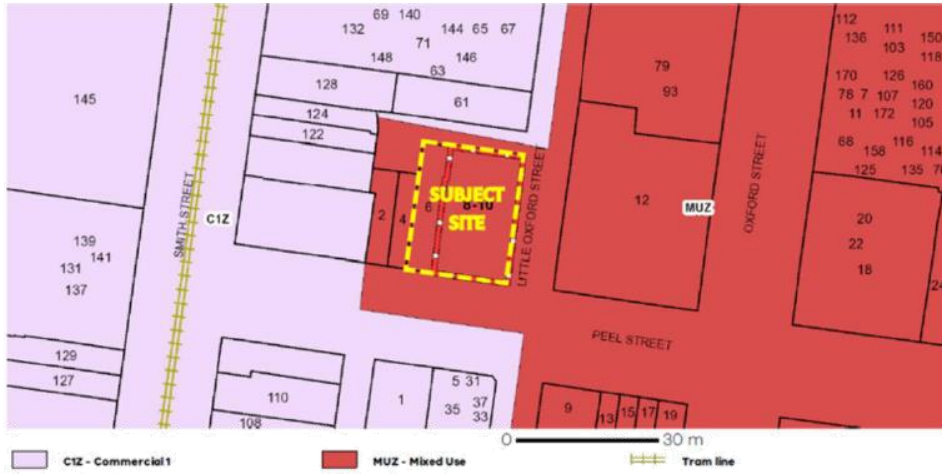


ATTACHMENT 1

SUBJECT LAND: 6 – 10 Peel Street, Collingwood



↑ North

Attachment 2 - PLN20/0214 - 6 - 10 Peel Street Collingwood - Plans Part 1

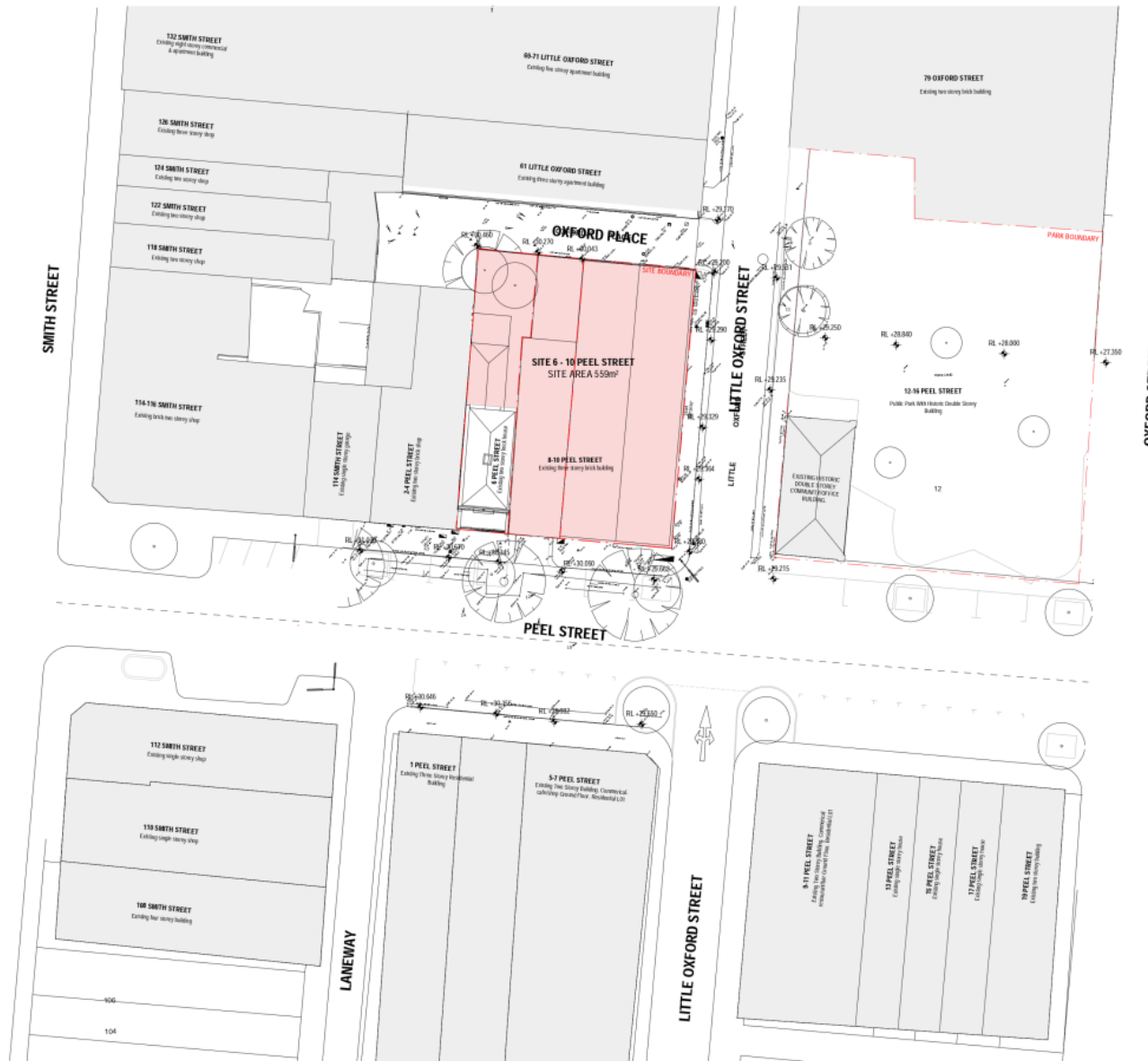


DRAWING LIST

SHEET NAME	Current Revision	
A0.000	COVER SHEET	F
A0.01	EXISTING SITE & DEMOLITION PLAN	B
A0.02	PROPOSED SITE PLAN	B
A1.00	EXISTING PLAN 00	C
A1.01	EXISTING PLAN 01	C
A1.02	EXISTING PLAN 02	C
A1.03	EXISTING PLAN ROOF	C
A2.00	DEMOLITION FLOOR PLANS	E
A2.01	DEMOLITION FLOOR PLANS	C
A3.00	PROPOSED PLAN 00	E
A3.01	PROPOSED PLAN 01	E
A3.02	PROPOSED PLAN 02	D
A3.03	PROPOSED PLAN 03	D
A3.04	PROPOSED PLAN 04	D
A3.05	PROPOSED PLAN 05	D
A3.06	PROPOSED PLAN 06	D
A3.07	PROPOSED PLAN 07	D
A3.08	PROPOSED PLAN ROOF	E
A3.09	PROPOSED PLAN BASEMENT 01	C
A3.10	PROPOSED PEEL STREET FOOTPATH ACCESS	A
A4.00	EXISTING ELEVATIONS	C
A4.01	EXISTING ELEVATIONS	D
A4.03	HERITAGE CONSERVATION ELEVATIONS	B
A4.04	HERITAGE CONSERVATION ELEVATIONS	B
A5.00	EXTERNAL ELEVATIONS SOUTH	E
A5.01	EXTERNAL ELEVATIONS - EAST	E
A5.02	EXTERNAL ELEVATIONS - NORTH	E
A5.03	EXTERNAL ELEVATION WEST	E
A6.00	EXISTING SECTION AA	B
A6.01	EXISTING SECTION BB-CC	B
A7.00	PROPOSED SECTION AA	C
A7.01	PROPOSED SECTION BB	D
A7.02	PROPOSED SECTION CC	C
A7.03	OVERLOOKING SECTIONS	A
A8.00	EXTERNAL FINISHES SHEDULE	E
A9.00	SHADOW ANALYSIS 9AM	B
A9.01	SHADOW ANALYSIS 10AM	C
A9.02	SHADOW ANALYSIS 11AM	C
A9.03	SHADOW ANALYSIS 12PM	C
A9.04	SHADOW ANALYSIS 1PM	C
A9.05	SHADOW ANALYSIS 2PM	C
A9.06	SHADOW ANALYSIS 2PM SECTION	B

Warren and Mahoney Architects Australia Pty Ltd Level 4, 141 Flinders Lane Melbourne VIC 3000 Australia Phone + 61 3 8547 6977	Revisions B 03.04.2 Revision 2 020 C 20.05.2 Revision 3 020 D 15.06.2 COUNCIL RFI 020 RESPONSE E 20.07.2 COUNCIL/STOCKMARK 020 RESPONSE F 06.11.2 RFI RESPONSE 020	Notes	Consultants Project Manager Structural Engineer Mechanical Engineer Fire Engineer Electrical Engineer	Client Emerald Cup P/L	Project Title PEEL STREET STUDIOS 6-10 PEEL STREET COLLINGWOOD VIC 3006	Drawing Title COVER SHEET	Drawing Details Scale @ A1 Date 09.11.2020 Job File 0147 Drawn Author Checked Checker	
Registered Architects and Designers www.warrenmahoney.com WARREN AND MAHONEY					All dimensions to be verified on site before producing final drawings or commencing any work. Do not scale. The copyright of this drawing remains with Warren and Mahoney architects Ltd.	Drawing Status ---	Drawing No A0.000	Revision (F)

Attachment 2 - PLN20/0214 - 6 - 10 Peel Street Collingwood - Plans Part 1

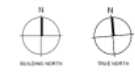


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Revisions

 A 07.02.2020 Revision 1
 B 03.04.2020 Revision 2

Notes



Consultants

Project Manager
 Structural Engineer
 Mechanical Engineer
 Fire Engineer
 Electrical Engineer
Client

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Project Title
PEEL STREET STUDIOS
 6-10 PEEL STREET
 COLLINGWOOD
 VIC 3066
Drawing Title

EXISTING SITE & DEMOLITION PLAN

Drawing Status

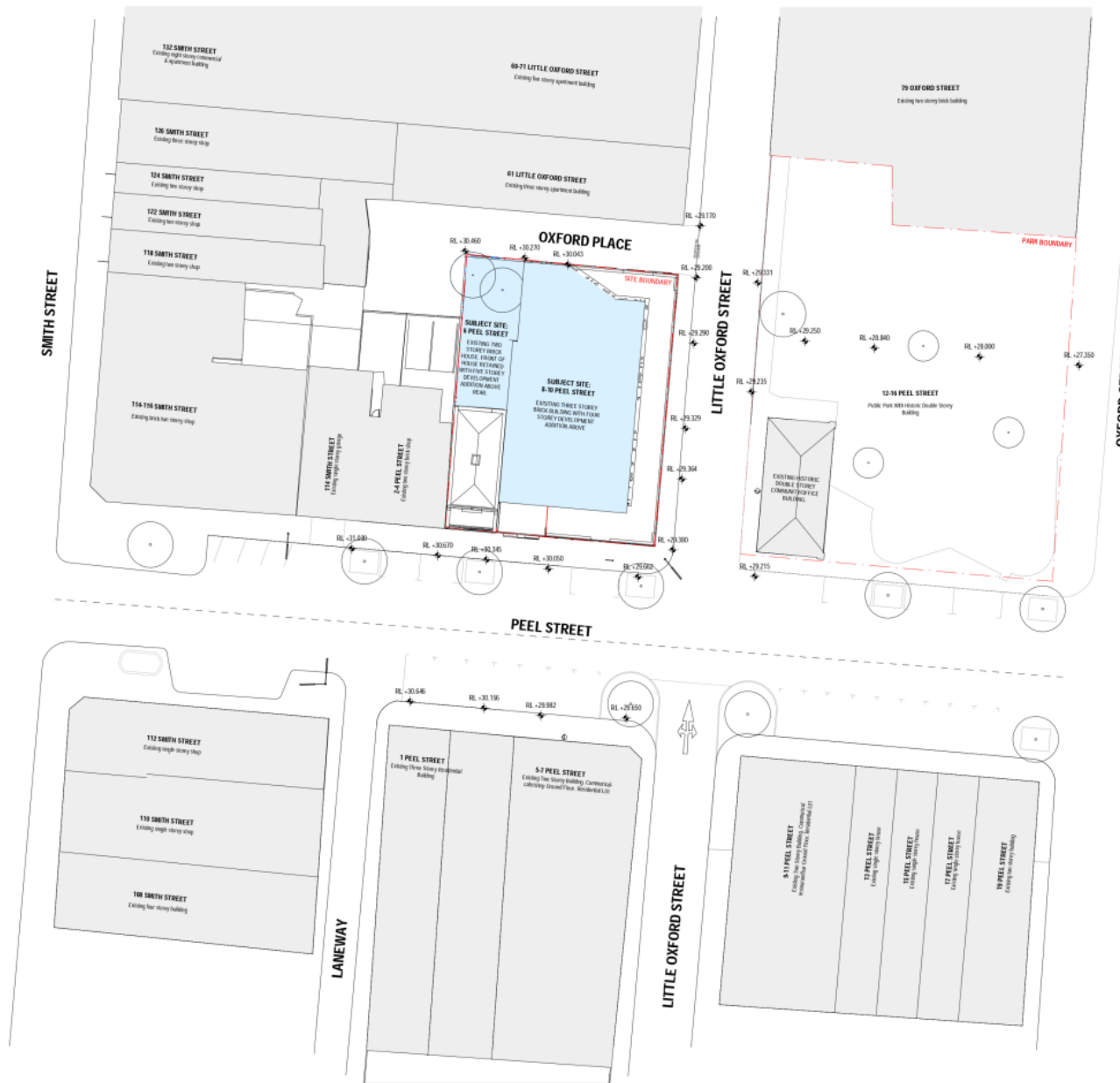
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 Date 03.04.2020
 Job No 9147
 Drawn Author
 Checked Checker

Drawing No Revision

 A0.01 B

Attachment 2 - PLN20/0214 - 6 - 10 Peel Street Collingwood - Plans Part 1

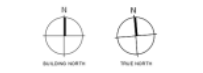


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Revisions

A	07.02.2020	Revision 1
B	03.04.2020	Revision 2

Notes



Consultants

- Project Manager
- Structural Engineer
- Mechanical Engineer
- Fire Engineer
- Electrical Engineer

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Project Title

PEEL STREET STUDIOS
6-10 PEEL STREET
COLLINGWOOD
VIC 3066

Drawing Title

PROPOSED SITE PLAN

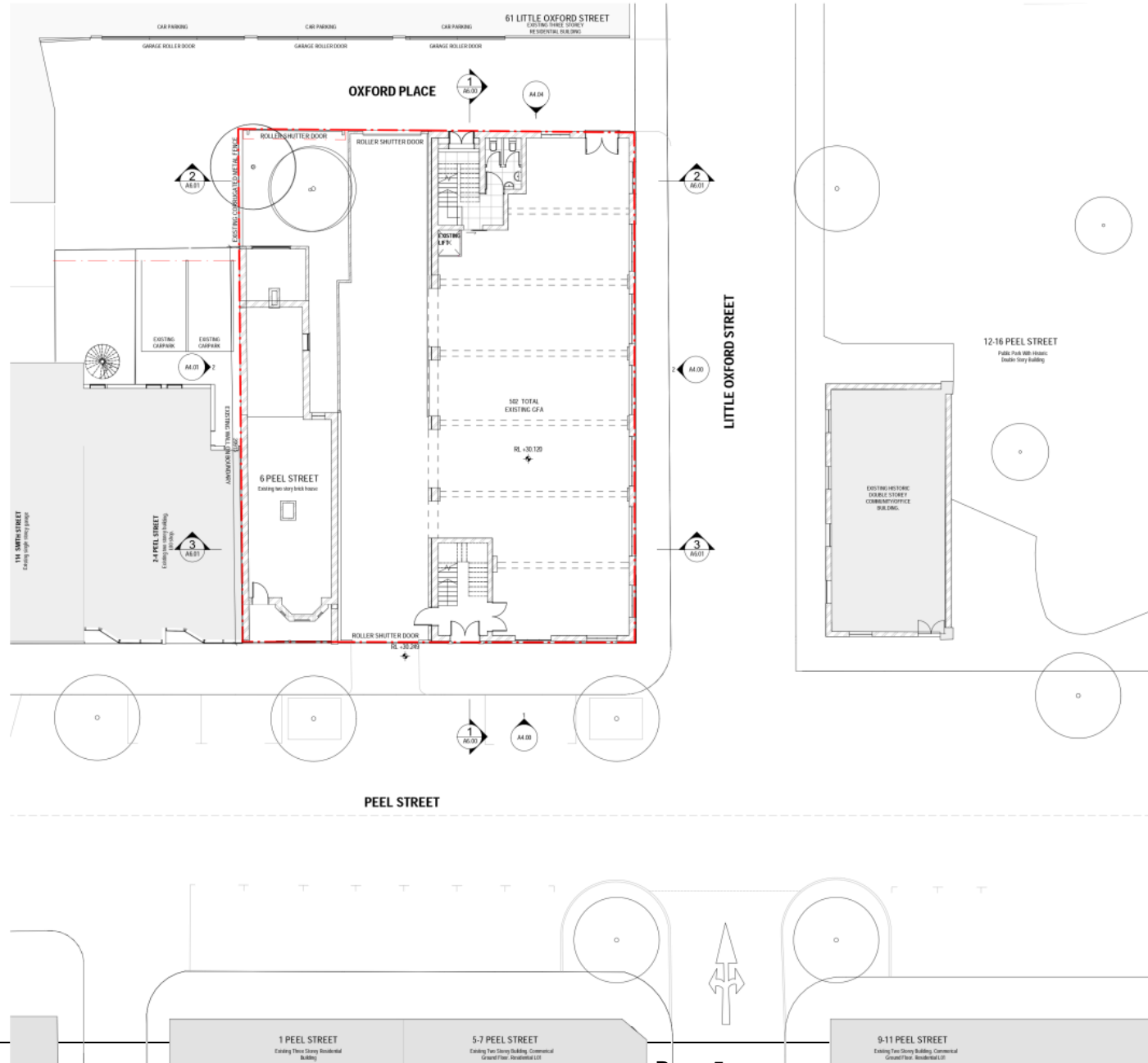
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Drawing Details

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Date	03.04.2020
Job No	9147
Drawn	Author
Checked	Checker

Drawing No	Revision
A0.02	B

Attachment 2 - PLN20/0214 - 6 - 10 Peel Street Collingwood - Plans Part 1

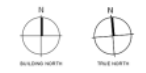


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Revisions

A	07.02.2020	Revision 1
B	03.04.2020	Revision 2
C	20.05.2020	Revision 3

Notes



Consultants

- Project Manager
 - Structural Engineer
 - Mechanical Engineer
 - Fire Engineer
 - Electrical Engineer
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Project Title

PEEL STREET STUDIOS
6-10 PEEL STREET
COLLINGWOOD
VIC 3066

Drawing Title

EXISTING PLAN 00

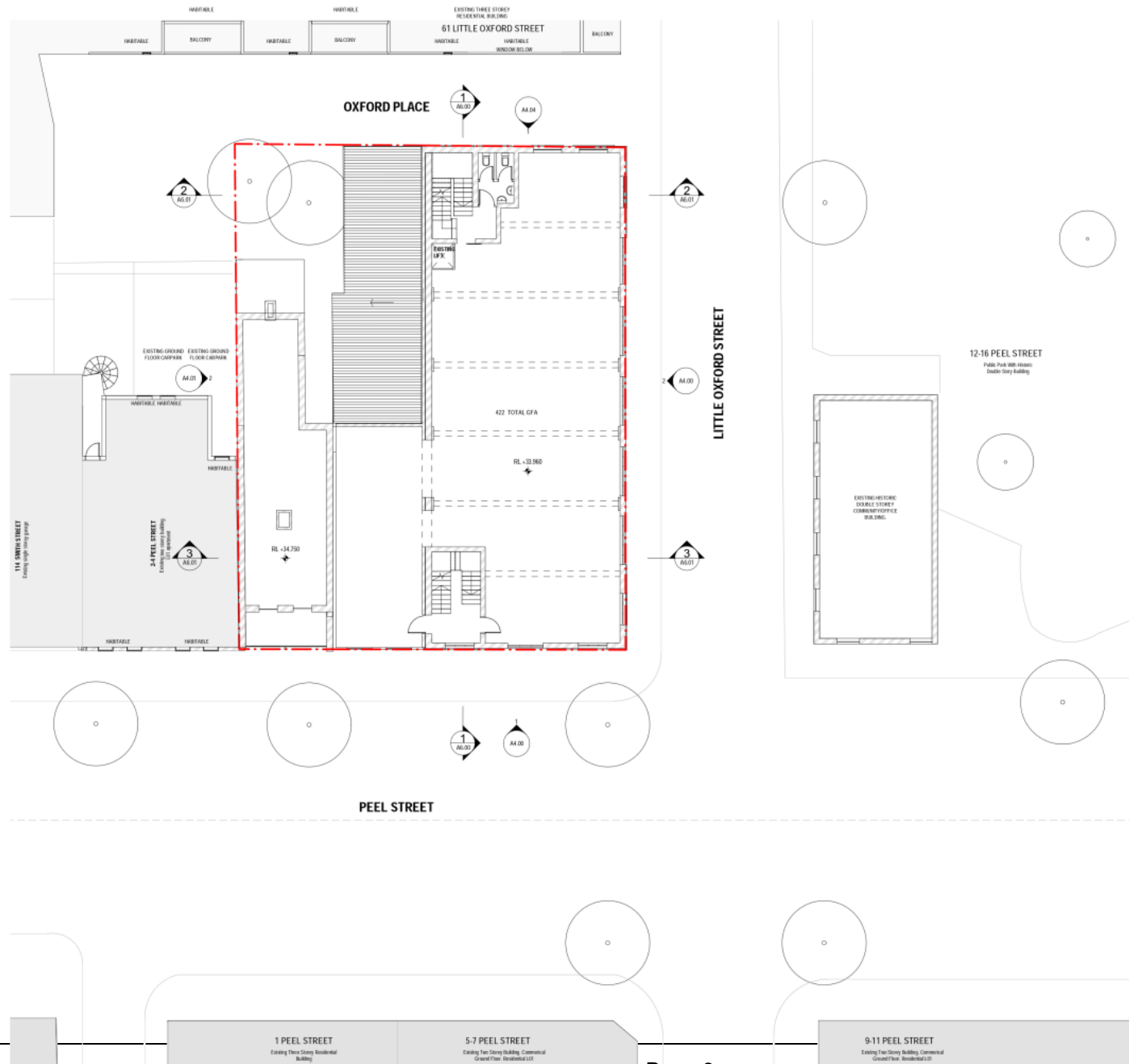
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Drawing Details

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Date	20.05.2020
Job No	9147
Drawn	Author
Checked	Checker

Drawing No	Revision
A1.00	C

Attachment 2 - PLN20/0214 - 6 - 10 Peel Street Collingwood - Plans Part 1

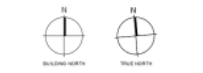


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Revisions

- A 07.02.2020 Revision 1
- B 03.04.2020 Revision 2
- C 20.05.2020 Revision 3

Notes



Consultants

- Project Manager
- Structural Engineer
- Mechanical Engineer
- Fire Engineer
- Electrical Engineer

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Project Title

PEEL STREET STUDIOS
6-10 PEEL STREET
COLLINGWOOD
VIC 3066

Drawing Title

EXISTING PLAN 01

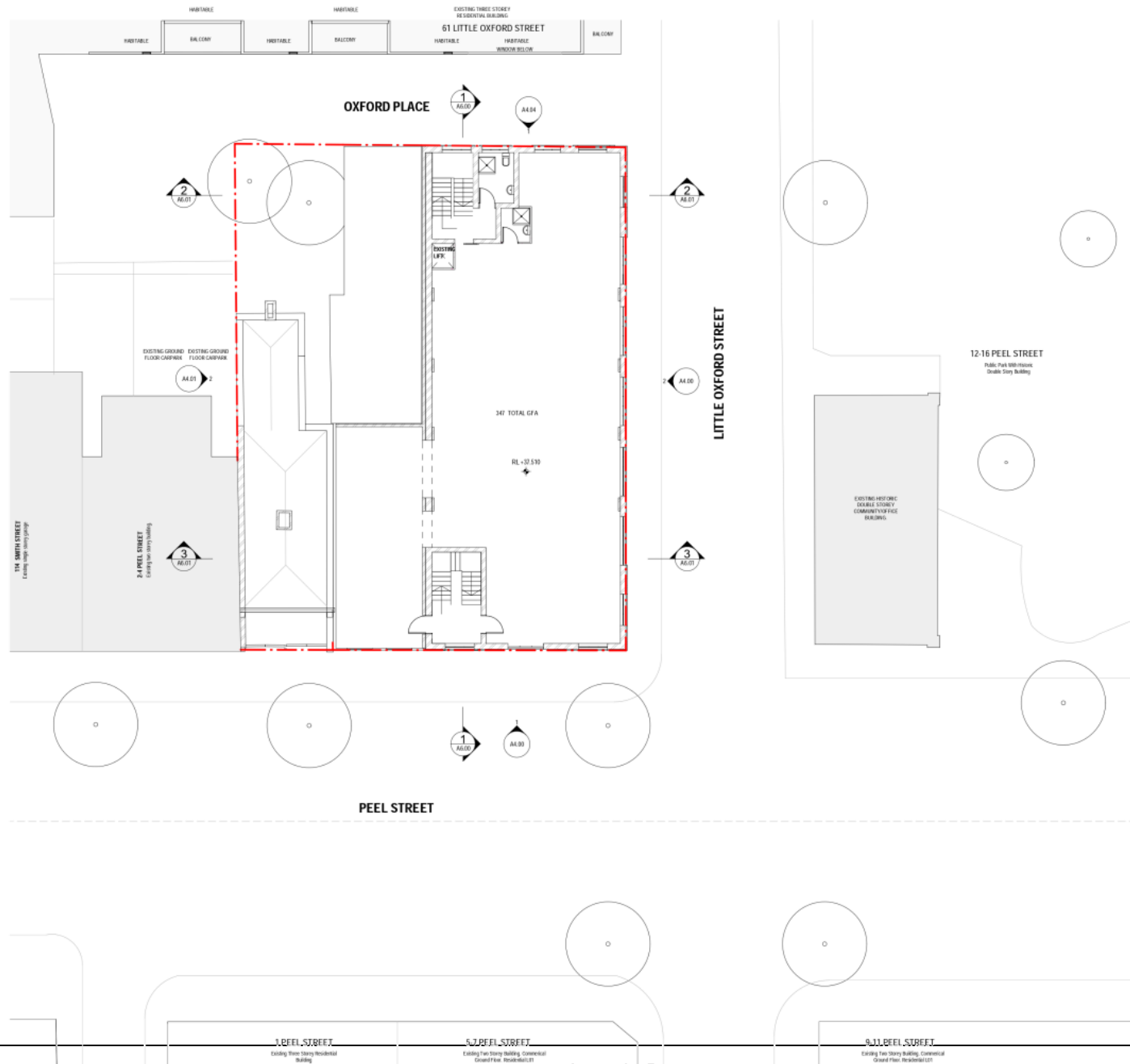
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Drawing Details

- Scale 1: 100@A1
- Date 20.05.2020
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- Drawn Author
- Checked Checker

Drawing No A1.01 **Revision** C

Attachment 2 - PLN20/0214 - 6 - 10 Peel Street Collingwood - Plans Part 1

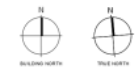


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Revisions

- A 07.02.2020 Revision 1
- B 03.04.2020 Revision 2
- C 20.05.2020 Revision 3

Notes



Consultants

- Project Manager
 - Structural Engineer
 - Mechanical Engineer
 - Fire Engineer
 - Electrical Engineer
- Client**
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Registered Architects and Designers
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Project Title

PEEL STREET STUDIOS
6-10 PEEL STREET
COLLINGWOOD
VIC 3066

Drawing Title

EXISTING PLAN 02

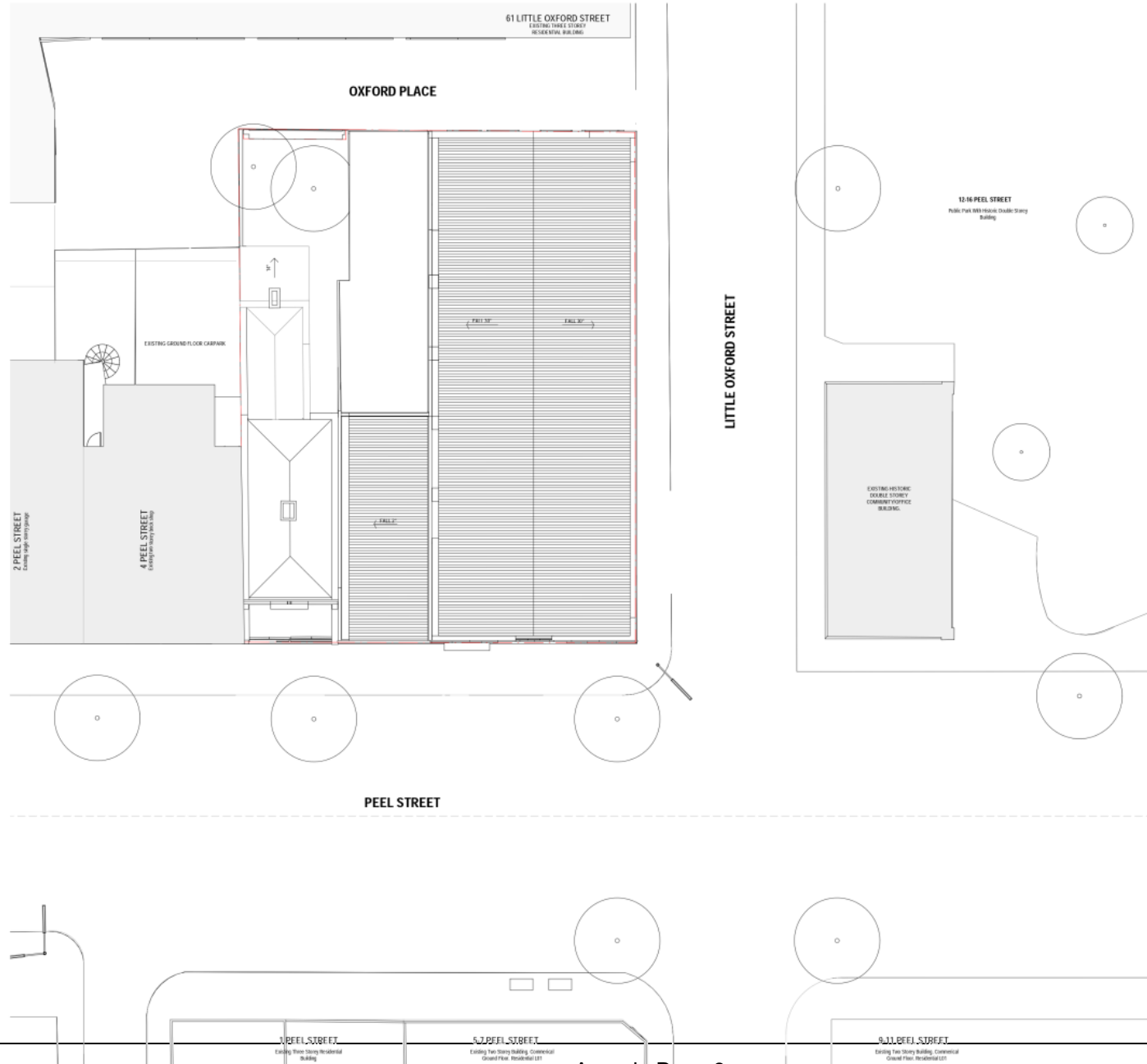
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Drawing Details

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- Date 20.05.2020
- Job No 9147
- Drawn Author
- Checked Checker

Drawing No A1.02 **Revision** C

Attachment 2 - PLN20/0214 - 6 - 10 Peel Street Collingwood - Plans Part 1

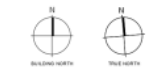


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Revisions

A	07.02.2020	Revision 1
B	03.04.2020	Revision 2
C	20.05.2020	Revision 3

Notes



Consultants

- Project Manager
 - Structural Engineer
 - Mechanical Engineer
 - Fire Engineer
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Project Title

PEEL STREET STUDIOS
6-10 PEEL STREET
COLLINGWOOD
VIC 3066

Drawing Title

EXISTING PLAN ROOF

Drawing Status

Drawing Details

Scale	1 : 100@A1
Date	20.05.2020
Job No	9147
Drawn	Author
Checked	Checker

Drawing No	Revision
A1.03	C

Attachment 2 - PLN20/0214 - 6 - 10 Peel Street Collingwood - Plans Part 1

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Revisions

A	07.02.2020	Revision 1
B	03.04.2020	Revision 2
C	20.05.2020	Revision 3
D	21.10.2020	COUNCIL FEEDBACK RESPONSE
E	09.11.2020	RFI RESPONSE

Notes

HERITAGE CONSERVATION LEGEND

- Calling exposed brick facade to be salvaged.
- Checks in existing brick facade to be salvaged.
- Metalwork to be replaced to match existing.
- Checks in Concrete Slab to be patched and made good.
- Concrete Slab to be removed and patched to make good. Render to be replaced to match existing.
- To be demolished.



Consultants

- Project Manager
- Structural Engineer
- Mechanical Engineer
- Fire Engineer
- Electrical Engineer

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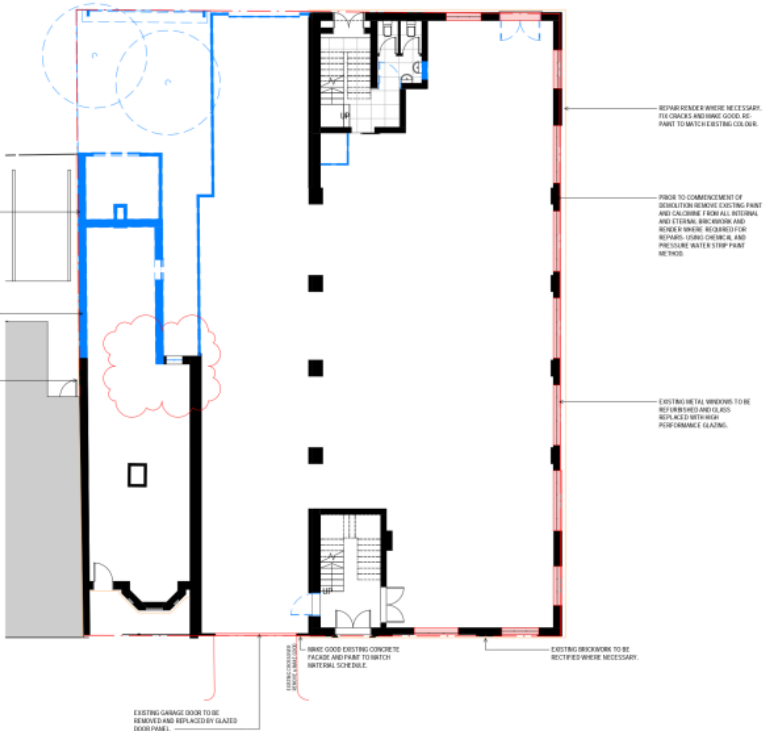
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PEEL STREET STUDIOS
 6-10 PEEL STREET
 COLLINGWOOD
 VIC 3066

Drawing Title
 DEMOLITION FLOOR PLANS

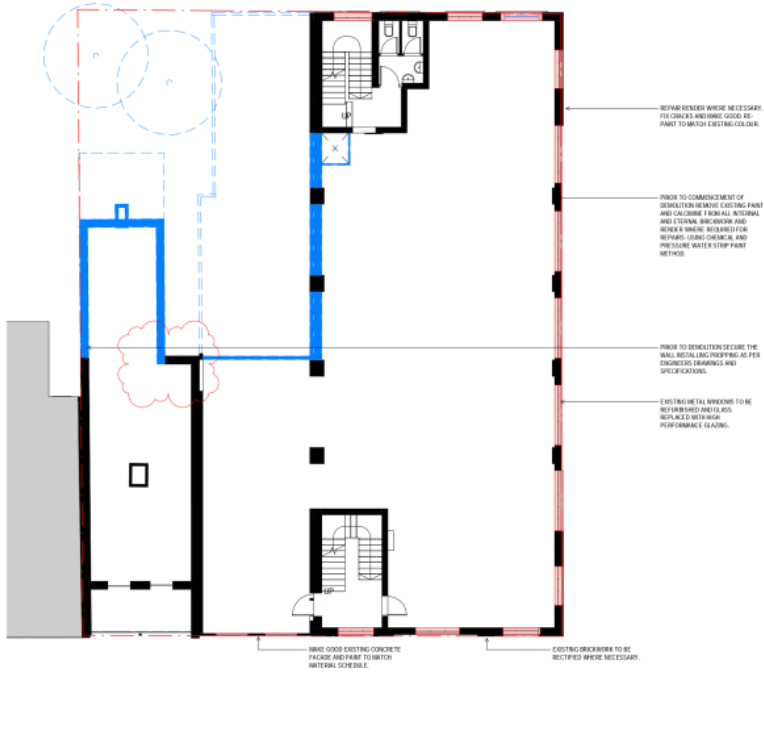
Drawing Status
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Drawing Details
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 Scale As indicated @ A1
 Date 09.11.2020
 Job No 9147
 Drawn Author
 Checked Checker

Drawing No A2.00
Revision E



LEVEL 00 DEMOLITION
 1:100



LEVEL 01 DEMOLITION
 1:100

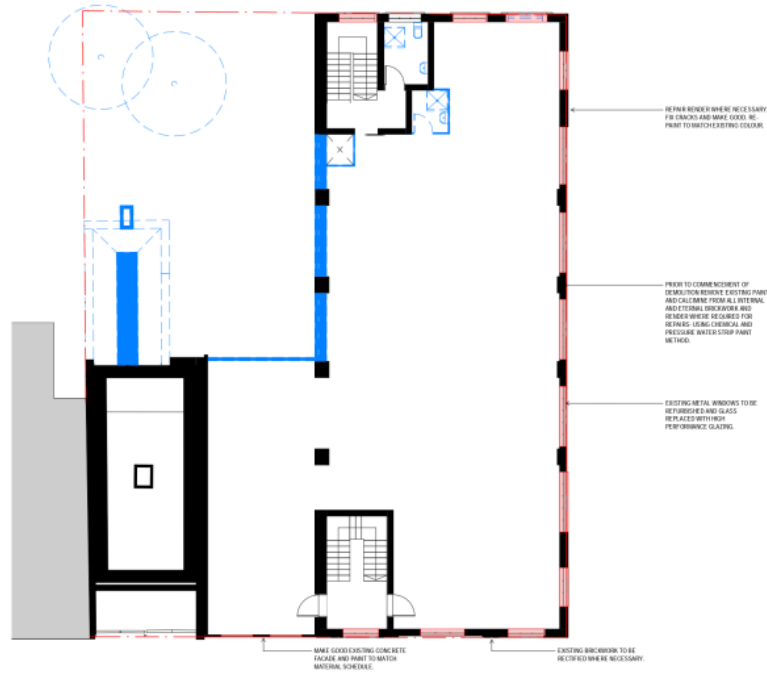
Attachment 2 - PLN20/0214 - 6 - 10 Peel Street Collingwood - Plans Part 1

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Revisions

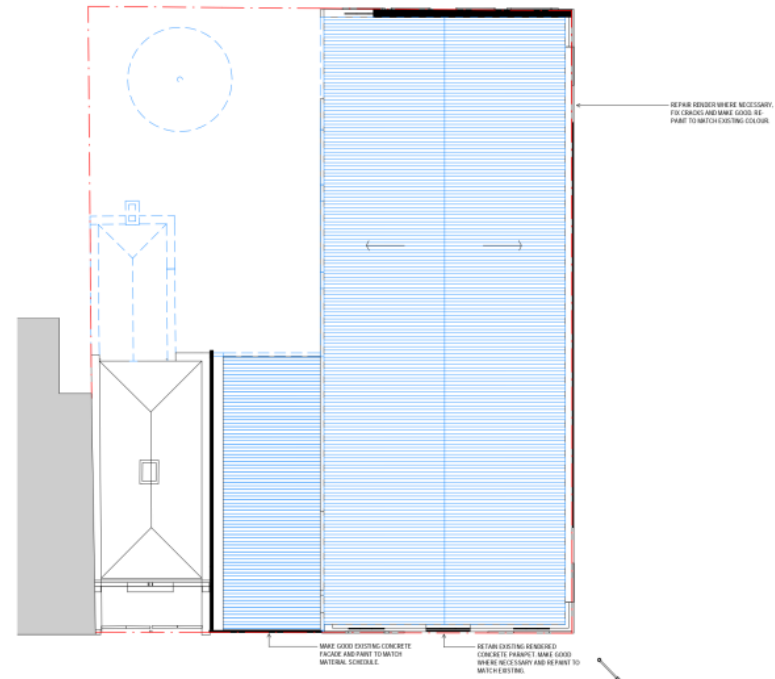
A	07.02.2020	Revision 1
B	03.04.2020	Revision 2
C	20.05.2020	Revision 3

Notes



LEVEL 02 DEMOLITION

1:100



LEVEL 03 DEMOLITION

1:100

HERITAGE CONSERVATION LEGEND

- Calling exposed brick facade to be salvaged.
- Check in existing brick facade to be salvaged.
- Masonry to be replaced to match existing.
- Check in Concrete Render to be patched and make good.
- Concrete Cause to be removed and patched to make good. Render to be repaired to match existing.
- To be demolished.



Consultants

- Project Manager
- Structural Engineer
- Mechanical Engineer
- Fire Engineer
- Electrical Engineer

Client

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Project Title

PEEL STREET
STUDIOS
6-10 PEEL STREET
COLLINGWOOD
VIC 3066

Drawing Title

DEMOLITION FLOOR
PLANS

Drawing Status

Drawing Details

Scale	As indicated @ A1
Date	20.05.2020
Job No	9147
Drawn	Author
Checked	Checker

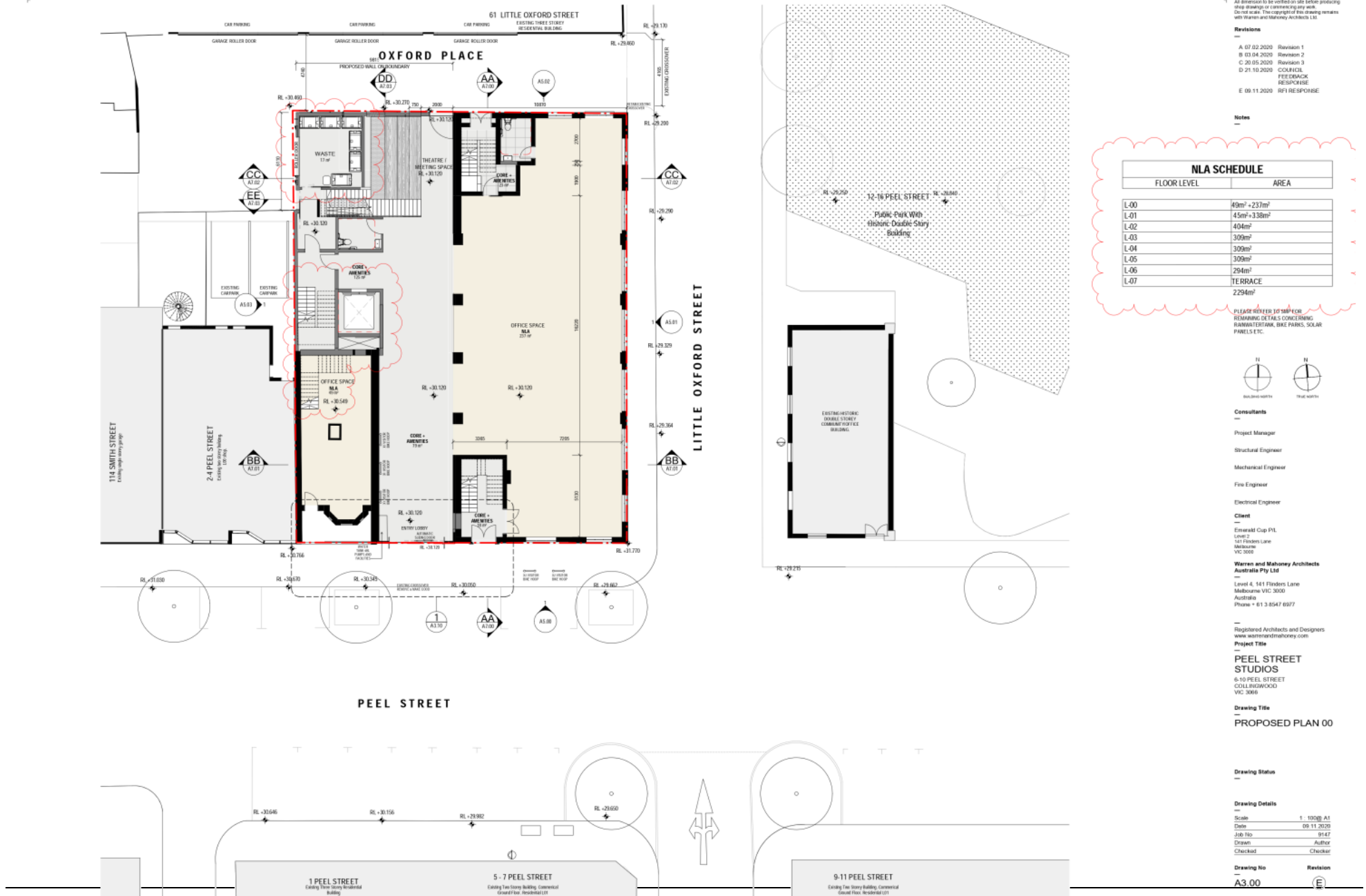
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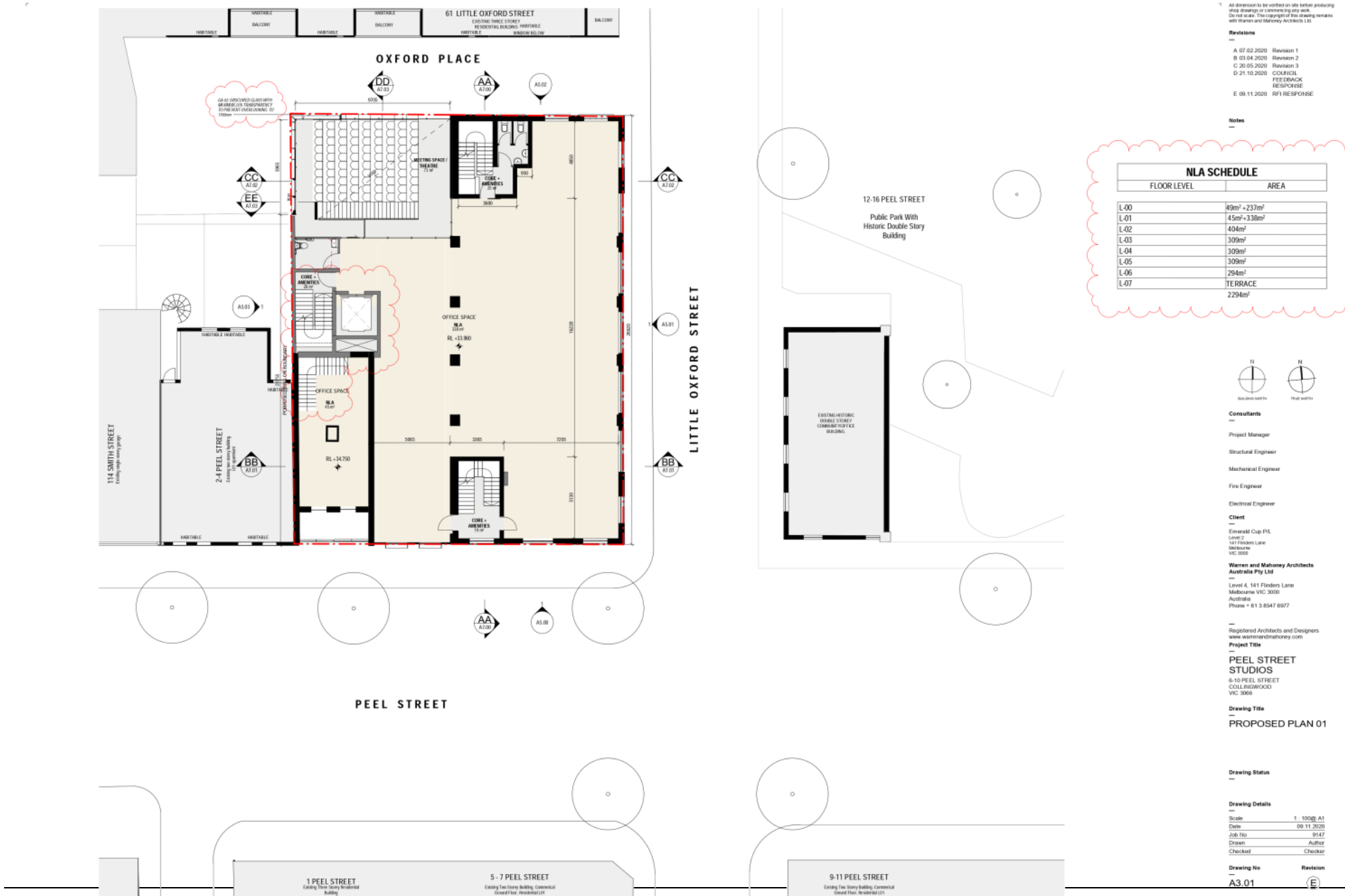
Revision

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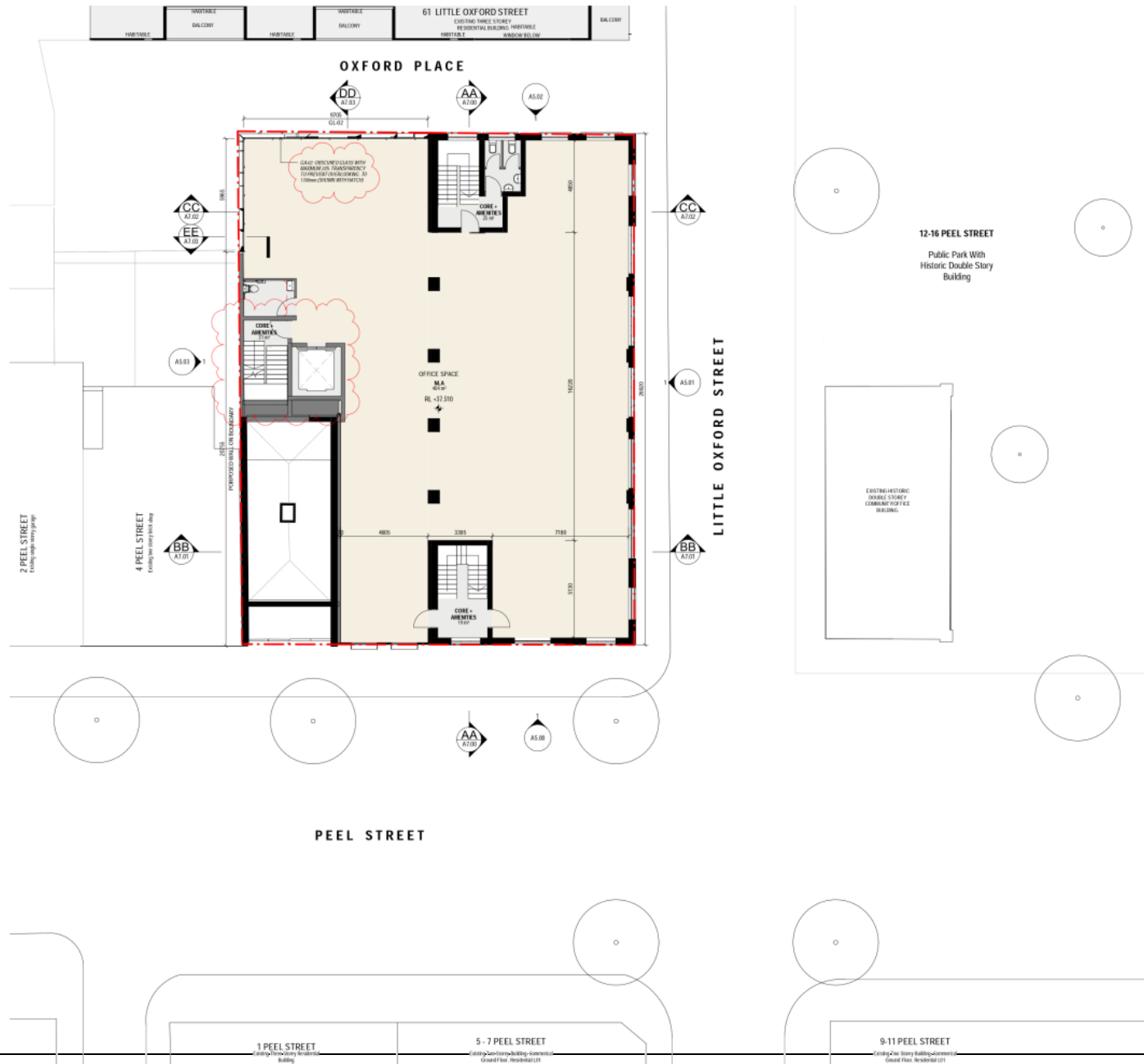
Attachment 2 - PLN20/0214 - 6 - 10 Peel Street Collingwood - Plans Part 1



Attachment 2 - PLN20/0214 - 6 - 10 Peel Street Collingwood - Plans Part 1



Attachment 2 - PLN20/0214 - 6 - 10 Peel Street Collingwood - Plans Part 1



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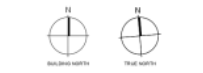
Revisions

A 07.02.2020	Revision 1
B 03.04.2020	Revision 2
C 20.05.2020	Revision 3
D 21.10.2020	CORRECT FEEDBACK RESPONSE

Notes

NLA SCHEDULE

FLOOR LEVEL	AREA
L-00	49m ² + 237m ²
L-01	45m ² + 338m ²
L-02	404m ²
L-03	300m ²
L-04	300m ²
L-05	300m ²
L-06	294m ²
L-07	TERRACE 2294m ²



Consultants

- Project Manager
- Structural Engineer
- Mechanical Engineer
- Fire Engineer
- Electrical Engineer

Client

- Emerald Cup P/L
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Project Title

PEEL STREET STUDIOS
6-10 PEEL STREET
COLLINGWOOD
VIC 3006

Drawing Title

PROPOSED PLAN 02

Drawing Status

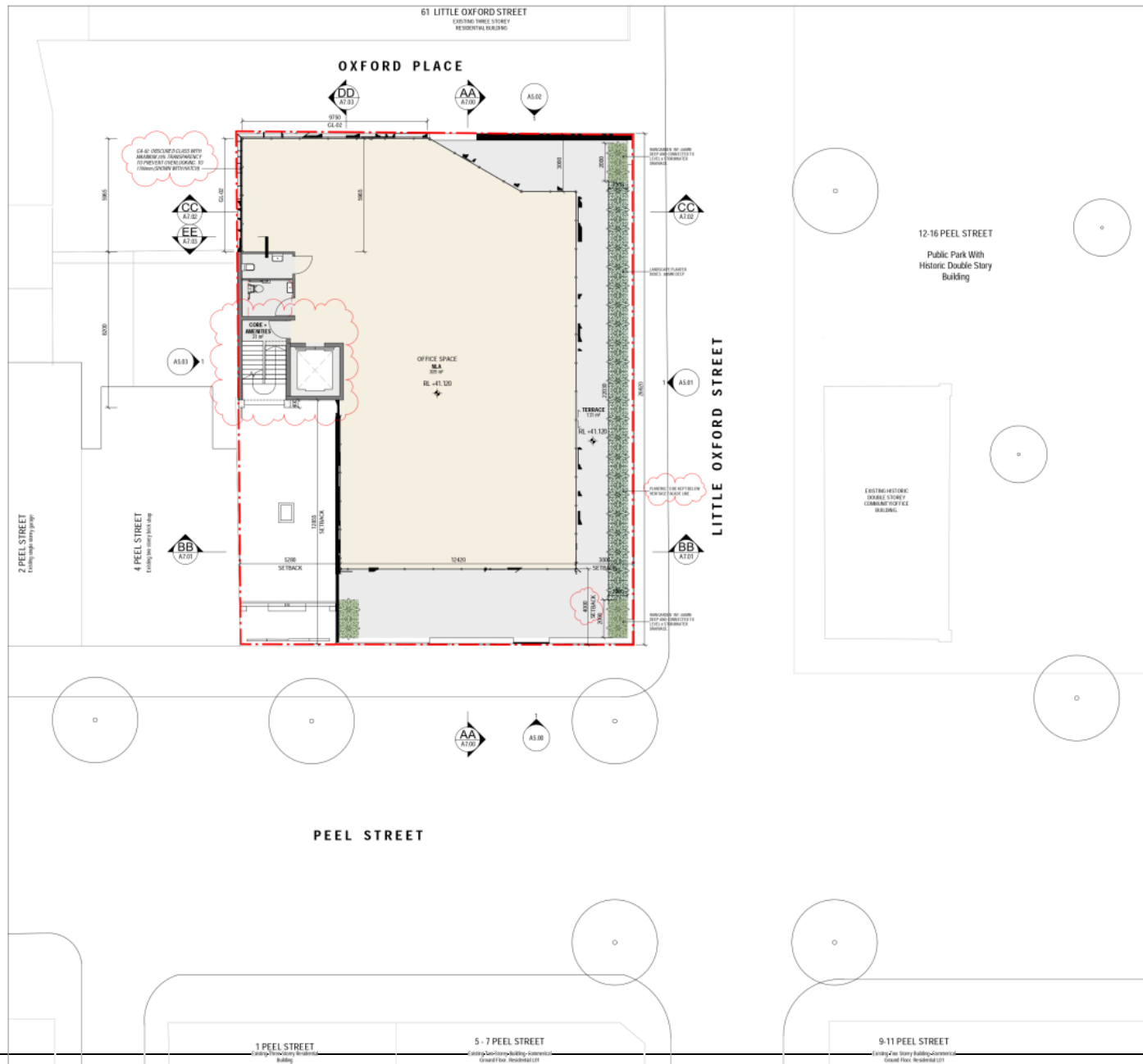
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Date	21.10.2020
Job No.	9147
Drawn	Author
Checked	Checker

Drawing No

A3.02	D
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Attachment 2 - PLN20/0214 - 6 - 10 Peel Street Collingwood - Plans Part 1



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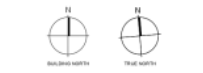
Revisions

A	07.02.2020	Revision 1
B	03.04.2020	Revision 2
C	20.05.2020	Revision 3
D	21.10.2020	CORRECTIVE FEEDBACK RESPONSE

Notes

NLA SCHEDULE

FLOOR LEVEL	AREA
L-00	49m ² = 237m ²
L-01	45m ² = 338m ²
L-02	40m ²
L-03	300m ²
L-04	300m ²
L-05	300m ²
L-06	294m ²
L-07	TERRACE 2294m ²



Consultants

Project Manager
Structural Engineer
Mechanical Engineer
Fire Engineer
Electrical Engineer

Client

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Project Title

PEEL STREET STUDIOS
6-10 PEEL STREET
COLLINGWOOD
VIC 3006

Drawing Title

PROPOSED PLAN 03

Drawing Status

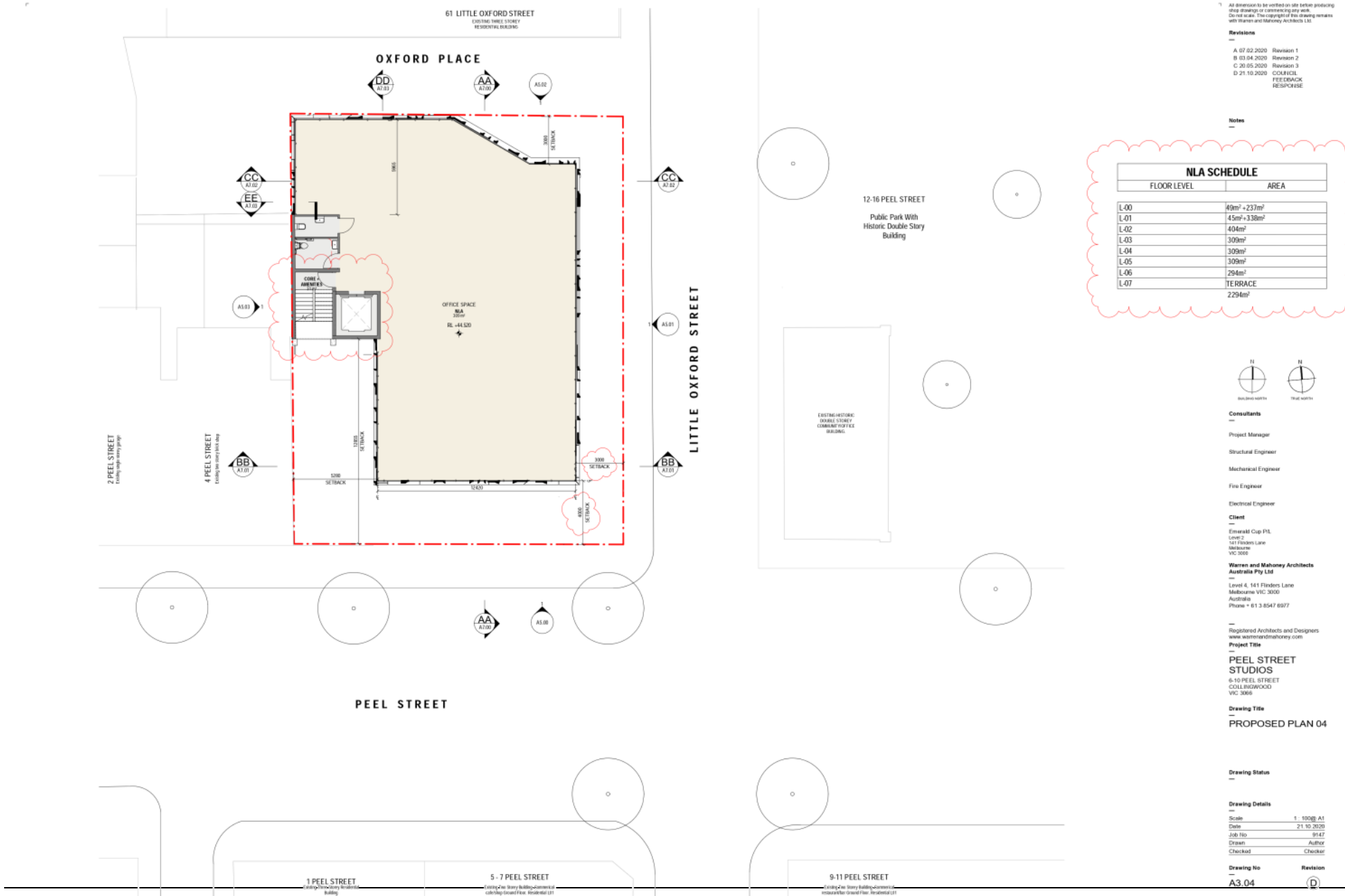
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Date 21.10.2020
Job No. 9147
Drawn Author
Checked Checker

Drawing No
A3_03

Revision
D

Attachment 2 - PLN20/0214 - 6 - 10 Peel Street Collingwood - Plans Part 1



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Revisions

A 07.02.2020	Revision 1
B 03.04.2020	Revision 2
C 20.05.2020	Revision 3
D 21.10.2020	CORRECTED FEEDBACK RESPONSE

Notes

NLA SCHEDULE	
FLOOR LEVEL	AREA
L-00	49m ² = 237m ²
L-01	45m ² = 338m ²
L-02	404m ²
L-03	300m ²
L-04	300m ²
L-05	300m ²
L-06	294m ²
L-07	TERRACE 2294m ²



Consultants

Project Manager
Structural Engineer
Mechanical Engineer
Fire Engineer
Electrical Engineer

Client

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Project Title

PEEL STREET STUDIOS
6-10 PEEL STREET
COLLINGWOOD
VIC 3066

Drawing Title

PROPOSED PLAN 04

Drawing Status

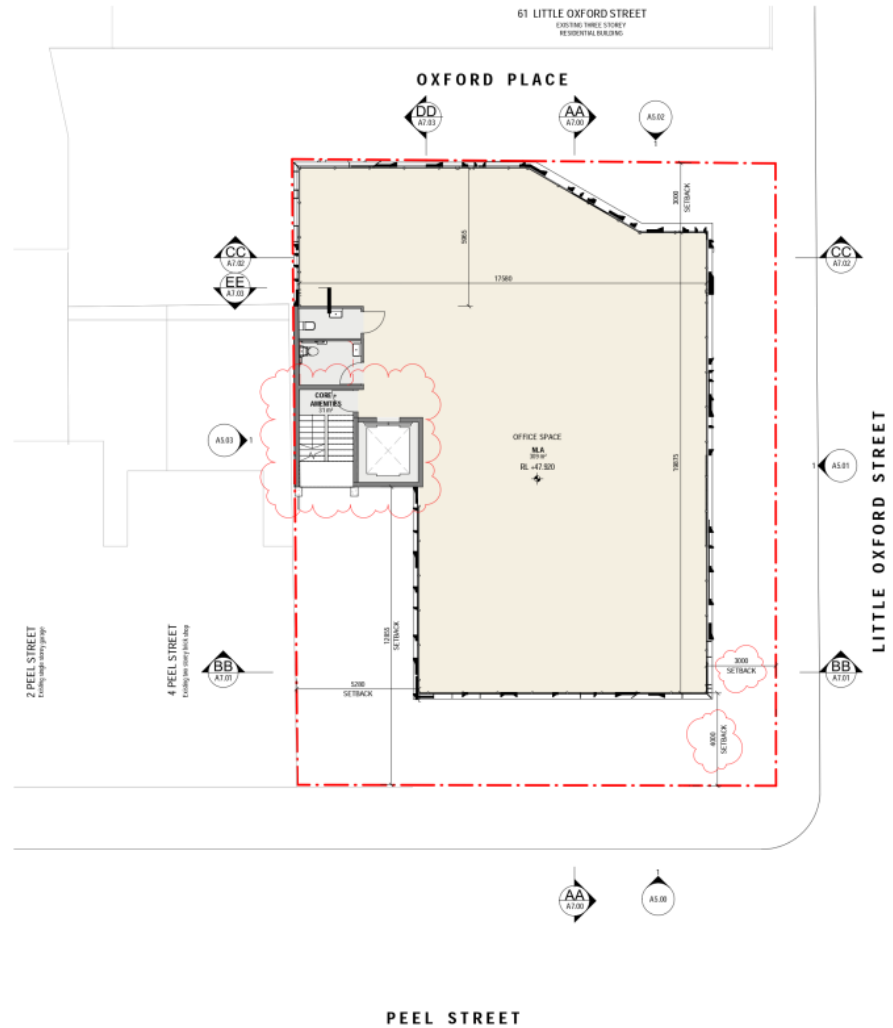
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Date 21.10.2020
Job No. 9147
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Checked Checker

Drawing No
A3_04

Revision
D

Attachment 2 - PLN20/0214 - 6 - 10 Peel Street Collingwood - Plans Part 1



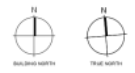
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Revisions

A	07.02.2020	Revision 1
B	03.04.2020	Revision 2
C	20.05.2020	Revision 3
D	21.10.2020	CORRECTED FEEDBACK RESPONSE

Notes

NLA SCHEDULE	
FLOOR LEVEL	AREA
L-00	49m ² + 237m ²
L-01	45m ² + 338m ²
L-02	404m ²
L-03	300m ²
L-04	300m ²
L-05	300m ²
L-06	294m ²
L-07	TERRACE 2294m ²



Consultants

- Project Manager
- Structural Engineer
- Mechanical Engineer
- Fire Engineer
- Electrical Engineer

Client

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Project Title

PEEL STREET STUDIOS
6-10 PEEL STREET
COLLINGWOOD
VIC 3066

Drawing Title

PROPOSED PLAN 05

Drawing Status

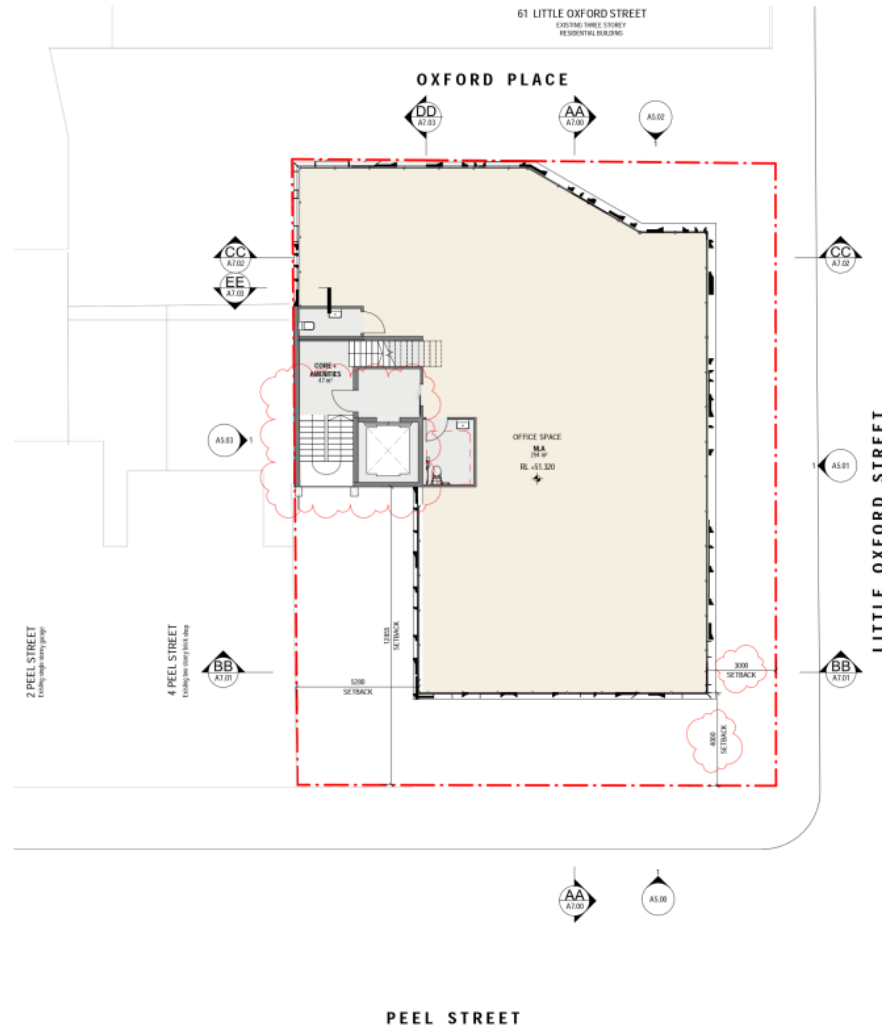
Drawing Details

Scale 1 : 100@ A1
Date 21.10.2020
Job No. 9147
Drawn Author
Checked Checker

Drawing No
A3.05

Revision
D

Attachment 2 - PLN20/0214 - 6 - 10 Peel Street Collingwood - Plans Part 1



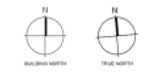
All dimensions to be verified on site before producing shop drawings or commencing any work. Do not scale. The copyright of this drawing remains with Warren and Mahoney Architects Ltd.

Revisions

A	07.02.2020	Revision 1
B	03.04.2020	Revision 2
C	20.05.2020	Revision 3
D	21.10.2020	CORRECTED FEEDBACK RESPONSE

Notes

NLA SCHEDULE	
FLOOR LEVEL	AREA
L-00	49m ² - 237m ²
L-01	45m ² - 338m ²
L-02	404m ²
L-03	300m ²
L-04	300m ²
L-05	300m ²
L-06	294m ²
L-07	TERRACE
	2294m ²



Consultants

- Project Manager
- Structural Engineer
- Mechanical Engineer
- Fire Engineer
- Electrical Engineer

Client

- Emerald Cup P/L
- Level 2, 141 Flinders Lane
- Melbourne VIC 3000
- Australia

Warren and Mahoney Architects

Australia Pty Ltd

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- Melbourne VIC 3000
- Australia
- Phone + 61 3 8547 8977

Registered Architects and Designers
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Project Title

PEEL STREET STUDIOS
6-10 PEEL STREET
COLLINGWOOD
VIC 3066

Drawing Title

PROPOSED PLAN 06

Drawing Status

Drawing Details

Scale	1 : 100@ A1
Date	21.10.2020
Job No.	9147
Drawn	Author
Checked	Checker

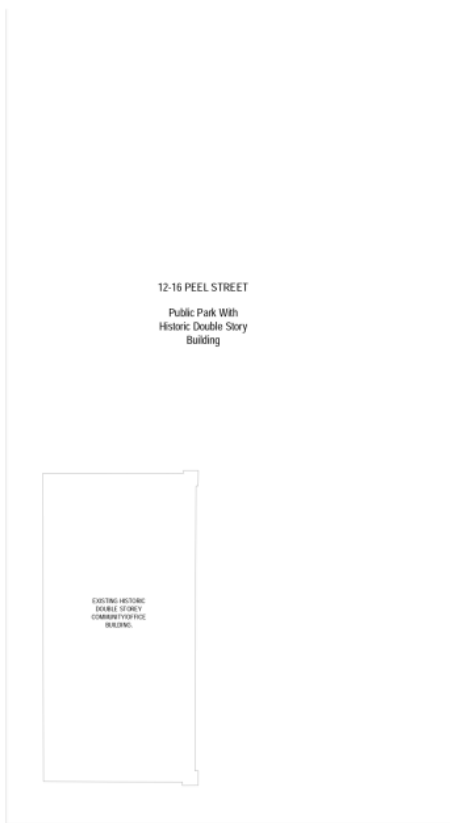
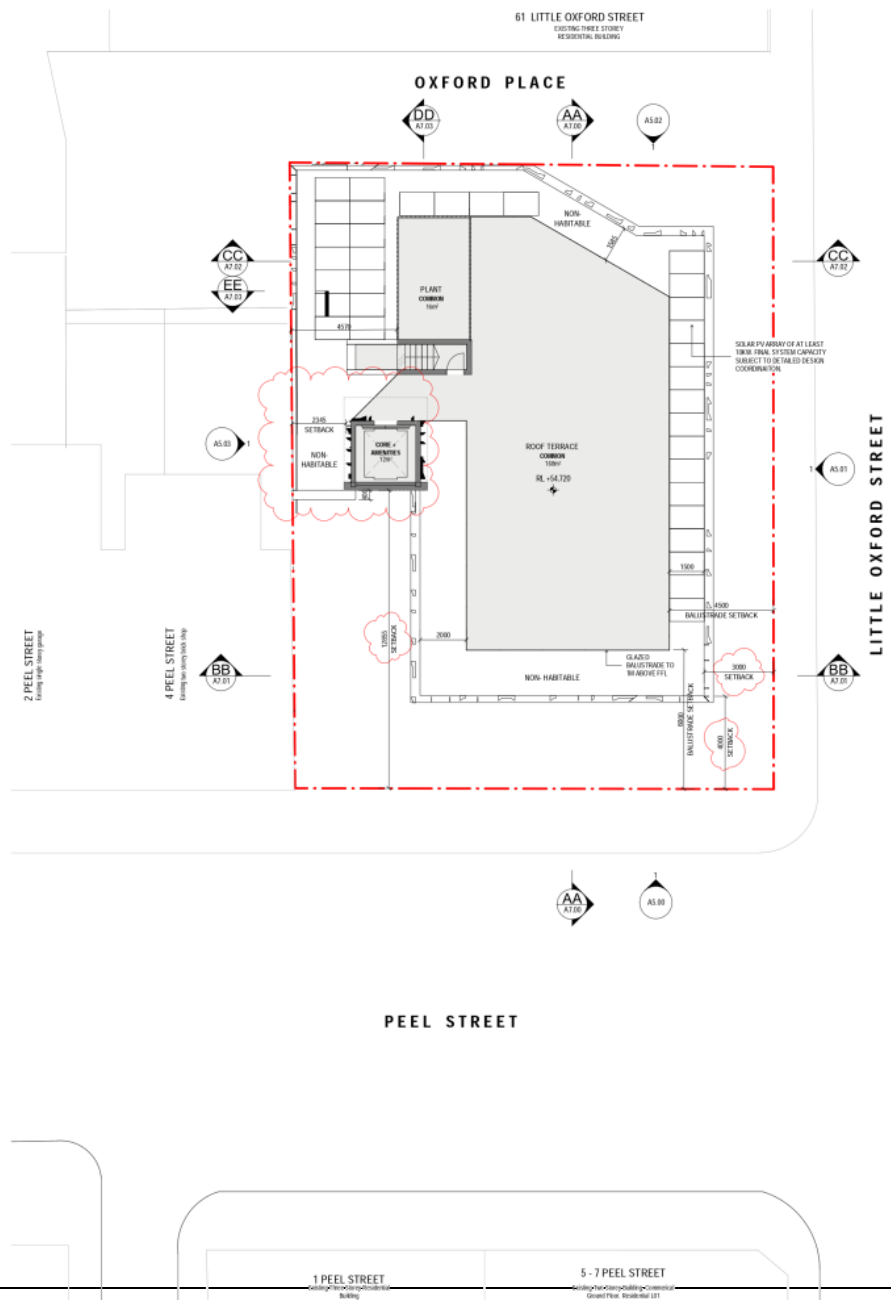
Drawing No

A3.06

Revision

D

Attachment 2 - PLN20/0214 - 6 - 10 Peel Street Collingwood - Plans Part 1



1. All dimensions to be verified on site before producing shop drawings or commencing any work. Do not scale. The copyright of this drawing remains with Warren and Mahoney Architects Ltd.

Revisions

A 03.04.2020	Revision 2
B 20.05.2020	Revision 3
C 21.10.2020	COUNCIL FEEDBACK RESPONSE
D 09.11.2020	RPI RESPONSE

Notes

NLA SCHEDULE	
FLOOR LEVEL	AREA
L-00	49m ² - 237m ²
L-01	45m ² - 338m ²
L-02	404m ²
L-03	309m ²
L-04	309m ²
L-05	309m ²
L-06	294m ²
L-07	TERRACE 2294m ²



Consultants

- Project Manager
- Structural Engineer
- Mechanical Engineer
- Fire Engineer
- Electrical Engineer

Client

- Emerald Cup P/L
- Level 2, 141 Flinders Lane
- Melbourne VIC 3000
- Australia

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Project Title

PEEL STREET STUDIOS
6-10 PEEL STREET
COLLINGWOOD
VIC 3066

Drawing Title

PROPOSED PLAN 07

Drawing Status

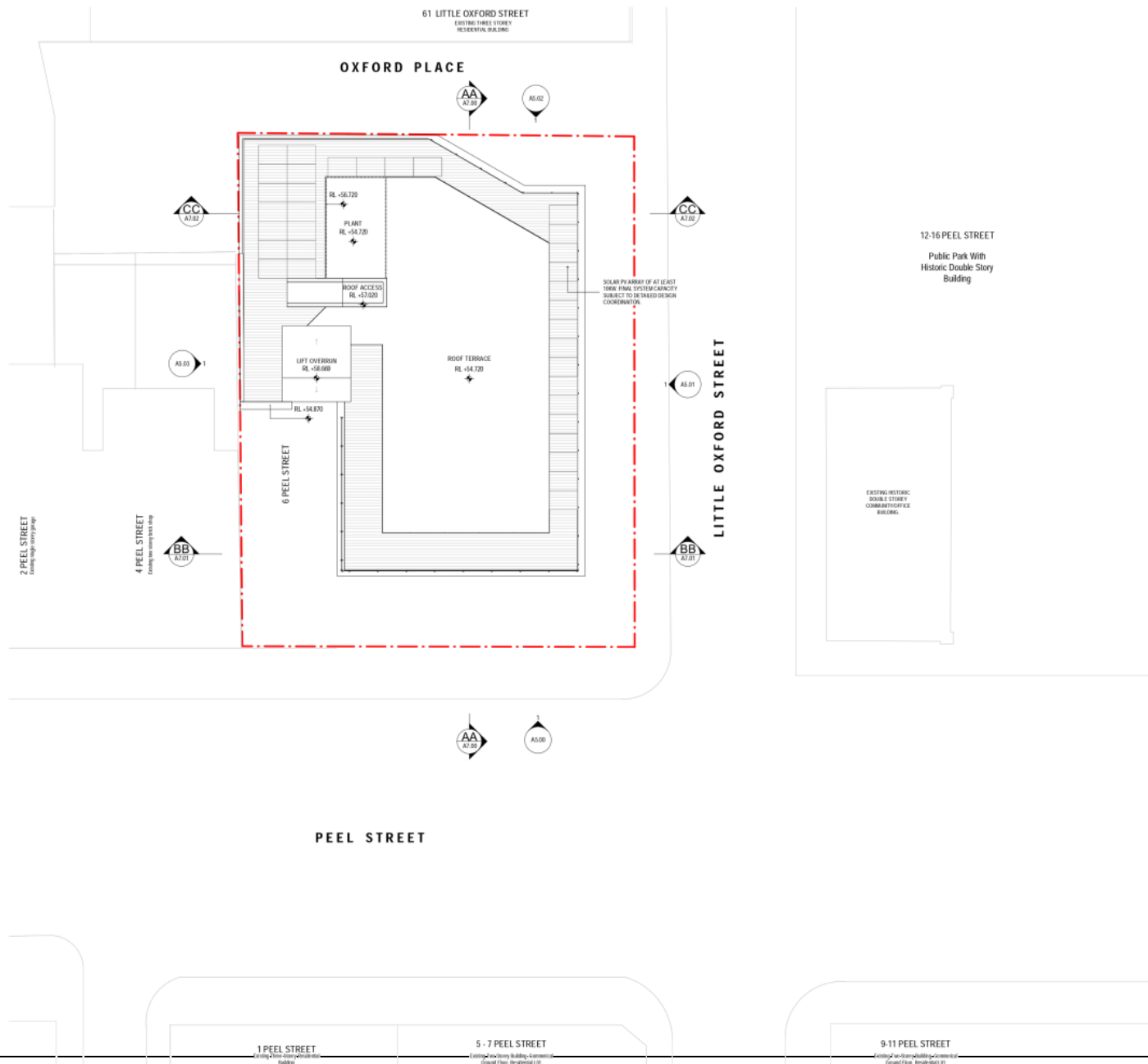
Drawing Details

Scale	1 : 100@ A1
Date	09.11.2020
Job No.	9147
Drawn	Author
Checked	Checker

Drawing No

A3.07	Revision
	D

Attachment 2 - PLN20/0214 - 6 - 10 Peel Street Collingwood - Plans Part 1



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Revisions

A	07.02.2020	Revision 1
B	03.04.2020	Revision 2
C	20.05.2020	Revision 3
D	21.10.2020	COUNCIL FEEDBACK RESPONSE
E	09.11.2020	RFI RESPONSE

Notes



Consultants

- Project Manager
 - Structural Engineer
 - Mechanical Engineer
 - Fire Engineer
 - Electrical Engineer
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Project Title

PEEL STREET STUDIOS
6-10 PEEL STREET
COLLINGWOOD
VIC 3066

Drawing Title

PROPOSED PLAN ROOF

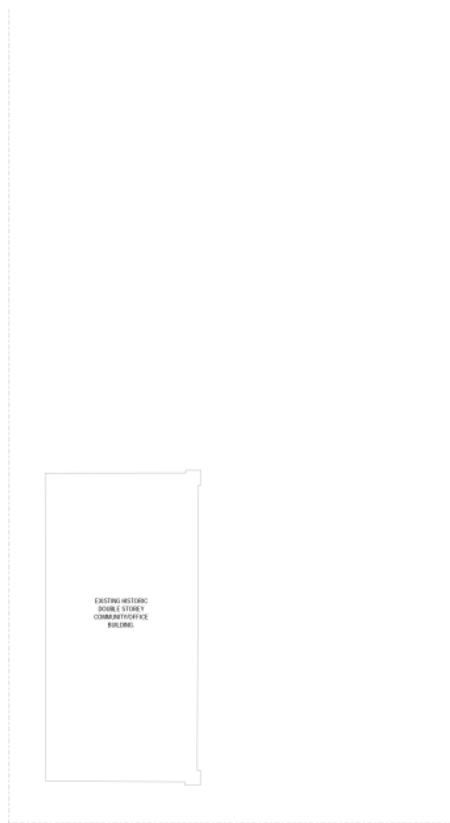
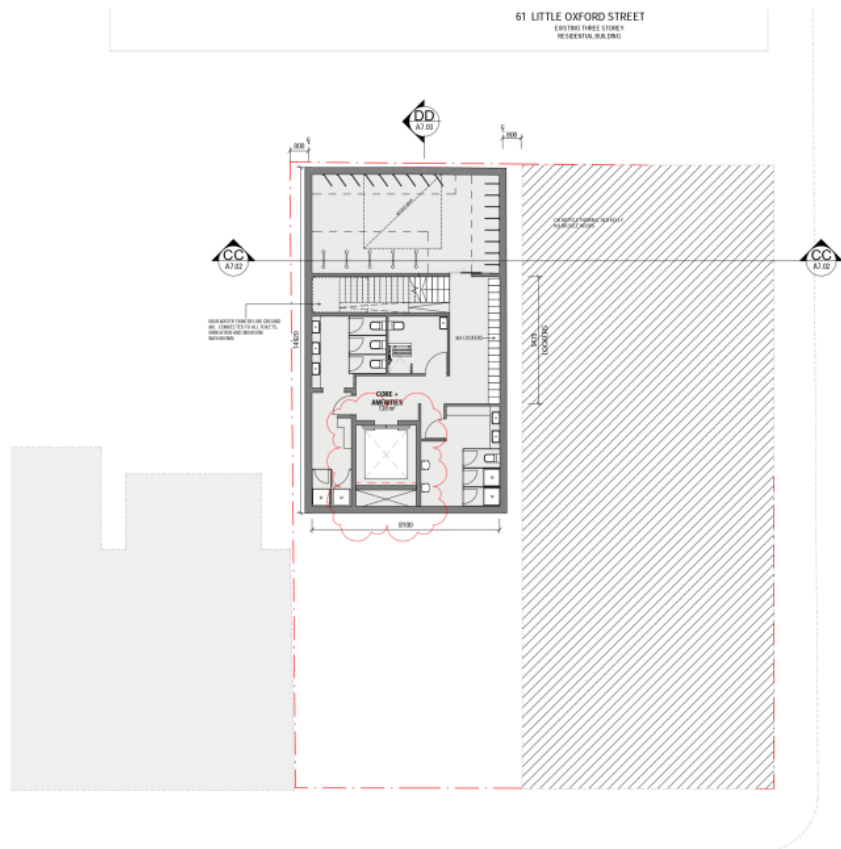
Drawing Status

Drawing Details

Scale	1 : 100@A1
Date	09.11.2020
Job No	9147
Drawn	Author
Checked	Checker

Drawing No	Revision
A3.08	E

Attachment 2 - PLN20/0214 - 6 - 10 Peel Street Collingwood - Plans Part 1



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Revisions

-
- A 03.04.2020 Revision 2
- B 20.05.2020 Revision 3
- C 21.10.2020 COORDINATE FEEDBACK RESPONSE

Notes

-

NLA SCHEDULE	
FLOOR LEVEL	AREA
L-00	49m ² + 237m ²
L-01	45m ² + 338m ²
L-02	404m ²
L-03	309m ²
L-04	309m ²
L-05	309m ²
L-06	294m ²
L-07	TERRACE 2294m ²



Consultants

-
- Project Manager
- Structural Engineer
- Mechanical Engineer
- Fire Engineer
- Electrical Engineer

Client

—
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Melbourne
VIC 3000

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Phone + 61 3 8547 6977

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Registered Architects and Designers
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Project Title

—
PEEL STREET STUDIOS
6-10 PEEL STREET
COLLINGWOOD
VIC 3066

Drawing Title

—
PROPOSED PLAN BASEMENT 01

Drawing Status

—

Drawing Details

—
Scale 1:100 @ A1
Date 21.10.2020
Job No 9147
Drawn Author
Checked Checker

Drawing No

—
A3.09

Revision

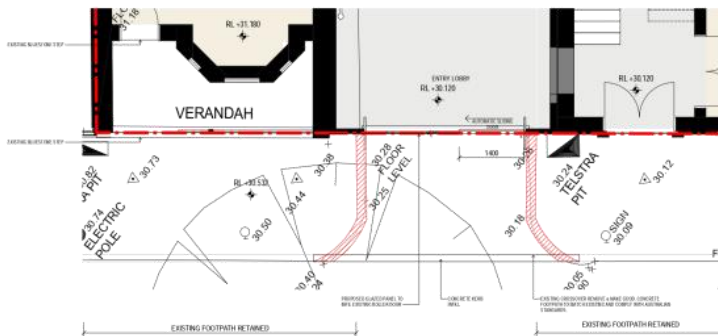
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C

Attachment 2 - PLN20/0214 - 6 - 10 Peel Street Collingwood - Plans Part 1

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Revisions

A 20.05.2020 Revision 3



FOOTPATH ENTRY DETAIL

1:50

Notes

—



Consultants

—

Project Manager

—

Structural Engineer

—

Mechanical Engineer

—

Fire Engineer

—

Electrical Engineer

—

Client

—

Emerald Cup P/L

Level 2

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Project Title

—

PEEL STREET STUDIOS

6-10 PEEL STREET

COLLINGWOOD

VIC 3066

Drawing Title

—

PROPOSED PEEL STREET FOOTPATH ACCESS

—

Drawing Status

—

Drawing Details

—

Scale 1:50@A1

Date 20.05.2020

Job No 9147

Drawn Author

Checked Checker

—

Drawing No

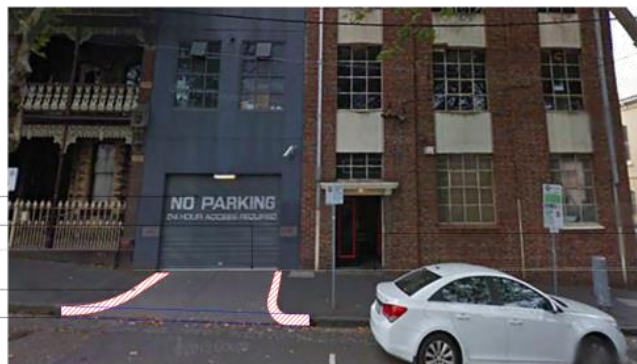
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Revision

—

A3.10

—



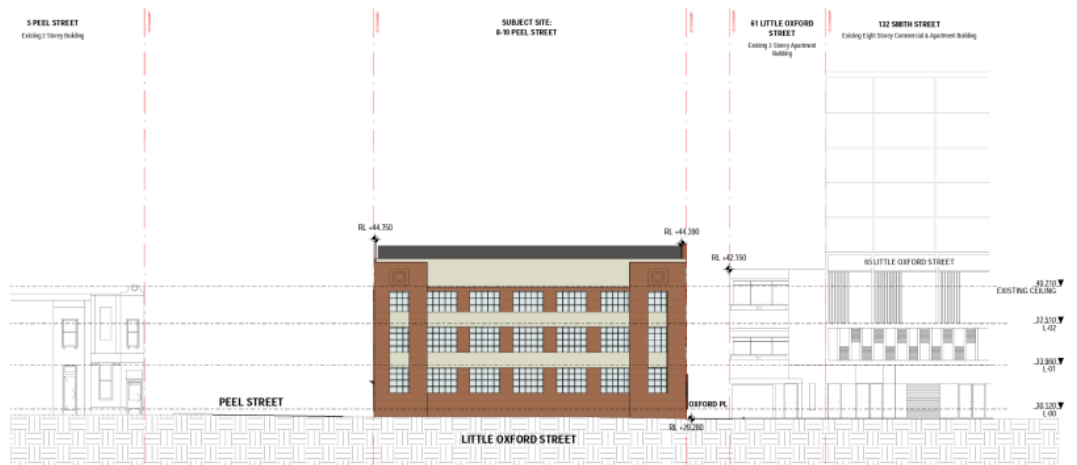
PEEL STREET ACCESS DIAGRAM

N/S

Attachment 2 - PLN20/0214 - 6 - 10 Peel Street Collingwood - Plans Part 1



EXISTING ELEVATION - SOUTH
1:200



EXISTING ELEVATION - EAST
1:200

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Revisions

A	07.02.2020	Revision 1
B	03.04.2020	Revision 2
C	20.05.2020	Revision 3

Notes

EXISTING MATERIALS



HERITAGE CONSERVATION LEGEND

- Existing proposed brick facade to be made good.
- Existing brick facade to be made good.
- Missing bricks to be replaced to match existing.
- Cracks in Concrete Render to be patched and made good.
- Concrete Carver to be removed and patches to be made good. Repairs to be painted to match existing.
- To be demolished.

Consultants

- Project Manager
- Structural Engineer
- Mechanical Engineer
- Fire Engineer
- Electrical Engineer

Client

Emerald Clap P/L
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Project Title

PEEL STREET STUDIOS
6-10 PEEL STREET
COLLINGWOOD
VIC 3068

Drawing Title

EXISTING ELEVATIONS

Drawing Status

Drawing Details

Scale As indicated @ A1
Date 20.05.2020
Job No 9147
Drawn Author
Checked Checker

Drawing No

A4.00

Revision

C

Attachment 2 - PLN20/0214 - 6 - 10 Peel Street Collingwood - Plans Part 1

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Revisions

A	07.02.2020	Revision 1
B	03.04.2020	Revision 2
C	20.05.2020	Revision 3
D	09.11.2020	RFI RESPONSE

Notes

EXISTING MATERIALS



HERITAGE CONSERVATION LEGEND

- Existing exposed brick facade to be made good
- Clacks in existing brick facade to be made good
- Missing bricks to be replaced to match existing
- Clacks in Concrete Render to be patched and made good
- Concrete Carner to be removed and patches to made good. Render to be patched to match existing
- To be determined

Consultants

- Project Manager
- Structural Engineer
- Mechanical Engineer
- Fire Engineer
- Electrical Engineer

Client

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Project Title

PEEL STREET STUDIOS
6-10 PEEL STREET
COLLINGWOOD
VIC 3086

Drawing Title

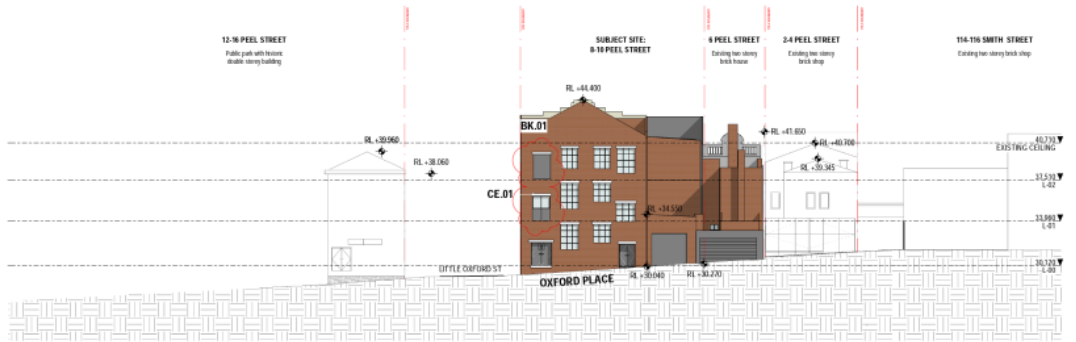
EXISTING ELEVATIONS

Drawing Status

Drawing Details

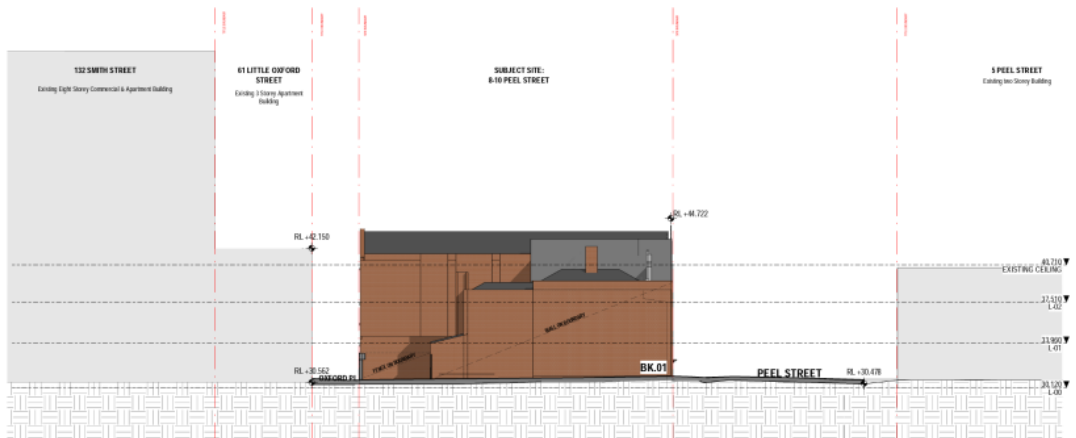
Scale	As indicated @ A1
Date	09.11.2020
Job No	9147
Drawn	Author
Checked	Checker

Drawing No	Revision
A4.01	D



EXISTING ELEVATION - NORTH

1:200



EXISTING ELEVATION - WEST

1:200

Attachment 2 - PLN20/0214 - 6 - 10 Peel Street Collingwood - Plans Part 1

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Revisions

A 20.05.2020	Revision 3
B 15.06.2020	COLLINGWOOD RESPONSE

Notes

EXISTING MATERIALS



HERITAGE CONSERVATION LEGEND

- Existing masonry brick facade to be made good
- Existing masonry brick facade to be made good
- Missing bricks to be replaced to match existing
- Cracks in Concrete Render to be patched and made good
- Concrete Cantor to be removed and replaced to match good. Render to be patched to match existing
- To be demolished

Consultants

- Project Manager**
- Structural Engineer**
- Mechanical Engineer**
- Fire Engineer**
- Electrical Engineer**
- Client**
Emerald Clap P/L
241 Flinders Lane
Melbourne VIC 3000
Australia
- Warren and Mahoney Architects Australia Pty Ltd**
Level 4, 141 Flinders Lane
Melbourne VIC 3000
Australia
Phone + 61 3 8547 8977

Registered Architects and Designers
www.warrenandmahoney.com

Project Title
PEEL STREET STUDIOS
6-10 PEEL STREET
COLLINGWOOD
VIC 3086

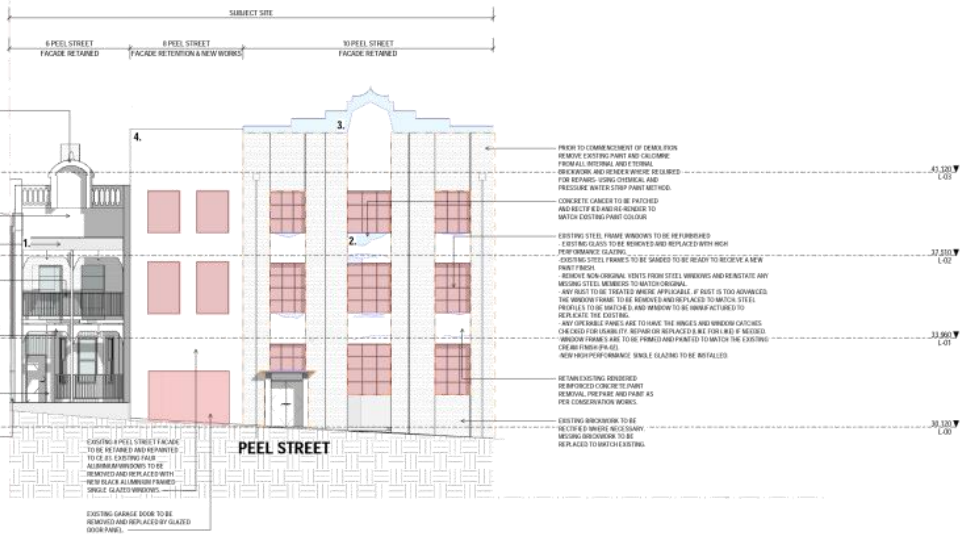
Drawing Title
HERITAGE CONSERVATION ELEVATIONS

Drawing Status

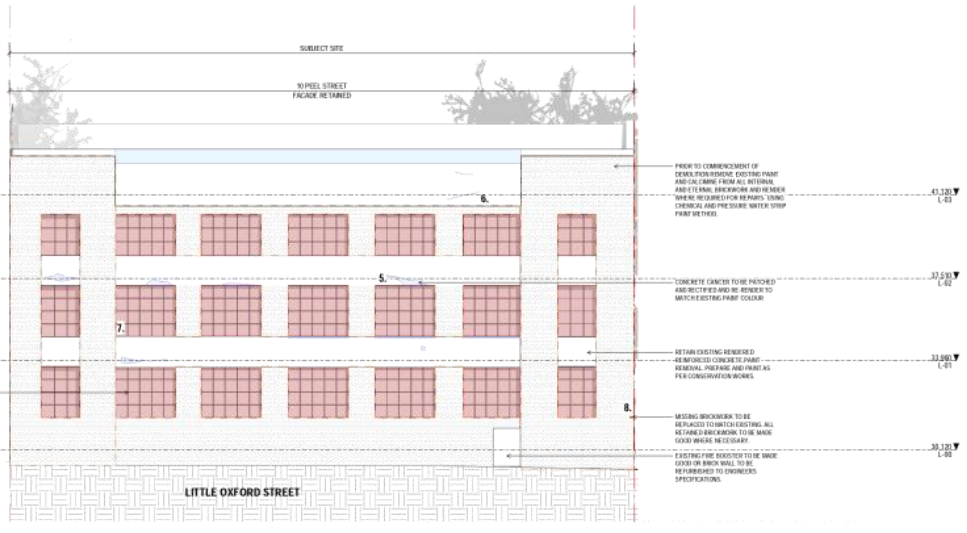
Drawing Details

Scale	As indicated @ A1
Date	15.06.2020
Job No	9147
Drawn	Author
Checked	Checker
Drawing No	Revision
A4.03	B

WARREN AND MAHONEY



EXISTING IMAGES



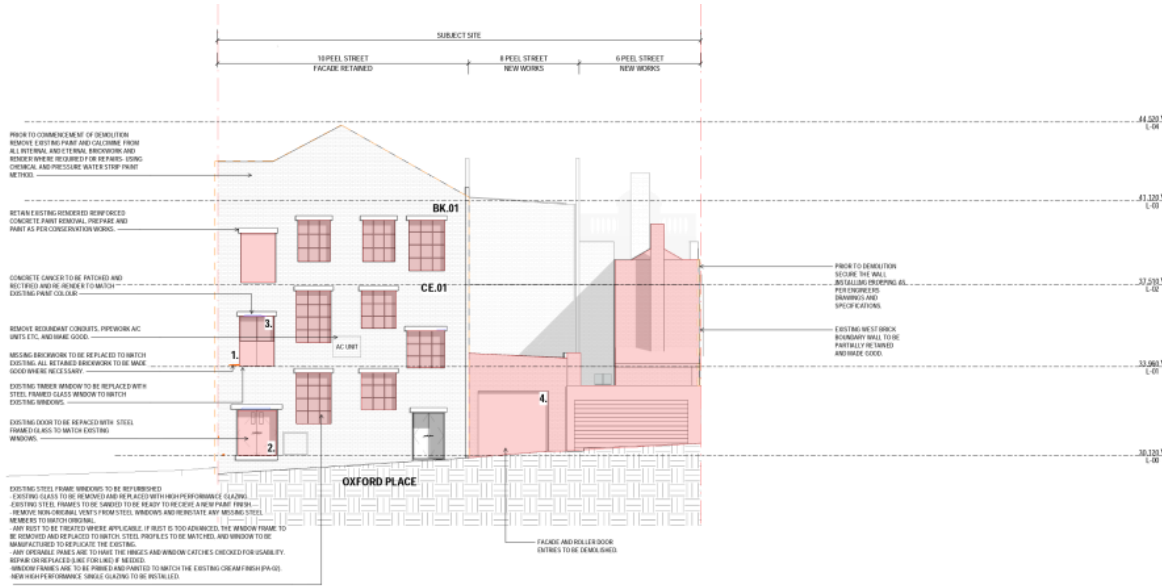
EXISTING IMAGES



NOTES

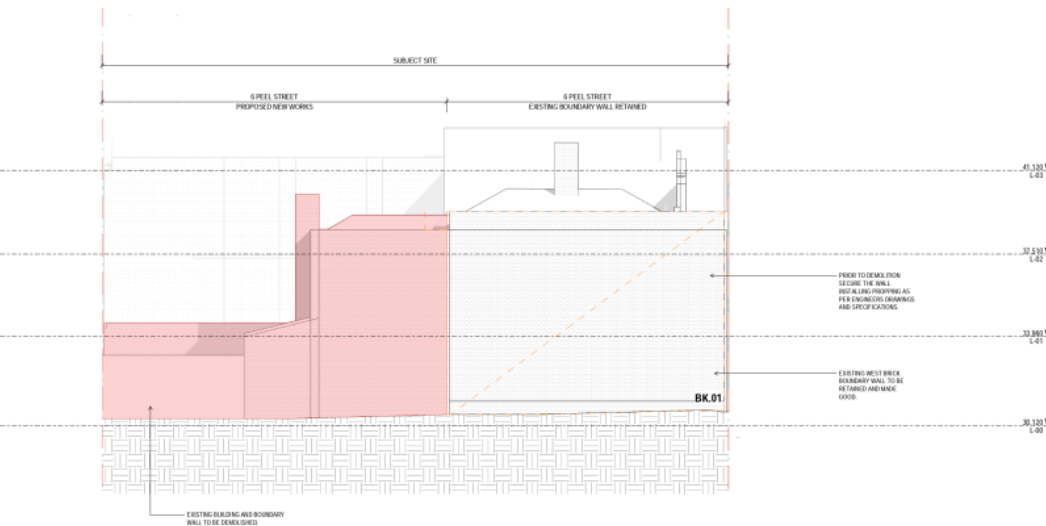
- ALL CONSERVATION NOTES TO BE READ IN CONJUNCTION WITH HERITAGE CONSULTANT ADVICE OBTAINED IN THE HERITAGE IMPACT STATEMENT
- DETAILED ENGINEERING ADVICE IS TO BE SOUGHT AND ACTED UPON TO ENSURE THAT THE FACADE IS OF HIGH QUALITY SUPPORTED AND RESTORED THROUGHOUT THE CONSTRUCTION PROCESS
- FRAMING OF OTHER TEMPORARY SUPPORT STRUCTURES SHALL HAVE REGARD FOR THE LOCATION OF DECORATIVE ELEMENTS AND SHALL SEEK TO MINIMIZE DAMAGE TO THE ORIGINAL FACADE
- ANY CHANGE TO THE HERITAGE FRAME RESULT FROM THE CONSTRUCTION WORKS (INCLUDING WHERE TEMPORARY FRAMES HAVE BEEN INTRODUCED) IS TO BE MADE GOOD

Attachment 2 - PLN20/0214 - 6 - 10 Peel Street Collingwood - Plans Part 1



NORTH ELEVATION - PROPOSED CONSERVATION

1:100



WEST ELEVATION - PROPOSED CONSERVATION

1:100

EXISTING IMAGES



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Revisions
 A 20.05.2020 Revision 3
 B 15.06.2020 COLLINGWOOD RFI RESPONSE

Notes



- HERITAGE CONSERVATION LEGEND**
- Existing exposed brick facade to be made good.
 - Checks in existing brick facade to be made good.
 - Missing bricks to be replaced to match existing.
 - Checks in Concrete Render to be patched and made good.
 - Concrete Cladding to be removed and patched to make good. Cladding to be re-painted to match existing.
 - To be demolished.

Consultants
 Project Manager
 Structural Engineer
 Mechanical Engineer
 Fire Engineer
 Electrical Engineer
Client
 Emerald Cup P/L
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 141 Flinders Lane
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 VIC 3000
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 Australia
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Registered Architects and Designers
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Project Title
PEEL STREET STUDIOS
 6-10 PEEL STREET
 COLLINGWOOD
 VIC 3066
Drawing Title
HERITAGE CONSERVATION ELEVATIONS

Drawing Status
Drawing Details
 Scale As indicated @ A1
 Date 15.06.2020
 Job No 9147
 Drawn Au/Phr
 Checked Au/Phr
Drawing No
A4.04
Revision
B

NOTES:
 ALL CONSERVATION NOTES TO BE READ IN CONJUNCTION WITH HERITAGE CONSULTANT ADVICE OUTLINED IN THE HERITAGE IMPACT STATEMENT.
 DETAILED ENGINEERING ADVICE IS TO BE SOUNDED AND ACTED UPON FOR WORKS THAT THE ARCHITECT IS NOT QUALIFIED TO SUPPORT AND RECOMMENDED THROUGHOUT THE ABOVE CONSTRUCTION PROCESS.
 FINISHING CONTRACTORS OR TEMPORARY SUPPORT STRUCTURES SHALL HAVE REGARD FOR THE PROTECTION OF EXISTING STRUCTURES AND WALLS TO REMAIN THROUGHOUT THE CONSTRUCTION PROCESS.
 ANY DAMAGE TO THE HERITAGE FABRIC RESULTING FROM THE CONSTRUCTION WORKS INCLUDING WHERE TEMPORARY FINISHES HAVE BEEN APPLIED IS TO BE MAKE GOOD.

Attachment 2 - PLN20/0214 - 6 - 10 Peel Street Collingwood - Plans Part 1



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Revisions

- A 07.02.2020 Revision 1
- B 03.04.2020 Revision 2
- C 20.05.2020 Revision 3
- D 15.08.2020 COUNCIL RFI RESPONSE
- E 21.10.2020 COUNCIL FEEDBACK RESPONSE

Notes

Consultants

- Project Manager: Structural Engineer, Mechanical Engineer, Fire Engineer, Electrical Engineer
- Client: Emerald Cup P/L, Level 2, 141 Flinders Lane, Melbourne VIC 3000
- Warren and Mahoney Architects Australia Pty Ltd, Level 4, 141 Flinders Lane, Melbourne VIC 3000, Australia, Phone + 61 3 8547 6977

Registered Architects and Designers
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Project Title
PEEL STREET STUDIOS
6-10 PEEL STREET
COLLINGWOOD
VIC 3066

Drawing Title
EXTERNAL
ELEVATION SOUTH

Drawing Status

Drawing Details

Scale: 1:100 @ A1
Date: 21.10.2020
Job No: 9147
Drawn: Author
Checked: Checker

Drawing No: A5.00
Revision: 1

NOTES:

ALL CONSERVATION NOTES TO BE READ IN CONJUNCTION WITH HERITAGE CONSULTANT ADVISE OUTLINED IN THE HERITAGE IMPACT STATEMENT.

- EXISTING PEEL STREET FACADE TO BE RETAINED. CONSERVATION WORKS TO BE UNDERTAKEN AS PER THE HERITAGE IMPACT STATEMENT AND/OR HERITAGE CONSERVATION PLANS. CONSERVATION WORKS INCLUDE: WINDOW FRAMES TO BE REPAIRS AND/OR REPLACED WITH HIGH PERFORMANCE GLAZING. REPAIR AND/OR REPLACE EXISTING ROOF. BRICKWORK TO BE REPLACED TO MATCH EXISTING BRICK. REPAIR OR REPLACE ROOF AND GUTTERING FROM ALL INTERNAL AND EXTERNAL BRICKWORK AND RENDER WHERE NECESSARY FOR REPAIRS.

Attachment 2 - PLN20/0214 - 6 - 10 Peel Street Collingwood - Plans Part 1

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Revisions

A	07.02.2020	Revision 1
B	03.04.2020	Revision 2
C	20.05.2020	Revision 3
D	15.06.2020	COUNCIL RFI RESPONSE
E	21.10.2020	COUNCIL FEEDBACK RESPONSE

Notes

Consultants

- Project Manager
- Structural Engineer
- Mechanical Engineer
- Fire Engineer
- Electrical Engineer

Client

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Project Title

PEEL STREET STUDIOS
6-10 PEEL STREET
COLLINGWOOD
VIC 3066

Drawing Title
EXTERNAL ELEVATIONS - EAST

Drawing Status

Drawing Details

Scale	1:100 @ A1
Date	21.10.2020
Job No	9147
Drawn	Author
Checked	Checker

Drawing No	Revision
A5.01	1

WARREN AND MAHONEY



NOTES:

ALL CONSERVATION NOTES TO BE READ IN CONJUNCTION WITH HERITAGE CONSULTANT ADVICE OUTLINED IN THE HERITAGE IMPACT STATEMENT.

- DETAILS ENGINEERING ADVISE AS TO BE SIGNED AND ACTED UPON TO VERIFY THAT THE PACKAGE IS AS QUALITY SUPPORTED AND RESTORED THROUGHOUT THE ABOVE CONSTRUCTION PROCESS.
- FINISHING ON OTHER TEMPORARY SUPPORT STRUCTURES SHALL HAVE REGARD FOR THE POLYMER OR CONCRETE SURFACES TO BE MAINTAINED TO THE FINISH FACED.
- ANY DAMAGE TO THE HERITAGE FABRIC RESULT FROM THE CONSTRUCTION WORKS INCLUDING WHERE TEMPORARY FINISHES HAVE BEEN APPLIED IS TO BE MADE GOOD.

Attachment 2 - PLN20/0214 - 6 - 10 Peel Street Collingwood - Plans Part 1

All dimensions to be verified on site before producing shop drawings or commencing any work. Do not scale. The copyright of this drawing remains with Warren and Mahoney Architects Ltd.

Revisions

A	07.02.2020	Revision 1
B	03.04.2020	Revision 2
C	20.05.2020	Revision 3
D	15.06.2020	COUNCIL RFI RESPONSE
E	09.11.2020	RFI RESPONSE

Notes

Consultants

- Project Manager
- Structural Engineer
- Mechanical Engineer
- Fire Engineer
- Electrical Engineer
- Client

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Registered Architects and Designers
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Project Title

PEEL STREET STUDIOS
 6-10 PEEL STREET
 COLLINGWOOD
 VIC 3066

Drawing Title
EXTERNAL ELEVATIONS - NORTH

Drawing Status

Drawing Details

Scale	1 : 100 @ B1
Date	09.11.2020
Job No	9147
Drawn	Autfurr
Checked	Charlier

Drawing No	Revision
A5.02	

WARREN AND MAHONEY



EXISTING TO PEEL STREET FACADE TO BE REFINISHED. CONSTRUCTION WORK TO BE UNDERTAKEN AS SET OUT IN HERITAGE IMPACT STATEMENT AND ON REFINISH. CONSERVATION WORKS TO BE UNDERTAKEN THROUGHOUT THE ABOVE CONSTRUCTION PERIODS. FINISHING OF OTHER EXISTING WALLS SHALL BE UNDERTAKEN THROUGHOUT THE CONSTRUCTION PERIOD. FINISHING OF OTHER EXISTING WALLS SHALL BE UNDERTAKEN THROUGHOUT THE CONSTRUCTION PERIOD. FINISHING OF OTHER EXISTING WALLS SHALL BE UNDERTAKEN THROUGHOUT THE CONSTRUCTION PERIOD. FINISHING OF OTHER EXISTING WALLS SHALL BE UNDERTAKEN THROUGHOUT THE CONSTRUCTION PERIOD.

- NOTES:**
- ALL CONSERVATION NOTES TO BE READ IN CONJUNCTION WITH HERITAGE CONSULTANT ADVICE OUTLINED IN THE HERITAGE IMPACT STATEMENT.
 - DETAILS FOR EXISTING FACADE TO BE REFINISHED AND ACTED UPON TO BE SUBMITTED TO THE LOCAL AUTHORITY FOR APPROVAL AND REVIEWED THROUGHOUT THE ABOVE CONSTRUCTION PERIODS.
 - FINISHING OF OTHER EXISTING WALLS SHALL BE UNDERTAKEN THROUGHOUT THE CONSTRUCTION PERIOD.
 - FINISHING OF OTHER EXISTING WALLS SHALL BE UNDERTAKEN THROUGHOUT THE CONSTRUCTION PERIOD.
 - FINISHING OF OTHER EXISTING WALLS SHALL BE UNDERTAKEN THROUGHOUT THE CONSTRUCTION PERIOD.
 - FINISHING OF OTHER EXISTING WALLS SHALL BE UNDERTAKEN THROUGHOUT THE CONSTRUCTION PERIOD.

Attachment 2 - PLN20/0214 - 6 - 10 Peel Street Collingwood - Plans Part 1

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Revisions	
A	07.02.2020 Revision 1
B	03.04.2020 Revision 2
C	20.05.2020 Revision 3
D	21.10.2020 COUNCIL FEEDBACK RESPONSE
E	09.11.2020 RFI RESPONSE

Notes



Consultants
—
Project Manager
Structural Engineer
Mechanical Engineer
Fire Engineer
Electrical Engineer
Client
—
Emerald Cup P/L
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Project Title
PEEL STREET STUDIOS
6-10 PEEL STREET
COLLINGWOOD
VIC 3066

Drawing Title
EXTERNAL ELEVATION WEST

Drawing Status
—

Drawing Details	
Scale	1:100 @ A1
Date	09.11.2020
Job No	9147
Drawn	Author
Checked	Checker

Drawing No	Revision
A5.03	E

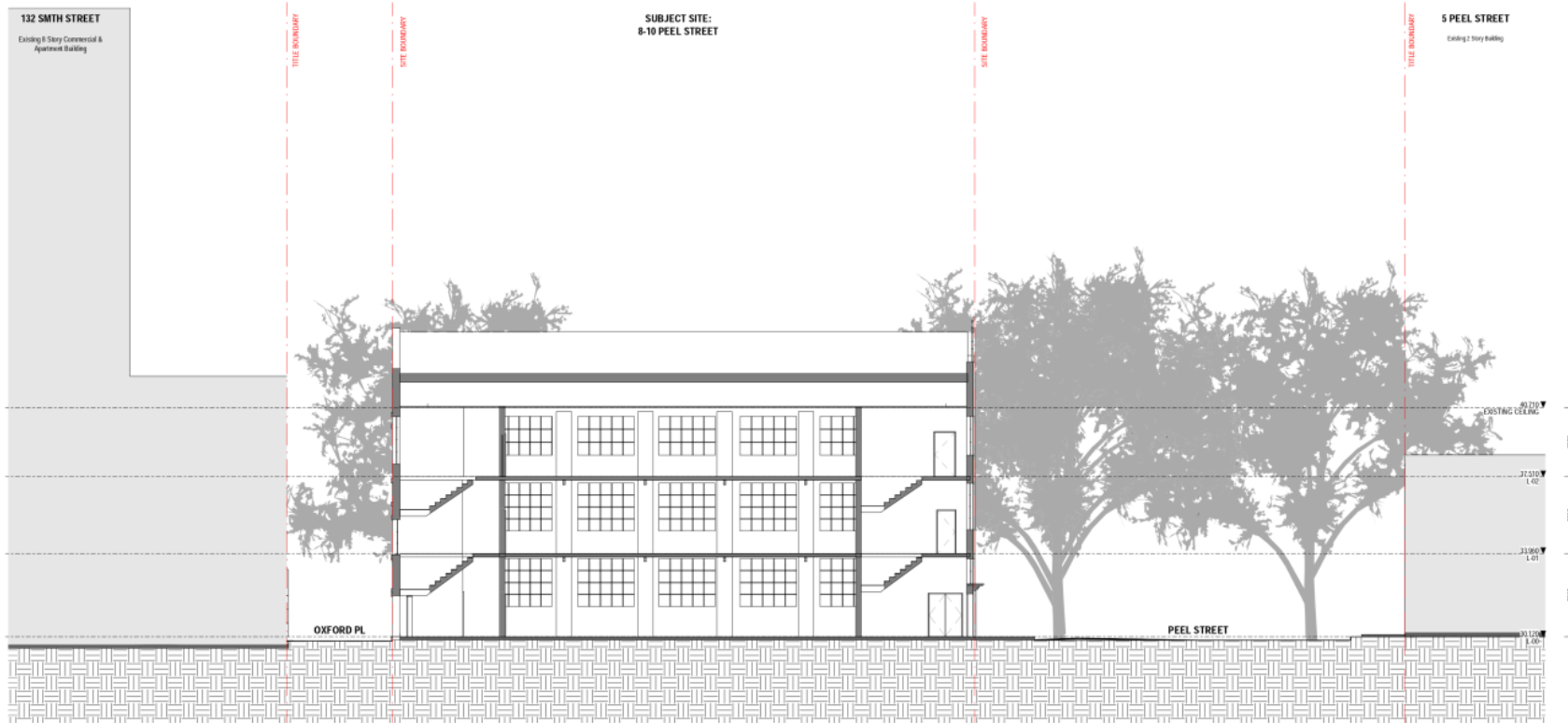
Attachment 3 - PLN20/0214 - 6 - 10 Peel Street Collingwood - Plans Part 2

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Revisions

A	07.02.2020	Revision 1
B	03.04.2020	Revision 2

Notes



Consultants

- Project Manager
- Structural Engineer
- Mechanical Engineer
- Fire Engineer
- Electrical Engineer

Client

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Project Title

PEEL STREET STUDIOS
6-10 PEEL STREET
COLLINGWOOD
VIC 3066

Drawing Title

EXISTING SECTION AA

Drawing Status

Drawing Details

Scale	1:100@A1
Date	03.04.2020
Job No	9147
Drawn	Author
Checked	Checker

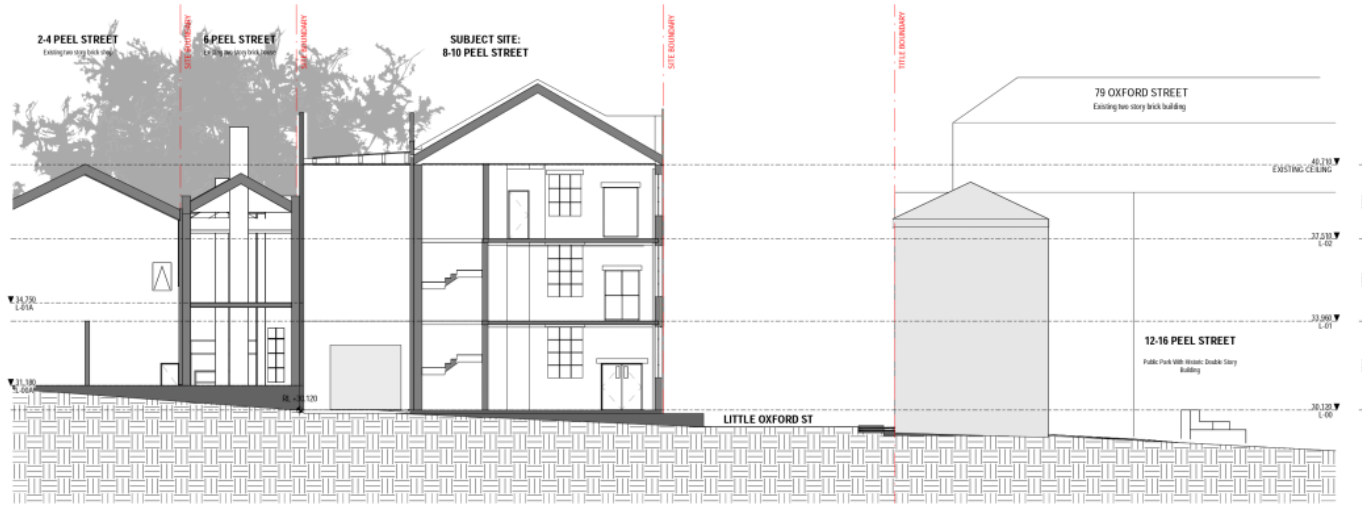
Drawing No

A6.00

Revision

B

Attachment 3 - PLN20/0214 - 6 - 10 Peel Street Collingwood - Plans Part 2



BB EXISTING
1:100



CC EXISTING
1:100

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Revisions

A	07.02.2020	Revision 1
B	03.04.2020	Revision 2

Notes

Consultants

Project Manager

Structural Engineer

Mechanical Engineer

Fire Engineer

Electrical Engineer

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Project Title

PEEL STREET
STUDIOS

6-10 PEEL STREET
COLLINGWOOD
VIC 3066

Drawing Title

EXISTING SECTION
BB-CC

Drawing Status

Drawing Details

Scale 1:100 (B1 A1)

Date 03.04.2020

Job No 9147

Drawn Author

Checked Checker

Drawing No Revision

A6.01 B

Attachment 3 - PLN20/0214 - 6 - 10 Peel Street Collingwood - Plans Part 2

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Revisions

A	07.02.2020	Revision 1
B	03.04.2020	Revision 2
C	21.10.2020	COOKBOOK FEEDBACK RESPONSE

Notes

Consultants

- Project Manager
- Structural Engineer
- Mechanical Engineer
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Project Title

PEEL STREET STUDIOS
6-10 PEEL STREET
COLLINGWOOD
VIC 3066

Drawing Title

PROPOSED SECTION AA

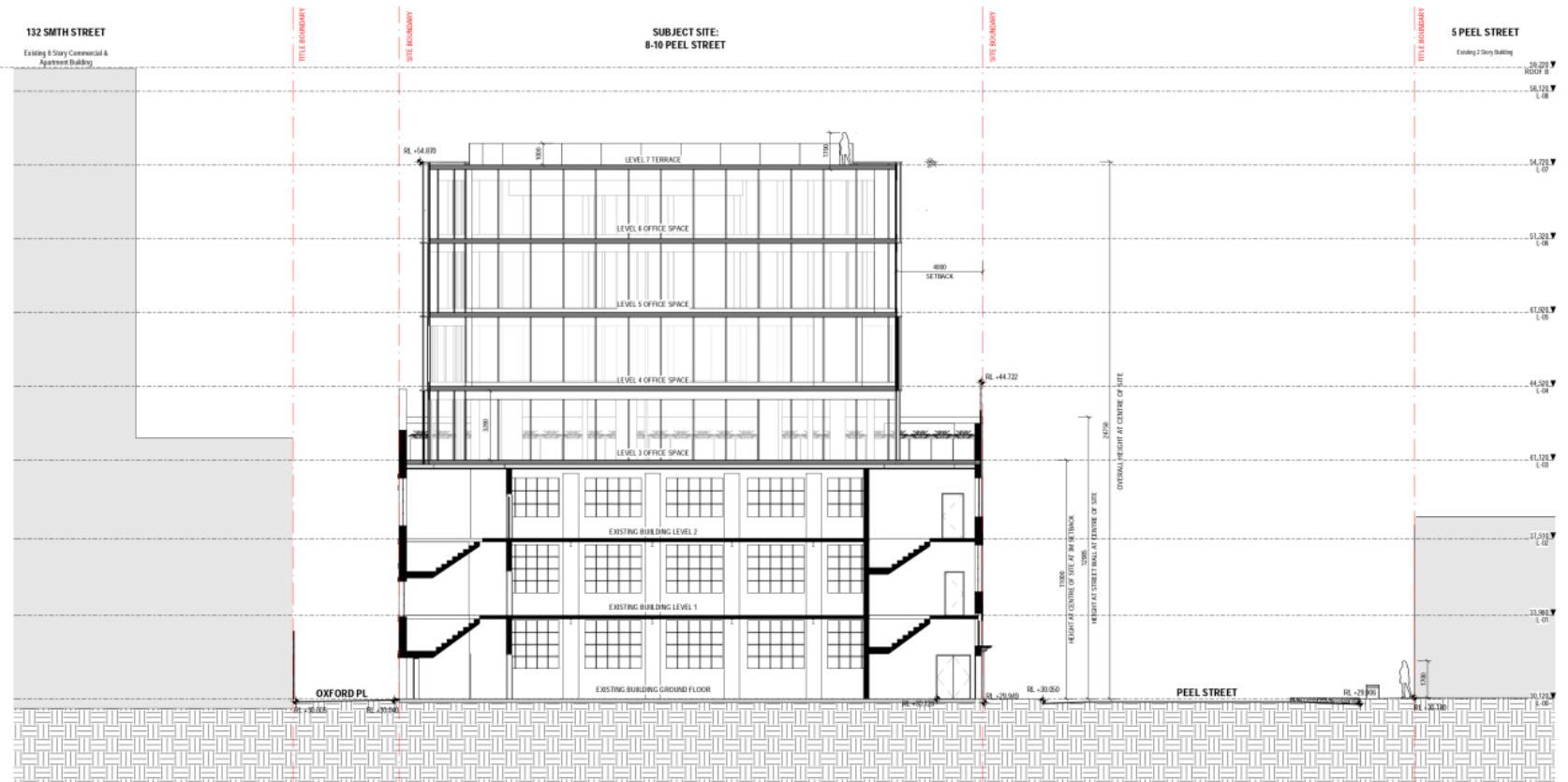
Drawing Status

Drawing Details

Scale	1:100@A1
Date	21.10.2020
Job No	9147
Drawn	Author
Checked	Checker

Drawing No

A7.00



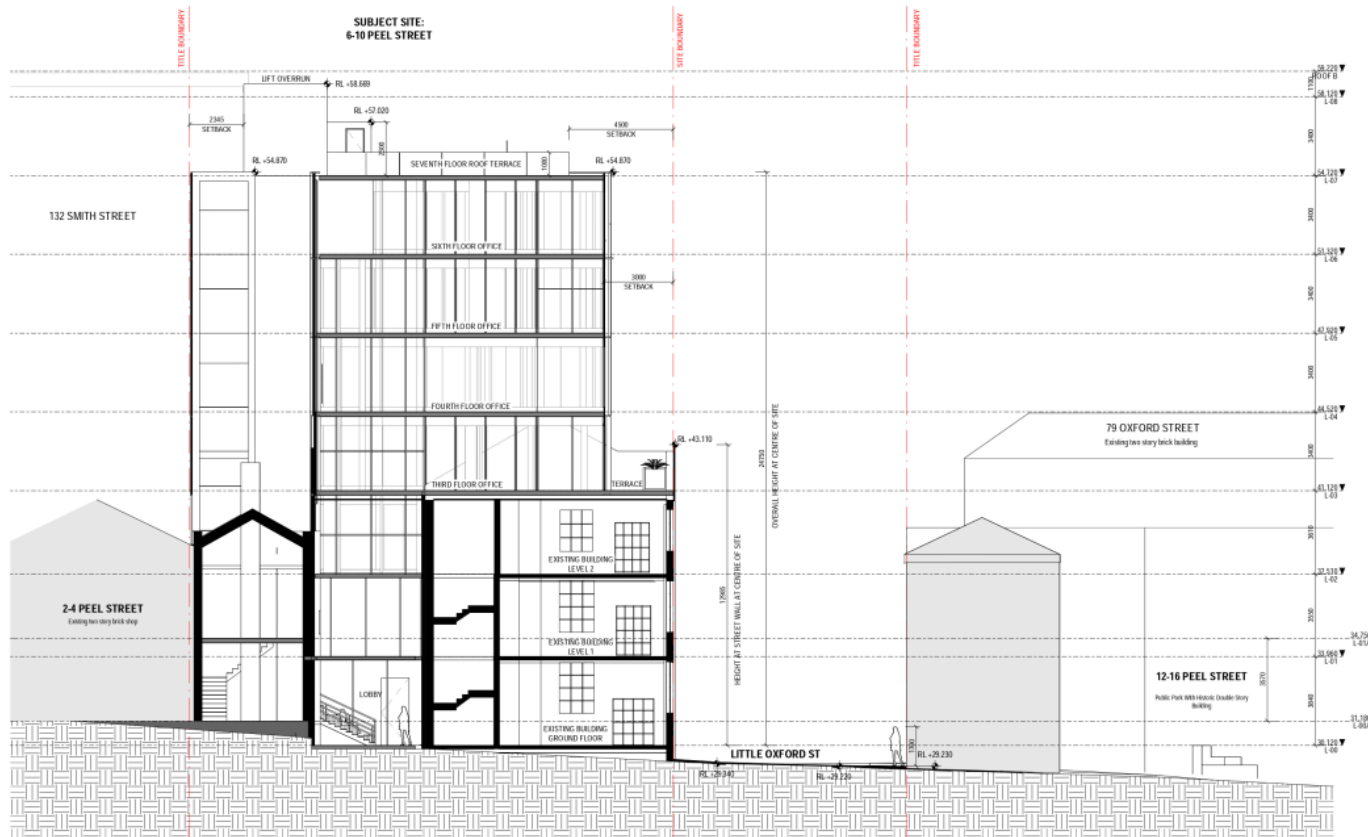
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Revisions

A	07.02.2020	Revision 1
B	03.04.2020	Revision 2
C	21.10.2020	COORDINATE FEEDBACK RESPONSE
D	09.11.2020	RFI RESPONSE

Notes



Consultants

- Project Manager
- Structural Engineer
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Project Title

PEEL STREET STUDIOS
6-10 PEEL STREET
COLLINGWOOD
VIC 3066

Drawing Title

PROPOSED SECTION BB

Drawing Status

Drawing Details

Scale	1 : 100@B A1
Date	09.11.2020
Job No	9147
Drawn	Author
Checked	Checker

Drawing No	Revision
A7.01	D

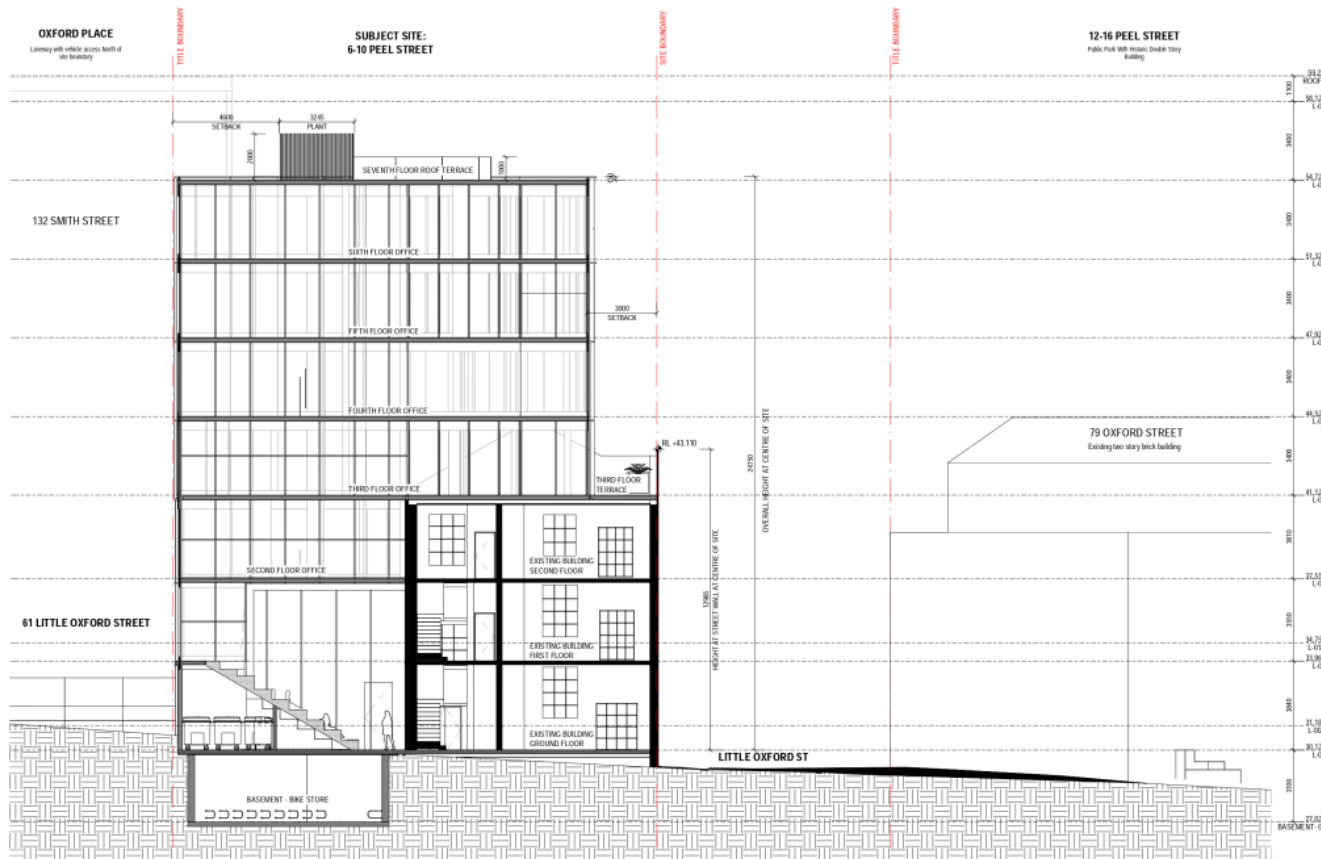
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Revisions

A	07.02.2020	Revision 1
B	03.04.2020	Revision 2
C	09.11.2020	RFI RESPONSE

Notes



Consultants

- Project Manager
- Structural Engineer
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Project Title

PEEL STREET STUDIOS
6-10 PEEL STREET
COLLINGWOOD
VIC 3066

Drawing Title

PROPOSED SECTION CC

Drawing Status

Drawing Details

Scale	1 : 100@A1
Date	09.11.2020
Job No	9147
Drawn	Author
Checked	Checker

Drawing No	Revision
A7.02	C

Attachment 3 - PLN20/0214 - 6 - 10 Peel Street Collingwood - Plans Part 2

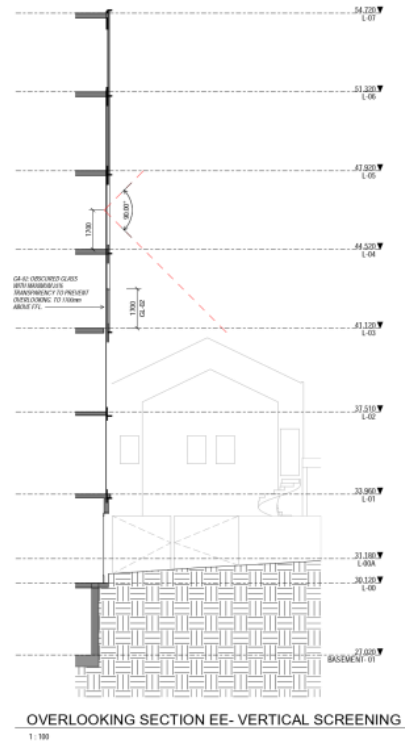
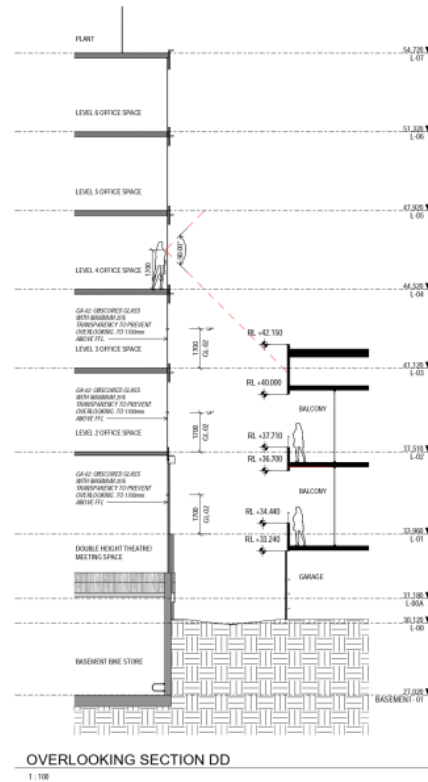
All dimensions to be verified on site before producing shop drawings or commencing any work. Do not scale. The copyright of this drawing remains with Warren and Mahoney Architects Ltd.

Revisions

—	A 21.10.2020	COUNCIL FEEDBACK RESPONSE
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Notes

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Consultants

—

Project Manager

—

Structural Engineer

—

Mechanical Engineer

—

Fire Engineer

—

Electrical Engineer

—

Client

—

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Project Title

PEEL STREET STUDIOS
6-10 PEEL STREET
COLLINGWOOD
VIC 3066

Drawing Title

OVERLOOKING SECTIONS

Drawing Status

—

Drawing Details

—

Scale 1:100@A1
Date 21.10.2020
Job No 9147
Drawn Author
Checked Checker

Drawing No **Revision**

— **A7.03**

Attachment 3 - PLN20/0214 - 6 - 10 Peel Street Collingwood - Plans Part 2

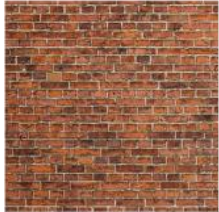
All dimensions to be verified on site before proceeding with design or construction work. Do not scale. The copyright of this drawing remains with Warren and Mahoney Architects Ltd.

Revisions

 A 03/04/2020 Revision 2
 B 20/05/2020 Revision 3
 C 15/08/2020 COLLINGWOOD RFI RESPONSE
 D 21/10/2020 COLLINGWOOD FEEDBACK RESPONSE
 E 09/11/2020 RFI RESPONSE

Notes

BRICKWORK (BK:01)



MATERIAL: BRICK
 COLOUR: HERITAGE AGED RED
 FINISH: NATURAL BRICK
 LOCATION: ORIGINAL HERITAGE FACADE. GROUND - LEVEL 2

CEMENT RENDER (CE:01)



MATERIAL: CEMENT RENDER
 COLOUR: NATURAL/SAND
 FINISH: CEMENT RENDER - TO MATCH HERITAGE FACADE
 LOCATION: ORIGINAL HERITAGE FACADE. GROUND - LEVEL 2

GLASS BRICK (GB:01)



MATERIAL: GLASS BRICK
 COLOUR: SEMI- TRANSPARENT
 FINISH:
 LOCATION: NORTH ELEVATION, GROUND FLOOR

TERRACOTTA FACADE SYSTEM (TL:01)



MATERIAL: TERRACOTTA FACADE SYSTEM
 COLOUR: GREEN
 FINISH: GLAZED
 LOCATION: GROUND LEVEL - LEVEL 7

GLASS (GA:01)



MATERIAL: GLASS
 COLOUR: CLEAR
 FINISH: LOW-E DOUBLE GLAZING
 LOCATION: EXTERIOR GLAZING GROUND LEVEL - LEVEL 7

WINDOW FRAMES (PA:01)



MATERIAL: METAL WINDOW FRAMES + PORTAL
 COLOUR: MONUMENT (CHARCOAL)
 FINISH: POWDERCOAT
 LOCATION: GROUND - LEVEL 7

WINDOW FRAMES (PA:02)



MATERIAL: PAINTED METAL
 COLOUR: CREAM TO MATCH EXISTING 10 PEEL STREET HERITAGE WINDOW FRAMES.
 FINISH: POWDERCOAT
 LOCATION: 10 PEEL STREET EXISTING WINDOW FRAMES.

CEMENT FINISH (CE:02)



MATERIAL: DARK TINTED CONCRETE
 COLOUR: DARK TINT
 FINISH: TINTED PRECAST FINISH
 LOCATION: NORTH, WEST FACADE, ROOF TERRACE

CEMENT FINISH (CE:03)



MATERIAL: PAINTED CONCRETE
 COLOUR: SILKWORT GREY DULUX
 FINISH: TO MATCH EXISTING
 LOCATION: NORTH FACADE OF 8 PEEL STREET GROUND LEVEL - LEVEL 2

EXPOSED CONCRETE (CO:01)



MATERIAL: EXPOSED CONCRETE
 COLOUR: NATURAL FINISH
 FINISH: -
 LOCATION: L00-L02 AS SHOWN ON WEST ELEVATION.

VERTICAL SCREEN (SC:01)



MATERIAL: VERTICAL METAL SCREEN MAX. 25% TRANSPARENCY
 COLOUR: MONUMENT (CHARCOAL) TO MATCH PA-01
 FINISH: POWDERCOAT
 LOCATION: LEVEL 7 PLANT SCREEN

OBSCURED GLAZING (GA:02)



MATERIAL: REEDED GLASS
 COLOUR: OBSCURED WITH MAX 25% TRANSPARENCY
 FINISH: FROSTED
 LOCATION: AS SHOWN ON ELEVATIONS

Consultants

Project Manager

Structural Engineer

Mechanical Engineer

Fire Engineer

Electrical Engineer

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Project Title

PEEL STREET STUDIOS
 6-10 PEEL STREET
 COLLINGWOOD
 VIC 3066

Drawing Title

EXTERNAL FINISHES SCHEDULE

Drawing Status

Drawing Details

Scale: @ A1
 Date: 09/11/2020
 Job No: 9147
 Drawn: Author
 Checked: Checker

Drawing No: A8.00
 Revision: E

Attachment 3 - PLN20/0214 - 6 - 10 Peel Street Collingwood - Plans Part 2



SHADOW ANALYSIS 9AM
1:200

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Revisions

Revision No	Description
A 20 05 2020	Revision 3
B 21 10 2020	CONTRICE FEEDBACK RESPONSE

Notes

- EXISTING SHADOW
- PROPOSED SHADOW



Consultants

- Project Manager
- Structural Engineer
- Mechanical Engineer
- Fire Engineer
- Electrical Engineer

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Project Title

PEEL STREET
STUDIOS
6-10 PEEL STREET
COLLINGWOOD
VIC 3066

Drawing Title

SHADOW ANALYSIS
9AM

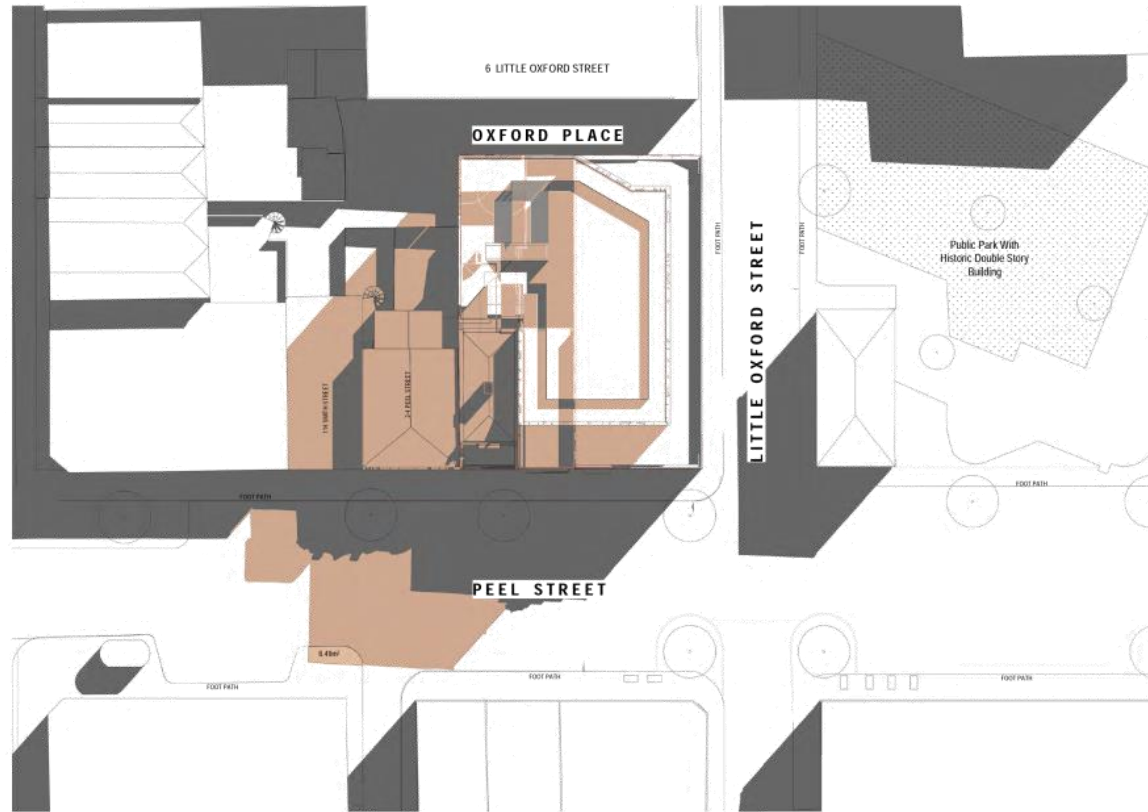
Drawing Status

Drawing Details

Scale	As indicated @ A1
Date	21 10 2020
Job No	9147
Drawn	Author
Checked	Checker

Drawing No	Revision
A9.00	B

Attachment 3 - PLN20/0214 - 6 - 10 Peel Street Collingwood - Plans Part 2



SHADOW ANALYSIS 10AM

1:200

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Revisions

A	07.02.2020	Revision 1
B	03.04.2020	Revision 2
C	21.10.2020	CONTRIBUTOR FEEDBACK RESPONSE

Notes

- EXISTING SHADOW
- PROPOSED SHADOW



Consultants

- Project Manager
- Structural Engineer
- Mechanical Engineer
- Fire Engineer
- Electrical Engineer

Client

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Project Title

PEEL STREET
STUDIOS
6-10 PEEL STREET
COLLINGWOOD
VIC 3066

Drawing Title

SHADOW ANALYSIS
10AM

Drawing Status

Drawing Details

Scale	As indicated @ A1
Date	21.10.2020
Job No	9147
Drawn	Author
Checked	Checker

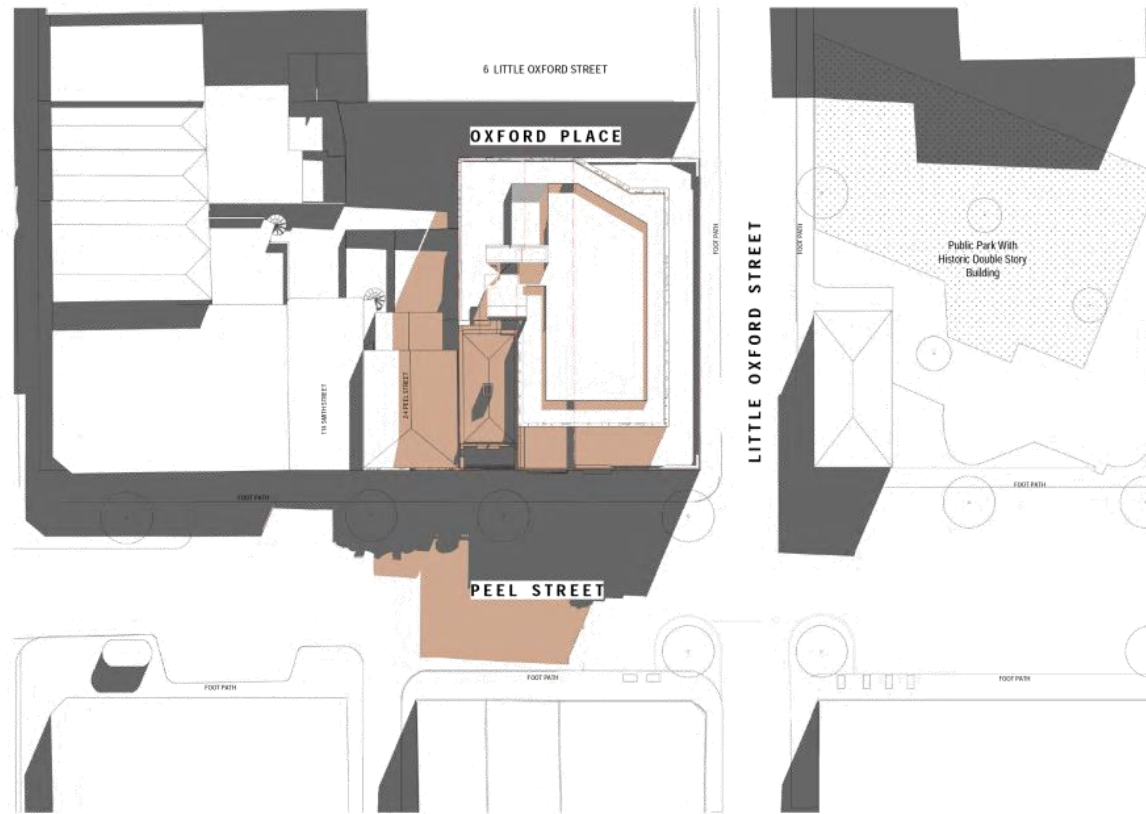
Drawing No

A9.01

Revision

C

Attachment 3 - PLN20/0214 - 6 - 10 Peel Street Collingwood - Plans Part 2



SHADOW ANALYSIS 11AM

1:200

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Revisions

A	07.02.2020	Revision 1
B	03.04.2020	Revision 2
C	21.10.2020	COORRECT FEEDBACK RESPONSE

Notes

- EXISTING SHADOW
- PROPOSED SHADOW



Consultants

- Project Manager
- Structural Engineer
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- Electrical Engineer

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Project Title

PEEL STREET STUDIOS
6-10 PEEL STREET
COLLINGWOOD
VIC 3066

Drawing Title

SHADOW ANALYSIS
11AM

Drawing Status

Drawing Details

Scale	As indicated @ A1
Date	21.10.2020
Job No	9147
Drawn	Author
Checked	Checker

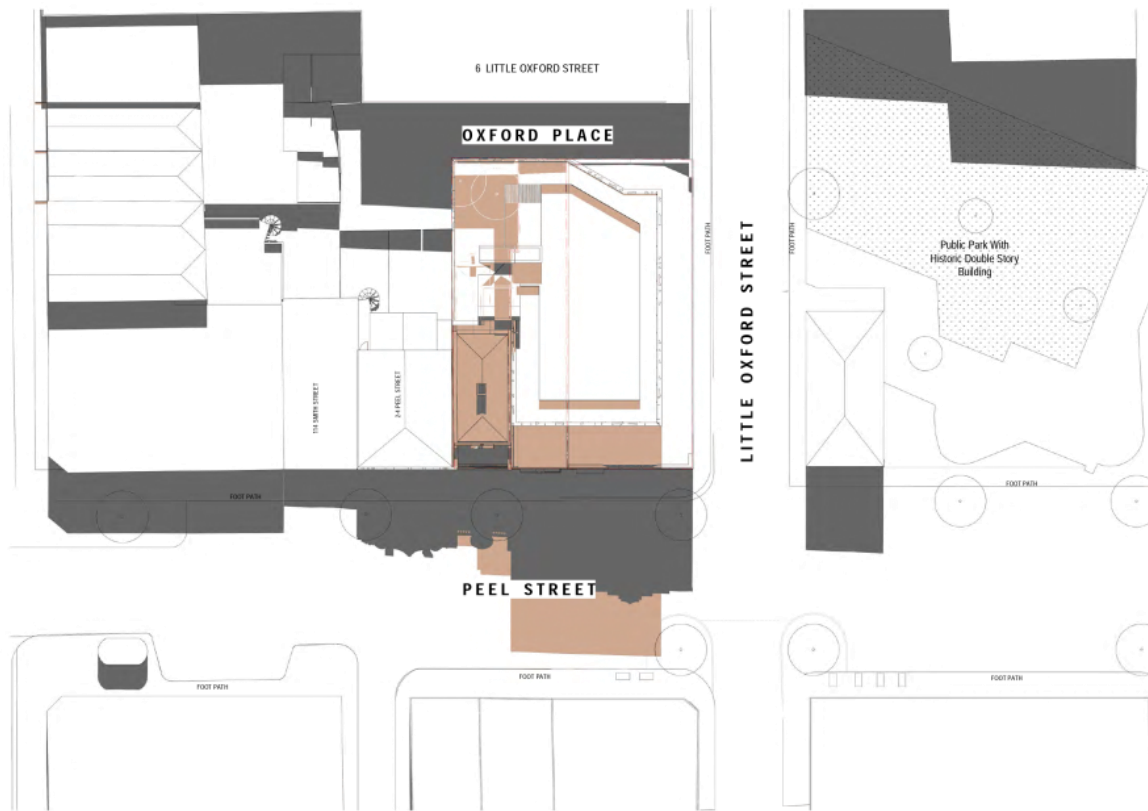
Drawing No

A9.02

Revision

C

Attachment 3 - PLN20/0214 - 6 - 10 Peel Street Collingwood - Plans Part 2



SHADOW ANALYSIS 12PM
1:200

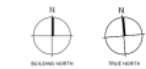
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Revisions

A	07.02.2020	Revision 1
B	03.04.2020	Revision 2
C	21.10.2020	CONTRACT FEEDBACK RESPONSE

Notes

█	EXISTING SHADOW
█	PROPOSED TP SHADOW



- Consultants
- Project Manager
 - Structural Engineer
 - Mechanical Engineer
 - Fire Engineer
 - Electrical Engineer

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Project Title
PEEL STREET STUDIOS
6-10 PEEL STREET
COLLINGWOOD
VIC 3066

Drawing Title
SHADOW ANALYSIS 12PM

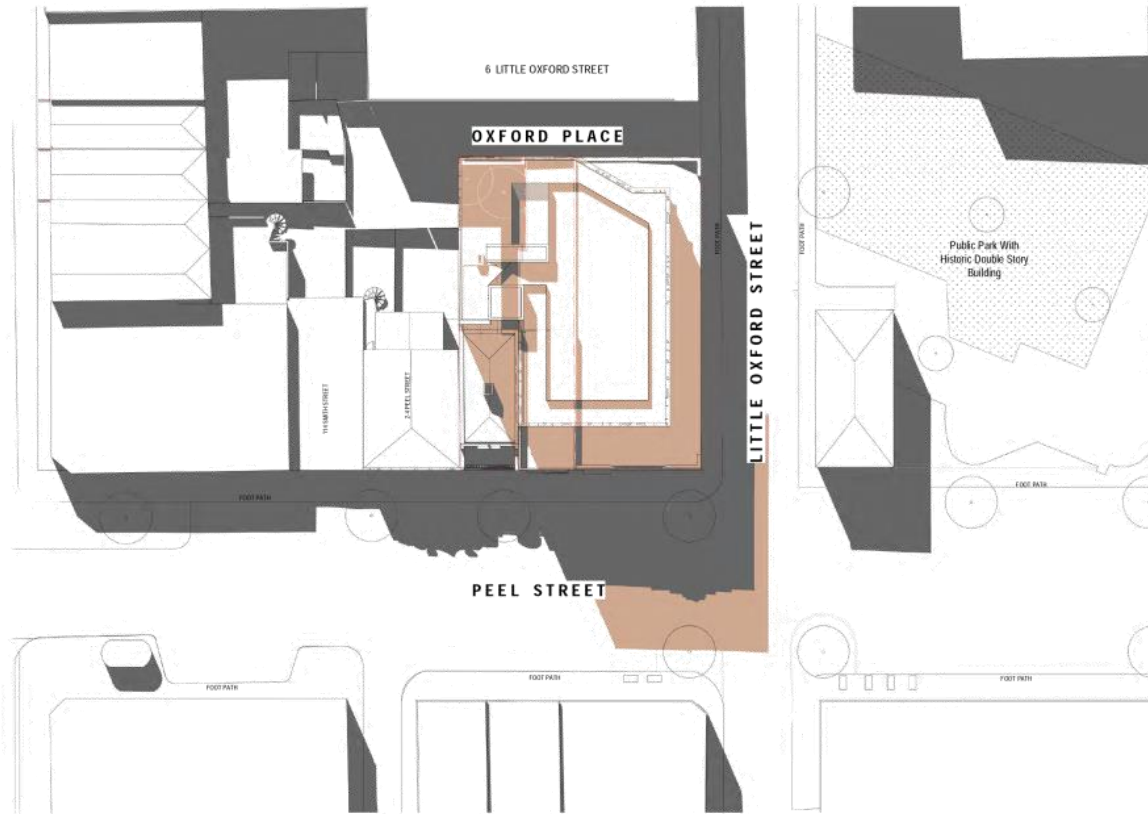
Drawing Status

Drawing Details

Scale	As indicated @ A1
Date	21.10.2020
Job No	9147
Drawn	Author
Checked	Checker

Drawing No	Revision
A9.03	C

Attachment 3 - PLN20/0214 - 6 - 10 Peel Street Collingwood - Plans Part 2



SHADOW ANALYSIS 1PM

1:200

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Revisions

A	07.02.2020	Revision 1
B	03.04.2020	Revision 2
C	21.10.2020	CONTRIBUTOR FEEDBACK RESPONSE

Notes

- EXISTING SHADOW
- PROPOSED SHADOW



Consultants

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Project Title

PEEL STREET
STUDIOS
6-10 PEEL STREET
COLLINGWOOD
VIC 3066

Drawing Title

SHADOW ANALYSIS
1PM

Drawing Status

Drawing Details

Scale	As indicated @ A1
Date	21.10.2020
Job No	9147
Drawn	Author
Checked	Checker

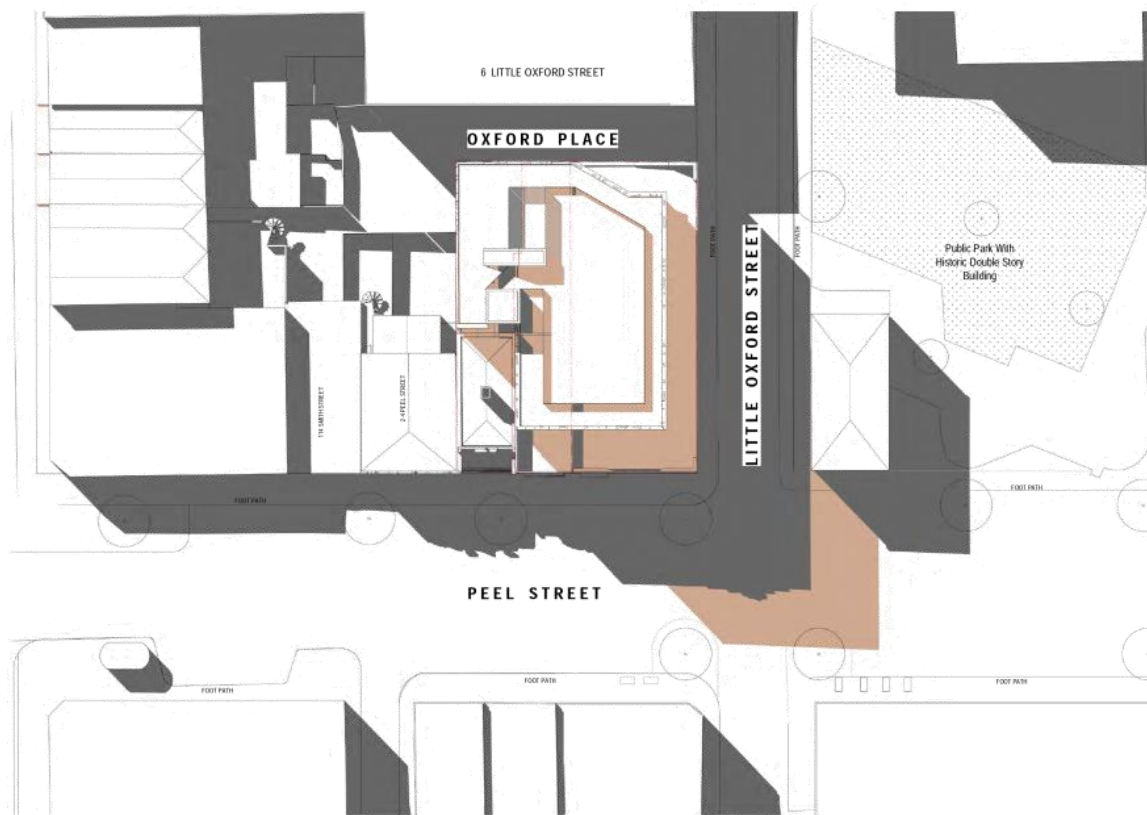
Drawing No

A9.04

Revision

C

Attachment 3 - PLN20/0214 - 6 - 10 Peel Street Collingwood - Plans Part 2



SHADOW ANALYSIS 2PM

1:200

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Revisions

A	07.02.2020	Revision 1
B	03.04.2020	Revision 2
C	21.10.2020	CONTRICAL FEEDBACK RESPONSE

Notes

- EXISTING SHADOW
- PROPOSED FOOTPRINT



Consultants

- Project Manager
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Project Title

PEEL STREET
STUDIOS
6-10 PEEL STREET
COLLINGWOOD
VIC 3066

Drawing Title

SHADOW ANALYSIS
2PM

Drawing Status

Drawing Details

Scale	As indicated @ A1
Date	21.10.2020
Job No	9147
Drawn	Author
Checked	Checker

Drawing No

A9.05

Revision

C

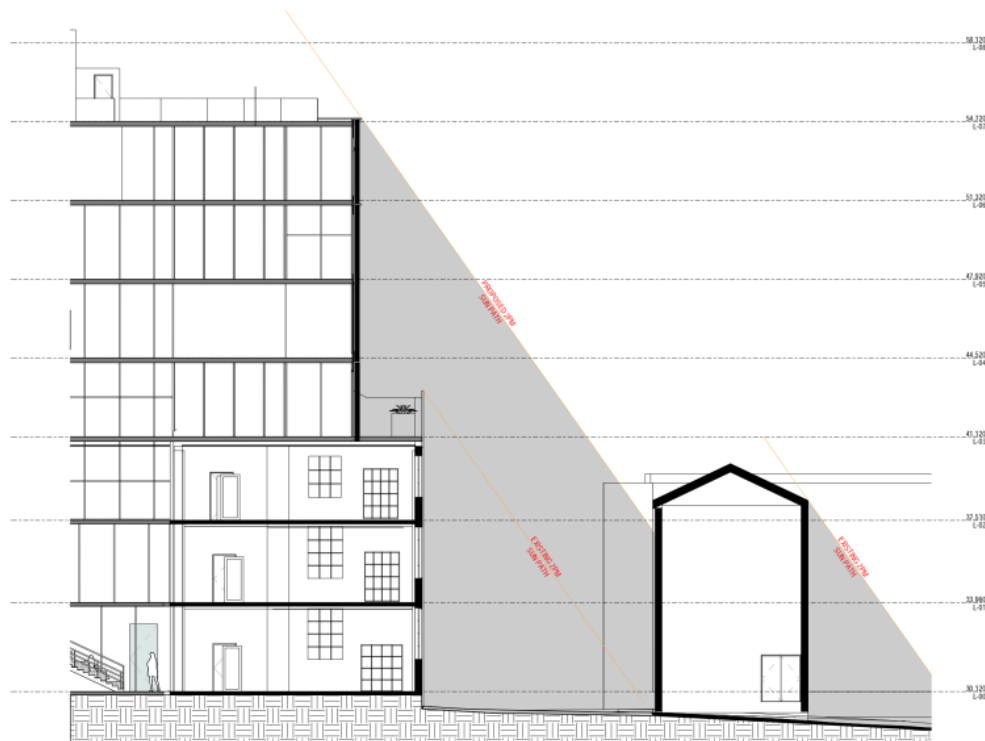
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Revisions

A	20.05.2020	Revision 3
B	21.10.2020	CONTRICE FEEDBACK RESPONSE

Notes



Sun Path Section- 2pm
1:100

Consultants

-
- Project Manager
- Structural Engineer
- Mechanical Engineer
- Fire Engineer
- Electrical Engineer

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www.warrenandmahoney.com

Project Title

PEEL STREET STUDIOS
6-10 PEEL STREET
COLLINGWOOD
VIC 3066

Drawing Title

**SHADOW ANALYSIS
2PM -SECTION**

Drawing Status

Drawing Details

Scale	1:100@A1
Date	21.10.2020
Job No	9147
Drawn	Author
Checked	Checker

Drawing No

A9.06

Revision

B

Attachment 4 - PLN20/0214 - 6 - 10 Peel Street Collingwood - Heritage Expert Report

6-10 Peel Street, Collingwood – List of conservation and refurbishment works proposed to existing facades

This document provides an indicative list of the conservation and refurbishment works proposed to the facades of the existing buildings to be retained on site as demonstrated on the Architectural Drawings (Rev D) prepared by Warren and Mahoney Architects, dated 10 June 2020.

6 Peel Street

- Brick refurbishment – where nominated in conservation drawings missing and damaged brickwork is to be rebuilt/ replaced using bricks matching the existing materiality and existing wall bond. Brick not to be tuck pointed.
- Concrete / Render Refurbishment (parapets & façade.)
 - Where noted on conservation plans concrete cancer/ render damage is to be repaired to engineers & heritage consultant specification.
 - Damaged render to be removed to substrate, cleaned out and re-rendered to match existing finish.
 - Contractor to hack back the substrate to provide sufficient key to build up each render coat to finish coat.
 - All render works to be undertaken using three coat cement based render in a mix of 1 part cement:1 part hydrated lime: 6 parts IC Special sand – or as determined by heritage consultant.
- South Elevation
 - Existing parapet render to be cleaned. Any damaged render to be repaired to match existing.
 - New paint finish to match existing (cream).
 - First floor terrace roof and guttering to be made good to match existing, as determined by heritage consultant.
 - Investigate cast iron elements for evidence of corrosion. Wire brush corroded material back to bare metal, spot prime with zinc rich primer and repaint with two coats to match existing colour.
 - Investigate parapet to determine if original elements have been removed (eg finials to balustrade). Reinstall missing elements to appropriate period detail.
 - Reclad verandah roof with corrugated galvanised steel.
 - Repair/reinstall tuckpointing to the main façade behind the verandah and balcony.
 - Repaint verandah, door/window joinery and front fence to appropriate period colour scheme.
- West Elevation
 - Existing west brick boundary wall to be retained and made good.

10 Peel Street

- Remove redundant conduits, pipework A/C units etc, and make good.
- Existing steel frame windows to be refurbished (south, east and north elevations)
 - Existing glass to be removed and replaced with high performance glazing.
 - Existing Steel frames to be sanded to ready receive a new paint finish.
 - Remove non-original vents from steel framed windows and reinstall any missing steel members to match original.
 - Any rust to be treated where applicable. If rust is too advanced, the window frame to be removed and replaced to match. Steel profiles to be matched, and window to be manufactured to replicate the existing.

6-10 Peel St – proposed conservation works

Attachment 4 - PLN20/0214 - 6 - 10 Peel Street Collingwood - Heritage Expert Report

- Any operable panes are to have the hinges and window catches checked for usability. Repair or replaced (like for like) if needed.
- Window frames are to be primed and painted to match the existing cream finish (PA.02).
- New hinge performance single glazing to be installed.
- Brick Refurbishment – where nominated in conservation drawings missing and damaged brickwork is to be rebuilt/ replaced using bricks matching the existing materiality and existing wall bond. Brick not to be tuck pointed.
- Concrete / Render Refurbishment (parapets & façade.)
 - Where noted on conservation plans concrete cancer/ render damage is to be repaired to engineers & heritage consultant specification.
 - Damaged render to be removed to substrate, cleaned out and re-rendered to match existing finish.
 - Contractor to hack back the substrate to provide sufficient key to build up each render coat to finish coat.
 - All render works to be undertaken using three coat cement based render in a mix of 1 part cement: 1 part hydrated lime: 6 parts IC Special sand – or as determined by heritage consultant.
- Removal of existing paint and calcimine from all internal and external brickwork and render where required for repairs
- North Elevation
 - Existing door to be replaced with black steel framed glass to match existing windows
 - Existing timber window to be replaced with steel framed glass window to match existing windows
- East Elevation
 - Existing fire booster to be made good or brick wall to be refurbished to engineers specifications.

In addition to the works noted above, as stated within the Heritage Impact Statement prepared by Bryce Rayworth, the following conservation works are also proposed for 6 and 10 Peel Street:

- Detailed engineering advice is to be sought and acted upon to ensure that the facade is adequately supported and restrained throughout the entire construction process.
- Framing or other temporary support structures shall have regard for the location of decorative elements and shall seek to minimise damage to the heritage façade.
- Any damage to the heritage fabric resulting from the construction works (including where temporary fixings have been removed) is to be made good.

8 Peel Street

- South Elevation
 - Existing metal windows to be refurbished and glass replaced with high performance glazing.
 - Existing painted concrete façade to be painted with CE.03 finish.
 - Existing faux aluminium steel framed look windows, to be removed
 - New Black Aluminium Framed Double Glazed Windows (Refer to proposed Elevations).

Bryce
Raworth
CONSERVATION | HERITAGE

Heritage Impact Statement

6 – 10 Peel Street, Collingwood.

Application for permit – Proposed Alterations and Additions
June 2020

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6-10 Peel Street
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1.0 Introduction

This assessment of heritage impacts was prepared at the request of Emerald Cup Pty Ltd, the owners of the subject site at 6-10 Peel Street, Collingwood. It relates to a proposal for an eight-storey building on the corner of Peel and Little Oxford Streets, including an additional six storeys above the double storey terrace at 6 Peel Street and a five storey development to the existing three storey buildings at 8-10 Peel Street.

This report reviews the significance of the three allotments at 6-10 Peel Street, and comments on whether the proposed scheme is appropriate in character and detail, and whether it is acceptable in terms of the potential impact on the heritage significance of the site and broader precinct, and compliance with local and State Planning Policy Frameworks.

2.0 Sources of Information

The analysis below draws upon an inspection of the subject site and its environs along with a review of the relevant documents and resources including the following:

- *Local Heritage Policy (Clause 22.02), and the Heritage Overlay (Clause 43.01) of the Yarra Planning Scheme.*
- *City of Yarra Review of Heritage Overlay Areas by Graeme Butler and Associates 2007, Appendix 8 (Revised May 2018)*
- *Victorian Heritage Database (<https://vhd.heritagecouncil.vic.gov.au>)*
- *Architectural drawings by Warren & Mahony Architects Australia Pty Ltd (07.02.2020)*

This report has been prepared by Bryce Raworth Pty Ltd, and is to be read in conjunction with the drawings and other documentation submitted with respect to this application.

3.0 Brief History & Description

History

The following history is excerpted from the Statement of Significance contained within 'Yarra - City of Yarra Review of Heritage Overlay Areas' by Graeme Butler & Associates 2007:

Development of the Collingwood Slope (44) began in 1839 when S A Donaldson acquired the major portion of the area, consisting of lot 52 and part lots 53 and 68, and George Otter acquired the northern portion, consisting of part of lot 73.

The pattern of streets, determined by the government's pre-auction survey, yielded large allotments in a gridiron pattern ideal for speculation and intense subdivision.

Subdivision of these allotments commenced in 1848 (lot 73) and 1849 (lots 52 and 53), and by 1853 the whole of the area, bounded by Smith, Johnson and Wellington Streets and Victoria Parade, was built upon. The area was originally known as East Collingwood. It fell outside of the Melbourne Building Act 1849 and was rapidly developed in a relatively unplanned manner by speculators, as a place of small shops and cottages, many of timber.

By the early 1860s, Wellington Street rivalled Smith Street as a commercial precinct and many of the boot and brewing premises established on the Collingwood Slope had spread to the Flat and beyond. While the area contained predominately working class housing and manufactories of varying types, the southern area near Victoria Parade included some grander houses including Portia and Floraston, as well as a number of churches, schools and Dr Singleton's Dispensary in Wellington Street.

In 1883, Foy and Gibson established what was to become a retail and manufacturing empire in the area, when they opened a shop in Smith Street. From then until the 1920s, the entire block bounded by Smith, Wellington, Peel and Stanley Streets (originally occupied by houses, small factories and hotels) underwent a transformation into an industrial landscape which remains externally substantially intact. This major expansionary phase brought woollen mills, clothing manufacture, hosiery, bedding, metal goods and cabinet manufacture to the Heritage Overlay Area at a scale unprecedented in Melbourne at the time; this is reflected in the substantial warehouses which remain today. The Foy and Gibson complex is on the Victorian Heritage Register and hence is not in the Heritage Overlay Area but forms a major part of the history and context of the Heritage Overlay Area.

By the early 1890s the first phase of development in the area as a whole was almost complete but has since been eroded by mostly post-Second War development.

The MMBW plan of 1898 shows street trees in approximately the locations of the existing plane trees in Peel St as part of the urban fabric extant by the turn of the century. No trees were shown in Stanley St.

Number 10 Peel Street was designed by architect R.B. Hamilton.

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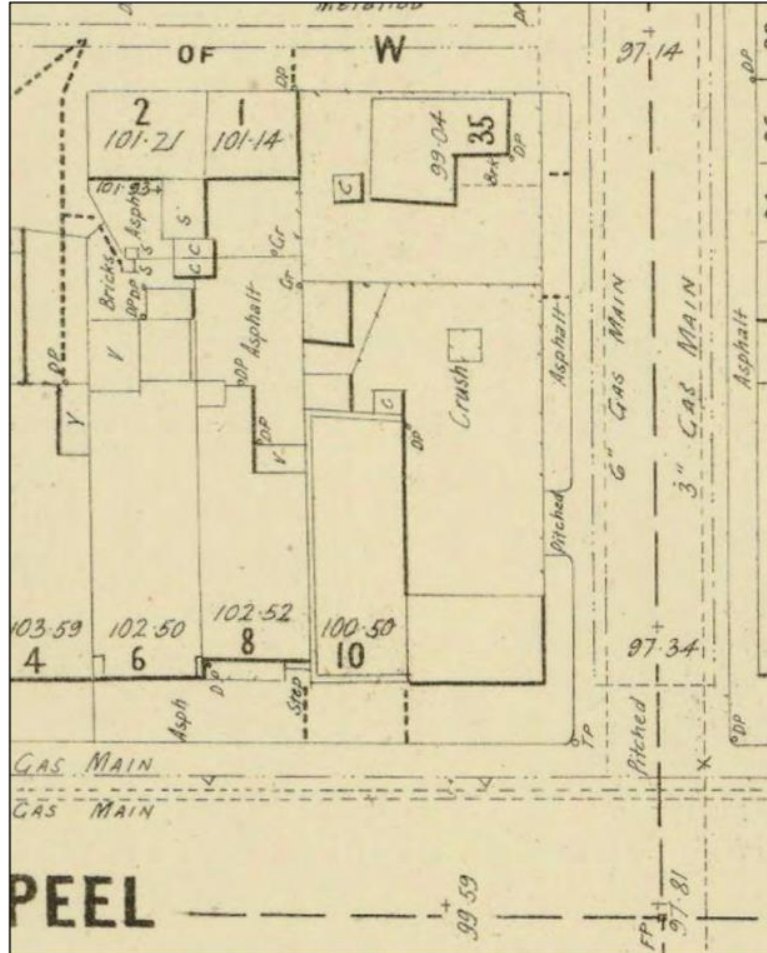


Figure 1 This MMBW detail plan #1201 shows three Victorian buildings occupying the subject site at 6-10 Peel Street in 1899.

Description

The subject site comprising 6-10 Peel Street, Collingwood is located north-west of the intersection of Peel Street and Little Oxford Street. It includes three allotments supporting an interwar 3 storey factory on the corner at 10 Peel Street, a relatively recent building of modern tilt-slab construction at 8 Peel Street, and a double-storey Victorian terrace at 6 Peel Street. Combined, this site is a large rectangular portion of land with a primary street frontage presenting to Peel Street, an eastern elevation on Little Oxford Street, and a bluestone laneway called Oxford Place extending along the northern boundary (rear) of the site.

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The *City of Yarra Review of Heritage Overlay Areas* by Graeme Butler and Associates 2007, makes the following comments regarding integrity of the three constituents of the subject site:

10 Peel Street is classified 'good' in the as new render has been applied to the original surface treatment.

8 Peel Street is classified 'fair' as it has been rendered (although this is likely erroneous as the building appears to be a relatively recent tilt-slab infill).

6 Peel Street is classified 'good', although the upper level verandah posts appear to have been replaced.

The immediate built form context of the site is characterised by commercial buildings on Peel Street and by medium scale residential apartment buildings on Little Oxford Street. Peel Street Park is situated on the east side of Little Oxford Street, which includes a single storey heritage building. Two double storey heritage hotels are located on each of the other corners of the Peel Street and Little Oxford Street intersection.

The three allotments from 6-10 Peel Street are captured by the 'Collingwood Slope Precinct'. Component streets include Cambridge Street, Oxford Street, Peel Street and Wellington Street, many of which include former industrial buildings that have been repurposed for residential apartments. The main development period for the heritage stock found within this precinct is Victorian, with some contribution from the Edwardian and Inter-war eras. The precinct also features original bluestone kerbs and guttering, bluestone paving, and mature Plane, Melaleuca and Lillypilly street trees.



Figure 2 The subject site comprising 8 Peel Street (grey blue building on the left) and 10 Peel Street (corner building), Collingwood is located north west of the intersection with Little Oxford Street.

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Figure 3 (left) Recent tilt-slab construction at 8 Peel Street, Collingwood.
(right) Victorian Terrace at 6 Peel Street, Collingwood.



Figure 4 North side of Peel Street looking west at an intact heritage streetscape.

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Figure 5 (right to left) The individually significant Victorian terrace at number 6 followed by an individually significant duplex at 2-4 Peel Street.



Figure 6 Looking north up the west side of Little Oxford Street.

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Figure 7 Looking north from 61 Little Oxford Street at recent development north of subject site, on the west side of Oxford Place.



Figure 8 Red brick industrial building north the subject site, on the east side of Little Oxford Place.

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Figure 9 Former Congregational Church Hall adjacent the subject site on the north east corner of Peel and Little Oxford Street. This individually significant building sits in the foreground to the Peel Street Park.



Figure 10 Individually Significant Former Star Hotel on the south east corner of the Peel Street and Little Oxford Street intersection.

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Figure 11 Individually Significant Shop and residence at 5-7 Peel Street on the south west corner of the Peel Street and Little Oxford Street intersection.



Figure 12 (right to left) South of Peel Street on the west side of Little Oxford Street is a double storey heritage building at number 35, followed by higher density recent development further south.

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Figure 13 A recent 6-level development on the north east corner of Peel Street and Oxford Street intersection, on the opposite side of the Peel Street Park from the subject site.



Figure 14 A former industrial building at 68 Oxford Street that has recently been repurposed for apartment living. Note the visible upper level addition set back behind the parapet.

4.0 Significance

Number 6 Peel Street is listed as 'individually significant', while both 8 and 10 Peel Street have been allocated a 'contributory' grading within the broader *Collingwood Slope Precinct*, identified as HO318 in the Schedule to the Heritage Overlay of the *Yarra Planning Scheme*. Neither external paint controls, internal alteration controls or tree controls apply.

The Statement of Significance for the property, as included in the *City of Yarra Review of Heritage Overlay Areas* by Graeme Butler and Associates 2007, is reproduced as follows:

What is significant?

[...]

Main development era

The main development period evident in the heritage overlay is that of the Victorian era. There is also a contribution from some well preserved Edwardian-era and inter-war factory buildings and individually significant places of all eras.

Contributory elements

- *The Collingwood Slope Heritage Overlay Area includes contributory residential buildings as typically (but not exclusively) attached Victorian-era mainly two-storey houses having:*
 - *Pitched gabled or hipped roofs, with facade parapets;*
 - *Row house form;*
 - *Face brick (red, bichrome and polychrome), or stucco walls;*
 - *Corrugated iron roof cladding, with some slate roofing;*
 - *Chimneys of either stucco finish or of face brickwork (with moulded caps);*
 - *Post-supported verandah elements facing the street, with cast-iron detailing;*
 - *Less than 40% of the street wall face comprised with openings such as windows and doors;*
 - *Narrow front paved front yards, originally bordered by typically timber or iron picket front fences of around 1m height.*
- *The Collingwood Slope Heritage Overlay Area also includes contributory residential buildings as typically (but not exclusively):*
 - *Victorian-era shops and residences*
 - *In an attached and mainly two-storey form with the elements described above for residences; and*
 - *With timber-framed show windows, shopfront plinths, recessed shopfront entries, and zero boundary setbacks;*
 - *Well preserved buildings including mainly two storey industrial buildings from pre Second War era, with zero side and front boundary setbacks.*
 - *Mature street tree plantings (plane trees) in Peel Street; and*
 - *Public infrastructure, expressive of the Victorian-era such as bluestone pitched road paving, crossings, stone kerbs, and channels, and asphalt paved footpaths.*
- *Also a significant landmark within the heritage overlay (but not part of it because of its listing on the Victorian Heritage Register) is the Foy and Gibson complex with:*
 - *Face red brick walls, in a parapeted form*
 - *Cemented dressings to parapets*
 - *One, two and up to five floor levels*

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- *Timber framed windows and large entry doorways, originally with boarded ledged and braced doors;*
- *Less than 40% of the street wall face comprised with openings such as windows and doors, symmetrically arranged on the street facade.*

How is it significant?

H0318 Collingwood Slope Heritage Overlay Area is socially, aesthetically and historically significant to the City of Yarra (National Estate Register [NER] Criteria E1, A4)

Why is it significant?

The Collingwood Slope Heritage Overlay Area is significant:

- *As a remnant area of substantially 19th mixed commercial, residential and industrial development that once typified the area and is distinguished by its high integrity with many surviving original shopfronts;*
- *For the contribution provided by well preserved Edwardian-era and inter-war factory buildings;*
- *For the area's historic context created by the massive and substantially intact former Foy and Gibson factory/ warehouse complex, a red brick and rendered complex dating predominantly from the late nineteenth and early twentieth century. The complex is characterised by a strong sense of mass and a consistency of materials (predominantly red brick with rendered dressings). The former Foy and Gibson complex is of particular significance: this retail and manufacturing empire, established in 1883, was an early example of a new type of retail venture which was based on the earliest department stores in Europe and the United States. The complex was also considered to be technologically advanced for its large scale use of steam and electric power;*
- *As a destination for many Melbournians who were employed here (particularly, the former Foy and Gibson complex), and to members of the community who travelled both from within the local area, and from further afield, to shop there and at the Foy and Gibson stores;*
- *For the early street layouts, together with most original bluestone kerbs and guttering survive. These elements provide an appropriate setting for this collection of buildings and the mature Platanussp. street trees further enhance the period expression of the Heritage Overlay Area; and*
- *For key buildings of individual historical and architectural significance.*

Heritage gradings for the site and buildings in the immediate vicinity are found in the *City of Yarra Review of Heritage Overlay Areas* by Graeme Butler and Associates 2007, Appendix 8 (Revised May 2018) and reproduced as follows:

- 5-7 Peel Street – Shop & Residence – Individually Significant*
- 9-11 Former Star Hotel – Individually Significant*
- 2 Peel Street - Shop & residence – Individually Significant – 1880-1890*
- 4 Peel Street Shop & residence – Individually Significant – 1880-1890*
- 6 Peel Street - Individually Significant – 1880-1890*
- 8 Peel Street – Factory/warehouse – contributory – 1930-1940*
- 10 Peel Street – Factory/warehouse – contributory – 1930-1940*
- 12-16 Peel street – Congregational Church hall and caretaker’s residence - Individually Significant*

As noted above, a physical inspection of the structure at 8 Peel Street indicates that this building is no longer the contributory 1930-1940 building noted in the grading schedule, but is rather a relatively recent tilt-slab infill that might be considered polite in character but non-contributory to the heritage significance of the precinct.

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Figure 15 Heritage Overlay Map extracted from Yarra Planning Scheme showing the subject site at the southern end of the Collingwood Slope Precinct, HO318.

5.0 Heritage Overlay

As the subject site is located within Heritage Overlay HO318 *Collingwood Slope Precinct*, any development proposal is subject to the State provisions at Clause 43.01 of the *Yarra Planning Scheme*, the purpose of which is as follows:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- To conserve and enhance heritage places of natural or cultural significance.*
- To conserve and enhance those elements which contribute to the significance of heritage places.*
- To ensure that development does not adversely affect the significance of heritage places.*
- To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.*

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority will also consider, as appropriate:

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.*
- *Any applicable statement of significance (whether or not specified in the schedule to this overlay), heritage study and any applicable conservation policy.*
- *Any applicable heritage design guideline specified in the schedule to this overlay.*
- *Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place.*
- *Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place.*
- *Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.*
- *Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.*
- *Whether the proposed subdivision will adversely affect the significance of the heritage place.*
- *Whether the proposed subdivision may result in development which will adversely affect the significance, character or appearance of the heritage place [...]*

Any development proposal is also to be assessed against the City of Yarra's local heritage policy as set out under Clause 22.02. Yarra's heritage policy relating to demolition and new development within heritage places is as follows:

22.02-5.1 Demolition

[...]

Removal of Part of a Heritage Place or Contributory Elements

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 a contributory building:*
 - *that part is not visible from the street frontage (other than a laneway), abutting park or public open space, and the main building form including roof form is maintained; or*
 - *the removal of the part would not adversely affect the contribution of the building to the heritage place.*

22.02-5.7 New Development, Alterations or Additions

General

Encourage the design of new development and alterations and additions to a heritage place or a contributory element to a heritage place to:

- Respect the pattern, rhythm, orientation to the street, spatial characteristics, fenestration, roof form, materials and heritage character of the surrounding historic streetscape.
- Be articulated and massed to correspond with the prevailing building form of the heritage place or contributory elements to the heritage place.
- Be visually recessive and not dominate the heritage place.
- Be distinguishable from the original historic fabric.
- Not remove, cover, damage or change original historic fabric. Not obscure views of principle façades.
- Consider the architectural integrity and context of the heritage place or contributory element.
- Encourage setbacks from the principal street frontage to be similar to those of adjoining contributory buildings; where there are differing adjoining setbacks, the greater setback will apply.
- Encourage similar façade heights to the adjoining contributory elements in the street. Where there are differing façade heights, the design should adopt the lesser height.
- Minimise the visibility of new additions by:
 - Locating ground level additions and any higher elements towards the rear of the site.
 - Encouraging ground level additions to contributory buildings to be sited within the 'envelope' created by projected sight lines (see Figure 1)
 - Encouraging upper level additions to heritage places to be sited within the 'envelope' created by projected sight lines (for Contributory buildings refer to Figure 2 and for Individually significant buildings refer to Figure 3).
 - Encouraging additions to individually significant places to, as far as possible, be concealed by existing heritage fabric when viewed from the front street and to read as secondary elements when viewed from any other adjoining street.

Discourage elements which detract from the heritage fabric or are not contemporary with the era of the building such as unroofed or open upper level decks or balconies, reflective glass, glass balustrades and pedestrian entrance canopies.

[...]

22.02-5.7.2 Specific Requirements (where there is a conflict or inconsistency between the general and specific requirements, the specific requirements prevail)

[...]

Corner Sites and Sites with Dual Frontages

Encourage new building and additions on a site with frontages to two streets, being either a corner site or a site with dual street frontages, to respect the built form and character of the heritage place and adjoining or adjacent contributory elements to the heritage place.

Encourage new buildings on corner sites to reflect the setbacks of buildings that occupy other corners of the intersection.

[...]

Industrial, Commercial and Retail Heritage Place or Contributory Elements

Encourage new upper level additions and works to:

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

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Council is presently considering introduction of a Design and Development Overlay Schedule, DDO30, as follows:

Draft Design and Development Overlay Schedule 30 - Smith Street Shops

1 Objectives

To ensure development responds to the heritage character and varied streetscape of Smith Street by supporting:

- [..]
- A new mid-rise character (ranging from 3 to 8 storeys) behind a varied heritage street wall between Stanley and St David Streets and Gertrude and Langridge Street.

To retain view lines to the former department stores and the prominence and integrity of corner heritage buildings, particularly at the Johnston Street intersection.

To ensure development maintains the prominence of the existing heritage street wall and fine-grain heritage character through recessive upper levels and a façade composition and articulation that complements the Smith Street character.

To encourage development designs that promote pedestrian activity and passive surveillance, contributes to a high quality public realm, and avoid overshadowing of opposite footpaths on Smith Street, side streets and public spaces.

To ensure development responds to sensitive interfaces by ensuring the overall scale and form of new development provides a suitable transition to low scale residential areas and protects these properties from an unreasonable loss of amenity through visual bulk, overlooking and overshadowing.

2.4 Upper Level Front and Side Set Back Requirements

[...]

'Upper levels above a side street wall should be set back a minimum of 6 metres.

Upper levels should:

- be set back from the street wall below to ensure that upper level additions as seen from the public realm do not detract from the character of the streetscape when viewed directly or obliquely along the street;
- contain upper level setbacks above the street wall within a maximum of two steps (including the setback above the street wall below as one step) to avoid repetitive steps in the built form.

2.5 Overall Building Height Requirements

- Development must not exceed the heights shown on Maps 1 and 2, as applicable. Architectural features may exceed the building height.
- Service equipment/structures including balustrades, unenclosed pergolas for communal areas, shading devices, plant rooms, lift overruns, stair wells, structures associated with pedestrian access, green roof areas and other such equipment may exceed the height provided that:
- the equipment and/or structures do not cause additional overshadowing of secluded private open space to residential land, opposite footpaths, kerb outstands etc.; and
- the equipment/structures are no higher than 3.6 metres above the preferred maximum height; and
- occupy less than 50 per cent of the roof area.

6.0 Development Proposal

The development scheme prepared by Warren & Mahony Architects proposes retention of the visible external fabric to the three buildings comprising 6-10 Peel Street. At 6 Peel Street, the front envelope will be retained in its entirety, the rear wing demolished and eight storeys and a basement constructed to the rear of the terrace building. At 8-10 Peel Street the existing three storeys will be retained behind the facades, and four floors of additions constructed above this heritage podium. The floor plan of all three structures will be internally reconfigured and some walls removed the buildings will be integrated into the one development. The first 3 upper levels adopt a rectilinear format recessed from the heritage building below, and the top two levels will be partially concealed at a further setback, presenting as a pavilion-like structure on top of the development.

The extent of demolition includes the rear wing and a small section of the north-east walls of 6 Peel Street. It is also proposed to demolish the west wall of number 8 – to the rear of the adjoining terrace at number 6 – and part of the east wall between 8 and 10 Peel street, from the same alignment of the rear of the terrace building until the staircase at the back of number 10.

The bulk of the development is to be massed to the north-west part of the site which will rise to a height of approximately 28 metres.

Levels 4 – 6 are set back 3 metres from the south and east boundaries and part of the north boundary. A green coloured glazed terracotta is the proposed treatment for the walls, which will be interspersed with deeply recessed window openings.

The top two levels adopt a further 4670mm setback from the front Peel Street elevation, another 3000mm from the Little Oxford Street elevation and a 1625mm setback from the Oxford Place laneway. This Pavilion-like structure will have a green coloured terracotta finish with black, metal window frames.

The proposed new use of the development is for commercial office space. The basement level to the rear of 6 Peel Street will provide 'core and amenities', including a stairwell and the base of a lift shaft that will be introduced immediately to the rear of the terrace building at 6 Peel Street that extends up the entire 8 storeys. At ground floor there will be further 'core and amenities' provided in the building at 8 Peel Street, a theatre to the rear of 6-8 Peel Street, and office space in the terrace building at 6 Peel Street and office space at 10 Peel Street. The second floor will consist of office space and a theatre to the rear of 6-8 Peel Street. Two existing stairwells are located in the north-west and south-west corners of number 10 Peel Street. A terrace proposed at level 4 extends all the way to the streetwall – directly behind the parapet. The balance of the eight-storey building will be Net Lettable Area (NLA) while the seventh level includes a communal meeting room.

7.0 Discussion

From a heritage perspective, the proposed works raise three separate issues – firstly, whether the extent of demolition of the existing structure on the site is acceptable, secondly, whether the design of the new works above the heritage building are sympathetic and responsive, and thirdly, whether the proposed conservation works are appropriate. These three issues are discussed separately below.

Demolition

The significance of the buildings at 6 and 10 Peel Street lies in the contribution they make to Peel and Little Oxford Streets and, to a lesser extent, the rear laneway. The presentation of significant heritage fabric from these streetscapes will be retained, with demolition being limited to the roof of number 10, the rear wing of number 6, a small section of the north-east corner of the rear wall at number 6, and some interior elements to both buildings. This extent of demolition at number 10 is acceptable having regard for the fact that there are no internal controls, the roof is concealed by the parapet, and it is contributory rather than individually significant within the precinct HO318. In relation to number 6, the MMBW plan showing this building in 1899 (figure 1) is evidence that the rear wing was not part of the original envelope, and its removal is therefore not considered to be detrimental to the heritage significance of this Victorian terrace. With regard to 8 Peel Street, the proposed scheme exhibits a higher degree of retention of external fabric than is required having regard for policy, as it is not significant - despite being graded 'contributory' by Council.

The extent of retention will allow for a clear understanding of the buildings handsome character and three dimensional volume.

Proposed works

Local heritage policy encourages designs for upper storey additions to be treated in a manner that minimises their visibility and does not detract from the character of the heritage area or overwhelm existing significant or contributory buildings.

The proposed scheme has been designed to maintain the prominence of the heritage buildings with the new works reading as a respectful and secondary element that is complementary to the heritage place. The clearly expressed architectural and material differences between the old and the new buildings separates the new volume from the heritage podium, while the green colouring is an appropriate contemporary interpretation of an historic paint scheme. Finishes used in the new works, including terracotta panels and glazing, are all contemporary and suitably sympathetic yet neutral treatments so as not to compete with the heritage building or its neighbours. The new addition will adopt a simple, unified architectural expression rather than being heavily articulated in a manner which detracts from the detailing of the heritage building.

Heritage policy seeks that upper level additions to industrial buildings are set back and treated in a manner that renders them 'less apparent' or low key:

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Encourage new upper level additions and works to:

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

These aspects of policy are responded to in a positive manner, as described above.

Local heritage policy also seeks to '*Discourage elements which detract from the heritage fabric or are not contemporary with the era of the building such as unroofed or open upper level decks or balconies, reflective glass, glass balustrades and pedestrian entrance canopies.*' The terrace proposed on the third storey of 8-10 Peel Street extends all the way to the streetwall – directly behind the parapet. To the extent this terrace is concealed behind the parapet, it should be considered acceptable. The substantial setback of the upper two levels from the primary south elevation and secondary east elevation, allows the upper two levels to present as a recessed 'pavilion' above. The articulation of the upper six levels – including the left shaft – set back behind the Victorian terrace at 6 Peel Street, breaks up the bulk of the development when viewed from Peel Street.

In terms of what might be considered a development that does not adversely impact the heritage significance of the subject site and broader precinct, and responds to heritage policy expectations, there are two key issues – the height and setbacks of the upper level additions.

While there have been other successful developments of considerable scale in the area to the southeast and east of the subject site (and more broadly throughout the inner northern suburbs) that exist alongside and/or above heritage buildings, this particular section of Peel Street is of a relatively low scale and contains a high proportion of significant and contributory buildings. The proposed additional 5 storeys might at first be perceived as being out of keeping with the scale of neighbouring buildings and Peel Street more generally if viewed solely in terms of heritage policy.

However, Council's proposed introduction of a Design and Development Overlay for the area, DDO30, moderates the expectation of the scale that would normally be acceptable in heritage environments. DDO30 specifically encourages an outcome of a height up to 20.8 metres (preferred maximum) for the subject site at 8-10 Peel Street, with a setback of 6 metres (preferred minimum) from the retained heritage facades.

To the extent that the proposal is of somewhat greater height and lesser setback than is preferred by the DDO, it nonetheless satisfies the expectations of heritage policy in relation to setting back the upper levels and treating them in a neutral, visually lightweight manner, as noted above, and in terms of heritage policy this is the key consideration.

Furthermore, it is noted that the difference between an addition of 5 storeys, with the uppermost levels at a greater setback from each frontage, and an addition of 3-4 storeys only, is modest with regard to heritage considerations and views from the street.

Attachment 4 - PLN20/0214 - 6 - 10 Peel Street Collingwood - Heritage Expert Report

While the proposed development will constitute some change to the setting of Peel and Little Oxford Streets, Council has designated this area for urban growth and the site will likely sit in a future context of other developments of a similar scale. Indeed the scale that is proposed is comparable to the recent development adjacent to the subject site on the north side of Oxford Place.

Conservation works

The following is an indicative schedule of conservation works proposed to the facades of the heritage buildings at 6 and 10 Peel Street. It would be appropriate for a comprehensive schedule of works and corresponding detailed elevations to be prepared as a condition of permit. As 8 Peel Street is non-contributory, no indicative works have been detailed for this structure. The schedule below is to be read in conjunction with the heritage conservation drawings (A4.03, A4.04, A5.00, A5.01, A5.02, A5.03) prepared by Warren and Mahoney Architects (9/6/2020) and submitted with respect to this permit application.

- **6 Peel Street**
 - Detailed engineering advice is to be sought and acted upon to ensure that the facade is adequately supported and restrained throughout the entire construction process. Framing or other temporary support structures shall have regard for the location of decorative elements and shall seek to minimise damage to the heritage façade.
 - Any damage to the heritage fabric resulting from the construction works (including where temporary fixings have been removed) is to be made good.
 - Missing/damaged brickwork to be replaced to match existing (eg north wing wall to verandah).
 - Investigate parapet for cracks or drummy/damaged render and make good as required. Render repairs are to be carried out using a mix based on laboratory analysis of original render composition.
 - Investigate cast iron elements for evidence of corrosion. Wire brush corroded material back to bare metal, spot prime with zinc rich primer and repaint with two coats to match existing colour.
 - Investigate parapet to determine if original elements have been removed (eg finials to balustrade). Reinstate missing elements to appropriate period detail.
 - Replace verandah gutters with new ogee profile gutters and reinstate appropriate scotia mouldings below each gutter.
 - Reclad verandah roof with corrugated galvanised steel.
 - Repair/reinstate tuckpointing to the main façade behind the verandah and balcony.
 - Repaint verandah, door/window joinery and front fence to appropriate period colour scheme.
- **10 Peel Street**
 - Detailed engineering advice is to be sought and acted upon to ensure that the facades are adequately supported and restrained throughout the entire construction process. Framing or other temporary support structures shall seek to minimise damage to the heritage façade.
 - Any damage to retained fabric resulting from the construction works (including where temporary fixings have been removed) is to be made good.
 - Remove redundant conduits, pipework A/C units etc, and make good.
 - Structural engineer to inspect spalling concrete lintels and advise on repair methods.

Attachment 4 - PLN20/0214 - 6 - 10 Peel Street Collingwood - Heritage Expert Report

- *Repair drummy or damaged render using mix based on laboratory analysis of original render composition.*
- *Replace missing or heavily damaged bricks to match original. Pointing repairs to match adjacent brickwork.*
- *Remove graffiti using non-abrasive methods.*
- *Inspect steel framed windows for evidence of corrosion. Subject to the extent of corrosion, repair works might be limited to localised removal of surface corrosion to bare metal, spot priming with zinc rich primer.*
- *Remove non-original vents from steel framed windows and reinstate any missing steel members to match original.*
- *Sand back window frames to remove excessive paint build up as required. Repaint in at least 2 coats to match existing cream finish (PA.02).*
- *Reglaze windows to architect's specification.*
- *Any operable window panes are to have the hinges and window catches checked for usability. Repair or replace (like for like) where necessary.*
- *Removal any loose or flaking paint from rendered surfaces to provide a sound/even surface for repainting. Repaint to architect's specification.*

Conclusion

In conclusion, the extent of demolition proposed, and the development scheme and indicative conservation schedule put forward, represents a considered and balanced outcome having consideration for the significance of the place, for the provisions of Clause 43.01 and the heritage policies provided within Clause 22.02 of the Yarra Planning Scheme, and for the planning objectives countenanced by DDO30 that encourage densification and height in this area.

Attachment 5 - PLN20/0214 - 6 - 10 Peel Street Collingwood - ESD Referral



MEMO

TO: Michelle King
cc:
FROM: Gavin Ashley, ESD Advisor
DATE: 16.12.2020
SUBJECT: 6-10 Peel Street, Collingwood VIC 3066

Dear Michelle,

I have reviewed the amended SMP (Rev 07 – 15.10.20, Wrap Consulting) and plans (Rev E – 21.10.20, Warren and Mahoney Architects) against previous ESD advice (dated 06.08.20) for the above site, with an assessment below (in **bold**):

Previous ESD advice (dated 06.08.20) raised the following:

(2) Application ESD Deficiencies:

- No obvious deficiencies, however further assessment of outstanding information may highlight further deficiencies.
 - **See assessment below.**

(3) Outstanding Information:

- Clarify provision of outdoor air to office spaces on all levels, and mark plans (including elevations).
 - **Unsatisfactory** – No additional information has been provided.
- Provide details in Section J Analysis and aim for (min) 10% improvement on 2019 NCC requirements.
 - **Unsatisfactory** – While the SMP and BESS report articulate improvements against a base case of NCC 2016, there is no commitment to a 10% improvement over NCC 2019, and a detailed preliminary section J assessment has not been provided that clarifies the proposals response to NCC 2019.
- Clarify depth between articulated façade and recessed glass (to determine shading benefit) and consider additional external shading for upper levels (4 and above).
 - **Unsatisfactory** – No additional information has been provided.
- Clarify system efficiency (COP & EER) and include within Section J Analysis.
 - **Satisfactory** – The SMP has been amended to identify COP & EER no less that 85% of the most efficient available (SMP, p. 7).
- Confirm comparison of lighting design with NCC 2019.
 - **Satisfactory** – The SMP has been amended to identify lighting as 10% more efficient than NCC 2019 requirements (SMP, p. 8).
- The SMP indicates a (min) 5kW system, while the BESS report and plans (A3.08) support a (min) 10kW system. Clarify provision of (min) 10kW system and provide calculations of generation in Section J Analysis.
 - **Satisfactory** – A rooftop solar PV (of min) 10kWp has been committed too, with alignment between SMP (p. 7) and plans (A3.08).
- Confirm metering for all tenancies (floor by floor).
 - **Satisfactory** – All tenancies will be provided with individual authority meters (SMP, p. 8).
- Provide Landscape Plan articulating details of planting schedule and maintenance.
 - **Unsatisfactory** – No Landscape Plan has been provided.

Attachment 5 - PLN20/0214 - 6 - 10 Peel Street Collingwood - ESD Referral

- Clarify raingarden number and size.
 - **Satisfactory** – Raingardens of (total) 2m² (and at least 300mm deep) will be located on the Level 3 terrace to treat stormwater from Level 7 terrace (SMP, p. 22).
- Clarify use of engineered timber and specifications in terms of certification and formaldehyde.
 - **Satisfactory** – Engineered timber will be certified as E0 and not exceed limites outlined on page 16.
- Clarify provision of 5th shower in DDA toilet located in the basement (A3.09) for use by non-binary building users.
 - **Satisfactory** – While not addressed in the amended documentation, assumption that any building user can access the DDA toilet is made.
- Clarify strategy for gathering organics from office levels, and include details in Building Users Guide (BUG) to be developed.
 - **Satisfactory** – the WMP has beend amended to include organic food waste, with a 120-L bin to be collected 'on call' (WMP, p. 4).
- Provide a statement as to how building design mitigates urban heat and consider a lighter pallet of materials (particularly the roof, SRI>50) to reduce heat gain.
 - **Unsatisfactory** – No additional information has been provided.
- Confirm tuning and commissioning strategy in line with manufacturers specifications.
 - **Satisfactory** – all major base-building systems will be individually submetered to assist with tuning (SMP, p. 8).

In terms of the proposed changes to the development, from an ESD perspective the changes present no detriment to the environmental outcomes.

Having reviewed the above documentation there remains a number of items that reqjire further clarification before the proposal is considered satisfactory and in-line with the City of Yarra's ESD policy.

Cheers,
Gavin

Gavin Ashley
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Attachment 6 - PLN20/0214 - 6 - 10 Peel Street Collingwood - Strategic Transport Referral

King, Michelle

From: Wright, Chloe
Sent: Monday, 22 February 2021 11:28 AM
To: King, Michelle
Subject: Re: PLN20/0214 - 6-10 Peel Street, Collingwood - Strategic Transport re-referral
Attachments: UD Standard Details -Bike Hoops.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Michelle,

I've reviewed the updated Green Travel Plan and confirm it now covers all of the information required and can be endorsed. The Traffic report has also been updated to address the discrepancy regarding the types of bike racks, as noted in my original referral comments. There does not appear to be any changes to the number or layout of the employee and visitor bicycle spaces.

The four visitor spaces at the Peel Street footpath do not appear to be positioned in accordance with Council's Urban Design bike hoop standard detail (attached). Could you please include a condition requiring the two bike hoops at Peel Street are set out in accordance with the layout / dimensions as per Council's standard detail:

Bike hoops on the Peel Street footpath must be offset from the kerb by 0.6m and must maintain a minimum 1.5m clear path of travel from the adjacent building line.

Please let me know if you have any questions or would like to discuss.

Kind regards,

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

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



Planning Referral

To: Michelle King
From: Chloe Wright
Date: 28/07/2020
Subject: Strategic Transport Comments
Application No: PLN20/0214
Description: Partial demolition of all buildings for the use and development of the site for an eight-storey office building with basement (permit required for office use, operating 8am to 8pm, Monday to Friday) and a full reduction in the car parking requirement.
Site Address 6 – 10 Peel Street, Collingwood

I refer to the above Planning Application and the accompanying Traffic report prepared by Ratio Consultants in relation to the proposed development at 6 – 10 Peel Street, Collingwood. Council's Strategic Transport unit provides the following information:

Access and Safety

No access or safety issues have been identified.

Bicycle Parking Provision

Statutory Requirement

Under the provisions of Clause 52.34-3 of the Yarra Planning Scheme, the development's bicycle parking requirements are as follows:

Proposed Use	Quantity/ Size	Statutory Parking Rate	No. of Spaces Required	No. of Spaces Allocated
Office (other than specified in the table)	2,333 sqm	1 employee space to each 300 sqm of net floor area if the net floor area exceeds 1000 sqm	8 employee spaces	27 employee spaces
		1 visitor space to each 1000 sqm of net floor area if the net floor area exceeds 1000 sqm	3 visitor spaces	7 visitor spaces
Bicycle Parking Spaces Total			10 employee spaces	27 employee spaces
			3 visitor spaces	7 visitor spaces
Showers / Change rooms		1 to the first 5 employee spaces and 1 to each additional 10 employee spaces	2 showers / change rooms	5 showers / change rooms

Adequacy of visitor spaces

The following comments are provided in relation to provision of visitor spaces:

Attachment 6 - PLN20/0214 - 6 - 10 Peel Street Collingwood - Strategic Transport Referral

- Seven visitor spaces are proposed, which exceeds Council's best practice rate¹ of five spaces.
- It is noted that seven visitor spaces are documented on the proposed plans, however the Traffic Report notes 6 visitor spaces.
- The proposed location for the visitor spaces is acceptable as the hoops are in a visible and accessible location for visitors to the site.
- All visitor spaces are provided as horizontal at-grade spaces and appear to meet clearance and access-way requirements of AS2890.3
- Visitor bicycle parking at the Peel St footpath should be installed as per Council's Urban Design bike hoop standard (attached).

Adequacy of employee spaces

Number of spaces

27 employee spaces are proposed, which exceeds Council's best-practice rate² recommendation of 24 employee spaces.

Design and location of employee spaces and facilities

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

- All employee spaces are provided within a secure facility at the basement level with access via an entry at the eastern side of the site from Oxford Place or via the lift shaft at the lobby entrance at Peel St.
- The primary access to the bicycle parking and end of trip facilities appears to be via a staircase with a ramp for bicycles to be wheeled up and down. Given there is also an option to use the lift to access the basement, the stairwell ramp is considered acceptable. This is also based on the fact that there are automatic sliding doors at the Oxford Place entrance, the bicycle storage entrance and at the ground floor to reach the lift within the lobby from the Oxford Place entry, which improves access for people taking their bicycle to and from the basement area.
- Employee bicycle spaces are provided as two types of bike racks, including 17 wall racks and 10 as horizontal bicycle hoops. The proposed bicycle racks are acceptable and exceed the AS2890.3 requirement for at least 20% of bicycle storage spaces to be provided as horizontal at ground-level spaces.
- It is noted that the Traffic Report includes three types of bicycle racks in Appendix B, which does not match the types of bicycle hoops noted in Section 6.2 or what is shown on the plans. The 'arc de triomphe' and 'Ned Kelly' racks are acceptable.
- Employee bicycle spaces and access ways appear to be in accordance with the clearance requirements of AS2890.3.
- Five shower / change rooms are provided, which exceeds Council's best practice standards recommends one shower per 10 bicycle spaces.

Green Travel Plan

It is noted the applicant has supplied a Green Travel Plan (GTP). The GTP is generally adequate, however should be modified to include:

- (a) Measurable targets and performance indicators;
- (b) Signage and wayfinding information for bicycle facilities and pedestrians pursuant to Australian Standard AS2890.3; and

¹Category 6 of the BESS offers this advice.

²Category 6 of the BESS offers the following for best-practice guidance for employee office rates: 'Non-residential buildings should provide spaces for at least 10% of building occupants.' Assuming a floor-space occupancy of 1 staff member to 10sqm (which is the maximum rate allowed under the National Construction Code for fire safety), providing bicycle spaces for 10% of occupants results in a rate of 1 space per 100sqm of floor area.

Attachment 6 - PLN20/0214 - 6 - 10 Peel Street Collingwood - Strategic Transport Referral

(c) Provisions for the GTP to be updated not less than every five years.

Recommendations

The Green Travel Plan should be updated with the information outlined previously.

Regards

Chloe Wright

Sustainable Transport Officer
Strategic Transport Unit

Attachment 7 - PLN20/0214 - 6 - 10 Peel Street Collingwood - Urban Design Referral



MEMO

TO: Michelle King (Statutory Planning)
 FROM: Lucy Stratton (Urban Design)
 DATE: 23 December 2020
 SUBJECT: 6-10 Peel Street, Collingwood
 APPLICATION NO: PLN20/0214 (S57A)
 DESCRIPTION: Partial demolition of all buildings for the use and development of the site for a seven (7) storey office building with basement and a full reduction in the car parking requirement.

COMMENTS SUMMARY

Overall the proposed amendments to the proposal are in keeping with the urban design recommendations, with minor design refinements remaining. As a result of the massing amendments the lift core is highly visible component of the proposal (Visualisation 10). The design adopts a curved roof form, and is not in keeping with the rectilinear form of the proposal. It is recommended that this be simplified. The glazing treatment to the stair core above No. 6 Peel Street exacerbates the verticality (Visualisation 08), it is suggested that horizontal banding is reintroduced to break up the sheer presentation.

The provision of additional material (Façade Strategy / Material Board, Landscape Plans and Streetscape Plan) as recommended, may be addressed via permit condition. The below table provides a summary of the recommendations previously raised and design response comments.

Urban Design Comments (10 August 2020)	Design Response
<p>Height and Massing - <i>Reductions to the proposal massing and overall height are recommended to result in a form that is more respectful of its retained heritage fabric and immediate Peel Street streetscape. Recommendation to reduce overall height to seven (7) storeys, through the deletion of Level 7 and increase setback at Levels 3-5 toward Peel Street (in the range of 4-5m).</i></p>	<p><u>Satisfied</u> – The overall height has been reduced to seven (7) storeys, from 28.7m to 24.75m. In addition, the Peel Street setback has been increased to 4m at Levels 3-5. Level 6 setbacks have been decreased to Peel Street and Little Oxford to meet Levels 3-5. Compositionally, the massing amendments transform the proposal from a 3+3+2 (heritage base, middle, upper) to a 3+4 composition (heritage, upper). An appropriate proportional relationship and urban design outcome for the heritage base and Peel Street streetscape.</p>
<p>Architectural Expression and Materiality <i>It is recommended that a detailed Façade Strategy, including material sample board be provided. With the purpose of ensuring the legibility of the façade pattern, articulation, and depth and detailing the application of façade panels (TL:01 Terracotta Façade System in glazed green).</i></p>	<p><u>To be satisfied via permit condition</u> – No updated material schedule provided. At minimum a sample (photographed) of the terracotta façade system to be provided as part of the drawing package.</p>
<p><i>The articulated finish to the exposed concrete (CE:02) western party wall (Elevation A5.03) with No.4 Peel Street is to be clarified.</i></p>	<p><u>Satisfied</u> - The finish to the western party wall amended from an exposed concrete (CE: 02) finish to a terracotta façade finish (TL: 01) above Level 2.</p>

Attachment 7 - PLN20/0214 - 6 - 10 Peel Street Collingwood - Urban Design Referral

<p>Landscaping <i>Landscape Plans and Plant Schedules for Levels 3 & 6 should be provided.</i></p>	<p><u>To be satisfied via permit condition.</u></p>
<p>Public Realm Interface <i>Ensure all externally accessible service cabinets are sensitively integrated into the façade.</i></p>	<p><u>Not satisfied</u> - no service cabinets detailed in Plan or Elevation.</p>
<p>Streetscape Plan <i>A detailed Streetscape Plan is to be provided.</i></p>	<p><u>To be satisfied via permit condition.</u></p>

These comments are provided on Architectural Plans, RFI Response Revision F (Warren and Mahoney, 9 November 2020), Statement of Changes (Warren and Mahoney, 9 November 2020) and Amendment Application Letter (Urbis, 22 October 2020).

Attachment 7 - PLN20/0214 - 6 - 10 Peel Street Collingwood - Urban Design Referral



MEMO

TO: Michelle King (Statutory Planning)
FROM: Lucy Stratton (Urban Design)
DATE: 10 August 2020
SUBJECT: 6-10 Peel Street, Collingwood
APPLICATION NO: PLN20/0214
DESCRIPTION: Partial demolition of all buildings for the use and development of the site for an eight (8) storey office building with basement and a full reduction in the car parking requirement.

COMMENTS SOUGHT

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

COMMENTS SUMMARY

The proposal exhibits many attributes that are supportable from an urban design perspective, including the retention of the heritage form, streetscape activation (including the rear laneway) and architectural expression of the contemporary form that ensures a clear visual distinction between the heritage facades and new form. However the proportional relationship and overall visual impact of the new form on the Peel Street streetscape is of concern. A reduction in overall height to seven (7) storeys as well as increased upper level setbacks to Peel Street are recommended to ensure a respectful relationship to the retained heritage buildings and surrounds. Further to this additional information and clarification is required on a number of matters (façade strategy and materiality, landscaping and streetscape works), detailed overleaf.

These comments are provided on Architectural Plans, Revision C (Warren and Mahoney, 19 May 2020) and Urban Context Report (Warren and Mahoney, 19 May 2020). Comments should be read in conjunction with Heritage Advice (Anita Brady, 30 July 2020).

SITE DESCRIPTION

- The subject site is located on the corner of Peel Street and Little Oxford Street, approximately 50m east of Smith Street. The amalgamated site consists of No. 6, No. 8 and No. 10 Peel Street and is rectangular in shape, with a frontage of 20.67m to Peel Street and 26.86m to Little Oxford Street. Equating to an overall site area of approximately 560sqm. Oxford Place (laneway), immediately abuts the site to the north. Providing vehicular access to the site and neighbouring properties to the north and west.
- The site is located within the Mixed Use Zone (MUZ) and is affected by the Heritage Overlay (HO318 Collingwood Slope Precinct) and the Environmental Audit Overlay (EAO). The two storey single terrace building at No. 6 Peel Street is graded individually significant. The narrow three storey building at No. 8 and larger three storey brick interwar manufacturing/warehouse building No. 10 are graded Contributory.
- In December 2019, Council requested the Minister for Planning consider the approval of proposed interim controls (DDOs) for Fitzroy/Collingwood Activity Centres, including Smith Street (DDO30). A decision has not

Attachment 7 - PLN20/0214 - 6 - 10 Peel Street Collingwood - Urban Design Referral

yet been made. An overall building height (mandatory) of 20.6m (equivalent of 6 storeys) and upper level setbacks (discretionary) of 6m above the retained heritage street wall are proposed for the subject site. Broadly, upper levels should be visually recessive and not overwhelm heritage buildings or detract from the character of the streetscape.

PROPOSAL

- The proposal comprises the part-demolition of the existing buildings and construction of an eight (8) storey building plus basement. Specifically, the proposal comprises the following characteristics:
 - Total 2,333sqm office space, across eight levels;
 - 33 (27 staff & 6 visitor) bicycle spaces and end of trip facilities;
 - Planted terraces at Level 3 and 6;
 - Utilisation of existing pedestrian entrances on Peel Street, new near entrance from Oxford Place; and
 - Removal of vehicular cross over on Peel Street and reinstatement of footpath, kerb and channel.

URBAN DESIGN FEEDBACK

Height and Massing

- The proposal seeks an overall height of eight (8) storeys, approximately 28.7m. Above the building at No. 8 & 10 Peel Street, Levels 3-5 are setback 3m toward Peel Street and Little Oxford Street, behind the existing heritage fabric, increasing to 7.6m and 5.9m above. Above No.6 Peel Street the sheer form is setback 12m.
- Peel Street is defined by its significant slope, with larger lots with broad frontages, interspersed with traditional fine grain lots. Taller developments are transforming Collingwood broadly, including further east along Peel Street, ranging in scale from 4-6 storeys to up to 9 storeys towards Wellington Street.
- While the consolidated corner site sits within the Smith Street Activity Centre and hosts a robust industrial form towards Little Oxford Street (No. 10 Peel Street). The massing response must have regard for the more sensitive western portion of the site (No. 6 Peel Street) and immediate context, given the lower scale significant heritage buildings (including Grace Darling Hotel – VHR HO660). These sites are also more constrained in terms of potential development, due to heritage significant and site depth.
- As viewed from the Smith Street and Peel Street streetscapes from the west (such as shown at Visualisation 8 and 10), the new form overwhelms the existing buildings and streetscape proportionally. Given this, the following refinements and reductions to the proposal massing and overall height are recommended to result in a form that is more respectful of its retained heritage fabric and immediate Peel Street streetscape:
 - Reduction in overall height to seven (7) storeys, through the deletion of Level 7; and
 - Increased setback at Levels 3-5 toward Peel Street (in the range of 4-5m overall).
- Given the height of the existing street wall, sense of openness adjacent to the Peel Street Park and demonstration of limited shadow impacts, the upper level setback toward Little Oxford Street of 3m is acceptable from an urban design perspective.

Architectural Expression and Materiality

- The materiality and composition of the new form is clearly distinguishable from the heritage fabric, adopting a respectful contemporary design. The new form comprises largely of a terracotta façade system (green glazed finish), employing strong vertical elements and fenestration.
- It is recommended that a detailed Façade Strategy, including material sample board be provided. With the purpose of ensuring the legibility of the façade pattern, articulation, and depth and detailing the application of façade panels (TL:01 Terracotta Façade System in glazed green). The articulated finish to the exposed concrete (CE:02) western party wall (Elevation A5.03) with No.4 Peel Street is to be clarified.
- Additionally, Landscape Plans and Plant Schedules for Levels 3 & 6 should be provided, including:
 - Planting Plans and Schedules showing plant locations and quantities;
 - Legend containing key features, materials and surfaces; and
 - Details of any raised planters and rain gardens including height, width, soil depths and materiality.

Attachment 7 - PLN20/0214 - 6 - 10 Peel Street Collingwood - Urban Design Referral

Public Realm Interface

- The proposal will increase activation of the Peel Street, Little Oxford Street and Oxford Place. Through the utilisation of existing entrances and new entrances and passive surveillance opportunities to the rear laneway, Oxford Place.
- It is necessary to sensitively integrate all necessary externally accessible service cabinets into the façade (currently there are no service cabinets detailed in Plan or Elevation).

Streetscape and Capital Works

- A detailed *Streetscape Plan* must be provided including (but not limited to) the following items:
 - On-street parking bays;
 - Reinstated surface materials;
 - Existing and proposed street fixtures;
 - Street trees;
 - Dimensions of openings and offsets; and
 - Levels and drainage.
- All pavements surrounding the site (Peel Street and Little Oxford) are to be reinstated as asphalt footpaths with bluestone kerb and channel. All proposed streetscape materials should be per *Technical Notes: City of Yarra Public Domain Manual* and *Yarra Standard Drawings*. Rectification of paving surrounds (currently assumed bonded aggregate) around existing Plane trees on Peel Street, should be coordinated with Council Natural Values and Streetscapes Team.
- There are no planned capital works led by the Urban Design team which are in proximity to the site.

Attachment 8 - PLN20/0214 - 6 - 10 Peel Street Collingwood - City Works Referral

King, Michelle

From: Athanasi, Atha
Sent: Tuesday, 8 December 2020 9:55 AM
To: King, Michelle
Subject: RE: PLN20/0214 - 6-10 Peel Street, Collingwood - Waste re-referral

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Michelle,

The waste management plan for 6-10 Peel Street, Collingwood authored by Leigh Design and dated 4/8/20 is satisfactory from a City Works Branch's perspective.

Regards,

Atha Athanasi
Contract Management Officer

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

Attachment 9 - PLN20/0214 - 6 - 10 Peel Street Collingwood - Streetscapes & Natural Values Referral

King, Michelle

From: Williames, Glen
Sent: Friday, 10 July 2020 2:39 PM
To: King, Michelle
Cc: Russell, Mark
Subject: RE: PLN20/0214 - 6-10 Peel Street, Collingwood - Urban Design / Open Space / Streetscapes & NV referral

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Michelle,

Council Arborist has recommended a Tree Protection Management Plan be requested for the street trees at this site.

Also a 50k (total) Protection bond will be required to ensure the trees are protected during development.

Glen Williames
Coordinator - Open Space Services
City Works

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Attachment 10 - PLN20/0214 - 6 - 10 Peel Street Collingwood - Engineering Referral



MEMO

To: Michelle King
From: Mark Pisani
Date: 7 August 2020
Subject: Application No: PLN20/0214
 Description: Eight-Storey Office Building
 Site Address: 6-10 Peel Street, Collingwood

I refer to the above Planning Application received on 3 July 2020 in relation to the proposed development at 6-10 Peel Street, Collingwood. Council's Civil Engineering unit provides the following information:

Drawings and Documents Reviewed

	Drawing No. or Document	Revision	Dated
Warren and Mahoney	A0.01 Existing Site & Demolition Plan	B	3 April 2020
	A3.00 Proposed Plan 00	C	19 May 2020
	A3.01 Proposed Plan 01	C	19 May 2020
	A3.10 Proposed Peel Street Footpath Access	A	19 May 2020
Ratio Consultants	<i>Traffic & Transport Engineering Report</i>	F02	3 April 2020

CAR PARKING PROVISION

Proposed Development

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

Proposed Use	Quantity/ Size	Statutory Parking Rate*	No. of Spaces Required	No. of Spaces Allocated
Office	2,333 m ²	3.0 spaces per 100 m ² of net floor area	69	0

* 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

C:\Users\kingm\AppData\Local\Hewlett-Packard\HP TRIM\TEMP\HPTRIM.6172\ID20 133775 PLN20 0214 - 6 - 10 Peel Street, Collingwood - Engineering comments (INCOMING)(3).DOCX

Attachment 10 - PLN20/0214 - 6 - 10 Peel Street Collingwood - Engineering Referral

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

Parking Demand Consideration	Details
<p><i>Parking Demand for Office Use</i></p>	<p>Throughout the municipality, a number of office developments have been approved with no on-site car parking provision, as shown below:</p> <ul style="list-style-type: none"> ▪ PLN17/0867 - 187-195 Langridge Street, Collingwood - 470 m² ▪ PLN15/0630 - 113-115 Bridge Road, Richmond - 844 m² ▪ PLN18/0072 - 100-102 Islington Street, Collingwood - 207 m² ▪ PLN18/0697 -37-39 Stewart Street, Richmond - 1,330 m² <p>The providing no parking for the subject site is considered appropriate since it has very good connections to public transport services and connectivity to the on-road bicycle network. The proposed development aims to minimise private car dependency and promote more sustainable forms of transport.</p>

- *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:
 - Smith Street trams – 55 metre walk
 - Victoria Parade trams – 480 metre walk
 - Hoddle Street buses – 860 metre walk
 - Collingwood railway station – 990 metre walk
- *Multi-Purpose Trips within the Area.* Clients and customers to the office might combine their visit to the site by engaging in other activities or business whilst in the area.
- *Convenience of Pedestrian and Cyclist Access.* The site is easily accessible by pedestrians and 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.* Ratio Consultants had undertaken on-street parking occupancy surveys of the surrounding area on Thursday 21 November 2019 at 1:00pm and on Friday 22 November and Saturday 23 November at 1:00pm and 8:00pm (both days). The survey area encompassed sections of Smith Street, Oxford Street, Peel Street, Cambridge Street, Little Oxford Street and Webb Street. The times and extent of the survey are considered appropriate. An inventory of up to 260 publicly available parking spaces was identified in the study area. The peak parking occupancy was observed on the Friday with no fewer than 19 spaces vacant (an on-street parking occupancy of 93%). The results suggest that short-stay parking spaces can be found close to the site. However, the supply of long-stay on-street parking is very scarce.
- *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.
- *Other Relevant Considerations.* The scarcity and very high demand for long-stay on-street parking would be a disincentive for employees to commute to and from the site by private motor vehicle. Employees would be inclined to use more sustainable and practical forms of transport, such taking public transport or riding a bicycle.

Attachment 10 - PLN20/0214 - 6 - 10 Peel Street Collingwood - Engineering Referral

Adequacy of Car Parking

From a traffic engineering perspective, the full waiver parking associated with this office is considered appropriate in the context of the development and the surrounding area. Employees would need to either use public transport, ride a bicycle or walk to commute to and from the site. Clients and customers should be able find a short-stay on-street parking space near the development. The operation of the new office should not have an adverse impact on existing parking conditions in the surrounding area.

The Civil Engineering unit has no objection to the reduction in the car parking requirement for this site.

DEVELOPMENT LAYOUT DESIGN

Layout Design Assessment

Item	Assessment
Swept Path Assessment	
Waste Collection Vehicle Turning Movements – Little Oxford Street	The swept path diagrams for a 6.345 metre long waste collection vehicle manoeuvring into Oxford Place via Little Oxford Street and entering back into Little Oxford Street, are considered satisfactory.

INFRASTRUCTURE ITEMS AND CONSTRUCTION ACTIVITIES

Item	Details
Peel Street Frontage	
Footpath Reconstruction	During construction and building works on-site, the occupation of the footpath by plant and heavy equipment will impact on the condition of the footpath. Once all building works and connections for underground utilities have been completed, the footpath must be reconstructed in asphalt.
Removal of Redundant Vehicle Crossing	The redundant vehicle crossing must be demolished and reinstated with paving, kerb and channel to Council's satisfaction.
Ground Floor Finished Floor Level	With the removal of the redundant vehicle crossing and the reconstruction of the Peel Street footpath, the applicant must ensure the finished floor levels inside the entry lobby neatly match and transition the new design levels of the reconstructed footpath.
Peel Street Frontage	
Footpath Reconstruction	Once all building works and connections for underground utilities have been completed, the footpath must be reconstructed in asphalt.
Oxford Place	
Oxford Place Pavement Surface	Since Oxford Place will be used by waste collection vehicles, the asphalt flanks (the road pavement surface) must be profiled and re-sheeted and the central bluestone open channel is to be reset once all building works on the site have been completed.

Attachment 10 - PLN20/0214 - 6 - 10 Peel Street Collingwood - Engineering Referral**ENGINEERING CONDITIONS****Civil Works**

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

- The footpath along the property's Peel Street and Little Oxford Street frontage must be reconstructed to Council's satisfaction and at the Permit Holder's cost. The footpath must have a cross-fall of 1 in 33 (for asphalt) or unless otherwise specified by Council.
- The redundant vehicle crossing on the north side of Peel Street must be demolished and reinstated with materials in accordance with Council's Infrastructure Road Materials Policy to Council's satisfaction and at the Permit Holder's cost.
- The asphalt flanks (pavement surface) of Oxford Place, from the western boundary of the site to Little Oxford Street must be profile and re-sheeted and the central bluestone channel is to be reset to Council's satisfaction and at the Permit Holder's cost.

Road Asset Protection

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

Construction Management Plan

- A Construction Management Plan must be prepared and submitted to Council. The Plan must be approved by Council prior to the commencement of works. A detailed dilapidation report should detail and document the existing and post construction conditions of surrounding road infrastructure and adjoining private properties.

Impact of Assets on Proposed Development

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

Discharge of Water from Development

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

Removal, Adjustment, Changing or Relocation of Parking Restriction Signs

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

Attachment 10 - PLN20/0214 - 6 - 10 Peel Street Collingwood - Engineering Referral

ADDITIONAL ENGINEERING ADVICE FOR THE APPLICANT

Item	Details
Legal Point of Discharge	The applicant must apply for a Legal Point of Discharge under Regulation 133 – Stormwater Drainage of the <i>Building Regulations</i> 2018 from Yarra Building Services unit. Any storm water drainage within the property must be provided and be connected to the nearest Council pit of adequate depth and capacity (legal point of discharge), or to Council's satisfaction under Section 200 of the <i>Local Government Act</i> 1989 and Regulation 133.





17 September 2020

640.10090.06560 6-10 Peel St Collingwood 20200917.docx

Yarra City Council
PO Box 168
RICHMOND 3121

Attention: Michelle King

Dear Michelle

**6-10 Peel Street, Collingwood
Development Application Acoustic Review
PLN20/0214**

SLR Consulting Australia Pty Ltd (SLR) has been retained by the City of Yarra to provide a review of the acoustic assessment report prepared to support the application for a commercial development at 6-10 Peel Street, Collingwood.

Details of the report are as follows.

- Title: 6-10 Peel Street Collingwood, Planning Application Acoustic Report
- Date: 12 May 2020
- Reference: RP 001 20200459
- Prepared for: Emerald Cup Pty Ltd
- Prepared by: Marshall Day Acoustics

The report was prepared to address the following City of Yarra request for information:

An acoustic report prepared by a qualified acoustic engineer outlining specific noise attenuation measures to ensure that surrounding dwellings are not adversely impacted upon by noise from the proposed permit required use.

1 Background Information

(Sections 1.0, and 3.0 of the acoustic report)

The acoustically significant aspects of the proposal are identified as follows:

- Seven storey commercial development
- Basement with amenities including end trip facilities
- Ground level theatrette (90 seats shown on drawings)
- Terraces on 3rd and 6th floors

Attachment 11 - PLN20/0214 - 6 - 10 Peel Street Collingwood - Acoustic Referral

- Existing noise sensitive receivers are to the north of the site (separated by Oxford Place) and on the western boundary of the site (two level building with ground floor shop and first floor residential).
- Potential noise impacts from the proposed use are not explicitly identified in the introductory sections of the report but are identified in later sections as:
 - Music associated with the theatrette
 - Industrial waste collection
 - Mechanical plant, including roof mounted equipment
 - Voice noise from the external terraces (3rd floor and roof level)

SLR Comments: *The proposed use, noise impacts, and the location of the nearest noise sensitive receivers are clearly identified.*

We note that the theatrette is on the northern side of the site, and in close proximity to apartments at 61 Little Oxford Street, which have balconies overlooking the theatrette façade and entrance door.

2 SEPP N-1 Noise Limits

(Section 5.0 of the report)

Project specific background noise monitoring was not undertaken due to COVID-19 restrictions in place at the time the report was prepared. Attended noise logging conducted at 94 Cambridge Street Collingwood on the 20 and 28 November 2019 (approximately 150 m east of the subject site) have been used to assist in the determination of noise limits for the site. The identified background noise levels are: 47 dBA (day) 44 dBA (evening) and 34 dBA (night).

MDA note that the provided levels are likely to be conservative for the site, given that 94 Cambridge Street is further from Smith Street than the subject site.

The calculated SEPP N-1 limits, which also take into consideration the SEPP N-1 zoning levels, are: 58 dBA (day) 52 dBA (evening) and 44 dBA (night).

SLR Comments: *The background noise measurements used in the assessment are not well detailed, and the exact measurement location and the specific times that the data was obtained are not provided in the report. However, the measurement data is consistent with background noise logging we have on file for similar areas and we are satisfied with its use in this instance.*

Our calculations of the SEPP N-1 limits, based on the provided background noise measurements, agree with MDA's.

Attachment 11 - PLN20/0214 - 6 - 10 Peel Street Collingwood - Acoustic Referral

3 Noise from the Subject Development

3.1 Theatrette

(Sections 6.3 and 9.0 of the report)

The theatrette is noted in Section 9.0 to be proposed to be used predominantly for audio-visual presentations, however music is identified as a potential source of nuisance noise. SEPP N-2 is identified as providing the relevant noise criteria for music.

Controls to address noise from the theatrette are proposed to be developed during the detailed design phase of the project and are identified as being likely to include façade treatments and management controls.

SLR Comments: *SLR agrees that music from the use is a potential source of nuisance noise to the apartments overlooking the theatrette façade. However, given the proximity of the receivers, and the fact that the façade is proposed to include a large amount of glazing, and a door directly to the theatre, there is also some potential for amplified speech to cause nuisance. Noise impacts may be exacerbated if the space were used in the evening or night periods.*

Access to the lane via the theatrette external door is also a concern from an acoustic perspective, if this door is to be used by patrons during breaks, or left open while the theatrette is in use. With up to 90 people in the theatrette, voice noise both within the theatre, and from patrons in Oxford Place, could be intrusive.

While there are no specific criteria for amplified voice from indoors, appropriate targets can be found in the EPA Noise Control Guidelines, 2008 (Publication 1254). Section 13 of the Guideline states that amplified speech from public address systems should not exceed the background noise level by more than 5 dB. This target is consistent with SEPP N-2 day/evening limits. For simplicity, we would recommend that SEPP N-2 limits be targeted for both voice and music noise from the theatrette.

Voice noise from patrons in Oxford Place, or from the theatrette with the door open, would best be addressed via management means such as by restricting use of the door to emergencies only, particularly when the theatrette is in use.

In our opinion these issues should be more thoroughly addressed during the planning stage of the project, given the proximity of the sensitive receivers, and the potential acoustic weaknesses in the theatrette façade. We recommend that:

- *SEPP N-2 limits are identified and applied to music and amplified voice from the theatrette and an assessment provided.*
- *Acoustic specifications are provided in the planning acoustic report for the theatrette façade wall and external door.*
- *Management strategies are developed for minimising noise impacts from users of the theatrette to occupants of the overlooking apartments. These may include:*
 - *Use of the door to Oxford Place for emergencies only, particularly while the theatrette is in use.*
 - *Limitations to the times that the space can be used, particularly if appropriate noise targets cannot be met for all periods of the day and night.*

Attachment 11 - PLN20/0214 - 6 - 10 Peel Street Collingwood - Acoustic Referral

3.2 External Terraces

(Sections 6.2 and 8.0 of the acoustic report)

The terraces on the 3rd and 6th floor are proposed to be accessed during normal office hours, by staff and commercial tenants. Given this, MDA are of the opinion that noise impacts are unlikely and that specific noise controls are not necessary.

SLR Comments: *We agree that impacts to existing dwellings from the proposed terraces are likely to be minimal, due to the limited size and orientation of the terraces, and the proposed office use only. On these grounds a formal assessment of voice noise from these areas is not requested on this project.*

3.3 Project Mechanical Plant

(Section 7.0 of the report)

An indication of mechanical plant and equipment likely to be installed on the subject site is provided in Section 7.0. MDA note that the equipment will need to comply with SEPP N-1 at nearby sensitive receiver locations. They also note that design of noise from mechanical plant to ensure compliance with SEPP N-1 can be conducted during the detailed design phase of the project.

SLR Comments: *Agreed. Mechanical plant noise does not appear to be a high risk issue on this project.*

3.4 Rubbish collection

(Section 6.4 of the report)

Noise from rubbish removal is proposed to be addressed through compliance with the schedules provided in Publication 1254. These provide allowable times for collection, taking into consideration the frequency of collection.

SLR Comments: *Publication 1254 provides appropriate guidance on the issue.*

4 Summary

SLR has undertaken a review of the acoustic report prepared to address noise impacts from the commercial development proposed for 6-10 Peel Street, Collingwood. The report generally addresses noise impacts from the proposal, however we recommend that further consideration is given to noise from the proposed 90 seat theatre.

The theatre is considered to present a moderately high risk of nuisance noise due to the proximity of sensitive receivers, and the potential acoustic weaknesses in the theatre façade. SLR recommends that:

- SEPP N-2 limits are identified and applied to music and amplified voice from the theatre.
- An assessment and acoustic specifications be provided for the theatre façade wall and external door so as to achieve the SEPP N-2 limits.
- Management strategies are developed for minimising noise impacts from users of the theatre to occupants of the overlooking apartments. These may include:
 - Use of the door to Oxford Place for emergencies only, particularly while the theatre is in use.

Attachment 11 - PLN20/0214 - 6 - 10 Peel Street Collingwood - Acoustic Referral

Yarra City Council
6-10 Peel Street, Collingwood
Development Application Acoustic Review
PLN20/0214

SLR Ref: 640.10090.06560 6-10 Peel St Collingwood
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Date: 17 September 2020

- Limitations to the times that the space can be used, particularly if appropriate noise targets cannot be met for all periods of the day and night.

Regards,



Dianne Williams
Associate – Acoustics

Reviewed / checked by: JA

Attachment 12 - PLN20/0214 - 6 - 10 Peel Street Collingwood - Wind Referral



M E L

C O N S U L T A N T S

(ACN 004 230 013)

Ref: 140-20-DE-REV-00

23 July 2020

City of Yarra
PO Box 168
Richmond VIC 3121

Attn: Michelle King

Dear Michelle,

**6-10 Peel Street, Collingwood
Review of Windtech Pedestrian Wind Environment Statement
Windtech Document Number: WF505-01F02(REV1)-WS (21 May 2020)**

The review of the Windtech Pedestrian Wind Environment Statement is based on MEL Consultants' experience of wind flow around buildings and structures. This experience has been developed from a company experience of more than 40 years of desktop, wind tunnel, and full scale studies of environmental wind conditions in urban and sub-urban areas. No wind tunnel studies have been undertaken to support the review. Our comments are as follows:

- The Windtech Pedestrian Wind Statement has been prepared based on the experience of the consultancy and no wind tunnel testing by Windtech has been carried out to support the report. MEL Consultants have no issue with this approach for a desktop study as this is a common approach to provide architects, developers, and responsible authorities advice on the wind effects of the design.
- MEL Consultants have no issue with the Analysis Approach, Site Exposure, and Regional Wind Climate that have been used as the basis for the assessment. Windtech has clearly identified the process for the desktop assessment and this is consistent with the approach that MEL Consultants would take to prepare a

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Attachment 12 - PLN20/0214 - 6 - 10 Peel Street Collingwood - Wind Referral

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desktop wind impact assessment. A description of the 6-10 Peel Street development has been provided.

- MEL Consultants have no issue with the assessment criteria that Windtech have used for the desktop assessment. They have recommended the 5ms^{-1} for a 20% probability criterion (walking) for the surrounding streetscapes and the 4ms^{-1} for a 20% probability (standing) for the level 3 and 6 terrace areas. MEL Consultants have no issues with the recommended criteria, although it is common to recommend standing criterion adjacent to building entries.
- Windtech have assessed the wind conditions in the ground level streetscapes surrounding the development site as being similar to the existing wind conditions due to the combination of the building design and shielding from adjacent buildings. MEL Consultants have no issue with this assessment but an explicit reference to the expected criteria satisfied would be advised. Furthermore, the main building entrance will be in the middle of Peel Street frontage and an assessment of whether wind conditions would satisfy the standing criterion is required.
- Windtech have described the wind directions that would impact the Level 03 terrace and assessed the wind conditions as suitable. It is not clear what suitable wind conditions are for the terrace and it would be suggested that the wind conditions be assessed with respect to satisfying the recommended criterion. It is noted that the drawings show the perimeter wall height as described by Windtech.
- Windtech have described the expected wind impacts for the Level 06 terrace and recommended 1.5m high impermeable balustrades for all aspects and these appear to have been included in the submitted drawings. However, Windtech have made no assessment of the expected wind conditions on the Level 06 terrace against the recommended criterion.

In conclusion, the Windtech Pedestrian Wind Environment Statement has been prepared based on the consultant's experience of wind flow around buildings and

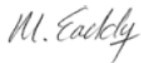
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Attachment 12 - PLN20/0214 - 6 - 10 Peel Street Collingwood - Wind Referral

3

structures. We have no issues with the Analysis Approach, Site Exposure, Regional Wind Climate, and description of the development used in the preparation of the assessment. This is consistent with the approach MEL Consultants would take to prepare a similar desktop environmental wind assessment. Windtech have assessed the wind conditions in the surrounding ground level streetscapes as being similar to the existing wind conditions and MEL Consultants have no issue with this assessment. However, Windtech have not provided an assessment of these conditions against the recommended criteria and whether the wind conditions outside the main entrance on Peel Street would satisfy the standing criterion. Furthermore, Windtech have assessed the Level 03 terrace wind conditions as being suitable but the assessment of the Levels 03 and 06 terrace should assess whether the recommended criterion would be satisfied.

Yours sincerely,



M. Eaddy
MEL Consultants Pty Ltd

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Attachment 13 - PLN20/0214 - 6 - 10 Peel Street Collingwood - Heritage Referral

ANITA BRADY HERITAGE

PO Box 1108
 Collingwood, 3066
anita@abheritage.com.au
 TEL 0411 057 271
 ABN 21 157 418 354

MEMORANDUM

TO	Michelle King	FROM	Anita Brady
RE	6-10 Peel Street, Collingwood	DATE	30 July 2020

Introduction & background

This memorandum includes an assessment of the proposed development of the property at 6-10 Peel Street, Collingwood with reference to the relevant Yarra Heritage Overlay considerations. The property comprises three buildings at three addresses, and the proposed works involve partial demolition of the buildings and construction of an eight-storey office building with basement level.

The property is included in the Collingwood Slope Precinct, identified as HO318 in the Yarra Schedule to the Heritage Overlay. Under the Overlay, external building and land development controls apply, but no internal, paint or tree controls. The several buildings on the property are graded individually significant and contributory to the precinct.

The assessment undertaken here goes to the proposed extent of demolition, and the height, presentation, massing and materials of the visible new building levels on the property. It has regard for the subject heritage buildings and heritage precinct context, which is a distinctive precinct in terms of its heritage character and robust built form. There are also nearby places included in the subject precinct, and just outside it, which are on the Victorian Heritage Register (VHR) and identified below; and the property is close to the separate Smith Street Precinct (HO333). All of this adds to the heritage sensitivity of the subject site.

The assessment has referred to the relevant Yarra Heritage Overlay considerations, and more specifically to Clause 22.02 Development Guidelines for Sites Subject to the Heritage Overlay.

Planning permit application documentation has also been referred to, including architectural plans, drawings and visualisations dated April to June 2020, and an urban context report dated May 2020, prepared by Warren and Mahoney Architects; a Town Planning Report prepared by Urbis dated May 2020; and a heritage impacts report (HIS report) prepared by Bryce Raworth dated June 2020. The historical information included in the latter report is relied on here, and where cited is identified as coming from the 'Raworth HIS report'.

Another recent report of relevance is *Collingwood Mixed Use Pocket, Heritage Analysis & Recommendations, GJM Heritage* (2018). This is currently proposed to be a 'Reference Document' under Yarra Amendment C245, and accordingly some weight is given to this report.

Attachment 13 - PLN20/0214 - 6 - 10 Peel Street Collingwood - Heritage Referral

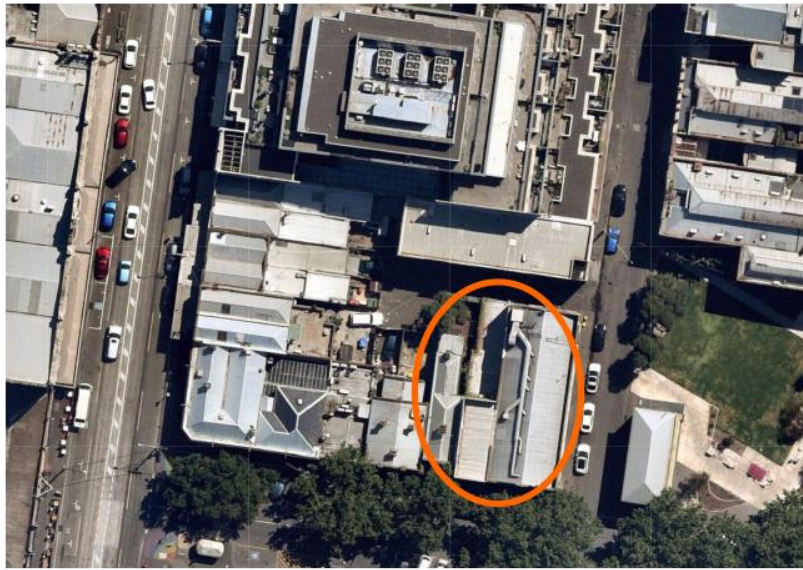


Figure 1 Recent aerial image (subject property indicated); Smith Street is at left, Peel Street is at bottom, and Little Oxford Street is at right
Source: Nearmap February 2020

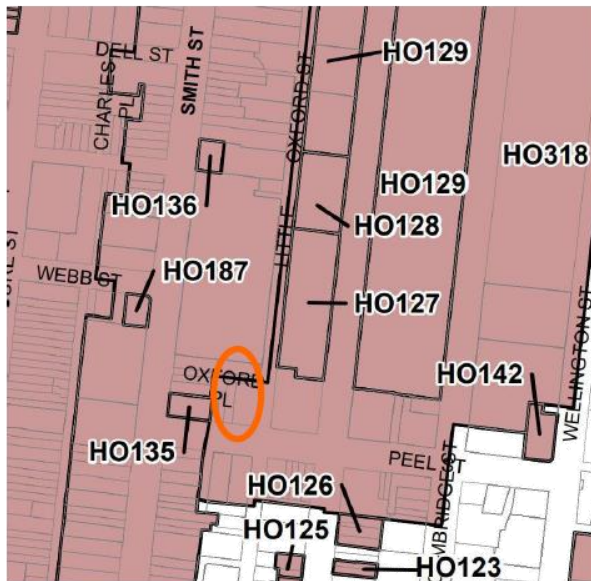


Figure 2 Extract from Yarra Heritage Overlay Map, showing part of the HO318 precinct, with the subject property indicated
Source: Planning Schemes Online

Attachment 13 - PLN20/0214 - 6 - 10 Peel Street Collingwood - Heritage Referral

ANITA BRADY HERITAGE

Description

The property comprises three buildings at 6, 8 and 10 Peel Street, Collingwood. It is located on the north side of Peel Street, with Little Oxford Street adjoining the east side of 10 Peel Street, and Oxford Place (a ROW) to the rear or north side of the three buildings.

Photographs of the subject buildings are included at the end of this memorandum.

6 Peel Street

This building is graded individually significant.

The building is a substantially externally intact late nineteenth century two-storey single terrace in bi-chrome brick, with rich detailing including an iron balcony balustrade and friezes, elaborate rendered pedimented parapet, and an iron palisade fence. The building extends to the north with a hipped steel-clad roof and centrally located chimney/pots, neither of which have much visibility to Peel Street. A lower secondary wing extends north again, with a rear kitchen chimney; followed by a single-storey skillion. There is a rear yard, with some mature vegetation, and a vehicle roller door to the back fence. The Raworth HIS report indicates that the secondary wing is not original, although the form and materials (as visible from Oxford Place) indicate it is of some age.

The *Collingwood Conservation Study* (Andrew Ward and Associates, 1989, which is still a policy reference at Clause 22.02) includes a citation for the building which identifies the dwelling as being of 'regional significance'; an intact and richly decorated terrace house with a distinctive parapet; a house 'of some quality' which is important to the Collingwood Slope 'in this respect'; and for its use of bi-chromatic brickwork 'for which the slope is noteworthy'.¹

8 Peel Street

This building is graded contributory.

The building has the appearance of a former manufactory/warehouse, of three/four storey height, with large multi-paned industrial-style windows, and a vehicle opening at ground floor level. The building has no setback to Peel Street, a comparatively narrow frontage or footprint, and is largely free of detail or distinguishing features save for two diamond panels (lozenges) in relief to the high parapet. Aerial photos indicate that it has a skillion roof form, which is not visible to Peel Street; and extends through to the north to Oxford Place, where a lower building component occupies the rear part of the site. There is a vehicle roller door to the back fence.

While the heritage study documentation generally refers to this building as being of the interwar period, with a date range of 1930-1940, the Raworth HIS report describes the building as being of 'modern tilt-slab construction' with a painted concrete façade to Peel Street. The industrial-style windows are also described as 'faux aluminium steel framed look windows'.

Based on what is visible from Peel Street and Oxford Place to the rear, the Raworth assessment is agreed with. It is also noted that the frontage to 8 Peel Street has some sympathetic detailing to 10 Peel Street, including the window forms and their placement, the lozenge panels to the parapet, and the façade height.

10 Peel Street

This building is graded contributory.

Attachment 13 - PLN20/0214 - 6 - 10 Peel Street Collingwood - Heritage Referral

ANITA BRADY HERITAGE

This is the largest of the three buildings on the development site and is a former manufactory/warehouse from the interwar period. It is more architecturally distinguished than the adjoining 8 Peel Street, and of the same three/four storey height to Peel Street. The building also has a long east elevation to Little Oxford Street, and returns on Oxford Place, maintaining the three/four storey height to all elevations. This is a face brick building with rendered bands and detailing, large multi-paned industrial-style windows, and brickwork lozenges and a cement gabled pediment to the Peel Street parapet; the parapets to the corner bays on Little Oxford Street repeat the lozenge detail.

Collingwood Slope Precinct²

Early development in the precinct dated from the 1850s and was mostly in the form of small cottages and commercial buildings, often (but not exclusively) of timber construction. Wellington Street in this period rivalled Smith Street as a commercial precinct, and manufacturing in the precinct included boot making and brewing. Hotels were also common.

Foy & Gibson moved into the general precinct area in the early 1880s, with a shop on Smith Street. The firm subsequently grew into a retail and manufacturing empire, and by the 1920s their development – mostly in the form of large robust red brick parapeted manufacturing and warehouse buildings - covered the block bounded by Smith, Wellington, Peel and Stanley streets. The buildings range in height from one to five storeys, and some have been converted to apartments with one and two-storey rooftop additions.

The Foy & Gibson development involved demolition of the earlier buildings, including (according to the Raworth HIS report) two Victorian buildings at 8 and 10 Peel Street, while 6 Peel Street survived this transformative period.

As per the precinct citation, Foy & Gibson changed the precinct area 'into an industrial landscape which remains externally substantially intact'. Further:

This major expansionary phase brought woollen mills, clothing manufacture, hosiery, bedding, metal goods and cabinet manufacture to the Heritage Overlay Area at a scale unprecedented in Melbourne at the time; this is reflected in the substantial warehouses which remain today.

The Foy & Gibson buildings in the precinct are mostly included in the Victorian Heritage Register (see below).

Non-Foy & Gibson manufacturing operations were also attracted to the precinct area, including the building at 10 Peel Street. On Peel Street in the precinct, to its north and south sides, some of the earlier fine-grained nineteenth century development also remains, including the subject building at 6 Peel Street and several former corner hotels. The plane trees in Peel Street are additionally identified in the precinct citation as part of the 'urban fabric'.

Later industrial and manufacturing development came to the precinct in the post-WWII period, and in more recent times, new developments in the form of multi-storey mostly residential apartment buildings and additions to existing historic buildings, including Foy & Gibson buildings.

VHR places

As noted, there are nearby places included in the precinct, and just outside it, which are on the Victorian Heritage Register. Those in most proximity:

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- (in precinct) Foy & Gibson buildings/complex, which have three separate entries in the VHR, and are shown with three Heritage Overlay numbers at Figure 2, being HO127, HO128 and HO129. These buildings are located on Little Oxford Street to the north of the subject property, and on Oxford, Cambridge and Stanley streets.
- (outside precinct) Grace Darling Hotel, to the west on Peel Street to the corner of Smith Street, shown as HO135 at Figure 2.

Adjoining places

Adjoining properties in the heritage precinct include:

- 2-4 Peel Street to the west, a distinctive pair of two-storey Victorian commercial buildings (shops and residences), graded individually significant.
- 12 Peel Street to the east, a free-standing two-storey 1870s building which was historically associated with the Congregational Church, graded individually significant.
- 16 Peel Street to the east and north-east, a modern landscaped public park.

Smith Street Precinct

As noted, the property is also in proximity to the Smith Street Precinct (HO333). The latter is a long linear commercial precinct which extends along both sides (west and east) of Smith Street, capturing the fronts of historic retail and commercial buildings, with the rears of these properties largely forming the precinct boundary. The precinct is to the west of the subject property, and to the north side of Oxford Place, effectively located to two sides of the development site. In both instances it is the rears or sides of places in the HO333 precinct which adjoin. The closest property to the north is 61 Little Oxford Street which is a modern three-storey apartment building.

As with the Collingwood Slope Precinct, the Smith Street Precinct has also seen recent new development in the form of large multi-storey mostly residential apartment buildings and additions to existing historic buildings. Of note in terms of the subject property, is the recent development to the north ('Smith & Co') which occupies a large block between Smith and Little Oxford streets and extends for over 100m from north to south. This development, in addition to retail tenancies at ground level to Smith Street including a supermarket, also includes substantial apartment buildings, of up to eight visible storeys.

Proposal

The proposed development of the subject property includes retention of the front part of 6 Peel Street together with its roof; retention of the façade of 8 Peel Street; and retention of the façade, east and rear elevations of 10 Peel Street.

Demolition will include the rear wing of 6 Peel Street; the west and rear elevations of 8 Peel Street; and the roofs to 8 and 10 Peel Street.

An eight storey (plus basement) addition/development is proposed to the rear of 6 Peel Street, which will visibly rise above the existing building by about five storeys; while a five-storey addition is proposed to the top of 8 and 10 Peel Street, which will visibly rise above the existing buildings by about four storeys, with varied setbacks to the retained heritage building walls. Materials of the visible new levels will include predominantly green glazed terracotta cladding, cement render finishes and glazing.

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Conservation and repair works are also proposed to the retained facades/walls of the three buildings, as annotated on the plans and further identified in the Raworth HIS report.

More detail is provided below on the works, under the relevant headings of 'Assessment/comment on proposed works'.

Yarra heritage considerations

For the purposes of this memorandum, not all the generally relevant Clause 22.02 Development Guidelines for Sites Subject to the Heritage Overlay considerations are reproduced. However, policy of most relevance is included below (some of the extracts are summarised/paraphrased).

The following are included under policy 'Objectives':

- To conserve Yarra's natural and cultural heritage.
- To conserve the historic fabric and maintain the integrity of places of cultural heritage significance.
- To preserve the scale and pattern of streetscapes in heritage places.
- To encourage the preservation, maintenance, restoration and where appropriate, reconstruction of heritage places.
- To ensure the adaptation of heritage places is consistent with the principles of good conservation practice.
- To ensure that new works to a heritage place respect the significance of the place.
- To ensure that additions and new works to a heritage place respect the significance of the place.
- To encourage the retention of 'individually significant' and 'contributory' heritage places.

The policy on 'Demolition', including full and partial demolition, generally encourages retention of heritage buildings, and for partial demolition of individually significant buildings:

- Generally discourage the demolition of part of an individually significant or contributory building or removal of contributory elements unless:
 - For a contributory building:
 - that part is not visible from the street frontage (other than a laneway), abutting park or public open space, and the main building form including roof form is maintained; or
 - the removal of the part would not adversely affect the contribution of the building to the heritage place.
 - 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.

The policy on 'New development', including alterations and additions, is comprehensive, with the 'General' policy including:

- Encourage the design of new development and alterations and additions to a heritage place to:
 - Respect the pattern, rhythm, orientation to the street, spatial characteristics, fenestration, roof form, materials and heritage character of the surrounding historic streetscape.
 - Be articulated and massed to correspond with the prevailing building form of the heritage place or contributory elements to the heritage place.
 - Be visually recessive and not dominate the heritage place.
 - Be distinguishable from the original historic fabric.

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- Not remove, cover, damage or change original historic fabric.
- Not obscure views of principle façades.
- Consider the architectural integrity and context of the heritage place or contributory element.

The policy on minimising the visibility of additions is not reproduced here, as it mainly relates to additions to residential places.

The policy on 'New development' also addresses 'Corner sites and sites with dual frontages':

- Encourage new buildings and additions on such sites to respect the built form and character of the heritage place and adjoining or adjacent contributory elements to the heritage place.
- Encourage new buildings on corner sites to reflect the setbacks of buildings that occupy other corners of the intersection.

And it addresses 'Industrial' heritage places:

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

Further, the policy on 'Corner sites' and 'Industrial' places is a 'Specific requirement' of the 'New development' policy, about which the policy states:

Where there is a conflict or inconsistency between the general and specific requirements, the specific requirements prevail.

Clause 43.01 Heritage Overlay has also been considered in the following assessment.

Assessment/comment on proposed works

The following sets out what are considered the principal heritage issues relative to this proposal, with more detail on the proposed works included in the discussion and comments.

Demolition

As noted, the rear wing of 6 Peel Street, the west and rear elevations of 8 Peel Street and the roofs to 8 and 10 Peel Street will be demolished; while the front part of 6 Peel Street together with its roof will be retained, together with the façade of 8 Peel Street and the façade, east side and rear elevations of 10 Peel Street.

This effectively means that most of the visible external fabric of the three buildings will be retained, at least insofar as Peel and Little Oxford streets are concerned.

In terms of heritage concerns, while the rear wing to 6 Peel Street will be removed, the overall extent of demolition is acceptable. The rear wing is not original to the building, as identified in the Raworth HIS report, and has no presence or visibility to Peel Street. It is visible to the rear, to Oxford Place, but it is not part of an intact and original Victorian laneway-scape, where the loss of a visible original rear wing in a group of other intact rear parts of Victorian terraces would have a greater impact. Its loss is also compensated by the extent of retention of the front part of the building, including the main original roof form with the centrally located chimney/pots, and

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the proposed conservation works. This extent of retention is in the order of 12m from the front property boundary.

The removal of the fabric to 8 and 10 Peel Street is also acceptable.

Treatment of individual buildings

Also as noted, conservation and repair works are proposed to all retained facades/walls of the three buildings, as annotated on the plans and further identified in the Raworth HIS report. These are supported and generally not commented on here.

The extent of retention of 6 Peel Street is, as already acknowledged, generous and supported. The setback to, and visibility of, the new works to the rear of this building are commented on below.

For the elevations to 10 Peel Street, the original glass is proposed to be replaced with modern high-performance glass, with the window forms retained. This is acceptable for a contributory graded building.

For 8 Peel Street, the ground floor roller door to Peel Street will be removed and replaced with a new glazed door panel; the associated crossover will be removed and made good; and the windows to the Peel Street will be removed and replaced with new black framed single glazed windows. These works to the front of this building are also acceptable, given the later date and modern fabric of the building.

Of some concern is the proposed landscaping to the terrace area to the top of 10 Peel Street, shown in the plans as a raingarden planted close/very close to the edge of the east elevation (Little Oxford Street) parapet. While the plantings as shown appear to be of minimal height, and the parapet will likely provide some concealment of the landscaping, a preference in heritage terms is for no visible landscaping to the top of a heritage building, in the location of the original roof. This has the effect of detracting from the historic appearance of the building and diminishing its role in the development. Setting the raingarden further back or away from the parapet edge would assist, and/or ensuring the plantings are of low scale and of little or no visibility from the surrounding streets.

New development/visible new levels

The proposal includes an eight storey (plus basement) addition/development to the rear of 6 Peel Street, visibly rising above the height of the heritage building by about five storeys; and a five-storey addition to the top of 8 and 10 Peel Street, visibly rising above the existing buildings by about four storeys.

The setbacks will vary:

- Setback of 12m to the rear of 6 Peel Street
- Setback of 3m to the Peel Street facades of nos 8 and 10 up to level 5, increasing to 7.6m for the upper levels
- Setback of 3m to the Little Oxford Street façade of 10 Peel Street, increasing to 5.9m for the upper levels
- No or limited setbacks to Oxford Place in the north-west (rear) of the development, opening up (on a cranked plan) to 3m and more in the north-east

The overall effect of the setbacks will result in the higher part of the development being in the north-west of the site.

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This will be in proximity to recent development to the north, including the modern 'Smith & Co' development of up to eight visible storeys in the adjoining Smith Street Precinct. On that basis this northern interface is of limited heritage sensitivity.

The placement of the higher part of the development in the north-west of the site also takes it further away from the Little Oxford Street interface, and the significant VHR listed Foy & Gibson buildings to the north. This is also a preferred outcome in heritage terms.

The higher part of the proposed development will be located at some 35m distant from the front or streetscape interface of the heritage buildings on Smith Street (again in the adjoining Smith Street Precinct). This distance and separation are also considered acceptable, especially given the context of other highly visible modern developments on and adjoining Smith Street.

However, the southern or Peel Street interface of the subject site is considerably more sensitive in heritage terms and the new development, as proposed, will be highly visible and prominent. The higher part of the development will be to the rear of the individually significant building at 6 Peel Street, and will result in a strong visual contrast between the two-storey Victorian building and the eight storey new building, even allowing for the 12m setback to Peel Street. A reduction in the height of the new development to the immediate rear of 6 Peel Street is recommended. An improved outcome might be achieved through the removal of two levels from the new building at this interface, and/or through setting back the upper levels further away from the rear of 6 Peel Street.

The south setbacks and visibility of the new building levels to 8 and 10 Peel Street are also important considerations. The currently proposed setback to Peel Street for up to level 5 is very minimal at 3m. Increasing this setback by between 1m and 2m (up to 5m overall on the south side), in combination with the removal of a level from the top of the development over 8-10 Peel Street, would improve the heritage outcome here and lessen the visual impact of the proposed development to the street.

The setbacks to Little Oxford Street and Oxford Place for the new development are generally acceptable, although these too are limited setbacks and their acceptability is in part contingent on greater setbacks as recommended here for the more sensitive Peel Street frontage.

Another sensitivity relates to the VHR listed Grace Darling Hotel to the corner of Smith and Peel streets, which is potentially impacted by the proposed development to its east which will appear in backdrop views. The concern is heightened by the significance of this building, and its relatively low scale. The application documentation includes visualisations which help in assessing this potential impact. While the distance between the hotel and the higher part of the development is acknowledged, visualisation no. 10 shows that the new development will be highly visible and prominent in views of the historic hotel when seen from the west-south-west. At present, despite the presence of some substantial new buildings in this general area, this backdrop view remains largely unaffected and therefore retains some sensitivity. Concealment of the new development in views from the west of the hotel is not necessarily required, but a less prominent new development would lessen the impact. The recommendations above in relation to removing levels from the top of the proposed development would help to achieve this.

Regarding the proposed materials and architectural expression of the visible new levels, these are generally acceptable. The arrangement of glazing, the vertically delineated bays, and the 'unified architectural expression' as referred to in the Raworth HIS report, distinguish between the old and the new on the development site, and generally without detriment to the retained heritage building components. The heritage precinct also has new and substantial buildings of

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varying expression and materials, which again allows for some diversity in the approach to this site.

Collingwood Mixed Use Pocket, Heritage Analysis & Recommendations, GJM Heritage (2018).

The subject property, and much of the subject heritage precinct, is in the 'Collingwood Mixed Use Pocket' where a new Design and Development Overlay is under consideration. As noted, the above report is currently proposed to be included as a 'Reference Document' under Yarra Amendment C245. On that basis, some weight is given to it here.

As per the report's 'Introduction'³, the Collingwood Mixed Use Pocket has a discrete nature and a high level of development pressure that is 'impacting on the heritage values of the precinct'. The report includes advice on the proposed Built Form Framework for the area, to ensure the latter 'takes proper account of the heritage values of the recognised heritage precincts and individual buildings within the study area, and results in planning controls that reflect fully integrated decision-making'. The report also identifies some recommended changes to the heritage controls in the study area, but not involving the subject site.

The report describes the study area as having two distinct historic character areas, being the fine grained, smaller scale residential and commercial development 'along and south of Peel Street'; and the area of 'large scale late-nineteenth and early twentieth century industrial buildings associated with the former Foy & Gibson Complex' north of Peel Street.⁴ The subject property, while on the border of north and south, is included in the area identified as being 'north of Peel Street'. For this area the report describes recent development of up to eight-storeys 'which has respected the existing context and maintained the Foy & Gibson Complex as the major character defining element in this sub-precinct'.⁵ New infill buildings 'of up to six-storeys...with upper levels set well back from the street edge' are referred to, including the 'four to six-storey development at 20 Peel Street' which provides a 'model for new development that respects the traditional building pattern of the area and successfully transitions between the smaller scale, fine grained residential parts of the mixed use pocket to the more massively scaled former Foy & Gibson Complex'.⁶

More specifically, for former industrial buildings in the Collingwood Mixed Use Pocket, including 8-10 Peel Street, the report identifies 'recommended built form parameters'. Not all are reproduced below, and it is noted that the proposal for 8-10 Peel Street is generally consistent with most of them, although not entirely with the following:⁷

Encourage visually lightweight one to two-storey rooftop additions on medium-rise (three or more storey) industrial buildings where the additions are set back a minimum of one structural or façade bay from the principal façade/s.

Require that new built form – as visible from the street – does not exceed the same volume of the historic form.

The recommendations included above about a reduction in the height of the new development, and an increased setback to Peel Street, will assist the proposal to be more consistent with these built form parameters.

The report also includes guidelines for the fine-grained buildings in the study area, including 6 Peel Street. Again, not all are reproduced below and the proposal for 6 Peel Street is generally consistent with most of them, although not with the following:⁸

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Encourage new additions to be partially concealed when viewed from the opposite side of the street.

Ensure that new development does not visually dominate the existing heritage fabric and encourage new rear development to be partially concealed.

Ensure that any upper level development is subservient to the heritage fabric and is visually recessive in mass, scale and materiality.

Again, the recommendations included above about the height of the new development as proposed to the immediate rear of 6 Peel Street will assist the proposal to be more consistent with the built form parameters.

Summary of recommendations

The following is a summary extracted from the above:

- Reconsider the proposed landscaping to the terrace area to the top of 10 Peel Street, through setting back the proposed raingarden further away from the east parapet edge and/or ensuring that the plantings are of low scale and ultimately of little or no visibility from the surrounding streets.
- For 6 Peel Street, reduce the height of the proposed development to the immediate rear of this building through removing two levels from the new building in this location, and/or through setting back the upper levels further away from the rear of 6 Peel Street.
- For 8-10 Peel Street, increase the south setback (to Peel Street) for up to level 5 by between 1m and 2m (up to 5m overall on the south side) and remove a level from the top of the development over 8-10 Peel Street.
- For the VHR listed Grace Darling Hotel, a reduction in the height of the proposed development as recommended here will assist in limiting the visual impact of the new development in backdrop views to the hotel, and making the new development less prominent.

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Figure 3 (from left to right) 6-10 Peel Street



Figure 4 Subject property to corner of Peel and Little Oxford streets

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Figure 5 Rear (north side) of 10 Peel Street



Figure 6 Rear (north side) of 8 and 6 Peel Street

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Figure 7 North side of subject property with (from left to right) brick west wall of 10 Peel Street, concrete slab north wall of 8 Peel Street (visible behind chimney), and rear brick wing with chimney of 6 Peel Street



Figure 8 Another view of the north side with (from left to right) brick west wall of 10 Peel Street, concrete slab north wall of 8 Peel Street, and rear brick wing with chimney of 6 Peel Street

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- 1 See <http://images.heritage.vic.gov.au/attachment/26269>.
 - 2 The following is taken from the precinct citation, see <https://vhd.heritagecouncil.vic.gov.au/places/73434>.
 - 3 Collingwood Mixed Use Pocket, Heritage Analysis & Recommendations, p. 2.
 - 4 Collingwood Mixed Use Pocket, Heritage Analysis & Recommendations, p. 26.
 - 5 Collingwood Mixed Use Pocket, Heritage Analysis & Recommendations, p. 27.
 - 6 Collingwood Mixed Use Pocket, Heritage Analysis & Recommendations, pp. 27-8.
 - 7 Collingwood Mixed Use Pocket, Heritage Analysis & Recommendations, p. 29.
 - 8 Collingwood Mixed Use Pocket, Heritage Analysis & Recommendations, pp. 31-2.