

Attachment 1 - PLN21/0569 - 69 Smith Street, Fitzroy – Advertised Section 57B - Amended plans

TOWN PLANNING PACKAGE DOCUMENTATION

- TP001 TITLE PAGE & PERSPECTIVE VIEWS
- TP002 NEIGHBORHOOD DESCRIPTION
- TP003 NEIGHBORHOOD DESCRIPTION SURVEY
- TP004 SITE ANALYSIS
- TP005 DESIGN RESPONSE

- TP101 EXISTING CODITION & DEMOLITION PLANS & ELEVATIONS

- TP201 GROUND FLOOR PLAN
- TP202 FIRST FLOOR PLANS
- TP203 SECOND FLOOR PLANS
- TP204 THIRD FLOOR PLAN
- TP205 ROOD DECK LEVEL PLAN
- TP206 ROOF PLAN

- TP301 ELEVATIONS
- TP302 ELEVATIONS & SECTIONS

- TP401 SHADOW DIAGRAM 22 SEPT 0900 HRS
- TP402 SHADOW DIAGRAM 22 SEPT 1000 HRS
- TP403 SHADOW DIAGRAM 22 SEPT 1100 HRS
- TP404 SHADOW DIAGRAM 22 SEPT 1200 HRS
- TP405 SHADOW DIAGRAM 22 SEPT 1300 HRS
- TP406 SHADOW DIAGRAM 22 SEPT 1400 HRS
- TP407 SHADOW DIAGRAM 22 SEPT 1500 HRS
- TP408 PERSPECTIVES 22 SEPT 0900-1200HRS



PERSPECTIVE OVERHEAD VIEW FROM NORTH-WEST



PERSPECTIVE (SH-ORIG) NORTH-WEST

Amendment No.	Decision	Date
1	TOWN PLANNING APPLICATION	20/06/21
A	APPLICANT RESPONSE	20/07/21
B	RESPONSE TO PUBLIC COMMENT	09/08/21
C	RESPONSE TO REGIONAL INFRASTRUCTURE	20/08/21
D	REGIONAL RESPONSE & STATEMENT OF POSITION	19/09/21
F	RESPONSE TO SUPPLY	02/10/21

TOWN PLANNING

Client
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New Northcote Art Gallery 4880-1900

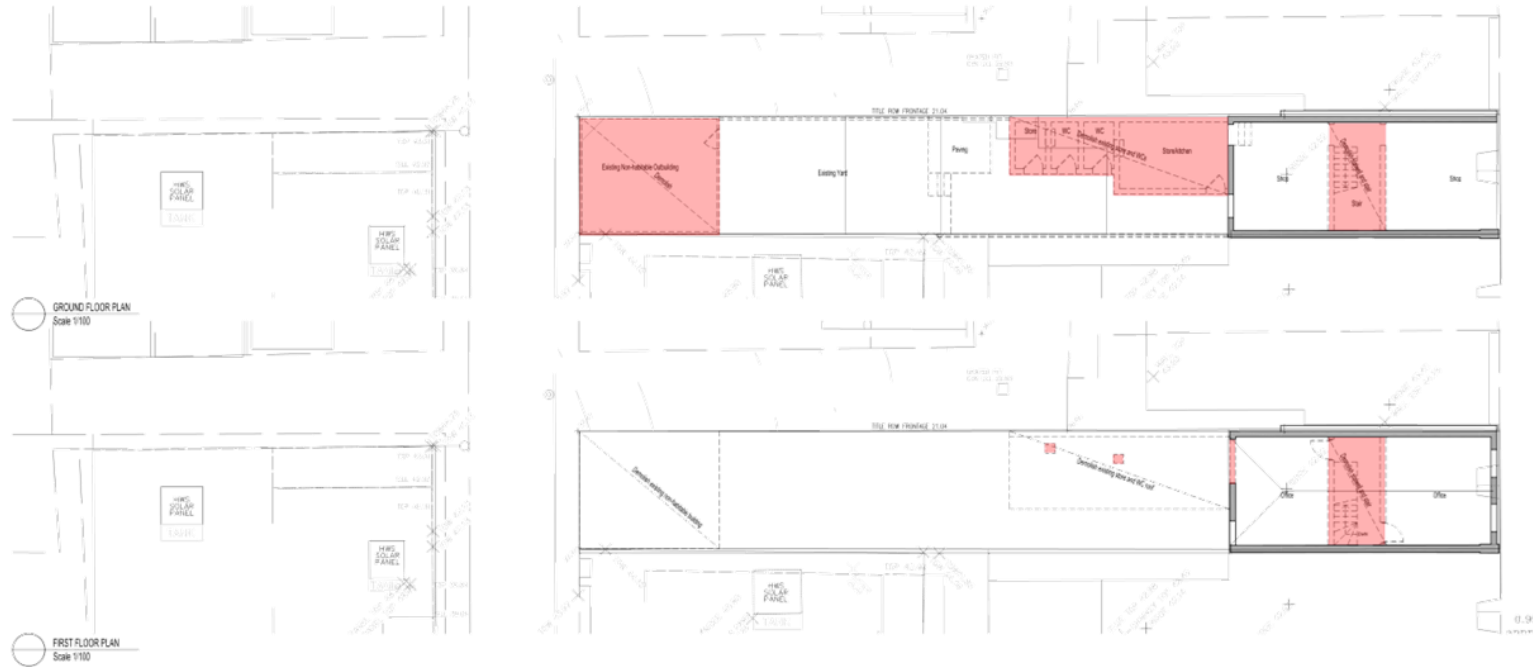
Project Title
**Mixed-use Redevelopment
69 Smith Street, Fitzroy, 3065 VIC**

TITLE PAGE & PERSPECTIVE IMAGES

Date	Designer
Drawing Created Date:	14/08/2021
Drawing Created by:	ATC
Project and Location by:	ATC
Checked:	ATC
Approved:	ATC
Project No:	Drawing No:
20015	TP001
	F

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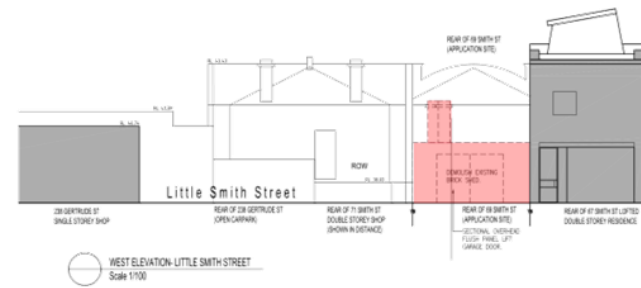


EAST ELEVATION - SMITH STREET
Scale 1/100

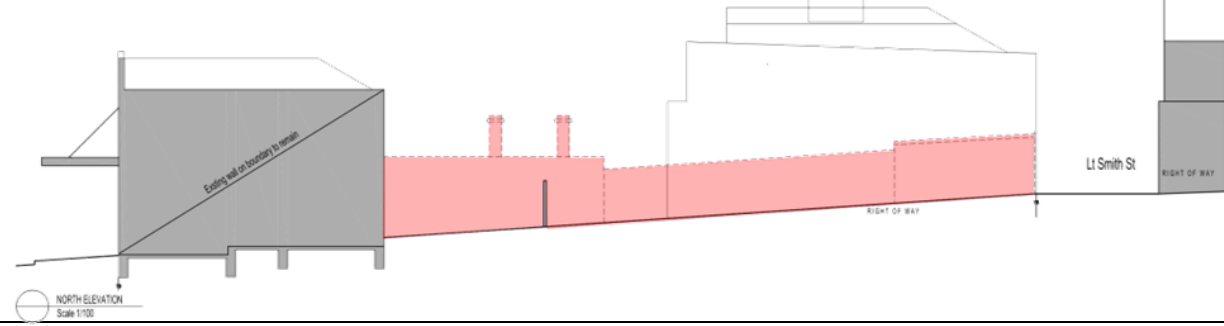


- HERITAGE IDENTIFIED WROUGHT IRON CAST-IRON SHOPFRONT TO BE REMAINED AND PROTECTED
- EXISTING EXTERIOR CEILING (SKY) TO BE REMAINED AND PROTECTED
- EXISTING 1930s ALUMINUM SHOPFRONT AND GLASSING TO BE REPLACED WITH HERITAGE TYPE SHOPFRONT SIMILAR TO ORIGINAL AS REMAINED AT 69 SMITH STREET

69 Smith Street Existing Shopfront
(Internal heritage control ceiling shown)



WEST ELEVATION - LITTLE SMITH STREET
Scale 1/100



NORTH ELEVATION
Scale 1/100

Amendment No.	Description	Date
1	ISSUE IN RESPONSE TO APPLICATION	20/05/21
A	APPLICATION REVISION	20/05/21
B	RESPONSE TO HARBORCITY TRUST	20/05/21

PROJECT NORTH

North Point

TOWN PLANNING

Client
GlaxoSmithKline Property Pty Ltd
as Trustee for SCS Property Investment Trust

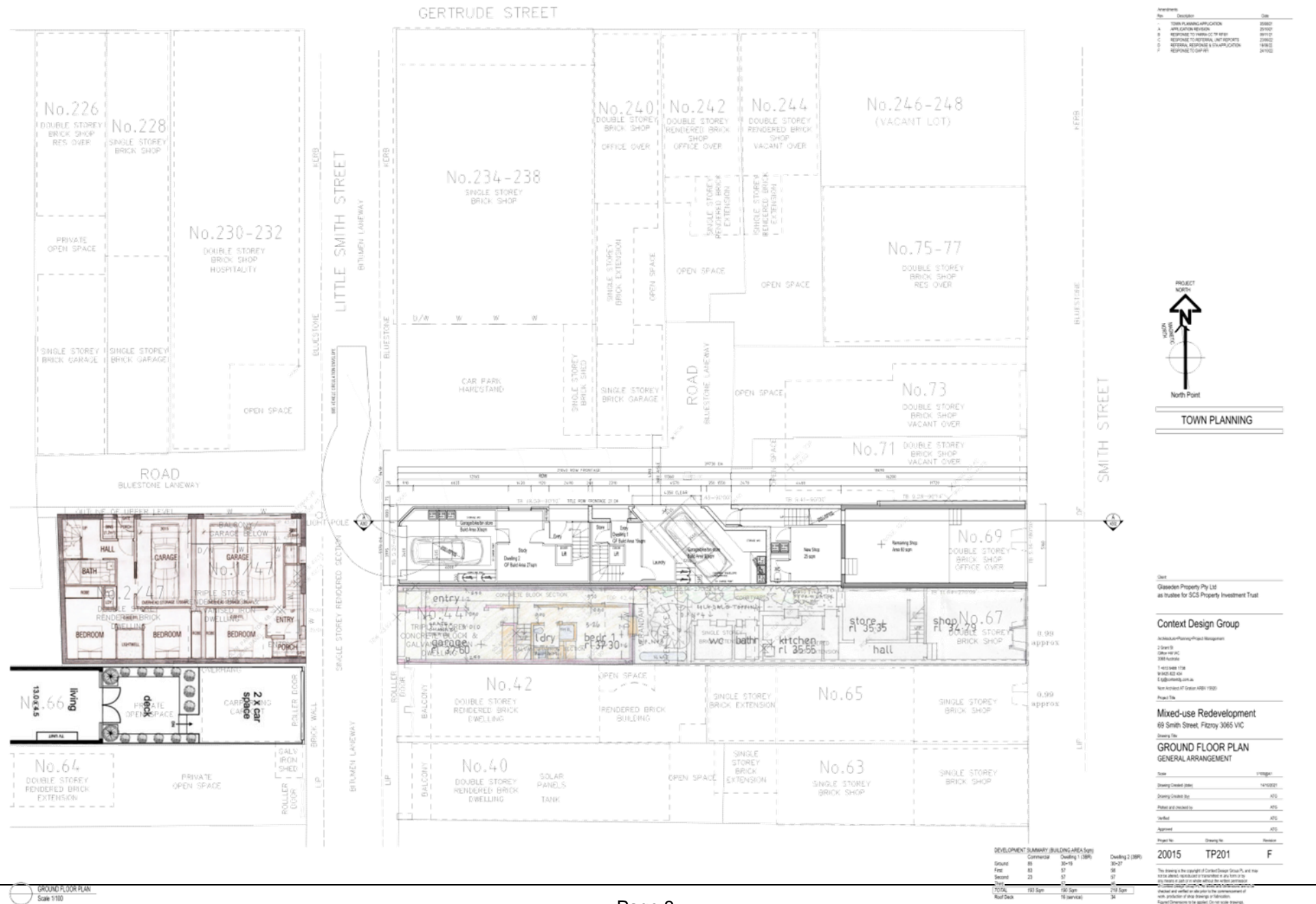
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Mixed-use Redevelopment
69 Smith Street, Fitzroy 3065 VIC
Drawing Title
EXISTING CONDITION & DEMOLITION PLAN & ELEVATIONS

Date	Version
20/05/21	01
20/05/21	02
20/05/21	03
20/05/21	04
20/05/21	05
20/05/21	06
20/05/21	07
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20/05/21	100

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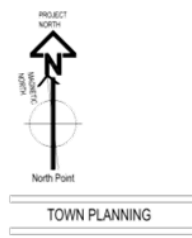
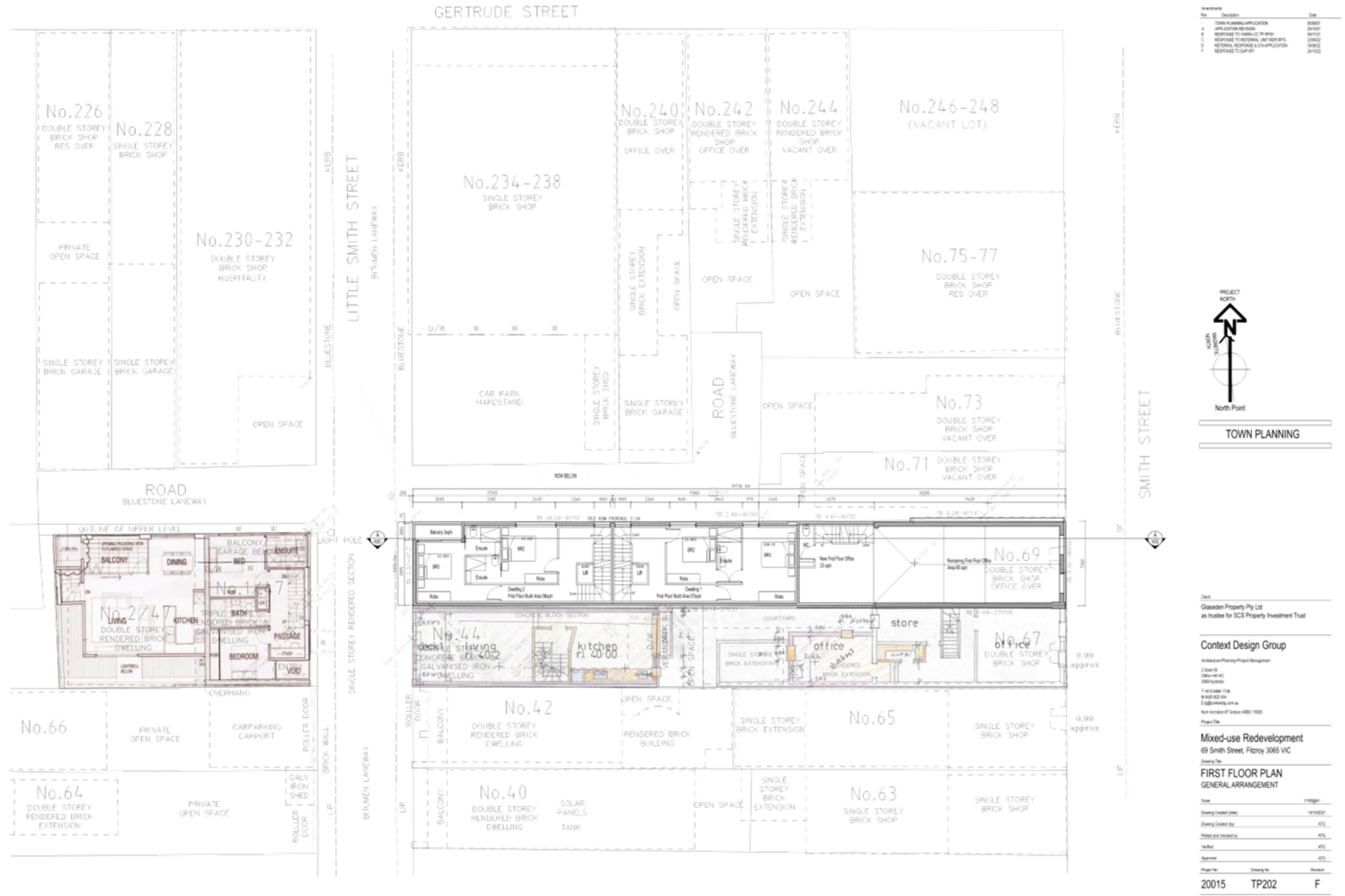
Attachment 1 - PLN21/0569 - 69 Smith Street, Fitzroy – Advertised Section 57B - Amended plans



GROUND FLOOR PLAN
Scale 1:100

DEVELOPMENT SUMMARY (BUILDING AREA Sqm)		Dwelling 1 (3BR)		Dwelling 2 (2BR)	
Ground	88	30-19	30-27	30-27	30-27
Floor	88	57	31	31	31
Second	23	17	17	17	17
Roof	1	1	1	1	1
TOTAL	199 Sqm	105 Sqm	78 Sqm	78 Sqm	78 Sqm
Roof Deck		18 (parking)		34	

Attachment 1 - PLN21/0569 - 69 Smith Street, Fitzroy – Advertised Section 57B - Amended plans



FIRST FLOOR PLAN
Scale 1:100

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Project Title
Mixed-use Redevelopment
69 Smith Street, Fitzroy 3065 VIC

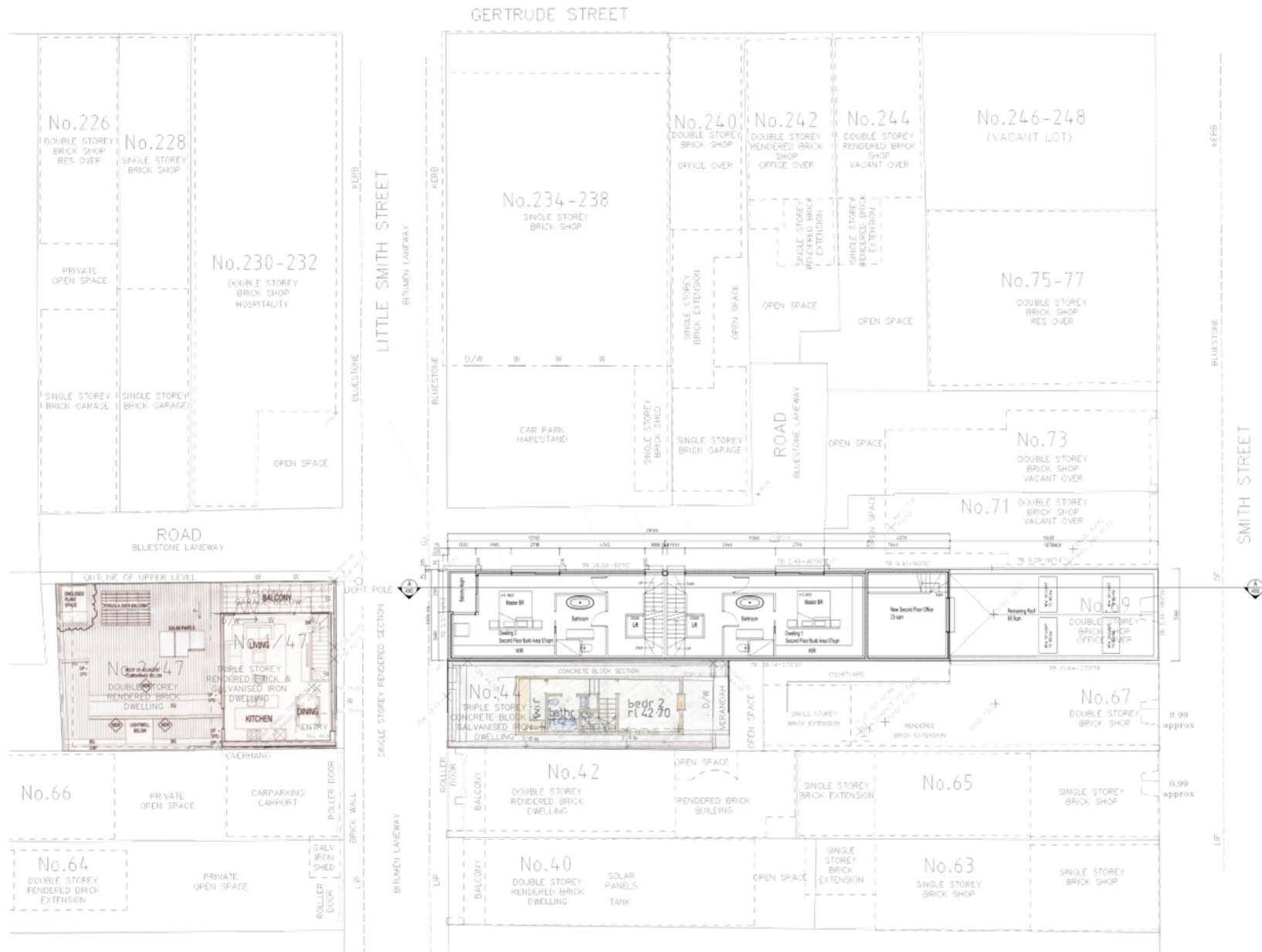
Drawing Title
FIRST FLOOR PLAN
GENERAL ARRANGEMENT

Date	Drawn by	Checked by
20/01/21	WJ	WJ
01/01/21	WJ	WJ
20/02/21	WJ	WJ
18/02/21	WJ	WJ
20/02/21	WJ	WJ

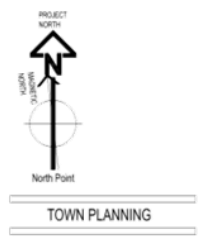
20015 TP202 F

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Attachment 1 - PLN21/0569 - 69 Smith Street, Fitzroy – Advertised Section 57B - Amended plans



Amendment No.	Decision	Date
1	ISSUE IN PRINCIPLE APPLICATION	20/03/21
2	APPLICATION REVISION	20/03/21
3	RESPONSE TO PUBLIC COMMENT	09/04/21
4	RESPONSE TO ADJUDICATIVE REPORTS	22/04/21
5	RESPONSE TO PUBLIC COMMENT	09/05/21
6	RESPONSE TO SUPPLY	24/05/21



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Project Title
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69 Smith Street, Fitzroy 3065 VIC

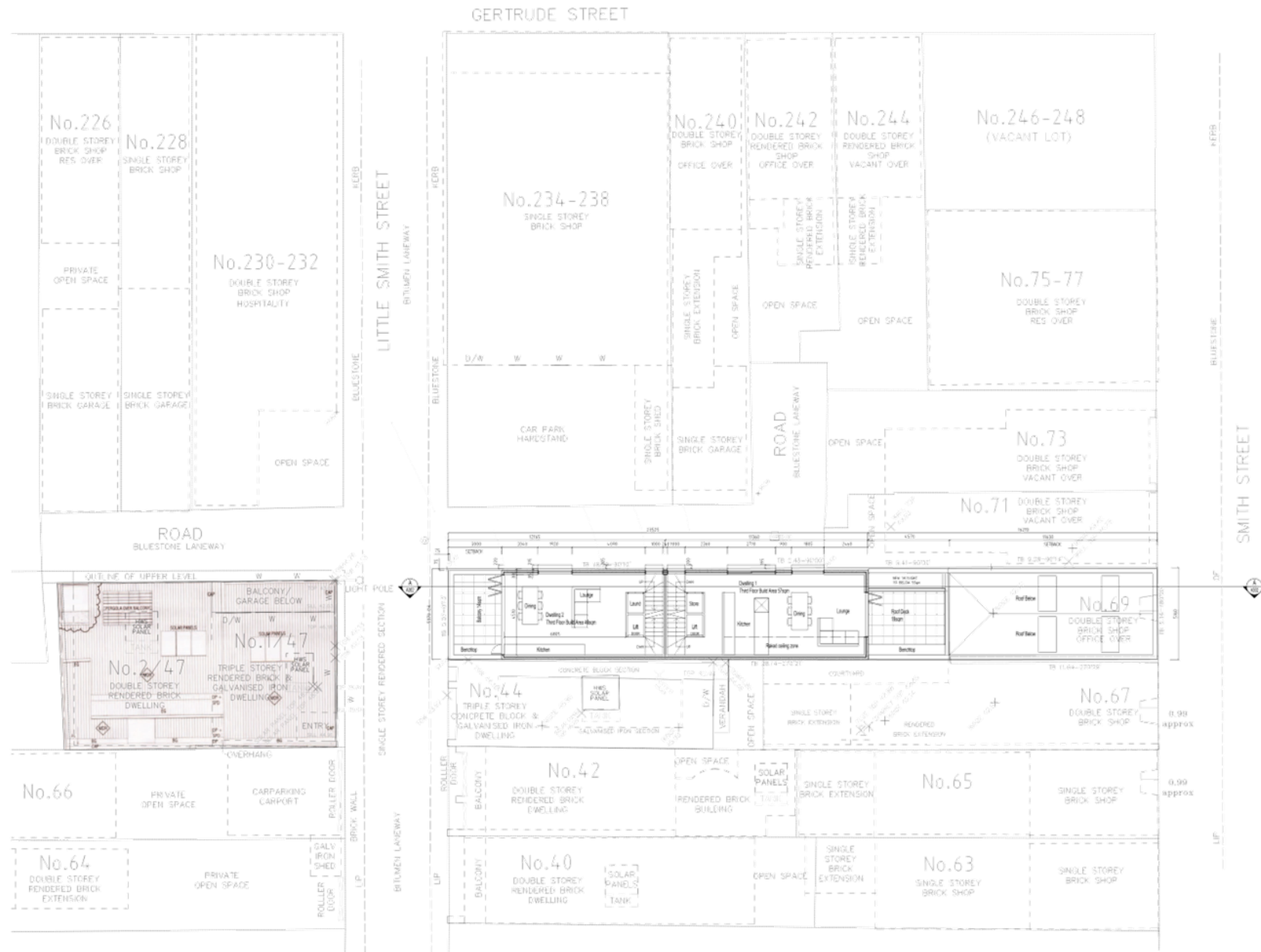
Drawing Title
SECOND FLOOR PLAN
GENERAL ARRANGEMENT

Date	Version
Shelving Created (Date)	14/03/2021
Shelving Created (By)	ASL
Project and Checked (By)	ASL
Checked	ASL
Approved	ASL
Project No.	Drawing No.
20015	TP203
	F

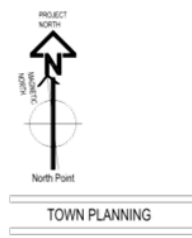
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SECOND FLOOR PLAN
Scale 1:100

Attachment 1 - PLN21/0569 - 69 Smith Street, Fitzroy – Advertised Section 57B - Amended plans



Amendment No.	Description	Date
1	ISSUE IN RESPONSE TO APPLICATION	20/03/21
2	APPLICATION REVISION	20/03/21
3	REVISION TO ARCHITECT'S REPORT	20/03/21
4	PCF AND ENVIRONMENTAL IMPACT REPORTS	20/03/21
5	REVISION TO ENVIRONMENTAL IMPACT REPORTS	20/03/21
6	REVISION TO ENVIRONMENTAL IMPACT REPORTS	20/03/21
7	REVISION TO ARCHITECT'S REPORT	20/03/21



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Non-Resident of Greater Melbourne
Project File

Mixed-use Redevelopment
69 Smith Street, Fitzroy 3065 VIC

Drawing File
THIRD FLOOR PLAN
GENERAL ARRANGEMENT

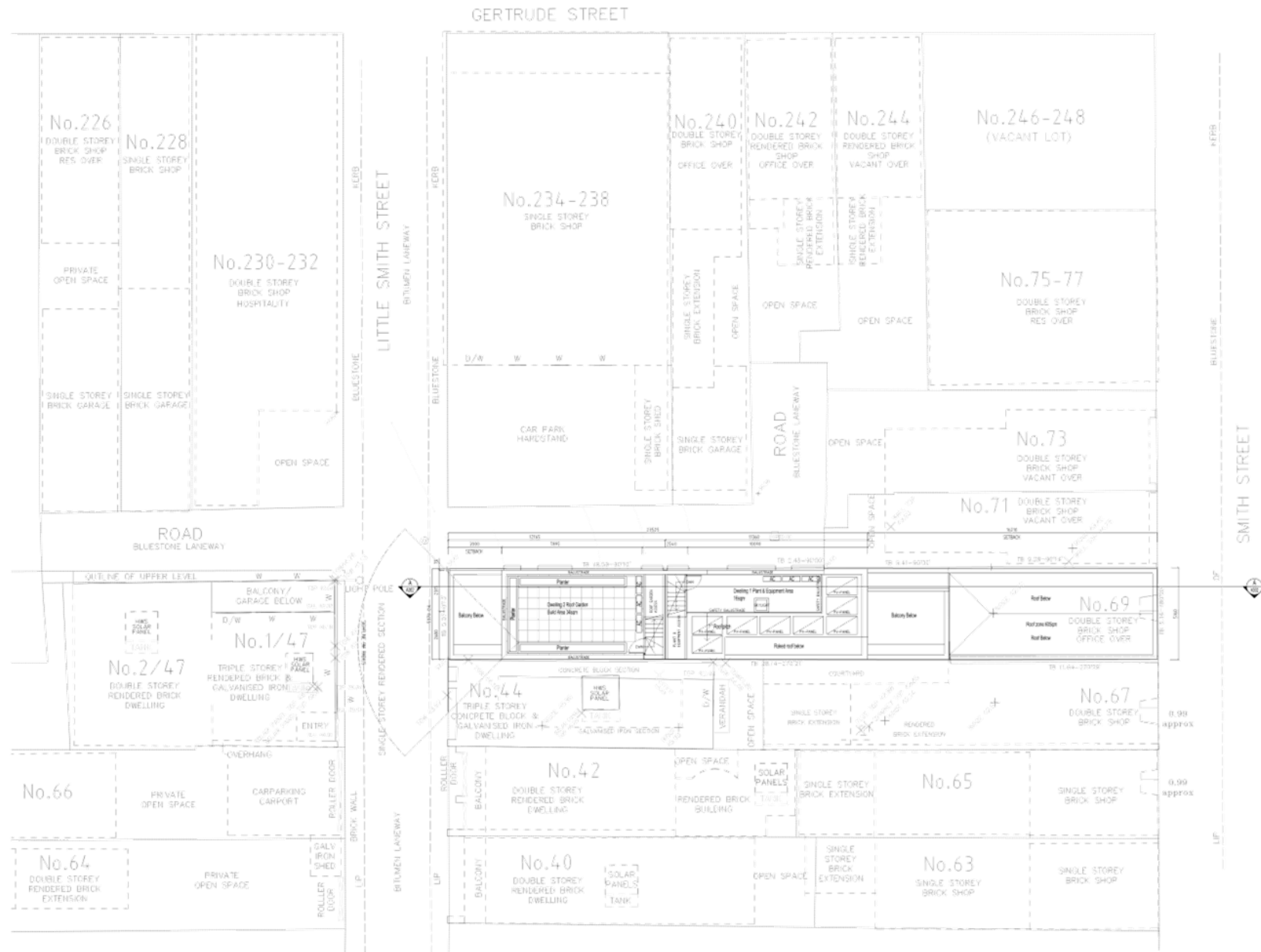
Date	Drawn by	Checked by
20/03/21	TP204	F

Project No: 20015
Drawing No: TP204
Revision: F

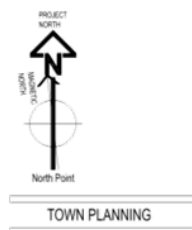
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THIRD FLOOR PLAN
Scale 1:100

Attachment 1 - PLN21/0569 - 69 Smith Street, Fitzroy – Advertised Section 57B - Amended plans



Amendment No.	Decision	Date
1	STATE PLANNING APPLICATION	20/03/17
2	APPLICATION REVISION	20/03/17
3	REVISION TO TABLE C TO SHIP	20/03/17
4	PLC #2, BRICKWORK DWG	28/03/17
5	REVISIONAL AND MODIFICATION THE PLAN	23/03/18
6	REVISIONAL AND MODIFICATION THE PLAN	19/03/18
7	REVISIONAL AND MODIFICATION THE PLAN	20/03/18



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 Web: www.contextdesign.com.au
 Non-licensed Architect (VPS) 1902
 Project No.

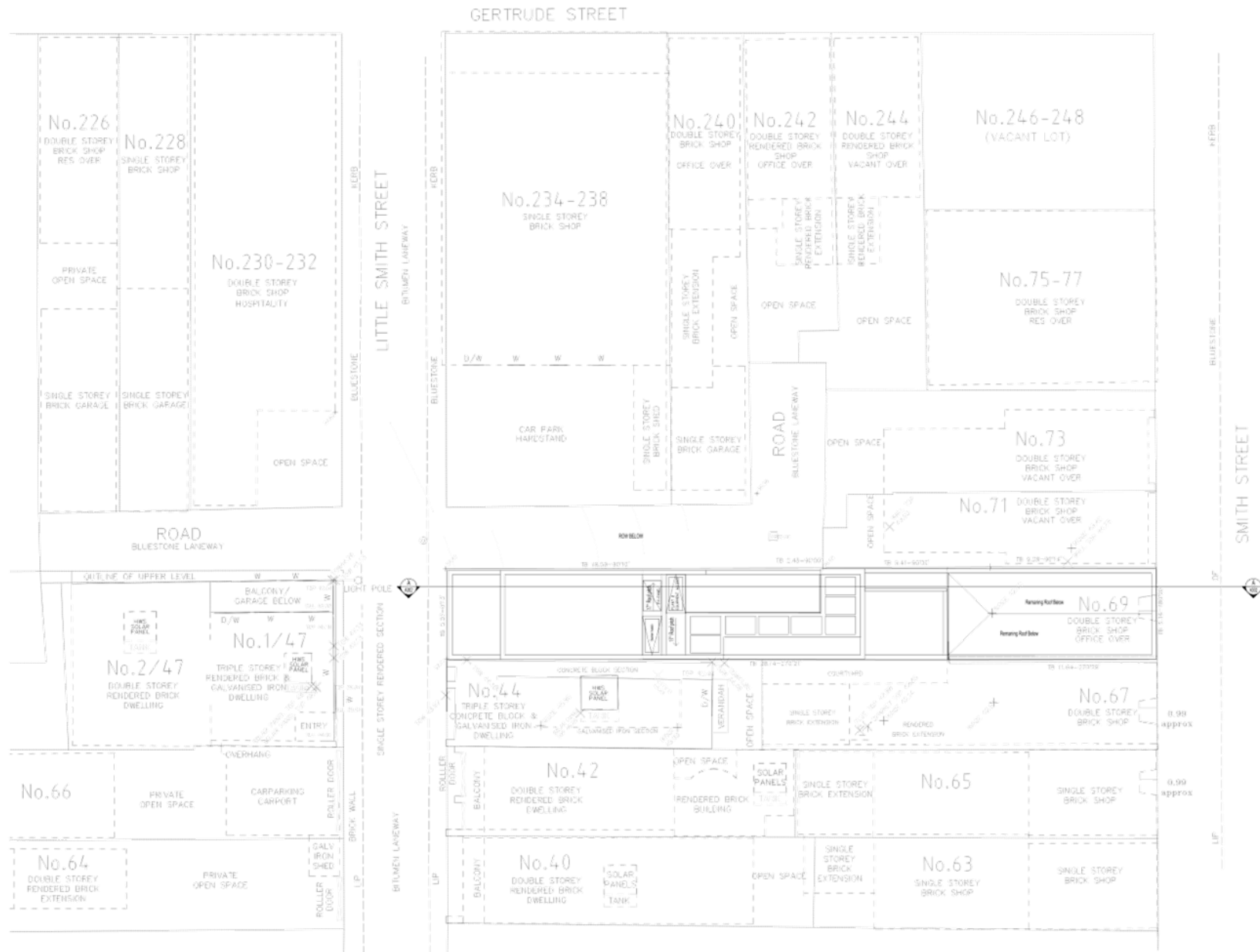
Mixed-use Redevelopment
 69 Smith Street, Fitzroy 3065 VIC
 Drawing No.

Date	Version
Shelley (Client) Date	14/03/2017
Shelley (Client) By	AKS
Project and Location	AKS
Checked	AKS
Approved	AKS
Project No.	Drawing No.
20015	TP205
	F

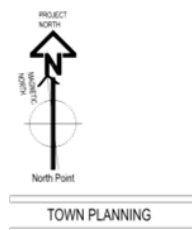
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ROOF DECK PLAN
 Scale 1:100

Attachment 1 - PLN21/0569 - 69 Smith Street, Fitzroy – Advertised Section 57B - Amended plans



Amendment No.	Decision	Date
1	ISSUE IN PRINCIPLE APPLICATION	20/03/21
2	APPLICATION REVISION	20/03/21
3	RESPONSE TO PUBLIC COMMENT	20/03/21
4	PLC MEETING APPROVED DMS	20/03/21
5	POST-REVISION AND REVISION TO THE PLAN	22/03/21
6	REFERRAL SEPARABLE & SHAPING/LOCATION	19/03/21
7	REFERRAL TO SHAPING	24/03/21



Client
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 as trustee for SCS Property Investment Trust

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Project Name
 Mixed-use Redevelopment
 69 Smith Street, Fitzroy 3065 VIC

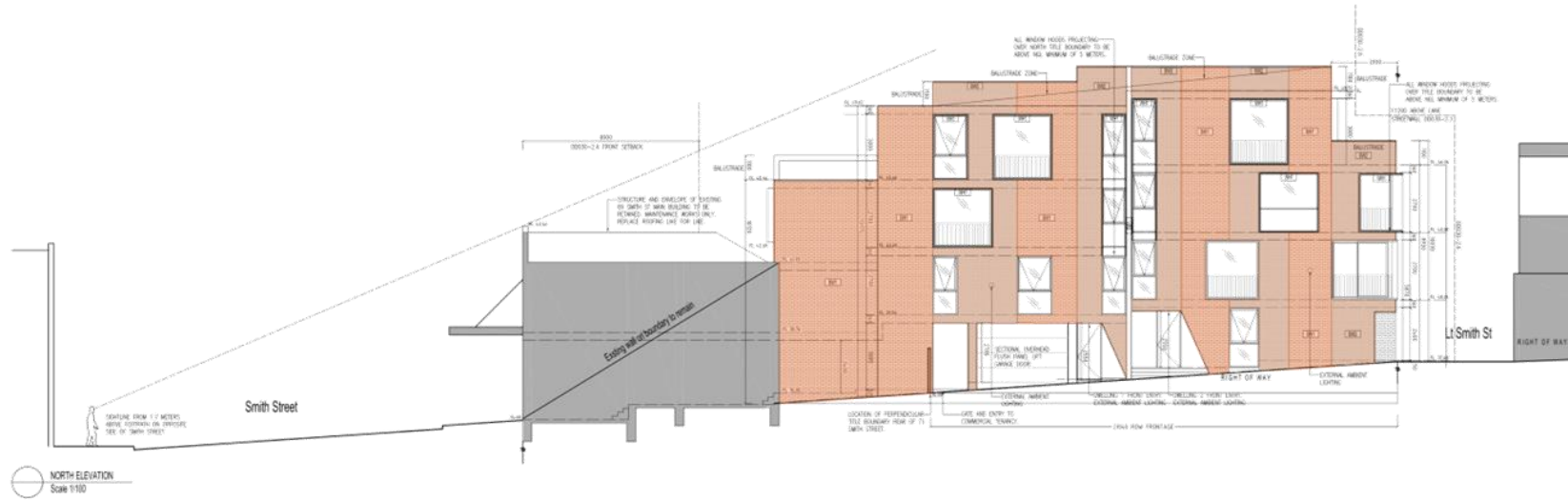
Drawing Title
 ROOF PLAN
 GENERAL ARRANGEMENT

Date	Drawn by	Checked by
20/03/21	Shelley Gledhill (JMS)	Michael Gledhill (MS)
	Shelley Gledhill (JMS)	Michael Gledhill (MS)
	Project and checked by	Michael Gledhill (MS)
	Checked	Michael Gledhill (MS)
	Approved	Michael Gledhill (MS)
Project No.	Drawing No.	Revision
20015	TP206	F

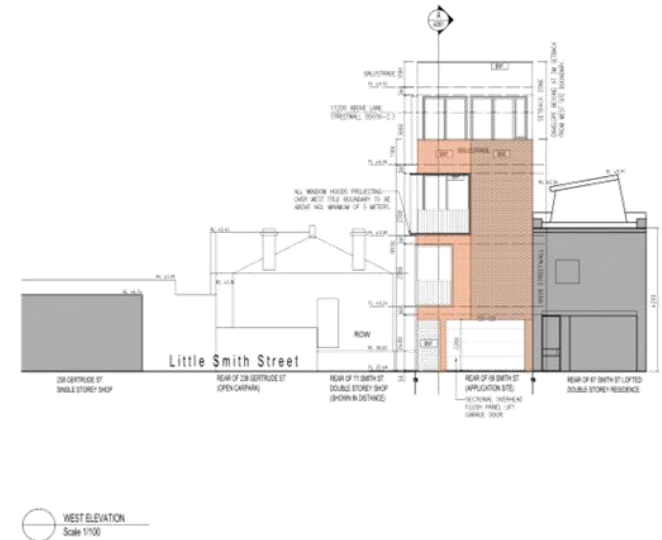
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ROOF PLAN
 Scale 1:100

Attachment 1 - PLN21/0569 - 69 Smith Street, Fitzroy – Advertised Section 57B - Amended plans



EXAMPLE OF PROPOSED SHOPFRONT RESTORATION (Photograph of 69 Smith Street shopfront shows)



Rev	Descrption	Date
1	ISSUE FOR MARKING APPLICATION	20/08/21
A	APPLY LATERAL REVISION	20/08/21
B	REVISION TO TYPICAL WINDOW	20/08/21
C	FIX OF FIRE BRICKWORK OVER	20/08/21
D	REVISION TO TYPICAL WINDOW	20/08/21
E	REVISION TO TYPICAL WINDOW	20/08/21
F	REVISION TO TYPICAL WINDOW	20/08/21

MATERIALS SCHEDULE

[BMT] MODULAR BROOKLYN FINISH-RECYCLED-HERITAGE TYPE COLOUR-HERITAGE RED FACE FINISHED BROOKLYN

[BMC] MODULAR BROOKLYN FINISH-RECYCLED-HERITAGE TYPE COLOUR-HERITAGE RED FEATURE EXPRESSED BROOKLYN

[BMT] STEELWORK FINISH MACHINED RON OXIDE (MO) COLOUR-STANDARD CHARCOAL

[BMT] WINDOW PROFILE WITH SHADE HOODS (TYPICAL)

TOWN PLANNING

Client: Gladston Property Pty Ltd as trustee for SCS Property Investment Trust

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Project Title: Mixed-use Redevelopment 69 Smith Street, Fitzroy 3065 VIC

Drawing Title: ELEVATIONS GENERAL ARRANGEMENT

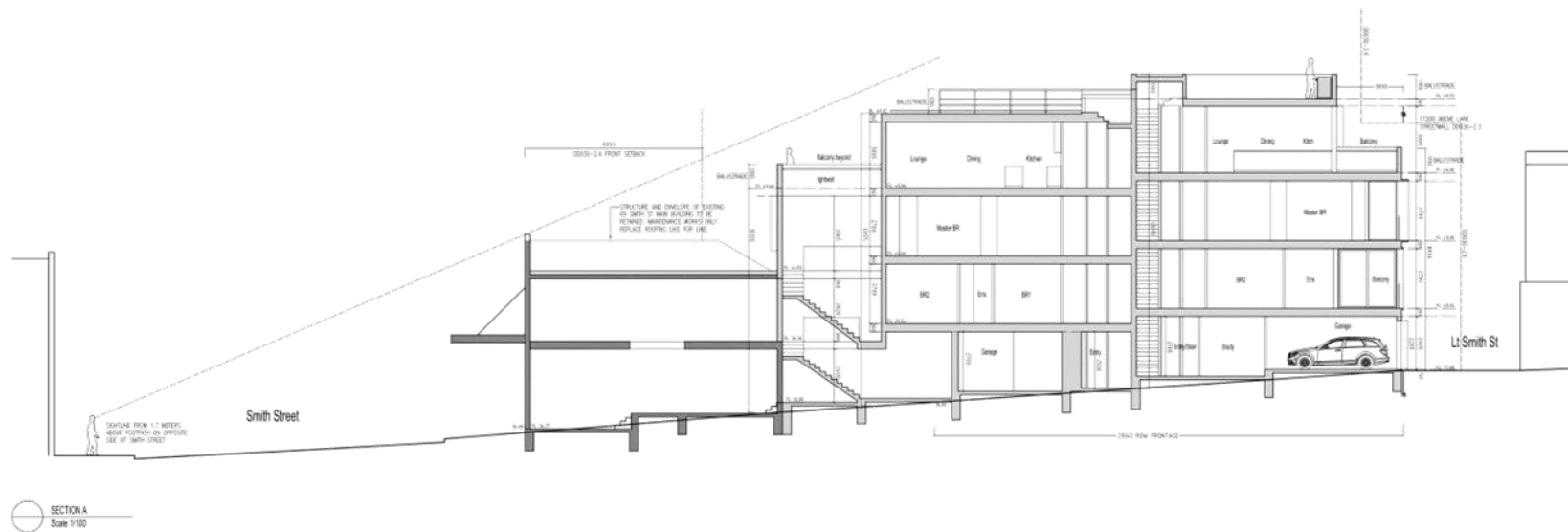
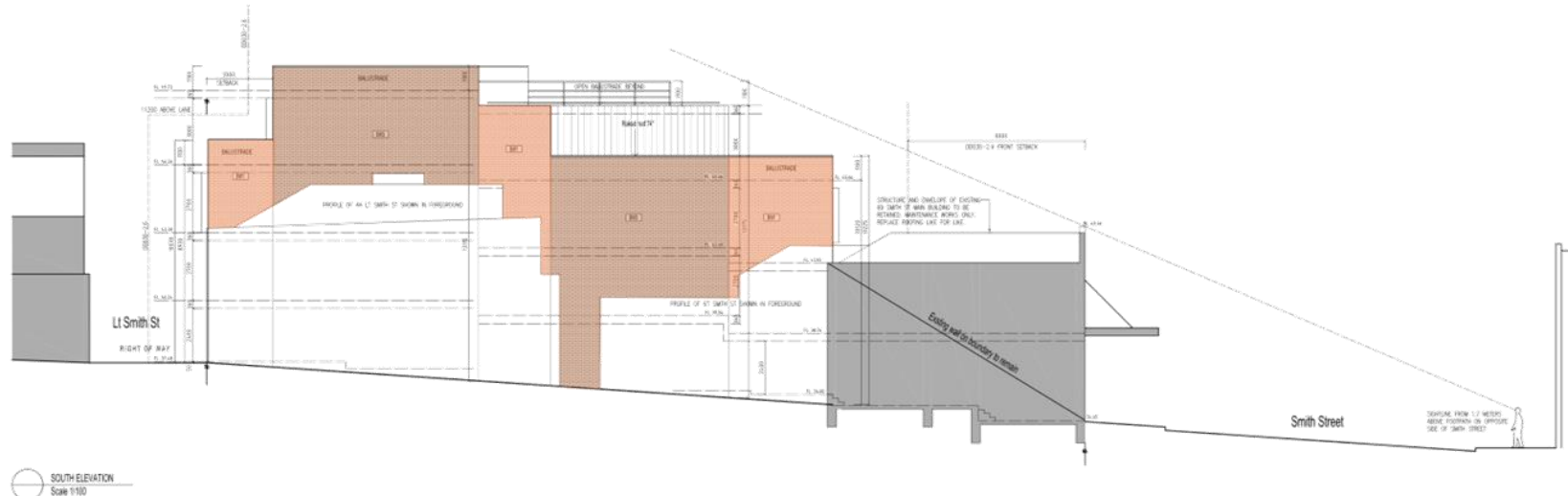
Date	Version
20/08/21	1

Checked by	Approved by
TP301	F

20015 TP301 F

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Attachment 1 - PLN21/0569 - 69 Smith Street, Fitzroy – Advertised Section 57B - Amended plans



Amendment No.	Description	Date
1	ISSUE FOR MARKING APPLICATION	20/08/21
A	ARCHITECTURAL REVISION	20/09/21
B	REVISION TO MARKING TO KEEP	04/10/21
C	FIX OF FLOOR FINISHES OVER	28/01/22
D	POST-REVISION MARKING REVISION THE BUILT	04/02/22
E	REVISION RESPONSE & SUPPLEMENTATION	16/02/22
F	RESPONSE TO COUNCIL	24/02/22

MATERIALS SCHEDULE

- [M1]**
MODULAR BROOKLYNK
FINISH RECYCLED-HERITAGE TYPE
COLOUR HERITAGE RED
FACE FINISHED BROOKLYNK
- [M2]**
MODULAR BROOKLYNK
FINISH RECYCLED-HERITAGE TYPE
COLOUR HERITAGE SHALE
FACE FINISHED BROOKLYNK

TOWN PLANNING

Client
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Note: Not a member of Group AHSB 1982

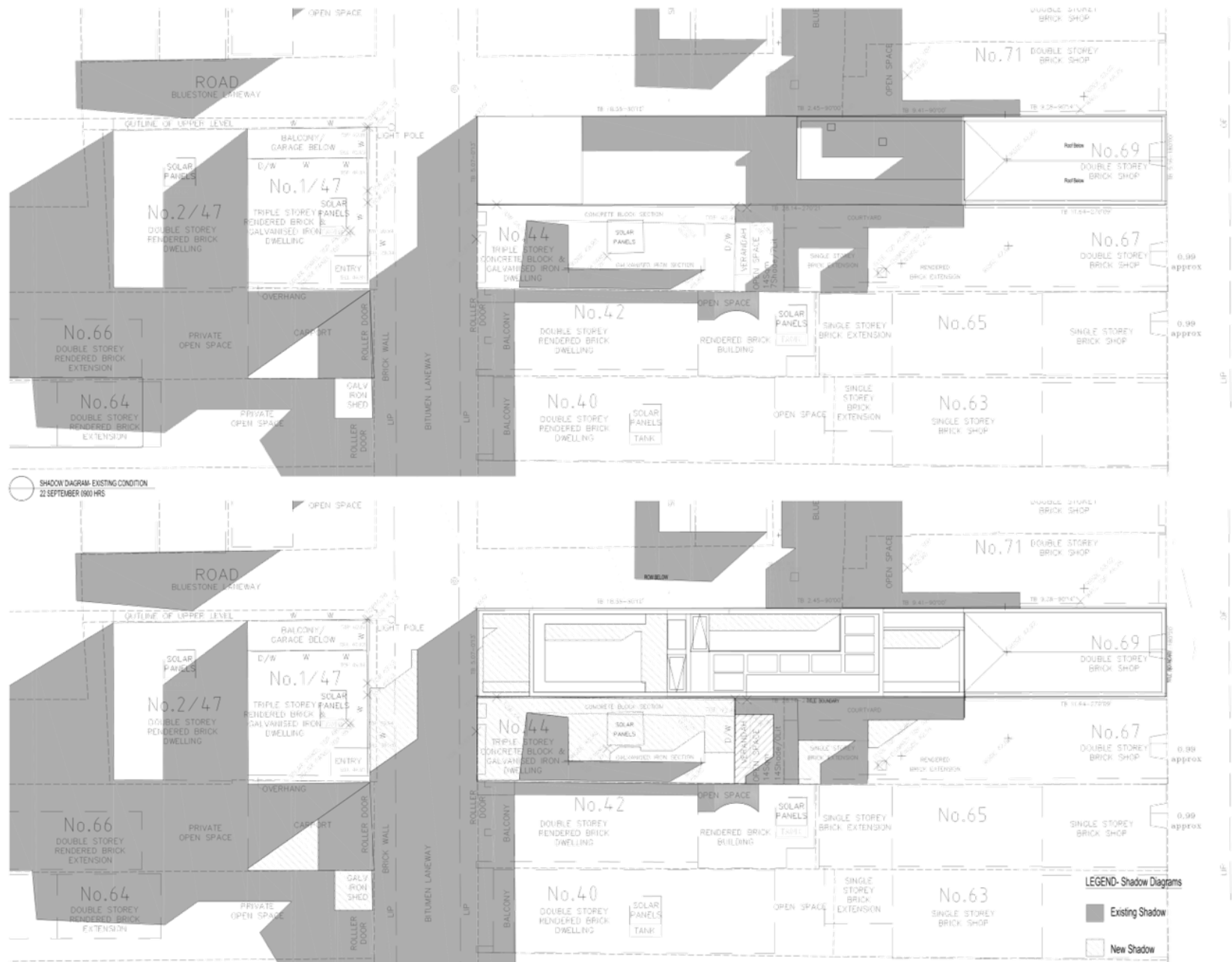
Mixed-use Redevelopment
69 Smith Street, Fitzroy 3065 VIC
Drawing Title
ELEVATIONS & SECTIONS
GENERAL ARRANGEMENT

Date	By	Checked
20/08/21	SA	SA
20/09/21	SA	SA
04/10/21	SA	SA
28/01/22	SA	SA
04/02/22	SA	SA
16/02/22	SA	SA
24/02/22	SA	SA

20015 TP302 F

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Attachment 1 - PLN21/0569 - 69 Smith Street, Fitzroy – Advertised Section 57B - Amended plans



Revision No.	Description	Date
1	ISSUE FOR PUBLIC APPLICATION	20/09/2021
2	RESPONSE TO PUBLIC COMMENTS	29/09/2021
3	RESPONSE TO CIP/ST	01/10/2021



TOWN PLANNING

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Mixed-use Redevelopment
69 Smith Street, Fitzroy 3065 VIC
Drawing No.
SHADOW DIAGRAMS
22 SEPTEMBER 0900 HRS

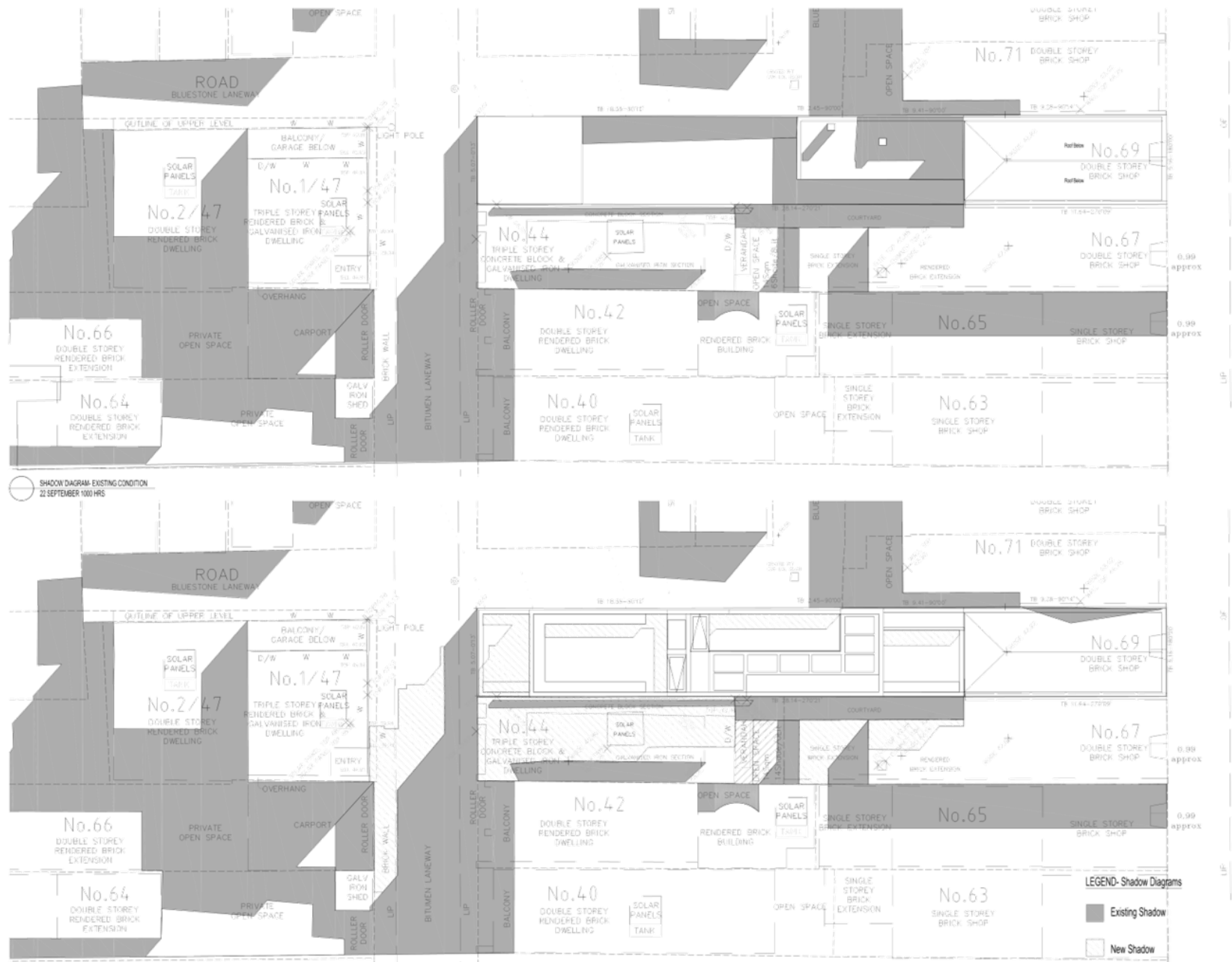
Name	Signature
Shading Created (Date)	22/09/2021
Shading Checked By	AKS
Printed and checked by	AKS
Toolset	AKS
Approved	AKS
Project No.	Shading No.
20015	TP401
	F

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SHADOW DIAGRAM - EXISTING CONDITION
22 SEPTEMBER 0900 HRS

SHADOW DIAGRAM - PROPOSED CONDITION
22 SEPTEMBER 0900 HRS

Attachment 1 - PLN21/0569 - 69 Smith Street, Fitzroy – Advertised Section 57B - Amended plans



Revision No.	Description	Date
1	ISSUE FOR PUBLIC APPLICATION	20/09/21
2	RESPONSE TO PUBLIC COMMENTS	29/09/21
3	RESPONSE TO CIPM	01/10/21



TOWN PLANNING

Client
Glasdon Property Pty Ltd
as trustee for SCS Property Investment Trust

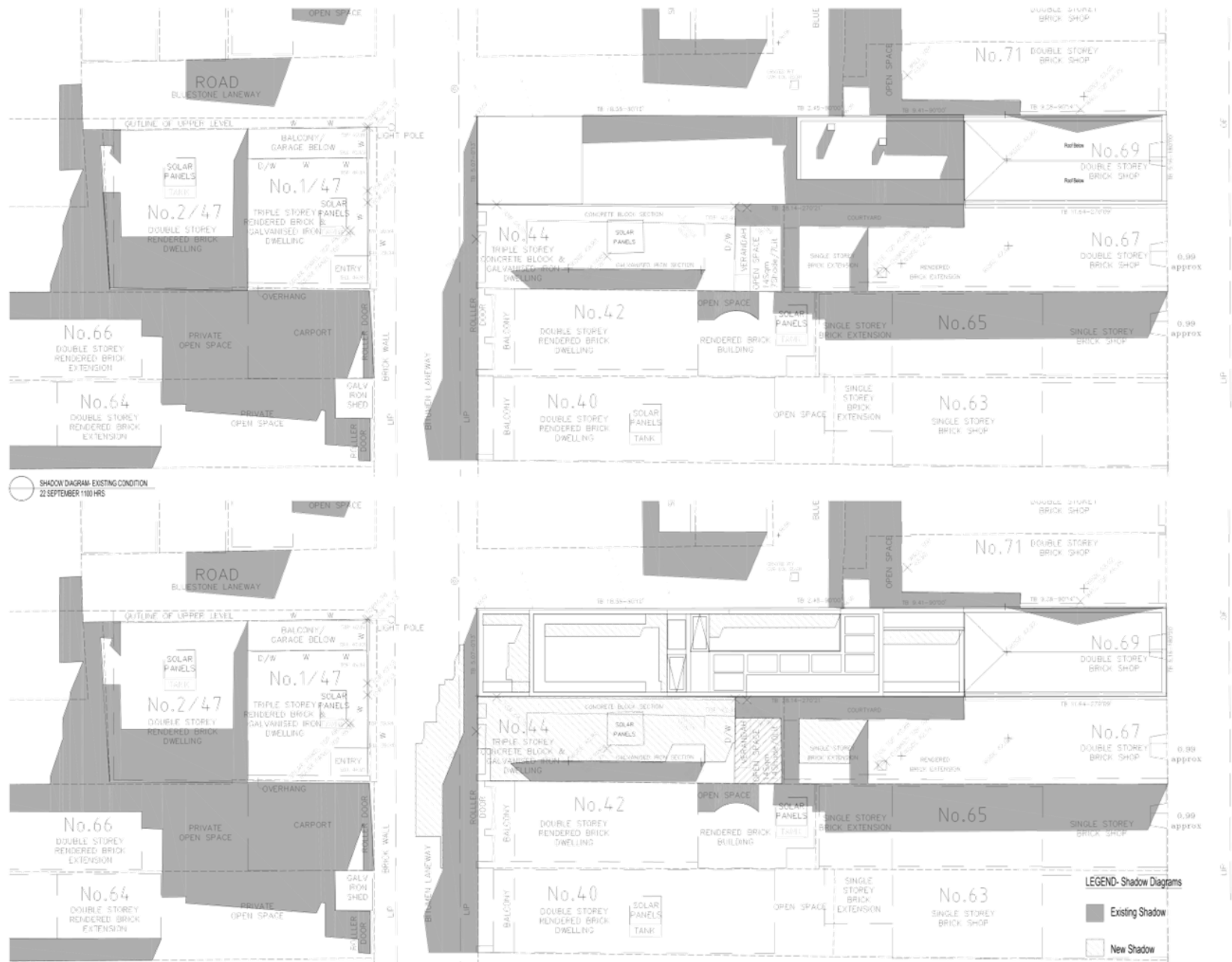
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E: info@contextdesign.com.au
www.contextdesign.com.au
New Address: 47 Greater Market Street
Project File:

Mixed-use Redevelopment
69 Smith Street, Fitzroy 3065 VIC
Drawing Title
SHADOW DIAGRAMS
22 SEPTEMBER 1000 HRS

Drawn	Checked
Shelley O'Connell (JMS)	20/09/2021
Shelley O'Connell (JMS)	ASX
Project and checked by:	ASX
Issued:	ASX
Approved:	ASX
Project No:	Drawing No:
20015	TP402
	F

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Attachment 1 - PLN21/0569 - 69 Smith Street, Fitzroy – Advertised Section 57B - Amended plans



SHADOW DIAGRAM - EXISTING CONDITION
22 SEPTEMBER 1100 HRS

SHADOW DIAGRAM - PROPOSED CONDITION
22 SEPTEMBER 1100 HRS

Revision No.	Description	Date
1	ISSUE FOR PUBLIC APPLICATION	20/08/20
2	RESPONSE TO PUBLIC COMMENTS	20/08/20
3	RESPONSE TO COUNCIL	09/09/20



TOWN PLANNING

Client:
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New Address: 47 Greater Market Street
Project File:

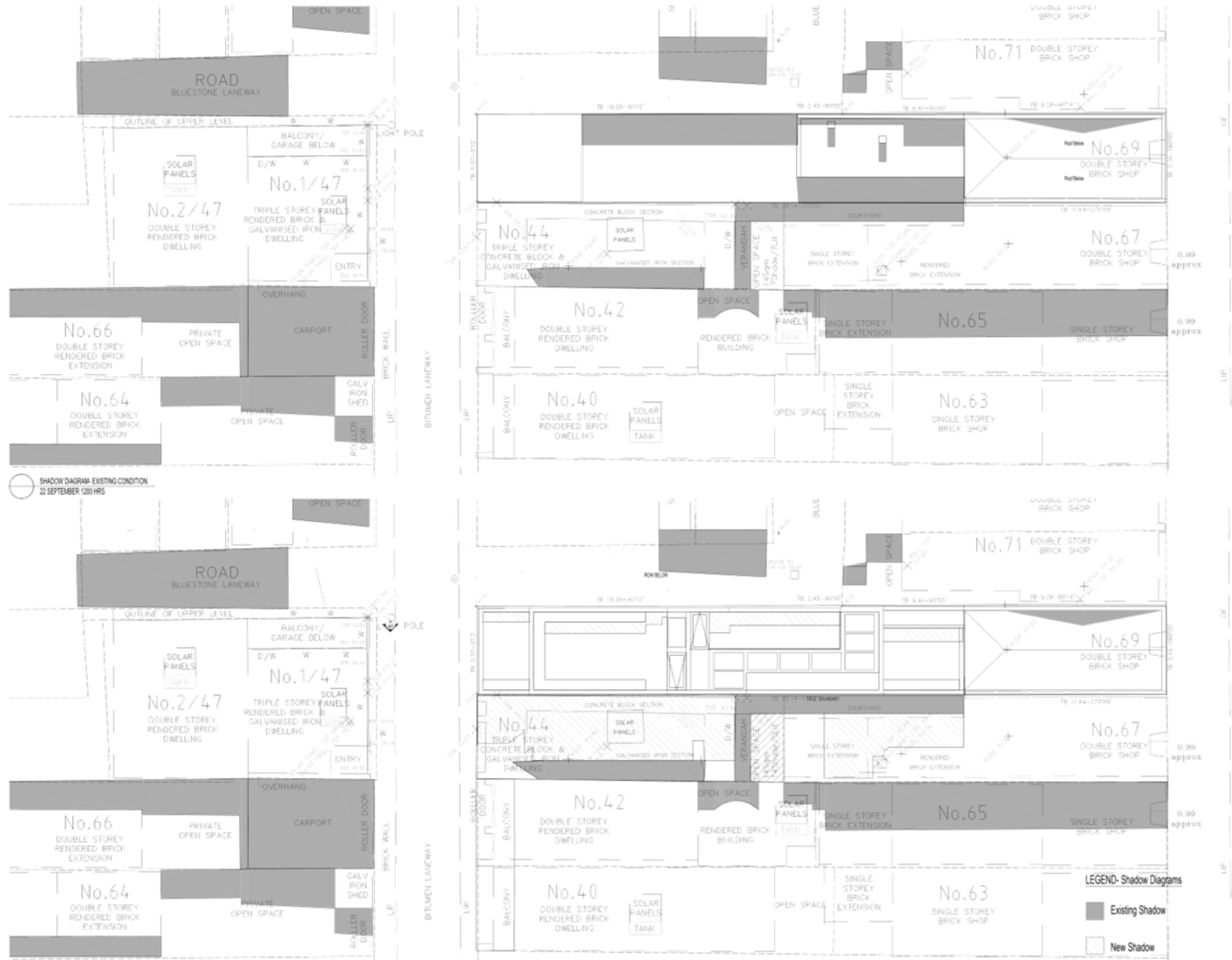
Mixed-use Redevelopment
69 Smith Street, Fitzroy 3065 VIC
Drawing Title:
SHADOW DIAGRAMS
22 SEPTEMBER 1100 HRS

Drawn	Checked
Shelley O'Connell (JMS)	20/08/20
Shelley O'Connell (JMS)	ASD
Project and checked by:	ASD
Checked:	ASD
Approved:	ASD
Project No:	Drawing No:
20015	TP403
	F

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New Shadow on Adjoining Open Space

Attachment 1 - PLN21/0569 - 69 Smith Street, Fitzroy – Advertised Section 57B - Amended plans



SHADOW DIAGRAM - EXISTING CONDITION
22 SEPTEMBER 1200 HRS

SHADOW DIAGRAM - PROPOSED CONDITION
22 SEPTEMBER 1200 HRS

Revision No.	Description	Date
1	ISSUE FOR PUBLIC APPLICATION	20/09/2021
2	RESPONSE TO PUBLIC COMMENTS	29/09/2021
3	RESPONSE TO COUNCIL	01/10/2021



TOWN PLANNING

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New Zealand Office: 0800 498 1922
Project File:

Mixed-use Redevelopment
69 Smith Street, Fitzroy 3065 VIC
Drawing Title
SHADOW DIAGRAMS
22 SEPTEMBER 1200 HRS

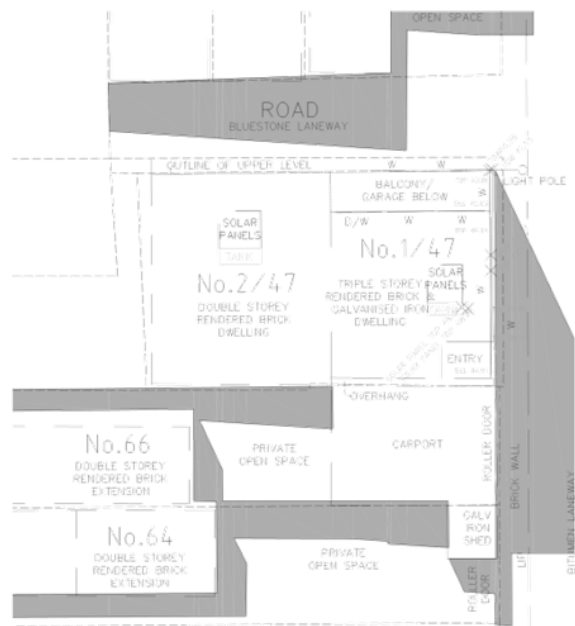
Drawn	Checked
Shelley O'Connell (Jnr)	20/09/2021
Shelley O'Connell (Jnr)	ASD
Project and checked by:	ASD
Checked:	ASD
Approved:	ASD
Project No:	Drawing No:
20015	TP404
	F

LEGEND - Shadow Diagrams

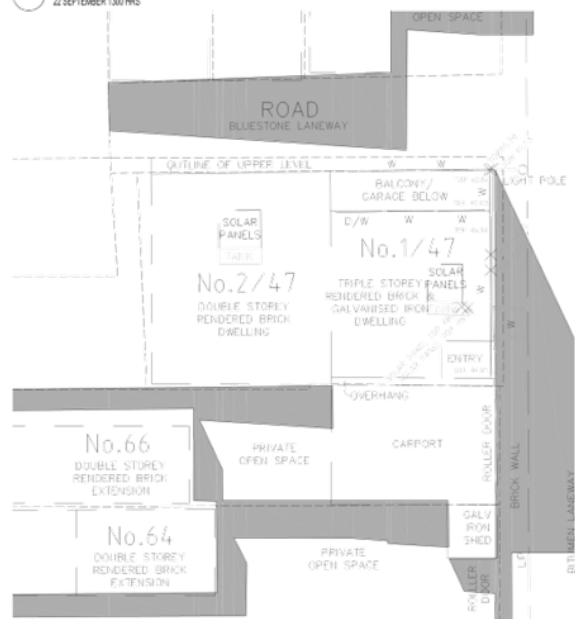
- Existing Shadow
- New Shadow
- New Shadow on Adjoining Open Space

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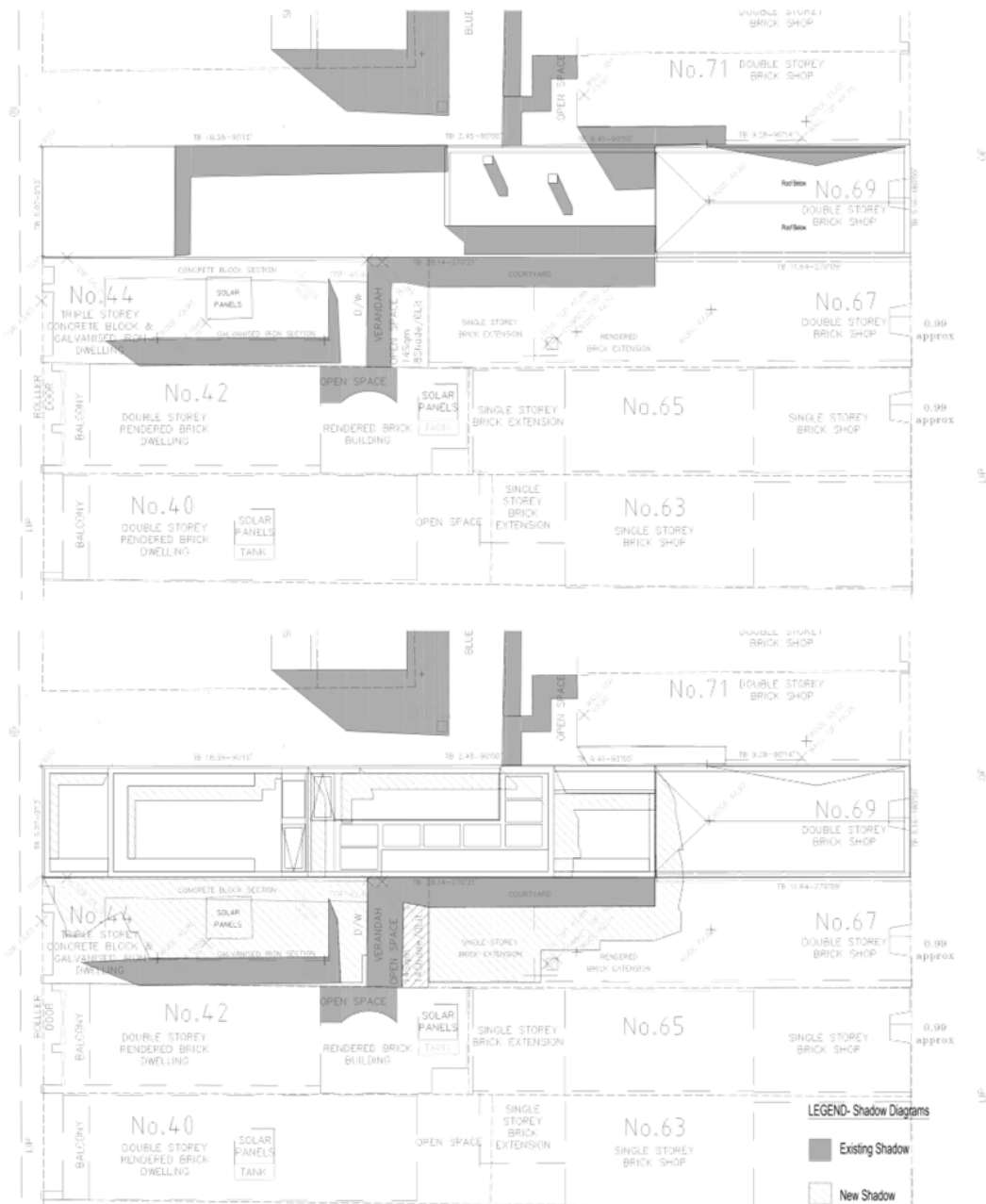
Attachment 1 - PLN21/0569 - 69 Smith Street, Fitzroy – Advertised Section 57B - Amended plans



SHADOW DIAGRAM - EXISTING CONDITION
22 SEPTEMBER 1300 HRS



SHADOW DIAGRAM - PROPOSED CONDITION
22 SEPTEMBER 1300 HRS



LEGEND - Shadow Diagrams

- Existing Shadow
- New Shadow

New Shadow on Adjoining Open Space

Revision No.	Describe	Date
1	ISSUE FOR PUBLIC APPLICATION	20/09/20
2	RESPONSE TO PUBLIC COMMENTS	29/09/20
3	RESPONSE TO COUNCIL	09/10/20



TOWN PLANNING

Client
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as trustee for SCS Property Investment Trust

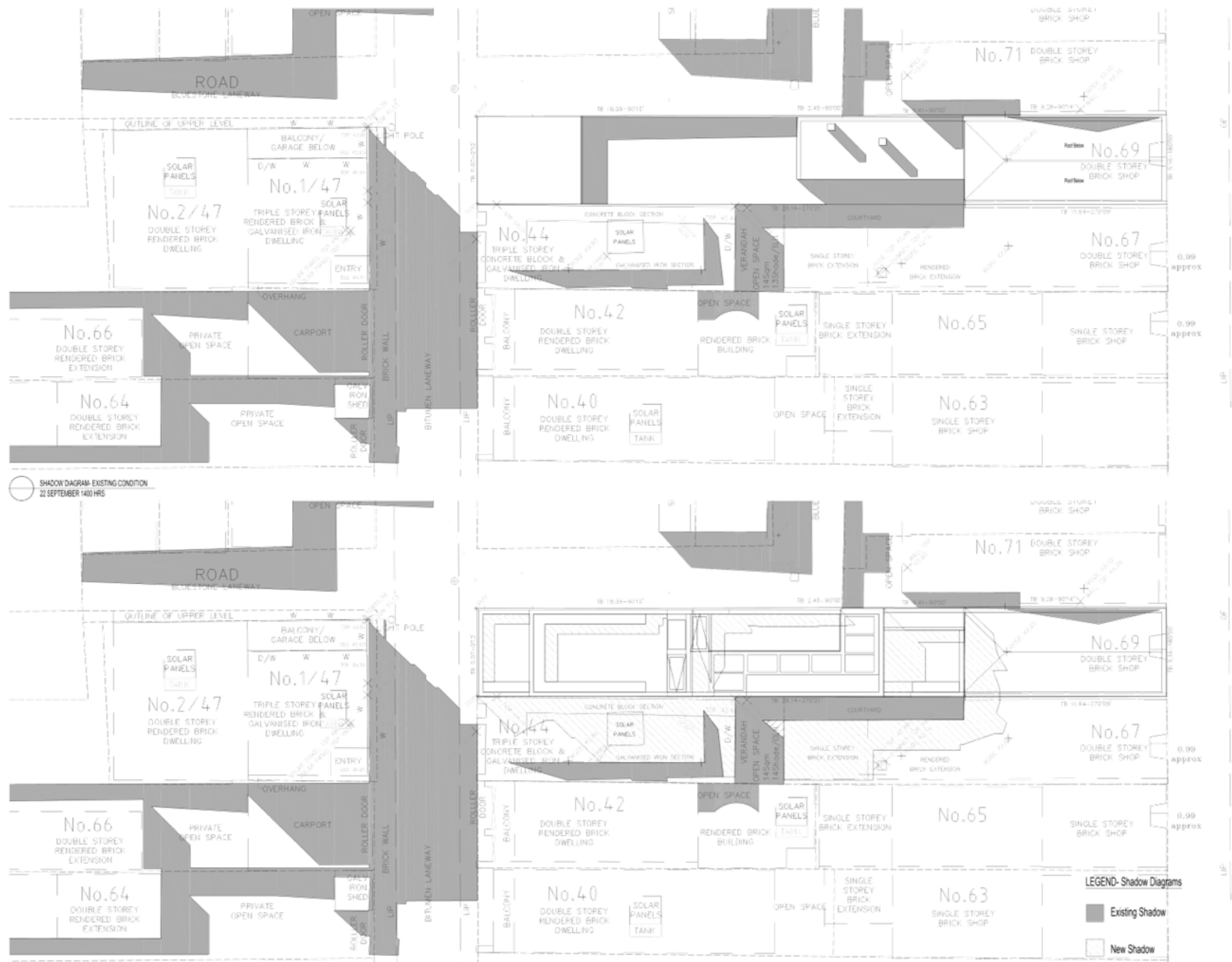
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www.contextdesign.com.au
New Address: 47 Greater Market Street
Project File:

Mixed-use Redevelopment
69 Smith Street, Fitzroy 3065 VIC
Drawing File
SHADOW DIAGRAMS
22 SEPTEMBER 1300 HRS

Issue	Prepared
Shading Created (Date)	20/09/20
Shading Checked By	AKS
Printed and checked by	AKS
Checked	AKS
Approved	AKS
Project No.	Shading File
20015	TP405
	F

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Attachment 1 - PLN21/0569 - 69 Smith Street, Fitzroy – Advertised Section 57B - Amended plans



SHADOW DIAGRAM - EXISTING CONDITION
22 SEPTEMBER 1400 HRS

SHADOW DIAGRAM - PROPOSED CONDITION
22 SEPTEMBER 1400 HRS

Revision No.	Description	Date
1	ISSUE FOR PUBLIC APPLICATION	20/09/2021
2	RESPONSE TO PUBLIC COMMENTS	29/09/2021
3	RESPONSE TO COUNCIL	01/10/2021



TOWN PLANNING

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New Address: 47 Great North Rd
Project File

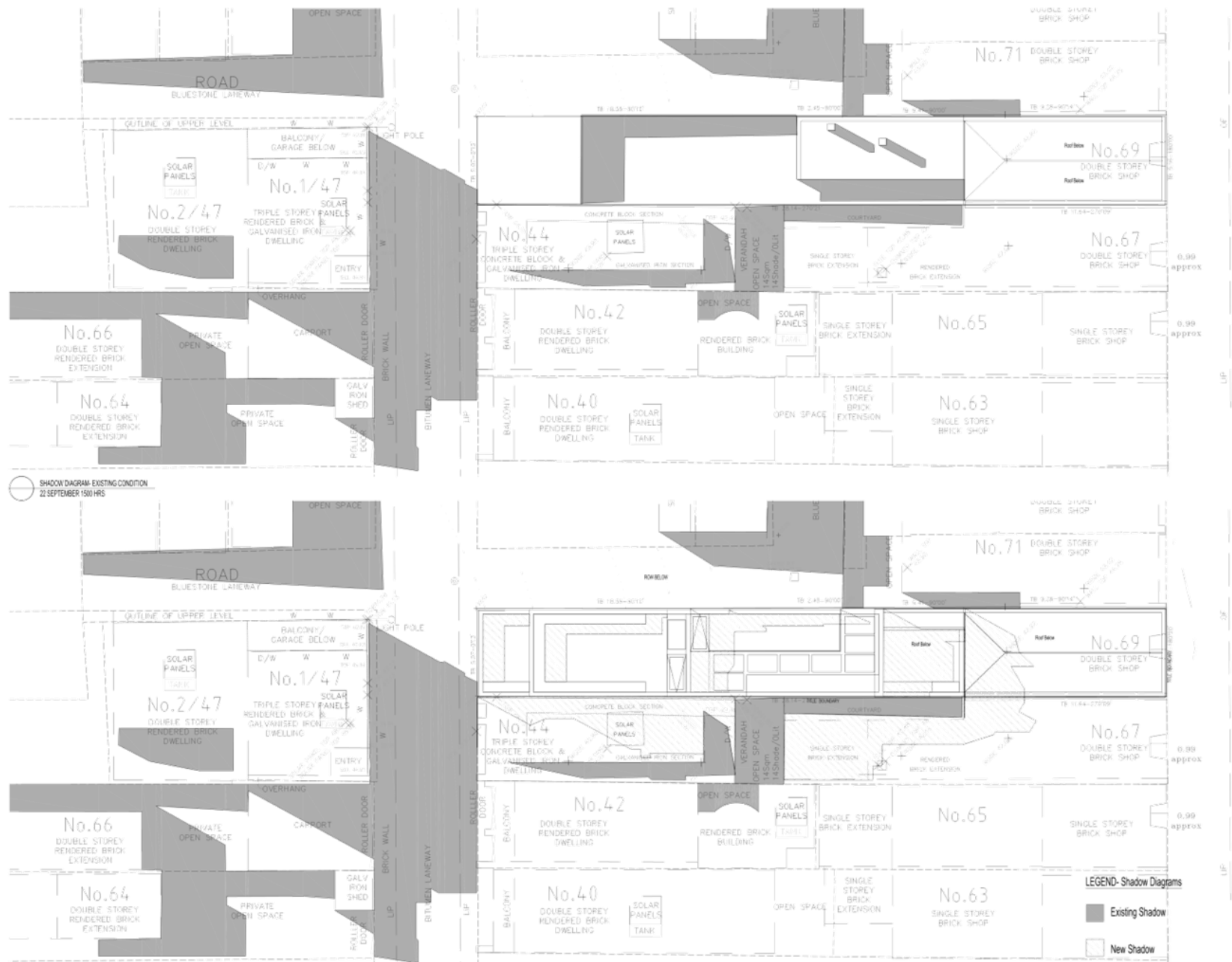
Mixed-use Redevelopment
69 Smith Street, Fitzroy 3065 VIC
Drawing Title
SHADOW DIAGRAMS
22 SEPTEMBER 1400 HRS

Sheet	Project
Shading Control Sheet	21/05/2021
Shading Control Plan	ASX
Notes and Schedule to	ASX
Tables	ASX
Approved	ASX
Project No.	Shading No.
20015	TP406
	F

LEGEND - Shadow Diagrams
 Existing Shadow
 New Shadow
 New Shadow on Adjoining Open Space

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Attachment 1 - PLN21/0569 - 69 Smith Street, Fitzroy – Advertised Section 57B - Amended plans



SHADOW DIAGRAM EXISTING CONDITION
22 SEPTEMBER 1500 HRS

SHADOW DIAGRAM PROPOSED CONDITION
22 SEPTEMBER 1500 HRS

Revision No.	Description	Date
1	ISSUE FOR PUBLIC APPLICATION	20/09/21
2	RESPONSE TO PUBLIC COMMENTS	29/09/21
3	RESPONSE TO COUNCIL	09/10/21



TOWN PLANNING

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Mixed-use Redevelopment
69 Smith Street, Fitzroy 3065 VIC
Drawing No.
SHADOW DIAGRAMS
22 SEPTEMBER 1500 HRS

Name	Signature
Shading Created Date:	20/09/2021
Shading Created By:	AKS
Printed and checked by:	AKS
Checked:	AKS
Approved:	AKS
Project No:	20015
Drawing No:	TP407
Revision:	F

LEGEND-Shadow Diagrams
 Existing Shadow
 New Shadow
 New Shadow on Adjoining Open Space

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Attachment 1 - PLN21/0569 - 69 Smith Street, Fitzroy – Advertised Section 57B - Amended plans



SHADOW PERSPECTIVE VIEW
LT SMITH ST LOOKING SOUTH 22 SEPTEMBER 0900 HRS

SHADOW PERSPECTIVE VIEW
LT SMITH ST LOOKING SOUTH 22 SEPTEMBER 1000 HRS



SHADOW PERSPECTIVE VIEW
LT SMITH ST LOOKING SOUTH 22 SEPTEMBER 1100 HRS

SHADOW PERSPECTIVE VIEW
LT SMITH ST LOOKING SOUTH 22 SEPTEMBER 1200 HRS

Rev	Description	Date
1	TOWN PLANNING APPLICATION	20/08/21
A	RESPONSE TO TOWN PLANNING OFFICER	28/09/21
F	RESPONSE TO COUNCIL	09/10/21

TOWN PLANNING

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as Trustee for SCS Property Investment Trust

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New Architech AT Group 4480 1900

Project Title
Mixed-use Redevelopment
69 Smith Street, Fitzroy 3065 VIC

Drawing Title
SHADOW PERSPECTIVES
22 SEPTEMBER 0900-1200 HRS

Rev	Description
01	Issue for Approval
02	Issue for Approval
03	Issue for Approval
04	Issue for Approval
05	Issue for Approval
06	Issue for Approval
07	Issue for Approval
08	Issue for Approval
09	Issue for Approval
10	Issue for Approval
11	Issue for Approval
12	Issue for Approval
13	Issue for Approval
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100	Issue for Approval

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ESD Formal Referral Response



Application Information	
Referral Officer	Gary O'Reilly
Officer	Gavin Ashley
Council Reference	PLN21/0569
Address	69 Smith St, Fitzroy, VIC 3065
Proposal	Partial demolition and construction of a three to four-storey addition to the existing building with associated roof terraces in association with dwellings (no permit required for the uses) and a reduction in the statutory car parking requirement
Comments Sought	This is the link to the Statutory Planning Referral memo: D22/38937

Attachment 2 - PLN21/0569- 69 Smith Street- ESD comments

Council's ESD Officer provides the following information which is based on the information provided in the Statutory Planning referral request memo referenced above.

ESD comments were requested on the following:

- New referral
- SDA

In assessing this application, the following documents were reviewed:

- Sustainable Design Assessment (SDA) prepared by Green Rate (26.10.2021)
- Architectural Plans prepared by Context Design Group (Rev B – 09.11.2021)
- Architectural Letter prepared by Context Design Group (10.11.2021)

Attachment 2 - PLN21/0569- 69 Smith Street- ESD comments

Comments

The standard of the ESD does not meet Council's Environmental Sustainable Design (ESD) standards.

Should a permit be issued, the following ESD commitments (1) and deficiencies (2) should be conditioned as part of a planning permit to ensure Council's ESD standards are fully met

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

(1) Applicant ESD Commitments

- The proposal achieves an overall BESS score of 55% (SDA, p. 6).
- Individual metering for commercial and residential tenants, and a building users guide is going to be developed (SDA, p. 7).
- Water efficient fixtures and fittings and rainwater storage contributing to a 40% reduction in potable water demand (SDA, p. 15).
- No new gas provision (SDA, p. 19).
- IPD at least 10% lower than NCC requirements (SDA, p. 20).
- A rooftop solar PV system capable of generating 65% of the buildings energy demand is proposed (SDA, p. 21).
- A STORM report with a score of 147% has been submitted that relies on a total rooftop catchment area of 202 m² diverted to three 2,000-litre rainwater tanks connected and used for toilet flushing throughout (SDA, p. 4).
- The BESS report indicates that each townhouse is provided with 2x bicycle parking spaces and electric vehicle infrastructure (SDA, p. 24).

(2) Application ESD Deficiencies

- 6-star NatHERS ratings have been entered into BESS for both dwellings, in addition to cooling loads >30MJ/m². This is concerning for a new development in 2022. Given the NCCs 7-star minimum is to be introduced in the next update, and with climate change impacts increasing it is strongly suggested that a 7-star (min) target be set to future proof the development.
- Besides double glazing, no other IEQ items claimed for the residential apartments (which form most of the development). Confirm operable windows for all habitable rooms and provide breeze paths for the townhouses.
- No provision for FOGO management. Re-consider, and include FOGO management/composting
- Low VOC and formaldehyde specifications, while welcome are not considered innovative and should be removed from the innovation section of the BESS report.
- The provision of vegetation (2% of site area) should be addressed. More vegetation should be incorporated into the rooftop terraces and northern façade (e.g. climbing vegetation for urban cooling benefits).

Attachment 2 - PLN21/0569- 69 Smith Street- ESD comments

(3) Outstanding Information

- Clarify extent of 'no gas connection' as per the BESS report (SDA, p. 19). It is assumed the building is already connected to gas – confirm this is being removed for an all-electric approach for all building services (cooking, heating, HWS etc.).
- Confirm extent of external shading, and depth of window shade 'hoods' referred to on TP301.
- Amend rooftop plan with annotation to confirm rooftop solar PV system size (per dwelling), and number of panels.
- Amend ground floor plans to include the EV charging infrastructure as confirmed in the BESS report (by drawing or annotation).
- Provide a statement as to how the development has responded to, and mitigates the urban heat island effect.

(4) ESD Improvement Opportunities

- Consider including a shower within the retail WC for staff to use as an EoT facility.
- Consider the use of recycled materials (i.e. bricks) or products with post-consumer content (i.e. insulation).
- Consider designing for disassembly to reduce end-of-life or renovation waste.
- Consider an operable shading device (/trellis) for rooftop terraces to provide shade (and potential structures for climbing vegetation).
- Consider greater provision of vegetation, for ecology, amenity and urban cooling benefits.

Recommendations

Having reviewed the documentation, the applicant is required to address the items above listed as ESD deficiencies (2) and Outstanding Information (3) – and is strongly encouraged to incorporate the ESD improvement Opportunities where practical.

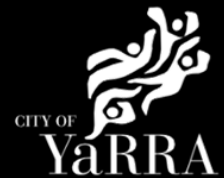
ESD Officer: ASHLEYG

Signature: Gavin Ashley

Date: 28.03.2022

Informal Referral Meeting

ESD



Application Information for Referral IREF22/00185

Officer:	Laura Condon
Council Reference:	PLN21/0569
Address:	69 Smith St, Fitzroy VIC 3065
Proposal:	Partial demolition, alterations, construction of a multi storey building and a reduction in the statutory car parking requirement of the Yarra Planning Scheme.
Zone:	Commercial 1 Zone -
Overlay(s):	Heritage Overlay - Heritage Overlay Development Contributions Plan Overlay - Development Contributions Plan Overlay
	Heritage Grade: Individually Significant

Meeting Details

Date:	5 December 2022
Referral Officer	Euan Williamson
Relevant Information:	Click here to view the relevant documents in Content Manager: <ul style="list-style-type: none"> • PLN21/0569 - 69 Smith Street, Fitzroy – Advertised Section 57B - Amended plans

Advice Provided at Meeting

Officers have previously requested you informally review the arrangement where a second floor skylight and second floor window are providing light to the first floor office (ie no windows provided to office at first floor) . Your previous advice stated this was acceptable given the very small footprint of the first floor office, once low southern balustrades to be provided to the office stair including the southern walls abutting the stair at first and second floor and with the office stair risers to be open, to allow for the transfer of light.

Can you confirm if the following condition addressed this matter :

Development Plans

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans prepared by Context Design Group, dated 14.10.2021 (TP101 (Rev B), 201 (Rev F), 202 (Rev F), 203 (Rev F), 204 (Rev F), 205 (Rev F), 206 (Rev F), 301 (Rev F) and 302 (Rev F) but modified to show the following:

- (a) Notations stating the following:

Attachment 3 - PLN21/0569- 69 Smith Street- Supplementary ESD comments

- (i) Low southern balustrades to be provided to the office stair including the southern walls abutting the stair at first and second floor and with the office stair risers to be open,

ESD officer response:

Daylight to first floor office

I have reviewed the above proposed condition and I can confirm that it will address the previous concerns of daylight access to the small office area on the first floor (23sqm).

The low balustrades and open stair risers will allow some diffuse daylight to permeate through the stairwell, enabling daylight access to a satisfactory standard, given the proposed usage (office).

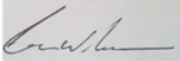
7 Star NatHERS Thermal Rating

I have reviewed the proposed condition to require a 7 Star NatHERS rating for the two proposed new dwellings and in my opinion, it will not be onerous to reach a 7 Star rating for these dwellings.

This is due to the following building fabric elements which are critical in the NatHERS/Accurate engine; northerly orientation, modest glass to floor area ratio, lack of southerly glazing, low levels of east/west glazing.

With all these strong thermal performance elements to the existing design it will be relatively easy to improve the NatHERS thermal performance ratings to 7 Stars.

ESD Advisor: Euan Williamson

Signed: 

Dated: 6th December 2022.

Planner Name: Laura Condon
Date: 05 December 2022

Urban Design Formal Referral Response



Application Information	
Referral Officer	Gary O'Reilly
Officer	David Pryor
Council Reference	PLN21/0569
Address	69 Smith St, Fitzroy VIC 3065
Proposal	Partial demolition and construction of a three to four storey addition to the existing building with associated roof terraces in association with dwellings (no permit required for the uses) and a reduction in the statutory car parking requirement
Comments Sought	D22/38926 - IREF22/00183 - Internal Referral Formal Request

Recommendation

The proposal is supported in principle, subject to the improvements outlined below, including the following:

- Set back Level 3 from the west boundary (Little Smith) for the full site width.
- Locate the entry of Dwelling 1 further to the west if possible.
- Show the colour and finish of the balustrades, gate, entry doors, garage doors and glass on the elevations, preferably incorporating some transparency in the garage doors.

There are no known planned/approved capital works around the site being led by the Urban Design Team.

Comment Summary

Built Form and Massing

The overall height should not exceed 11.2m and the street wall height to Little Smith St should not exceed 11.2m (Design and Development Overlay – Schedule 30). From the existing 2-storey building adjoining Smith St, the proposal steps up to the west, reaching a height of 4 storeys at the Little Smith St frontage and along the ROW to the north.

The sightlines provided on Section A and the South Elevation show no visibility to the extension from the opposite side of Smith St; these sightlines appear to pass through the highest point of the existing Smith St façade; from other viewpoints it is expected that there would be some visibility to the extension from the east side of Smith St. Nevertheless, the impact on the Smith St streetscape is considered acceptable, given the setbacks of 16.8m at Third Floor Level and about 11.7m at Second Floor Level.

Attachment 4 - PLN21/0568- 69 Smith Street-Urban Design comments

The lane slopes down to the east; as a result, the north façade varies in height up to a maximum of 14.175m. This is considered acceptable, given that this is not a through-lane and that this façade steps down as it approaches Smith St and Little Smith St.

The proposal reaches a height of 12.27m at the west boundary. Although this only exceeds the maximum street wall height by 1.07m and the extent of 4-storey construction on the west boundary is limited to a length of about 2.7m, it is almost double the height of the adjacent façade at 44 Lt Smith St, resulting in an abrupt transition. It is therefore recommended that Level 3 be set back from the west boundary for the full width of the site; extending the 1.58m setback proposed for the rest of this frontage would be acceptable.

The proposed heights and setbacks are otherwise supported from an urban design perspective, based on the current design.

Public Realm Interface

The proposal provides a good level of passive surveillance to the adjoining streets and lanes. The two ground floor studies have the potential to contribute activation to the lane. Consideration should be given to incorporating a degree of transparency in the garage doors to increase the sense of activation to Little Smith St and the lane.

Although the Context Design Group letter of 10 Nov 2021 states that "Each of the townhouses will have its own address off Little Smith Street", both entries are off the lane to the north. It is desirable for these entries to be easily identified from Little Smith St, and to that end it is recommended that the pedestrian entry to Dwelling 1 be located at the west end of that dwelling, provided this can be achieved without losing the study.

Façade Design & Materials

Given the proposal's prominence in the streetscape of Little Smith St, high quality design and materials are warranted, and it is important that these are not compromised in any subsequent amendments to a permit. The predominant use of recycled bricks is commended, including the contrasting panels (of feature brickwork and shale colour) which help articulate the building. The projecting black metal surrounds to window and balcony openings are supported, subject to the acceptability of the proposed clearances, noting the clearance of about 2.8m to a frame projecting 300mm at the northwest corner of the site. The colour and finish of the balustrades, gate, entry doors and garage doors should be shown on the elevations, as should the glass type(s), which should generally be clear.

Other Matters

At Ground Floor Level, there may be benefit in swapping the locations of the Study and the Entry of each townhouse to avoid a step between the Garage and the lift and to avoid the Study being compromised by traffic between the garage and the Entry. At Third Floor Level, the Lift door of Dwelling 2 needs to be relocated.

Capital Works

There are no known planned / approved capital works around the site being led by the Urban Design Team.

Urban Designer: David Pryor

Date: DateIssueL

Attachment 5 - PLN21/0569- 69 Smith Street- Heritage comments

Heritage Formal Referral Response



Application Information	
Referral Officer	Gary O'Reilly
Referral Reference	IREF22/00182
Officer	Diahnn McIntosh
Council Reference	PLN21/0569
Address	69 Smith St, Fitzroy VIC 3065
Proposal	Partial demolition and construction of a three to four storey addition to the existing building with associated roof terraces in association with dwellings (no permit required for the uses) and a reduction in the statutory car parking requirement
Overlay	Heritage Overlay - Heritage Overlay Development Contributions Plan Overlay - Development Contributions Plan Overlay Individually Significant 1883-1913
Yarra Planning Scheme References	<ul style="list-style-type: none"> • <i>Clause 15.03 Heritage</i> • <i>Clause 21.05-1 Built Form (Heritage)</i> • <i>Clause 22.02 Development Guidelines for sites subject to the Heritage Overlay</i> • <i>Clause 43.01 Heritage Overlay</i> • <i>Clause 59.07 Applications Under A Heritage Overlay</i>
<p>This is the Referral Memo that this referral advice is based on:</p> <ul style="list-style-type: none"> • <i>Set of 22 drawings entitled "Mixed-use Redevelopment 69 Smith Street, Fitzroy 3065 VIC" prepared by Context Design Group, dated October 2021</i> • <i>Heritage Impact Statement prepared by John Briggs dated 28 January 2022</i> 	

Attachment 5 - PLN21/0569- 69 Smith Street- Heritage comments

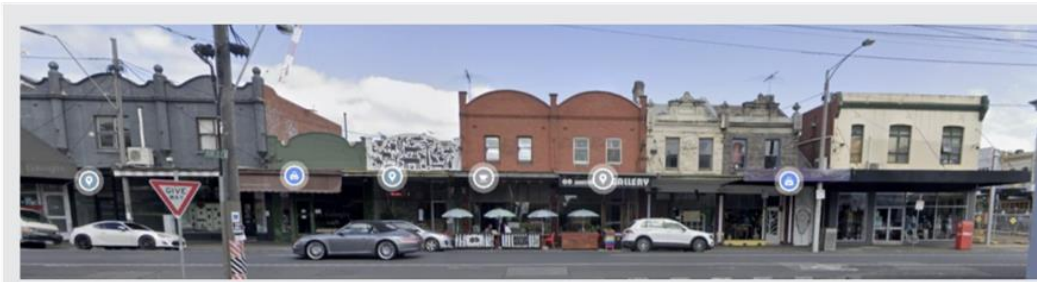
Context Images

Street Frontage



Oblique Images

Attachment 5 - PLN21/0569- 69 Smith Street- Heritage comments



Aerial

Attachment 5 - PLN21/0569- 69 Smith Street- Heritage comments



Assessment of Proposed Works

Proposed demolition shown on plans

The extent of demolition proposed by this application includes:

- the removal of the existing ground level shopfront
- the demolition of the single-storey rear wing
- the demolition of the garage structure on the rear boundary

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

The heritage policy at Clause 22.02 encourages the removal of inappropriate alterations, additions and works that detract from the cultural significance of the place.

As an individually significant building, the heritage policy supports demolition of:

- that part of the heritage place has been changed beyond recognition of its original or subsequent contributory character(s).
- that part is not visible from the street frontage (other than a laneway), abutting park or public open space, and the main building form including roof form is maintained;

Attachment 5 - PLN21/0569- 69 Smith Street- Heritage comments

- the removal of the part would not adversely affect the contribution of the building to the heritage place.

The proposed extent of demolition is acceptable, provided the replacement shop window replicates the appearance of the original shop window (as per no. 67 Smith Street).

Note that while the shopwindow to No. 69 is not original, the splayed entrance tiling is original and must be retained.

COMMENTS REGARDING NEW DEVELOPMENT, ALTERATIONS AND ADDITIONS

The extent of new works proposed by this application includes:

- introduction of a new shop window fronting Smith Street
- construction of a three-storey addition to the remaining heritage building
- construction of an adjoining four-storey residential building fronting the rear laneway, Little Smith Street

Regarding the remaining building

- *Clause 15.03-1S* of the planning scheme states that it is policy to:
Encourage the conservation and restoration of contributory elements of a heritage place.
- *Clause 21.05-1* 'Built Form – Heritage' of the planning scheme also states that the objective to protect and enhance Yarra's heritage places will be achieved by supporting the restoration of heritage places (Strategy 14.2)
- *Clause 22.02-4* states that one of the objectives of the heritage policy is:
To encourage the preservation, maintenance, restoration and where appropriate, reconstruction of heritage places

Most specifically, *Clause 22.02-5.3* encourages restoration of a heritage place or contributory element if evidence exists to support its accuracy. In regard to reconstruction, the policy encourages works if:

The reconstruction will enhance the heritage significance of the heritage place

Evidence exists to support the accuracy of the reconstruction.

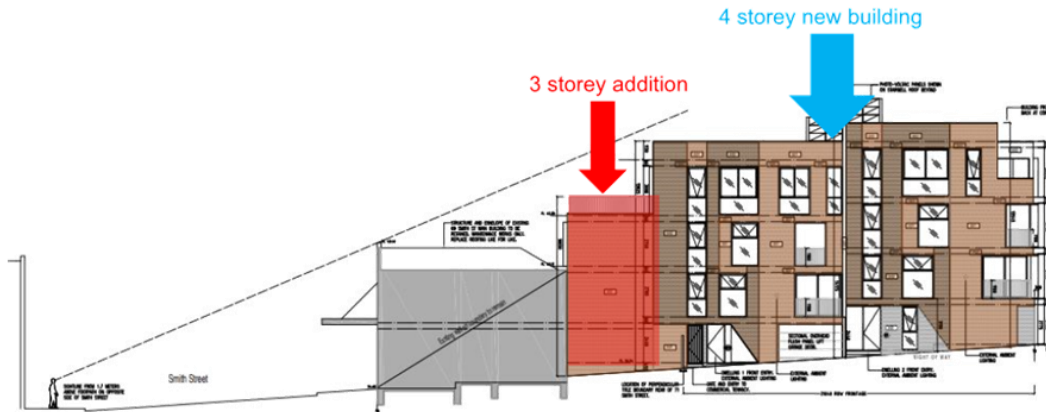
This clause encourages the reconstruction of original or contributory elements where they have been removed. These elements include, but are not limited to, chimneys, fences, verandahs, roofs and roof elements, wall openings and fitting (including windows and doors), shopfronts and other architectural details and features.

The proposed reconstruction of the original shop window to match the shop window of the adjoining property is supported.

Regarding the new development

The key consideration for assessing this aspect of the works is whether the proposed new development will adversely affect the significance, character or appearance of the heritage building or the broader heritage precinct.

Attachment 5 - PLN21/0569- 69 Smith Street- Heritage comments



Above: Sight line drawing extract from drawing no. TP301

Proposed three-storey addition to heritage building:

Clause 22.02 encourages upper-level additions to heritage places to be sited within the 'envelope' created by projected sight lines. As a commercial property, the heritage policy also encourages new upper-level additions and works to:

- *Respect the scale and form of the existing heritage place or contributory elements to the heritage place by being set back from the lower built form elements. Each higher element should be set further back from lower heritage built forms.*
- *Incorporate treatments which make them less apparent*

The proposed three-storey addition is within the area of appropriate additions to individually significant buildings.

The proposed three-storey addition is acceptable.

Proposed four-storey building fronting Little Smith Street:

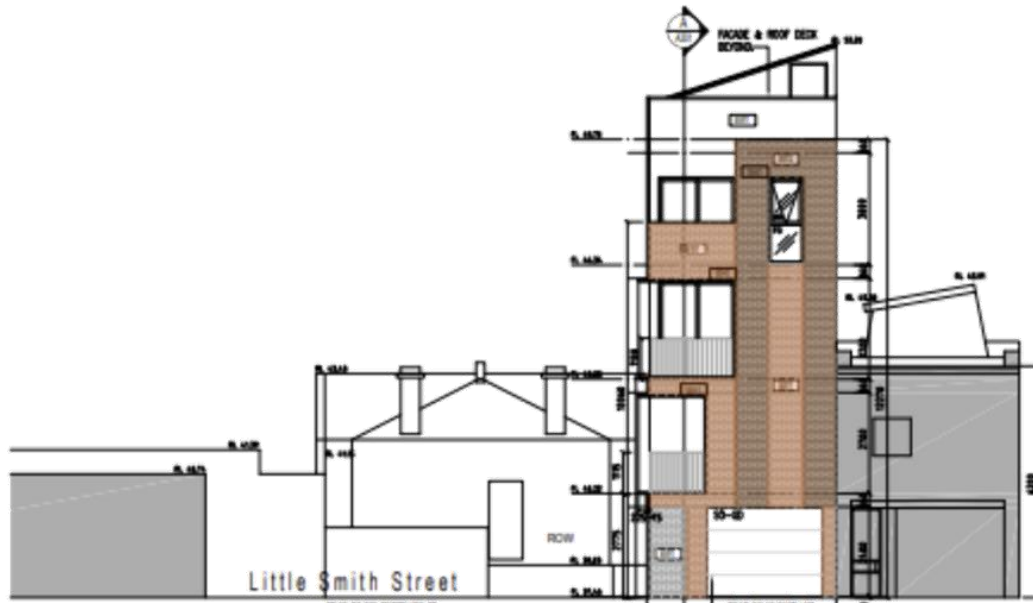
The key consideration for assessing this aspect of the works is whether the proposed new development will:

- 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.

Based on the submitted sightline drawing it appears that the proposed four-storey building at the rear of the subject site will not be visible from Smith Street.

The scale of a four-storey street wall to Little Smith Street will however be at least one floor higher than the height of existing adjacent buildings in this part of the street. Setting the top floor back from the rear street frontage (west elevation) will bring the street wall height down to a similar height of other buildings in the street and therefore reduce the dramatic impact of this building, which will continue to be the highest in the area.

Attachment 5 - PLN21/0569- 69 Smith Street- Heritage comments



Above: Rear elevation of the proposed development fronting Little Smith Street

Although the second frontage to Little Smith Street is within the Heritage Overlay, it is noted that this street/laneway does not exhibit a strong heritage character. The street originally serviced the backs of shops and houses. Over the past few decades there have been a number of character-less developments constructed along this part of Little Smith Street which have resulted in a streetscape of low heritage value.

The proposed four-storey development fronting Little Smith Street will be constructed of face brick, using random pattern and coursing to provide visual interest in the facades. As there is no consistent pattern of details in the street, it is considered that the appearance of the proposed four-storey building visible from Little Smith Street is acceptable.

Recommendation

On heritage grounds, the works proposed in this application are supported, subject to the following permit conditions:

Suggested Condition

- *That the splayed entrance tiling to the ground floor and the brown glazed butt jointed tiles with matching rounded tiles to the salient corners, are all part of the original shopfront and must be retained.*

Officer Explanation: The remaining original fabric of the shopfront must be conserved

- *Prior to the commencement of the demolition and dismantling of the existing aluminium shop front full details of the proposed reconstruction works must be submitted to and approved by Council .*

Officer Explanation: This is to ensure the accuracy of the proposed reconstructed shop front

Attachment 5 - PLN21/0569- 69 Smith Street- Heritage comments

- *That the uppermost floor level of the new building fronting Little Smith Street must be setback about 3 metres from the rear title boundary*

Officer Explanation: As proposed the rear development will result in a four-storey street wall which will be dramatically higher than the nearby existing built forms in this part of Little Smith Street

Heritage Officer: Diahnn McIntosh

Signature: 

Date: 29 March 2022

Attachment 6 - PLN21/0569-69 Smith Street-Development Engineering comments

Development Engineering Formal Referral Response



Application Information	
Referral Officer	Laura Condon
Officer	Mark Pisani
Council Reference	IREF22/00180
Address	69 Smith Street, Fitzroy
Application No.	PLN21/0569
Proposal	Referral - Internal – Development Engineering
Comments Sought	On-Site Parking Arrangement

Council's Engineering Referral team provides the following information which is based on the information provided by Statutory Planning referenced above.

Comments and Recommendations

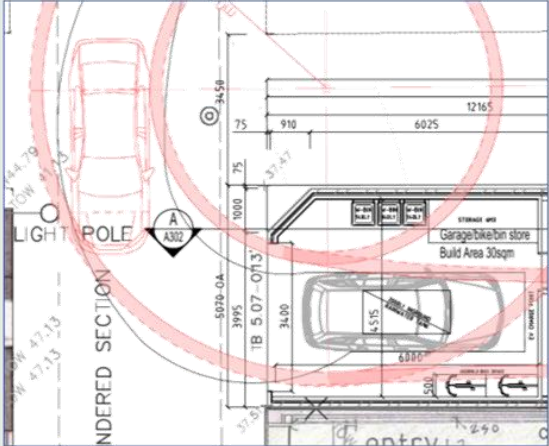
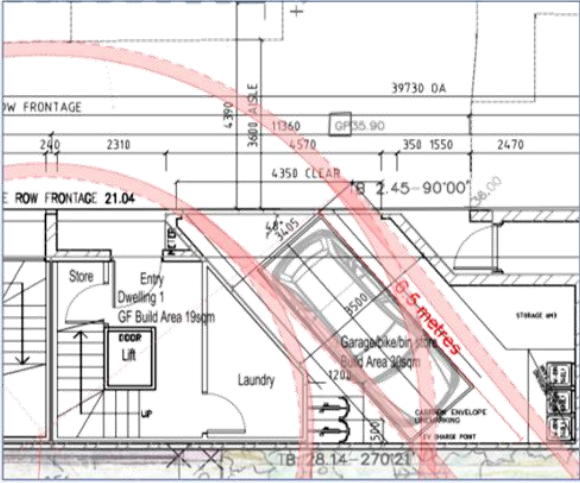
Drawings and Documents Reviewed

	Drawing No. or Document	Revision	Dated
Context Design Group	TP201 <i>Ground Floor Plan</i>	F	24 October 2022
	TP202 <i>First Floor Plan</i>	F	24 October 2022
	TP301 <i>Elevations</i>	F	24 October 2022


Attachment 6 - PLN21/0569-69 Smith Street-Development Engineering comments

DEVELOPMENT LAYOUT DESIGN

Layout Design Assessment

Item	Assessment
Access Arrangements	
<p>Garage Doorway – Little Smith Street Frontage</p>	<p>The single garage for dwelling 2 has a width of 3.4 metres. A check of the garage doorway using the Trapeze plan management tool indicates that a B85 design vehicle can satisfactorily enter and exit the garage via Little Smith Street, as shown below:</p>  <p>The two bicycles spaces along the south side of the garage may be impacted by a turning vehicle.</p>
<p>Garage Doorway – East-West Aligned Laneway</p>	<p>The garage doorway abutting the east-west aligned laneway has a width of 4.25 metres. A check using Trapeze indicates that a B85 design vehicle can enter and exit the garage for Dwelling 1 via the laneway, as shown below:</p> 

Attachment 6 - PLN21/0569-69 Smith Street-Development Engineering comments

Item	Assessment
<p>Reversing Movements out of the East-West Aligned Laneway</p>	<p>The east-west aligned laneway has a single lane carriageway width of 3.6 metres and terminates at the western boundary of 71 Smith Street, and a length of 21 metres. Vehicle volumes and speeds are minimal. Reversing movements onto Little Smith Street would be dissimilar to vehicle reversing movements out of a garage. Google Streetview images show vehicles in the east-west laneway would have entered in a forward direction and would need to exit by reversing out.</p>  <p>On that basis, there is no objection to reversing movements of this laneway onto Little Smith Street.</p>
<p>Car Parking Modules</p>	
<p>Garage for Dwelling 2</p>	<p>The garage for Dwelling 2 has a minimum envelope of 3.5 metres by 6.0 metres, which satisfies Design standard 2: Car parking spaces of Clause 52.06-9.</p>
<p>Garage for Dwelling 1</p>	<p>The garage for Dwelling 1 does not have a conventional design as it is aligned in an obtuse angle from the laneway. By using first principles, the garage has a clear width of 3.5 metres and an angled depth of the garage is 6.5 metres, which allows for car door opening on either side of the vehicle. The garage is essentially an enclosed angle parking space and can comfortably accommodate a B85 design vehicle (1.87 metres by 4.91 metres). The design of garage is considered satisfactory for this development.</p>
<p>Other Items</p>	
<p>First Floor Balcony – North West Corner of Site</p>	<p>The first floor balcony, which is located at the north west corner of the site, is contained entirely within the curtilage of the property. At ground level, splay would be provided. The balcony has a headroom clearance of at least 2.2 metres (measured from ground level to the underside of the balcony). The balcony will be clear of cars attempting to enter the laneway. It is unlikely that a small truck would enter the laneway due to the restricted geometry of the junction with Little Smith Street.</p>
<p>Vehicle Crossing and Vehicle Crossing Ground Clearance Little Smith Street</p>	<p>The existing vehicle crossing is to be demolished and reconstructed to Council's satisfaction.</p>

Attachment 6 - PLN21/0569-69 Smith Street-Development Engineering comments

Item	Assessment
	A vehicle crossing ground clearance check is to be undertaken for the new vehicle crossing by the applicant's designer to confirm that a B85 design vehicle can enter and exit the property without scraping out (Please see under ' <i>Engineering Advice for Design Items to be Addressed by the Applicant</i> ' section).
Architectural Features Projecting into the Road Reserve	<p>For assessment of projections beyond the street alignment, we are guided by the <i>Building Regulations 2018</i>.</p> <p>The window hoods are architectural features. For architectural features in a narrow street (6.0 metres or less), Regulation 99 requires that the architectural feature projects no more than 240 mm from the property line. The window hoods are positioned at least 5.0 metres above ground level.</p> <p>The window hoods are to project no more than 240 mm as required by the Building Regulations.</p>
Finished Floor Level at Edge of Slab	The front edge of the garage slab at the property line is to be set 40 mm higher than the edge of the bluestone laneway. This 40 mm lip* is to be depicted on a section drawing. The reduced level of the south edge of the laneway at the garage entrance is to be shown on the section drawing.

* The intent of the 40 mm lip along the edge of the garage slab where it meets the bluestone laneway is to allow for slight level adjustments in the laneway in the event that Council needs to reconstruct the road pavement or undertake reinstatement/maintenance works. The lip also has a secondary function in keeping rainfall runoff from backwashing into the property during a storm event.

Engineering Advice for Design Items to be Addressed by the Applicant

Item	Details
Garage for Dwelling 2	The applicant should consider providing wall mounts for the two bicycle spaces along the southern wall of the garage so as to not obstruct a vehicle as it enters the garage from Little Smith Street.
Vehicle Crossing Ground Clearance	<p>To assist the applicant, a <i>Vehicle Crossing Information Sheet</i> has been appended to this memo. The ground clearance check requires the applicant to obtain a number of spot levels which include the reduced level 2.0 metres inside the property, the property boundary level, the bottom of kerb (invert) level, the edge of the channel level and a few levels on the road pavement – in this case, Little Smith Street.</p> <p>These levels are to be shown on cross sectional drawings with dimensions, together with the B85 design vehicle ground clearance template demonstrating access and exit movements.</p>

Attachment 6 - PLN21/0569-69 Smith Street-Development Engineering comments

ENGINEERING CONDITIONS

Vehicle Crossing

- At the design phase of the development (before construction), the finished floor levels of the slab or accessway must be first designed/determined by taking into account the relative adjacent road and footpath infrastructure levels, in order to provide satisfactory vertical access (i.e. - vehicle ground clearance) into and out of the site.
- Before the development commences, or by such later date as approved in writing by the Responsible Authority, a vehicle crossing design must be submitted to Council's Engineering department for approval, and:
 - Demonstrate satisfactory access into and out of the site with a vehicle ground clearance check using the B85 design vehicle; and
 - Be fully dimensioned with actual reduced levels (to three decimal places) and comply with design requirements set out in Yarra City Council's Vehicle Crossing Information Sheet.
- Prior to the occupation of the development, or by such later date as approved in writing by the Responsible Authority, any new vehicle crossing(s) must be constructed:
 - In accordance with any requirements or conditions imposed by Council;
 - At the permit holder's cost; and
 - To the satisfaction of the Responsible Authority.

Road Asset Protection

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

Impact of Assets on Proposed Development

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

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.

Discharge of Water from Development

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

Attachment 6 - PLN21/0569-69 Smith Street-Development Engineering comments

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	Assessment
Legal Point of Discharge	The applicant must apply for a Legal Point of Discharge under Regulation 133 – Stormwater Drainage of the <i>Building Regulations 2018</i> 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 1989</i> and Regulation 133.

Engineer: Mark Pisani

Signature: 

Date: 28 October 2022

Attachment 6 - PLN21/0569-69 Smith Street-Development Engineering comments

Development Engineering Formal Referral Response



VEHICLE CROSSING INFORMATION SHEET

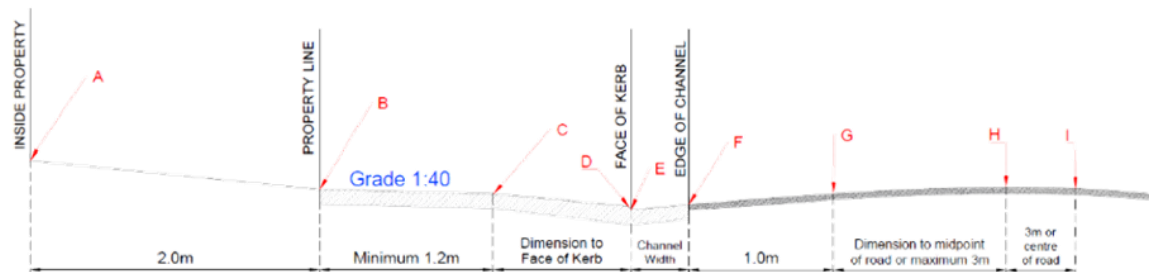
Vehicle Crossing – Cross Section



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.



Lev Shinkasky, Senior Development Engineer
Date: 19 July 2017
Reviewed: 20 February 2020

Strategic Planning Formal Referral Response



Development details

Property address	69 Smith Street Fitzroy VIC 3065
Application number	PLN21/0569
Referral prepared by	Alexandra Paraskevakis
Description	Partial demolition and construction of a three to four storey addition to the existing building with associated roof terraces in association with dwellings (no permit required for the uses) and a reduction in the statutory car parking requirement.
Comments sought	D22/38934 - IREF22/00184 - Internal Referral Formal Request
Relevant amendment and status	<p>Interim built form controls</p> <p>On 27 August 2021 notice of approval of prescribed Amendment C270yara was published in the Government Gazette. Amendment C270yara introduces Schedules 30, 35, 36 and 37 to the Design and Development Overlay (DDO) that apply built form controls to the land along the Smith Street Major Activity Centre, Johnston Street between Brunswick and Smith Streets, and the mixed-use pockets located behind these retail strips on an interim basis until 4 March 2023.</p>
Existing and proposed controls	<p>Commercial 1 Zone (CZ1)</p> <p>Design and Development Overlay – Schedule 30 (DDO30)</p> <p>Heritage Overlay – 464 (HO464)</p> <p>Development Contributions Plan Overlay – Schedule 1 (DCPO1)</p>

Attachment 7 - PLN21/0569-69 Smith Street-Strategic Planning comments

<p>Subject Location Map</p>	
<p>Aerial image of subject site</p>	<p><i>Aerial image with subject site identified by the star. Source: Nearmap Aerial Imagery. Dated 21 Jan 2021.</i></p>

Council's Strategic Planning Unit provides the following information which is based on the information provided in the Statutory Planning referral request memo referenced above.

Summary of Strategic Planning comments

The proposed development complies with most of the built form and design requirements of in **DDO30**.

However, it is considered that the proposal does not meet the preferred minimum setback interface requirements in **DDO30** as Dwelling 2 presents a four-storey, 12.2m high built form to Little Smith Street, with no setback. An increase in the setback of the fourth floor of Dwelling 2 by 3m from Little Smith Street would be required to satisfy the objectives of the **DDO30**.

Additionally, the ceiling heights of Dwelling 2 should be reduced in order to comply with the preferred maximum street wall height of 11.2m to Little Smith Street. This will result in a reduction of overall building height to dwelling 2, which also reduce shadowing impacts to the neighbouring property.

Building height

- It is considered that the proposed heights of the development do not satisfy the objectives of **DDO30**, particularly Dwelling 2. The overall heights of the dwellings should be reduced to reduce shadowing impacts to the neighbouring property.

Attachment 7 - PLN21/0569-69 Smith Street-Strategic Planning comments

Strategic Planning Formal Referral Response



Assessment of compliance with built form requirements:

Built form requirements	DDO30	Proposal	Assessment of proposal
Building height	<p>Per section 2.5 of DDO30; <i>Development should not exceed the heights shown on Maps 1 and 2, as applicable.</i></p> <p><i>Architectural features may exceed the building height.</i></p> <p>Per Map 2; the subject site should not exceed a maximum 11.2m in height.</p>	<p>The proposed maximum height of the building is 15.4m.</p>	<p>Variation supported</p> <p>The proposal seeks to vary the preferred height requirement of 11.2m as preferred by DDO30. The proposed overall maximum height of the building (15.4m) satisfies the below design objective to support;</p> <ul style="list-style-type: none"> – <i>a new lower to mid-rise character (ranging from 4 to 6 storeys) behind a consistent street wall north of Stanley and St David Streets and south of Gertrude Street;</i> <p>The highest point of the building is toward the centre of the site, being the stairwell of Dwelling 2; setback over 28m from Smith Street, with proposed Dwelling 1 and office extension to the heritage building stepping down in height toward the existing double storey heritage building addressing Smith Street.</p> <p>A design objective of DDO30 also seeks to <i>ensure development responds to sensitive interfaces by ensuring the overall scale and form of new development provides a suitable transition to low scale residential areas and protects these properties from an unreasonable loss of amenity through visual bulk, overlooking and overshadowing.</i></p> <p>The neighbouring property to the south has also been developed with a three storey dwelling to the rear (now</p>

Attachment 7 - PLN21/0569-69 Smith Street-Strategic Planning comments

			<p>addressed as 44 Little Smith Street). This neighbouring dwelling has no north-facing windows, and the balcony accessed from the living room looks over Little Smith Street (with a solid wall constructed along the shared boundary for the full length of the dwelling).</p> <p>The maximum height of the proposal at 15.4m (exceeding the preferred maximum height by 4.2m) will overall have minimal impact to the south, due to the existing neighbouring dwelling layout.</p> <p>However, the neighbouring balcony (located at the west end of the dwelling) may be impacted by shadowing due to the lack of upper level setback shown in the proposal. This matter is further discussed under the <i>Interface Requirements</i> section below, with recommended changes to the proposal.</p> <p>Other sensitive interfaces include properties to the west, located across Little Smith Street. 1/47 Little Smith Street is a three storey building located directly opposite the subject site. The balcony (the only SPOS) for this dwelling faces north, looking over a small ROW. Some east-facing windows of this dwelling look over Little Smith Street and may be impacted due to visual bulk of the proposed 12.2m rear boundary wall. This matter is further discussed under the <i>Interface Requirements</i> section below, with recommended changes to the proposal.</p>
<p>Street wall height (Smith Street)</p>	<p>Per section 2.3 of DDO30; <i>Street wall heights should not exceed the heights specified in Maps 1 and 2, as applicable and as stated below, where applicable.</i></p>	<p>Heritage street wall to Smith Street to be retained.</p>	<p>Complies</p> <p>The development proposes to retain the existing heritage shopfront to Smith Street, and the retention of the heritage roof form to a depth of 11.7m behind the front wall. Restoration works are proposed to the</p>

Attachment 7 - PLN21/0569-69 Smith Street-Strategic Planning comments

	Per Map 2; the subject site should retain the heritage street wall to Smith Street.		<p>existing shopfront but will not increase the street wall height to Smith Street.</p> <p>The proposal to retain and restore the heritage shopfront building satisfies the design objective to <i>retain the visual prominence of the heritage street wall in the vistas along the street.</i></p>
Street wall Setback	Along Smith Street, development should achieve a continuous street wall with no front setback.	Heritage street wall to Smith Street to be retained with no front setback.	<p>Complies</p> <p>The development proposes to retain the existing heritage shopfront to Smith Street, and the retention of the heritage roof form to a depth of 11.7m behind the front wall.</p>
Upper level setback	<p>Per section 2.4 of DDO30;</p> <p><i>Upper levels above the Smith Street streetwall should be set back by a minimum of 8 metres</i></p> <p>And</p> <p><i>Upper levels above a side street wall be set back by a minimum of 6 metres.</i></p> <p><i>Upper levels should:</i></p> <ul style="list-style-type: none"> - <i>be visually recessive from Smith Street frontages and side streets to ensure development does not overwhelm the heritage buildings and minimise upper level bulk;</i> - <i>be set back from the street wall below to ensure that upper level additions as seen from the public realm do not detract from the character of the streetscape when viewed directly or obliquely along the street; and</i> 	<p>The upper level office addition to the commercial heritage building is setback 11.7m from Smith Street.</p> <p>The east wall of Dwelling 1 is setback from Smith Street by 16.9m.</p> <p>The west wall of Dwelling 2 has no setback from Little Smith Street (side street).</p>	<p>Does not comply</p> <p>The development proposes a minimum setback of 11.7m behind the streetwall and a subsequent setback of 16.9m to Dwelling 1.</p> <p>The proposed setback to Smith Street exceeds the preferred minimum 8 metres, which satisfies the design objective for heritage buildings to <i>facilitate the retention of a roof form that are visible from the public realm</i> (the heritage roof form is visible from Little Smith Street).</p> <p>The proposed setback to Little Smith Street is zero at the fourth floor (with a partial 1.58m setback to the northwest corner of the fourth floor). DDO30 requires a 6m setback above an 11.2m street wall height for the subject site. Compliance with these requirements would result in removal of over half of the fourth floor and lowered ceiling heights (to 2.4m) to the second and third floors of Dwelling 2.</p>

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	<ul style="list-style-type: none"> – contain upper level setbacks above the street wall within a maximum of two steps (including the setback above the street wall below as one step) to avoid repetitive steps in the built form. <p><i>Projections such as building services and architectural features (other than shading devices, moldings etc.), balconies and balustrades should not intrude into a setback.</i></p> <p><i>For heritage buildings, upper level setbacks behind the street wall in excess of the minimum upper level setback should be provided where:</i></p> <ul style="list-style-type: none"> – it would facilitate the retention of a roof form and/or chimneys that are visible from the public realm, or a roof or any feature that the relevant statement of significance identifies as contributing to the significance of the heritage building or streetscape; – it would maintain the perception of the three-dimensional form and depth of the building; and – a lesser setback would detract from the character of the streetscape when viewed directly or obliquely along the street. 		<p>Although the overall maximum proposed building height (15.4m) exceeds the preferred maximum height; the highest point of the building is located toward the centre of the subject site (setback over 11m from Smith Street) resulting in minimal impacts to surrounding properties or to the streetscape.</p> <p>The proposed partial 1.58m setback (behind a 12.2m street wall height) will create visual bulk impacts and a canyon-effect along Little Smith Street.</p> <p>To better transition to the lower built forms of Little Smith Street, and to reduce the visual bulk impacts of the proposed development; the entire fourth floor of Dwelling 2 should be setback from Little Smith Street at least 3m (including any balconies provided at this level) and the ceiling heights of second and third floors dropped to achieve a maximum rear boundary wall height of 11.2m. The fourth floor being setback 3m from the rear boundary does not achieve the 6m setback as required by Section 2.4, however, as the neighbouring properties to the south and west have already been developed with two and three storey buildings (respectively), the setback as outlined would be responsive to immediately surrounding properties, and will create a sense of separation along Little Smith Street. This is still a variance from the setback requirements of Section 2.4 however being behind a reduced street wall height, the proposal would satisfy the objectives as outlined above.</p>
<p>Interface Requirements (rear boundary wall height and</p>	<p>Per section 2.3 of DDO30; <i>Street wall heights should not exceed the heights specified in Maps 1 and 2, as</i></p>	<p>The west wall of Dwelling 2 has a maximum height of 12.2m. (Dwelling 1 has no</p>	<p>Does not comply Dwelling 2 presents a sheer 12.2m high wall along the rear boundary, to Little Smith Street. As specified on Map 2, the proposal upon the subject site should</p>

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<p>setbacks from the rear boundary)</p>	<p><i>applicable and as stated below, where applicable.</i></p> <p>Per Map 2; the subject site should have a maximum street wall height of 11.2m to Little Smith Street.</p> <p>Per Section 2.6 of DDO30:</p> <p><i>Development should respond to existing secluded private open spaces by setting back at upper levels to create a sense of separation, minimise overshadowing and reduce building bulk.</i></p> <p><i>Development should not visually dominate adjoining residential sites, including where separated by a laneway.</i></p>	<p>walls on the rear boundary)</p>	<p>therefore have a rear boundary wall height no greater than 11.2m.</p> <p>The proposal also does not setback the upper level by 6m per the requirements of Section 2.4 of DDO30. As shown on the south elevation, the fourth floor of Dwelling 2 is partially setback 1.58m from the rear boundary at the north corner (to accommodate a balcony). First, second and third levels are constructed to the rear boundary across the width of the site.</p> <p>The proposal therefore seeks to vary the preferred rear boundary wall height and upper level setback requirements in DDO30.</p> <p>As such, the proposal should respond to the general design objectives before a setback variation can be supported.</p> <p>The following design objectives of DDO30 are relevant to this proposal:</p> <ul style="list-style-type: none"> - <i>Development should respond to existing secluded private open spaces by setting back at upper levels to create a sense of separation, minimise overshadowing and reduce building bulk.</i> - <i>Development should not visually dominate adjoining residential sites, including where separated by a laneway.</i> - <i>To ensure development responds to sensitive interfaces by ensuring the overall scale and form of new development provides a suitable transition to low scale residential areas and protects these properties from an unreasonable loss of amenity through visual bulk, overlooking and overshadowing.</i> <p>The proposed height of Dwelling 2 along Little Smith Street is 12.2m and does not provide any setback of upper levels to the west, north or south boundaries. The</p>
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		<p>resulting built form does not create a sense of separation along Little Smith Street, particularly as viewed from the south.</p> <p>The upper levels of Dwelling 2 create overshadowing to the south and visual bulk to the dwellings across Little Smith Street (to the west). Figures 1 and 2 below demonstrate the severity of the proposed interface to Little Smith Street.</p> <p><i>The Smith Street Built Form Framework (Hansen and Co, 2019) seeks 'back block' sites (behind the Smith Street spine) to accommodate new forms which are strongly influenced by the proximity and sensitivity of neighbouring properties.</i></p> <p>The proposed dwellings to the Little Smith Street end of the subject site do not respond to the sensitivity or proximity of neighbouring properties. The adjoining dwelling to the south has a front wall height of 6.1m to Little Smith Street, while the neighbouring dwelling across Little Smith Street (to the west) has a front wall height of 10m (noting this building was constructed prior to the current zoning and interim DDO being implemented).</p> <p>To better transition to the lower built forms of Little Smith Street, and to reduce the visual bulk impacts of the proposed development; the fourth floor of Dwelling 2 should be setback from Little Smith Street at least 3m (including any balconies provided at this level) and the ceiling heights of second and third floors dropped to achieve a maximum rear boundary wall height of 11.2m. This is still a variance from the requirements of Clause 2.6 however at this height, the proposal would satisfy the objectives as outlined above.</p> <p>Similarly, the fourth floor being setback 3m from the rear boundary does not achieve the required 6m setback as</p>
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			<p>required by Section 2.4, however, as the neighbouring properties to the south and west have already been developed with two and three storey buildings (respectively), a 3m setback as outlined would be responsive to immediately surrounding properties, and will create a sense of separation along Little Smith Street.</p> <p>NB;</p> <ul style="list-style-type: none"> For the purposes of assessment against Section 2.6 of DDO30, Little Smith is a named road and not classified as a laneway.
<p>Overshadowing</p>	<p>Per section 2.5 of DDO30;</p> <p><i>Service equipment/structures including balustrades, unenclosed pergolas for communal areas, shading devices, plant rooms, lift overruns, stair wells, structures associated with pedestrian access, green roof areas and other such equipment may exceed the height provided that:</i></p> <ul style="list-style-type: none"> <i>the equipment and/or structures do not cause additional overshadowing of private open space to residential land, opposite footpaths, kerb outstands etc.;</i> <i>the equipment/structures are no higher than 2.6 metres above the preferred maximum height; and</i> <i>the equipment/structures occupy less than 50 per cent of the roof area (solar panels excepted).</i> <p>Per section 2.7 of DDO30;</p>	<p>The balustrades of balcony and roof terraces create additional overshadowing to neighbouring private open space.</p> <p>The proposed overall heights of the two dwellings creates overshadowing to the neighbouring property to the south, which fronts Little Smith Street.</p>	<p>Does not comply</p> <p>The development creates additional overshadowing to the private open space of No. 66 Gore Street (at 9am only) and to No. 44 Little Smith Street balconies and rear SPOS (throughout the day).</p> <p>The primary private open space at No. 44 Little Smith Street is the west-facing balcony at first floor, which is accessed from the living room. A secondary private open space is located at ground floor to the east of the dwelling, accessed via a corridor at ground floor.</p> <p>The height and width of the proposed dwelling 2 south wall on boundary adjacent to the balcony at No. 44 Little Smith Street creates additional overshadowing and visual bulk impacts which do not meet the objective of DDO30 to <i>ensure development responds to sensitive interfaces by ensuring the overall scale and form of new development provides a suitable transition to low scale residential areas and protects these properties from an</i></p>

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	<p><i>Development should meet the objective of Clause 55.04-5 Overshadowing for adjoining land within a Neighbourhood Residential Zone and/or General Residential Zone, including where separated by a laneway.</i></p> <p><i>New development should not overshadow properties fronting Bedford, Little Oxford Street and Little Smith Street, from the first floor upwards between 10am and 2pm at 22 September.</i></p>		<p><i>unreasonable loss of amenity through visual bulk, overlooking and overshadowing.</i></p> <p>A reduction in the height and width of the fourth floor to proposed dwelling 2 would reduce the overshadowing and visual bulk to the existing residential property to the south, and provide a better transition to the low scale residential properties across the laneway to the west (which are located in the NRZ1). The entire fourth floor of proposed Dwelling 2 should be setback a minimum of 3m from the west boundary in order to reduce the overshadowing and visual bulk impacts to the surrounding residential properties along Little Smith Street. A reduction in overall building height to dwelling 2 (due to the ceiling heights of second and third floors being dropped to achieve a maximum rear boundary wall height of 11.2m) as recommended above will also reduce shadowing impacts.</p>
<p>Building separation and amenity</p>	<p>Per section 2.8 of DDO30;</p> <p><i>Where development shares a common boundary within the overlay, upper level development should:</i></p> <ul style="list-style-type: none"> <i>– be set back a minimum of 4.5m from the common side boundary, where a habitable window or balcony is proposed and/or exists; and</i> <i>– be set back a minimum of 3.0m from the common side boundary where a commercial or non-habitable window is proposed and/or exists.</i> <p><i>Where the common boundary is a laneway, the setback is measured from the centre of the laneway</i></p>	<p>The proposed development shares a north and south boundary within the DDO30.</p> <p>Zero setback is proposed to either the north or south boundaries.</p> <p>The proposed extension to the commercial heritage building includes office space at first and second floor</p>	<p>Variation supported</p> <p>No. 71 Smith Street to the north is a commercial building (shop) which is partially setback from the shared (south) boundary and has south-facing commercial windows at ground and first floor. (See Sheet 1 of linked plans below for further detail). These windows are setback between 1m - 1.2m approx. from the shared boundary.</p> <p>The proposed three storey addition to the commercial heritage property upon the subject site does not provide a 3m setback from the south-facing commercial windows of No. 71 Smith Street, as preferred by DDO30.</p> <p>At the ground floor of the neighbouring building, the 'main' area of the premises is provided with natural light from the large east-facing glazed wall to the Smith Street</p>

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	<p>Per Section 2.9 of DDO30: <i>Buildings in the Commercial 1 Zone should:</i></p> <ul style="list-style-type: none"> - <i>Be designed to accommodate commercial activity at the ground and first floor levels; and</i> - <i>Incorporate floor to floor heights suitable for commercial activity of at least 4 metres at ground and first floor level, where heritage elements are not a constraint.</i> 	<p>levels, with an extension of the shop at ground level.</p>	<p>façade. The rear room at ground floor is provided with natural light via a west-facing window. At first floor, the front room has two east-facing windows, while the rear room has one south-facing door to a balcony and one door to the west wall, which accesses external stairs. (These doors are not shown as glass doors, so it is not assumed they provide natural light).</p> <p>The primary source of natural light to ground and first floor is to the east and west, with the south-facing windows being secondary light sources.</p> <p>The proposed north boundary walls of the subject site are solid brick walls, with no openings, where abutting No. 71 Smith Street. This ensures any future development at No. 71 Smith Street could construct to their south boundary, or provide south-facing windows to upper levels (upto 10m high).</p> <p>The subject site also shares a boundary with No. 67 Smith Street and No. 44 Little Smith Street; both located along the south boundary of the subject site. The commercial property at No. 67 Smith Street has north-facing windows at ground floor (kitchen) and first floor (office). The first floor office to this property also has a west-facing window (see plans linked below for further detail). The proposed addition to the commercial heritage building is constructed to the shared boundary, at a height of approx. 10m. As the office room at first floor has a second, west-facing window, it is considered the variance to this requirement is acceptable. The proposed addition to the commercial building will also have a solid brick wall, to allow equitable development of the south neighbouring property.</p>
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		<p>The residential property at No. 44 Little Smith Street has no habitable room windows facing north.</p> <p>Download link for PLN17/0833 - 69-71 Smith Street, Fitzroy - Plans and Elevations</p> <p>D16/168860 - PL08/0070 - 67 Smith Street Fitzroy - Endorsed Plans</p>
<p>Façade design requirements</p>	<p>Per Section 2.10 of DDO30:</p> <p>Development on streets other than Smith Street should achieve active frontage design at ground level to create a pedestrian-oriented environment and passive surveillance towards the public realm.</p> <p>Development façades should:</p> <ul style="list-style-type: none"> - <i>create a suitable ratio of solid and void elements;</i> - <i>create visual interest through the arrangement of fenestration, balconies and the application of architectural features such as external shading devices, window sills etc.;</i> - <i>avoid overly busy façades that rely on a multitude of materials and colours;</i> - <i>be simple and not compete with the more elaborate detailing of the heritage building(s) on the subject site or an adjoining site;</i> - <i>avoid large expanses of glazing with a horizontal emphasis, except to ground floor shopfronts;</i> 	<p>Complies</p> <p>The proposed facades to Little Smith Street and the unnamed ROW along the north boundary provide an appropriate ratio of solid and void elements via balconies at first, second and third levels. Fenestration to the east, west and north facades provides visual interest through use of repeated shapes with varied patterns, and utilises window hoods over all north and west facing windows to frame these elements. Balcony balustrades are similarly finished with black metal.</p> <p>The extension to the commercial building and both proposed dwellings are finished on all facades in recycled red brick with black metal window hoods and balcony balustrades providing accents without creating a busy façade.</p> <p>The proposed red brick finish reflects the original materials used in outbuildings along Little Smith Street, while being a simple finish that does not compete with the decorative detailing of the Smith Street façade.</p> <p>No large expanses of glazing with horizontal emphasis are proposed.</p> <p>Dwelling 2 provides limited interaction at ground level to Little Smith Street; with a solid brick wall and garage roller door occupying the west façade.</p>

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	<p>Development should avoid blank walls, including on side street frontages.</p> <p>Blank side walls in a mid-block location which are visible permanently or temporarily from adjoining residential sites and/or the public realm should be designed to provide visual interest to passing pedestrians through colour, texture or finishes.</p>		<p>The proposed south wall is located on the south boundary and therefore has no windows or other openings. The south wall of both proposed dwellings and the extension to the commercial building will be finished in recycled red brick, and thereby provide texture and visual interest.</p>
<p>Vehicle and pedestrian access</p>	<p>Per Section 2.11 of DDO30:</p> <ul style="list-style-type: none"> a) <i>Pedestrian access to buildings should be achieved via streets and avoid primary access from laneways. Where pedestrian access from a laneway is appropriate, it should include a pedestrian refuge or landing.</i> b) <i>Ensure pedestrian entrances are clearly visible, secure and have an identifiable sense of address.</i> c) <i>Residential and commercial pedestrian entrances should be distinguishable from each other.</i> d) <i>Resident and staff bicycle parking should be located and designed to be secure and conveniently accessible from the street and associated uses.</i> e) <i>Vehicle access should be achieved from laneways or side streets (in that order of preference).</i> f) <i>Vehicle ingress and egress into development, including loading facilities and building servicing,</i> 	<p>Dwellings 1 and 2 have pedestrian access provided from the unnamed ROW to the north.</p> <p>Dwelling 1 also has vehicle access provided from the unnamed ROW to the north.</p> <p>Dwelling 2 has vehicle access provided from Little Smith Street.</p> <p>Pedestrian access to the commercial building at the east of the subject site is maintained from the unnamed ROW to the north.</p>	<p>Complies</p> <p>In response to the requirements of section 2.11 of DDO30:</p> <ul style="list-style-type: none"> a) Dwellings 1 and 2 are provided with pedestrian access from the unnamed ROW to the north. Both dwelling entrances have a recessed landing area at least 1m deep. b) Both dwelling entries have a mailbox and external lighting to clearly show the location of the dwelling entries. c) The rear entry to the commercial premises is provided to the unnamed ROW to the north, via a gated entrance. The gate is located on the north boundary, not recessed, and can be easily distinguished from the recessed entry of Dwelling 1. d) Bicycle parking for the two dwellings is provided within their individual garages, and is easily accessed via Little Smith Street and the unnamed ROW to the north. No bicycle parking is provided to the commercial tenancy. e) Dwelling 1 vehicle entry is provided from the unnamed ROW to the north. Dwelling 2 vehicle entry is provided from Little Smith Street.

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	<p><i>should be designed to ensure a high standard of pedestrian amenity and limit potential conflict between vehicle movements and pedestrian activity.</i></p> <p><i>g) Development with laneway access may require a ground level set back in order to achieve practicable vehicle access. Between ground level and first floor, a headroom clearance of 3.5 meters minimum should be achieved.</i></p> <p><i>h) Ensure access to service laneways is maintained in order to facilitate commercial use of the properties fronting Smith Street.</i></p>		<p>f) The dwelling 1 vehicle entry is located between the two dwelling entrances on the unnamed ROW to the north. This ROW is a dead end, providing vehicle access to three properties fronting Gertrude Street and two properties fronting Smith Street. Vehicles along the ROW are likely to be moving at low speed, given the 90 degree turn and use of the ROW only by occupants of the abovementioned properties.</p> <p>g) The Dwelling 2 vehicle entry is located on the west boundary and has a height of 2.4m above NGL. The Dwelling 1 vehicle entry is located on the north boundary and has a height of 2.4m. Council's Engineering Unit has provided comment on the proposed vehicle access to each dwelling.</p> <p>h) A pedestrian access gate is proposed to the rear of the commercial building, via a gate to the north boundary. The proposed ground floor plan shows bin storage to the rear of the commercial building and a rear door to the commercial building.</p>
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PERSPECTIVE OVERHEAD VIEW
FROM NORTH- WEST

Figure 1: Excerpt from decision plans; perspective view facing southeast toward proposed development.

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Figure 2: Excerpt from decision plans; perspective view facing south toward proposed development. Existing neighbouring built form north and south of subject site shown.

Strategic Planner: Alexandra Paraskevakis

Planner Signature: 

Date: 6 May 2022