

Attachment 4 - PLN18/0442 - 291-295 Swan Street Richmond - External Urban Design comments on Decision Plans



291-295 Swan Street, Richmond

Addendum to Urban Design Referral – YARRA CITY COUNCIL

Date	10 July 2020
Council Reference	PLN18/0442
To	Lara Fiscalini, Principal Planner
From	kinetica (formerly David Lock Associates)

1.0 INTRODUCTION

In March 2020, **kinetica** provided an urban design assessment of a proposed 7-storey hotel and serviced apartment development at 291-295 Swan Street, Richmond (the Subject Site). Following our assessment, we concluded that the proposal required a number of changes to the built form, massing and design detail. As a result, **kinetica** provided a series of recommendations for the Applicant to consider incorporating into their design.

In June 2020, the City of Yarra advised that the Applicant had lodged revised plans that require urban design assessment, in the context of our previous advice.

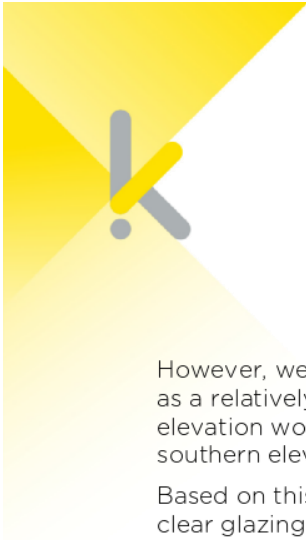
Overall, we acknowledge that a number of positive refinements have been made to the proposal, with the amended plans addressing most (but not all) of our previous recommendations. We make the following comments in relation to the amended plans and their implementation of our recommendations:

- ***The overall massing be simplified with the Fourth and Fifth floors revised in materiality (such as use of glazing with mesh cladding) so that it will be subservient to the heritage building;***

The amended plans apply revised materiality at the Fourth and Fifth Floors to include a "Metal Pan Façade (WT-FA2)" utilising a "Champagne Matt Colour" finished with a "Nickel Pearl" impression.

We support the revised materials palette, noting that the metal finish will be visually distinctive from the masonry form of the floors below. The balance of glazing and metal cladding works well on the northern and southern elevations.

Attachment 4 - PLN18/0442 - 291-295 Swan Street Richmond - External Urban Design comments on Decision Plans



However, we note the Fourth and Fifth Floors of the Coppin Street Elevation still present as a relatively blank wall, aside from some vertical articulation. We consider this elevation would benefit from the introduction of some glazing as per the northern and southern elevations.

Based on this, we recommend the Applicant considers the implementation of vertical clear glazing panels along the western elevation to avoid a solid/ blank presentation.

- ***Increase the northern setback of the Fourth Floor to become 8.77m to match the northern setback of the Fifth Floor, which will contribute towards a well-defined 2-storey 'mid-section';***

Within our previous advice, the rationale behind the recommendation above was to create a clear building composition comprising a well-defined 3 to 4-storey 'base', a 2-storey 'mid-section' and a recessed roof top level.

The amended plans show that the northern setback of the Fourth Floor remains unchanged since our previous review.

While we support the changes to the materiality of this floor (as mentioned above), we continue to hold the view that the northern setback of the Fourth Floor should be increased to match the Fifth Floor to ensure that a clear building composition is achieved.

- ***Increase the northern setback of the Rooftop Terrace should be increased further to comply with the DDO requirements;***
- ***Revising the roof of the Roof Top Terrace to be a lightweight material with slim appearance and replanning the bar area to minimise its visual presence;***

Our previous advice outlined that the Rooftop Terrace and its associated roof would encroach into the rear setback requirements as specified under DDO17. As such, we recommended compliance with this requirement to ensure no unreasonable off-site amenity impacts occur.

Aside from a very modest modification to the treatment of the roof, the amended plans show the extent of rooftop terrace remains unchanged, encroaching into the rear setback requirement outlined in DDO17.

Given the positioning of the Rooftop Terrace and its roof relative to the secluded private open spaces (SPOS) associated with Coppin Street dwellings, we continue to hold the view that the northern setback of the Rooftop Terrace should be increased to comply with the DDO requirements to avoid unreasonable visual bulk impacts.

Attachment 4 - PLN18/0442 - 291-295 Swan Street Richmond - External Urban Design comments on Decision Plans



- ***The decorative elements between the windows on the southern façade, on the proposed new street wall, be deleted;***

The amended plans have deleted the decorative elements between the windows along the southern façade. The proposal now provides a more contemporary insertion that is also respectful of the heritage features to be retained.

We support the change and consider it responds appropriately to our recommendation.

- ***The design of the parapet/upstand be simplified;***

The amended elevations appear to show that the parapet of the new street wall remains as a stepped cornice. However, the updated 3D renders now show that the proposed parapet has been modernised to a masonry upstand..

We support the proposed simplified masonry parapet as shown on the 3D renders and recommend the elevations are updated to align with it.

- ***The windows along the southern façade are revised to have deeper recessions;***

The amended plans show a series of metal hooded reveals around the windows have been added to the proposed street wall running along Swan Street. The hooded reveals will provide the impression of deeper recessions.

We support design change and consider that it responds appropriately to our recommendation.

- ***The chosen materiality to the upper levels should be continued down the central 'recess';***

The updated 3D render and amended southern elevation show the materiality (WT-FA2), utilised for the Fourth and Fifth Level continuing down the central recess between the existing heritage pub and proposed new street wall.

We support this and consider that it responds appropriately to the recommendation.

- ***The Applicant to provide 3D montages or photorealistic renders that accurately depict the building and its associated materiality, in context; and***
- ***Resolution of inconsistencies between plans, renders, section and elevations.***

The amended drawings provide an increased level of consistency between the plans, sections and elevations. However, there continues to be minor inconsistencies between the updated drawing set and the 3D renders. For example, the southern elevation shows the parapet being a stepped cornice, whereas the 3D renders show a simple masonry 'upstand'.

Attachment 4 - PLN18/0442 - 291-295 Swan Street Richmond - External Urban Design comments on Decision Plans

Based on this, we recommend the 3D renders and drawing set are updated to be consistent and aligned.

2.0 CONCLUSION

In summary, we find the following recommendations have not been addressed by the amended plans:

- **Increase the northern setback of the Fourth Floor to become 8.77m to match the northern setback of the Fifth Floor, which will contribute towards a well-defined 2-storey 'mid-section';**
- **Increase the northern setback of the Rooftop Terrace to comply with the DDO requirements;**
- **Revising the roof of the Roof Top Terrace to be a lightweight material with slim appearance and replanning the bar area to minimise its visual presence;**
- **The Applicant to provide 3D montages or photorealistic renders that accurately depict the building and its associated materiality, in context; and**
- **Resolution of inconsistencies between plans, renders, section and elevations.**

In addition to the recommendations still to be addressed above, we request the following change to the amended plans:

- **introduce vertical clear glazing panels along the western elevation to further avoid only a 'solid' presentation of this elevation.**

Should Council have any questions or concerns, please do not hesitate to contact Julia Bell (juliab@kinetica.net.au) or Vincent Pham (vincentp@kinetica.net.au).

kinetica (formerly David Lock Associates)

Attachment 5 - PLN18/0442 - 291-295 Swan Street Richmond - External Urban Design comments on first set of amended plans



291-295 Swan Street, Richmond

Urban Design Referral – YARRA CITY COUNCIL

Date	6 March 2020
Council Reference	PLN18/0442
To	Lara Fiscalini, Principal Planner
From	kinetica (formerly David Lock Associates)

1.0 INTRODUCTION

In November 2018, kinetica (formerly David Lock Associates) was requested by the City of Yarra to provide an urban design assessment of a proposed 7-storey hotel and serviced apartment development at 291-295 Swan Street, Richmond (the Subject Site). At the time of that assessment, Amendment C191 (which sought to introduce the Design and Development Overlay – Schedule 17) had not been incorporated into the Planning Scheme. Therefore, this assessment preceded the formal introduction of the interim Design and Development Overlay – Schedule 17 controls.

In December 2019, the City of Yarra requested kinetica (formerly DLA) undertake an urban design assessment of a revised scheme for the Subject Site.

kinetica's assessment has given regard to heritage-related objectives and requirements as contained within the Yarra Planning Scheme, however, would defer to others for a more comprehensive heritage assessment.

The proposal seeks approval to construct a part-4 and part-7 storey mixed use building, which consists of retention of the existing heritage pub (commonly known as the Central Club Hotel), new retail shops and serviced apartments.

Attachment 5 - PLN18/0442 - 291-295 Swan Street Richmond - External Urban Design comments on first set of amended plans

This referral is based on the following considerations:

Existing Use	<ul style="list-style-type: none"> • Pub/Tavern and Liquor Shop and associated car parking
Site Area	<ul style="list-style-type: none"> • Approx. 1,244m²
Zone	<ul style="list-style-type: none"> • Commercial 2 Zone (C2Z)
Overlay	<ul style="list-style-type: none"> • Heritage Overlay Schedule 285 (HO285); • Design and Development Overlay 5 'City Link Exhaust Stack Environs' (DDO5); • Design and Development Overlay 17 'Swan Street Major Activity Centre' (DDO17) - expires 26 November 2020.
Policy Considerations	<ul style="list-style-type: none"> • Clause 11 - Settlement; • Clause 15 - Built Environment and Heritage • Clause 21.03 - Vision; • Clause 21.04 - Land use; • Clause 21.05 - Built Form; • Clause 21.06 - Neighbourhoods; • Clause 22.05 - Interface Uses Policy; • Clause 22.03 - Heritage Policy); • Clause 22.10 - Built Form and Design Policy;
Documents Reviewed	<ul style="list-style-type: none"> • The relevant provisions of the Yarra Planning Scheme; • The relevant provisions of the 'Swan Street Structure Plan (2014)'; • The physical context of the site and surrounding area; • The architectural plans prepared by David Edelman Architects (date stamped 'Received 31 October 2019' and/or '20 November 2019'); and • Victorian Urban Design Guidelines.

Attachment 5 - PLN18/0442 - 291-295 Swan Street Richmond - External Urban Design comments on first set of amended plans



2.0 PHYSICAL CONTEXT

The site is rectangular in shape but with a small 'handle' to Duke Street at the north-east corner.

It is situated on the north-east corner of the intersection of Swan Street and Coppin Street. Existing vehicle access is provided via crossovers either from Coppin Street or Duke Street, to the rear.

The site is located within the Swan Street Major Activity Centre (MAC) and the Principal Public Transport Network (PPTN) area.

The existing character of the area is quite varied. The northern side of Swan Street predominantly has zero setbacks and finer grain (aside from Jati Furniture). The southern side typically has a larger grain with front setbacks due to the existing use mix (i.e. for car yards).

Coppin Street is approximately 20m wide and has footpaths, nature strips containing canopy trees, and on-street car parking leading into the residential hinterland of Richmond, south of Bridge Road.

The site's direct interfaces can be summarised as follows:

- To the north are 2 pairs of attached dwellings which are oriented towards either Coppin Street or Duke Street. The dwellings are zoned General Residential – Schedule 2 (GRZ2) and contain a mandatory height limit of 9m. These dwellings have their secluded private open space (SPOS) centralised to the rear.
- To the east is 301 Swan Street containing a part 1/part 2 storey commercial building that also has a frontage to Duke Street. This building is zoned Commercial 2 and is also included within the Swan Street MAC.
- To the west is Coppin Street (approx. 20m wide). Further west are commercial buildings (zoned Commercial 1), ranging between 1-3 storeys.
- To the south is Swan Street (approx. 20m wide). Further south are predominantly warehouses and bulky good retailers that are zoned Commercial 2.

In terms of the broader urban context, the site has excellent access to public transport noting proximity to East Richmond Station (approx. 500m south-west), Burnley Station (approx. 460m east) and tram route 70 along Swan Street, providing access into Melbourne CBD.

The Swan Street MAC has undergone significant changes over recent years, transitioning away from its former 1-3 storey identity towards a newer, higher density character ranging between 6-12 storeys. This is illustrated by some of the following approvals within the activity centre (to the best of our knowledge):

- 6-storey mixed use building located at 241 Swan Street (PLN15/0647);
- 7-storey mixed use building located at 306 Swan Street (PLN13/0933);
- 6-storey office building located at 345 Swan Street (PLN16/0603);
- 6-storey mixed use building located at 395 Swan Street (PLN12/1164);
- 9-storey office building located at 389-393 Swan Street (PLN18/0431); and
- 12-storey mixed building located at 462-482 Swan Street (PLN18/0431).

Attachment 5 - PLN18/0442 - 291-295 Swan Street Richmond - External Urban Design comments on first set of amended plans

3.0 POLICY CONTEXT

The subject site is located within a C2Z and, relevantly, affected by HO235 and DDO17 (Swan Street MAC).

Plan Melbourne encourages well-designed, high density development to occur in infill and renewal locations (Policy 2.2.2 and Policy 2.2.3) in close proximity to public transport, services and amenities. Policy at the State and local level also reinforce infill development in locations to support increased employment opportunities and urban consolidation objectives (Clause 11.01-1S, Clause 11.01-1R, Clause 11.02-1S, Clause 11.03-1S, Clause 17.01 and 21.04).

At a local level, policy seeks to ensure that new development achieve a balance between protecting its valued character whilst promoting urban consolidation opportunities, particularly within major activity centres (refer to Clauses 21.04 and 21.05). Specifically, Clause 21.05 specifies that development opportunities for sites within activity centres seeking to exceed 5-6 storeys must demonstrate specific benefits, including heritage adaption/retention, upper level setbacks and design excellence (among other criteria).

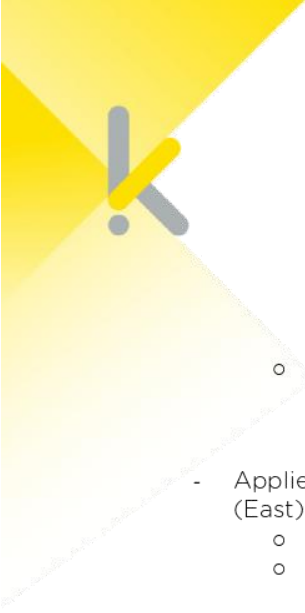
These objectives are also supported by Clause 22.03 (Heritage Policy) that places an emphasis on ensuring that new development incorporates the retention of, restoration and adaption of existing heritage buildings and protection buildings of heritage significance from visual intrusion.

Clause 22.10 (Built Form and Design Policy) also applies given that part of the subject site is not within a heritage overlay. It identifies that new development should minimise off-site amenity impacts, enhance the public realm, be well-designed to minimise visual impacts to its surrounds, and is massed in a manner that is derived from its context in terms of height and setback, and any specified design overlays.

Design and Development Overlay Schedule 17 (DDO17) provides the most pertinent guidance for future built form, from an urban design perspective. It synthesizes planning policy in relation to built form and design for the Swan Street MAC. In particular, it provides specific guidance for future built form on the subject site. It:

- Locates the site within 'Precinct 3 – Swan Street East';
- Applies a discretionary maximum height limit of 24m;
- Applies a 'Type C' interface treatment along Swan Street requiring:
 - o A preferred maximum street wall height of 11m or matching parapet height of a higher adjoining individual significant building;
 - o A mandatory 0m street wall setback;
 - o A mandatory minimum 5m upper level setback for individually significant heritage buildings;

Attachment 5 - PLN18/0442 - 291-295 Swan Street Richmond - External Urban Design comments on first set of amended plans

- 
- o A preferred minimum 5m upper level setback for non-heritage buildings, with any part of the building above street wall, designed to occupy no more than one-third viewing angle defined by the whole building in the view from a sightline of 1.7m (on opposite side of the street);
 - Applies a Type 'F' interface treatment to Coppin Street (West) and Duke Street (East) which has:
 - o A preferred minimum street wall height of 11m;
 - o A preferred 5m upper level setback for individually significant buildings; and
 - o Elsewhere, a preferred minimum 3m upper level setback
 - Applies Type 'I' interface treatment along the northern boundary which specifies:
 - o A preferred maximum 8m high wall on the common boundary; and
 - o Upper levels setback as the building rises in accordance with Figure 2 (located at Page 20 of DDO17).
 - Also discourages vehicle access from Swan Street with a preference to be located on either Duke Street or Coppin Street.

In summary, the Swan Street MAC is undergoing change in response to urban consolidation objectives. However, these must be considered alongside other objectives relating to heritage conservation and avoiding unreasonable amenity impacts. DDO17 synthesizes planning policy and provides the most appropriate guidance for future built form and design outcomes.

Attachment 5 - PLN18/0442 - 291-295 Swan Street Richmond - External Urban Design comments on first set of amended plans

4.0 ASSESSMENT CHARACTER

Overall Height

The proposal reaches a maximum height of approximately 23.9m (measured to the top of the lift core), comprising 7-storeys.

The overall height the building complies with the requirements of DDO17.

Further, the proposal height falls within the range of approved 6-12 storeys within the surrounding area, which responds to the emerging character within this part of the Swan Street MAC, and contributes to the 'mid-rise' built form character, sought by DDO17.

Therefore, we consider the proposed overall height to be acceptable.

Street Wall – Overall Height

The proposal comprises of two distinct street walls – the existing 3-storey heritage building (approx. 13.6m measured to the top the existing parapet) and a new 4-storey street wall (approx. 14.3m measured to the top of the parapet of the new street wall).

The new 4-storey street wall exceeds the existing parapet of the heritage building by approximately 0.7m, which does not comply with DDO17. Further, the elevations show that it is proposed to restore the original parapet, above the existing heritage building as per a Lovell Chen report. If this was to be approved, then the new street wall would sit below the heritage building. In any event, the proposal has not been designed to align itself with the existing heritage building.

kinetica have not been provided with the referenced heritage advice that recommends restoring the original parapet. In any case, we are generally supportive of the height of the parapet of the new 4-storey street wall, given the limited difference in height between existing and new. This will contribute towards a consistent street wall presentation to Swan Street sought by the DDO.

Street Wall – Upper Level Setbacks

Above the proposed street wall (non-heritage), the Third Floor and Fourth Floor are setback 3m from the Swan Street boundary. The Fifth Floor is setback a further 2.78m from the edge of the floor below. The upper level setbacks of the Third Floor and Fourth Floor do not comply with the DDO17.

However, given the discretionary nature of this requirement, we have assessed the upper levels against the precinct objectives and requirements, and believe that they are appropriate given:

- The extent of visibility of the upper form, above the proposed street wall, occupies less than one-third of the vertical angle of the whole building, ensuring visual prominence of the street wall is retained;

Attachment 5 - PLN18/0442 - 291-295 Swan Street Richmond - External Urban Design comments on first set of amended plans



- The dominance of the heritage façade is retained in views from the east and west in the oblique; and
- The reduced upper level setback does not result in overshadowing to any part of the southern footpath of Swan Street between 10am – 2pm, as per DDO17.

Above the heritage building, the Third Floor is generally setback a minimum of 1.67m (increasing to 4.5m) from the southern boundary (Swan Street), and setback 5m from the eastern boundary (Coppin Street).

It is understood that building significance is confined to the Central Club Hotel building and excludes the removed single storey liquor shop.

Based on DLA's interpretation of Clause 2.2 'General Design Requirements' and the associated interface treatments (contained in Plan 5 of DDO17), we understand that minimum required upper level setbacks, above individually significant buildings, are mandatory and cannot be varied with a permit. We also acknowledge the definition of 'street wall' within DDO17.

In this context, it is unclear whether the Third Floor setback, above the heritage building, from Swan Street strictly complies with the requirements of DDO17. However, we assess the 1.7m setback to be appropriate from an urban design perspective, noting that this level will be largely hidden by the existing parapet and complies with the 'one-third' and 'two-third' rule, sought by DDO17.

The Third Floor setback from Coppin Street complies with the requirements of DDO17.

Upper Level Massing

Despite our assessment above, we assess that the upper levels of the proposal poorly address the corner and Coppin Street. In particular, we have significant concerns with the visual prominence of the lift core and the extent of unarticulated walls to Coppin Street at the upper levels.

We assess the overall massing should be simplified with revised materiality so that the upper levels are more visually recessive.

Some design solutions that could be explored to achieve this are as follows:

- To simplify the massing, the northern setback of the Fourth Floor should be increased to 8.77m to match the Fifth Floor;
- To ensure the 6th floor reads as a recessive cap and to comply with the requirements of the DDO, the northern setback of the Rooftop Terrace should be increased further; and
- To improve the composition of the building, the materiality of the Fourth and Fifth Floors should be revised to have a lighter appearance. This treatment should also be applied to the lift core, helping it to blend with the building, rather than

Attachment 5 - PLN18/0442 - 291-295 Swan Street Richmond - External Urban Design comments on first set of amended plans



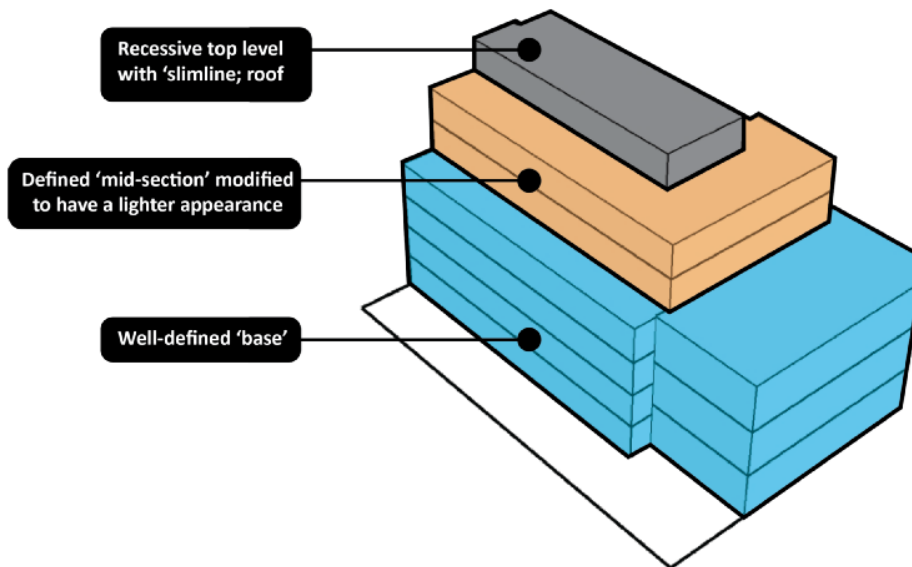
accentuating it. For example, these two levels could be predominantly glazing cladded with a fine grain texture (such as perforated metal or mesh cladding).



Examples of mesh cladding noting the use of the cladding over a predominantly glazed form

Attachment 5 - PLN18/0442 - 291-295 Swan Street Richmond - External Urban Design comments on first set of amended plans

These changes will result in a clearer massing composition comprising of a strong 'base', well-defined 2-storey mid-section and, with a recessive Roof Top level. This will also ensure that the upper levels are seen as subservient to the heritage building. The proposed revised materiality will also ensure the upper levels are more subservient to the heritage building, particularly the lift core, which will now blend into the building.



Revised overall massing concept

Design Detail

Generally speaking, the supplied renders of the proposed building appear to contradict the materials shown on the schedule. We recommend that the Applicant provides further 3D montages or photorealistic renders, which accurately depict the proposed building its context and the proposed materials to be used for the development.

Notwithstanding this, we assess that the choice of materiality and design detailing needs to be better resolved so that it achieves a better contemporary insertion into Swan Street.

We support the repainting of the heritage building to White (WT-RD1).

However, there aspects of the building which need to be reconsidered as follows:

- The decorative elements between the windows on the southern façade (street wall) should be deleted;
- The parapet/upstand should be simplified in design to avoid being perceived as a mock-heritage feature (street wall);

Attachment 5 - PLN18/0442 - 291-295 Swan Street Richmond - External Urban Design comments on first set of amended plans



- The windows along the southern façade should be revised to have deeper recessions to provide a stronger sense of 3-dimensionality (i.e. use of hoods or provided greater rebates between the façade and glass pane);
- As mentioned above, the materiality of the Third and Fourth levels should be reconsidered to use glazing clad with a fine grain texture in a charcoal gray colour (or similar-refer to example on previous page). We note that this materiality will be carried around to the eastern wall, replacing the pre-cast concrete patterning, and consider this to be a more acceptable response to what is currently proposed; and
- The chosen materiality to the Third and Fourth level should be continued down the central 'recess' between the retained heritage building and the new insertion, on the southern elevation. This will ensure that the existing and proposed are clearly distinguished when seen from Swan Street.

AMENITY IMPACTS

Public Realm Amenity

It is an objective of DDO17 to support new development which maintains high quality pedestrian friendly environments to Swan Street, and to avoid overshadowing of Coppin Street and Swan Street.

At ground level, the streets are activated by clear glazing for two shops, an entry lobby and existing windows of the heritage building. Additionally, booster and utility cupboards are located to the rear and generally not visible from public areas. Above the street wall, apartments have been designed to orient towards Swan Street which further enhance passive surveillance of Swan Street.

The new street wall has a zero setback to Swan Street which complies with DDO17, will complement the on-boundary construction of the heritage building, respond to the character of this part of Swan Street and will clearly define the public and private realm.

The existing vehicle arrangements off Coppin Street are proposed to be retained and will be consistent with the preferred location of vehicle access locations (as per Plan 6 of DDO17).

Pedestrian amenity is also enhanced through the provision of a canopy along Swan Street, which is extended such that it is 0.75m offset from the kerb of street. There is no proposed canopy to the heritage building. However, we consider this to be appropriate in this instance, given the heritage status of the building and the Swan Street footpath will be still be covered, adjacent to the site.

The shadow diagrams provided also demonstrate compliance with the provisions of DDO17 to both Swan Street and Coppin Street, which will ensure an appropriate level of pedestrian amenity.

Attachment 5 - PLN18/0442 - 291-295 Swan Street Richmond - External Urban Design comments on first set of amended plans

Off-Site Amenity

There are various objectives within DDO17 which seek to minimise amenity impacts on residential properties adjoining the Swan Street MAC. Given that the subject site has an interface with residential properties to the north, consideration needs to be given to visual bulk and overlooking.

In terms of **visual bulk**, DDO17 specifies a 'Type I' treatment requiring development to be setback based on the height, above 8m (Refer to above and Figure 2 of DDO17 at Page 21). The development does not comply with this requirement, due to the bar and a roof associated with the Roof Top Terrace level.

In our view, the northern setback for the Roof Top Terrace should be increased to achieve compliance with DDO17. Our concerns are supported by 3D renders, which appear to be inconsistent with the elevations.

The 3D renders appear to show that the Roof Top Terrace roof is to be a 'heavyweight' masonry roof structure. This will add to unreasonable visual bulk impacts when viewed from the SPOS of the properties to the north.

We support the notion of a rooftop terrace level, however, the proposed layout for this level should be reconsidered to:

- Achieve a compliance with the requirements of 'Type I' interface under DDO17 given its proximity a more sensitive residential interface;
- Revise the roof of the Roof Top Terrace to utilise a more lightweight material; and
- Re-plan the bar area so as to minimise its visual presence when viewed from the SPOS of Coppin Street dwellings.

In terms of **overlooking**, there are several habitable windows within 9m of the SPOS of neighbouring dwellings at 213 and 215 Coppin Street and 86 and 88 Duke Street.

A number of windows on the First Floor, Second Floor have been screened to mitigate downward views into these areas via metal perforated blades, as shown on the detailed overlooking section (TP-500). This type of treatment is appropriate, as it maximises sunlight into habitable rooms, yet preclude downward views into the neighbouring SPOS.

However, there are still overlooking opportunities into the SPOS from the Third Floor¹ and Fourth Floor² in a downward direction. We recommend that the north facing habitable rooms windows is screened to preclude downward views through the use of the metal perforated blades.

We also note inconsistencies between the detailed overlooking section and the northern elevation in terms the extent of screening. For example, the detailed overlooking section suggests screening is applied on the Third Floor, which is not shown on the northern elevations.

¹ Rooms 301, 302, 303, 304 and 305

² Rooms 403, 404 and 405

Attachment 5 - PLN18/0442 - 291-295 Swan Street Richmond - External Urban Design comments on first set of amended plans



EQUITABLE DEVELOPMENT

It is an objective of DDO17 to respond to varying development opportunities within the Swan Street MAC.

The subject site has an interface with 301 Swan Street (east) and it is reasonable to expect that this site may redevelopment given that it shares a similar policy context to the subject site. Therefore, consideration should be given equitable development to this property.

The development responds by incorporating a blank wall along the east boundary for the full height of the building. This enables future development on 301 Swan Street to extend to the boundary too.

The proposal is set back between 0.58m and 0.66m from the common boundary at the Roof Top Terrace level. These setbacks are not concerning, given that future development on 301 Swan Street is likely to orient towards the north, east (Duke Street) or south (Swan Street).

The blank wall will be highly visible in the short-term until such time 301 Swan Street is redeveloped. It is recommended that the treatment of this wall be revised as per the above recommendations in relation to 'lighter' materiality.

Attachment 5 - PLN18/0442 - 291-295 Swan Street Richmond - External Urban Design comments on first set of amended plans



5.0 CONCLUSION

Overall, we believe is that the proposal is appropriate from an urban design perspective, subject to further changes to achieve compliance with the objectives and requirements of DDO17. We recommend:

- **The overall massing be simplified with the Fourth and Fifth floors revised in materiality (such as use of glazing with mesh cladding) so that will be subservient to the heritage building;**
- **Increase the northern setback of the Fourth Floor to become 8.77m to match the northern setback of the Fifth Floor, which will to contribute towards a well-defined 2-storey 'mid-section';**
- **Increase the northern setback of the Rooftop Terrace should be increased further to comply with the DDO requirements;**
- **Revising the roof of the Roof Top Terrace to be a lightweight material with slim appearance and replanning the bar area to minimise its visual presence;**
- **The decorative elements between the windows on the southern façade, on the proposed new street wall, be deleted;**
- **The design of the parapet/upstand be simplified;**
- **The windows along the southern façade are revised to have deeper recessions;**
- **The chosen materiality to the upper levels should be continued down the central 'recess';**
- **The Applicant to provide 3D montages or photorealistic renders that accurately depict the building and its associated materiality, in context; and**
- **Resolution of inconsistencies between plans, renders, section and elevations.**

Should Council have any questions or concerns, please do not hesitate to contact Julia Bell (juliab@kinetica.net.au) or Vincent Pham (vincentp@kinetica.net.au).

kinetica (formerly David Lock Associates)

Attachment 6 - PLN18/0442 - 291-295 Swan Street Richmond - External Urban Design comments on original plans



291-295 Swan Street, Richmond

Urban Design Referral - YARRA

Date	7 November 2018
Council Reference	PLN18/0442
To	Nikolas Muhllechner- Principal Statutory Planner
From	David Lock Associates

INTRODUCTION

In October 2018, City of Yarra requested that David Lock Associates ('DLA') undertake an urban design assessment of a proposed development at 291-295 Swan Street, Richmond (the subject site).

The proposal seeks approval to construct a hotel and serviced apartment development consisting of the retained Central Club Hotel heritage building and a new 7 storey building (with a rooftop terrace and plant area forming the 7th storey) with 4 car spaces provided on site.

ASSESSMENT

This assessment analyses the urban design issues, outlines the existing and emerging character context of the area, and assesses the proposed design response.

1 Policy and Character Context

State, regional and local policy considerations, along with the location, make this site appropriate for a higher density commercial and hotel redevelopment for the following reasons:

- It is zoned Commercial 2
- It is in an identified Major Activity Centre (MAC) containing a range of services and facilities.
- It is located on Swan Street, which is a 20m wide significant east-west corridor, and on the junction with Coppin Street.
- It is well serviced by public transport, with Burnley Train Station approximately 450m to the south east and East Richmond Train Station approximately 480m to the south west, and is located on the Principal Public Transport Network providing regular tram services.

The existing Yarra Planning Policy Framework provides limited built form guidance specifically for Swan Street. In the absence of specific built form controls, Clause 21.05 sets an expectation of higher density development of 5-6 storeys in a location like Swan Street, and more if specific benefits can be achieved, as detailed in the appendix attached.

While the Swan Street Activity Centre - Built Form Framework and the proposed DDO17 control have been developed and adopted by Council, they are yet to be incorporated into the Yarra Planning Scheme. However, the AM C191 proposed DDO17 control is informed by sound urban design principles, which can be applied to the site to inform an acceptable building envelope.

Attachment 6 - PLN18/0442 - 291-295 Swan Street Richmond - External Urban Design comments on original plans



The built form character of Swan Street is changing from one of low-scaled 1-2 storey fine grain heritage shops alongside large commercial lots, to higher built form.

Recent development approvals in this section of Swan Street and further to the east around the Burnley Street intersection have a street wall of 3-5 storeys, with a 3-5m setback above the street wall, and range in height from 6 -12 storeys. The higher buildings are located on the southern side of Swan Street where the off-site amenity consequences to sensitive residential areas are limited and where they will have no shadowing consequence to Swan Street.

The Central Club Hotel, which occupies the eastern portion of the site, from a heritage perspective is “individually significant”. This requires a considered design response in terms of the visual impact of new upper level additions and new development. Clause 22.02 provides details of development guidelines (setbacks, sightlines etc.) for sites subject to the heritage overlay, which seek to make new structures less apparent and not visually dominate or compromise the significance of the heritage building.

The policy, heritage and emerging character context can be summarised as seeking the following built form response for the site:

- Street wall which is similar to the retained heritage building (14.5m) ie: 4 storeys
- 3m-5m setback above the street wall to Swan and Coppin Street. This should also permit key view lines to the heritage place to remain uninterrupted.
- Taller structures designed and sited so that they do not visually dominate the heritage building.
- Building height which transitions down from a “potential” higher built form (30m - 7-10 Storey preferred height) on the southern side of Swan Street, to the 1-3 storey residential area to the north.
- Maintenance of solar access to the southern footpath of Swan Street.
- Equitable development considerations for the abutting site to the east at 301 Swan Street
- Reasonable visual bulk and overlooking amenity consideration for the residential properties to the north.

2 Design Response

The proposal reaches a height of 7 Storeys (23.2m) and includes the retention of most of the Central Club Hotel building. The new building continues the street wall (~14.5m) established by the hotel to form a 4 storey base. The demarcation between the new street wall and the heritage building is established by a change to the facade and floor levels along with a small inset. The upper levels are setbacks behind the street wall and comprise a 2 storey mid-form and 1 storey ‘cap’. To the rear (north elevation) the proposal presents a shear 6 storey wall with a recessed 7th storey cap. The side (east elevation) is built shear to the boundary for all 7 storeys.

The following sections discuss the design response and provide some recommendations in terms of:

- Height and massing
- Design detail
- Public realm

Attachment 6 - PLN18/0442 - 291-295 Swan Street Richmond - External Urban Design comments on original plans



2.1 Height and massing

A building of 7 storeys could comfortably sit within the preferred and emerging context in this location and size of the site. At 7 storeys the building will provide a transition from the emerging taller buildings on the south side of Swan Street.

At a height of 7 storeys the levels above the 4 storey base of the building require a recessive, lightweight visually cohesive form. The proposed building at 7 storeys also needs to respond to any potential offsite amenity impacts such visual bulk to the streets and rear interfaces, equitable development and maintain adequate solar access to the southern footpath of Swan Street between 10am to 2pm of the September Equinox.

Our recommendations in relation to the design response for each interface are discussed below. The diagrams at pages 5 and 6 also indicatively illustrate the recommendations.

Southern Interface to Swan Street

At a height of 14.25m, the Swan Street **street wall** is an appropriate response. By continuing the existing street wall height, albeit with 4 storeys rather than 3 storeys, this creates a clear and continuous street wall to Swan Street. It also beneficially sets up the opportunity for the site to the east at 301 Swan Street to this this street wall condition.

The use of the regular vertically aligned rectangular windows creates a similar rhythm and reference to the heritage facade. The window pattern should be subtly grouped by introducing vertical elements such as 'pilasters' as found in the heritage building, to create a fine grain facade pattern that breaks up the length of the street wall.

Above the street wall the 2m setback of the **upper form** should be increased to at least 3m, preferably 5m, to make a clear distinction between the street wall and upper levels, increase the recessiveness of the upper form, and align with the preferred and emerging built form in Swan Street.

The upper levels present in a stepped profile when viewed from the public realm. The building should read as 4 storey base with a 3 storey upper form - preferably without a stepped form to be better expressed as a single form. The proposal will also need to maintain adequate solar access to the southern footpath of Swan Street between 10am to 2pm of the September Equinox. This may require a setback above the street wall greater than 5m.

This recommended form will serve to simplify the built form presentation within the Swan Street streetscape.

Western Interface to Coppin Street

The proposed **upper form** is well setback (10.4m) from the Coppin Street façade, ensuring it will be visually recessive and respectful of the of the existing Hotel heritage building.

There is capacity to decrease this setback slightly to create a more simplistic form without materially compromising the upper form's visual recession when viewed from the opposite side of Coppin Street.

Attachment 6 - PLN18/0442 - 291-295 Swan Street Richmond - External Urban Design comments on original plans



Eastern side interface to 301 Swan Street

The proposal provides no side boundary setbacks, except for an approximate 0.6m setback at the 7th storey from the eastern boundary interface with 301 Swan Street.

This will beneficially allow for 301 Swan Street to develop to its maximum potential by building to its common boundary at this interface. However, this also results in the potential extending a long wall of building with no breaks to the massing above the street wall to Swan Street and the rear, partially if 301 Swan Street redevelops.

It is recommended that a small setback of the **upper form** (above the 4 storey base) from the eastern boundary be established. This upper form setback will provide an opportunity for windows to be inserted along the eastern upper form elevation and for the front elevation detailing to wrap around to the east elevation so that the building has a better presentation in the round, until the site to the east redevelops. If necessary, the lift and stair core areas could remain on the eastern boundary for the site at 301 Swan Street to mirror.

It is also recommended that the Applicant be requested to demonstrate how the neighbouring site to the east might reasonably and equitably develop in the future in response to the proposal's eastern interface.

Northern rear interface to 215 Coppin Street and 88 Duke Street dwellings

The rear 6 storey north elevation is setback 5.7m from the common boundary to 215 Coppin Street and 88 Duke Street. The recessed 7th storey is further setback 3.2 m from the from levels below. The 6 storey high north elevation will cause unreasonable visual bulk when viewed from the rear POS areas of the 215 Coppin Street and 88 Duke Street dwellings.

The proposal should present a north elevation 4 storey **base form**, setback approximately 5.7m from the northern boundary. To break up the length of the north elevation the regular, vertically aligned, rectangular windows pattern should be subtly grouped by introducing vertical elements, similar to the recommendation for the Swan Street elevation. An additional setback of at least 3m should be applied to the 5-7 storeys above the base form to establish a visually recessive 3 storey **upper form**.

These recommendations will maintain and reinforce the base and upper form composition established at the other interfaces and reduce the visual bulk impacts of the proposal from the rear POS of the dwellings to the north.

In terms of **overlooking** to the residential secluded private open spaces, the narrow vertical windows and their framing elements will serve to confine the views direct to the north. The proposal has appropriately applied screening to the windows with the potential for direct views to rear residential secluded provide open space. However, the external horizontal louvered screening mechanism (TP-500) does not convincingly demonstrate how downward views to the rear POS areas of the townhouse to the north is mitigated. It is recommended that the Applicant further detailed how the screening works. For example, the screening blades could be applied within the hotel rooms to hold the viewer back from the window edge, which would also maintain cohesion to the simple facade detail externally.

Attachment 6 - PLN18/0442 - 291-295 Swan Street Richmond - External Urban Design comments on original plans



2.2 Design Detail

The proposal materials palette above the street wall utilises glazing angular solid banding and glazing at the 5th and 6th storey and a different materials to the 7th storey. This treatment is unnecessarily complicated and appears to draw attention to the upper form and compete with the visual richness of heritage facade and simple facade windows and materials detail in the 4 storey base form.

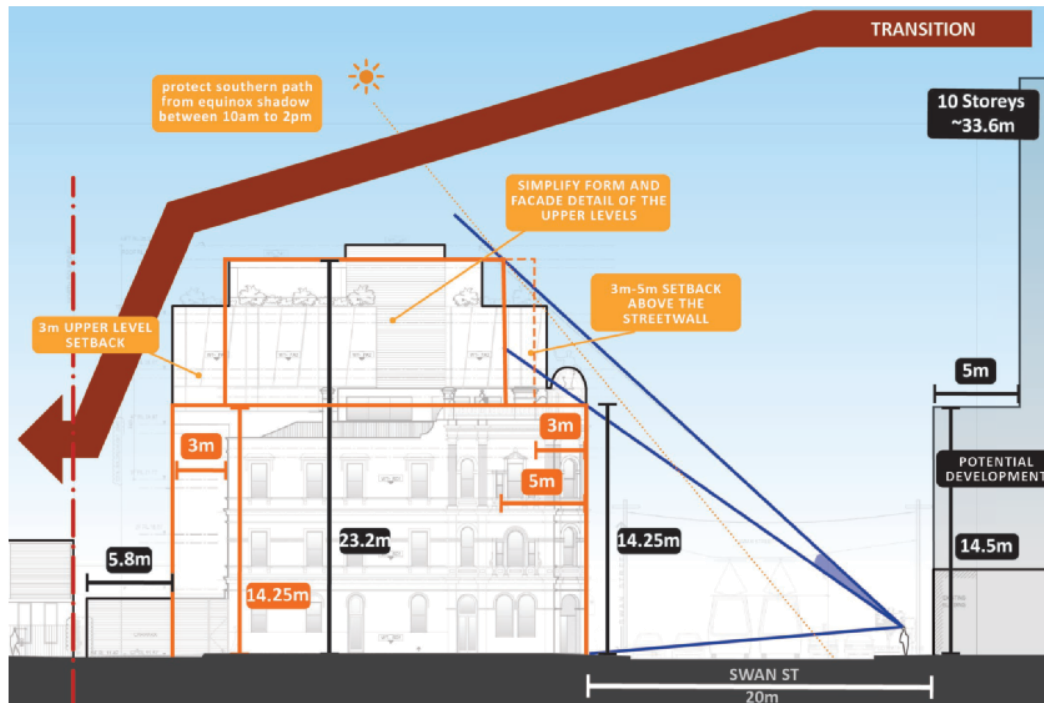
The material and finished detail of the upper form should be revisited and simplified to create a visually cohesive top form while still maintaining a distinction between the base and the upper form as to appear recessive.

The roller door entry on Coppin Street, could be better incorporated into the ground level façade design.

2.3 Public Realm

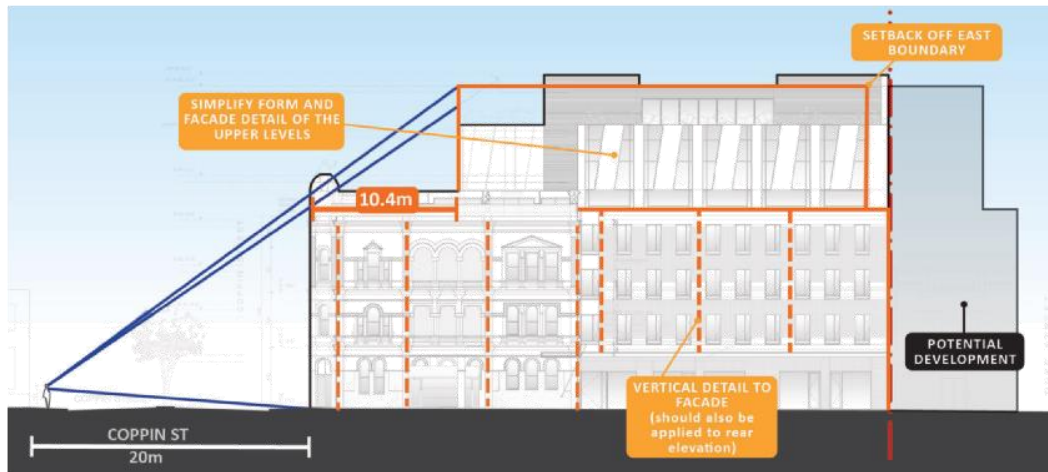
The proposal provides appropriate levels of activation at the ground level and surveillance to the public realm along Swan and Coppin Streets.

The proposal should include detail on how the eastern ROW access is to be closed and finished. The weather canopy should be extended to the full length of the Swan and Coppin Streets to provide continuous weather protection to Swan Street, subject to heritage considerations.

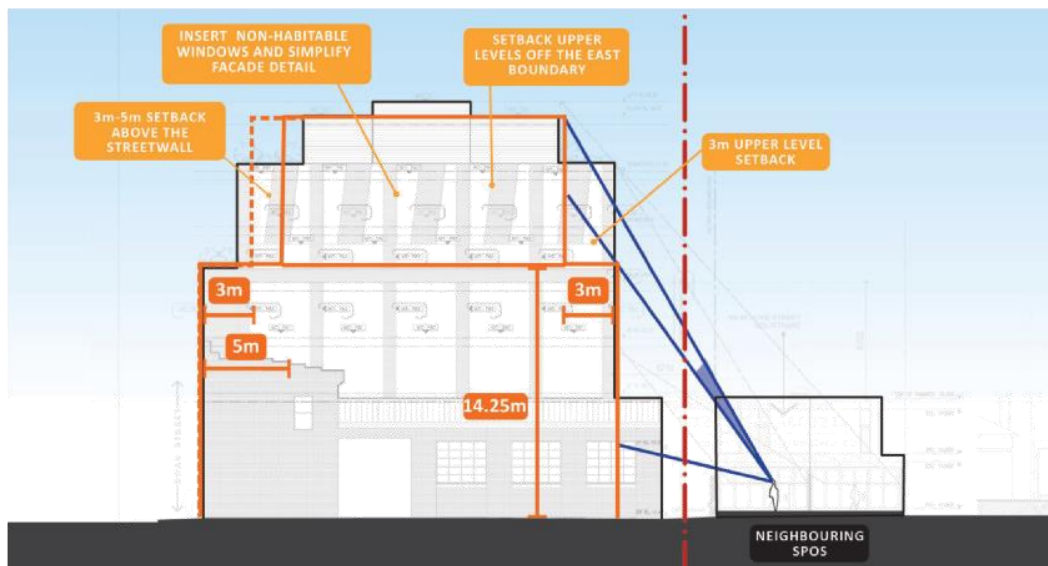


Existing and recommended built form design response (West Elevation-Coppin Street Elevation)

Attachment 6 - PLN18/0442 - 291-295 Swan Street Richmond - External Urban Design comments on original plans



Existing and recommended built form design response (South elevation- Swan Street Elevation)



Existing and recommended built form design response (East Elevation)

Attachment 6 - PLN18/0442 - 291-295 Swan Street Richmond - External Urban Design comments on original plans



SUMMARY

In summary, the overall height at 7 storeys (approximately 23.4m) is considered appropriate.

However, it is recommended that the proposal be amended as follows:

- **Increase the setback of the upper levels above the Swan Street street wall to at least 3m, preferably 5m.**
- **Establish a cohesive 3 storey upper level form - The proposal should maintain reasonable solar access to the southern footpath of Swan Street between 10am to 2pm of the September Equinox.**
- **Provide an additional rear setback above the 4 storey base of at least 3m.**
- **Provide an eastern side above the 4 storey base and encourage the front facade to wrap around to the east elevation so that the building has a better presentation in the round.**
- **Simplify the upper form design detail.**
- **Integrate the roller door entry on Coppin Street into the facade design.**
- **Provide design detail in relation to the eastern ROW access closure.**
- **Provide a weather canopy for the full length of the proposal's Swan and Coppin Street frontages, subject to heritage considerations. The height of the canopy should be no more than 3.6m above the footpath NGL, and should extend to 750mm from the kerb.**

These built form recommendations should be considered alongside heritage advice about potential consequences to the retained heritage building.

Please do not hesitate to contact Susan Mitchell on (03) 9682 8568 or at susanm@dlaaust.com should you wish to discuss any aspect of this advice.

DAVID LOCK ASSOCIATES

Attachment 6 - PLN18/0442 - 291-295 Swan Street Richmond - External Urban Design comments on original plans



APPENDIX

This referral is based on the following considerations:

Existing Use	4 storey Central Club Hotel and drive through bottle shop, with vehicle access from Coppin and Swan Streets as well as a carriageway easement to Duke Street
Site Area	1,246.7sqm (consolidation of 2 lots)- irregular shape 41m frontage to Swan Street 29.5m frontage to Coppin Street
Interfaces	North: 4 x 2 storey townhouses fronting 213 & 215 Coppin Street and 86 & 88 Duke Street. East: 301 Swan Street – 2 storey commercial building with rear interface to the R.O.W to the north with a mid-site vehicle access crossover from Duke Street. On the opposite side of Duke Street is the Swan Street Drill Hall at 309 Swan Street (HO440- individually significant) West: Coppin Street and then a row of single storey commercial buildings fronting Swan Street with rear access from a lane South: Swan Street (RDZ1) – with sites opposite commercial in use with 1 or 2 storey buildings and a recent 7 storey development at 320 Swan Street
Proximities	The site is within the Swan Street East precinct <ul style="list-style-type: none"> • Burnley / East Richmond railway station: 450-480m • Tram route 70 along Swan St • Range of nearby facilities and services
Zone	Commercial 2 Zone (C2Z) – which continues to east -- where residential use is prohibited <ul style="list-style-type: none"> - C1Z to the west - GRZ1 to the north (rear)
Overlay	Design Development Overlay (DDO)- Schedule 5 (DDO5) City Link exhaust stack environs- which has limited urban design consequence for the proposal HO285 'Former Central Club Hotel' control covers the western half of the site.
Other Policy Considerations	Clause 21.04 - Land Use supports increased commercial and office use in appropriate areas and seeks consideration of amenity of adjacent sensitive uses. Clause 21.05 - Built Form - 21.05-3 Urban Design (Strategy 17.2) Development 5-6 storeys unless it can be demonstrated that the proposal can achieve specific benefits such as: <ul style="list-style-type: none"> - Significant upper level setbacks - Architectural design excellence - Best practice environmental sustainability objectives in design and construction - Positive contribution to the enhancement of the public domain

Attachment 6 - PLN18/0442 - 291-295 Swan Street Richmond - External Urban Design comments on original plans



	<p>Clause 21.07 – Environmental Sustainability - Encourages new development to incorporate ESD measures</p> <p>Clause 22.02 Development Guidelines for Sites Subject to the Heritage Overlay encourages the preservation, maintenance, restoration of significant heritage places and that additions and new works to a heritage place respect the significance of the place.</p> <p>Clause 22.10 ‘Built form and design policy’ provides direction in relation to the height of new development abutting land in a Heritage Overlay.</p>
Strategic documents	<p>Neither of the documents below have been incorporated into the Yarra Planning Scheme but have been adopted by Council.</p> <p>Amendment C191- Swan Street Activity Centre – Built Form Framework Draft Report - September 2017 (Tract) & Proposed DDO17</p> <p>Precinct 3 – Swan Street East</p> <p>In an area of “higher change responding to existing character”</p> <ul style="list-style-type: none"> • 7 storey (24m) mandatory height • 3 storey (11m) street wall to Swan and Coppin Streets • 5m setback above Swan (type C) <u>with no more than 1/3 of the total building visible above the street wall upper levels</u> and 5m above the Coppin (type F) Street heritage street wall and above heritage buildings. • 8m rear boundary wall -setback (type I) and setback above in accordance with Fig 1 &2 • No shadow with 4m of opposite side of Swan St and Burley between 10am - 2pm • Needs to acknowledge the heritage interfaces- table 5 applies because contains HO285 <p>Swan Street Structure Plan 2014</p> <ul style="list-style-type: none"> • The vision for Swan Street is ‘The Swan Street Activity Centre is home to a rich mix of activities providing choice and diversity in living, working, playing and learning.’ <p>Precinct 3 – Swan Street East</p> <ul style="list-style-type: none"> • height limited to 13m (4 storeys) • Opposite to the site (south- east) is a further investigation area with a height limit of 30m (7-10 storeys)
Documents Reviewed	<ul style="list-style-type: none"> • The relevant provisions of the Yarra Planning Scheme • The architectural plans prepared by David Elderman Architects (REVISED dated 24 August 2018) • The Town Planning and Urban Context Report (June 2018) by Contour Consultants • Heritage Impact Statement (May 2018) Lovell Chen • Approved developments near the subject site • Other advice previously prepared by DLA in relation to development proposals along Swan Street.

Attachment 7 - PLN18/0442 - 291-295 Swan Street, Richmond - Heritage Advice on Decision Plans

City of Yarra Heritage Advice – Section S57A Amendment

Application No.: PLN18/0442

Address of Property: 291-295 Swan Street, Richmond

Planner: Lara Fiscalini

I have commented previously on various aspects of earlier and/or amended proposals for this site. (PL08/0746, PL09/0831) and a previous iteration of this application (20 December, 2018, 20 January, 2020). This advice is intended to be read in conjunction with the December 2018 and January, 2020 advice.

Yarra Planning Scheme References: Clauses 43.01, 22.02 and 22.10.

Heritage Overlay No. : HO 285 **Individual inclusions:** Former Central Club Hotel:

External paint controls apply to the heritage building.

Level of significance:

The hotel building is notable for its aesthetic qualities and as a local landmark.

Proposal:

This advice addresses the following changes to the plans submitted to Council on 15 October 2019:

- Set back Level 3 by 5m behind heritage parapet to Swan Street.
The setback along Swan Street of 5 metres behind part of the hotel building and accommodating a terrace is an improvement. It allows the reconstructed hotel parapet to be silhouetted against the sky.
I noted that previous montages showed the reconstructed parapet on the hotel but subsequent montages did not and I queried whether this was a change in the scope of work or simply a drawing error. The parapet, pediment and statue have re-appeared on these drawings so I assume that the scope of work has not changed in this regard and that it is still the intention to reconstruct and/or restore them.
- Consequential internal rearrangement of Suite 311, including removal of northern balcony (no change to building envelope).
Not a heritage consideration.
- Raise parapet height of eastern part of Swan Street façade (ie. new element) to align with existing heritage parapet.
I did not recommend raising the parapet on the new building so I am not sure what the motivation for this is – to match the balustrade at the 3rd level or to maintain the proportions of the banding which now aligns with decorative elements on the hotel building? The increased height matches the top of the hotel parapet and as a consequence somewhat diminishes the visual height and strength of the hotel parapet. The height should be the same as previously unless there is a compelling need for

Attachment 7 - PLN18/0442 - 291-295 Swan Street, Richmond - Heritage Advice on Decision Plans

increased height such as might be required to align the banding of the new façade with that of the hotel. If that is the case then this is acceptable.

- Revisions to Level 6 glazing within southern façade.

The nature of the revision is not noted but from TP-200 and montage Dwg. 7, the glazing appears acceptable.

- Updates to architectural detailing, fenestration, window positioning and materiality as detailed in enclosed design material prepared by Spatial Environs.

This appears to be acceptable. It is much more subdued than previously and allows the hotel to be a visually strong element.

- Provide acoustic glazing to rooftop terrace space.

This appears to be the grey glazed screen to the gymnasium. It is acceptable and is unlikely to be visible from the public domain but if so visibility will be minimal.

- Update rooftop canopy profile to include chamfered edge as per design package.

From TP-200 and montage Dwg. 7, the tapered edge appears acceptable.

- Provide stall boards to eastern retail tenancies fronting Swan Street.

Stallboards have been included in these drawings.

- Introduction of skylights to rooftop

This is acceptable.

In passing I note that the new built form is less dominant and more recessive than in previous iterations. The setback from Coppin Street of 10.595 meters and 16.67 metres keeps the higher elements more to the east and away from the Swan and Coppin Street corner and its pediment and the more subdued design and colour palette and elimination of the more strident aspects of previous iterations have worked to reduce the visual impact of height which is now less of an issue. The hotel building and the new wing distinctly read as separate elements in views from the north along Coppin Street and in perspective views from opposite and from the west in Swan Street. While there is some visual impact on the landmark status of the hotel it has been sufficiently mitigated by design changes and it is now acceptable.

Recommendation / Comments:

Approved.

Signed:



Robyn Riddett
Director – Anthemion Consultancies

Date: 17 July, 2020, 20 July, 2020

Attachment 8 - PLN18/0442 - 291-295 Swan Street, Richmond - Heritage Advice on first set of amended plans

City of Yarra Heritage Advice – Amended Design

Application No.: PLN18/0442

Address of Property: 291-295 Swan Street, Richmond

Planner: Lara Fiscalini

I have commented previously on various aspects of earlier and/or amended proposals for this site. (PL08/0746, PL09/0831) and a previous iteration of this application (20 December. 2018). This advice is intended to be read in conjunction with the December 2018 advice and therefore not everything in that advice is repeated here even though it remains pertinent.

Yarra Planning Scheme References: Clauses 43.01, 22.02 and 22.10.

Heritage Overlay No. : HO 285 **Individual inclusions:** Former Central Club Hotel:

External paint controls apply to the heritage building.

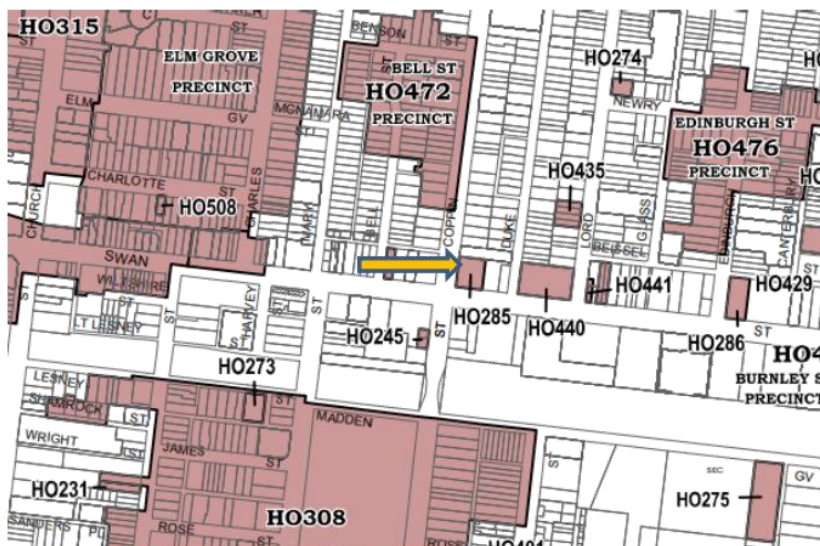


Figure 1 Heritage Overlay Map showing the location of the Former Central Club Hotel. There are no abutting places in the Heritage Overlay but there is the nearby Former Swan Street Drill Hall (HO 440) in Swan Street.

The eastern boundary of the heritage curtilage aligns with the rear boundaries of sites to the north which is further to the east than the east wall of the hotel building. This needs clarification.

Attachment 8 - PLN18/0442 - 291-295 Swan Street, Richmond - Heritage Advice on first set of amended plans



Figure 2 A comparison of the site with the Heritage Overlay Map indicates that part of the non-heritage buildings appear to be included in the Heritage Overlay curtilage i.e. the area to the left of the yellow line is included in the HO as per the map.

Level of significance:

The hotel building is notable for its aesthetic qualities and as a local landmark.

Proposal:

This advice mainly addresses the montages of the levels above 4 storeys (Ground, First, Second, Third levels) but also some recommendations which do not appear to have been responded to appropriately.

Drawing Numbers:

Montages of the previous proposal and the current proposal prepared by David Edelman Architects.

Assessment of Proposed Works

Proposed works

Demolition

I previously noted that approximately 80% of the heritage building would be retained and considered that demolition as proposed is acceptable. I am not aware of any proposed changes to this.

Built form (height/setbacks)

My previous advice has variously commented on the iterations of the design.

A zero setback to Swan Street is proposed at the Ground to Third floors is acceptable.

The levels above Level three will be set back. I commented previously that the setback dimensions are "not shown but assumed to be approximately 1 – 1.5 metres. This setback does little to make the upper levels visually recessive". This is still the case.

Attachment 8 - PLN18/0442 - 291-295 Swan Street, Richmond - Heritage Advice on first set of amended plans

South elevation (Swan Street)

There are still shopfronts at the Ground level which are acceptable. Refer below re stallboards.

The three levels above the shops which corresponded with the two upper-levels of hotel building are acceptable. The design has changed from a series of evenly-spaced vertically-oriented, rectangular, sliding metal-framed windows with express hoods (shrouds) to a flatter and blander arrangement which is an improvement and is more respectful of the pattern, rhythm, spatial characteristics, fenestration and heritage character of the historic streetscape and the hotel.

The setback of the Fourth and Fifth levels is somewhat more visually recessive in combination with the design which delineates the internal levels via fenestration – previously a single design unrelated to the hotel aesthetic was intrusive, dominant and overwhelming and was not visually recessive. The current design is more acceptable but could possibly be taken further in this direction i.e. reducing its visual prominence. Deletion of one level would also assist in this.

The top level (Level 6) comprises a windowless orange box – previously it was grey. The orange draws attention unnecessarily – preferably it should be deleted or at the very least changed to a lighter tone of the levels below.

I note that the previous montages showed the reconstructed parapet on the hotel but the current montages do not show any parapet. Is this a change or has it just been left off? I commented previously that the “parapet has historically been the highest element in this part of the streetscape”. This comment remains relevant and the parapet, pediment and statue must be reconstructed accurately as per *Burra Charter* principles i.e. in masonry and not polystyrene or a similar non-original material.

East Elevation

The design of the upper levels (Fourth and Fifth) is now a series of rows of strips of bichromatic wavy rectangles. While less dominant and an improvement on the previous design it is still visually intrusive. The treatment of these levels on the west elevation appears more acceptable in the montages and possibly could be emulated here.

Appreciating that windows cannot be installed in a side boundary wall, a design which echoes the façade of these levels would at least unify the design and reduce visual dominance. This elevation needs a review.

Comments regarding the orange box made above are applicable here. Preferably delete it.

North elevation

The design of the Fourth, Fifth and Sixth floors is a great improvement on the previous design. It is simple, attractive, and plain and relies upon proportion and plain glazing for its presentation rather than a bold design as previously. It is acceptable although the height in proportion to the hotel is somewhat overwhelming and preferably one level (Four or Five) should be deleted. This is applicable overall. Counter to the acceptability of the remainder of the design, the orange box stands out and should be deleted or the same colour as the remainder of these levels.

Recommendation / Comments:

Not approved but I note improvements.

The strongest element should be the hotel.

Attachment 8 - PLN18/0442 - 291-295 Swan Street, Richmond - Heritage Advice on first set of amended plans

Preferably one level (Four or Five) should be deleted so that the height and proportion of the new built form does not overwhelm the hotel.

The orange box should be deleted or at the very least changed to the same colours as the abutting new fabric i.e. a light grey.

Reconsider the east elevation of Levels Four, Five and Six.

Clarify if the reconstruction of the hotel parapet, pediment and statue is still part of the project. Approval overall should be contingent on, *inter alia*, these elements being reconstructed in masonry and in accord with *Burra Charter* principles.

Conservation works referred to previously and contained in a report by Lovell Chen should still be part of this application – I am not sure if there have been any changes. As advised previously there should be a permit condition which first requires that a comprehensive schedule of conservation works, including the reconstruction of the parapet and, pediment and statue of “Hospitality” is prepared by a suitably qualified conservation consultant or architect and to the satisfaction of the Responsible Authority. Secondly the condition should require that these works are undertaken as part of the redevelopment proposal.

My previous advice was to include stallboards (plinths) under the shopfront glazing. The shopfronts appear to still be fully-glazed.

If not done already, clarify exactly where the eastern boundary of the heritage curtilage is i.e. the east wall of the hotel or further east as indicated on the Heritage Overlay map.

My previous advice was to reinstate the façade to the smokers’ area in the Swan Street façade. The revised montages appear to be the same as previously in this regard. A smokers’ area should be accommodated elsewhere.

Signed:



Robyn Riddett
Director – Anthemion Consultancies

Date: 20 January, 2020

Attachment 9 - PLN18/0442 - 291-295 Swan Street Richmond - Heritage comments on original plans

City of Yarra Heritage Advice

Application No.: PLN18/0442

Address of Property: 291-295 Swan Street, Richmond

Planner: Nikolas Muhllechner

I have commented previously on various aspects of previous and/or amended proposals for this site. (PL08/0746, PL09/0831). A search of Council files did not clarify which drawings were commented upon at a particular time although drawings on file have been referenced in relation to this advice.

Yarra Planning Scheme References: Clauses 43.01, 22.02 and 22.10.

Heritage Overlay No. : HO 285 **Individual inclusions:** Former Central Club Hotel:

External paint controls apply to the heritage building.

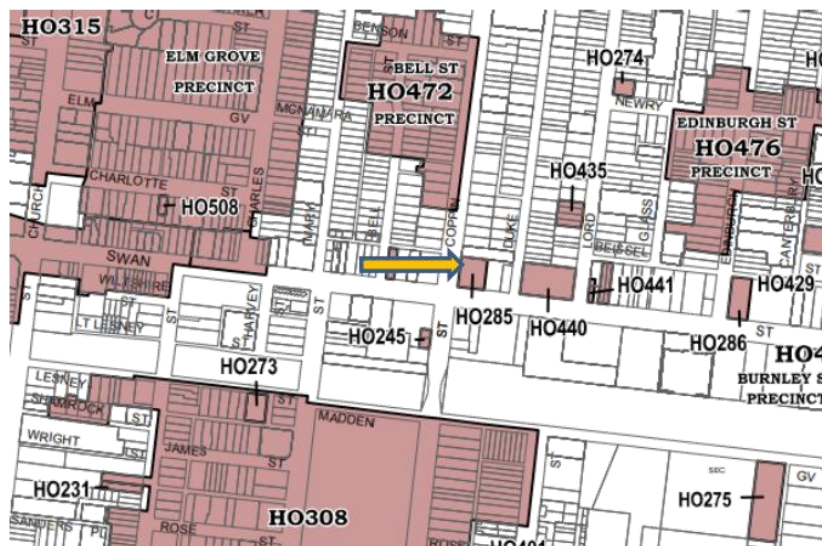


Figure 1 Heritage Overlay Map showing the location of the Former Central Club Hotel. There are no abutting places in the Heritage Overlay but there is the nearby Former Swan Street Drill Hall (HO 440) in Swan Street.

The eastern boundary of the heritage curtilage aligns with the rear boundaries of sites to the north which is further to the east than the east wall of the hotel building. This needs clarification.

Attachment 9 - PLN18/0442 - 291-295 Swan Street Richmond - Heritage comments on original plans



Figure 2 A comparison of the site with the Heritage Overlay Map indicates that part of the non-heritage buildings appear to be included in the Heritage Overlay curtilage i.e. the area to the left of the yellow line is included in the HO as per the map.

Level of significance:

The hotel building is notable for its aesthetic qualities and as a local landmark. The *Victorian Heritage Database* citation for the building reads:

Statement of Significance

Last updated on - January 1, 2008

The following wording is from the Allom and Lovell Building Citation, 1998 for the property. Please note that this is a "Building Citation", not a "Statement of Significance". For further information refer to the Building Citation held by the City of Yarra.

History:

The hotel on the north-west corner of Swan and Coppin Streets was originally known as the Family Hotel. In 1887, Laurence Cremean ran a timber yard and an ironmongery to the east of the site of the hotel. Rate Books for 1887 show Laurence Cremean as the owner of vacant land measuring 99' and valued at £38 [sic. £38?]. By the following year, Cremean is shown as the owner and occupier of a 44 room brick hotel, valued at £250 [sic. £250?]. The owner of the building in 1889 was A Poland (also spelt Polland and Pollard), and in 1890, Thomas Gaynor. By 1900, the building was known as the Cremean Family Hotel, with the occupier Mrs M Cotter. By 1940, the building was known as the Central Club Hotel; this remained its name until the mid-1990s.

The Cremeans were a prominent Catholic family in Richmond. Several members were heavily involved in politics, first with the ALP, then with the DLP after the 1955 party split. H M (Bert) Cremean was Mayor of Richmond in 1928-29.

Description:

The former Central Club Hotel is a rendered masonry three-storey building situated on the corner of Swan and Coppin Streets, designed in an ornate Italianate Boom style. The corner is angled, with the entrance to the hotel at ground floor. The facades are articulated by rendered pilasters and moulded string courses at each level. Pilasters at

Attachment 9 - PLN18/0442 - 291-295 Swan Street Richmond - Heritage comments on original plans

second floor level are fluted and have Corinthian capitals. The Swan Street facade is divided into three bays: the central bay on the upper two levels have recessed loggias with rectangular and semi-circular arched openings and coupled cast iron columns. The two outer bays have double-hung sash windows arranged in groups of two and three, variously enriched with moulded archivolts, pilasters, acroteria, foliated banding and corbelled pediments. The upper entablature is the most ornate, featuring rosettes above each pilaster and a modillioned cornice. This ornate decorative treatment continues around the corner into Coppin Street where the facade is divided into two unequal bays. The northern section adjoining this is plainer, having no entablature or pilasters. Windows have moulded architraves; those on the upper two levels are crowned with acroteria.

The render work has been painted.

Significance:

The former Central Club Hotel is of local architectural significance. The hotel is a good example of the late 19th century Italianate Boom style, notable for its lively asymmetrical facade composition and florid Victorian Mannerist cement rendered decoration. The three-storey building is a significant local landmark in Swan Street. Its association with the locally prominent Crimean family and their involvement in Catholic politics is of local historical interest. [Emphasis added.]

Heritage Study/Consultant	Yarra - Richmond Conservation Study, John & Thurley O'Connor, Ros Coleman & Heather Wright, 1985; Yarra - City of Yarra Heritage Review, Allom Lovell & Associates, 1998; Yarra - City of Yarra Review of Heritage Overlay Areas, Graeme Butler & Associates, 2007;
Construction dates	1888,
Other Names	Cremean Family Hotel,
Hermes Number	103086
Property Number	

Physical Description 1

The former Central Club Hotel is a rendered masonry three-storey building situated on the corner of Swan and Coppin Streets, designed in an ornate Italianate Boom style. The corner is angled, with the entrance to the hotel at ground floor. The facades are articulated by rendered pilasters and moulded string courses at each level. Pilasters at second floor level are fluted and have Corinthian capitals. The Swan Street facade [sic.] is divided into three bays: the central bay on the upper two levels have recessed loggias with rectangular and semi-circular arched openings and coupled cast iron columns. The two outer bays have double-hung sash windows arranged in groups of two and three, variously enriched with moulded archivolts, pilasters, acroteria, foliated banding and corbelled pediments. The upper entablature is the most ornate, featuring rosettes above each pilaster and a modillioned cornice. This ornate decorative treatment continues around the corner into Coppin Street where the facade is divided into two unequal bays. The northern section adjoining this is plainer, having no entablature or pilasters. Windows have moulded architraves; those on the upper two levels are crowned with acroteria.

The render work has been painted.

Integrity not assessed

Attachment 9 - PLN18/0442 - 291-295 Swan Street Richmond - Heritage comments on original plans

Proposal:

It is proposed to retain the existing east wall, now enclosed by the function room, at the Ground floor level but to demolish the north-east corner of the hotel building at the First and Second floors; demolition of other internal walls and elements; demolition of all of the roof of the eastern wing, including four chimneys and demolition of the middle of the eastern portion of the roof of the west wing, demolition of the external fire escape stair and adjacent rear toilets, function room, bottle shop and driveway and construction of a six storey apartment building to the east of the hotel building, including extending into part of the hotel building to create residential accommodation (studios, rooms and suites). Redevelopment of the Ground floor of the hotel building as a food and drinks premises and creation of a rooftop terrace/bar, minor alterations to the rear of the existing retained portion.

This proposal is generally similar to a previous proposal i.e. adaptation of the hotel to residential accommodation and construction of a six storey building adjacent.

Drawing Numbers:

50 pages of architectural drawings and perspectives, prepared by David Edelman Architects and with council date stamp 26 Sep 2018.

Heritage Impact Statement prepared by Lovell Chen, dated May 2018 and with Council date stamp 25 Jun 2018.

Assessment of Proposed Works

Proposed works

Demolition

In relation to demolition, the following policies apply:

Generally encourage the retention of a building in a heritage place, unless

- The building is identified as being not contributory.

Encourage the removal of inappropriate alterations, additions and works that detract from the cultural significance of the place.

Generally discourage the demolition of part of an individually significant or contributory building or removal of contributory elements unless:

- That part of the heritage place has been changed beyond recognition of its original or subsequent contributory character(s).
- For individually significant building or works, it can be demonstrated that the removal of part of the building or works does not negatively affect the significance of the place.

There are no internal controls so demolition of the interior as proposed is permitted. As the following are not contributory and/or are not covered by a Heritage Overlay, demolition of these elements is acceptable: function room, bottle shop and associated elements, driveway, fire escape stair and adjacent rear toilets.

Attachment 9 - PLN18/0442 - 291-295 Swan Street Richmond - Heritage comments on original plans

The north-east elevation is visible from Swan Street (Figure 4) and forms an integral part of the Individually significant building and remains in its original state, at least above the Ground floor level. It does provide historical and physical evidence to the accommodation provided by the hotel.

Consideration of demolition is not dependent on whether or not an element is visible.

I previously noted that approximately 80% of the heritage building would be retained and considered that demolition as proposed is acceptable. The reasons for this are: any new building of several storeys (four storeys are envisaged by the Swan Street Structure Plan) on the east part of the site which is not covered by a Heritage Overlay would be at close proximity (assuming built to the side boundaries) and would be expected to obscure the view of the eastern elevation and reduce the internal functionality of rooms in this part of the hotel building which is an adverse outcome. However, it is good conservation practice to find viable futures and uses for heritage buildings and a separate development on this part of the site is likely to have fewer or no benefits to the future viable use of the historic hotel building, whereas an integrated development as proposed potentially offers greater and lasting benefits. Last, the use proposed continues the original function of the hotel i.e. food and beverage and accommodation.

Built form (height/setbacks)

My previous advice has variously commented on the iterations of the design.

A zero setback to Swan Street is proposed at the Ground to Third floors which is acceptable. The Fourth and Fifth floors will be set back – dimension not shown but assumed to be approximately 1 – 1.5 metres. This setback does little to make the upper levels visually recessive. Further, it is proposed to contain plants. If there is no mechanism in the Planning Scheme, or by another process such as an Incorporated Landscape Plan, which ensures that they are maintained, they should be deleted. While this part of Swan Street is not in the Heritage Precinct, the citation for HO 335 is relevantly *informative* as to the importance of the Swan Street streetscape viz.:

The Swan Street Heritage Overlay Area, Richmond is significant:

- As one of the two major early commercial thoroughfares in the former City of Richmond, with a good collection of well-preserved, mainly Victorian and Edwardian commercial buildings, containing a mixture of shops, hotels and other commercial buildings, many of which are substantially intact at first floor level, with a number of historic shopfronts at ground floor, including those dating from the interwar period;
- For the landmark or individually significant buildings from all eras including early hotels, from the gold rush era, and famous retail stores such as Maples, Dimmey's and Ball and Company, many with architecturally significant upper facades; and
- As a good illustration of commercial architectural styles in the City, from the late 1850s to the inter-war period. [Emphasis added.]

It is noted that the street entrance abutting the retained east wall of the hotel will enable some view of the wall which is presently obscured by the function room. This is an improvement compared with existing conditions however, the proposed treatment of the exposed hotel wall needs to be provided e.g. is it to be repainted brickwork?

Attachment 9 - PLN18/0442 - 291-295 Swan Street Richmond - Heritage comments on original plans

From the First floor and above, a rebate of 500 mm depth is proposed in the south elevation between the hotel and the new building to allow the mouldings of the south-eastern corner of the hotel to be retained. This is appropriate.

The roof terrace will have a setback on the south, north and part of the west side. The perspectives suggest that it will not be visible from the west but this should be confirmed. Again, and for the same reasons as above, if the plants along the south side cannot be maintained they should be deleted or set back so that they are not visible from Swan Street.

Advice provided previously included, viz.:

The building has been identified as a significant local landmark in Swan St. Therefore any proposed new built form should be polite and respectful. The top level results in a building which will be out of proportion to, and visually higher than, the hotel in views from the north (along Coppin St) where the retained portion is quite visible. From this angle it will also crowd the hotel at the upper level. In views along Swan St., particularly from opposite and as one approaches from the east, the upper level contrasts awkwardly with the new portion below ... This is unfortunate given the façade treatment which is appropriate at least insofar as articulation and proportion is concerned. [Emphasis added.]

The façade design has now changed from a previous design wherein there were shopfronts at the Ground level and two levels above which corresponded with the three-level hotel building. The floorplates, and roofline of the Second floor, aligned acceptably with the string courses of the hotel. The roof of the Third floor (Fourth level) was just above the height of the retained chimneys and was acceptable. The top level was bland and set back and was somewhat recessive in appearance. There was nothing visible above the hotel in the south elevation and chimneys were present. The façade which corresponded with the hotel was also articulated into three vertical sections which corresponded with the three sections of the hotel façade, and was further articulated to respond appropriately to the solid to void of the hotel façade.

The Swan Street façade proposed now contains shopfronts with deep solid spandrels above the glazing, three levels between the shopfronts and the proposed reconstructed hotel parapet (as compared with two previously) without any, or with vague (top of Second floor windows and Third floor window sills) alignments with the hotel stringcourses and detailing, and a flat surface punctuated by rows of vertically-oriented rectangular sliding metal-framed glazing with what appear to be shallow projecting hoods (shrouds). Whatever was acceptable in the previous proposal has now been replaced by a bland, unattractive and unrelated façade design which is not respectful of the hotel which is of Individual architectural significance and is a local landmark. It does not respect the pattern, rhythm, spatial characteristics, fenestration and heritage character of the historic streetscape or the hotel.

The setbacks of the Fourth and Fifth floor do not result in any visual recession of these levels which are top heavy and overbearing, and the façade treatment of the Fourth and Fifth floors (angled terracotta fins) is also unrelated to the hotel aesthetic and is intrusive, dominant and overwhelming and is also not visually recessive. A more architecturally quiet and polite surface treatment is required.

Where the hotel is presently a dominant element in the streetscape and its parapet has historically been the highest element in this part of the streetscape, this aspect will be completely overwhelmed by the new built form, particularly the boxy top. What is effectively proposed is a seven level building which includes six levels and a rooftop terrace level and associated built form (walls) plus plant above and with the upper levels being highly visible from

Attachment 9 - PLN18/0442 - 291-295 Swan Street Richmond - Heritage comments on original plans

all vantage points. The dominance and landmark qualities of the hotel will be adversely impacted upon.

The sightline from Swan Street is inaccurate and irrelevant and that from Coppin Street does not appear to be in accord with the perspectives.

There is insufficient compliance with the Heritage Policy at Clause 22.02-5.7 New Development, Alterations or Additions 22.02-5.7.1.

In relation to Cl. 22.10-3.3 Setbacks & Building Height, the Design Guidelines state:

The height of new development abutting land in a Heritage Overlay should:

- Adopt a façade height to the street frontage which is no higher than the adjacent building within the Heritage Overlay;
- Design and site taller structures so that they do not visually dominate surrounding heritage places; and
- Match the floor levels of the adjacent heritage building.

The Fourth and above levels are architecturally part of the façade but they are not part of the street frontage. While the proposed street frontage effectively adopts the façade height of the hotel, there has been minimal attempt to “site taller structures so that they do not visually dominate” (i.e. an approximate 2 metre setback only) or to “Match the floor levels of the adjacent heritage building” (see commentary above). The proposal does not comply with this policy.

Colours/materials

The colour to the masonry of the hotel is proposed to be white. This is not a heritage colour, is not what is suggested in the historical photo and is counter to the proposed conservation works. There is also a bronze metal fascia (WT-MT1) on TP-200. It is not clear what this is intended to be and would appear to be inappropriate and unnecessary as the drawing appears to show a rendered moulding – the canopy is on the new building? There are external paint controls which are applicable and all colours to the exterior of the hotel are to be determined by microscopic paint analysis which should indicate whether the hotel was originally unpainted render, had a render wash or notes any original early surface colour. The latter applies also to timber and any original metalwork.

The black façade brickwork, noting that it is mostly not, or not, covered by the Heritage Overlay, is likely to be too dominant in the streetscape which presently is generally of a light palette and is likely to be too much of a contrast to any probable heritage colour on the exterior of the hotel and certainly with white as proposed, but not necessarily executed. The black will draw attention and increase the dominance of the new building whereas a subservient and respectful approach is more appropriate. Above and below the black bricks it appears that white off-form concrete is proposed. Experience with off-form concrete e.g. in Bridge Road, has demonstrated that its appearance soon deteriorates and leaves an unsightly appearance which is inappropriate and especially in a major thoroughfare. Also what will effectively be stripes of black and white on the façade will also be too busy, too dominant in relation to the hotel and draw undue attention. What is required is a light and neutral palette which maintains its appearance and is deferential and polite to the hotel. These comments also relate to the north and east elevations as applicable and as needing reconsideration.

Attachment 9 - PLN18/0442 - 291-295 Swan Street Richmond - Heritage comments on original plans

The east elevation is proposed to be strips and panels of different colours of off-form concrete. This elevation will be highly visible in views from the east and the expectation that the existing building on the abutting site will be replaced cannot be relied upon to justify a plain unattractive wall, noting that the wall will be outside the Heritage Overlay. Another treatment should be preferred such as textured panels.

The external treatment of the Fourth and Fifth floors needs to be toned down and be less busy in terms of design elements and also colours i.e. terracotta fins and louvres. The strongest element should be the hotel.

Shopfronts

The shopfronts are to be fully-glazed other than for some solid panels above and between the glazing. Previous advice was "The shopfronts are acceptable but a stallboard (plinth) would be preferred under the glazing". This has not been included and is required.

Conservation Works

Reconstruction of the parapet, pediment and statue was indicated on drawings for earlier proposals.

The historical photograph in the Lovell Chen report (Fig. 6) shows a balustraded parapet with a corner pediment containing a statue. These elements are no longer extant but are significant elements in the architectural presentation of the hotel. While there is some loss of original fabric, the conservation works which appear to be proposed will make a positive contribution to the building which will balance any loss caused by removal of fabric and reconstruction as per the *Burra Charter* methodology is appropriate and encouraged.

However the Lovell Chen report seems to indicate that this might be part of future works, viz.: "The planned works at parapet level and those identified at a future stage represent a positive intervention" (p. 14) but also states "...a balustrade to the parapet is to be reconstructed as part of the current works" (p. 15). While it is appreciated that until there is close access (scaffolding) to the higher levels of the street façades, it is not possible to provide a detailed schedule of conservation works, there needs to be a process to ensure that appropriate works are carried out as part of the redevelopment and not left to potentially never eventuate. This is also critical as the increased height of the reconstructed parapet, while a heritage gain, is also relied upon to shield the Third floor suite (Suite 311) from views from the street. There needs to be an appropriate permit condition to ensure that the works are part of a single package. Also there needs to be a clear demonstration that this Suite will not be visible – if it is, it should be deleted.

I note that part of the Swan Street façade has been demolished to provide a smokers' area. It is strongly recommended that the façade be reinstated in this area and that smokers are accommodated elsewhere.

Swan Street Structure Plan

In this part of Swan Street, the *Structure Plan* envisages 4 storeys on the north side.

Four storeys or 13 metres is envisaged for this site in the *Swan Street Structure Plan* but a street wall height of 14.325 metres is proposed and with an overall height of 23.975 metres.

Attachment 9 - PLN18/0442 - 291-295 Swan Street Richmond - Heritage comments on original plans

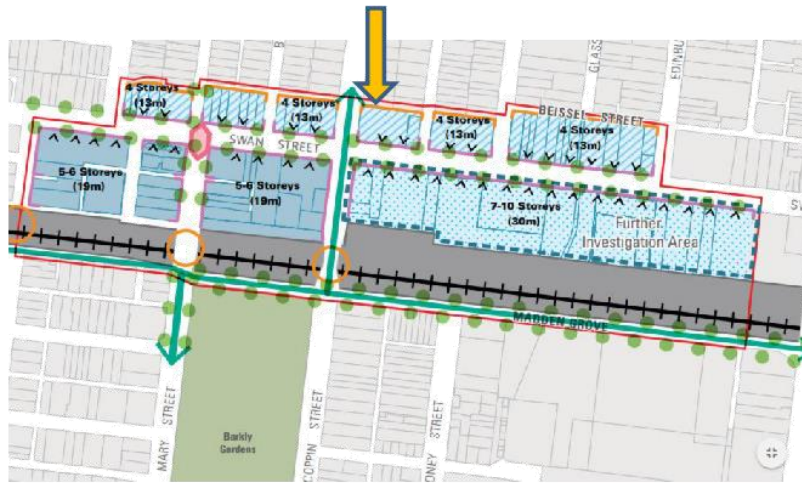


Figure 3 Plan from the Swan Street Structure Plan for the Swan Street East Precinct (p. 34).

The Built Form strategies include viz.:

- Buildings should be built to the street edge and extend the full width of the property at lower levels. (Complies.)
- Development above the street wall level should be set back and visually recessive.
- Ensure new development on the north side of Swan Street appropriately responds to the adjoining low-scale residential areas.
- Ensure that the prevailing fine-grain pattern is preserved where site consolidation or development of larger sites occurs on the north side of Swan Street. (p. 35)

There is little compliance with the above strategies. In this context it is also noted that the upper levels are overwhelming when viewed from the north and north-west in Coppin Street.

Recommendation / Comments:

Not approved.

While the previous proposal(s) was generally acceptable, subject to some specific changes required, this proposal has adopted a different approach which is mostly counter to the relevant heritage policies.

Swan Street is a major historical thoroughfare and this part of it contains an Individually significant hotel which is a local landmark and which stands out. While part of the site is covered by a Heritage Overlay part of it is not. Nevertheless the intent of the relevant policies is to achieve an outcome which does not impinge on or adversely affect heritage values and the proposal does not achieve this. It is self-evident from the perspectives that the new built form will dominate the hotel in Swan and Coppin Streets, is top-heavy and overbearing in relation to the hotel and is not visually recessive. The proposal needs to be reconsidered, preferably in-line with the previous proposals for this site.

Attachment 9 - PLN18/0442 - 291-295 Swan Street Richmond - Heritage comments on original plans

Clarify exactly where the eastern boundary of the heritage curtilage is i.e. the east wall of the hotel or further east as indicated on the Heritage Overlay map.

Demolition as proposed is acceptable.

Re-design the building envelope, and in particular the street wall and levels above, to respect the pattern, rhythm, spatial characteristics, fenestration and heritage character of the historic streetscape i.e. the hotel, which to some degree the previous iterations did. The façade treatment of the Fourth and Fifth floors is also unrelated to the hotel aesthetic and is intrusive, dominant and overwhelming and is not visually recessive. A greater setback is required so as to create visual recession. The façade treatment of the Fourth and Fifth floors needs to be more architecturally quiet and polite in surface treatment.

Use a light and neutral palette on visible surfaces of any new built form and delete black for large surface areas.

Delete plain off form concrete.

Delete the plants to the south elevation (at all levels) if there is no mechanism to ensure that they are maintained. Alternatively set the plants to the roof terrace back so that they are not visible from Swan Street.

Provide details of the proposed treatment of the exposed Ground floor east wall of the hotel e.g. is it to be depainted brickwork?

Confirm whether or not the roof terrace will be visible from the west or south-west (corner view).

Provide a clear demonstration that Suite 311 will not be visible from any public vantage point – if it is, it should be deleted.

Include stallboards (plinths) under the shopfront glazing.

There should be a permit condition which first requires that a comprehensive schedule of conservation works, including the reconstruction of the parapet and, pediment and statue of "Hospitality" is prepared by a suitably qualified conservation consultant or architect and to the satisfaction of the Responsible Authority. Secondly the condition should require that these works are undertaken as part of the redevelopment proposal.

Reinstate the façade to the smokers' area in the Swan Street façade.

Signed:



Robyn Riddett
Director – Anthemion Consultancies

Date: 20 December. 2018

Attachment 9 - PLN18/0442 - 291-295 Swan Street Richmond - Heritage comments on original plans



Figure 4 The Former Central Club Hotel as viewed from the south-west.



Figure 5 Part of the function room appear to be included in the Heritage Overlay.

Attachment 9 - PLN18/0442 - 291-295 Swan Street Richmond - Heritage comments on original plans



Figure 6 Fire escape on the north elevation. The wing to the left is proposed to be demolished.



Figure 7 The north end of the east elevation which is proposed to be demolished.

Attachment 9 - PLN18/0442 - 291-295 Swan Street Richmond - Heritage comments on original plans



Figure 8 The east elevation. A new building which complies with the relevant policies and the Swan Street Structure Plan is most likely to obscure this view.

Attachment 10 - PLN18/0442 - 291-295 Swan Street, Richmond - Strategic Planning referral comments

PLANNING APPLICATION REFERRAL TO STRATEGIC PLANNING

Strategic planning comments

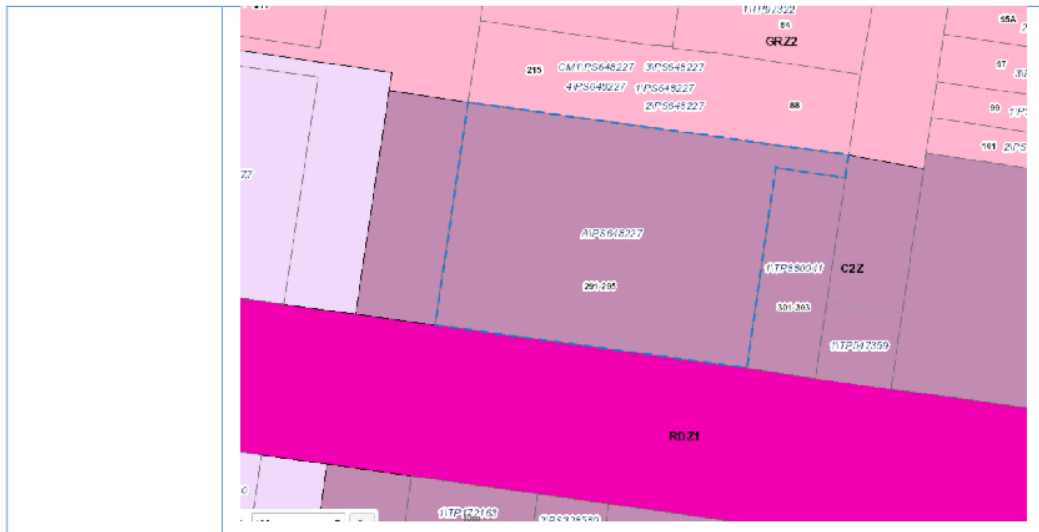
Strategic Planning comments are provided below.

The comments in this assessment focus compliance with Design and Development Overlay 17 (DDO17). They do not provide commentary on other sections of the planning scheme or fully assess the internal amenity impacts of the application.

Development details

Property address	291-295 Swan Street
Application number	PLN18/0442-3
Referral prepared by	Kate Johnson, Strategic Planner
Description	Part demolition and construction of a seven story building, the use of the land for a residential hotel (serviced apartments), food and drink premises and a shop, a reduction in the car parking requirement and alterations to the access to a road in a Road Zone, Category 1 by removing the crossover to Swan Street at 291-295 Swan Street, Richmond.
Relevant amendment & status	<p>Approved interim controls</p> <p>In December 2019, the Minister for Planning approved an extension to the interim controls (Schedule 17 to Clause 43.02 – Design and Development Overlay) that have applied since October 2018.</p> <p>No transitional provisions apply.</p> <p>Permanent controls</p> <p>The Amendment C191 proposes to introduce a Design and Development Overlay to the area on a permanent basis.</p>
Existing and proposed controls	<ul style="list-style-type: none"> • Commercial 2 Zone (C2Z) • Design and Development Overlay Schedule 5 – City Link Exhaust Stack Environs (DDO5) • Design and Development Overlay Schedule 17 – Swan street Activity Centre Precinct 3 (DDO17-3) • Heritage Overlay – 291 Swan Street Richmond Former Central Club Hotel (HO285)
Subject Site	Precinct 3

Attachment 10 - PLN18/0442 - 291-295 Swan Street, Richmond - Strategic Planning referral comments



Attachment 10 - PLN18/0442 - 291-295 Swan Street, Richmond - Strategic Planning referral comments

Strategic Planning comments - Summary

- The Central Club Hotel is included in HO285 as individually significant place. The former Central Club Hotel is of local historical and architectural significance. As per its heritage citation, *the hotel is a good example of the late 19th century Italianate Boom style, notable for its lively asymmetrical facade composition and florid Victorian Mannerist cement rendered decoration.*
- The former Central Club Hotel is a corner landmark location at the intersection of Coppin and Swan streets. The heritage building forms the corner position, with its elaborate return facade ensuring its prominence in the streetscape.
- The proposed upper level setback along Swan Street of 5m at level three behind the individually significant heritage building complies with the mandatory requirement.
- The remainder of the 'new' building frontage along Swan Street (not behind a heritage street wall) does not comply with the preferred 5m minimum upper level setback requirement. However, it is the officer view that this may be exceeded due to the maintained prominent street wall and visually recessive upper form which reads as a separate element.
- The proposal does not comply with the preferred rear interface requirements outlined in DDO17. Whilst it does comply with the rear wall height and 64 degree angle setback at the lower levels, the 45 degree angle setback is not met at the upper levels of the development. However, due to the constraints of the lot depth and the fact that the proposal provides greater than required setbacks at the lower levels, it is the officer view that the proposal may exceed the 45 degree preferred design requirement for the rear interface.
- Overshadowing controls were not able to be assessed as the plans lack shadow diagrams.
- The proposal meets all other relevant requirements specified in DDO17 including building height; street wall height; street wall setback; vehicle and pedestrian access; and heritage design requirements.

Additional notes:

It is recommended that shadow diagrams and plans demonstrating the rear interface angle setback requirements are requested from the proponent to further assess the outcomes against DDO17.

Attachment 10 - PLN18/0442 - 291-295 Swan Street, Richmond - Strategic Planning referral comments

Assessment of compliance with built form requirements

Built form requirements	Amendment C263 – DDO17	Proposal	Assessment of proposal
Building height	<p>Mandatory maximum building height: 24m (approx. 7 storeys) (excluding lift and plant services)</p> <p>Non-structural elements that project above the building must meet the following criteria:</p> <ul style="list-style-type: none"> • The total roof area occupied by the equipment (other than solar panels) is minimised; • The service equipment is located in a position on the roof so as to minimise its visibility; • The non-structural elements and service equipment minimise additional overshadowing of neighbouring properties and public spaces; • The equipment does not extend higher than 3.6 metres above the maximum building height; and • The non-structural elements and service equipment are integrated into the design of the responsible authority. 	<p>23.1m (approx. 7 storeys) excluding lift and plant services.</p> <p>23.975m (approx. 7 storeys) maximum building height including lift and plant services.</p>	<p>The proposal is at 23.1m and complies with the mandatory maximum building height requirement of 24m in DDO17.</p> <p>Non-structural elements (such as the lift overrun) which project above the building take the overall height to 23.9m, still under the mandatory maximum.</p>

Attachment 10 - PLN18/0442 - 291-295 Swan Street, Richmond - Strategic Planning referral comments

Built form requirements	Amendment C263 – DDO17	Proposal	Assessment of proposal
	A permit cannot be granted to construct a building or construct or carry out works which exceed the mandatory maximum building height.		
Street wall height	<p>Development along Swan Street must continue the street level experience of the Swan Street and Burnley Street heritage precincts by maintaining a consistent and prominent street wall.</p> <p><u>Interface reference C (frontage along Swan Street)</u> Preferred: 11m maximum or the parapet height of the adjoining individually significant or contributory building if higher than 11m. 8m minimum. Match the parapet height if the taller adjoining heritage building.</p> <p><u>Interface reference F (frontage along Coppin Street)</u> Preferred: 11m minimum.</p> <p><u>Interface reference I (rear of development)</u> Side and rear wall height: Preferred: 8m maximum on a common boundary with a property in a residential zone. 11.5m maximum if boundary abuts a laneway.</p>	<p>Swan Street: 14.325m</p> <p>Coppin Street: 13.58m</p> <p>Rear of Proposal: 3.32m</p>	<p><u>Interface reference C (Swan Street frontage):</u></p> <p>The proposal complies with the requirement as the street wall matches the parapet height of the adjoining individually significant heritage building (the former Central Club Hotel which forms part of the proposal) at 14.32m.</p> <p>Whilst the street wall is greater than the preferred maximum height of 11m, it meets the alternative requirement of maintaining the height of the existing heritage building therefore can exceed the preferred height.</p> <p>The street wall along Swan Street further complies with the first design requirement for Precinct 3 regarding the maintenance of a consistent and prominent street wall along Swan Street. Through maintaining the street wall height of the former Central Club Hotel and extending the existing street wall height into the sections of new development, the proposal is able to preserve street wall characteristics of the prominent heritage corner site.</p> <p><u>Interface reference F (Coppin Street):</u></p> <p>The proposal complies with the requirements as the street wall is higher than the preferred 11m minimum height at 13.58m. The street wall along Coppin Street maintains the original street wall height of the existing individually significant heritage building (the former Central Club Hotel).</p> <p>The street wall along both Swan and Coppin Streets meets the requirements of the DDO17-3, maintaining and enhancing the existing street wall of the individually significant heritage building.</p> <p><u>Interface reference I (rear of development)</u></p>

Attachment 10 - PLN18/0442 - 291-295 Swan Street, Richmond - Strategic Planning referral comments

Built form requirements	Amendment C263 – DDO17	Proposal	Assessment of proposal
			<p>The proposal complies with the preferred requirements.</p> <p>The rear wall height comprises of a single storey car park at 3.32m against the common boundary. The preferred control requires a maximum rear wall height of 8m on a common boundary with a property in a residential boundary. The adjoining townhouse is located in the GR22 (General Residential Zone 2) therefore the proposal meets the 8m maximum preferred requirement.</p>
Street wall Setback	<p><u>Interface reference C (frontage along Swan Street)</u></p> <p>Mandatory requirement 0m.</p> <p><u>Interface reference F (frontage along Coppin Street)</u></p> <p>Preferred requirement 0m.</p>	<p>Swan Street: 0m</p> <p>Coppin Street: 0m</p>	<p><i>Officer view:</i></p> <p><u>Interface reference C (Swan Street frontage)</u></p> <p>The proposal complies with the mandatory requirement.</p> <p>The street wall setback along Swan Street is 0m, consistent with the mandatory requirement of 0m.</p> <p><u>Interface reference F (Coppin Street frontage)</u></p> <p>The proposal complies with the preferred requirement.</p> <p>The street wall setback along Coppin Street is 0m, consistent with the preferred requirement of 0m.</p>
Upper level setback	<p><u>Interface reference C (frontage along Swan Street)</u></p> <p>Mandatory requirement: minimum 5m for individually significant heritage buildings.</p> <p>Preferred requirement: minimum 5m elsewhere. Any part of a building above the street wall should be designed to</p>	<p>Swan Street: 3m</p> <p>Coppin Street: 5m</p> <p>Rear of proposal: 5.77m</p>	<p><u>Interface reference C (Swan Street frontage)</u></p> <p>The proposal complies with the <u>mandatory requirement</u> for individually significant heritage buildings.</p> <p>The upper level setback along Swan Street for the individually significant heritage building is 5m at level three, meeting the mandatory minimum requirement for an individually significant heritage building.</p> <p>The proposal does not comply with the preferred requirement for the remainder of the upper level setback along the Swan Street frontage (no</p>

Attachment 10 - PLN18/0442 - 291-295 Swan Street, Richmond - Strategic Planning referral comments

Built form requirements	Amendment C263 – DDO17	Proposal	Assessment of proposal
	<p>ensure that it occupies no more than one third of the vertical angle defined by the whole building in the view from a sight line of 1.7 metres (on the opposite side of the street).</p> <p><u>Interface reference F (frontage along Coppin Street)</u></p> <p>Preferred requirement: 5m for individually significant buildings.</p> <p><u>Interface reference I (rear of proposal)</u></p> <p>Preferred requirement: Development must be setback in accordance with Figure 1 and Figure 2. Development must minimise stepped form.</p> <p>Upper level development on land within a heritage overlay and on land immediately adjoining a heritage building must:</p> <ul style="list-style-type: none"> • Be visually recessive and not visually dominate the heritage building and the heritage streetscape. • Retain the primacy of the three-dimensional form of the heritage building as viewed 		<p>heritage street wall).</p> <p>The new section of the building which is not behind a heritage street wall has an upper level setback of 3m at level four. This is 2m less than the preferred requirement of a 5m minimum upper level setback. This section has further recessing at level five at 5.78m from the property boundary however this does not impact the upper level setback requirement.</p> <p>Although it does not meet the preferred requirement, the new section of the development maintains the street wall, matching the patterning and fenestration of the individually significant heritage building. This meets the first design requirement for Precinct 3;</p> <p><i>Development along Swan Street must continue the street level experience of the Swan Street and Burnley Street heritage precincts by maintaining a consistent and prominent street wall.</i></p> <p>This new building section provides a clear definition between the street wall and upper form, with the upper form reading as a separate element with visually recessive materials utilised.</p> <p>For this reason it is the officer view that the preferred requirement can be exceed as it is an acceptable design response for the precinct.</p> <p><i>Officer view:</i></p> <p><i>Preferred design requirement can be exceeded</i></p> <p><u>Interface reference F (Coppin Street frontage)</u></p> <p>The proposal complies with the preferred requirement.</p> <p>The upper level setback along Coppin Street is 5m which meets the preferred requirement in this precinct for individually significant heritage buildings (5m).</p> <p>The proposal has further upper level recessing on level four with a 10.43m setback from the boundary and on level six with a 13.32m</p>

Attachment 10 - PLN18/0442 - 291-295 Swan Street, Richmond - Strategic Planning referral comments

Built form requirements	Amendment C263 – DDO17	Proposal	Assessment of proposal
	<p>from the public realm to avoid 'facadism'.</p> <ul style="list-style-type: none"> Utilise visually lightweight materials and finishes that are recessive in texture and colour and provide a juxtaposition with the heavier masonry of the heritage facades Incorporate simple architectural detailing that does not detract from significant elements of the heritage building and the heritage streetscape. Be articulated to reflect the fine grain character of the streetscape. 		<p>setback from the boundary.</p> <p>The extra recessing is positive in maintaining the visual prominence of the original heritage building and the view of the three dimensional form of the heritage building (including the original roof) in order to avoid facadism.</p> <p><u>Interface reference I (rear of proposal)</u></p> <p>The proposal does not comply with the preferred requirement.</p> <p>Plans were not provided demonstrating the angle setback requirements however after calculating the requirements it was determined the proposal does not meet the residential interface direct abuttal requirements.</p> <p>The requirement meets the rear wall height and the 64 degree angle setback requirement however does not meet the further 45 degree angle setback requirement.</p> <p>The rear of the proposal is setback 5.77m from the common boundary with existing residential above the 3.32m height of the one storey car park.</p> <p>The proposal is further recessed 8.77m from rear boundary at level five and 9.02m at level six.</p> <p>Given the significant setbacks which easily meet the requirements at the lower levels and the constraints of the site depth, the overlooking is not considered unreasonable from the upper levels.</p> <p>The proposal is deemed to meet the intent of the rear interface controls although there is non-compliance of the 45 degree setback preferred requirement.</p> <p><i>Officer view:</i></p> <p><i>Preferred design requirement can be exceeded</i></p>

Attachment 10 - PLN18/0442 - 291-295 Swan Street, Richmond - Strategic Planning referral comments

Built form requirements	Amendment C263 – DDO17	Proposal	Assessment of proposal
Overshadowing	<p>Development must not overshadow any part of the opposite footpath of Mary Street and Coppin Street (measured as 2.0m from the road boundary between 10am and 222pm at 22nd September).</p> <p>A permit cannot be granted to construct or carry out works that would overshadow any of the following spaces between 10am and 2pm at 22nd September:</p> <ul style="list-style-type: none"> Any part of the southern footpath of Swan Street, measured as 4.0m from the southern road boundary of Swan Street Any part of the opposite footpath of church Street, measured as 4.0m from the road boundary of Church Street Any part of the opposite footpath of Burnley Street, measured as 4.0m from the road boundary of Burnley Street 		Shadow diagrams were not provided therefore the overshadowing requirements could not be assessed.

Attachment 10 - PLN18/0442 - 291-295 Swan Street, Richmond - Strategic Planning referral comments

Built form requirements	Amendment C263 – DDO17	Proposal	Assessment of proposal
	<p>A permit cannot be granted to construct a building or construct or carry out works which are not in accordance with the overshadowing requirements specified in Clause 2.3 of this schedule unless the resultant overshadowing would not unreasonably prejudice the amenity of the public space, to the satisfaction of the responsible authority.</p> <p>Clause 2.3 Development must not overshadow any part of the opposite footpath of Mary Street and Coppin Street (measured as 2.0m from the road boundary between 10am and 2pm at 22nd September).</p>		
Vehicle and pedestrian access	<p>Development should include north-south access in the locations shown on the Access and Movement Plan 6 to allow for building services and car park access.</p> <p>Ensure that vehicular access to development does not adversely impact the level of service, efficiency, and safety of the arterial and tram network.</p> <p>Development must provide vehicular access from rear lanes or from side streets in the preferred locations in the Access and Movement Plans (Plan 2,4,6 and 8) of this schedule except in</p>	<p>Vehicle access and movements have been located on Coppin Street to the north west corner of the subject site.</p>	<p>The proposal complies with the requirements as Coppin Street is designated as a preferred vehicle access location.</p> <p>The vehicle access point has been located to maintain a pedestrian friendly environment as Swan Street is the main entry point to the hotel (serviced apartments), shop and food and beverage premise, limiting conflict between vehicles and pedestrians.</p> <p>The vehicle access point is located on Coppin Street at the furthest point from the intersection with Swan, providing the safest cross over place in terms of pedestrians and other motor vehicles.</p> <p>Pedestrian access to all uses of the development is off Swan Street providing street activation and maintaining existing access points from the former Central Club Hotel.</p>

Attachment 10 - PLN18/0442 - 291-295 Swan Street, Richmond - Strategic Planning referral comments

Built form requirements	Amendment C263 – DDO17	Proposal	Assessment of proposal
	<p>locations identified as “Left in – Left Out Access Permitted” in the Access and Movement Plans (Plan 2,4,6 and 8) of this schedule.</p> <p>Development identified as “Left in – Left Out Access Permitted” in the Access and Movement Plan must limit the width of the vehicle crossovers and incorporate ‘Left in’ and ‘Left out’ only vehicle access.</p> <p>Development with redundant vehicle access points to Swan Street, Church Street and Burnley Street must reinstate the kerb, line mark parking bays, and relocate any parking signs.</p> <p>Vehicle ingress and egress into development, including loading facilities and building servicing, must be designed to ensure a high quality pedestrian amenity and limit potential conflict between vehicle movements and pedestrian activity.</p> <p>Pedestrian access to buildings, including upper level apartments, must be from a street or a shared zone shown on the Access and Movement Plans (Part 2,4,6 and 8) of this schedule. Where a pedestrian access can only be provided from a laneway at the rear of buildings the pedestrian entrance must be setback from the rear laneway and well-lit to enable safe access.</p>		

Attachment 10 - PLN18/0442 - 291-295 Swan Street, Richmond - Strategic Planning referral comments

Built form requirements	Amendment C263 – DDO17	Proposal	Assessment of proposal
Heritage Design Requirements	<p>Building facades and street frontages:</p> <p><u>Infill buildings and development adjoining a heritage building.</u></p> <p>Façade treatments and the articulation of infill buildings on land affected by a heritage overlay and of new buildings on land immediately adjoining a heritage building must:</p> <ul style="list-style-type: none"> • Ensure the façade treatments and the articulation of new development are simple and do not compete with the more elaborate detailing of the adjoining heritage building(s) • Respect the vertical proportions of the nineteenth and early twentieth century facades of the heritage streetscape and/or adjoining heritage building(s) • Avoid large expanses of glazing with a horizontal emphasis except to ground floor shopfronts • Maintain the existing canopy/verandah height of 		<p><u>Infill buildings and development adjoining a heritage building.</u></p> <p>It appears the proposal complies with the heritage design requirements for infill buildings and development adjoining a heritage building. It was somewhat difficult to assess some requirements as the building materials and façade treatment are not outlined in the plans.</p> <p>It appears that the new development consists of a simple façade as to not compete with the more elaborate heritage building however building materials were not outlined in the plans so this remains difficult to assess.</p> <p>The adjoining new development within the proposal respects the vertical proportions of the existing heritage building and maintains the original street wall of the key corner site.</p> <p>The new development appears to avoid large expanses of glazing with a horizontal emphasis above the ground floor.</p> <p>The existing veranda height has been maintained.</p> <p><u>Contributory or individually significant buildings.</u></p> <p>It appears the proposal complies with the heritage design requirements for individually significant buildings. It was somewhat difficult to assess some requirements as the building materials and façade treatment are not outlined in the plans.</p> <p>As stated above it appears the proposal has avoided highly reflective glazing in historical openings however this will need to be further assessed when the building materials are known.</p> <p>The proposal provides solid built form behind the original heritage façade and avoids balconies behind existing openings, maintaining separation</p>

Attachment 10 - PLN18/0442 - 291-295 Swan Street, Richmond - Strategic Planning referral comments

Built form requirements	Amendment C263 – DDO17	Proposal	Assessment of proposal
	<p>the heritage streetscape and/or adjoining heritage building.</p> <p><u>Contributory or individually significant buildings.</u></p> <p>Adaptation of contributory or individually significant buildings must:</p> <ul style="list-style-type: none"> • Avoid highly reflective glazing in historic openings • Encourage the retention of solid built form behind retained facades and avoid balconies behind existing openings. • Maintain the inter-floor height of the existing building and avoid new floor plates and walls cutting through historic openings. 		<p>between what is the heritage building and new development.</p> <p>The proposal maintains the floor height of the existing heritage building, also avoiding wall cuttings through heritage openings.</p>

Kate Johnson
Strategic Planner
6 March 2020

Attachment 10 - PLN18/0442 - 291-295 Swan Street, Richmond - Strategic Planning referral comments

Attachment 11 - PLN18/0442 - 291-295 Swan Street Richmond - ESD referral comments

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, all **large** planning permit applications with Yarra City Council are required to include a Sustainable Management Plan (SMP). This application is a 'Large' planning application as it meets the category *Residential – ten or more dwellings*.

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 *David Edelman* (drawings dated 24.08.2018) and the accompanying SMP and Daylight Assessment, prepared by *Ark Resources* (14.05.2018).

Attachment 11 - PLN18/0442 - 291-295 Swan Street Richmond - ESD referral comments

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



Table of Contents

Assessment Summary:	3
1. Indoor Environment Quality (IEQ).....	5
2. Energy Efficiency	6
3. Water Efficiency	7
4. Stormwater Management	8
5. Building Materials.....	9
6. Transport	10
7. Waste Management	11
8. Urban Ecology	12
9. Innovation	13
10. Construction and Building Management	14
Applicant Response Guidelines.....	15

Attachment 11 - PLN18/0442 - 291-295 Swan Street Richmond - ESD referral comments

Sustainable Management Plan (SMP)

Referral Response by Yarra City Council



Assessment Summary:

Responsible Planner:	Nik Muhllechner		
ESD Advisor:	Euan Williamson		
Date:	1.10.2018	Planning Application No:	PLN18/0442
Subject Site:	291-295 Swan Street, Richmond		
Site Area:	Approx. 1,244m ²	Site Coverage:	100%
Project Description:	7 storey building residential hotel		
Pre-application meeting(s):	No ESD involvement.		

This application is close to meeting 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 conditioned to be 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 10% improvement on the minimum NCC required energy efficiency standard for the building fabric.
- A STORM rating of 112% has been received which relies on a minimum of 655m² of roof connected to a 20,000 litre tank and connected to toilets in areas of the building with 60 occupants for flushing, and an additional 10m² of buffer strip to take runoff from the driveway.
- A 9kWp solar photovoltaic system to contribute to electricity consumption.
- Energy efficient heating/cooling, lighting and hot water systems.
- Daylight access to residential rooms is acceptable.
- Irrigation to be provided by rainwater, drip-irrigation to drought tolerant and/or indigenous species.
- Some landscaping on the rooftop and vertical green-walls will marginally improve the ecological value of this site.

(2) Application ESD Deficiencies:

- Residential rooms on the 4th and 5th floors, and the heritage component, appear to have fixed glazing and no access to natural ventilation. Other levels have operable windows. Strongly recommend that all residential rooms to have an operable window on an external facade clearly marked on plans.
- Internal common area glazing into atrium also appears to be fixed. Recommend that the internal common area atrium also have operable windows.
- Some shading elements to manage solar heat gain in summer. 4th and 5th floor have significant levels of glazing exposed to summer sun angles and unwanted levels of solar gain. Clear glazing is currently specified to these upper levels facades. Provide additional thermal energy analysis to demonstrate that cooling loads to 4th and 5th level residential suites have lower than 30MJ/m², or equivalent.

(3) Outstanding Information:

- Please provide completed energy report (JV3 or equivalent) demonstrating that the energy efficiency targets have been met prior to occupation.
- Ensure that the buffer strip has suitable sub-surface slotted ag pipe to handle drainage from driveway. Provide section diagram in drainage plan.

Sustainable Management Plan (SMP)

Referral Response by Yarra City Council



(4) ESD Improvement Opportunities:

- Recommend provided foldable clothes drying racks fixed to each suite.
- Recommend organic waste management system, such as compost.
- Recommend providing showers and lockers to support staff cycling to work.
- Recommend providing electric vehicle charging infrastructure.
- Consider also low VOC wall, floor and ceiling coverings, and zero formaldehyde engineered timber products.
- Recommend FSC accredited timber be specified for all timber used in this development.
- Consider concrete mixes with a minimum recycled/post industrial waste content.
- Consider environmentally certified PVC for all pipework, flooring, blinds and cables.
- Recommend that an Environmental Management Plan be prepared by builder to manage and monitor activities undertaken during construction.

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 11 - PLN18/0442 - 291-295 Swan Street Richmond - ESD referral comments

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	Residential rooms on the 4 th and 5 th floors, and the heritage component appear to have fixed glazing and no access to natural ventilation. Other levels have operable windows. Internal common area glazing into atrium also appears to be fixed.	Strongly recommend that all residential rooms to have an operable window on an external facade clearly marked on plans. Recommend that the internal common area atrium also have operable windows.	2
Daylight & Solar Access	Mostly studio suites or internal bedrooms.	Daylight access to residential rooms is acceptable.	2
External Views	External views from residential rooms.	-	1
Hazardous Materials and VOC	All interior paints, sealants, adhesives, will be low VOC type.	Consider also low VOC wall, floor and ceiling coverings, and zero formaldehyde engineered timber products.	4
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: - Average to poor natural ventilation - Little shading to assist manage heat gains. - Good energy efficiency standards.	Please refer to section on, <i>NCC Energy Efficiency Requirements Exceeded and Effective Shading</i>	2

* Council Assessment Ratings:

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

References and useful information:

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

Attachment 11 - PLN18/0442 - 291-295 Swan Street Richmond - ESD referral comments

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	A 10% improvement on the minimum NCC required energy efficiency standard for the building fabric.	Please provide completed energy report (JV3 or equivalent) demonstrating how these energy efficiency targets have been met prior to occupation.	3
Hot Water System	Gas hot water with minimum 86% efficiency.	-	1
Peak Energy Demand	No specific information has been provided.	-	1
Effective Shading	Some shading elements to manage solar heat gain in summer. 4 th and 5 th floor have significant levels of glazing exposed to summer sun angles and unwanted levels of solar gain. Clear glazing is currently specified to these upper levels facades.	Provide additional thermal energy analysis to demonstrate that cooling loads to 4 th and 5 th level residential suites have lower than 30MJ/m ² –	3
Efficient HVAC system	Reverse cycle heat pumps to be within one star of highest available in the relevant capacity at the time of construction.	-	1
Efficient Lighting	Energy efficient lighting systems generally design to 4W/m ² lighting power density and sensor controls to corridors and public areas.	-	1
Electricity Generation	A 9kWp solar photovoltaic system to contribute to electricity consumption.	-	1
Clothes Lines Drying Racks	No information has been provided.	Recommend provided foldable clothes drying racks in each suite.	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: [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 11 - PLN18/0442 - 291-295 Swan Street Richmond - ESD referral comments

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	<p>The following WELS water efficiency standards have been specified:</p> <ul style="list-style-type: none"> • Showerheads: 3 Star <7.5l/m • Taps: 5 Stars • Toilets: 4 Stars • Dishwashers /washing machines: 4 Star 	-	1
Water for Toilet Flushing	Toilets will be connected to 20k rainwater tank for flushing on ground floor and rooftop.	-	1
Water Meter	Individual tenancies and hotel suites and all major uses of water (including rainwater tank) will be metered separately to assist with ongoing water management.	-	1
Landscape Irrigation	Irrigation to be provided by rainwater, drip-irrigation to drought tolerant and/or indigenous species.	-	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 11 - PLN18/0442 - 291-295 Swan Street Richmond - ESD referral comments

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 rating of 112% has been received which relies on a minimum of 655m ² of roof connected to a 20,000 litre tank and connected to toilets in areas of the building with 60 occupants for flushing, and an additional 10m ² of buffer strip to take runoff from the driveway.	Ensure that the buffer strip has suitable sub-surface slotted ag pipe to handle drainage from driveway. Provide section diagram in drainage plan.	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 11 - PLN18/0442 - 291-295 Swan Street Richmond - ESD referral comments

5. Building Materials

Objectives:

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

Issues	Applicant's Design Responses	Council Comments	CAR*
Reuse of Recycled Materials	No information has been provided.	-	1
Embodied Energy of Concrete and Steel	No information has been provided.	Consider concrete mixes with a minimum recycled/post industrial waste content.	4
Sustainable Timber	Feature timber to accredited sustainable from FSC or PEFC.	Recommend FSC accredited timber only throughout this development.	4
Design for Disassembly	No information has been provided.	Consider a small pallet of materials and construction techniques that can assist in disassembly.	4
Others	No information has been provided.	Consider environmentally certified PVC for all pipework, flooring, blinds and cables	4

*** Council Assessment Ratings:**

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

References and useful information:

SDAPP Fact Sheet: [5. Building Materials](#)

Building Materials, Technical Manuals www.yourhome.gov.au

Embodied Energy Technical Manual www.yourhome.gov.au

Good Environmental Choice Australia Standards www.geca.org.au

Forest Stewardship Council Certification Scheme www.fsc.org

Australian Green Procurement www.greenprocurement.org

Attachment 11 - PLN18/0442 - 291-295 Swan Street Richmond - ESD referral comments

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	Some car parking on ground floor.	-	1
Bike Parking Spaces	16 bike racks provided on ground floor.	-	1
End of Trip Facilities	No end of trip facilities provided.	Recommend providing showers and lockers to support staff cycling to work.	4
Car Share Facilities	No information has been provided.	-	1
Electric Vehicles	No information has been provided.	Recommend providing 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 11 - PLN18/0442 - 291-295 Swan Street Richmond - ESD referral comments

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	Construction and demolition waste management plan will be developed with a minimum 80% recycling rate.	-	1
Operational Waste Management	General waste and recycling collection area.	Recommend organic waste management system such as compost.	4
Storage Spaces for Recycling and Green Waste	Areas for waste and recycling bins can be identified on the ground floor 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 11 - PLN18/0442 - 291-295 Swan Street Richmond - ESD referral comments

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	Some landscaping on the rooftop and vertical green-walls will marginally improve the ecological value of this site.	-	1
Reclaiming Contamin. Land	No information has been provided.	-	NA
Green roof	-	-	-

* 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 11 - PLN18/0442 - 291-295 Swan Street Richmond - ESD referral comments

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 11 - PLN18/0442 - 291-295 Swan Street Richmond - ESD referral comments

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	Comprehensive commissioning and tuning of all major building services.	-	1
Building Users Guide	A Building Users Guide detailing the sustainability features of the building.	-	1
Contractor has Valid ISO14001 Accreditation	No information has been provided.	-	1
Construction Management Plan	No information has been provided.	Recommend that an Environmental Management Plan be prepared by builder to manage and monitor 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

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 12 - PLN18/0442 - 291-295 Swan Street Richmond - Updated Engineering comments on loading bay



Date: 14 August 2020

Property Address: 291-295 Swan Street, Richmond

Application No: PLN18/0442

UPDATED COMMENTS ON LOADING BAY

COMMENTS:

At the entrance to the loading bay, I would suggest that an advisory sign be placed to specify the minimum height clearance of the loading bay (3.32 metres?) as the minimum 3.5 metres cannot be provided.

Based on the referral comments of November 2018, the retail use (148 m²) would be considered small scale. This would be serviced by small vans and commercial vehicles whose height would not exceed 3.3 metres.

If we go back to first principles and look at a popular model of commercial vehicle – the Renault Trafic van, it has a height clearance of 1.971 metres. Similarly, a Hino 500 small truck has a height clearance ranging from 2.435 metres to 2.905 metres.

Hope this information is helpful.

Regards
Mark

Mark Pisani
Senior Development Engineer
Traffic and Civil Engineering

PO BOX 168 Richmond VIC
T (03) 9205 5746
E mark.pisani@yarracity.vic.gov.au
W yarracity.vic.gov.au
Follow us on [Facebook](#), [Instagram](#) and [Twitter](#)

Attachment 13 - PLN18/0442 - 291-295 Swan Street Richmond - Engineering referral comments



MEMO

To: Nikolas Muhllechner
From: Artemis Bacani
Date: 14 November 2018
Subject: Application No: PLN18/0442
 Description: Major Development
 Site Address: 291-295 Swan Street, Richmond

I refer to the above Planning Application received on 27 September 2018 and the accompanying report prepared by Grojan Pty Ltd in relation to the proposed development at 291-295 Swan Street, Richmond. Council's Civil Engineering unit provides the following information:

CAR PARKING PROVISION

Proposed Development

Information obtained from the Landata indicates that the carriageway easement labelled as E-1 on the Landata Title (PS648227G) for 291-295 Swan Street, is also in favour of the land at 301 Swan Street.

Given the above, access to the easement must be available to all properties which are in favour of and no portion of the easement is to be used as a car space for the development.

The car parking assessment for the development will take into account the above information.

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
Serviced Apartments: Studio, one-, two-bedroom	59	Not Specified in 52.06-5	To the satisfaction of the Responsible Authority	6
Commercial (Shops)	145 m ²	3.5 spaces per 100 m ² of net floor area	5	0
Total			5 Spaces + Parking for the Serviced Apartments	6 Spaces

* Since the site is located within the Principal Public Transport Network Area, the parking rates in Column B of Clause 52.06-5 now apply.

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

C:\Users\Fiscal\Local AppData\Local\Hewlett-Packard\HP TRIM\TEMP\HPTRIM.10528\18 195006 PLN18 0442 - 291 - 295 Swan Street Richmond - Engineering comments.DOCX

Attachment 13 - PLN18/0442 - 291-295 Swan Street Richmond - Engineering referral comments

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 the Serviced Apartments.*
Serviced apartments can be classified as tourist accommodation facilities. In terms of parking provision for this type of accommodation, the NSW Roads and Maritime Services *Guide to Traffic Generating Developments* version 2.2 provides a parking rate of one off-street space per four bedrooms (0.12 spaces per one-room apartment). On-site parking for the serviced apartments of the proposed development would be provided at a rate of 0.12 spaces per apartment. Although the car parking rate per apartment is slightly lower with the rate specified in the New South Wales Roads and Maritime Services, patrons and visitors to the site would be aware of the scarcity of long-stay on-street parking in the surrounding area.
- *Parking Demand for the Shop.*
For the shop uses, a parking rate of 3.0 spaces per 100 square metres of floor area could be adopted as the premises is located along a commercial area/activity centre. Using this rate equates to a car parking demand of four spaces. Employees who are not allocated any on-site parking would make their own travel arrangements such as take public transport or ride a bicycle, as the surrounding streets have very little, if any, on-street parking for long-stay users.
- *Availability of Public Transport in the Locality of the Land.*
The site is within walking distance of tram services operating along Swan Street and Church Street. Train services could also be accessed from Burnley railway station.
- *Multi-Purpose Trips within the Area.*
Customers, visitors or clients who choose to drive might combine their visit by engaging in other business or activities whilst in the area.
- *Convenience of Pedestrian and Cyclist Access.*
The site has very good walking accessibility to public transport nodes and to other shops, businesses, essential facilities and amenities. The site also has good connectivity to the on-road bicycle network.

Appropriateness of Providing Fewer Spaces than the Likely Parking Demand

Clause 52.06 lists a number of considerations for deciding whether the required number of spaces should be reduced. For the subject site, the following considerations are as follows:

- *Availability of Car Parking.*
Grojan Pty Ltd had conducted on-street parking occupancy surveys in the surrounding area on Friday 16 June 2017, Saturday 17 June 2017 and Sunday 18 June 2017 between 11:00am and 3:00pm and 6:00pm and 10:00pm. The survey area encompassed Swan Street (Mary Street to Lord Street) and Coppin Street (185 Coppin Street to Railway Line). The times and extent of the survey are considered satisfactory. An inventory of 460 publicly available spaces was identified. The results of the survey indicates that the peak parking occupancy in the study area was observed at 1:00pm on the Saturday, with 73 spaces occupied (90%), resulting in 8 spaces vacant. Any short-stay parking overflow from the site could be accommodated on-street.
- *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.
- *The Future Growth and Development of an Activity Centre.*

Attachment 13 - PLN18/0442 - 291-295 Swan Street Richmond - Engineering referral comments

Practice Note 22 – *Using the Car Parking Provisions* indicates that car parking should be considered on a centre-basis rather than on a site/individual basis. This is applicable to activity centres, such as Swan Street, where spare on-street car parking capacity would be shared amongst sites within the activity centre.

- *Car Parking Deficiency associated with Existing Land Use.*

According to Grojan Pty Ltd, the existing site is occupied by a hotel with 300 patrons. The existing use would have a car parking deficiency of 120 spaces. This car parking credit could potentially be transferrable to the new development.

Adequacy of Car Parking

The applicant has proposed seven car spaces for the development; however, car space 7 should be deleted from the drawings as it is located within a carriageway easement which is also in favour of the land at 301 Swan Street.

From a traffic engineering perspective, the waiver of shop parking and the provision of six on-site parking spaces for the serviced apartments are considered appropriate in the context of the development and the surrounding area. The on-site parking for the serviced apartments is slightly lower with the rate specified by the New South Wales Roads and Maritime Services. Patrons and visitors to the site would utilise the availability of alternative transportation modes which are located 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 Grojan Pty Ltd is as follows:

Proposed Use	Adopted Traffic Generation Rate	No. of Vehicles
Serviced Apartments	25 per cent of guests arrive in one hour	15

The approach used by Grojan Pty Ltd to calculate the traffic generated by the serviced apartments is not unreasonable; however, the applicant should clarify the time that the majority of guests are expected to arrive to the site. Based on personal experiences on staying at a hotel/motel, the check-in times at these venues are usually around 2:00pm.

Traffic Impact of Development

Traffic surveys were commissioned by City of Yarra between Wednesday 12 March 2014 and Friday 14 March 2014. The survey results indicates that Coppin Street (Benson Street to Swan Street) carries 676 vehicles in the AM peak hour and 771 vehicles in the PM peak hour.

The addition of 30 vehicles entering and exiting the site off Coppin Street should not have a material impact on the traffic operation of Coppin Street.

Attachment 13 - PLN18/0442 - 291-295 Swan Street Richmond - Engineering referral comments

DEVELOPMENT LAYOUT DESIGN Layout Design Assessment

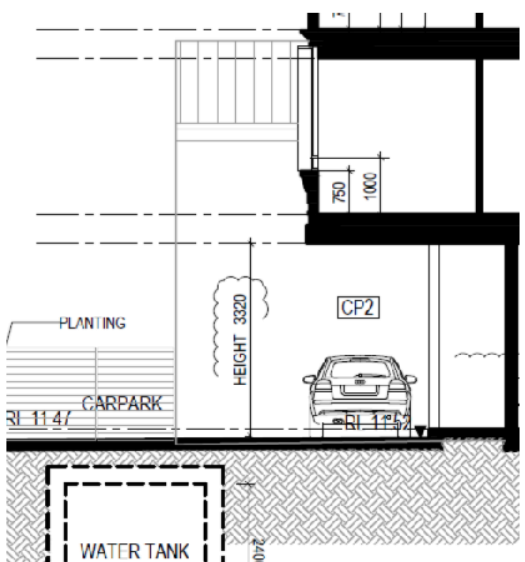
David Edelman Architects Drawing No. TP-101, TP-202 and TP-300 Revision D dated 20 March 2018

Item	Assessment
Access Arrangements	
Development Entrance – Coppin Street	The development entrance has width of 5.5 metres and satisfies the Australian/New Zealand Standard AS/NZS 2890.1:2004.
Visibility	Sight triangle for the exit lane at Coppin Street has not been provided.
Headroom Clearance	<p>A headroom clearance of 3.4 metres at the development entrance has been provided and satisfies <i>Design standard 1 – Accessways</i> of Clause 52.06-9.</p> <p>The headroom clearance is insufficient for a Small Rigid Vehicle (SRV) which has a clearance height of 3.5 metres.</p>
Internal Accessway	<p>The internal accessway has a carriageway width of 5.5 metres at the entrance of the development. The accessway narrows to 5.1 metres between the fire hydrant booster cupboard and the utility cupboard.</p> <p>Reviewing the plan in context, the location of the fire hydrant booster cupboard should not adversely affect the operation of the accessway. If the development contained substantially more parking spaces, the location of the fire hydrant booster cupboard would have been an issue.</p>
Vehicle Crossing – Coppin Street	The vehicle crossing design as shown on the <i>Ground Floor Plan</i> is not to Council's standard.
Car Parking Modules	
At-grade Parking Spaces	The dimensions of the at-grade parking spaces (2.6 metres by 4.9 metres) satisfy <i>Design standard 2: Car parking spaces</i> .
	Car parking space 1 and 2 are adjacent to columns. Although it does not meet the requirements of AS/NZS 2890.1:2004, the narrower spaces should not affect cars parking in these spaces.
	The width of car parking space 7 must be a minimum of 2.7 metres to satisfy AS/NZS 2890.1:2004.
Aisles	The width of the aisle of 6.4 metres adjacent to car spaces 3 to 6 satisfy <i>Table 2: Minimum dimensions of car parking spaces and accessways</i> of Clause 52.06-9.
Clearances to Walls	A minimum clearance of 300 mm has not been provided for car space 7, as required by <i>Design standard 2</i> .

Attachment 13 - PLN18/0442 - 291-295 Swan Street Richmond - Engineering referral comments

DEVELOPMENT LAYOUT DESIGN Layout Design Assessment

David Edelman Architects Drawing No. TP-101, TP-202 and TP-300 Revision D dated 20 March 2018

Item	Assessment
Other Items	
Vehicle Turning Movements – Parking Spaces	The swept path diagrams for the B85 design vehicle entering and exiting parking space 6 is considered satisfactory.
Loading Arrangements	<p>Using Tapeze, The loading bay has a depth of approximately 5.9 metres and a width of 3.2 metres. The height clearance of the loading bay is 3.32 metres, which is insufficient for the Small Rigid Vehicle (which requires a minimum height clearance of 3.5 metres under the Australian Standard AS 2890.2-2002). The loading bay can satisfactorily service a delivery van and a B85/B99 design vehicle.</p> 
Truck Manoeuvres	The swept path diagrams for a Small Rigid Vehicle entering and exiting the loading bay are considered satisfactory.

Design Items to be Addressed

Item	Details
Visibility – Coppin Street	In lieu of the sight triangle, it is recommended that a convex mirror be installed to assist exiting motorists in viewing footpath conditions.
Headroom Clearance – Development Entrance	The height clearance at the car park entrance must be no less than 3.5 metres to accommodate a Small Rigid Vehicle.
Turning Movements – Car Spaces 1 & 2	Swept path diagrams are to be provided to demonstrate that a B85 design vehicle can adequately enter and exit car spaces 1 and 2.

Attachment 13 - PLN18/0442 - 291-295 Swan Street Richmond - Engineering referral comments

Height Clearance - Loading Arrangements	The applicant is to explain how a Small Rigid Vehicle will be accommodated in the loading bay as the height clearance appears to be insufficient.
---	---

CARRIAGEWAY EASEMENT

Information obtained from the Landata indicates that the carriageway easement labelled as E-1 on the Landata Title (PS648227G) for 291-295 Swan Street, is also in favour of the land at 301 Swan Street.

Given the above, access to the easement must be available to all properties which are in favour of and no portion of the easement is to be used as a car space for the development.

The existing vehicle crossing off Duke Street must remain as it currently services the carriageway easement.

IMPACT ON COUNCIL ROAD ASSETS

The construction of the new buildings, the provision of underground utilities and construction traffic servicing and transporting materials to the site will impact on Council assets. Trenching and areas of excavation for underground services invariably deteriorates the condition and integrity of footpaths, kerb and channel, laneways and road pavements of the adjacent roads to the site.

It is essential that the developer rehabilitates/restores laneways, footpaths, kerbing and other road related items, as recommended by Council, to ensure that the Council infrastructure surrounding the site has a high level of serviceability for residents, employees, visitors and other users of the site.

ENGINEERING CONDITIONS

Civil Works

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

- The existing vehicle crossing on the site's Coppin Street road frontage must be demolished and reconstructed in accordance with Council's Standard Drawings, Council's *Infrastructure Road Materials Policy* and engineering requirements
- The footpath along the property's Swan Street frontage must be stripped and re-sheeted 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.

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.

Attachment 13 - PLN18/0442 - 291-295 Swan Street Richmond - Engineering referral comments

- 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.

Public Lighting

- To avoid light spillage into windows of private properties from the existing public light (Pole No.26528) on the north side of Swan Street, modifications must be undertaken to the satisfaction of Council and at the Permit Holder's cost.

NON-PLANNING ADVICE FOR THE APPLICANT

Item	Details
Legal Point of Discharge	The applicant must apply for a Legal Point of Discharge under Regulation 610 – Stormwater Drainage of the <i>Building Regulations</i> 2006 from Yarra Building Services unit. Any storm water drainage within the property must be provided and be connected to the nearest Council pit of adequate depth and capacity (legal point of discharge), or to Council's satisfaction under Section 200 of the <i>Local Government Act</i> 1989 and Regulation 610.
Clearance from Electrical Assets	Overhead power lines run along the east side of Coppin Street and north side of Swan 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, Building design near powerlines, which can be obtained from their website: http://www.esv.vic.gov.au/About-ESV/Reports-and-publications/Brochures-stickers-and-DVDs

Attachment 14 - PLN18/0442 - 291-295 Swan Street Richmond - Open Space comments on Decision Plans



Memo

To: Lara Fiscalini

Cc: Julia Mardjuki;

From: Kevin Ayrey

Date: 20th July 2020

Subject: PLN18/0442 – 291-294 Swan Street, Richmond - open space feedback

Dear Lara,

I have reviewed the plans by David Edelman Architects (revised 23/05/2020) for the above planning application. Landscaping and planting is shown on the ground level (a central space with climbers), and the 4th floor (south terrace), 5th floor (north terrace), 6th floor – rooftop (south and west terraces).

Suitable landscape plans would need to be provided as part of the planning permit requirements and would need to include the following information -

Planning permit conditions -

Planting Plans & Plant Schedules

Planting plans and plant schedules would be required containing the following information -

- Proposed plant schedule(s) with botanical name, common name, mature height and spread, installation size and plant spacing's;
- Plant selection should consider the amount of shade or sunlight each terrace will receive, as well as fostering biodiversity.
- Planting plans showing plant locations and quantities;
- A legend containing key features, materials and surfaces;
- Dimensions of any raised planter areas;

Details

Details of the raised planters would need to include –

- The planter dimensions – depth and width;
- Planter material;
- Details showing watering proofing, soil media specification, drainage and layers, mulch;

Irrigation and Maintenance notes

Notes on irrigation and maintenance would also be required -

- Information on irrigation and drainage systems
- Notes on the maintenance schedule, tasks and duration, and maintenance access.

Attachment 14 - PLN18/0442 - 291-295 Swan Street Richmond - Open Space comments on Decision Plans

Load bearing weights for the building need to be checked and confirmed by suitably qualified structural engineers against the saturated bulk density of soil media, planter box and plant mass proposed.

Please feel free to contact me if you would like me to clarify my comments (ph. 9205 5770).

Sincerely,

Kevin Ayrey

Landscape Architect

Open Space Planning & Design

Attachment 15 - PLN18/0442 - 291-295 Swan Street Richmond - Streetscape and Natural Values comments on Decision Plans



Memo

Date: 24 October 2018

Subject: 291 Swan Street, Richmond

Street trees on Swan Street

The trees are both small and do not command a significant amenity value.

I would suggest we place a minimum \$8000 bond to cover both trees.

In the event they are damaged we can consider use of green infrastructure to plant new trees.

The replacement planting costs for these trees are approx. \$2000.00

The amenity values are \$62.00 and \$249.00

Regards,

Paul Whitten

Arborist

City of Yarra

PO Box 168 Richmond 3121

M. 0427 426 224

E. paul.whitten@yarracity.vic.gov.au

W. www.yarracity.vic.gov.au



8 November 2018

640.10090.00600 291 Swan St 20181101.docx

City of Yarra
P.O. Box 168
Richmond VIC 3121

Attention: Nikolas Muhllechner

Dear Nikolas

291 Swan Street, Richmond Development Application Acoustical Review

SLR Consulting Pty Ltd (SLR) has been retained by the City of Yarra to provide a review of the acoustic assessment report for the mixed use development proposed for 291 Swan Street, Richmond.

Details of the report are as follows:

- Title: Assess Traffic and Tram Noise on site and calculation Attenuation Ratings of Building Components re AS 3671 Traffic Noise and determine noise effects of patron noise and services
- Reference: 18074.1
- Date: 6 September 2014
- Prepared for: Mangamero Pty Ltd (Central Club Hotel)
- Prepared by: Audiometric and Acoustic Services (A&AS)

The report was prepared to address Item 11 of the Yarra City Council RFI for the project. The RFI is reproduced below:

11. An acoustic report prepared by a qualified acoustic engineer outlining specific noise attenuation measures to ensure the internal amenity of the residential building is not adversely affected by external noise sources (e.g. nearby live music venues, traffic and tram noise from Swan Street) and that surrounding and proposed dwellings/residential buildings are not adversely impacted upon by mechanical plant equipment noise from the proposed development and/or live music venues.

1 Background Information

(Sections 1 and 2 of the acoustic report)

Road traffic noise is identified as the main source of impacts to the subject development. An assessment of road traffic noise to AS 3671 is proposed to be conducted.

A&AS observe in Section 2.1 that the Central Club Hotel is the only source of live music within 200 m of the proposed development. The Hotel, which is owned by the developer of the subject site, is reportedly not planning to play live music once the development is complete.

SLR Consulting Australia Pty Ltd Suite 2, 2 Domville Avenue Hawthorn VIC 3122 Australia
T: +61 3 9249 9400 F: +61 3 9249 9499 E: melbourne@slrconsulting.com
www.slrconsulting.com ABN 29 001 584 612

Attachment 16 - PLN18/0442 - 291-295 Swan Street, Richmond - Acoustic referral comments

City of Yarra
291 Swan Street, Richmond
Development Application Acoustical Review

Job No: 640.10090.05590
Filename: 640.10090.00600 291 Swan St
20181101.docx
Date: 1 November 2018

Background music is proposed to be played in the roof top bar proposed as part of the development.

SLR Comments: *The report does not provide an explicit description of the proposed development or the surrounds. The plans indicate that this is a seven level residential development with ground floor and a roof top bar. The original hotel structure will be maintained and the new building will be constructed abutting and above the hotel.*

Limited car parking (7 spaces) and a loading bay is proposed to be provided on the ground level, at the rear of the subject development. This will be (and currently is) overlooked by the three level townhouses at 88 Duke Street and 215 Coppin Street.

2 Traffic noise assessment

2.1 Site Measurements and predicted external noise levels

(Sections 2.0 & 2.1 of the report)

Noise loggers were deployed at two locations on the development site to quantify noise to the subject site. One logger was deployed in line with the Swan Street boundary, and a second logger was deployed adjacent to the rear façade. The $L_{10\ 18\ \text{hour}}$ levels for the logging period are presented in Table 1 of the report. These levels are compared with the data obtained in 2011. The 2018 levels are substantially higher, however the increase is attributed to the unsuitable weather conditions at the time of the 2018 logging. A&AS conducted a series of attended measurements under more suitable weather conditions to investigate the validity of the 2011 data.

A comparison between the original and recent measurements is proposed to be provided in Table 3 however only the 2011 data appears to be presented. On the basis of their comparison A&AS conclude that there has been little change in traffic noise levels since 2011, and that the earlier data is more relevant than the elevated levels measured during the 2018 logging campaign.

The measured levels have been used to predict traffic noise levels at windows of habitable rooms. The predicted levels are provided in Section 2.1 of the report.

SLR Comments: *we agree that the general assessment approach adopted by A&AS is reasonable, however we would like to see the results of the 2018 attended noise measurements to confirm that the earlier data is still valid (these results are either not presented, or are incorrectly labelled in Table 3).*

The predicted noise levels at various parts of the façade of the building (Section 2.1 of the report) align reasonably with the traffic noise levels presented in Table 3.

2.2 Design Targets

(Section 3.0 of the acoustic report)

The road traffic design targets nominated in the report are:

- 35 dBA $L_{eq,9hr}$ in bedrooms overlooking Swan Street, and
- 40 dBA $L_{eq,18hr}$ in living rooms

Attachment 16 - PLN18/0442 - 291-295 Swan Street, Richmond - Acoustic referral comments

City of Yarra
291 Swan Street, Richmond
Development Application Acoustical Review

Job No: 640.10090.05590
Filename: 640.10090.00600 291 Swan St
20181101.docx
Date: 1 November 2018

SLR Comments:

We recommend that the target for living rooms is the $L_{eq,15h}$ or $L_{eq,16h}$ rather than the $L_{eq,18h}$ which extends to midnight. The difference may not have any significant implications for the site however A&AS will be able to confirm.

2.3 Façade upgrade advice

(Sections 2.1 of the report)

Recommended acoustic ratings are provided for the windows, roof/ceiling and external walls of the development in Table 5 of the report. The report includes statements as to whether façade upgrade treatments from those proposed by the builder are required.

SLR Comments:

It is not possible for us to fully check the advice provided in the report without knowing the spectral characteristics of the traffic noise. However, our indicative calculations suggest that the ratings are reasonable.

The report does not include examples of the sorts of glazed systems that may be required to meet the specified ratings however the writer clearly specifies that acoustic test data is required to demonstrate compliance. On these grounds the specifications are considered adequate. We note that some of the higher rated systems (e.g. R_w 39 dB) may be difficult to obtain with small cavity glass systems.

3 Noise from the subject development**3.1 Mechanical plant**

(Section 7.1 of the report)

Air conditioning mechanical plant is proposed to be installed on a roof mounted plant deck (Level 7 of the building). Details of the equipment are not currently available, however A&AS indicate that an exceedance of allowable levels is unlikely. They nevertheless recommend that an acoustic review of the equipment be conducted during the detailed design.

SLR Comments: *We agree that the roof mounted apartment air conditioning condenser units are unlikely to be a problem on this project given the distances to residences, and that a full assessment of this equipment and other plant should nevertheless be conducted during the detailed design phase of the project.*

However we recommend that the SEPP N-1 noise limits are calculated and included in the planning report. These limits will need to be met by mechanical plant associated with the existing hotel (some of this is likely to be relocated from its current roof location), and any plant serving the ground floor commercial tenancies, common areas and the roof top bar.

3.2 Patron Noise**3.2.1 Noise Targets**

(Section 7.2 of the acoustic report)

Attachment 16 - PLN18/0442 - 291-295 Swan Street, Richmond - Acoustic referral comments

City of Yarra
291 Swan Street, Richmond
Development Application Acoustical Review

Job No: 640.10090.05590
Filename: 640.10090.00600 291 Swan St
20181101.docx
Date: 1 November 2018

Noise from patrons in the rooftop bar (Level 7) is proposed to be assessed to a level of 'background + 5 dB' during the night period. Noise limits have been identified for different hours of the proposed operating period. Different limits are identified for Friday and Saturday nights (44 to 48 dBA, with the lower limit applying to the midnight to 1 am period), and for Sundays (38 to 43 dBA, with the lower limit applying to the midnight to 1 am period).

The background noise logging was undertaken at the rear of the existing site buildings from 24 to 27 August.

A&AS state that their background noise data for Monday night (which is higher than for Sunday and approximately equal to the levels measured Friday and Saturday) suggests that the identified weekend limits could be applied on Monday to Thursday nights.

SLR Comments: *We agree that 'background + 5 dB' is a suitable target for patron noise during the night period.*

We understand that the background noise data was obtained in 2018, in the period following the traffic noise measurements (during which the weather was windy). Details of the actual weather conditions during the background noise monitoring period are not provided.

The logger location is considered appropriate for quantifying background noise levels at the potentially most impacted dwellings.

In our experience background levels early in the week are usually lower than those on Friday and Saturday nights, and we would be reluctant to accept higher limits early in the week without further evidence that the levels are typically elevated.

3.2.2 Assessment

Patron noise from the outdoor deck is assessed to the residential receivers to the north of the subject development. The critical receivers are identified as the courtyard locations (which we assume are the courtyards on Level 3 of the residential development). 100 patrons are assumed to be in the outdoor area. This is lower than the 186 patrons proposed by the applicant, but is in line with other information provided to A&AS.

Patron noise to the closest dwellings has been calculated assuming a sound pressure level of 85 dBA Leq above the crowd, and a 2.8 m high glazed barrier around the level 7 outdoor patron area. The patron sound pressure level has been calculated using the methodology developed by WMG Acoustics.

The predicted noise level in the courtyards of the closest dwellings are 44 dBA Leq. This level complies with the identified limits for Friday and Saturday until 1 am, but exceeds the limits for Sundays.

A&AS recommend that the bar should not open beyond 10 pm Sundays unless other mechanisms for control are identified and implements, but that operations at other proposed times is reasonable for up to 100 patrons.

SLR Comments: *The drawings for the project seem to show a 1.5 m high glass barrier around the perimeter of the outdoor patron area, and a solid roof over the bar. Based on these parameters, and assuming that the bar ceiling is reflective, our indicative calculations suggest levels about 4 dB higher, due predominantly to reflections from the underside of the ceiling. If the ceiling of the bar is proposed to be absorptive our predicted levels would be more in line with A&AS.*

Attachment 16 - PLN18/0442 - 291-295 Swan Street, Richmond - Acoustic referral comments

City of Yarra
291 Swan Street, Richmond
Development Application Acoustical Review

Job No: 640.10090.05590
Filename: 640.10090.00600 291 Swan St
20181101.docx
Date: 1 November 2018

Our higher predicted levels would not comply with the identified targets beyond 11 pm Friday and Saturday nights, or beyond 10 pm on other nights of the week.

If the bar ceiling were acoustically absorptive, we would predict compliance Friday and Saturday nights until 1 am (in line with A&AS).

Likely compliance status earlier in the week is uncertain. As indicated above, we have reservations about basing noise limits on the relatively high Monday night background noise levels without further data.

4 Music

(Section 7.2 of the acoustic report)

A&AS indicate that music will be limited to background levels and advise that loudspeakers should be located around the perimeter of the outdoor deck, facing towards the centre of the bar. The recommended levels are 73 dBA and 78 dBC @ 1 m from any loudspeaker. A formal SEPP N-2 assessment is not provided in the report.

SLR Comments: *We agree that the proposed music levels are sufficiently low that a formal SEPP N-2 assessment is not warranted. However, the report should include advice for the setting and monitoring of music levels to ensure that the levels are not exceeded.*

5 SLR Summary

A review of the acoustic report prepared to address noise impacts to and from the mixed use development proposed for 291 Swan Street is provided above. The items we recommend are further addressed are summarised in the following paragraphs.

Road Traffic Noise

Attended measurements conducted in 2018 have been used to justify using the 2011 noise logging data in the traffic assessment, however the 2018 data does not appear to be presented in the report. This information should be included.

We recommend a target of 40 dBA $L_{eq,15h}$ or 40 dBA $L_{eq,16h}$ be adopted for living rooms.

Mechanical Plant

SEPP N-1 limits for noise from mechanical plant associated with the hotel and proposed new commercial tenancies should be presented in the report. Noise from these sources should be assessed to the identified limits during the detailed design of the project, when the data becomes available.

Patron Noise

Our indicative predictions of patron noise impacts are higher than A&AS due largely to our understanding that there is probably a solid, acoustically reflective, ceiling above the outdoor area. If a solid ceiling is proposed, we suggest that it be acoustically treated to control reflections.

We are also uncomfortable with the application of higher noise limits for Monday to Thursday nights on the grounds of background noise monitoring undertaken on a single Monday night. Unless further data is provided we would recommend 10 pm closing Sunday to Wednesday or Thursday nights.

Attachment 16 - PLN18/0442 - 291-295 Swan Street, Richmond - Acoustic referral comments

City of Yarra
291 Swan Street, Richmond
Development Application Acoustical Review

Job No: 640.10090.05590
Filename: 640.10090.00600 291 Swan St
20181101.docx
Date: 1 November 2018

Finally, the assessment has been undertaken for 100 patrons. If a greater number of patrons is proposed, non-compliance is likely. We recommend restricting patron numbers to 100.

Music Noise

We recommend that the report include guidance for setting up the sound system to ensure that SEPP N-2 limits are not exceeded. A&AS or another suitably qualified acoustical consultant be retained to provide guidance on this matter during commissioning.

Regards,



Dianne Williams
Associate – Acoustics

Checked/ Authorised by: JA

Attachment 17 - PLN18/0442 - 291-295 Swan Street Richmond - City Works comments on decision plans



Date: 7 July 2020

Property Address: 291-295 Swan Street Richmond

Application No: PLN18/0442

CITY WORKS BRANCH – COMMENTS ON WMP

COMMENTS:

Double the bin footprint allows ample room for circulation and other waste requirements that may arise.

Some larger developments would require even more depending on layout etc.

For example food waste diversion is now required and glass separation is coming, the current storage room size would not be sufficient and possibly lead to extra collection days added for the various waste streams which is not a good outcome.

Let me know if you require anything further.

Regards,

Atha Athanasi
Contract Management Officer

City of Yarra – City Works Depot
168 Roseneath St CLIFTON HILL VIC 3068
T (03) 9205 5547 F (03) 8417 6666
Atha.Athanasi@yarracity.vic.gov.au
www.yarracity.vic.gov.au
Follow us on [Facebook](#), [Instagram](#) and [Twitter](#)

Attachment 18 - PLN18/0442 - 291-295 Swan Street Richmond - City Works comments on original plans



Date: 1 October 2018

Property Address: 291-295 Swan Street Richmond

Application No: PLN18/0442

CITY WORKS BRANCH – COMMENTS ON WMP

PATRICK ORR

COMMENTS:

The waste management plan for 291-295 Swan St, Richmond authored by Leigh Design and dated 10/08/2018 is not satisfactory from a City Works branch's perspective. Issues to be rectified include, but may not be limited to:

1. More detail needs to be mentioned on the separation, storage and disposal of e-waste.
2. The total bin room size is too small. It is recommended that the bin room is expanded.

Regards,

Patrick Orr
Contract Management Officer
City Works
Yarra Operations Depot, Clifton Hill

City of Yarra PO Box 168 Richmond 3121
T:(03) 9205 5554 F:(03) 8417 6666
E: patrick.orr@yarracity.vic.gov.au

Attachment 19 - PLN18/0442 - 291-295 Swan Street Richmond - internal urban design comments on original plans



MeMO

TO:	Nikolas Muhllechner
FROM:	David Pryor
DATE:	15 October 2018
SUBJECT:	291-295 Swan Street Richmond
APPLICATION NO:	PLN18/0442
DESCRIPTION:	Part demolition; construction of a 7 storey building; use of the land for a residential hotel (serviced apartments), food and drink premises and shops

Urban design comments have been sought on matters including:

- The proposed development's integration with the streetscape and public realm, including vehicle/pedestrian entries, forecourt and lift lobby location;
- Whether there are any capital works approved or proposed in the vicinity.

These comments are provided on the plans with issue date 30th January 2018.

COMMENTS SUMMARY

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

- Reduce the new street wall height by at least 1.2m.
- Increase upper-level setbacks from the south, east and north boundaries;
- Reconsider the Third Floor extension above the existing building;
- Inset the service cores from the west and east walls of the upper levels;
- Increase the proportion of ground floor space allocated to habitable use and/or tree planting;
- Review the design of the security gate and the space adjoining it;
- Review the canopy extent with a view to promoting tree growth;

There are no known planned capital works around the site which are being led by the Urban Design team.

URBAN DESIGN FEEDBACK

Site and Context

Reference has been made to proposed Planning Scheme Amendment C191, including proposed DDO17. While it is understood that this currently lacks statutory significance, it does provide useful guidance.

The site sits within a Main Road area, where Clause 21.8 calls for a hard edge to be provided to Swan St.

The 3-storey Central Club Hotel currently dominates the NE corner of Swan and Coppin streets.

Attachment 19 - PLN18/0442 - 291-295 Swan Street Richmond - internal urban design comments on original plans

To the north of the site, 1 and 2-storey residential properties predominate.

Built Form and Massing

The proposed development is up to 7 storeys in height (23.25m). While this is much taller than any other buildings along the north side of this section of Swan St, there are relevant precedents along the south side, where properties have a relatively resilient rear interface in the form of the rail line. Proposed Amendment C191 contemplates development up to 24m (7 storeys) high on the subject site, subject to heritage buildings remaining visually prominent and scale being sensitive to low residential adjacencies.

The proposed street wall height is 14.25m (4 storeys), approximating the height of the adjacent heritage building. This is broadly consistent with the Preferred Requirements in the proposed DDO17, which include: *11m maximum (3 storeys) or the parapet height of the adjoining individually significant or contributory building if higher than 11m*. It would be preferable however for the new façade to be kept below the main cornice moulding of the existing parapet, in order to retain a degree of visual prominence for the heritage building and to emphasise the street corner by stepping height down away from the street corner. This involves reducing the façade height by at least 1.2m. (Reducing the façade height would have the additional benefit of slightly reducing the extent of blank side wall visible from the southeast.)

The recess proposed between the new and existing buildings is supported, noting that it helps to articulate the development and enables the heritage building to be seen in the round to a degree.

Above the street wall, the main upper form is proposed to be set back 2m from the south boundary. This is not considered sufficient for the upper levels to be recessive in their presence, and it is recommended that the front setback to be increased to something closer to the 5m minimum proposed in DDO17.

Above this, the top level has further setbacks, which are supported.

At Third Floor Level, Suite 311 introduces a form which extends above the roof and parapet of the existing hotel. While this element does not dominate, it does somewhat compromise the composition of the development, as it does not relate either to the heritage building below it or to the new, taller form to its east.

As shown on TP-600 and TP-602, the development has a significant presence when viewed from Coppin St and Duke St, towering above its 2-storey neighbours. This is partly due to the upper levels being flush with the podium walls below. It is therefore recommended that a setback be introduced at Fourth Floor level along the north and east elevations. This would also strengthen the development's composition, enable fenestration to be introduced to the east elevation, reduce the extent of blank side wall and ensure upper-level separation from any potential redevelopment at 301 Swan St. While this review does not address amenity, it is noted that the recommended upper-level setbacks would reduce the length and proximity of the upper levels impacting on the residential neighbours to the north.

Together, the built form reductions recommended above would reduce the bulk of the new works and enable the heritage building to retain a reasonable degree of visual prominence.

There appear to be some inaccuracies in the perspectives. The proposed colours are not shown. TP-600 does not show the full extent of works at Third Floor, which extend west to the existing ridge line on Drawing TP-104.

Attachment 19 - PLN18/0442 - 291-295 Swan Street Richmond - internal urban design comments on original plans

Layout and Street Interfaces

The interface with Swan St is improved in the proposal by the deletion of the crossover, the introduction of multiple retail tenancies and by building out to the boundary.

A substantial proportion of the valuable ground level space is allocated to vehicular use. It is recommended that this be reduced with a view to increasing the provision of space for tenancies, communal use and/or tree planting.

The location of the main entry is considered reasonable, noting that its location within the new component of the development facilitates disabled access and pedestrian shelter without compromising the heritage building. (Regarding lift locations, refer to *Building Design* below.)

At the existing nightclub entry there appears to be an opportunity either to restore the façade to its original condition, or, if the inset entry is to be retained, to provide disabled access to tenancy G06.

The canopy is supported in principle, but, extending to within 750mm of the kerb, it appears to compromise street tree growth. The canopy extent should therefore be reviewed in consultation with council's streetscape team.

The 3.7m high roller shutter facing Coppin St is not supported. For such a large element, a more attractive finish is warranted, and the need for this roller shutter is questionable, given that there appears to be unrestricted access to the rear of the site from Duke St. There is an opportunity for the space in front of this security gate to be attractively landscaped, providing a welcoming forecourt. Paving and other finishes around this space should be shown on the drawings.

Building Design and Finishes

The proposed finishes are generally acceptable.

White render is stipulated for the walls of the heritage building, but it is also stated that the existing building is to be refurbished to the conservation consultant's recommendations, which may not be limited to white render. This should be clarified.

It is recommended that both the service cores be relocated toward the centre of the building in order to facilitate an upper-level setback from the east boundary and minimise the extent of blank walls at upper levels.

The green wall is supported, but no planter is currently shown for this on the ground floor plan. The cladding behind the greenery needs to be specified on Drawing TP-201, noting that this will be visible until the greenery has fully grown and also in the event of the greenery failing.

The roof gardens are supported, but it is recommended that a greater level of detail be incorporated into any endorsed plans to ensure that the planting enhances the presentation of the development, is resilient and contributes environmentally. This additional landscaping information could potentially be in the form of performance criteria.

There may be opportunities to add character to the new works by reusing demolition material from the existing building, noting that this would have environmental benefit, consistent with Clause 22.10-3.5: "Maximise the retention and re-use of existing materials".

The above advice is limited to urban design issues, and does not address ESD, amenity or heritage, for example.

Attachment 20 - PLN18/0442 - 291-295 Swan Street Richmond - VicRoads referral response



13 June 2019

Yarra City Council
PO Box 168
RICHMOND VIC 3121
Attention: Lara Fiscalini

Dear Ms. Fiscalini,

PLANNING APPLICATION NO.: PLN18/0442
VICROADS REFERENCE NO: 27095/18
PROPERTY ADDRESS: 291 - 295 SWAN STREET, RICHMOND

Section 55 – No objection subject to conditions

Thank you for referring details of the above application to the Roads Corporation (VicRoads) pursuant to Section 55 of the Planning and Environment Act 1987.

The application is for part demolition of the existing hotel, the construction of a seven storey building, the use of the land for a residential hotel (serviced apartments), food and drink premises and shop, a reduction in the car parking requirement and alterations to the access to a road in a Road Zone Category 1 by removing the crossover to Swan Street.

If Council regards the proposed development favourably, VicRoads would require that the following conditions be included in any Notice of Decision to issue a Planning Permit or Planning Permit:

1. *Canopy along the Swan Street boundary to be setback back no less than 750mm from the back of kerb.*
2. *Prior to the commencement of the development excluding site preparation works, demolition, temporary sheds or structures for construction purposes, bulk excavation, site preparation and retention works, soil remediation, piling, footings, ground beams and ground slabs, 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 Swan Street boundary (i.e. the canopies, fixed shading devices, awnings etc), to indemnify the Crown in relation to any claim or liability arising from the projections within the Swan Street road reserve. This condition does not apply where written confirmation is obtained from DELWP that the above agreement is not required.*
3. *All disused or redundant vehicle crossing/s along Swan Street must be removed and the area reinstated to kerb, channel and footpath at no cost to VicRoads (the Roads Corporation) and to the satisfaction of the Responsible Authority prior to the occupation of the buildings hereby approved.*

Note: Separate consent may be required from VicRoads under the Road Management Act 2004 for all buildings and works (including projections, canopies, fixed shading devices, balcony framing etc) undertaken outside the title boundary within a Road Zone Category 1.

Attachment 20 - PLN18/0442 - 291-295 Swan Street Richmond - VicRoads referral response



Once Council makes its decision, please forward a copy of the decision to VicRoads as required under Section 66 of the Planning and Environment Act 1987.

Should you have any enquiries regarding this matter, please contact Gillian Menegas on 03 9313 1148 or Gillian.Menegas@roads.vic.gov.au

Yours sincerely

Gillian Menegas

**GILLIAN MENEGAS
SENIOR PLANNER - PLANNING REFERRALS METRO NORTH WEST REGION**