
TP18	Perspective
TP19	Perspective
TP110	Context Inspiration
TP21	Ground
TP22	First & Second Floor
TP23	Third & Roof
TP24	Elevations
TP25	Elevations
TP26	Elevations
TP27	Shadow Diagrams
TP28	Shadow Diagrams
TP29	Shadow Diagrams
TP30	Shadow Diagrams
TP31	Shadow Diagrams
TP32	Shadow Diagrams
TP33	Shadow Diagrams
TP34	Shadow Diagrams
TP35	Shadow Diagrams
TP36	Shadow Diagrams

DEVELOPMENT SUMMARY

- 1 x RETAIL SPACE ON GROUND
- 3 x OFFICES IN OFFICE BUILDING
- 4 x OFFICE SHELLS W/ ROOF TERRACE

SITE SUMMARY

SITE AREA	
176 JOHNSTON ST	= 189m ²
300 NAPIER ST	= 264m ²
TOTAL	= 453m²
SITE COVERAGE	= 433m ²

TENANCIES

- T.01 = 3 STOREY OFFICE SHELL W/ BALCONY & ROOF TERRACE
- T.02 = 3 STOREY OFFICE SHELL W/ BALCONY & ROOF TERRACE
- T.03 = 3 STOREY OFFICE SHELL W/ ROOF TERRACE
- T.04 = 3 STOREY OFFICE SHELL W/ ROOF TERRACE
- T.05 = 3 STOREY OFFICE SHELL W/ ROOF TERRACE
- T.06 = RETAIL
- T.07 = OFFICE
- T.08 = OFFICE
- T.09 = OFFICE W/ TERRACE

BIKE SPACES

- T.01-T.05 = 1 x CORA CRV3 WALL RACK
- = 1 x CORA CW1 LEAN-TO RACK
- T.06-T.09 = 1 x CORA CW1 LEAN-TO RACK
- TOTAL** = **14 TENANCY SPACES**

VISITORS

- T.07 = 4 x HOOPS ON NAPIER ST
- TOTAL** = **8 VISITOR SPACES**

THEREFORE = **14 + 8 = 22 TOTAL SPACES**

CAR SPACES

- T.01 = PROVISION FOR 1 x CAR
- T.02 = PROVISION FOR 1 x CAR

AREA ANALYSIS

UNIT	Zone	Level	Area
LIFT			
CORE	Ground		4.52
CORE	Ground		4.52
CORE	Ground		4.00
CORE	Ground		5.11
CORE	Ground		4.06
CORE	Ground		4.85
CORE	First		5.07
CORE	First		4.52
CORE	First		4.49
CORE	First		4.00
CORE	First		4.08
CORE	Second		5.55
CORE	Second		4.52
CORE	Second		4.49
CORE	Second		4.06
CORE	Second		4.06
CORE	Second		4.86
CORE	Third		3.55
			97.24 m²
SHARED			
SRV	Ground		9.87
CRIC	Ground		26.47
CRIC	First		9.89
CRIC	Second		11.26
CRIC	Third		5.11
SERVICES	Ground		3.26
SERVICES	First		3.26
SERVICES	First		7.85
SERVICES	Second		3.26
SERVICES	Second		7.85
SERVICES	Third		1.91
SERVICES	Third		7.85
			94.84 m²
T.01			
BALCONY	Second		8.48
OFFICE SHE.	Ground		55.59
OFFICE SHE.	First		52.19
OFFICE SHE.	Second		39.75
ROOF TERR.	Third		20.69
			176.71 m²
T.02			
BALCONY	Second		7.90
OFFICE SHE.	Ground		50.54
OFFICE SHE.	First		49.19
OFFICE SHE.	Second		31.96
ROOF TERR.	Third		19.35
			148.94 m²
T.03			
OFFICE SHE.	Ground		44.81
OFFICE SHE.	First		43.74
OFFICE SHE.	Second		41.81
ROOF TERR.	Third		19.02
			149.38 m²
T.04			
OFFICE SHE.	Ground		45.17
OFFICE SHE.	First		45.16
OFFICE SHE.	Second		45.16
ROOF TERR.	Third		27.49
			162.98 m²
T.05			
OFFICE SHE.	Ground		45.22
OFFICE SHE.	First		45.22
OFFICE SHE.	Second		45.22
ROOF TERR.	Third		20.97
			162.63 m²
T.06			
RETAIL	Ground		120.21
			120.21 m²
T.07			
OFFICE	First		112.35
			112.35 m²
T.08			
OFFICE	Second		112.45
			112.45 m²
T.09			
OFFICE	Third		89.75
ROOF TERR.	Third		80.52
			170.27 m²
TOTAL LEASABLE FLOOR AREA (LFA)			1275.92m²



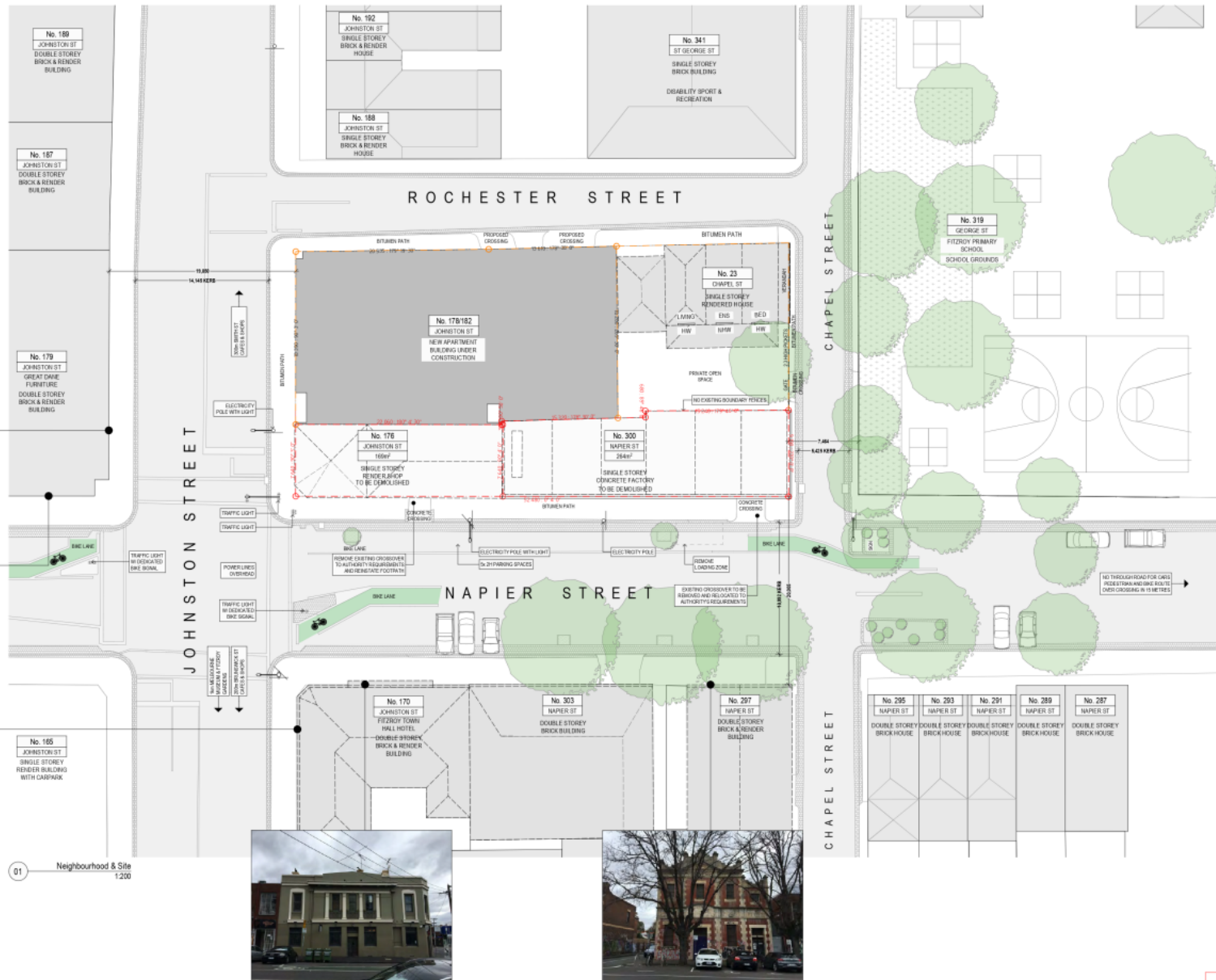
176 Johnston Street & 300 Napier Street , Fitzroy

TOWN PLANNING APPLICATION

CHAMBERLAIN ARCHITECTS

DRAWING NO: PLN19/0807 SHEET NO: TP01	PROJECT NO: 190807	DATE: 18/10/2019	DRAWN BY: AS SHAWNS	CHECKED BY:	STATUS: TOWN PLANNING	FOR TOWN PLANNING
						DEVELOPMENT SUMMARY
CHAMBERLAIN ARCHITECTS						U2 Pty Ltd
176 Johnston Street & 300 Napier Street, Fitzroy						TP01

Attachment 8 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - S57A Plans



01 Neighbourhood & Site 1:200



Attachment 8 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - S57A Plans



01 Subject Site - Cnr Napier & Johnson St



04 Subject Site - Cnr Napier & Chapel St



07 Great Dane - Napier St



02 Subject Site - 176 Johnson St



05 297 Napier St



03 Subject Site - 300 Napier St



06 Fitzroy Town Hall Hotel - Napier St



09 Location Plan 1:500

FOR TOWN PLANNING

Attachment 8 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - S57A Plans



- DESIGN RESPONSE NOTES**
- A. A three storey design that, while contemporary, integrates with the built fabric of the surrounding area. In both materiality and scale of features, the design is consistent with existing 19th and 20th century buildings in the local neighbourhood.
 - B. The predominant use of brick, prominent arches, and regularly spaced sections of glazing draw on the architectural language of the local industrial vernacular.
 - C. Large sections of shop front and entrances along both Johnston St and Napier St facades arrests the development to the street and increases pedestrian activity.
 - D. The development is built to the street frontage and side boundaries.
 - E. The height of the proposed design meets that of the podium of neighbouring 178/182 Johnston St (currently under construction). This provides a more consistent height to the streetscape and a more pleasing termination to the corner of Johnston Street and Napier Street.
 - F. The articulation of smaller arched niches along the Napier St facade, in combination with other ground level features (including canopies and stall risers), contributes to developing a human scale and improved pedestrian environment along the street frontage.
 - G. The accommodation of visible retail activities along both the Johnston St and Napier St facades contributes to the life of the surrounding pedestrian streetscape.
 - H. The design supports and promotes existing bicycle use and cycling infrastructure in the local area. Proposed contributions of bicycle racks (both on street and inside the development) supports the use of bicycles by both occupants and visitors. Additionally, end-of-trip facilities also supports the use of bicycles for transport to and from work for building occupants.

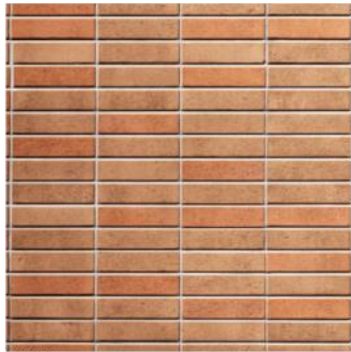


01 Design Response 1:200

Attachment 8 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - S57A Plans



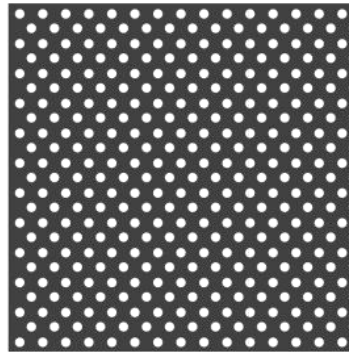
CLD.01
METAL CLADDING
VERTICAL INTERLOCKING PANELS
COLORBOND 'MONUMENT' FINISH



MAS.01
RED BRICK
STACK BOND (HORIZONTAL AND VERTICAL - REFER
ELEVATIONS)



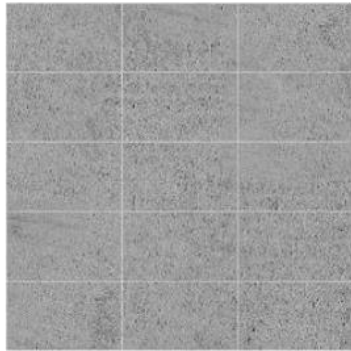
MLT.01
METAL WORK
(CANOPY CLADDING, TRANSOM PANEL, SHROUD,
AND OTHER) COLORBOND 'MONUMENT' FINISH



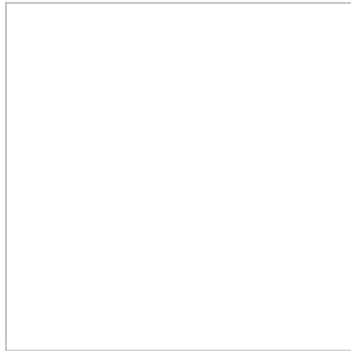
SCR.01
SCREEN PERFORATED
METAL PANEL WITH A MAXIMUM OF 25 PERCENT
OPENINGS. COLORBOND 'MONUMENT' FINISH



CON.01
CONCRETE



STN.01
BLUESTONE TILES
300X600, STACK BOND



GLA.01
CLEAR GLASS FOR ALL WINDOW GLAZING



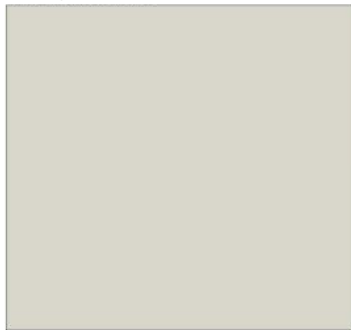
GAR.01
GLASS TILT UP DOORS TO T.01 & T.02



SUN.01
EXTERNAL SUN BLINDS TO WESTERN FACADE
COLORBOND 'MONUMENT' FINISH



DR.01
TIMBER CLAD ENTRY DOORS TO T.01-T.05
TENANCIES



PNT.01
COLORBOND - SURFMIST
REFLECTIVE MATERIAL TO LIGHT WELL WALLS TO
THE SATISFACTION OF COUNCIL

Attachment 8 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - S57A Plans



FOR TOWN PLANNING

REVISIONS R1: 16/10/2019 R2: 13/05/2020 R3: 09/02/2020 R4: 18/10/2019 R5: DATE	@ work shall conform to the specifications and other relevant drawings. Figure dimensions shall prevail in case of discrepancy. Coordinate sheet with all dimensions on this sheet to corresponding page with a making shop drawings.	176 Napier Street 300 Johnston Street 176 Johnston Street & 300 Napier Street	CHAMBERLAIN ARCHITECTS UZ Pty Ltd 176 Johnston Street & 300 Napier Street Fitzroy VIC 3065 Australia PHONE +61 3 8414 4300 CHAMBERLAIN@CHAMBERLAINARCH.COM.AU ADRN 24 143 859 079	DRAWING TITLE Perspective SHEET AS SHOWN STATUS TOWN PLANNING	DRAWING NO. TP1.05 REVISION D
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Attachment 8 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - S57A Plans



FOR TOWN PLANNING

<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>01</td> <td>09/10/2020</td> <td>RESPONSE TO RP/AND COUNCIL MEETING FEEDBACK</td> </tr> <tr> <td>02</td> <td>12/05/2020</td> <td>MEETINGS WITH COUNCIL</td> </tr> <tr> <td>03</td> <td>16/05/2020</td> <td>ISSUED FOR TOWN PLANNING</td> </tr> <tr> <td>04</td> <td>18/10/2019</td> <td>REV. DETAILS</td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	01	09/10/2020	RESPONSE TO RP/AND COUNCIL MEETING FEEDBACK	02	12/05/2020	MEETINGS WITH COUNCIL	03	16/05/2020	ISSUED FOR TOWN PLANNING	04	18/10/2019	REV. DETAILS	<p>03/10/2019 03/10/2019 03/10/2019</p>	<p>176 Johnston Street & 300 Napier Street Fitzroy VIC 3065 UZZY Pty Ltd 176 Johnston Street & 300 Napier Street Fitzroy VIC 3065 176 Johnston Street & 300 Napier Street Fitzroy VIC 3065</p>	<p>CHAMBERLAIN ARCHITECTS 176 Johnston Street & 300 Napier Street Fitzroy VIC 3065 176 Johnston Street & 300 Napier Street Fitzroy VIC 3065</p>	<p>UZZY Pty Ltd 176 Johnston Street & 300 Napier Street Fitzroy VIC 3065 176 Johnston Street & 300 Napier Street Fitzroy VIC 3065</p>	<p>DRIVING VIEW Perspective TP1.06 D</p>
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03	16/05/2020	ISSUED FOR TOWN PLANNING																		
04	18/10/2019	REV. DETAILS																		

Attachment 8 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - S57A Plans



FOR TOWN PLANNING

REVISIONS NO. DATE DESCRIPTION 1. 18/10/2019 AS SHOWN FOR TOWN PLANNING	01/10/2020 12/05/2020 05/02/2020 18/10/2019 DATE	10 work shall conform to the specification and other relevant drawings. Figure dimensions dimensions. Coordinate sheet only all dimensions on this sheet are commercial size work is making shop drawings.	176 Napier Street 300 Johnston Street 176 Johnston Street & 300 Napier Street	CHAMBERLAIN ARCHITECTS UZ Pty Ltd 176 Johnston Street & 300 Napier Street, Fitzroy PHONE: +61 3 9414 4300 CHAMBERLAINARCHITECTS.COM.AU ADR1-24 143 859 079	DRAWING NO: TP1.07 TITLE: Napier Street - Mixed Use STATUS: TOWN PLANNING	REVISION: D
	TP1.07 TP1.07	TP1.07	TP1.07	TP1.07	TP1.07	TP1.07

Attachment 8 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - S57A Plans



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02	12/05/2020	RESPONSE TO RP AND COUNCIL MEETING FEEDBACK																	
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Attachment 8 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - S57A Plans



FOR TOWN PLANNING

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REV.	DETAILS	DATE																
01	RESPONSE TO RPV AND COUNCIL MEETING FEEDBACK	12 05 2020																

CHAMBERLAIN ARCHITECTS

U2 Pty Ltd
 Napier Street - Mixed Use
 176 Johnston Street & 300 Napier Street, Fitzroy

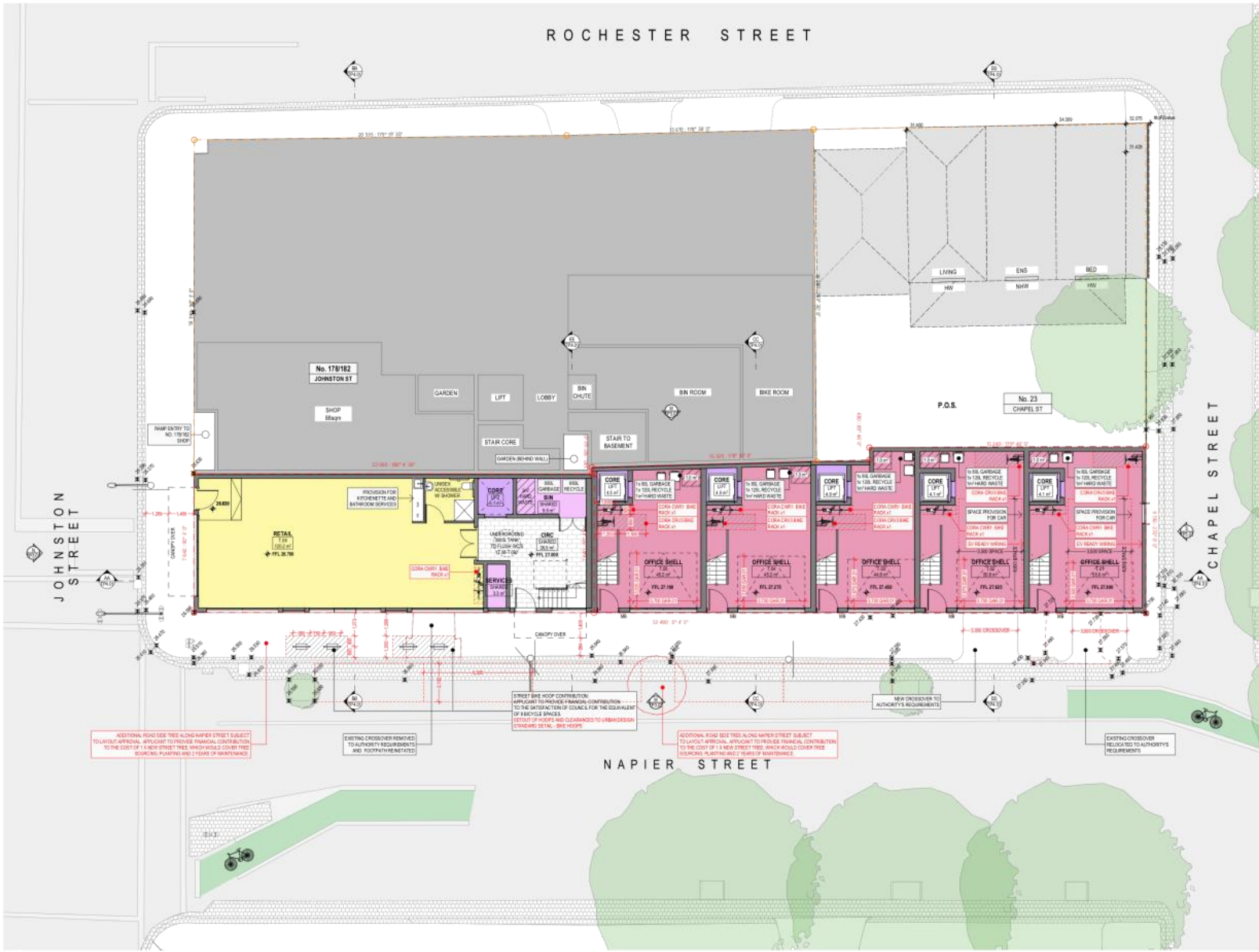
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Attachment 8 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - S57A Plans



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NO.	DATE	DESCRIPTION																						
01	12/05/2020	RESPONSE TO RPV AND COUNCIL MEETING FEEDBACK																						
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Attachment 8 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - S57A Plans

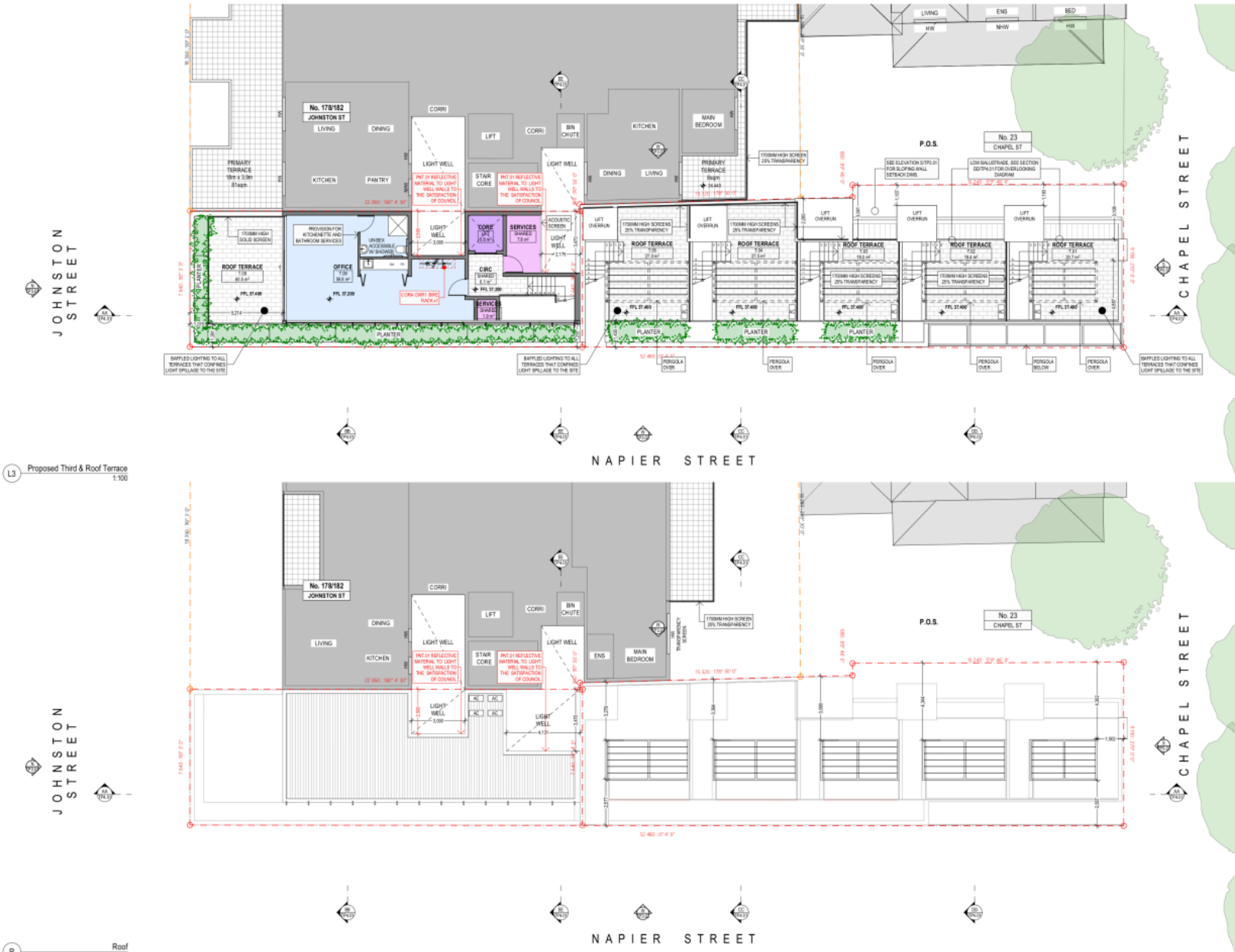


Proposed Ground
1:100

FOR TOWN PLANNING

<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>08.10.2020</td> <td>RESPONSE TO RP AND COUNCIL MEETING FEEDBACK</td> </tr> <tr> <td>2</td> <td>12.05.2020</td> <td>MEETING WITH COUNCIL</td> </tr> <tr> <td>3</td> <td>16.02.2020</td> <td>REVISIONS FOR TOWN PLANNING</td> </tr> <tr> <td>4</td> <td>08.10.2019</td> <td>REV. DETAILS</td> </tr> </table>	NO.	DATE	DESCRIPTION	1	08.10.2020	RESPONSE TO RP AND COUNCIL MEETING FEEDBACK	2	12.05.2020	MEETING WITH COUNCIL	3	16.02.2020	REVISIONS FOR TOWN PLANNING	4	08.10.2019	REV. DETAILS	<p>PROJECT INFORMATION</p> <p>Project Name: 176 Johnston Street & 300 Napier Street Client: UZ Ply Ltd Address: 176 Johnston Street & 300 Napier Street, Fitzroy Project No: PLN19/0807</p>	<p>DESIGNER</p> <p>CHAMBERLAIN ARCHITECTS 176 Johnston Street & 300 Napier Street, Fitzroy Phone: +61 3 9414 4300 Email: info@chamberlainarchitects.com.au</p>	<p>DATE</p> <p>16.10.2019</p>	<p>SCALE</p> <p>1:100</p>	<p>STATUS</p> <p>AS SHOWN</p>	<p>REVISIONS</p> <p>TP2.01</p>	<p>STATUS</p> <p>TOWN PLANNING</p>
NO.	DATE	DESCRIPTION																				
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Attachment 8 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - S57A Plans

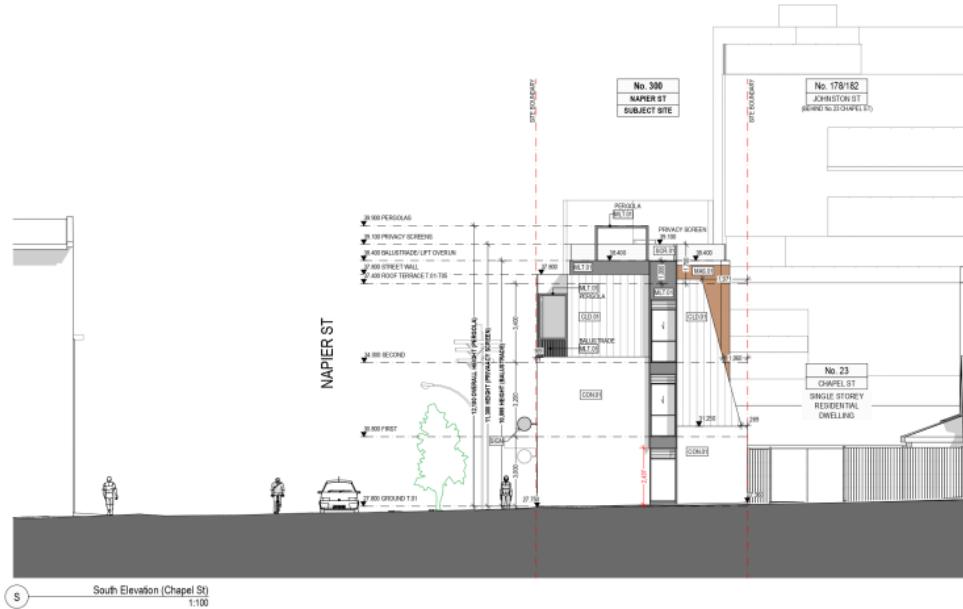


L3 Proposed Third & Roof Terrace
1:100

R Roof
1:100

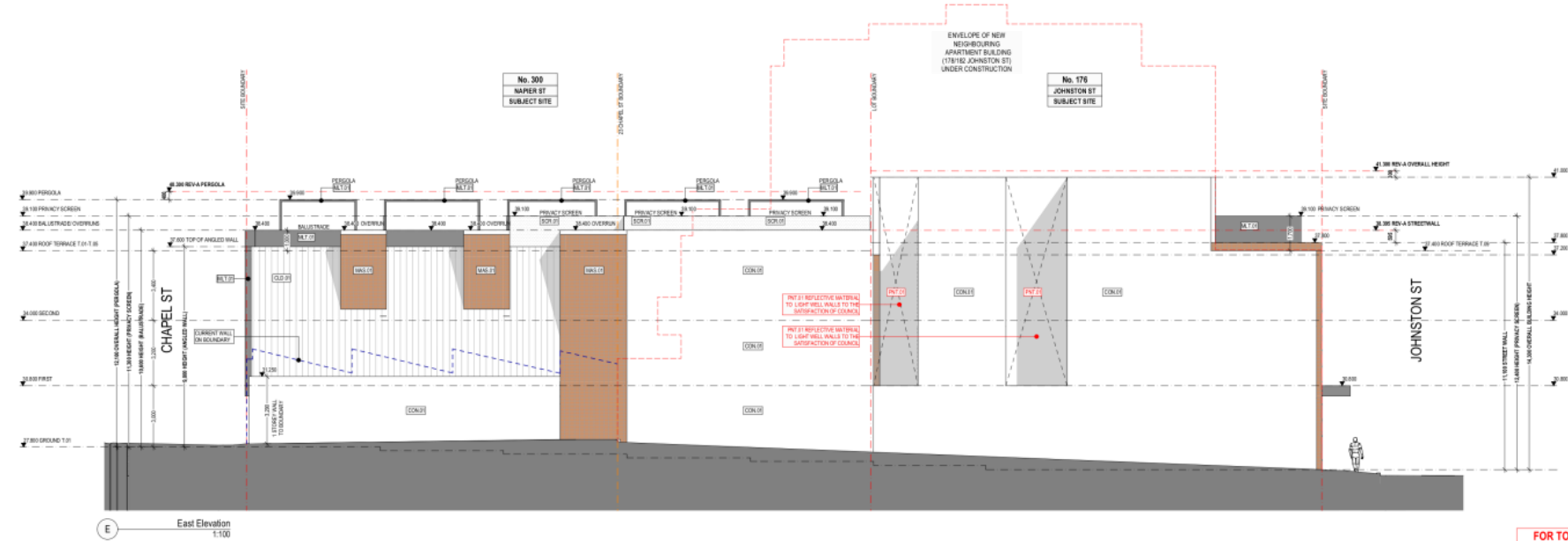
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NO.	DATE	DESCRIPTION																			
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4	10.02.2020	REVISED																			

Attachment 8 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - S57A Plans



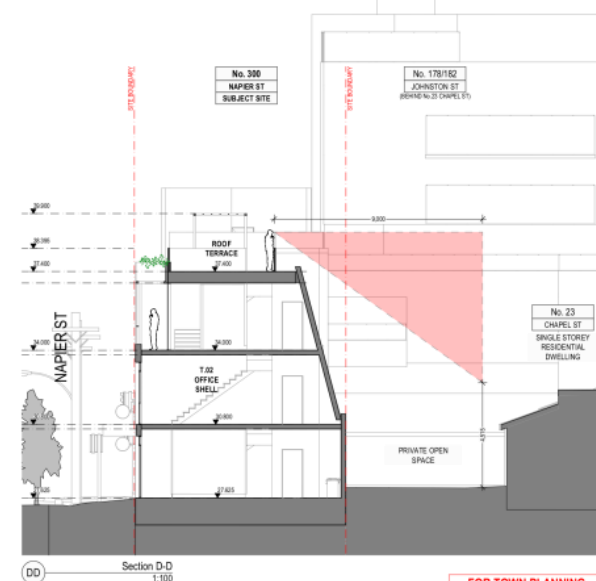
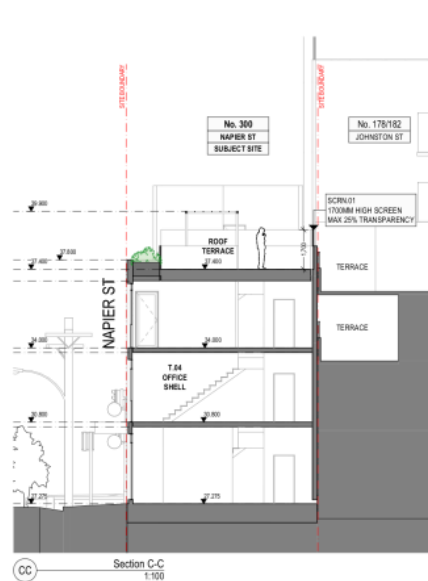
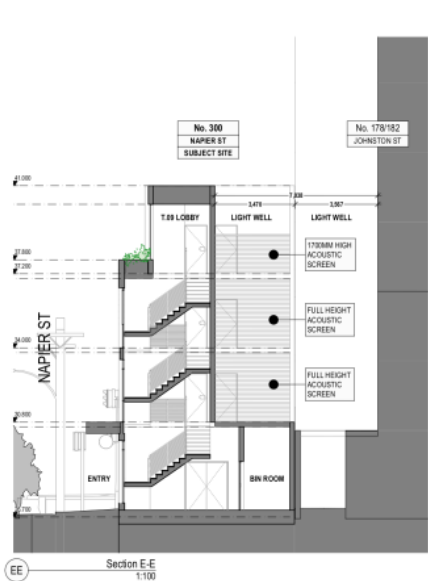
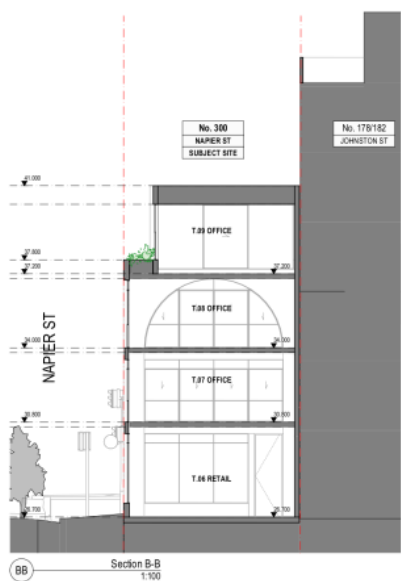
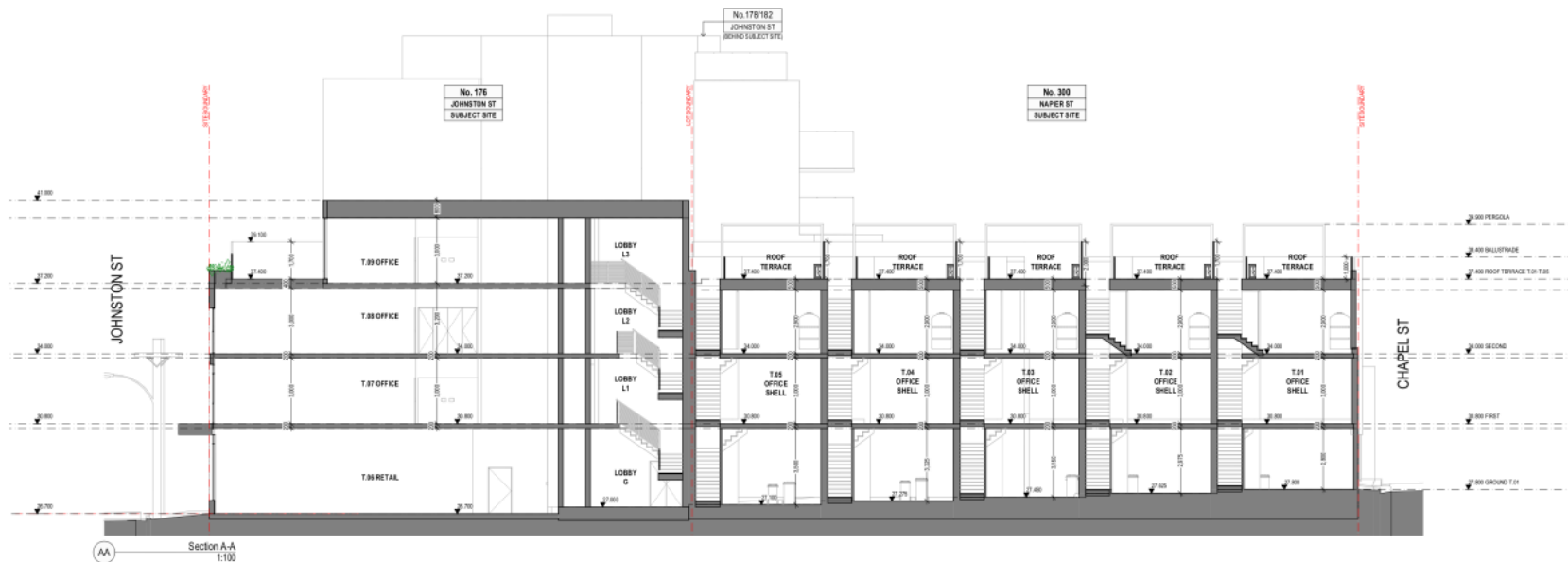
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Attachment 8 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - S57A Plans



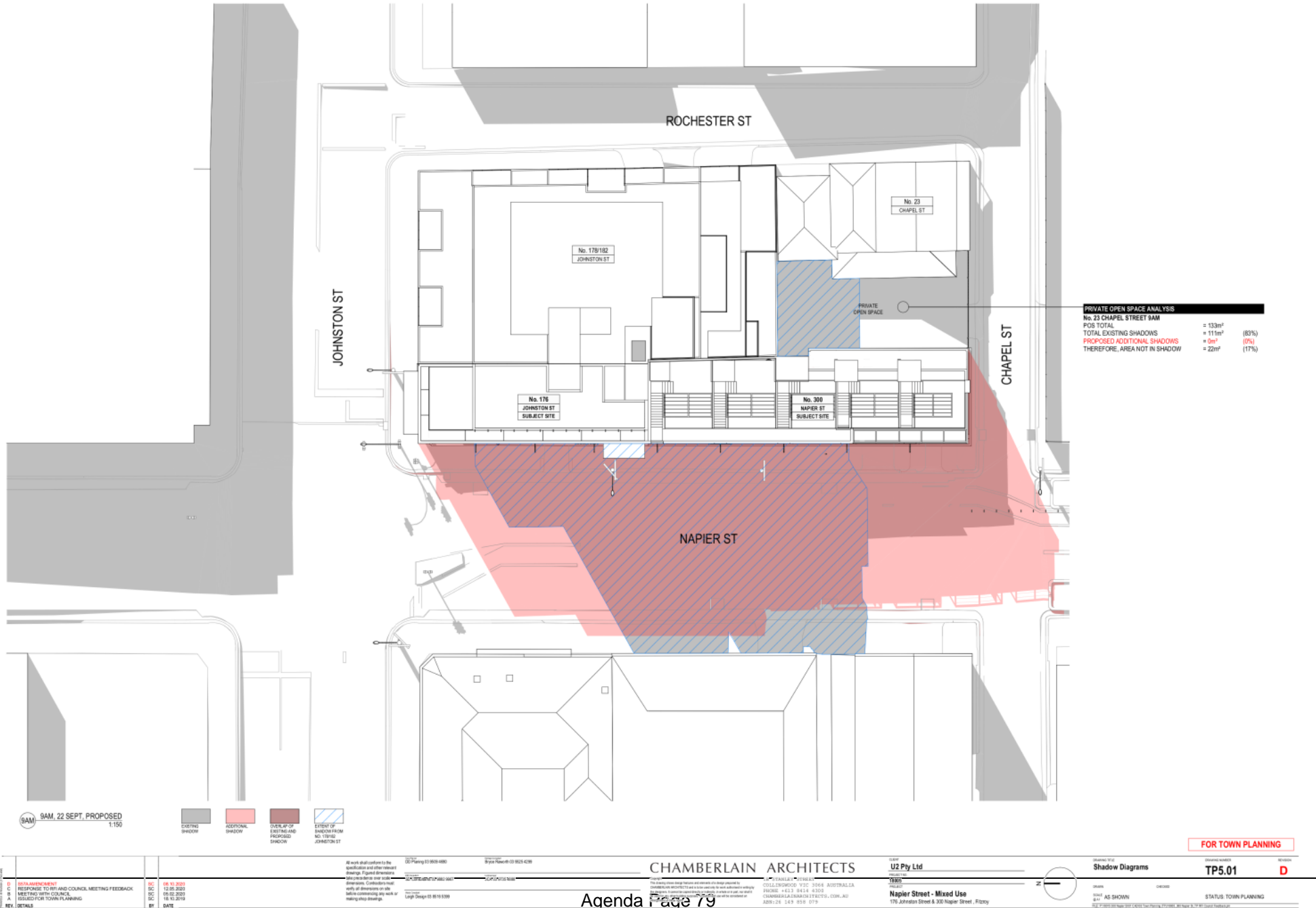
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NO.	DATE	DESCRIPTION																		
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Attachment 8 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - S57A Plans



FOR TOWN PLANNING

Attachment 8 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - S57A Plans



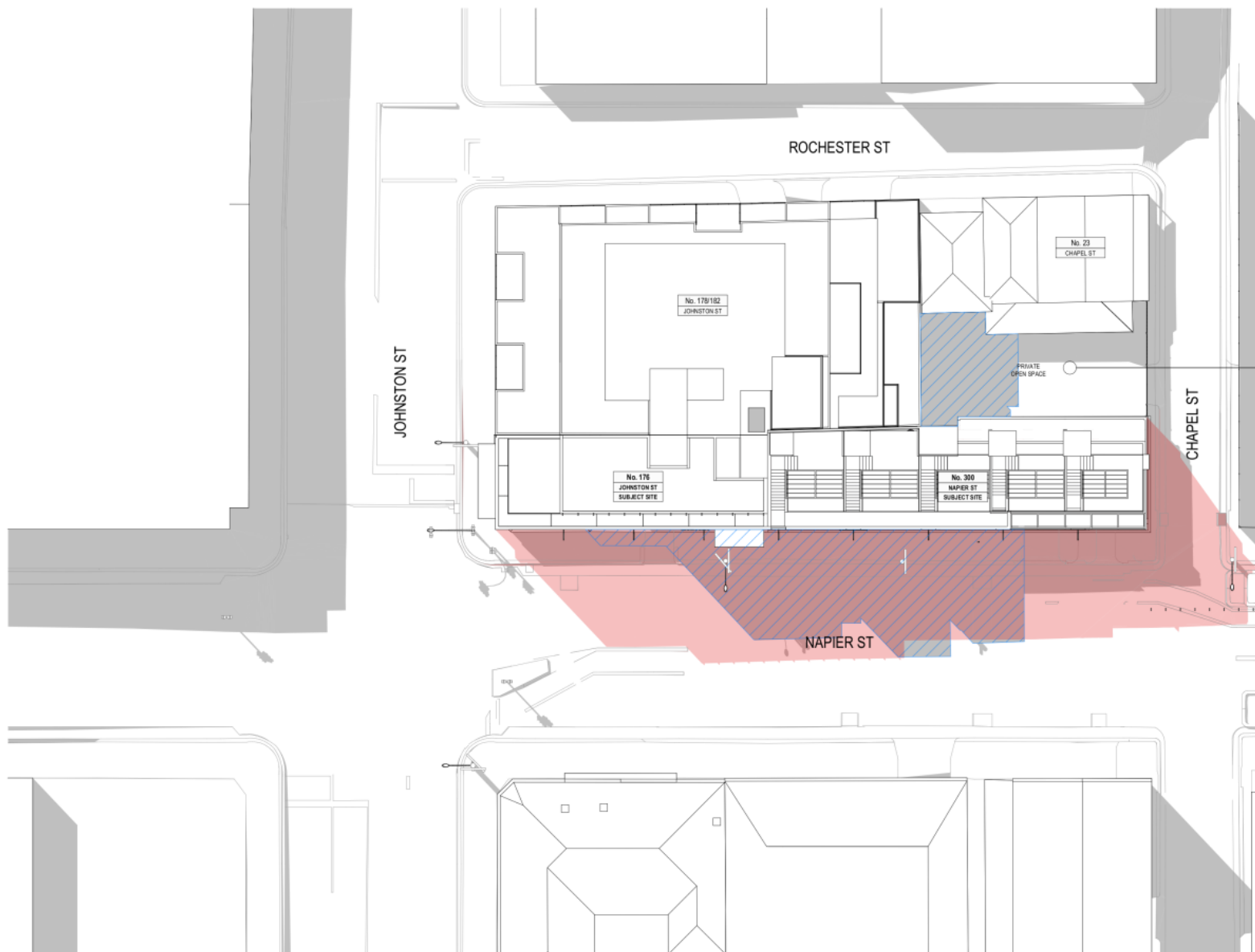
9AM, 22 SEPT, PROPOSED
1:150

- EXISTING SHADOW
- ADDITIONAL SHADOW
- OVERLAP OF EXISTING AND PROPOSED SHADOW
- EXTENT OF SHADOW FROM NO. 176/182 JOHNSTON ST

FOR TOWN PLANNING

<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>01</td> <td>18.10.2019</td> <td>ISSUED FOR TOWN PLANNING</td> </tr> <tr> <td>02</td> <td>18.10.2019</td> <td>ISSUED FOR TOWN PLANNING</td> </tr> <tr> <td>03</td> <td>12.05.2020</td> <td>RESPONSE TO RP AND COUNCIL MEETING FEEDBACK</td> </tr> <tr> <td>04</td> <td>09.02.2020</td> <td>MEETING WITH COUNCIL</td> </tr> <tr> <td>05</td> <td>06.10.2020</td> <td>REVISION</td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	01	18.10.2019	ISSUED FOR TOWN PLANNING	02	18.10.2019	ISSUED FOR TOWN PLANNING	03	12.05.2020	RESPONSE TO RP AND COUNCIL MEETING FEEDBACK	04	09.02.2020	MEETING WITH COUNCIL	05	06.10.2020	REVISION	<p>PROJECT INFORMATION</p> <p>Project Name: 176 Johnston & 300 Napier Street Fitzroy</p> <p>Client: UZ Pty Ltd</p> <p>Site: 176 Johnston Street & 300 Napier Street, Fitzroy</p>	<p>CHAMBERLAIN ARCHITECTS</p> <p>176 Johnston Street & 300 Napier Street, Fitzroy</p> <p>PHONE: +61 3 9414 4300 FAX: +61 3 9414 4300 EMAIL: info@chamberlainarchitects.com.au</p>	<p>SHADOW DIAGRAMS</p> <p>TP5.01</p> <p>STATUS: TOWN PLANNING</p>	<p>FOR TOWN PLANNING</p> <p>TP5.01</p> <p>D</p>
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05	06.10.2020	REVISION																				

Attachment 8 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - S57A Plans



PRIVATE OPEN SPACE ANALYSIS	
No. 23 CHAPEL STREET 10AM	
POS TOTAL	= 133m ²
TOTAL EXISTING SHADOWS	= 88m ² (66%)
PROPOSED ADDITIONAL SHADOWS	= 0m ² (0%)
THEREFORE, AREA NOT IN SHADOW	= 45m ² (34%)

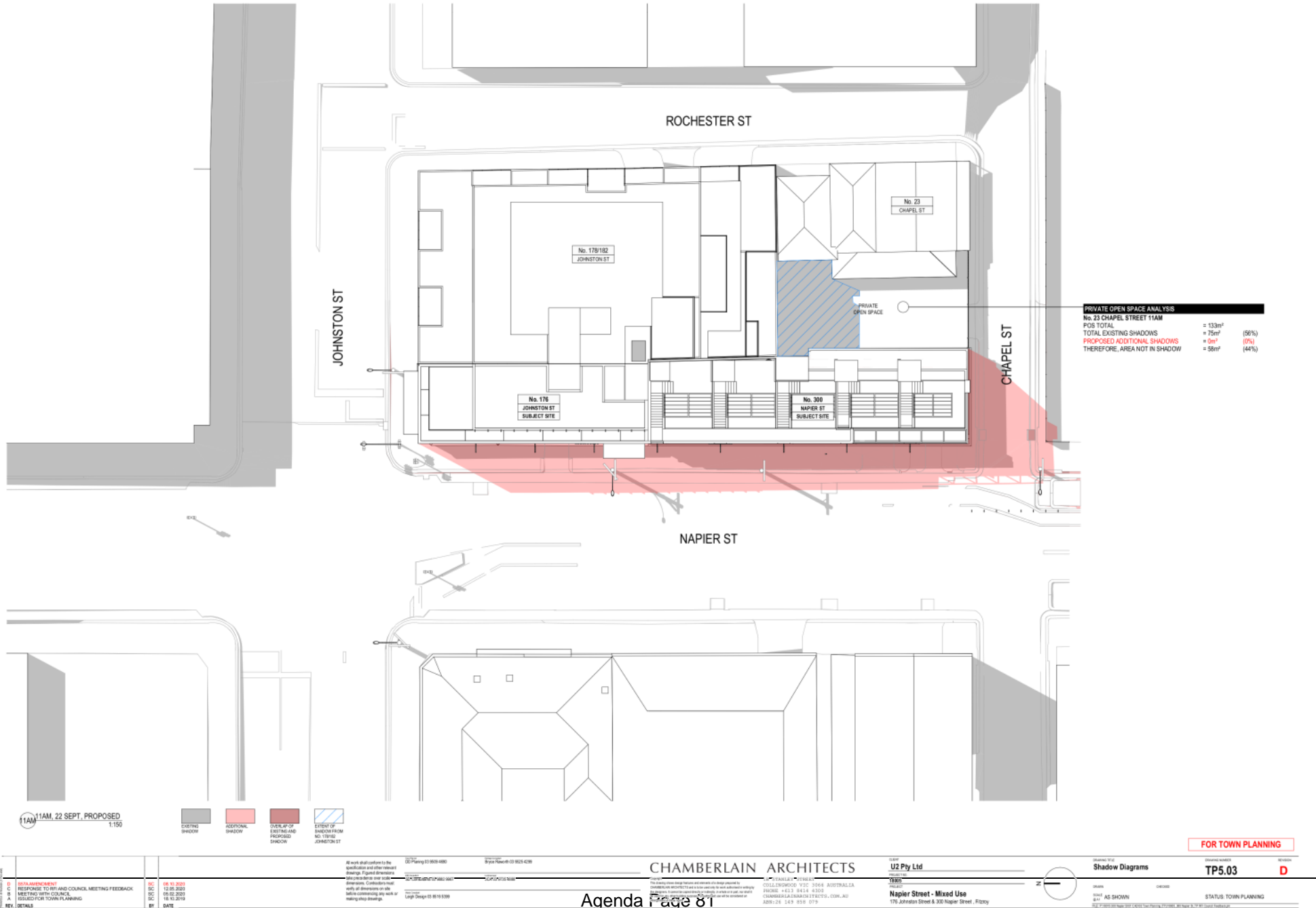
10AM 22 SEPT. PROPOSED 1:150

EXISTING SHADOWS
 ADDITIONAL SHADOWS
 OVERLAP OF EXISTING AND PROPOSED SHADOWS
 EXTENT OF SHADOWS FROM NO. 178/182 JOHNSTON ST

FOR TOWN PLANNING

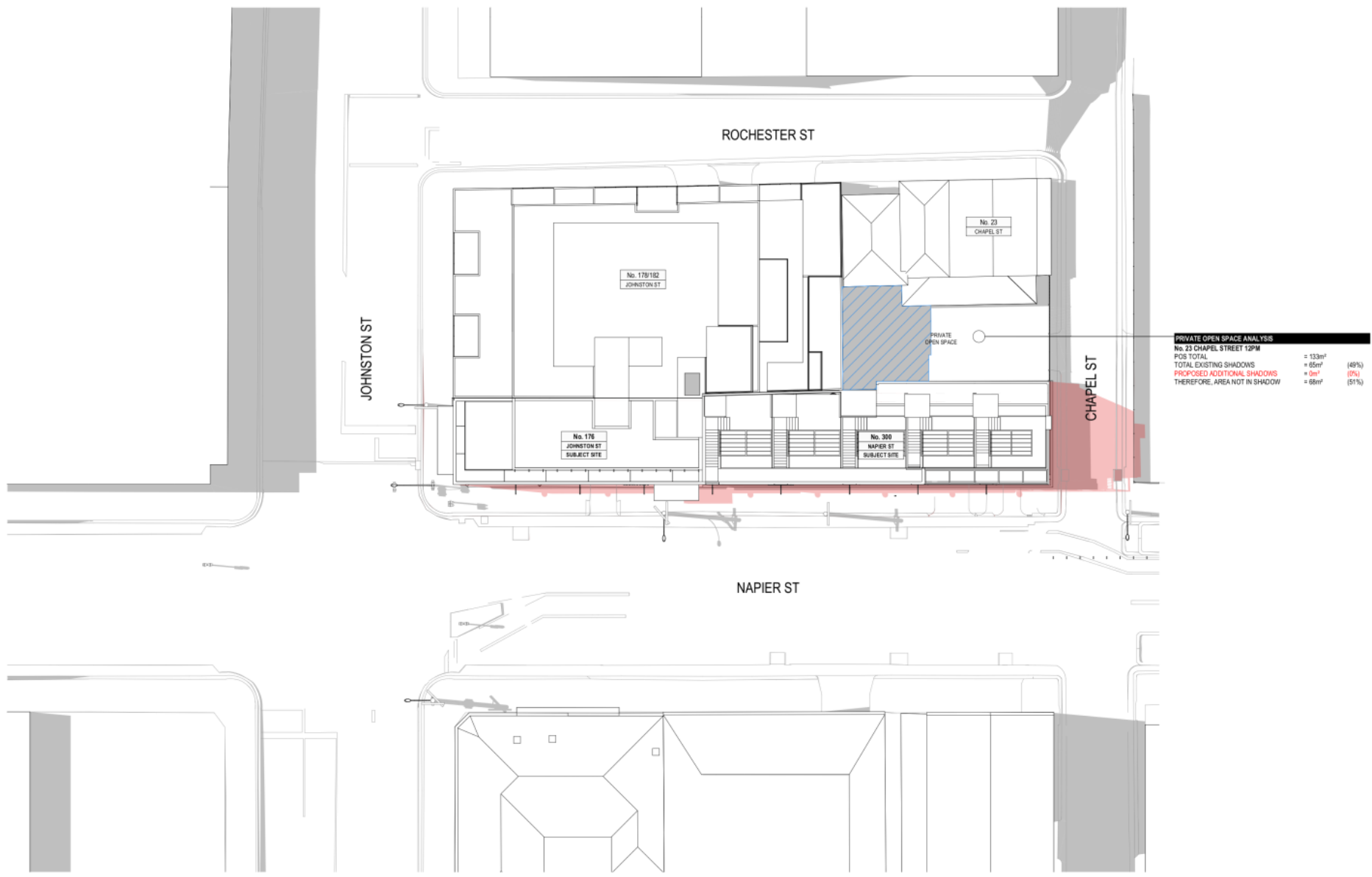
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Attachment 8 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - S57A Plans



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NO.	DATE	DESCRIPTION														
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Attachment 8 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - S57A Plans



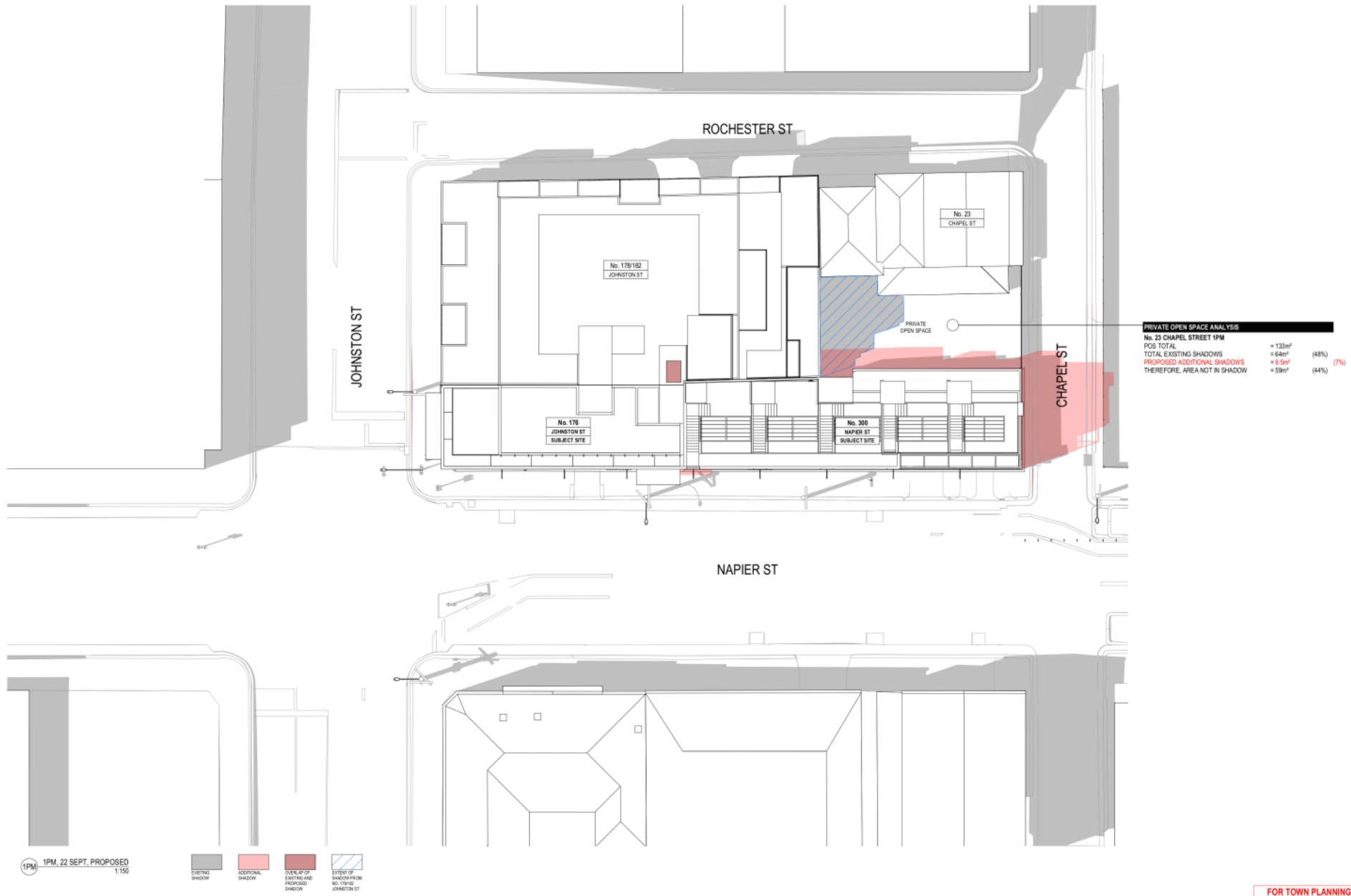
12PM 22 SEPT. PROPOSED 1:150

EXISTING SHADOWS
 ADDITIONAL SHADOWS
 OVERLAP OF EXISTING AND PROPOSED SHADOWS
 EXTENT OF SHADOWS FROM NO. 176/182 JOHNSTON ST

FOR TOWN PLANNING

<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>01</td> <td>18.10.2019</td> <td>ISSUED FOR TOWN PLANNING</td> </tr> <tr> <td>02</td> <td>18.10.2019</td> <td>MEETING WITH COUNCIL</td> </tr> <tr> <td>03</td> <td>12.05.2020</td> <td>RESPONSE TO RFP AND COUNCIL MEETING FEEDBACK</td> </tr> </table>	NO.	DATE	DESCRIPTION	01	18.10.2019	ISSUED FOR TOWN PLANNING	02	18.10.2019	MEETING WITH COUNCIL	03	12.05.2020	RESPONSE TO RFP AND COUNCIL MEETING FEEDBACK	<p>PROJECT INFORMATION</p> <p>Project Name: 176 Johnston & 300 Napier Street Fitzroy</p> <p>Client: UZ Pty Ltd</p> <p>Site: 176 Johnston Street & 300 Napier Street, Fitzroy</p>	<p>CHAMBERLAIN ARCHITECTS</p> <p>176 Johnston Street & 300 Napier Street, Fitzroy VIC 3065 PHONE: +61 3 8414 4300 EMAIL: info@chamberlainarchitects.com.au WWW: www.chamberlainarchitects.com.au</p>	<p>UZ Pty Ltd</p> <p>176 Johnston Street & 300 Napier Street, Fitzroy VIC 3065 PHONE: +61 3 8414 4300 EMAIL: info@uzpty.com.au WWW: www.uzpty.com.au</p>	<p>Shadow Diagrams</p> <p>DATE: 22 SEPT 2020 TIME: 12PM DRAWING NUMBER: TP5.04 STATUS: TOWN PLANNING REVISION: D</p>
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Attachment 8 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - S57A Plans



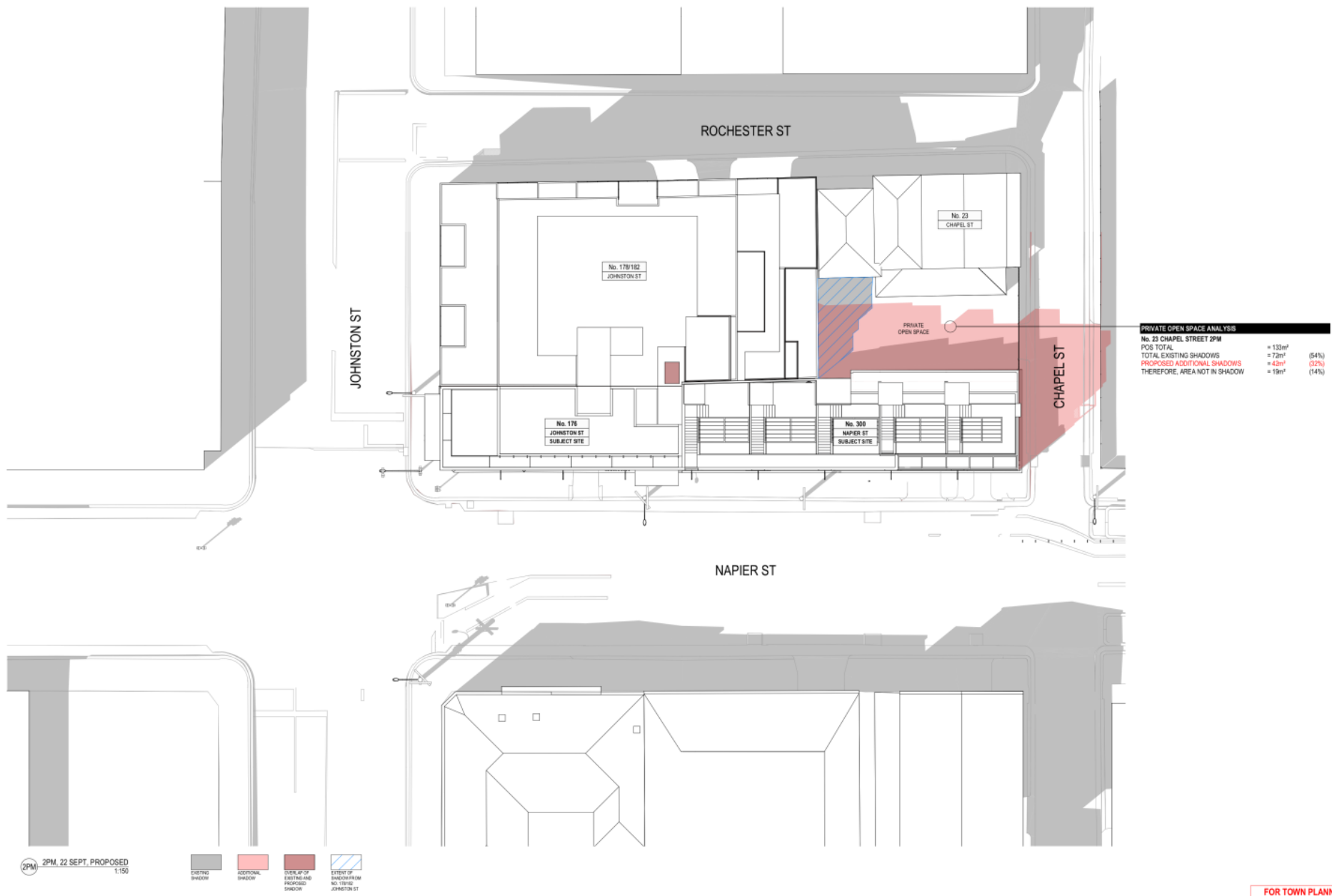
1PM, 22 SEPT, PROPOSED
1:150

- EXISTING SHADOWS
- ADDITIONAL SHADOWS
- OVERLAP OF EXISTING AND PROPOSED SHADOWS
- EXTENT OF SHADOWS FROM NO. 178/182 JOHNSTON ST

FOR TOWN PLANNING

REVISIONS NO. DATE BY DESCRIPTION 1 18.10.2019 [blank] [blank] [blank] 2 18.10.2019 [blank] [blank] [blank] 3 12.05.2020 [blank] [blank] [blank] 4 10.02.2020 [blank] [blank] [blank]	CHAMBERLAIN ARCHITECTS 176 Johnston Street & 300 Napier Street, Fitzroy PHONE: +61 3 9414 4300 EMAIL: info@chamberlainarchitects.com.au WWW: www.chamberlainarchitects.com.au	UZ Pty Ltd 176 Johnston Street & 300 Napier Street, Fitzroy	DRAWING NO. TP5.05 TITLE Shadow Diagrams	REVISION NO. D STATUS TOWN PLANNING
			PROJECT NO. PLN19/0807 PROJECT NAME Napier Street - Mixed Use CLIENT UZ Pty Ltd	DATE 18.10.2019 DRAWN BY [blank] CHECKED BY [blank]

Attachment 8 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - S57A Plans



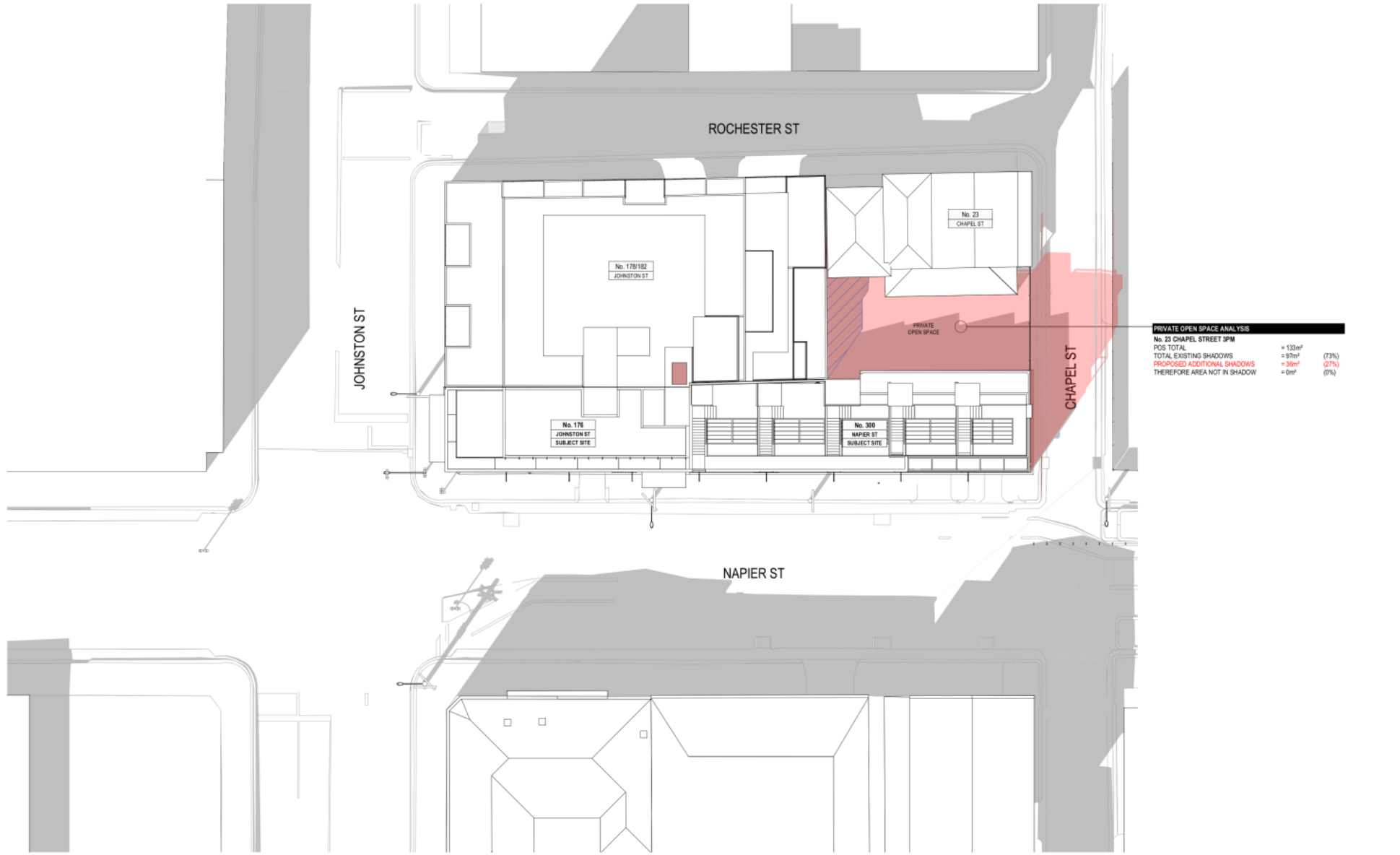
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- EXISTING SHADOWS
- ADDITIONAL SHADOWS
- OVERLAP OF EXISTING AND PROPOSED SHADOWS
- EXTENT OF SHADOWS FROM NO. 176/182 JOHNSTON ST

FOR TOWN PLANNING

10. REVIEW AND COMMENT RESPONSE TO RFP AND COUNCIL MEETING FEEDBACK MEETING WITH COUNCIL ISSUED FOR TOWN PLANNING REV. DETAILS	16. 04. 2020 12. 05. 2020 10. 02. 2020 18. 10. 2019 DATE	00 Planning 0196004480 0196004480-01 9025 4208 CHAMBERLAIN ARCHITECTS 176 Johnston Street & 300 Napier Street, Fitzroy Phone: +61 3 9414 4300 Email: info@chamberlainarchitects.com.au www.chamberlainarchitects.com.au	UZ Pty Ltd 176 Johnston Street & 300 Napier Street, Fitzroy Phone: +61 3 9414 4300 Email: info@uzpty.com.au www.uzpty.com.au	DRAWING NO. 19 Shadow Diagrams TP5.06 D	STATUS TOWN PLANNING
	CHAMBERLAIN ARCHITECTS 176 Johnston Street & 300 Napier Street, Fitzroy Phone: +61 3 9414 4300 Email: info@chamberlainarchitects.com.au www.chamberlainarchitects.com.au				

Attachment 8 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - S57A Plans



3PM, 22 SEPT, PROPOSED
1:150

- EXISTING SHADOWS
- ADDITIONAL SHADOWS
- OVERLAP OF EXISTING AND PROPOSED SHADOWS
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FOR TOWN PLANNING

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Attachment 9 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - Engineering Comments (S57A Plans)



MEMO

To: Nish Goonetilleke
From: Artemis Bacani
Date: 5 November 2020
Subject: Application No: PLN19/0807
 Description: Amended Mixed Use Development
 Site Address: 176 Johnston Street and 300 Napier Street, Fitzroy

I refer to the above Planning Application received on 27 October 2020 in relation to the proposed development at 176 Johnston Street and 300 Napier Street, Fitzroy. Council's Civil Engineering unit provides the following information:

Drawings and Documents Reviewed

	Drawing No. or Document	Revision	Dated
One Mile Grid	<i>Traffic Impact Assessment</i> report		28 May 2020
Camberlain Architects	TP0.01 <i>Development Summary</i>	D	9 October 2020
	TP1.01 <i>Neighbourhood & Site Plan</i>	D	9 October 2020
	TP2.01 <i>Ground</i>	D	9 October 2020
	TP3.01 <i>Elevations</i>	D	9 October 2020
	TP3.02 <i>Elevations</i>	D	9 October 2020
	TP4.01 <i>Sections</i>	D	9 October 2020
David De Giovanni Town Planning	<i>Planning Application PLN19/0807</i> <i>176 Johnston Street and 300 Napier Street, Fitzroy</i>		3 October 2019

CAR PARKING PROVISION

Proposed Development

Under the provisions of Clause 52.06-5 of the Yarra Planning Scheme, the development's parking requirements are as follows:

Proposed Use	Quantity/ Size	Statutory Parking Rate*	No. of Spaces Required	No. of Spaces Allocated
Office	1,156 m ²	3 spaces per 100 m ²	34	2
Shop	120 m ²	3.5 spaces per 100 m ² of leasable floor area	4	0
Total			38	2

* 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 36 car spaces is sought by the applicant.

Attachment 9 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - Engineering Comments (S57A Plans)

To reduce the number of car parking spaces required under Clause 52.06-5 (including to reduce to zero spaces), the application for the car parking reduction must be accompanied by a Car Parking Demand Assessment.

Car Parking Demand Assessment

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

- *Parking Demand for Office Use.*

The office component would be provided with two on-site car spaces for the total 1,156 square metres of office floor area. This would equate to a rate of 0.17 spaces per 100 square metres. 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
Cremorne	
60-88 Cremorne Street PLN17/0626 issued 21 June 2018	0.85 spaces per 100 m ² (233 on-site spaces; 27,306 m ²)
9-11 Cremorne Street PLN16/0171 (Amended) issued 13 June 2017	0.85 spaces per 100 m ² (20 on-site spaces; 2,329 m ²)
Collingwood	
2-16 Northumberland Street PLN16/1150 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 0.17 is lower compared to the rates shown in the above table; however, the site's good accessibility to public transport services and proximity to Melbourne would encourage visitors and clients to the site to utilise more sustainable forms of transportation such as catching public transport or riding a bicycle or car-pooling.

- *Parking Demand for Shop Use.*

Typically, shop uses would generate a staff parking demand of 1.0 space per 100 square metres of floor area. All of the parking for the shop component would be accommodated off-site.

- *Availability of Public Transport in the Locality of the Land.* The following public transport services can be accessed to and from the site by foot:

- Johnston Street buses – 20 metre walk
- Brunswick Street trams – 220 metre walk
- Smith Street trams – 290 metre walk
- Nicholson Street trams – 530 metre walk
- Alexandra Parade buses – 560 metre walk

- *Multi-Purpose Trips within the Area.*

Clients and customers to the office and shop uses might combine their visit by engaging in other activities or business whilst in the area.

- *Convenience of Pedestrian and Cyclist Access.*

The site has very good access to shops, businesses, essential facilities and public transport nodes. The site also has good connectivity to the Principal Bicycle Network.

Attachment 9 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - Engineering Comments (S57A Plans)

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.*
The streets surrounding the site contain short-stay parking restrictions, which would provide clients and customers an opportunity to park close to the site. Long-stay on-street parking is very scarce to non-existent and employees to the site would be inclined to make their own travel arrangements to commute to and from the site, such as take public transport or ride a bicycle.
- *Relevant Local Policy or Incorporated Document.*
The proposed development is considered to be in line with the objectives contained in Council's *Strategic Transport Statement*. The site is ideally located with regard to sustainable transport alternatives and the reduced provision of on-site car parking would potentially discourage private motor vehicle ownership and use.

Adequacy of Car Parking

From a traffic engineering perspective, the reduction in car parking for the proposed office and shop use is considered appropriate in the context of the development and the surrounding area. Clients and customers to the site would be fully aware with the high parking demand in the Fitzroy area. The existing short-stay parking restrictions that operate in many surrounding streets would improve the ability for clients and customers to parking near the site.

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 Ratio Consultants is as follows:

Proposed Use	Adopted Traffic Generation Rate	Peak Hour	
		AM	PM
Commercial (2 spaces)	0.5 trips per space during each peak hour period	1	1

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.

Attachment 9 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - Engineering Comments (S57A Plans)

**LAYOUT DESIGN
Layout Design Assessment**

Item	Assessment
Access Arrangements	
Car Space Doorway	The width of each car space doorway is 3.7 metres.
Headroom Clearance – Car Space Doorway	A minimum headroom clearance of 2.5 metres is provided at the car space doorway to satisfy <i>Design standard 1 – Accessways</i> .
Vehicle Turning Movements – Via Napier Street	The swept path diagrams for a B85 design vehicle demonstrates satisfactory vehicle movements into and out of the garage entrances via Napier Street.
Vehicle Crossings	The proposed vehicle crossings are each 3.0 metres in width.
Car Parking Modules	
Car Spaces	The dimension of the car spaces for each garage measures of 3.5 metres by 6.0 metres to satisfy <i>Design standard 2 – Car parking spaces</i> .
Other Items	
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 or bottoming out (Please see under ' <i>Design Items to be Addressed</i> ' section).
Waste Collection Arrangement	According to the applicant, waste collection would be performed on Napier Street using Council's waste collection service.
Loss of On-Street Car Spaces	The construction of the vehicle crossing would result in the loss of one on-street car space. The Civil Engineering unit has no objection to the loss of one on-street car space.
Bicycle Hoops – Napier Street Frontage	According to the applicant, the details of the bicycle hoops have been referred to Council's Urban Design unit for comment.
Canopy – Johnston Street & Napier Street Frontages	The height clearance of the canopy on the Johnston Street and Napier Street frontages of 3.70 metres and 3.22 metres respectively are considered adequate and satisfies the <i>Building Regulations 2018</i> .
Illuminated Signs	The illuminated signs along the Napier Street façade has a clearance height of between 2.63 metres and 3.95 metres. With the exception of the sign with a clearance height of 2.63 metres, the signs satisfy the requirements of the <i>Building Regulation 2018</i> .

Attachment 9 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - Engineering Comments (S57A Plans)

Design Items to be Addressed

Item	Details
Proposed Vehicle Crossing – Ground Clearance Check	<p>To assist the applicant, a Vehicle Crossing Information Sheet has been appended to this memo. The ground clearance check requires the applicant to obtain a number of spot levels out on site which includes the reduced level 2.0 metres inside the property, the property boundary level, the bottom of kerb (invert) level, the edge of channel level and a few levels on the road pavement – in this case, Napier Street. These levels for each vehicle crossing are to be shown on a 1 in 20 scale cross-sectional drawing, with dimensions, together with the B99 design vehicle ground clearance template demonstrating access into and out of the development.</p> <p>The footpath cross-fall grade should not exceed the maximum allowable cross-fall grade of 1:40 (2.5%) for a minimum footpath width of 1.2 metres.</p> <p>Providing the ground clearance check early in the design phase can also determine whether further modification works are required, such as lowering the finished floor level inside the property or making any adjustments to Council's footpaths or road infrastructure.</p>
Illuminated Signs – Napier Street Frontage	<p>The illuminated sign with a clearance height of 2.63 metres must have a minimum clearance height of 2.70 metres to satisfy the <i>Building Regulations 2018</i>.</p>
Corner Splay	<p>In relation to the subject splay, the Civil Engineering unit provides the following information:</p> <p>The ground level corner splay at the north-west corner of the Johnston Street and Napier Street intersection is deemed a Public Highway (regardless of whether it is contained within title boundaries of 176 Johnston Street and 300 Napier Street, Fitzroy) by virtue of its long history of use by the public, construction and on-going requirement by the public.</p> <p>The subject splay has been maintained and reconstructed by the City of Yarra. The splay is constructed in an asphalt pavement which is consistent with the surrounding footpath along the south side of Johnston Street and east side of Napier Street. The splay forms part of a pathway (as defined under the Road Management Act 2004 as 'constructed or developed by a responsible road authority for use by members of the public' (s.3 – Definitions)). A municipal road, for which Council is responsible for, includes pathways.</p> <p>Therefore, we can confirm that the subject splay is a 'road' for the purposes of the Road Management Act 2004 and Local Government Act 1989. Council is the entity responsible for the care and management of such roads, pursuant to section 205 of the Local Government Act 1989. Under the Road Management Act 2004 and the Local Government Act 1989, Council has the powers to remove any encroachments or obstructions on a municipal road, including encroachments from building works from the subject site.</p> <p>Although the splay is contained within the title plan for 176 Johnston Street, Fitzroy, the listed proprietors do not have any rights or responsibilities in respect of the splay, other than a right to use the</p>

Attachment 9 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - Engineering Comments (S57A Plans)

	<p>splay for access purposes. Historically, the former landowners of the building had demonstrated an intention to dedicate the splay as a Public Highway by constructing the edge of the building along the splay. From the title, it appears that the previous landowner had not corrected the title to show the splay.</p> <p>Given the above information, the Civil Engineering unit is opposed to the occupation of the new building over the subject splay. The applicant must revise the drawings to provide the new building outside the splay at ground level, and not encroach over it.</p> <p>The splay must remain in asphalt (consistent with the surrounding footpaths) and must not be reduced in size. The applicant must depict the splay on the proposed Ground floor plan (TP2.01). The splay can be occupied above ground level (i.e. first floor and upwards).</p>
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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 Johnston Street, Napier Street and Chapel Street road frontages must be reconstructed to Council’s satisfaction and at the Permit Holder’s cost.
- The footpath along the property’s Johnston Street, Napier Street and Chapel Street road frontages must be reconstructed to Council’s satisfaction and at the Permit Holder’s cost. The footpath must have a cross-fall of 1 in 40 or unless otherwise specified by Council.
- The half-width road pavement of Johnston Street (from the centre line of the road to the south 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.
- The half-width road pavement of Napier Street (from the centre line of the road to the east 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.
- The half-width road pavement of Chapel Street (from the centre line of the road to the north 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.
- All portions of redundant vehicle crossing associated with the development must be demolished and reinstated with pavement and kerb and channel to Council’s satisfaction and at the Permit Holder’s cost.
- All road markings, including bicycle logos, are to be reinstated following the completion of the road pavement works to Council’s satisfaction and at the Permit Holder’s cost.

Attachment 9 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - Engineering Comments (S57A Plans)

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.

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 9 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - Engineering Comments (S57A Plans)

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.
Clearances to Electrical Assets	Overhead power lines run along the south side of Johnston Street and east side of Napier Street, close to the property boundary. The developer needs to ensure that the building has adequate clearances from overhead power cables, transformers, substations or any other electrical assets where applicable. Energy Safe Victoria has published an information brochure, <i>Building design near powerlines</i> , which can be obtained from their website: http://www.esv.vic.gov.au/About-ESV/Reports-and-publications/Brochures-stickers-and-DVDs
Tree Protection	The applicant is to liaise with Council's Open Space unit regarding the protection of the street trees along the property's Napier Street road frontage.

Attachment 9 - PLN19/0807 - 176 Johnston & 300 Napier Street Fitzroy - Engineering Comments (S57A Plans)

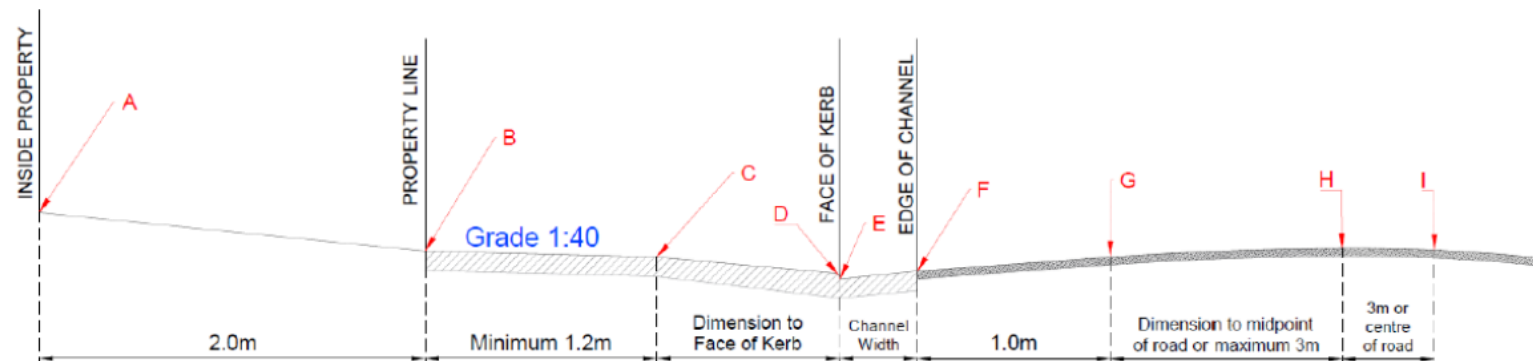


Vehicle Crossing – Cross Section

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 10 - PLN19/0807 - 176 Johnston Street & 300 Napier Street Fitzroy - Strategic Transport Unit Comments (S57A Plans)

Goonetilleke, Nish

From: Wright, Chloe
Sent: Monday, 9 November 2020 11:03 AM
To: Goonetilleke, Nish
Subject: Re: PLN19/0807 - 176 Johnston Street & 300 Napier Street Fitzroy - S57A Plans Strategic Transport Planning Re-Referral
Attachments: UD Standard Details -Bike Hoops.pdf

Hi Nish,

I've reviewed the revised plans and provide the below comments regarding provision of bicycle spaces - employee bicycle spaces are acceptable and a recommendation for visitor bicycle spaces.

Employee spaces

- A total of 14 employee bicycle spaces are provided, including 2 per each of the 5 tenancies at Napier Street and 4 in the larger tenancy at Johnston Street. Each tenancy includes at least 1 horizontal bicycle rack, satisfying the AS2890.3 requirement for at least 20% of employee bicycle spaces to be horizontal at-grade bicycle racks.

Visitor spaces

- Four bicycle hoops (providing 8 spaces) are provided at the Napier Street footpath. The layout of hoops is in accordance with Council's urban design standard bicycle hoop (attached), however the dimensions noted on the plans show that the footpath width adjacent to the bike hoops is 1,273mm which does not meet the minimum required width of 1500mm.
- A possible option to address this is to relocate 3 of the hoops to be adjacent to the 3 street trees at Napier Street and shift the hoops 230mm closer to the kerb to achieve an adjacent footpath width of 1500mm. Given the trees are setback from the kerb, there appears to be sufficient clearance for a bicycle to park on each side of a hoop at this position.
- As noted in the original Strategic transport comments, the best practice rate recommends a total of 2 visitor spaces, therefore provision of 3 bike hoops (providing 6 visitor spaces) is considered acceptable given the constrained footpath space.
- It is also noted that there is an existing bicycle corral with 6 bicycle spaces directly opposite the site.
- If the applicant wishes to maintain provision of 4 bicycle hoops, there appears to be sufficient space at the Johnston street footpath for 1 hoop (noting it would need to be positioned as per the Urban Design standard detail).

Please let me know if you have any questions or if further clarification is required regarding the visitor spaces.

Kind regards,

Chloe Wright
Sustainable Transport Officer
Strategic Transport
I work Monday – Thursday

PO BOX 168 Richmond VIC 3121

Attachment 10 - PLN19/0807 - 176 Johnston Street & 300 Napier Street Fitzroy - Strategic Transport Unit Comments (S57A Plans)

T (03) 9426 3105

E chloe.wright@yarracity.vic.gov.au

W yarracity.vic.gov.au/yarracity.vic.gov.au

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

From: Goonetilleke, Nish <Nish.Goonetilleke@yarracity.vic.gov.au>

Sent: 02 November 2020 11:01

To: Wright, Chloe <Chloe.Wright@yarracity.vic.gov.au>

Subject: RE: PLN19/0807 - 176 Johnston Street & 300 Napier Street Fitzroy - S57A Plans Strategic Transport Planning Re-Referral

Hi Chloe,

Hope you're both well and staying safe. Please see re-referral below for revised plans under a S57A.

Application No.: PLN19/0807
Address: 176 Johnston Street & 300 Napier Street Fitzroy

Please find the following attached:

- Original Strategic Transport comments;
- Link to advertised documents: <https://www.yarracity.vic.gov.au/services/planning-and-development/planning-applications/advertised-planning-applications/2020/07/09/pln190807>
- Coverletter for S57A
- Revised plans

The applicant has increased the number of employee bicycle spaces from 10 to 14 and 8 visitor bicycle spaces (4 racks) along the Napier Street frontage. The 2 x car parking spaces will also be 'EV ready'.

The GTP requirements from the original referral comments will be conditioned on any permit issued.

Informal email comments on the revised plans are acceptable. Will you be able to provide comments this week?

Let me know if you need any more information.

Thank you very much.

Kind Regards,

Nish Goonetilleke

Senior Statutory Planner

STATUTORY PLANNING

City of Yarra PO Box 168 Richmond 3121

ABN 98 394 086 520

Attachment 11 - PLN19/0807 - 176 Johnston Street & 300 Napier Street Fitzroy - Arborist Comments (S57A Plans)



Memo

To: Glen Williames

Cc:

From: Justin Bated

Date: 6 November 2020

Subject: PLN19/0807 – 176 Johnson and 300 Napier St Fitzroy

diverse

vibrant

exciting

inclusive

Glen,

There are two semi mature Elm trees in the roadway on Napier St.
Both trees have fair structure and fair Health.
Tree nearest tree to the corner of Johnson and Napier is Id-11181 the other is Id-11182.
Both have a DBH OF 150mm and an amenity value of \$1844.00 each.

I recommend the following:

1. A tree total protection bond of \$5000.00 is taken to cover both trees.
2. The developer to submit a TMP(tree management plan) for the protection of both trees Council owned trees on Napier Street.
3. As mentioned in the plans submitted, two additional roadside trees plus 2 years maintenance to be paid for by the developer. These cost will be at Councils current schedule of rates and will be completed by Council contractors.

Attachment 12 - PLN19/0807 - 176 Johnston Street & 300 Napier Street Fitzroy - VicRoads Comments (S57A Plans)



Department of Transport

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

Nish Goonetilleke
Yarra City Council
PO BOX 168
RICHMOND VIC 3121

Dear Nish Goonetilleke

PLANNING APPLICATION NO.: PLN19/0807
DEPARTMENT REFERENCE NO: PPR 34528/20
PROPERTY ADDRESS: 176 JOHNSTON STREET, FITZROY VIC 3065

Section 52 – No objection subject to conditions being imposed

Further to our response dated 9/11/2020 please find attached Head, Transport for Victoria's revised permit conditions.

The Department has considered this application and does not object to the grant of a permit subject to the following conditions be included in the planning permit:

1. The canopy/awning located along the Johnston Street facade at the corner of Napier Street must provide a minimum setback of 0.5m from any part of the traffic signal at this location.
2. *Prior to the commencement of the development, the owner of the land must enter into an agreement with the Department of Environment, Land, Water and Planning (DELWP) pursuant to Section 138(A) of the Land Act 1958 for the elements of the approved development that project more than 300mm beyond the land's Johnston Street and Napier Street boundary (i.e. the canopies, fixed shading devices, architectural features, awnings, balconies etc), to indemnify the Crown in relation to any claim or liability arising from the projections within the Johnston Street and Napier Street road reserve. A copy of the endorsed plan must be submitted and clearly detail the dimensions of all projections including the total area (sqm), length, width and height which extend beyond the title boundary. This condition does not apply where written confirmation is obtained from DELWP that the above agreement is not required or if no projections are proposed into the road reserve airspace.*
3. The lighting must be installed and maintained to ensure there is no disability glare and accordingly, the lighting output must be no greater than 0.25 cd/m² throughout the approach from either direction.



Attachment 12 - PLN19/0807 - 176 Johnston Street & 300 Napier Street Fitzroy - VicRoads Comments (S57A Plans)

4. All signs must not be reflective, flashing scrolling or intermittent light.
5. All signs are secured in a safe manner to ensure there is no public safety risk.

Note:

- Separate consent may be required from Head, Transport for Victoria (Department of Transport) under the Road Management Act 2004 for buildings and works undertaken outside the title boundary within a Road Zone Category 1. Please contact the Department prior to commencing any works

Please forward a copy of any decision to this office as required under Section 64 of the *Planning and Environment Act 1987*.

Should you have any enquiries regarding this matter, please contact Ewa Fiebelkorn on 9313-1187 or Ewa.Fiebelkorn@roads.vic.gov.au.

Yours sincerely



Gillian Menegas
Senior Planning Officer
Under delegation from the Head, Transport for Victoria

10/11/2020

Cc: permit applicant