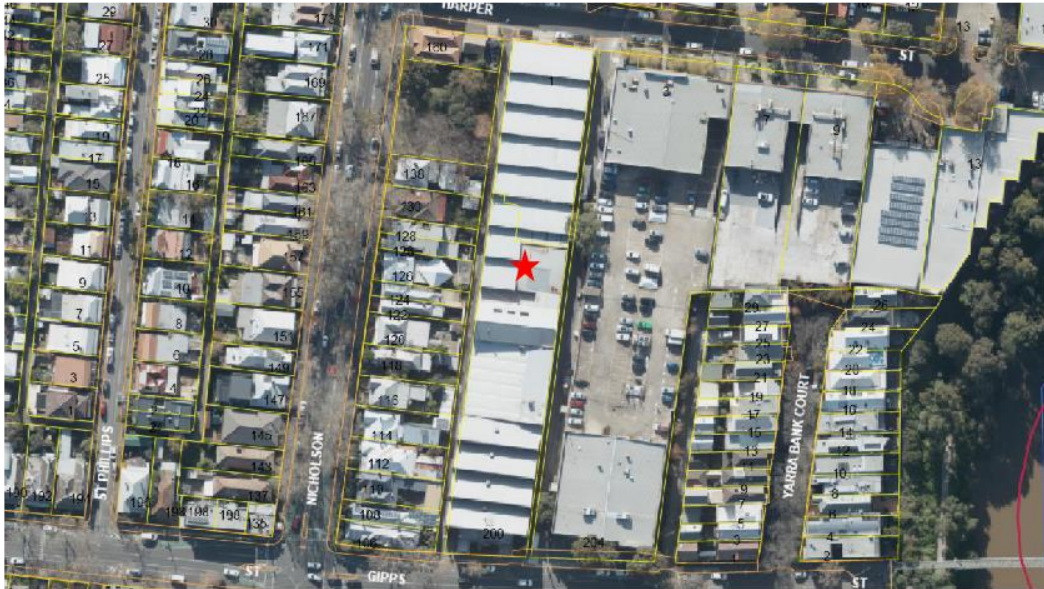


Attachment 1 - PLN130152.03 - 200 Gipps Street & 1 Harper Street, Abbotsford - Site plan

ATTACHMENT 1

SUBJECT LAND: 200 Gipps Street & 1 Harper Street, Abbotsford



↑ North

★ Subject Site

Attachment 2 - PLN13/0152.03 - 200 Gipps Street & 1 Harper Street, Abbotsford - Planning Permit

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PLANNING PERMIT (Amended)

Permit No: PLN13/0152

Planning Scheme: Yarra

Responsible Authority: City Of Yarra

ADDRESS OF THE LAND:

200 Gipps St Abbotsford VIC 3067

THE PERMIT ALLOWS:

For the purpose of the following, in accordance with the endorsed plan(s).

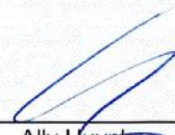
Use of the land as a warehouse (furniture), office as well as a food and drinks premises (cafe) and for the sale and consumption of liquor (cafe/restaurant licence) and a reduction in the car parking and loading bay requirements as well as the construction of external alterations and additions to the existing building

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. Before the development commences, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of this permit. The plans must be drawn to scale with dimensions, and three copies must be provided. The plans must be generally in accordance with the decision plans but modified to show:
 - a) The location of four car parking spaces associated with the office.
2. All development and use must accord with the endorsed plans. Any alterations must be approved by the Responsible Authority.

Hours
3. Without the prior written consent of the Responsible Authority, the warehouse use may only operate between the hours of:
 - a) Monday to Friday: 9.00 am – 5.30 pm
 - b) Saturday: 10.00 am – 5.00 pm
 - c) Sunday: 10.00 am – 4.00 pm

Date: 26 September 2013


Ally Huynh
Signature for the Responsible Authority

Planning and Environment Regulations 2015 No. 33/2015 Form 4 Sections 63, 64, 64A and 86

Page 1 of 4

For more information call 9205 5555 or visit www.yarracity.vic.gov.au

Attachment 2 - PLN13/0152.03 - 200 Gipps Street & 1 Harper Street, Abbotsford - Planning Permit

4. Without the prior written consent of the Responsible Authority, the food and drinks premises (café) may only operate between the hours of:
 - a) Monday to Friday: 7.30 am - 5.30 pm
 - b) Saturday: 7.30 am – 5.00 pm
 - c) Sunday: 7.30 am – 4.00 pm
5. Without the prior written consent of the Responsible Authority, the use of the land for the sale and consumption of liquor may only operate between the hours of:
 - a) Monday to Friday: 9.00 am – 5.30 pm
 - b) Saturday: 10.00 am – 5.00 pm
 - c) Sunday: 10.00 am – 4.00 pm
6. Except with the prior written consent of the Responsible Authority, the office authorised by this permit may only operate between the following hours:
 - a) Monday to Friday: 9.00 am – 5.30 pm
 - b) Saturday: 10.00 am – 5.00 pm
 - c) Sunday: 10.00 am – 4.00 pm

Staff

7. Not more than 10 staff may be present on the premises at any one time in association with the food and drinks premises (café) without the prior written consent of the Responsible Authority.
8. Not more than 15 staff may be present on the premises at any one time in association with the warehouse without the prior written consent of the Responsible Authority.
9. No more than 70 staff associated with the office use are permitted on the land at any one time

Patron Numbers

10. No more than 50 patrons are to be permitted within the food and drinks premises and area designated for the sale and consumption of liquor at any one time without the further written consent of the Responsible Authority.

Music

11. No live or DJ playing amplified music may be provided on the premises. Any amplified recorded music must be restricted to background levels only.
12. No speakers may be located outside the building, including the raised deck facing Gipps Street.

Noise and Amenity Action Plan

13. Before the sale and consumption and liquor begins, a Noise and Amenity Action Plan must be submitted to and approved by the Responsible Authority. The Noise and Amenity Action Plan should include, but not be restricted to those matters outlined at Clause 22.09-4.3 of the Yarra Planning Scheme. When approved, the Noise and Amenity Action Plan will be

Date: 26 September 2013

Ally Huynh
Signature for the Responsible Authority

Attachment 2 - PLN13/0152.03 - 200 Gipps Street & 1 Harper Street, Abbotsford - Planning Permit

endorsed and will then form part of the permit. The use must operate in accordance with the endorsed Noise and Amenity Action Plan to the satisfaction of the Responsible Authority.

Waste

14. Before the plans are endorsed in accordance with condition 1, a waste management plan must be submitted to and approved by the Responsible Authority. Once approved, the waste management plan will be endorsed and will then form part of the permit. The Waste Management Plan must detail who will undertake waste collection, the location and size of the storage area, hours when collection will occur (must be in accordance with Council's Local Law No. 3), and the method of presentation of bins for collection. Waste collection from the development must be in accordance with the endorsed Waste Management Plan, to the satisfaction of the Responsible Authority.

Loading and unloading/deliveries

15. No deliveries or loading or unloading of any goods may occur via the laneway on the western side of the site.
16. All delivery and collection of goods associated with the all land uses must be conducted between 9.00 am and 5.30 pm Monday to Friday to the satisfaction of the Responsible Authority.

General amenity

17. External lighting must be designed, baffled and located so as to prevent any adverse effect on adjoining land to the satisfaction of the Responsible Authority.
18. The uses must comply at all times with the State Environment Protection Policy – Control of Noise from Commerce, Industry and Trade (SEPP N1) or State Environment Protection Policy (Control of Music Noise from Public Premises) No. N 2, as relevant, to the satisfaction of the Responsible Authority.
19. All buildings and works must be maintained in good order and appearance to the satisfaction of the responsible authority.
20. The car parking area must be used for no other purpose and be maintained at all times to the satisfaction of the Responsible Authority.
21. The amenity of the area must not be detrimentally affected by the use, including through:
 - a) The transport of materials, goods or commodities to or from land;
 - b) The appearance of any buildings, works or materials;
 - c) The emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or;
 - d) The presence of vermin.

Roads and infrastructure

22. Any damage to road(s) and footpath(s) or other Council infrastructure as a result of the development must be reinstated to the satisfaction of the Responsible Authority.

Date: 26 September 2013


Ally Huynh
Signature for the Responsible Authority

Attachment 2 - PLN13/0152.03 - 200 Gipps Street & 1 Harper Street, Abbotsford - Planning Permit

23. The redundant vehicle crossing on the north side of Gipps Street immediately west of the property's eastern boundary must be demolished and reinstated with paving, kerb and channel of the surrounding area to Council's satisfaction and at the developer's expense.
24. Except with the written consent of the Responsible Authority, demolition or construction works must only be carried out between: 7 am - 6 pm, Monday-Friday (including public holidays) and 7 am - 1 pm, Saturday. No work is to be carried out on Sundays. All site operations must comply with the relevant Environment Protection Authority Guidelines on Construction and Demolition Noise.

Expiry

25. This permit will expire if one of the following circumstances applies:

- The development is not started within two years of the date of this permit.
- The development is not completed within four years of the date of this permit.
- The office use is not started within two years of the date of this amended permit.

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within six months after the expiry date for commencement, or within twelve months after the expiry date for completion.

NOTE: The applicant must apply for a Legal Point of Discharge under Regulation 610 – Stormwater Drainage of the Building Regulations 2006 from Yarra Building Services unit.

NOTE: 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), to Council's satisfaction under Section 200 of the Local Government Act 1989 and Regulation 610.

NOTE: 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.

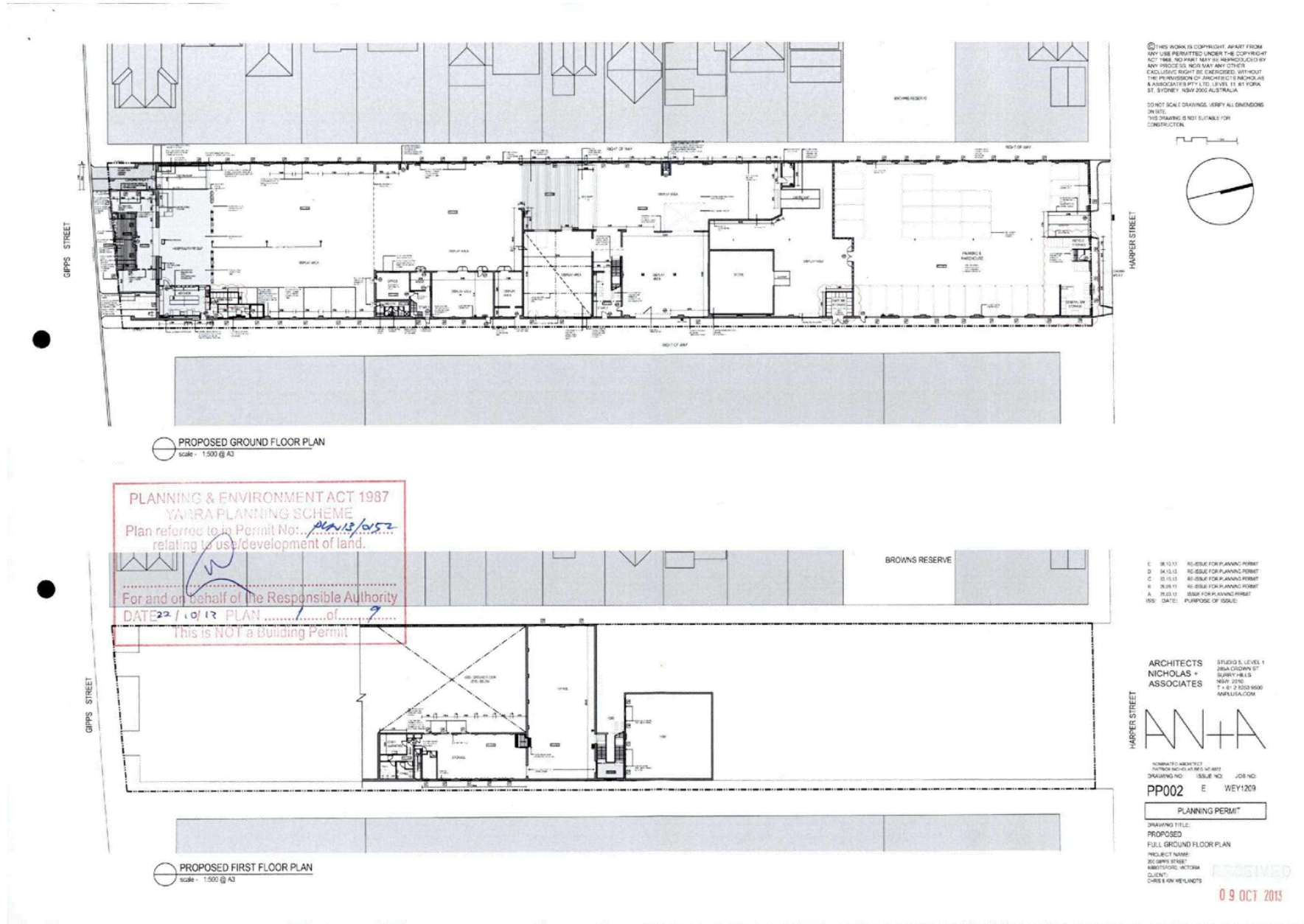
THIS PERMIT HAS BEEN AMENDED AS FOLLOWS:

Date of amendment	Brief description of amendment
27/8/2014	<ul style="list-style-type: none"> Amendments to Condition 4 to alter the opening hours of the food and drink premises (café). Amendment of the approved Noise and Amenity Action Plan (NAAP) to reflect the altered hours of operation of the food and drink premises (café).
27 March 2018	Pursuant to sections 73 and 74 of the <i>Planning and Environment Act (1987)</i> the permit preamble, conditions 1(a), 6, 9, 20 and 21 added and condition 25(c) amended to allow for the partial use of the land (first floor) as an office and a reduction in associated car parking.

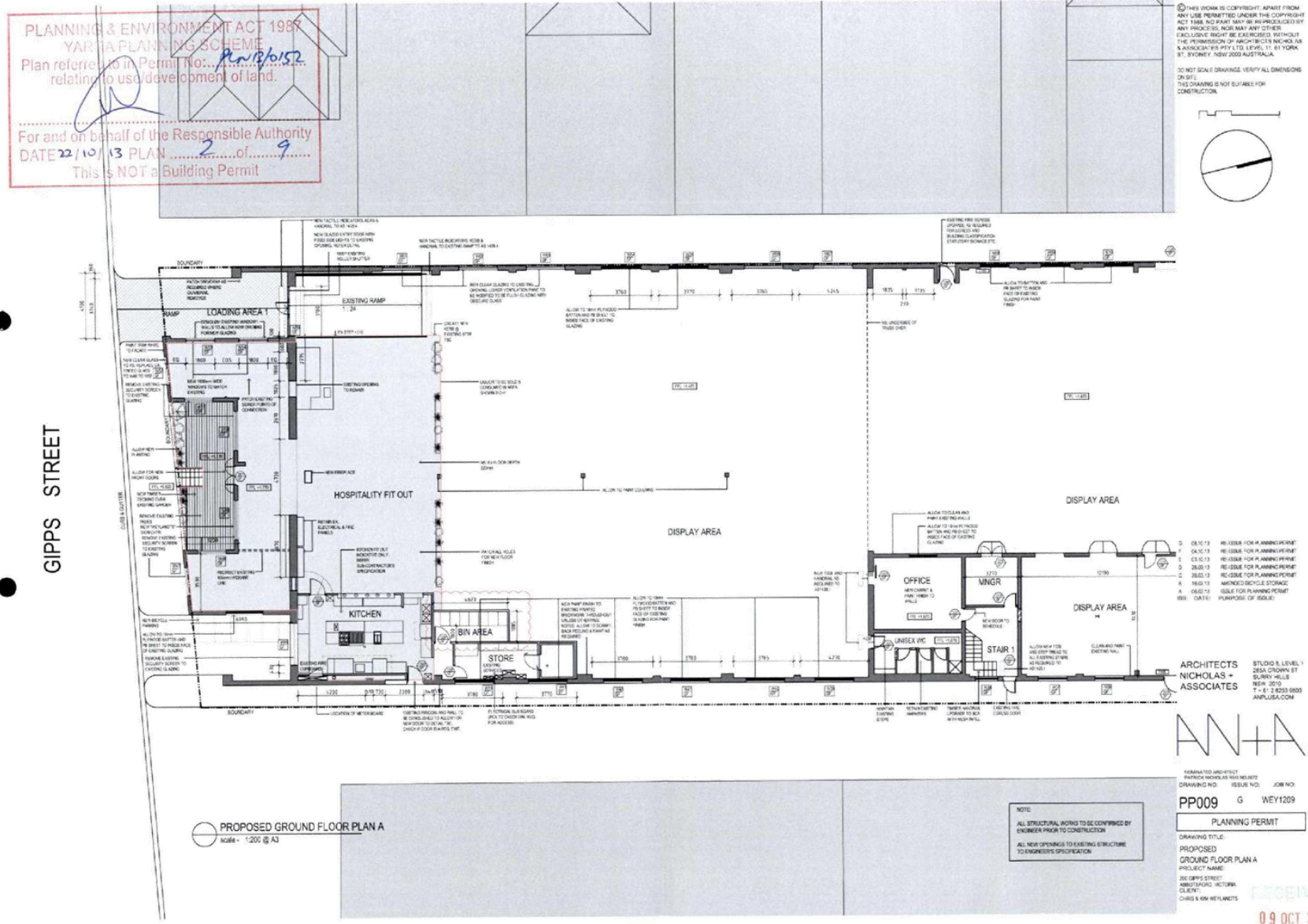
Date: 26 September 2013


 Ally Huynh
 Signature for the Responsible Authority

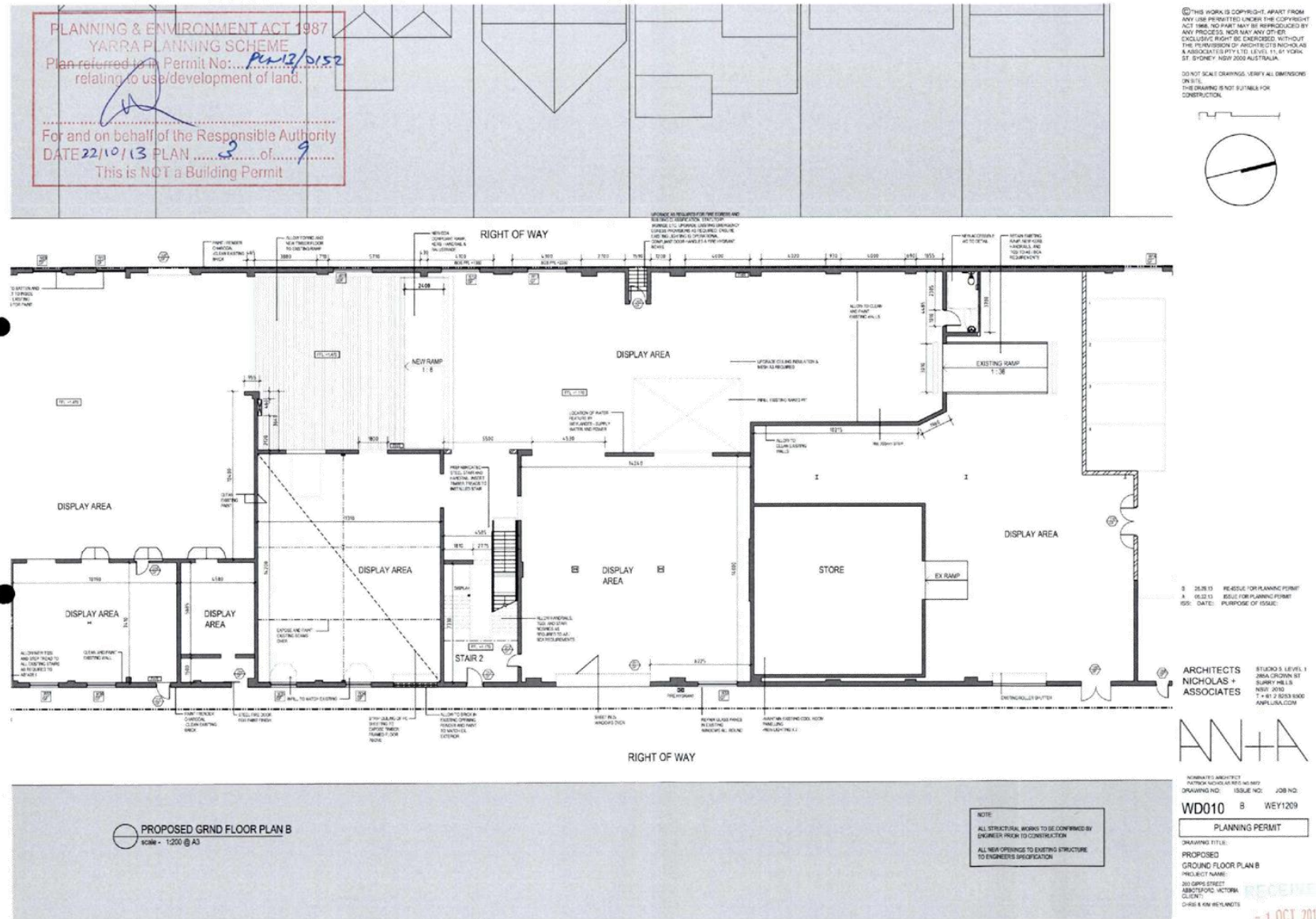
Attachment 3 - PLN130/152.03 - 200 Gipps Street & 1 Harper Street, Abbotsford - Endorsed Plans



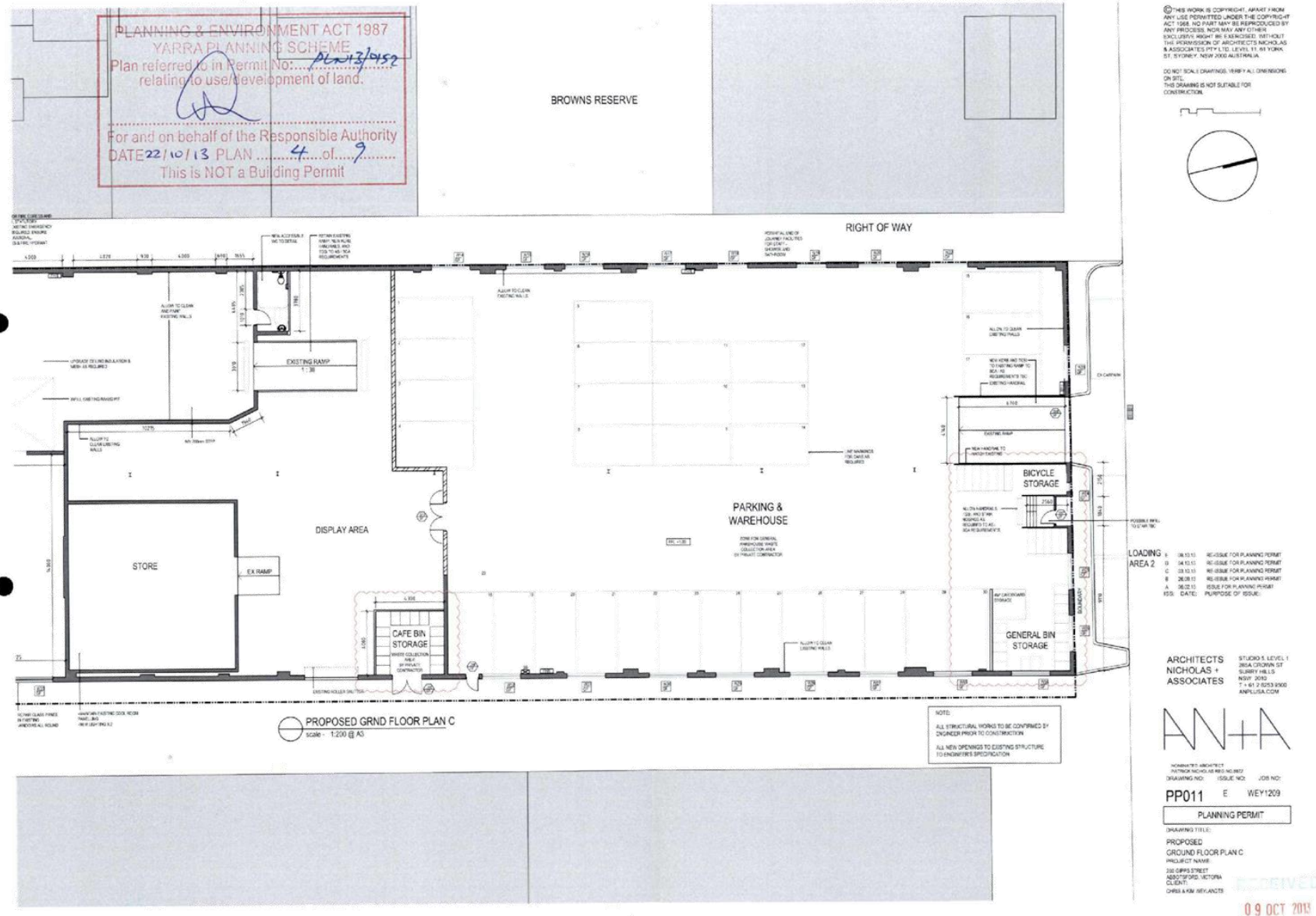
Attachment 3 - PLN130/152.03 - 200 Gipps Street & 1 Harper Street, Abbotsford - Endorsed Plans



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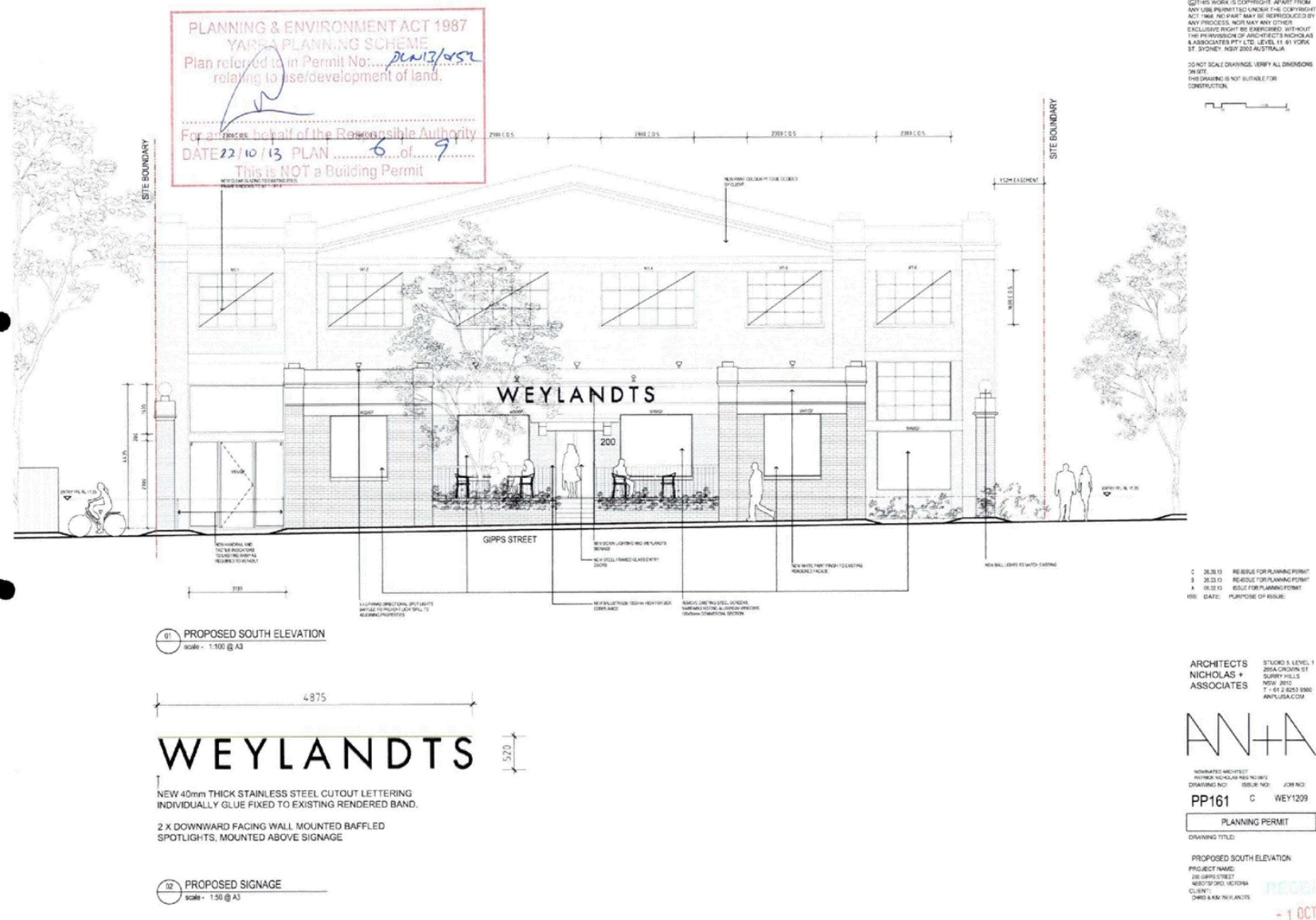


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C	03.10.13	RE-ISSUE FOR PLANNING PERMIT
B	26.08.13	RE-ISSUE FOR PLANNING PERMIT
A	06.02.13	ISSUE FOR PLANNING PERMIT
ISS:	DATE:	PURPOSE OF ISSUE:

ARCHITECTS
NICHOLAS +
ASSOCIATES

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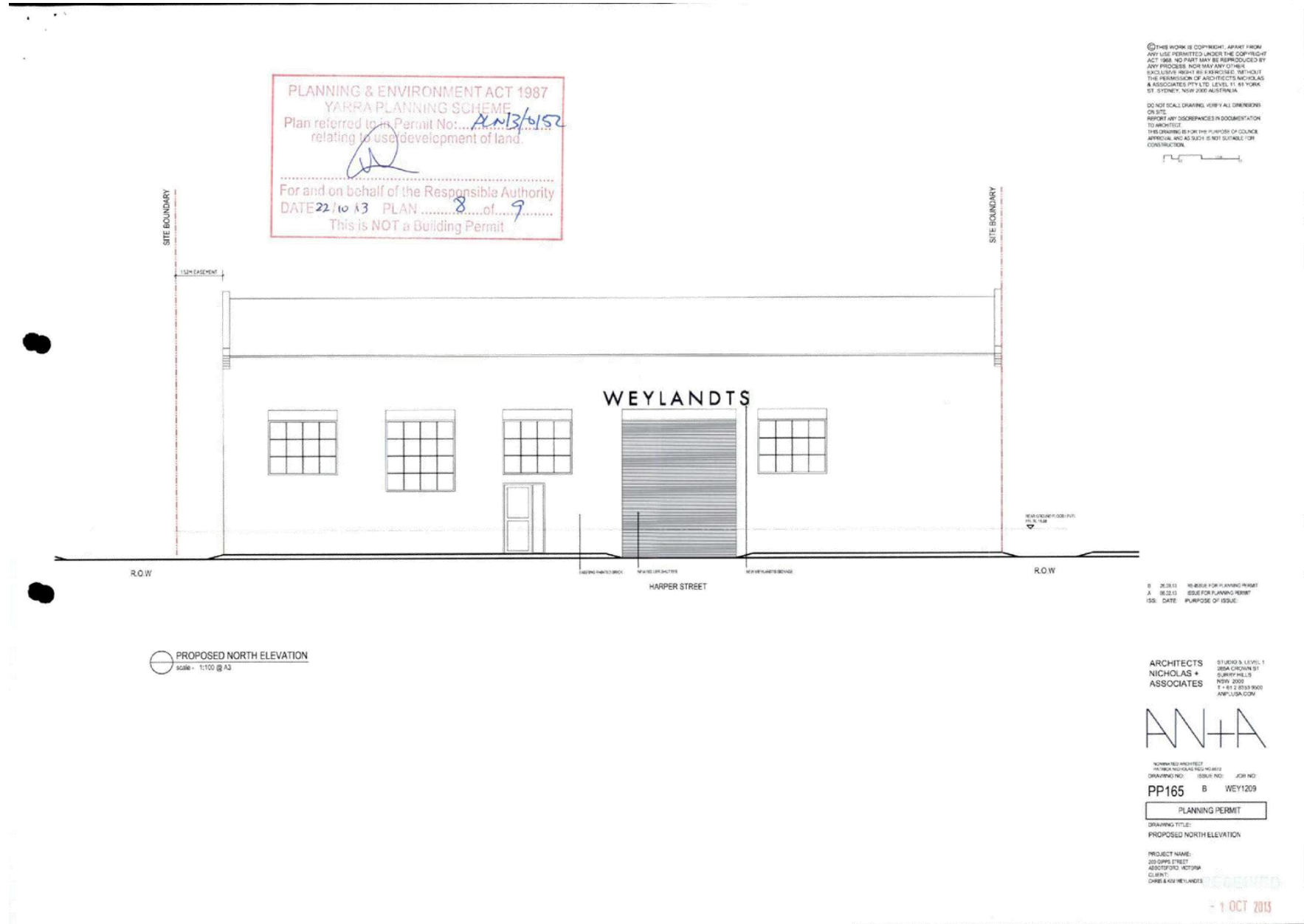
NOMINATED ARCHITECT
PATRICK NICHOLAS REG NO 8672
DRAWING NO: ISSUE NO: JOB NO:
PP163 C WEY1209

PLANNING PERMIT
DRAWING TITLE:
PROPOSED EAST ELEVATION

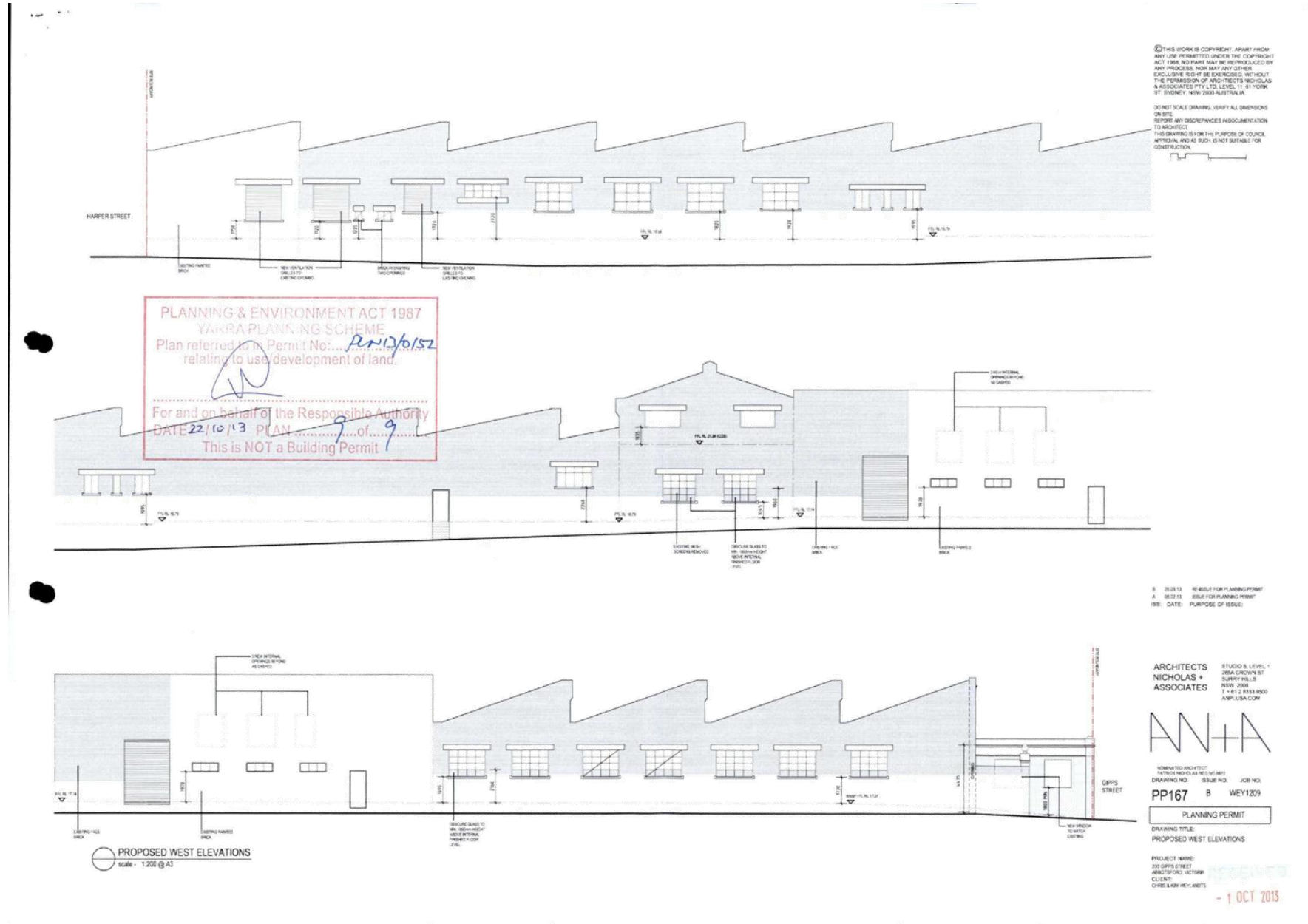
PROJECT NAME:
200 GERRARD STREET
ABBOTSFORD, VICTORIA
CLIENT:
CHRD & KM HIGHLANDS

09 OCT 2013

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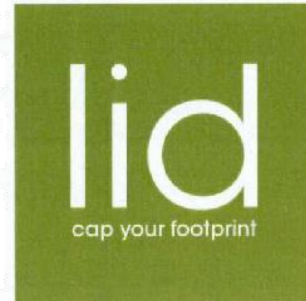
200 Gipps St Abbotsford VIC 3754

Waste Management Plan

Warehouse (commercial display) refurbishment
Prepared for: Weylandts Australia P/L

By: Craig Harris P: 0434 911 404

18/10/2013



Summary

A private collection service is proposed for collection of waste from two locations from within this proposed warehouse (commercial display) property.

More detail is contained within this report.

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Attachment 3 - PLN130/152.03 - 200 Gipps Street & 1 Harper Street, Abbotsford - Endorsed Plans

Waste Management Plan – for the proposed

Weylandts Warehouse (Commercial display) store – 200 Gipps St Abbotsford

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Waste Management Plan – for the proposed

Weylandts Warehouse (Commercial display) store – 200 Gipps St Abbotsford

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Waste management

A waste management analysis has been undertaken based on the Sustainability Victoria Best Practice Guidelines for Waste Management in Multi-Unit developments and in consultation with City of Yarra's Waste Management Officer Enzo Valente on 02/10/2013.

This purpose of this report is to document a Waste Management Plan for the above project, as required by Town Planning permit conditions. The report is based on PP09-PP011 Ground floor plans supplied by the Building Designers.

Should circumstances or parameters change that impact on this waste management plan, then the waste management process should be reassessed.

Waste
management
parameters

Break up of spaces	Café – approx 305m2 Warehouse (commercial display) – approx 2540m2 Office – approx 320m2	
Best practice guidelines waste allowances	Café – garbage 660L/100m2/day	Café recycling 130L/100m2/day
Total estimated daily waste volume	2016L/day	246L/day
Number bins required to cover generation rates	6 x 360L garbage bins collected daily	1 x360L recycling bins collected daily
Best practice guidelines waste allowances	Warehouse (commercial display) – garbage 50L/100m2/day	Warehouse (commercial display) recycling 50L/100m2/day
Total estimated daily waste volume	1270L/day	1270L/day
Number bins required to cover generation rates	4 x 360L garbage bins collected daily	4 x360L recycling bins collected daily
Best practice guidelines waste allowances	Office – garbage 10L/100m2/day	Office recycling 10L/100m2/day
Total estimated daily waste volume	32L/day	32L/day
Number bins required to cover generation rates	Incorporated in Warehouse (commercial display) bin numbers	Incorporated in Warehouse (commercial display) bin numbers
Council collection allowances and bin	Not feasible for this size facility due to the likely waste volumes exceeding Council's commercial collections service offering.	

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Waste Management Plan – for the proposed

Weylandts Warehouse (Commercial display) store – 200 Gipps St Abbotsford

collection options	
<p>Proposal parameters to consider</p>	<ul style="list-style-type: none"> ▪ The property is an existing property where a minimal works - predominantly cosmetic fit-out is proposed. ▪ The property is approximately 160m in length. ▪ There are two steps down from the kitchen side entrance to the lane. The kitchen side entrance door is minimum 920mm wide to accommodate bins being taken through this door. ▪ The east side lane currently houses a number of 2m3 skip bins for adjoining businesses. These bins are emptied by waste trucks in this lane – so access to this lane is not an issue for waste vehicles. ▪ The east side lane is only for the use of the adjoining businesses. No-entry signs exclude this lane from general public use. ▪ Harper St at the north end of the property is a street servicing other businesses – not dwellings. ▪ Collecting waste from inside the property is not ideal as there are a limited number of contractors (eg WasteWise) who have vehicles small enough to negotiate low internal beam heights and the limited turning spaces. With the commercial street at the rear and good access along the side lane, suitable non on-site collection options exist. ▪ The ramp up from Harper St to the car park is approximately 1:12 gradient. Fully laden bins will be wheeled down this ramp, not up it, so weight should be less of an issue than controlling the bins. Only emptied bins will be pulled up the ramp. ▪ Regular collection of kitchen waste is desirable. ▪ The business including cafe will be open 7 days per week during standard business hours only ie 9-5.30pm weekdays and shorter hours within this range for weekends.
<p>Proposed waste bin storage location(s)</p>	<ul style="list-style-type: none"> ▪ Three locations: ▪ Beside the kitchen for daily kitchen waste. ▪ Kitchen waste store midway along the east side lane ▪ General waste store located at the rear of the store within the carpark – accessible from the car park entrance.
<p>Proposed collection system</p>	<p>Garbage & recycling collections</p> <ul style="list-style-type: none"> ▪ Daily kitchen waste will be kept in the store beside the kitchen. The store has capacity for one day's waste generation per the Best Practice Guideline rates. Due to the nature of the café it is expected that waste generation rates here will be less than the Best Practice rates. ▪ 6 x 360L bins are proposed to store kitchen garbage and 1 x 360L for recycling. ▪ Kitchen waste will be taken by Weylandts staff from the

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Waste Management Plan – for the proposed

Weylandts Warehouse (Commercial display) store – 200 Gipps St Abbotsford

	<p>daily kitchen store to the east lane side kitchen waste store mid way along the building. Contractors will have access to this bin store and will collect bins from and return bins to this store. This store will accommodate two days worth of bins at maximum anticipated Best Practice waste generation rates ie $2 \times 6 \times 360L + 2 \times 1 \times 360L = 14 \times 360L$ bins.</p> <ul style="list-style-type: none"> General warehouse (commercial display), store and office waste will be kept in the bin location at the Harper Street northern end of the carpark. Space has been allocated for garbage and recycling bins based on the Best Practice allowances. This space will accommodate $16 \times 360L$ bins based on 2 days worth of garbage and recycling allowances. Space has also been allocated for a substantial amount of cardboard waste for recycling. A private collection service is recommended to collect all bins from within the property at a frequency as waste rates demand. This is not expected to be more frequent than every second day or as other regulations require. The private collection vehicle will travel in a forward direction throughout waste collection visits. The contractor will stop in Harper Street, enter the site via the ramp and retrieve the appropriate general store waste bins, and take these to the rear or side loading vehicle for loading. They will then return the bins to the store. If room allows in the off carriageway parking bays, this collection process may be sped up by Weylandts staff locating the bins in one of the parking bays in advance for waste collection contractors. After collecting general warehouse (commercial display) waste, collection contractors will proceed down the east side lane, stopping at the mid property kitchen waste store to empty kitchen waste. While stopped the vehicle will block the lane for no more than 5 minutes while bins are emptied and returned to the bin store. On completion of waste collection, the contractor will continue in a forwards direction and exit into Gipps Street.
Cardboard collection	<ul style="list-style-type: none"> Cardboard collection for recycling will similarly occur from Harper Street as above.
Hard waste collection	<ul style="list-style-type: none"> Hard waste would be collected in arrangement with the private waste collection service. Alternatively details of services can be found at http://www.yarracity.vic.gov.au/services/Waste-services/A-Z-Waste-Guide/

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Waste Management Plan – for the proposed

Weylandts Warehouse (Commercial display) store – 200 Gipps St Abbotsford

Green waste collection	<ul style="list-style-type: none"> Minimal green waste is anticipated for this site. Green waste would be removed by a contractor engaged to maintain the planting.
------------------------	--

Refer to the plans for collection paths.

Allowance for different rates of waste generation

- Should the garbage allowance be exceeded, the first action should be to encourage employees to reduce their garbage and recycle more.
- Balers can help to reduce cardboard/paper volumes. Refer to <http://wastech.balers.bramidan.com.au/> for options on typical units and sizes.
- More space could readily be made available in the property for additional bin storage.
- More regular collections of garbage or recycling could occur.

Encouraging recycling and organics treatment

- Separation of garbage and recycling should initially occur in all bin stores. Recycling bins should be placed alongside garbage bins so as to ensure recycling is easy.
- Commercial collection of separated food and other organic wastes in typical waste "wheelie bins" is increasingly being undertaken in Melbourne. When organic matter decomposes in landfill it generates methane, a very potent greenhouse gas. It is preferable that organics are used to replenish our soils and gardens via compost and mulch, rather than to be lost to landfills where they contribute to climate change and global warming via this greenhouse gas generation. Contractors such as Sita offer organic waste collection services <http://www.sita.com.au/commercial-solutions/resource-recovery-recycling/organic-material/>. Waste or recycling bins could be substituted for organics collection bins.
- Yarra Council offers a free food waste collection service where excess café food is collected and removed for composting. The service is Food Know How www.foodknowhow.org.au and on initial enquiry, this service could be available to this property. Uptake of this service would certainly reduce the volume of overall garbage and would reduce the frequency of paid waste collection services.
- On site food and organic waste treatment/pre-processing systems can also reduce waste collection frequency when food or organics waste can be diverted to these units. Closed Loop Organics units through heat and agitation reduce food scraps to 90% of their original volume in 24 hours, and the by product is a compost material. Other systems such as PulpMaster, EcoGuardians (Gala system) or Biobin generally dehydrate or mash up food waste to reduce total volumes, although generally to a lesser extent than the Closed Loop Organics units. The above suppliers usually can provide Green house gas cost v benefit assessments of their units.
- Local information regarding the disposal and recycling of common household items can be found at <http://www.yarracity.vic.gov.au/services/Waste-services/A-Z-Waste-Guide/>. Alternatively contact Yarra's waste education officer for assistance on this or other available services in Yarra.

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Waste Management Plan – for the proposed

Weylandts Warehouse (Commercial display) store – 200 Gipps St Abbotsford

Other considerations

- **Litter** spread is to be managed by the system of contractors collection bins from within the property. As bins are not left outside overnight, the possibility of vandals overturning bins is removed.
- In addition ensuring garbage and recycling bins are not overloaded, and lids are always closed will help prevent waste loss during transfer to collection vehicles.
- The private collection contractor's agreement should be required to collect any waste that spills from the bins during emptying.
- **Traffic management** should not be an issue as Harper St is a dead end, relatively wide, non residential street. The second collection stop would occur within a private lane not used by the public.
- **Noise management** - bin collections will occur in a non residential street and lane, and should occur between the hours of 7am – 6pm Monday to Friday.
- **Collection times** - Waste collection services are best suited to operation during business hours.
- **Odour** from waste primarily emanates from bin areas. Control of odour should occur in the bin store areas with the provision of suitable ventilation. This could be via substantial ventilation openings sealed to prevent vermin access, or by mechanical ventilation. The bin store areas should be monitored and cleaned on a regular basis to remove sources of smells.
- Food waste from offices and the warehouse (commercial display) where possible should be taken to the kitchen waste store to reduce odour in the carpark area.
- **Bin Store Design** – must include the following:
 - A water tap and floor waste connected to sewer should be installed in or near the bin store areas to facilitate regular wash down.
 - Adequate doorway width to allow the easy access of bins and larger hard waste
 - The bin stores particularly where food waste is included must be vermin proof
 - Secure locks
 - Adequate lighting
 - Space for a tug if required by the waste contractor(s)
- **Screening of bins** – all bins are stored within the development. If the Harper St bin space becomes untidy, a screen should be placed around these bins to contain them.
- **Signage** indicating which bin is for garbage and which is for recyclables (or organics) must be displayed on the bins or in the bin store space.
- Signage must also include what items can be included in garbage and recycling bins, and items that need to be disposed of via other services.
- **Occupational Health and Safety** – If Weylandts or contractors OHS requirements demand it, a mechanical tug (details below) will be provided for shifting bins to the collection locations.
- A preliminary OHS risk assessment has been included to identify potential OHS issues, however this risk assessment does not replace the need for the collection contractors to complete their own OHS assessment for the bin collection process.

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Waste Management Plan – for the proposed

Weylandts Warehouse (Commercial display) store – 200 Gipps St Abbotsford

Mechanical
tug details

Details on mechanical tugs:

Suppliers include www.electrodrive.com.au, <http://www.mastermover.com.au>,
www.tractivepower.com.au, <http://www.hercules.com.au/index.php?tug2>.

Space required for tug storage:

2 wheel bins are usually loaded onto a trailer/dolly for transportation. Space is required for storage of the tug unit plus trailer. Tugs can be 1.5m long x 0.8m wide. Trailers can vary in size – allow space larger than the bin footprint.



4 wheel bins can be towed directly by the tug and require less space as only the tug is required to be stored, not a trailer. Towing brackets and directional wheel locks are available from Sulo www.sulo.com.au and can readily be retrofitted to 660-1100L bins for towing. Towing brackets and wheel locks do not project outside of the bin footprint area.



Mechanical tug systems will usually cost in the range of \$10,000 - \$15,000, with trailer possibly extra.

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Waste Management Plan – for the proposed

Weylands Warehouse (Commercial display) store – 200 Gipps St Abbotsford

On-going management	<p>The management and maintenance of the waste system will be a responsibility of the business. Items to be addressed in maintaining the system include:</p> <ul style="list-style-type: none"> ▪ Allocation of responsibility for bringing bins from the daily kitchen waste store to the mid building kitchen waste store and returning with empty bins. ▪ Allocation of responsibility to the contractor for bringing bins from the bin store location to the collection vehicle and also for returning the emptied bins to the bin store. Responsibility should include ensuring any waste that spins from the bins during emptying is collected by the contractor. ▪ Ensure the collection contractor has unrestricted access to the mid building kitchen bin store and Harper St bin space on the days of collection. ▪ Regular cleaning of the bins and bin store spaces and clean-up after collection if necessary ▪ Management and coordination with collection contractors for hard waste collection ▪ Provision of information to staff in relation to the requirements of using the system eg boxes to be flattened, containers for recycling clean, bagged recycling not permitted, bins to not be over-full etc ▪ Monitoring and feedback to staff if the system is not working properly
Sustainability initiatives	<p>Staff must be made aware of Sustainability Vic recommendations for waste reduction www.sustainability.vic.gov.au</p> <p>Where possible they should practice the waste reduction hierarchy</p> <ol style="list-style-type: none"> 1. Waste avoidance – e.g. avoid excess packaging – purchase from companies that avoid excess packaging. 2. Re-use / Recycle – if packaging is required, select recyclable packaging 3. Recover / Retreat / Contain 4. Disposal <p>Recycling contractors for different products can be found at the website http://recyclingnearyou.com.au/</p>
Links	<p>Yarra City Council website: http://www.yarracity.vic.gov.au/services/Waste-services/A-Z-Waste-Guide/</p> <p>Waste collection companies (examples only):</p> <ul style="list-style-type: none"> ▪ Waste Wise Environmental www.wastewise.com.au (complete basement collections) ▪ Citywide www.citywide.com.au ▪ JJ Richards & Sons www.jrichards.com.au ▪ KS Environmental – www.ksenvironmental.com.au ▪ Sita – www.sita.com.au ▪ Thiess Services www.thiess-services.com.au ▪ Wastech www.wastech.com.au ▪ http://www.australianboxrecycling.com.au/recycling-bins.php

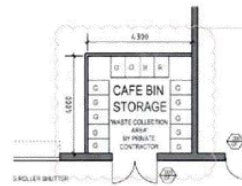
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Attachment 3 - PLN130/152.03 - 200 Gipps Street & 1 Harper Street, Abbotsford - Endorsed Plans



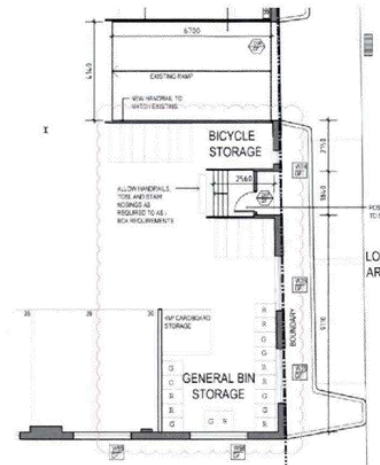
Kitchen/cafe daily use bin store

Accommodates 6 x 360L garbage + 1 x 360L recycling bins. Bin footprint approx 885D x 600W



Kitchen/cafe waste collection bin store

Accommodates 12 x 360L garbage + 2 x 360L recycling bins.



Warehouse (commercial display area) waste bin store

Accommodates 8 x 360L garbage + 8 x 360L recycling bins.

In accepting and utilising this document the recipient agrees not to use this document for any other purpose other than its intended use, to waive all claims against LID Consulting resulting from unauthorised changes, or to treat this document on other projects without prior written consent of LID Consulting. Under no circumstances shall transfer of this document be deemed a sale. LID Consulting makes no warranties of fitness for any purpose.

All Dimensions shall be verified on site.

Project
200 Gipps St Abbotsford Victoria

Drawing
Bin stores plan

Date
Scale
1:100

Rev No
Drawn
CH

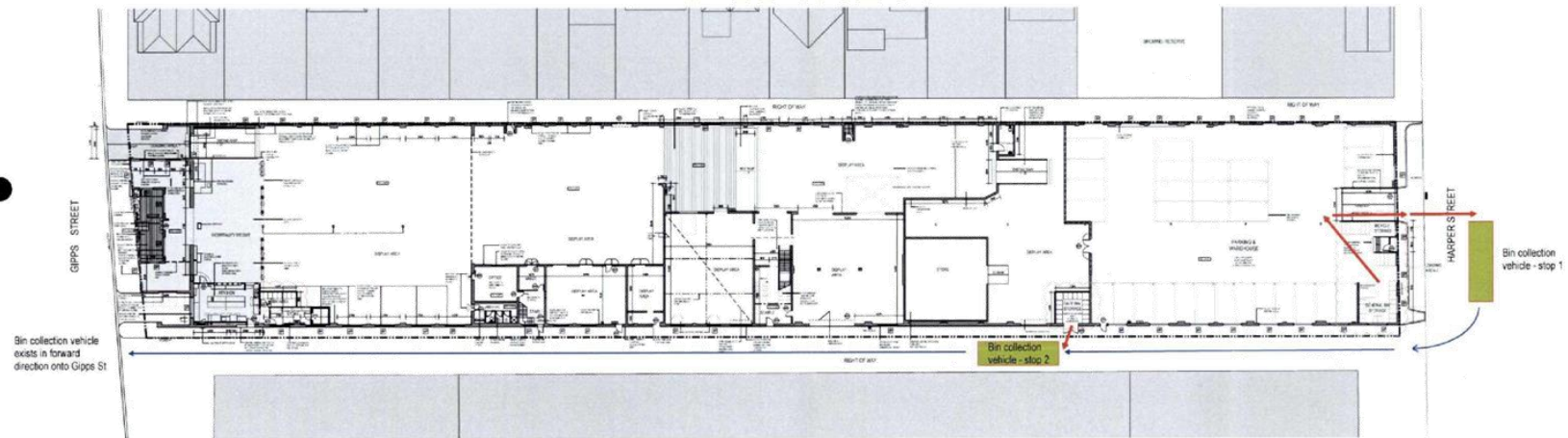
Job No
Drawing No
Revision

LOW IMPACT DEVELOPMENT (LID)
CONSULTING
Suite 7 Level 1, 252 St Georges Rd,
Fitzroy North VIC 3068
P 03 9016 9486
E craigharris@lidconsulting.com.au



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- Bin route from bin store to collection vehicle
- Collection vehicle route

Collection contractor retrieves bins and returns bins to two locations as shown here within the building.

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All Dimensions shall be verified on site.

Project
200 Gipps St Abbotsford Victoria

Drawing
Bin Collection Location Plan

Date
1.1.100

Scale
@ A1

Rev No
CH

Job No
Drawing No

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ULTRA FOOTBALL

200 GIPPS ST + 1 HARPER ST ABBOTSFORD, VICTORIA 3067

P5

10-Aug-2011 12:48 AM

Attachment 4 - PLN13/0152.03 - 200 Gipps Street & 1 Harper Street, Abbotsford - Advertising Amended Plans



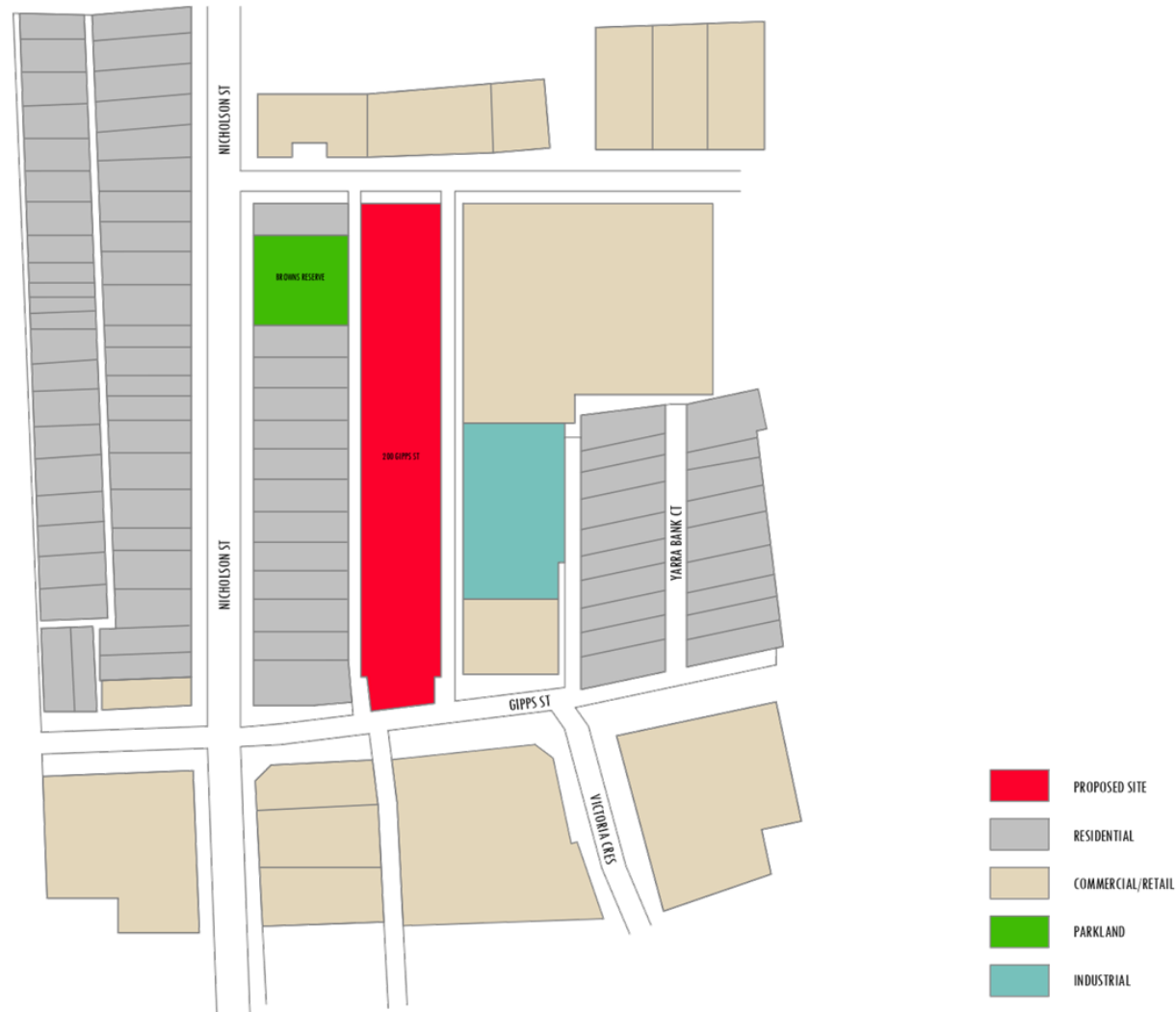
1 EXTERNAL VIEW 01



2 EXTERNAL VIEW 02

	<p>PROJECTS</p> <p>A list of projects to be completed by the end of the financial year. The list should include the project name, the project manager, the start date, the end date, and the status of the project.</p>	<p>dc</p> <p>DEPARTMENT OF EDUCATION WESTERN CAPE</p> <p>DEPARTMENT OF EDUCATION WESTERN CAPE</p>	<p>ULTRA FOOTBALL</p> <p>ULTRA FOOTBALL</p>	<p>CLIENT - DEPARTMENT OF EDUCATION</p> <p>PRIORITY</p> <p>DEPARTMENT OF EDUCATION WESTERN CAPE</p>	<p>DEADLINE DATE</p> <p>COMPLETION DATE</p> <p>START DATE</p>	<p>PERCENTAGES</p> <p>PERCENTAGE</p> <p>PERCENTAGE</p>
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Attachment 4 - PLN13/0152.03 - 200 Gipps Street & 1 Harper Street, Abbotsford - Advertising Amended Plans

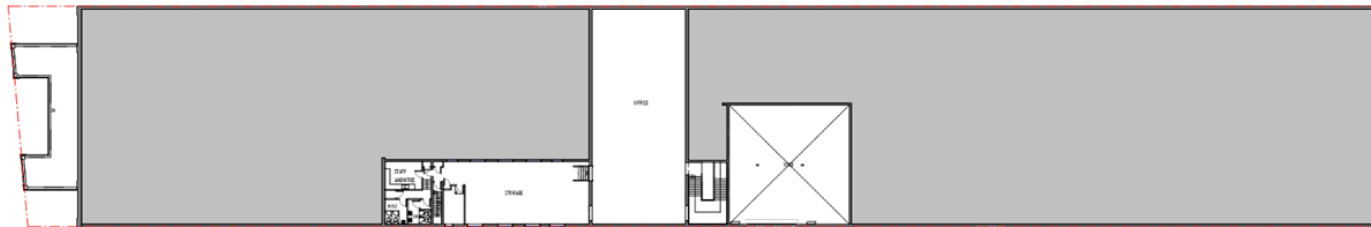


	DISCLAIMER: A map of the City of Chicago and its various neighborhoods is provided for informational purposes only. It is not intended to be used as a legal document. The City of Chicago is not responsible for any errors or omissions in this map.	 1000 N. Dearborn St. Suite 100 Chicago, IL 60610 312.467.1000	 1000 N. Dearborn St. Suite 100 Chicago, IL 60610 312.467.1000	CLIENT: ULTRA FOOTBALL PROJECT: ULTRA FOOTBALL, 1000 N. DEARBORN ST. SUITE 100, CHICAGO, IL 60610 DESIGNER: 1000 N. DEARBORN ST. SUITE 100, CHICAGO, IL 60610	NEIGHBORHOOD AND SITE DESCRIPTION PLAN 	DRAWING NO.: A-03	REVISIONS: P5 SCALE: 1" = 1'
		 1000 N. Dearborn St. Suite 100 Chicago, IL 60610 312.467.1000	 1000 N. Dearborn St. Suite 100 Chicago, IL 60610 312.467.1000	CLIENT: ULTRA FOOTBALL PROJECT: ULTRA FOOTBALL, 1000 N. DEARBORN ST. SUITE 100, CHICAGO, IL 60610 DESIGNER: 1000 N. DEARBORN ST. SUITE 100, CHICAGO, IL 60610	NEIGHBORHOOD AND SITE DESCRIPTION PLAN 	DRAWING NO.: A-03	REVISIONS: P5 SCALE: 1" = 1'

Attachment 4 - PLN13/0152.03 - 200 Gipps Street & 1 Harper Street, Abbotsford - Advertising Amended Plans



1 A1-01 EXISTING CONDITIONS - GROUND FLOOR
1:100



2 A1-01 EXISTING CONDITIONS - LEVEL 1
1:100

	<p>PROJECT: A1-01 EXISTING CONDITIONS - GROUND FLOOR</p>	<p>CLIENT: YARRA CITY COUNCIL</p>	EXISTING CONDITIONS			<p>DATE: 26/08/2020</p>	<p>BY: [Signature]</p>	<p>PROJECT NO: A1-01</p>	<p>REVISION: 01</p>
			NAME	DATE	STATUS				
			AC	26/08/2020	EXISTING CONDITIONS				

Attachment 4 - PLN13/0152.03 - 200 Gipps Street & 1 Harper Street, Abbotsford - Advertising Amended Plans



AREA PLAN - GROUND FLOOR

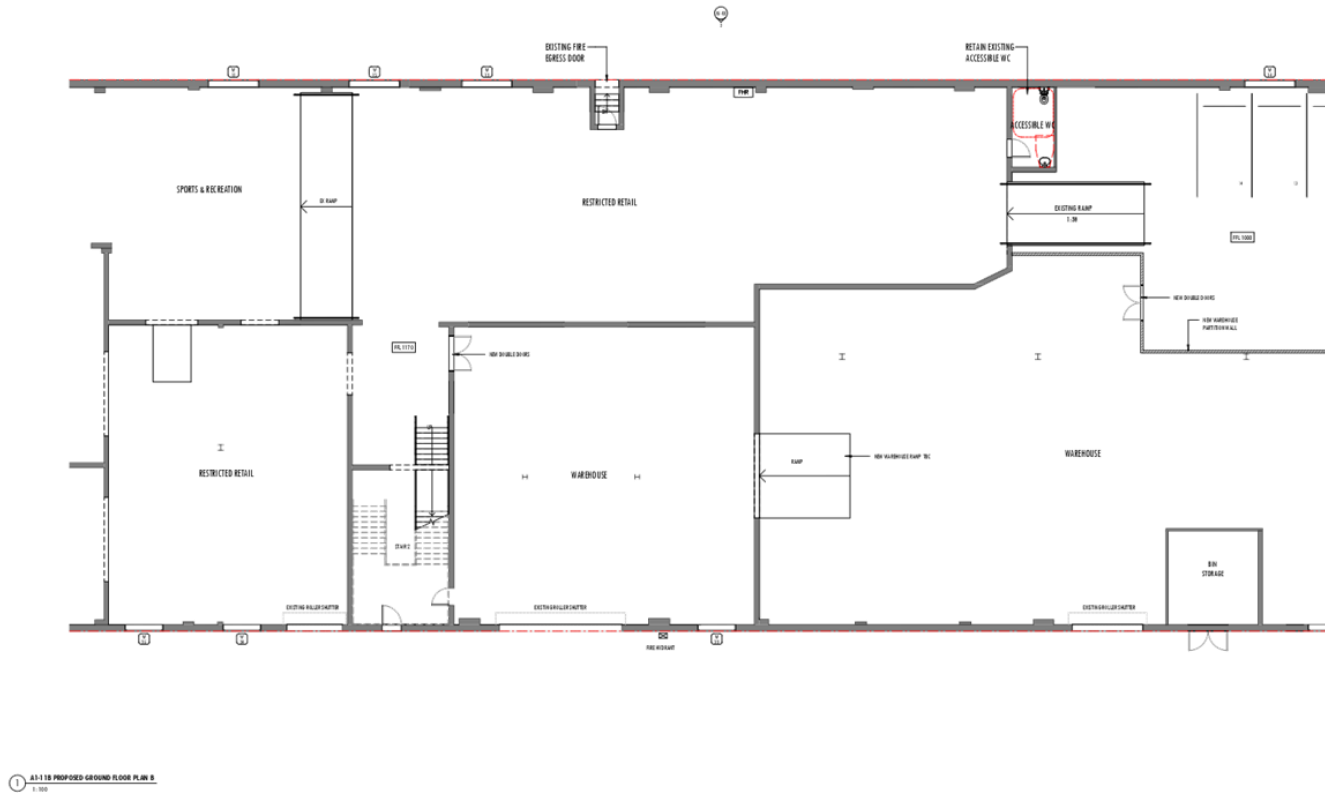


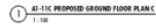
AREA PLAN - FIRST FLOOR.

AREA USAGE	AREA SQM
CAR PARK	743.80
FOOD & DRINKS PREMISES (cafe)	395.65
OFFICE	321.00
RESTRICTED RETAIL	1292.16
SPORTS & RECREATION	533.52
STORAGE	118.96
WAREHOUSING	936.57



Attachment 4 - PLN13/0152.03 - 200 Gipps Street & 1 Harper Street, Abbotsford - Advertising Amended Plans

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Yarra City Council – Internal Development Approvals Committee Agenda – Wednesday 26 August 2020

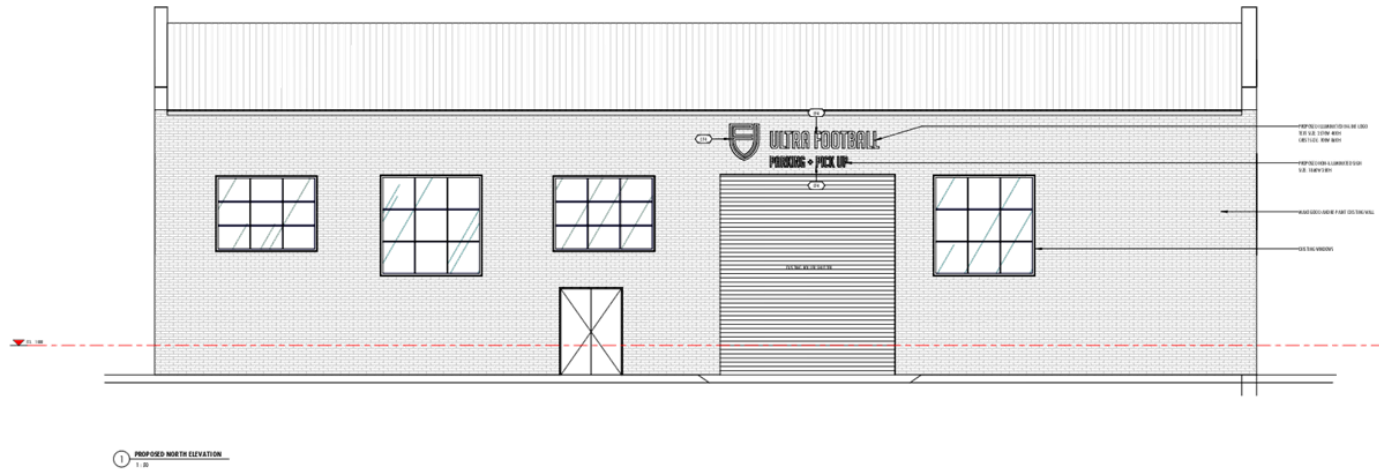
Attachment 4 - PLN13/0152.03 - 200 Gipps Street & 1 Harper Street, Abbotsford - Advertising Amended Plans



SITE WALL FINISHES SCHEDULE		
IMAGE	CODE	MATERIAL DESCRIPTION
	EF1	PURPOSED METAL, OVER STEEL FRAME IN BLUE POWDERCOAT FINISH
	EF2	METAL CLADDING OVER STEEL FRAME IN YELLOW POWDERCOAT FINISH
	EF3	ACRYLIC, WHITE UPFL
	EF4	ACRYLIC, BLUE TO MATCH PMS CODE

	PROJECT 200 GIPPS STREET & 1 HARPER STREET, ABBOTSFORD VIC 3067		EXTERNAL ELEVATIONS			REFERENCE No. A241	REVISION P5
			OWNER	DESIGNER	DATE		
			ULTRA FOOTBALL	ULTRA FOOTBALL	10/08/2020		

Attachment 4 - PLN13/0152.03 - 200 Gipps Street & 1 Harper Street, Abbotsford - Advertising Amended Plans



EXTERNAL FINISHES SCHEDULE		
IMAGE	CODE	MATERIAL DESCRIPTION
	EF1	PURCHASED METAL ROOF STEEL FRAME IN BLUE POWDERCOAT FINISH
	EF2	METAL CLADDING ROOF STEEL FRAME IN YELLOW POWDERCOAT FINISH
	EF3	ACRYLIC - WHITE SPALL
	EF4	ACRYLIC - BLUE TO MATCH PINK CODE

	<p>PROJECT: 200 GIPPS STREET, ABBOTSFORD VIC 3067</p> <p>CLIENT: ULTRA FOOTBALL</p> <p>DESIGNER: J. J. JONES & ASSOCIATES</p> <p>DATE: 10/08/2020</p>	EXTERNAL ELEVATIONS			<p>PLAN No. A202</p> <p>REVISION: P5</p> <p>SCALE: 1:50</p>
		NAME	DATE	DESCRIPTION	
		10/08/2020	10/08/2020	10/08/2020	



Attachment 5 - PLN13/0152.03 - 200 Gipps Street & 1 Harper Street, Abbotsford - Engineering comments



MEMO

To: Gary O'Reilly
From: Artemis Bacani
Date: 3 August 2020
Subject: Application No: PLN13/0152.03
 Description: Amendment – Restricted Retail Premises and Indoor Recreational Facility
 Site Address: 200 Gipps Street, Abbotsford

I refer to the above Planning Application received on 5 June 2020 in relation to the proposed development at 200 Gipps Street, Abbotsford. Council's Civil Engineering unit provides the following information:

Drawings and Documents Reviewed

	Drawing No. or Document	Revision	Dated
Impact Traffic Engineering	Traffic and Transport Assessment report	Amended Final 01	10 March 2020
ACRD	A1-03 Area Plan	P5	10 March 2020
	A1-11A Ground Floor Plan A	P5	10 March 2020
	A1-11B Ground Floor Plan B	P5	10 March 2020
	A1-11C Ground Floor Plan C	P5	10 March 2020
City of Yarra Planning Permit (Amended)	Permit No. PLN13/0152		26 September 2013

Attachment 5 - PLN13/0152.03 - 200 Gipps Street & 1 Harper Street, Abbotsford - Engineering comments

CAR PARKING PROVISION

Proposed Development

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

Proposed Use	Quantity/Size	Statutory Parking Rate*	No. of Spaces Required	No. of Spaces Allocated
Food & drink Premises	306 m ²	3.5 spaces to each 100 m ² of leasable floor area	10	3
Office	440 m ²	3 spaces to each 100 m ² pf net floor area	13	4
Warehouse	937 m ²	2 spaces to each premises plus 1 space to each 100 m ² of net floor area	11	3
Restricted Retail Premises	1,292 m ²	2.5 spaces to each 100 m ² of leasable floor area	32	10
Indoor Sport and Recreation	16 persons 534 m ²	Not Specified in 52.06-5	To the satisfaction of the Responsible Authority	0
Total			66 Spaces plus spaces for the Indoor Sport and Recreation	20

* 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.

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 Food and Drink Use.*
Typically, food and drink uses would generate a staff parking demand of 1.0 space per 100 square metres of floor area. For this site, the staff parking demand would be three spaces. The three on-site spaces would be allocated for staff. Customer parking would be generated off-site.
- *Parking Demand for Office Use.*
The proposed office would be provided with a total of four on-site parking spaces, which equates to a parking rate of 0.91 spaces per 100 square metres of floor area. Throughout the municipality, a number of developments have been approved with reduced office rates, as shown in the following table:

Attachment 5 - PLN13/0152.03 - 200 Gipps Street & 1 Harper Street, Abbotsford - Engineering comments

Development Site	Approved Office Parking Rate
60-88 Cremorne Street, Cremorne PLN17/0626 issued 21 June 2018	0.72 spaces per 100 m ² (200 on-site spaces; 27,653 m ²)
2-16 Northumberland Street, Collingwood PLN16/0435 issued 14 June 2017	0.89 spaces per 100 m ² (135 on-site spaces; 15,300 m ²)
71-93 Gipps Street, Collingwood PLN16/1150 issued 30 August 2017	0.96 spaces per 100 m ² (86 on-site spaces; 8,923 m ²)

The proposed on-site office parking rate of 0.91 spaces per 100 square metres of floor area is considered appropriate, having regard to the site's good accessibility to public transport services and proximity to Melbourne.

- **Parking Demand for the Warehouse Use.**
The warehouse component would have a shortfall of up to eight spaces. These spaces would be accommodated on-street, assuming the site is operating at peak capacity.
- **Parking Demand for Restricted Retail Use.**
The restricted retail use of the development would have a shortfall of up to 22 spaces. The following restricted retail premises have been approved in Yarra with rates below the statutory requirement:

Development Site	Approved Parking Rate
Floor 1, 523-533 Victoria Street, Abbotsford PLN15/1132 issued 21 March 2016	1.28 spaces per 100 m ² (5 on-site spaces; 390 m ²)
Building 2, 652-656 Church Street, Cremorne PLN16/0953 issued 20 December 2016	1.23 spaces per 100 m ² (11 on-site spaces; 897 m ²)

Staff not allocated an on-site parking space and visitors to the site would rely on the availability of on-street parking in the surrounding area. The site is close to public transport operating along Victoria Street and Johnston Street. The Collingwood railway station is also within walking distance of the site.

- **Parking Demand for Restricted Sport and Recreation Use.**
The restricted sport and recreation component would almost resemble a gymnasium use. To assess the car parking demand for the restricted sport and recreation use, traffic impact assessment reports we have reviewed in the past have sourced the NSW Road & Maritime Services' Guide to Traffic Generating Developments which provides gymnasium parking rate of 4.5 spaces per 100 square metres of gross floor area. Applying this rate for the restricted sport and recreation components' floor area of 534 square metres would equate to 24 spaces. The actual parking demand for the restricted sport and recreation use may be lower as some of the patrons would be drawn from nearby businesses and residences in the local area.
- **Availability of Public Transport in the Locality of the Land.**
The following public transport services can be accessed to and from the site by foot:
 - Collingwood railway station – 350 metre walk
 - Hoddle Street buses – 440 metre walk
 - Victoria Street trams – 520 metre walk
 - Johnston Street buses – 560 metre walk

Attachment 5 - PLN13/0152.03 - 200 Gipps Street & 1 Harper Street, Abbotsford - Engineering comments

- *Multi-Purpose Trips within the Area.*

Visitors to the site might combine their visit with other activities or business whilst in the area.

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.*

Although the level of on-street parking in the area is very high, the streets surrounding the site contain time restricted parking controls which ensure there is regular parking turnover throughout the day.

- *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.

- *Access to or Provision of Alternative Transport Modes.*

The site has very good accessibility to public transport and connectivity to the on-road bicycle network. The site is also in proximity to on-street car share pods. A Flexicar and GoGet car share pod is located in Stanton Street, approximately 360 metres north-west of the site.

Adequacy of Car Parking

From a traffic engineering perspective, the waiver of parking associated with the proposed development is considered appropriate in the context of the development and the surrounding area. The short-stay parking restrictions that operate in the area provides regular parking turnover throughout the day enabling visitors to park near the site.

Council's Civil Engineering unit has no objection to the waiver of parking for this site.

TRAFFIC IMPACT

Trip Generation

The trip generation for the site as adopted Traffic Impact is as follows:

Proposed Use	Adopted Traffic Generation Rate	Peak Hour (Endorsed)		Peak Hour (Proposed)	
		AM	PM	AM	PM
Warehouse (937 m ²)	0.7 movements per 100 m ² in each AM peak hour 0.8 movements per 100 m ² in each PM peak hour	17	19	6	7

Proposed Use	Adopted Traffic Generation Rate	Weekday Evenings	Weekends
Restricted Retail (1,292 m ²)	3 trips per 100 m ² on weekday evenings 4.1 trips per 100 m ² on weekends	39	53

According to Impact, the vehicle movements for the restricted retail during the weekday evenings would be considered the critical peak. An inbound and outbound traffic split of 50/50 is assumed.

Based on the above, the restricted retail would have 20 inbound and 20 outbound vehicle movements.

Attachment 5 - PLN13/0152.03 - 200 Gipps Street & 1 Harper Street, Abbotsford - Engineering comments

The proposed development would have an additional 27 vehicle movements (Impact have shown 28 vehicle movements) as a result of the reduced warehouse floor area and the proposed restricted retail use.

It is agreed that the amended development is not unduly high and should not adversely impact the traffic operation of Harper Street or any of the surrounding roads.

DEVELOPMENT LAYOUT DESIGN Layout Design Assessment

Item	Assessment
Car Parking Modules	
Car Spaces	The dimension of the car spaces of 2.4 metres by 5.4 metres and 2.6 metres by 4.9 metres satisfy <i>Design standard 2 – Car parking spaces and AS/NZS 2890.1:2004</i> .
Aisle	A minimum aisle width of 7.26 metres has been provided to satisfy <i>AS/NZS 2890.1:2004</i> .
Vehicle Turning Movements – Car Spaces	Swept path diagram for a B85 design vehicle demonstrates vehicle movements entering and exiting the car spaces are adequate.

Design Items to be Addressed

Item	Details
Visibility	As there is a projected increase in vehicle movements for the proposed development, it is recommended for the applicant to install a convex mirror on both sides of the car park entrance. The placement of the convex mirrors should be angled to provide optimum view of pedestrians along the footpath.
Bicycle Considerations	The bicycle requirements for this development are to be referred to Council's Strategic Transport unit for assessment.

Attachment 6 - PLN13/0152.03 - 200 Gipps Street & 1 Harper Street, Abbotsford - Strategic Transport referral comments

Strategic Transport referral comments

200 Gipps Street & 2 Harper Street, Abbotsford – PLN13/0152.03

1 – The applicant has referred to existing bike parking associated with the food and drinks business at the Gipps Street frontage. I regularly pass this site this supposed bike parking simply does not exist.

Both NearMaps and Google Street view show the area being occupied either with a car parked here, a potted tree, or skip bins and similar (at various times). The plans should be updated to indicate bike parking will be installed here. It is further noted this area does not appear to be drawn to scale. This area should not be used as a bin store (hopefully our standard amenity condition covers this). This area is only suitable for visitor bike parking. There is space for 10 visitor spaces in this location (spaces are shown at the incorrect dimensions).

2 – Both the “existing” and proposed bike store refer to an old version of the AS2890.3 spacing requirements (which are also outdated in cl 52.34). Bike spaces should be 1.8m long x 0.5 wide (they are shown as 1.7m x 0.7m in one location and 1.7m x 1m in another).

3 – The traffic report indicates that 4 bicycle spaces are for employee use. These should be in a secure location, given the car park is accessible to both employees and visitors – the current location is not secure.

None of these issues should be difficult to resolve, and in reference to Item 1 – I suspect this is actually something that was never enacted with the original permit but which should be rectified.