Attachment 1 - PLN20/0747 - 1-13 Oxford Street, Collingwood - Decision Plans (advertised)

14 MASON ST

DRAWING LIST TOWN PLANNING

NO.	DRAWING TITLE	REV
TP000	DRAWING LIST	TP4
TP050	EXISTING AND DEMOLITION SITE PLAN	TP1
TP051	EXISTING AND DEMOLITION FLOOR PLAN LEVEL GROUND	TP1
TP052	EXISTING AND DEMOLITION FLOOR PLAN LEVEL 01	TP1
TP053	EXISTING AND DEMOLITION FLOOR PLAN LEVEL ROOF	TP1
TP054	EXISTING AND DEMOLITION EAST ELEVATION	TP1
TP055	EXISTING AND DEMOLITION SOUTH ELEVATION	TP1
TP056	EXISTING AND DEMOLITION WEST ELEVATION	TP1
TP057	EXISTING AND DEMOLITION NORTH ELEVATION	TP1
TP058	EXISTING AND DEMOLITION EAST AND SOUTH CONTEXT ELEVATION	TP1
TP059	EXISTING AND DEMOLITION NORTH AND WEST CONTEXT ELEVATION	TP1
TP100	REFURBISHED AND PROPOSED SITE PLAN	TP2
TP120	REFURBISHED AND PROPOSED FLOOR PLAN LEVEL GROUND	TP2
TP121	REFURBISHED AND PROPOSED FLOOR PLAN LEVEL 01	TP3
TP122	REFURBISHED AND PROPOSED FLOOR PLAN LEVEL 02	TP4
TP123	REFURBISHED AND PROPOSED FLOOR PLAN LEVEL 03	TP3
TP124	REFURBISHED AND PROPOSED FLOOR PLAN LEVEL 04	TP2
TP125	REFURBISHED AND PROPOSED FLOOR PLAN LEVEL 05	TP2
TP126	REFURBISHED AND PROPOSED FLOOR PLAN LEVEL 06	TP2
TP127	REFURBISHED AND PROPOSED FLOOR PLAN LEVEL 07	TP2
TP128	REFURBISHED AND FLOOR PLAN ROOF LEVEL	TP2
TP200	REFURBISHED AND PROPOSED EAST ELEVATION	TP2
TP201	REFURBISHED AND PROPOSED SOUTH ELEVATION	TP2
TP202	REFURBISHED AND PROPOSED WEST ELEVATION	TP3
TP203	REFURBISHED AND PROPOSED NORTH ELEVATION	TP3
TP204	REFURBISHED AND PROPOSED EAST AND SOUTH CONTEXT ELEVATION	TP2
TP205	REFURBISHED AND PROPOSED NORTH AND WEST CONTEXT ELEVATION	TP4
TP300	REFURBISHED AND PROPOSED SECTION A	TP2
TP301	REFURBISHED AND PROPOSED SECTION B	TP2
TP500	EXTERNAL FINISHES SCHEDULE	TP3

GENERAL NOTES

01.
THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS DRAWINGS & SPECIFICATIONS AND WITH ANY WRITTEN INSTRUCTION WHICH MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ANY DISCREPANCIES OR OMISSIONS IN THESE DOCUMENTS SHALL BE REFERRED TO THE ARCHITECT FOR A DECISION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

02.
ALL DIMENSIONS RELEVANT TO SETTING OUT, CONSTRUCTION & FABRICATION SHALL BE VERIFIED ON SITE BY THE CONTRACTOR BEFORE CONSTRUCTION & FABRICATION IS COMMENCED. NO DIMENSIONS ARE TO BE OBTAINED BY SCALING THESE DRAWINGS.

03.
UNLESS OTHERWISE NOTED, ALL LEVELS ARE GIVEN IN METERS AND ALL DIMENSIONS ARE IN MILLIMETRES.

04.
ALL MATERIALS, WORKMANSHIP AND QUALITY SHALL BE IN ACCORDANCE WITH THE CURRENT AUSTRALIAN STANDARDS INCLUDING ALL AMENDMENTS, ALL OTHER CODES OF PRACTICE AND THE STATUTORY AUTHORITIES REGULATIONS.

ABBREVIATIONS

BJ	BUTT JOINT
COL	COLUMN
CJ	CONTROL JOINT
CL	CENTRE LINE
DP	RAINWATER DOWNPIPE
EJ	EXPANSION JOINT
FCL	FINISHED CEILING LEVEL
FEX	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
FHR	FIRE HOSE REEL
FHY	FIRE HYDRANT
FIP	FIRE INDICATOR PANEL
FW	FLOOR WASTE
RL	RELATIVE LEVEL
SBL	STRUCTURAL SLAB LEVEL
SJ	SILICONE JOINT

MATERIALS

XBR	EXISTING BRICKWORK
XCON	EXISTING CONCRETE
CON	CONCRETE
CP	CEMENT PANEL
GL	CLEAR GLAZING
MT1	GREY METAL
MT2	GREY METAL
MS1	DENSE MESH
MS2	LIGHT MESH
PFM	PERFORATED GREY METAL
Pv	PHOTOVOLTAIC PANELS

No.	Date	Description
TP1	26.08.20	TOWN PLANNING
TP2	11.12.20	TP RFI RESPONSE
TP3	04.02.21	TP RFI RESPONSE 2
TP4	15.02.21	TP RFI RESPONSE 3

PRELIMINARY
NOT FOR CONSTRUCTION

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DRAWING TITLE
DRAWING LIST

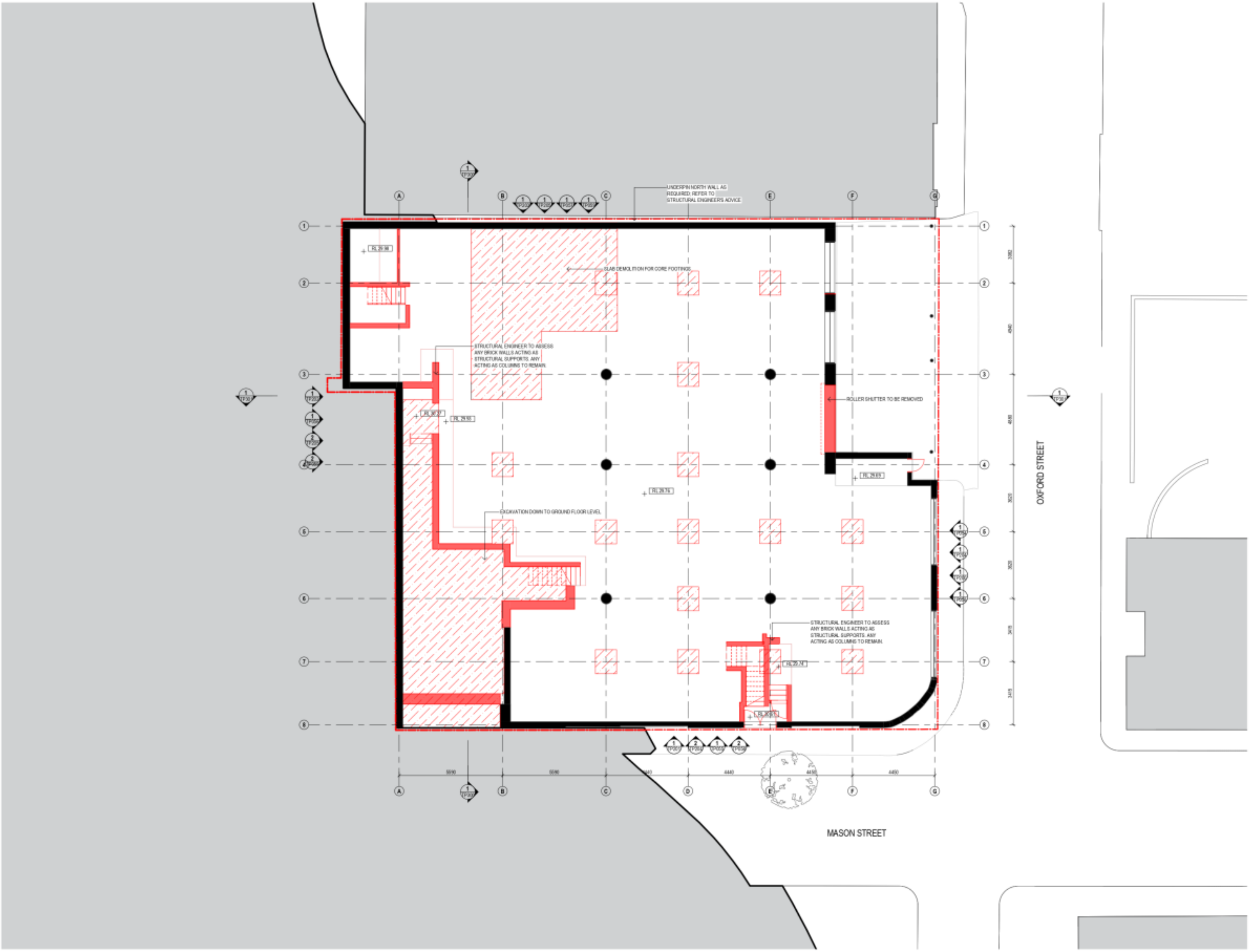
PROJECT
14 MASON STREET
AT 1-13 OXFORD STREET, VIC 3068
FOR OXFORD MASON PTY LTD

DATE	DRAWN BY	DRAWING NO.	REV
15.02.21	RE	TP000	TP4
SCALE	PROJECT		
@A3	C063		

TOWN PLANNING

Attachment 1 - PLN20/0747 - 1-13 Oxford Street, Collingwood - Decision Plans (advertised)

Attachment 1 - PLN20/0747 - 1-13 Oxford Street, Collingwood - Decision Plans (advertised)



__GENERAL NOTES

REFER TO A000 FOR GENERAL NOTES APPLICABLE TO THIS DRAWING.

__DEMOLITION NOTES

D1.
REMOVE AND REPLACE ALL EXISTING GLASS LITES. EXISTING GLAZING FRAMES TO BE RETAINED AND RESTORED.

D2.
REMOVE ALL INTERNAL FIXTURES AND FITTINGS, INTERNAL AND EXTERNAL WALL AND CEILING MOUNTED LIGHTING, AND OTHER DEVICES.

D3.
REMOVE ALL INTERNAL WALL, CEILING AND FLOOR FINISHES BACK TO STRUCTURAL SLABS AND BRICKWORK WALLS.

D4.
DEMOLISH EXISTING ROOF TRUSSES, GUTTERING, METAL ROOF SHEETING AND ROOF MOUNTED PLANT EQUIPMENT. PARAPET CAPS TO REMAIN AND BE INSPECTED BY ARCHITECT TO DETERMINE IF THEY ARE TO BE REMOVED OR TO REMAIN.

D5.
PROVIDE TEMPORARY PROPS TO EXISTING WALLS AS REQUIRED. REFER TO STRUCTURAL ENGINEERS ADVICE

D6.
ALL EXISTING RETAINED FACADE TO BE CLEANED.

DEMOLISHED
DEMOLISHED CUT

PRELIMINARY
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DRAWING TITLE
EXISTING AND DEMOLITION FLOOR PLAN LEVEL GROUND

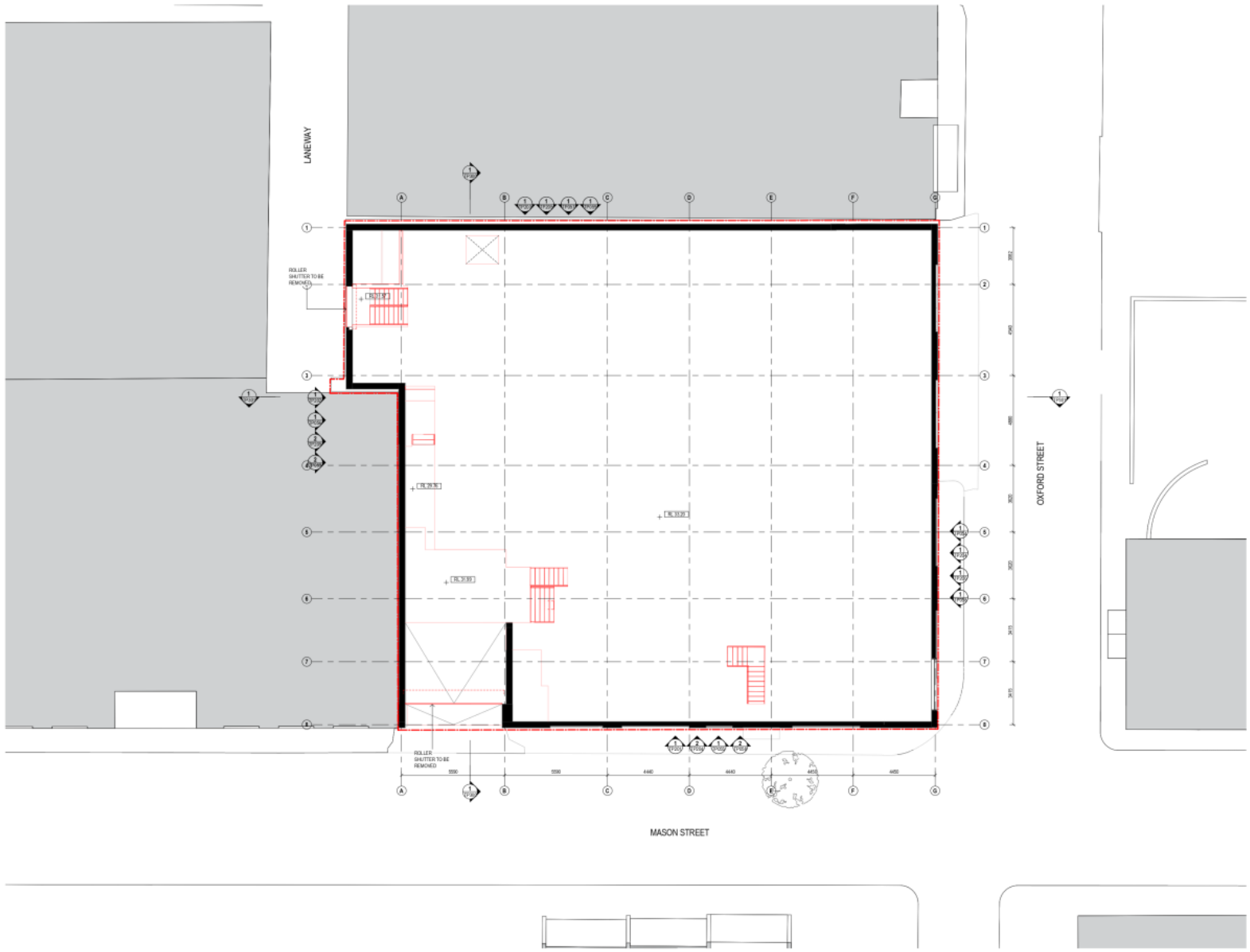
PROJECT
14 MASON STREET
AT 1-13 OXFORD STREET, VIC 3066
FOR OXFORD MASON PTY LTD

DATE	DRAWN BY	DRAWING NO.	REV.
28.08.20	RE	TP051	TP1
SCALE 1 : 100(A1)	PROJECT OXS		

TOWN PLANNING

1 EXISTING PLAN LEVEL GROUND TOWN PLANNING

Attachment 1 - PLN20/0747 - 1-13 Oxford Street, Collingwood - Decision Plans (advertised)



1 EXISTING PLAN LEVEL 1 TOWN PLANNING
1 : 100 — A0/A1

__GENERAL NOTES

REFER TO A000 FOR GENERAL NOTES APPLICABLE TO THIS DRAWING.

__DEMOLITION NOTES

D1.
REMOVE AND REPLACE ALL EXISTING GLASS LITES. EXISTING GLAZING FRAMES TO BE RETAINED AND RESTORED.

D2.
REMOVE ALL INTERNAL FIXTURES AND FITTINGS, INTERNAL AND EXTERNAL WALL AND CEILING MOUNTED LIGHTING, AND OTHER DEVICES.

D3.
REMOVE ALL INTERNAL WALL, CEILING AND FLOOR FINISHES BACK TO STRUCTURAL GLASS AND BRICKWORK WALLS.

D4.
DEMOLISH EXISTING ROOF TRUSSES, GUTTERING, METAL ROOF SHEETING AND ROOF MOUNTED PLANT EQUIPMENT. PARAPET CAPS TO REMAIN AND BE INSPECTED BY ARCHITECT TO DETERMINE IF THEY ARE TO BE REMOVED OR TO REMAIN.

D5.
PROVIDE TEMPORARY PROPS TO EXISTING WALLS AS REQUIRED. REFER TO STRUCTURAL ENGINEERS ADVICE

D6.
ALL EXISTING RETAINED FACADE TO BE CLEANED.

DEMOLISHED
DEMOLISHED OUT

__ABBREVIATIONS

BJ BUTT JOINT
COL COLUMN
CJ CONTROL JOINT
CL CENTRE LINE
DP RAINWATER DOWNPIPE
EJ EXPANSION JOINT
FCL FINISHED CEILING LEVEL
FEX FIRE EXTINGUISHER
FFL FINISHED FLOOR LEVEL
FHR FIRE HOSE REEL
FHY FIRE HYDRANT
FIP FIRE INDICATOR PANEL
FW FLOOR WASTE
RL RELATIVE LEVEL
SSL STRUCTURAL SLAB LEVEL
SJ SILICONE JOINT

__MATERIALS

XBR EXISTING BRICKWORK
XCON EXISTING CONCRETE
CON CONCRETE
CP CEMENT PANEL
GL CLEAR GLAZING
MT1 GREY METAL
MT2 GREY METAL
MS1 DEMIC MESH
MS2 LIGHT MESH
PFM PERFORATED GREY METAL
PV PHOTOVOLTAIC PANELS

No.	Date	Description
TP1	28.08.20	TOWN PLANNING

PRELIMINARY
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0 2 4m

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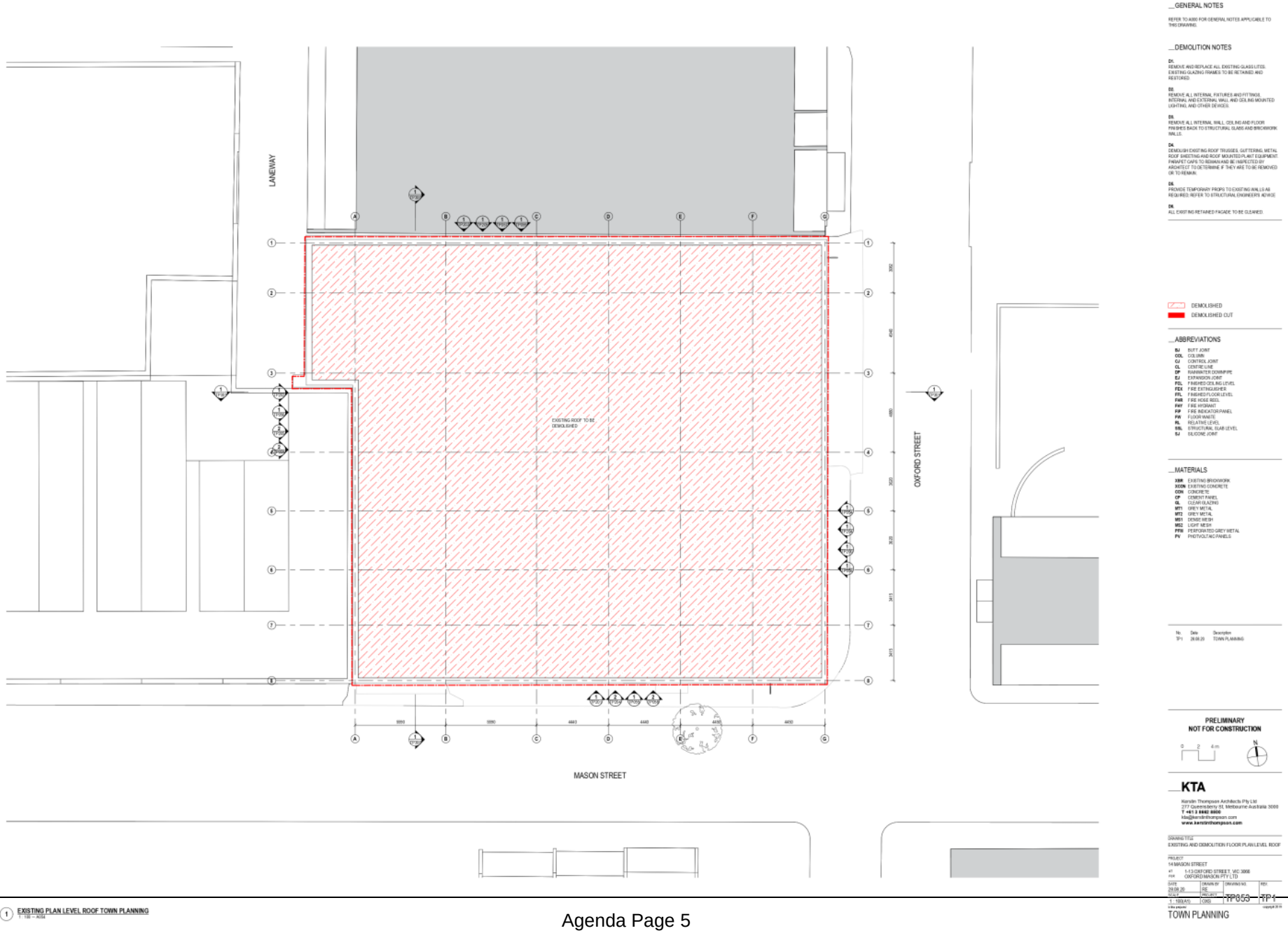
DRAWING TITLE
EXISTING AND DEMOLITION FLOOR PLAN LEVEL 01

PROJECT
14 MASON STREET
AT 1-13 OXFORD STREET, VIC 3068
FOR OXFORD MASON PTY LTD

DATE	DRAWN BY	DRAWING NO.	REV
28.08.20	RE	TP002	TP1
SCALE @ A1	PROJECT NO.		
1 : 100(A1)	C002		

TOWN PLANNING

Attachment 1 - PLN20/0747 - 1-13 Oxford Street, Collingwood - Decision Plans (advertised)



Attachment 1 - PLN20/0747 - 1-13 Oxford Street, Collingwood - Decision Plans (advertised)

1 EXISTING CONDITIONS ELEVATION EAST TOWN PLANNING
1 : 100 — A0

__GENERAL NOTES

REFER TO A000 FOR GENERAL NOTES APPLICABLE TO THIS DRAWING.

__DEMOLITION NOTES

D1.
REMOVE AND REPLACE ALL EXISTING GLASS LITES. EXISTING GLAZING FRAMES TO BE RETAINED AND RESTORED.

D2.
REMOVE ALL INTERNAL FIXTURES AND FITTINGS, INTERNAL AND EXTERNAL WALL AND CEILING MOUNTED LIGHTING, AND OTHER DEVICES.

D3.
REMOVE ALL INTERNAL WALL, CEILING AND FLOOR FINISHES BACK TO STRUCTURAL GLASS AND BRICKWORK WALLS.

D4.
DEMOLISH EXISTING ROOF TRUSSES, GUTTERING, METAL ROOF SHEETING AND ROOF MOUNTED PLANT EQUIPMENT. PARAPET CAPS TO REMAIN AND BE INSPECTED BY ARCHITECT TO DETERMINE IF THEY ARE TO BE REMOVED OR TO REMAIN.

D5.
PROVIDE TEMPORARY PROPS TO EXISTING WALLS AS REQUIRED. REFER TO STRUCTURAL ENGINEER'S ADVICE

D6.
ALL EXISTING RETAINED FACADE TO BE CLEANED.

DEMOLISHED
DEMOLISHED OUT

__ABBREVIATIONS

BJ	BUTT JOINT
COL	COLUMN
CJ	CONTROL JOINT
CL	CENTRE LINE
DP	RAINWATER DOWNPIPE
EJ	EXPANSION JOINT
FCL	FINISHED CEILING LEVEL
FEX	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
FHR	FIRE HOSE REEL
FHY	FIRE HYDRANT
FIP	FIRE INDICATOR PANEL
FW	FLOOR WASTE
RL	RELATIVE LEVEL
SSL	STRUCTURAL SLAB LEVEL
SJ	SILICONE JOINT

__MATERIALS

XBR	EXISTING BRICKWORK
XCON	EXISTING CONCRETE
CON	CONCRETE
CP	CEMENT PANEL
GL	CLEAR GLAZING
MT1	GREY METAL
MT2	GREY METAL
MS1	DEMEC MESH
MS2	LIGHT MESH
PFM	PERFORATED GREY METAL
PV	PHOTOVOLTAIC PANELS

No.	Date	Description
TP1	28.08.20	TOWN PLANNING

PRELIMINARY
NOT FOR CONSTRUCTION

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DRAWING TITLE
EXISTING AND DEMOLITION EAST ELEVATION

PROJECT
14 MASON STREET
AT 1-13 OXFORD STREET, VIC 3066
FOR OXFORD MASON PTY LTD

DATE	DRAWN BY	DRAWING NO.	REV
28.08.20	RE		
SCALE	PROJECT NO.		
1 : 100(A3)	C002	TP004	TP1

TOWN PLANNING

Attachment 1 - PLN20/0747 - 1-13 Oxford Street, Collingwood - Decision Plans (advertised)

__GENERAL NOTES

REFER TO A000 FOR GENERAL NOTES APPLICABLE TO THIS DRAWING.

__DEMOLITION NOTES

D1.
REMOVE AND REPLACE ALL EXISTING GLASS LITES. EXISTING GLAZING FRAMES TO BE RETAINED AND RESTORED.

D2.
REMOVE ALL INTERNAL FIXTURES AND FITTINGS, INTERNAL AND EXTERNAL WALL AND CEILING MOUNTED LIGHTING, AND OTHER DEVICES.

D3.
REMOVE ALL INTERNAL WALL, CEILING AND FLOOR FINISHES BACK TO STRUCTURAL GLASS AND BRICKWORK WALLS.

D4.
DEMOLISH EXISTING ROOF TRUSSES, GUTTERING, METAL ROOF SHEETING AND ROOF MOUNTED PLANT EQUIPMENT. PARAPET CAPS TO REMAIN AND BE INSPECTED BY ARCHITECT TO DETERMINE IF THEY ARE TO BE REMOVED OR TO REMAIN.

D5.
PROVIDE TEMPORARY PROPS TO EXISTING WALLS AS REQUIRED. REFER TO STRUCTURAL ENGINEER'S ADVICE

D6.
ALL EXISTING RETAINED FACADE TO BE CLEANED.

DEMOLISHED
DEMOLISHED OUT

__ABBREVIATIONS

BJ	BUTT JOINT
COL	COLUMN
CJ	CONTROL JOINT
CL	CENTRE LINE
DP	RAINWATER DOWNPIPE
EJ	EXPANSION JOINT
FCL	FINISHED CEILING LEVEL
FEX	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
FHR	FIRE HOSE REEL
FHY	FIRE HYDRANT
FIP	FIRE INDICATOR PANEL
FW	FLOOR WASTE
RL	RELATIVE LEVEL
SSL	STRUCTURAL SLAB LEVEL
SJ	SILICONE JOINT

__MATERIALS

XBR	EXISTING BRICKWORK
XCON	EXISTING CONCRETE
CON	CONCRETE
CP	CEMENT PANEL
GL	CLEAR GLAZING
MT1	GREY METAL
MT2	GREY METAL
MS1	DENSE MESH
MS2	LIGHT MESH
PFM	PERFORATED GREY METAL
PV	PHOTOVOLTAIC PANELS

No.	Date	Description
TP1	28.08.20	TOWN PLANNING

PRELIMINARY
NOT FOR CONSTRUCTION

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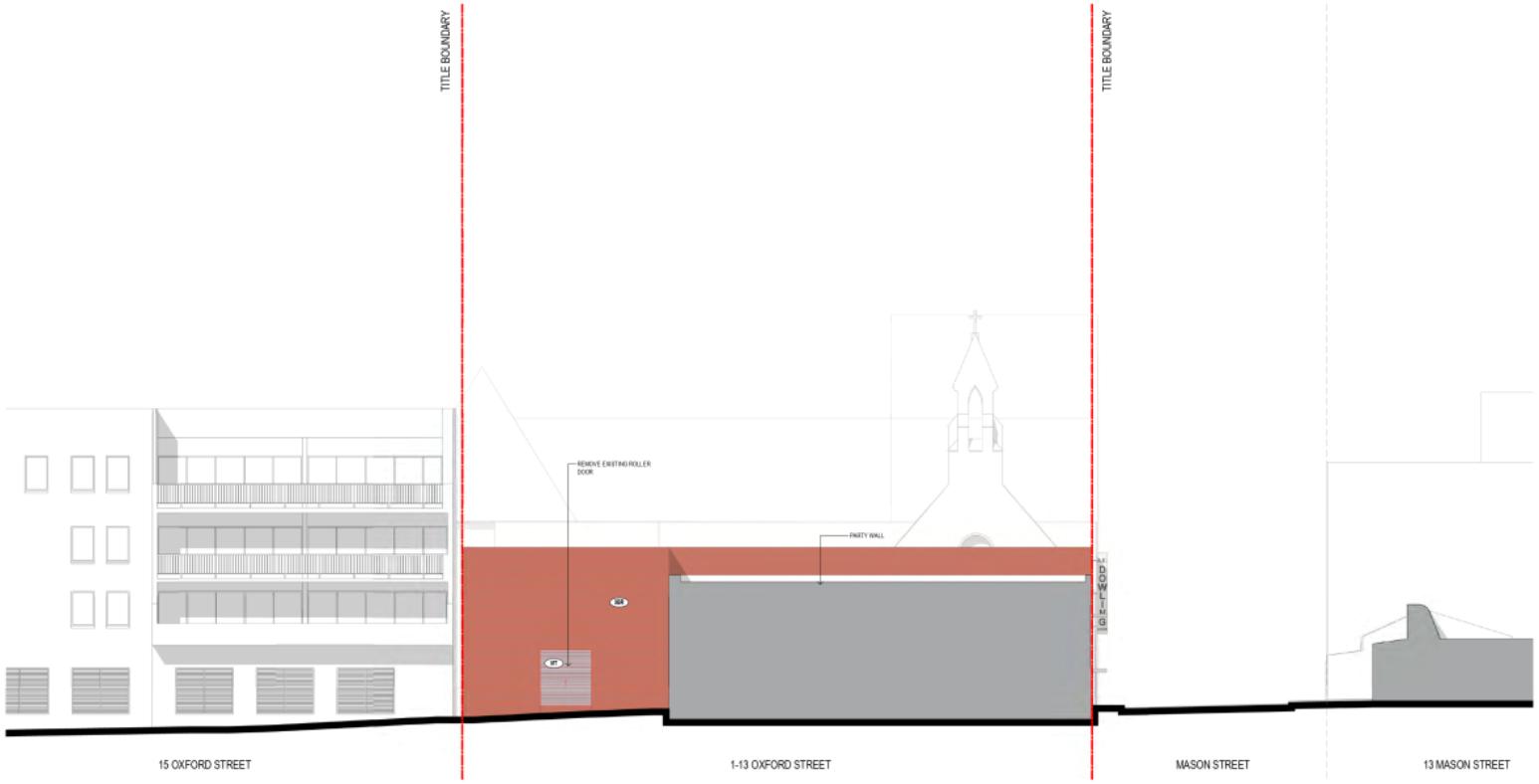
DRAWING TITLE
EXISTING AND DEMOLITION SOUTH ELEVATION

PROJECT
14 MASON STREET
AT 1-13 OXFORD STREET, VIC 3068
FOR OXFORD MASON PTY LTD

DATE	DRAWN BY	DRAWING NO.	REV
28.08.20	RE	TP055	TP1
SCALE	PROJECT		
1 : 100(A3)	C002		

TOWN PLANNING

Attachment 1 - PLN20/0747 - 1-13 Oxford Street, Collingwood - Decision Plans (advertised)



1 EXISITNG CONDITIONS ELEVATION WEST TOWN PLANNING

__GENERAL NOTES

REFER TO A000 FOR GENERAL NOTES APPLICABLE TO THIS DRAWING.

__DEMOLITION NOTES

D1.
REMOVE AND REPLACE ALL EXISTING GLASS LITES. EXISTING GLAZING FRAMES TO BE RETAINED AND RESTORED.

D2.
REMOVE ALL INTERNAL FIXTURES AND FITTINGS, INTERNAL AND EXTERNAL WALL AND CEILING MOUNTED LIGHTING, AND OTHER DEVICES.

D3.
REMOVE ALL INTERNAL WALL, CEILING AND FLOOR FINISHES BACK TO STRUCTURAL GLASS AND BRICKWORK WALLS.

D4.
DEMOLISH EXISTING ROOF TRUSSES, GUTTERING, METAL ROOF SHEETING AND ROOF MOUNTED PLANT EQUIPMENT. PARAPET CAPS TO REMAIN AND BE INSPECTED BY ARCHITECT TO DETERMINE IF THEY ARE TO BE REMOVED OR TO REMAIN.

D5.
PROVIDE TEMPORARY PROPS TO EXISTING WALLS AS REQUIRED. REFER TO STRUCTURAL ENGINEER'S ADVICE

D6.
ALL EXISTING RETAINED FACADE TO BE CLEANED.

DEMOLISHED
DEMOLISHED CUT

__ABBREVIATIONS

BJ	BUTT JOINT
COL	COLUMN
CJ	CONTROL JOINT
CL	CENTRE LINE
DP	RAINWATER DOWNPIPE
EJ	EXPANSION JOINT
FCL	FINISHED CEILING LEVEL
FEX	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
FHR	FIRE HOSE REEL
FHY	FIRE HYDRANT
FIP	FIRE INDICATOR PANEL
FW	FLOOR WASTE
RL	RELATIVE LEVEL
SSL	STRUCTURAL SLAB LEVEL
SJ	SILICONE JOINT

__MATERIALS

XBR	EXISTING BRICKWORK
XCON	EXISTING CONCRETE
CON	CONCRETE
CP	CEMENT PANEL
GL	CLEAR GLAZING
MT1	GREY METAL
MT2	GREY METAL
MS1	DENSE MESH
MS2	LIGHT MESH
PFM	PERFORATED GREY METAL
PV	PHOTOVOLTAIC PANELS

No.	Date	Description
TP1	28.08.20	TOWN PLANNING

PRELIMINARY
NOT FOR CONSTRUCTION

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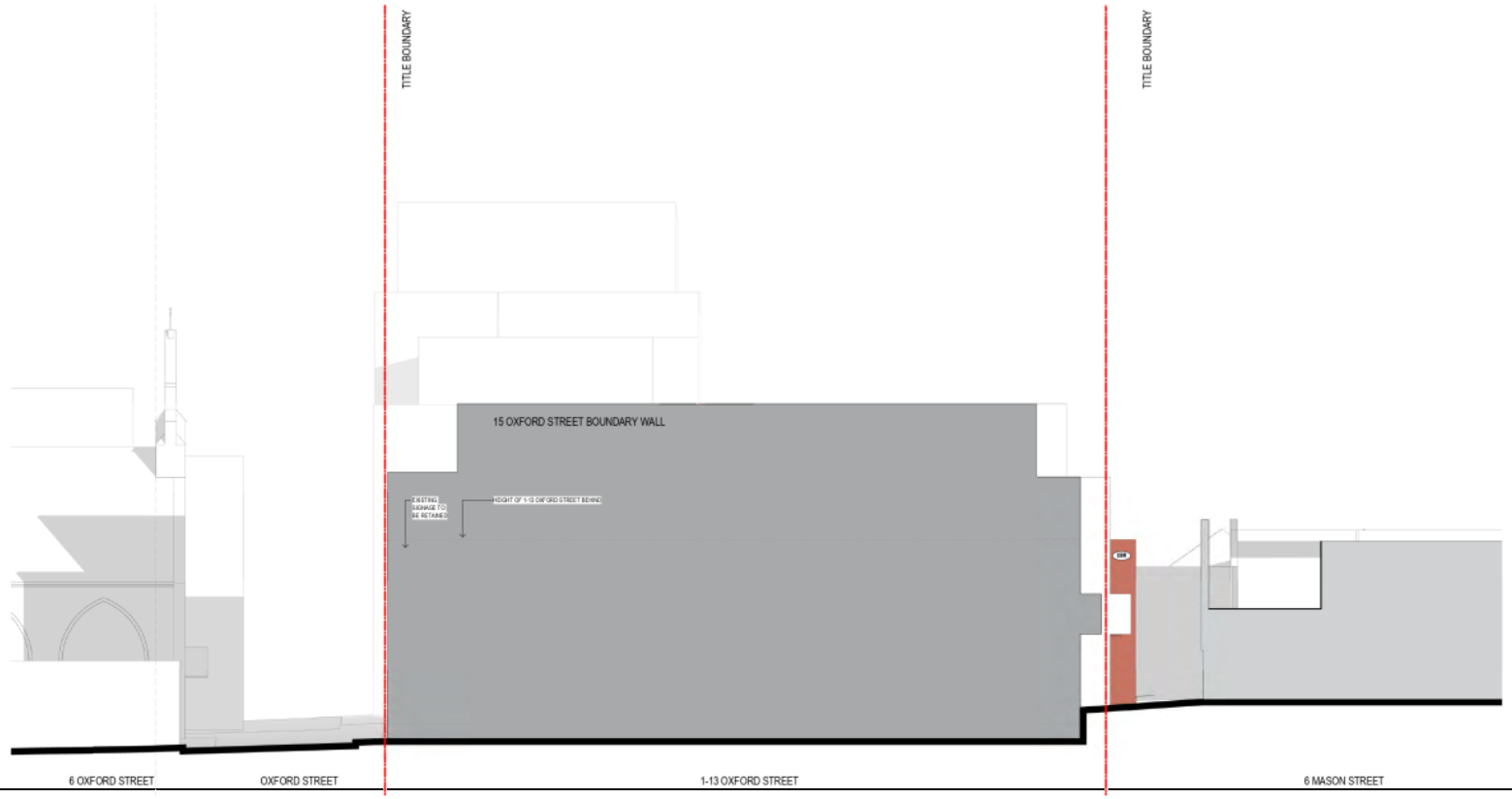
DRAWING TITLE
EXISTING AND DEMOLITION WEST ELEVATION

PROJECT
14 MASON STREET
AT 1-13 OXFORD STREET, VIC 3068
FOR OXFORD MASON PTY LTD

DATE	DRAWN BY	DRAWING NO.	REV
28.08.20	RE		
SCALE	PROJECT		
1 : 100 (A3)	C002	TP056	TP1

TOWN PLANNING

Attachment 1 - PLN20/0747 - 1-13 Oxford Street, Collingwood - Decision Plans (advertised)



1 EXISTING CONDITIONS ELEVATION NORTH TOWN PLANNING
1 : 100 — A201

__GENERAL NOTES

REFER TO A000 FOR GENERAL NOTES APPLICABLE TO THIS DRAWING.

__DEMOLITION NOTES

D1.
REMOVE AND REPLACE ALL EXISTING GLASS LITES. EXISTING GLAZING FRAMES TO BE RETAINED AND RESTORED.

D2.
REMOVE ALL INTERNAL FIXTURES AND FITTINGS, INTERNAL AND EXTERNAL WALL AND CEILING MOUNTED LIGHTING, AND OTHER DEVICES.

D3.
REMOVE ALL INTERNAL WALL, CEILING AND FLOOR FINISHES BACK TO STRUCTURAL GLASS AND BRICKWORK WALLS.

D4.
DEMOLISH EXISTING ROOF TRUSSES, GUTTERING, METAL ROOF SHEETING AND ROOF MOUNTED PLANT EQUIPMENT. PARAPET CAPS TO REMAIN AND BE INSPECTED BY ARCHITECT TO DETERMINE IF THEY ARE TO BE REMOVED OR TO REMAIN.

D5.
PROVIDE TEMPORARY PROPS TO EXISTING WALLS AS REQUIRED. REFER TO STRUCTURAL ENGINEER'S ADVICE

D6.
ALL EXISTING RETAINED FACADE TO BE CLEANED.

DEMOLISHED
DEMOLISHED CUT

__ABBREVIATIONS

BJ	BUTT JOINT
COL	COLUMN
CJ	CONTROL JOINT
CL	CENTRE LINE
DP	RAINWATER DOWNPIPE
EJ	EXPANSION JOINT
FCL	FINISHED CEILING LEVEL
FEX	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
FHR	FIRE HOSE REEL
FHY	FIRE HYDRANT
FIP	FIRE INDICATOR PANEL
FW	FLOOR WASTE
RL	RELATIVE LEVEL
SSL	STRUCTURAL SLAB LEVEL
SJ	SILICONE JOINT

__MATERIALS

XBR	EXISTING BRICKWORK
XCON	EXISTING CONCRETE
CON	CONCRETE
CP	CEMENT PANEL
GL	CLEAR GLAZING
MT1	GREY METAL
MT2	GREY METAL
MS1	DENSE MESH
MS2	LIGHT MESH
PFM	PERFORATED GREY METAL
PV	PHOTOVOLTAIC PANELS

No.	Date	Description
TP1	28.08.20	TOWN PLANNING

PRELIMINARY
NOT FOR CONSTRUCTION

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__KTA

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DRAWING TITLE
EXISTING AND DEMOLITION NORTH ELEVATION

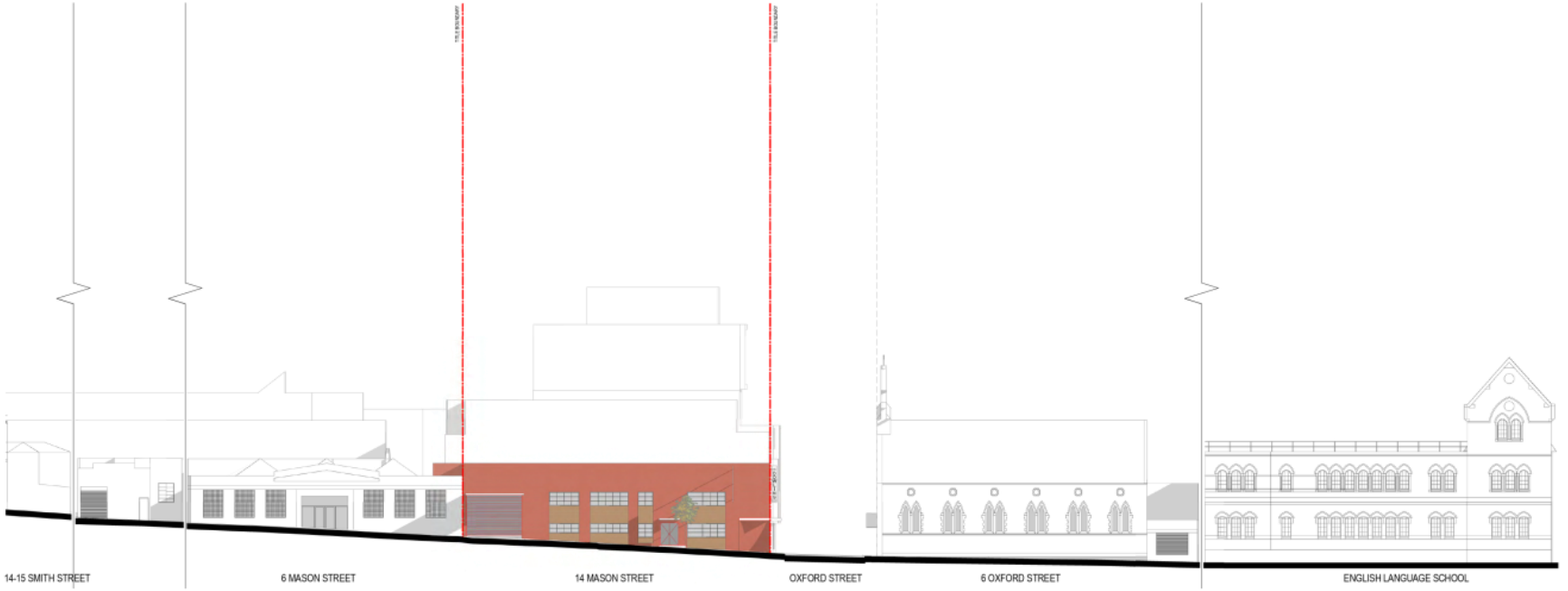
PROJECT
14 MASON STREET
AT 1-13 OXFORD STREET, VIC 3066
FOR OXFORD MASON PTY LTD

DATE	DRAWN BY	DRAWING NO.	REV
28.08.20	RE	TP005	TP1
SCALE	PROJECT		
1 : 100(A3)	C002		

TOWN PLANNING

Attachment 1 - PLN20/0747 - 1-13 Oxford Street, Collingwood - Decision Plans (advertised)

1 EXISTING CONDITIONS CONTEXT ELEVATION EAST TOWN PLANNING



2 EXISTING CONDITIONS CONTEXT ELEVATION SOUTH TOWN PLANNING

_GENERAL NOTES

REFER TO A000 FOR GENERAL NOTES APPLICABLE TO THIS DRAWING.

_DEMOLITION NOTES

D1. REMOVE AND REPLACE ALL EXISTING GLASS LITES. EXISTING GLAZING FRAMES TO BE RETAINED AND RESTORED.

D2. REMOVE ALL INTERNAL FIXTURES AND FITTINGS, INTERNAL AND EXTERNAL WALL AND CEILING MOUNTED LIGHTING, AND OTHER DEVICES.

D3. REMOVE ALL INTERNAL WALL, CEILING AND FLOOR FINISHES BACK TO STRUCTURAL GLASS AND BRICKWORK WALLS.

D4. DEMOLISH EXISTING ROOF TRUSSES, GUTTERING, METAL ROOF SHEETING AND ROOF MOUNTED PLANT EQUIPMENT. PARAPET CAPS TO REMAIN AND BE INSPECTED BY ARCHITECT TO DETERMINE IF THEY ARE TO BE REMOVED OR TO REMAIN.

D5. PROVIDE TEMPORARY PROPS TO EXISTING WALLS AS REQUIRED. REFER TO STRUCTURAL ENGINEER'S ADVICE

D6. ALL EXISTING RETAINED FACADE TO BE CLEANED.

DEMOLISHED

DEMOLISHED OUT

_ABBREVIATIONS

BJ BUTT JOINT
COL COLUMN
CJ CONTROL JOINT
CL CENTRE LINE
DP RAINWATER DOWNPIPE
EJ EXPANSION JOINT
FCL FINISHED CEILING LEVEL
FEX FIRE EXTINGUISHER
FFL FINISHED FLOOR LEVEL
FHR FIRE HOSE REEL
FHY FIRE HYDRANT
FIP FIRE INDICATOR PANEL
FW FLOOR WASTE
RL RELATIVE LEVEL
SSL STRUCTURAL SLAB LEVEL
SJ SILICONE JOINT

_MATERIALS

XBR EXISTING BRICKWORK
XCON EXISTING CONCRETE
CON CONCRETE
CP CEMENT PANEL
GL CLEAR GLAZING
MT1 GREY METAL
MT2 GREY METAL
MS1 DENSE MESH
MS2 LIGHT MESH
PFM PERFORATED GREY METAL
PV PHOTOVOLTAIC PANELS

No.	Date	Description
TP1	28.08.20	TOWN PLANNING

PRELIMINARY
NOT FOR CONSTRUCTION

0 2 4m

_KTA

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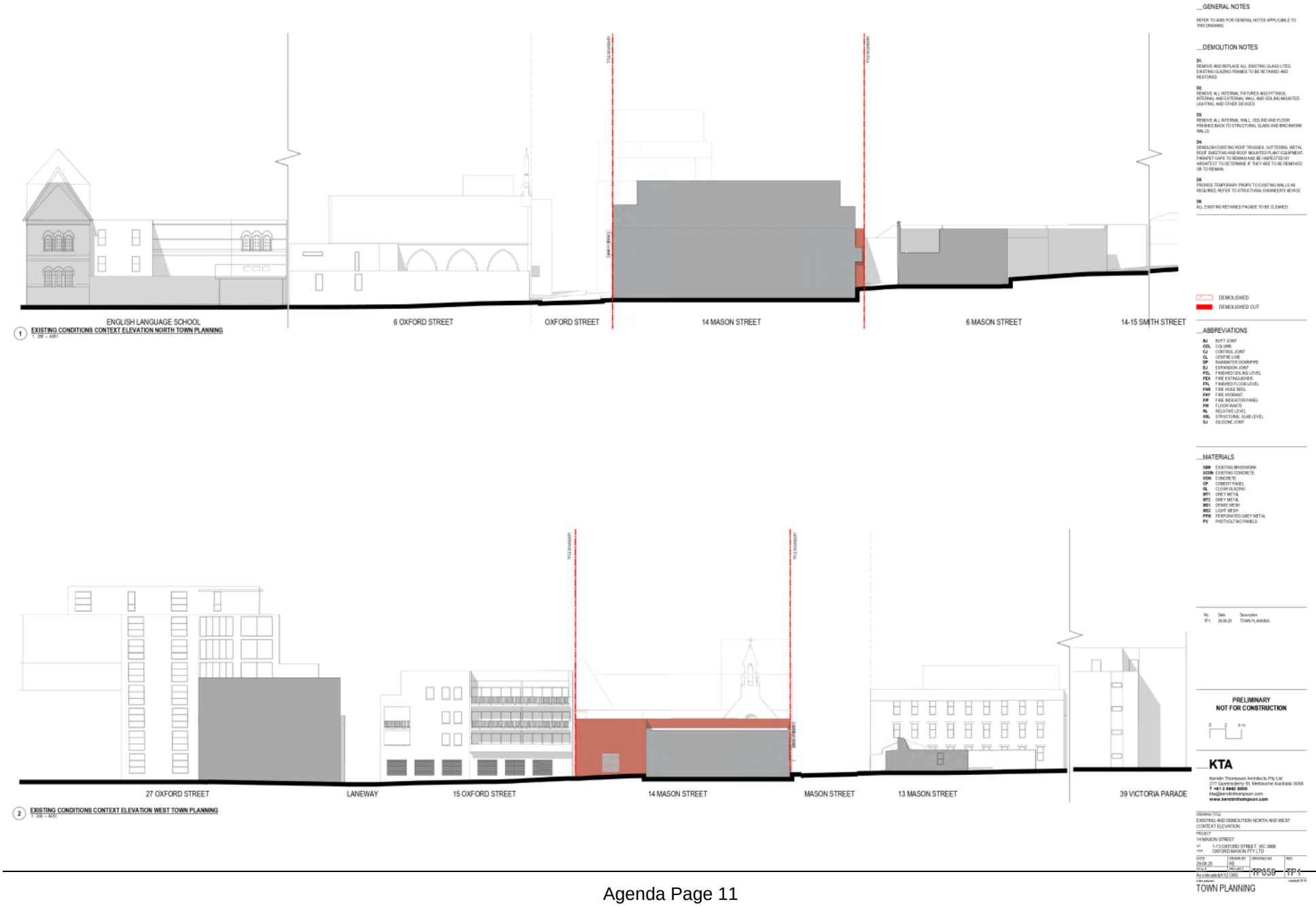
DRAWING TITLE
EXISTING AND DEMOLITION EAST AND SOUTH CONTEXT ELEVATION

PROJECT
14 MASON STREET
AT 1-13 OXFORD STREET, VIC 3066
FOR OXFORD MASON PTY LTD

DATE	DRAWN BY	DRAWING NO.	REV
28.08.20	RE	TP056	TP1
SCALE	PROJECT		
As indicated @ A1	C002		

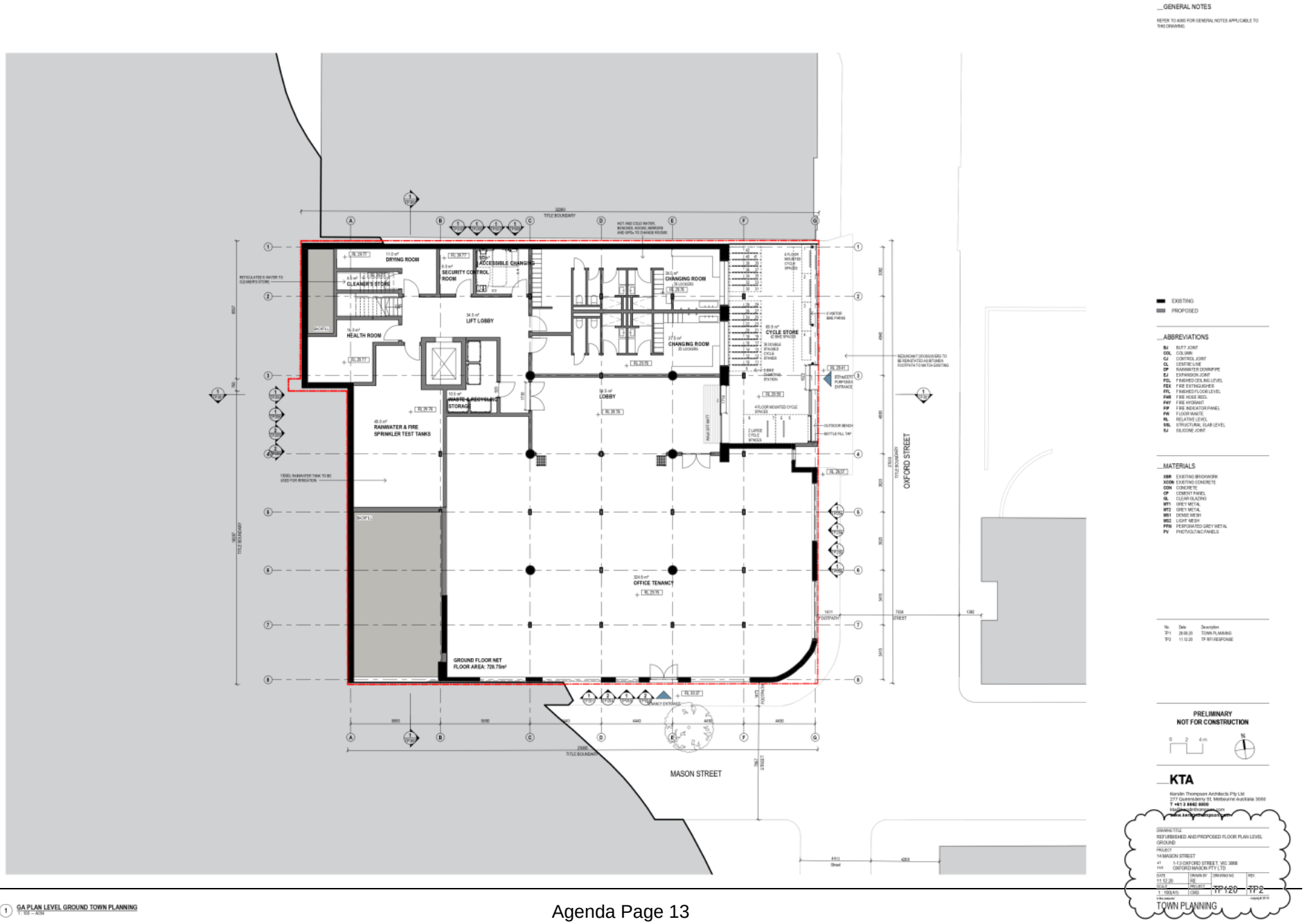
TOWN PLANNING

Attachment 1 - PLN20/0747 - 1-13 Oxford Street, Collingwood - Decision Plans (advertised)



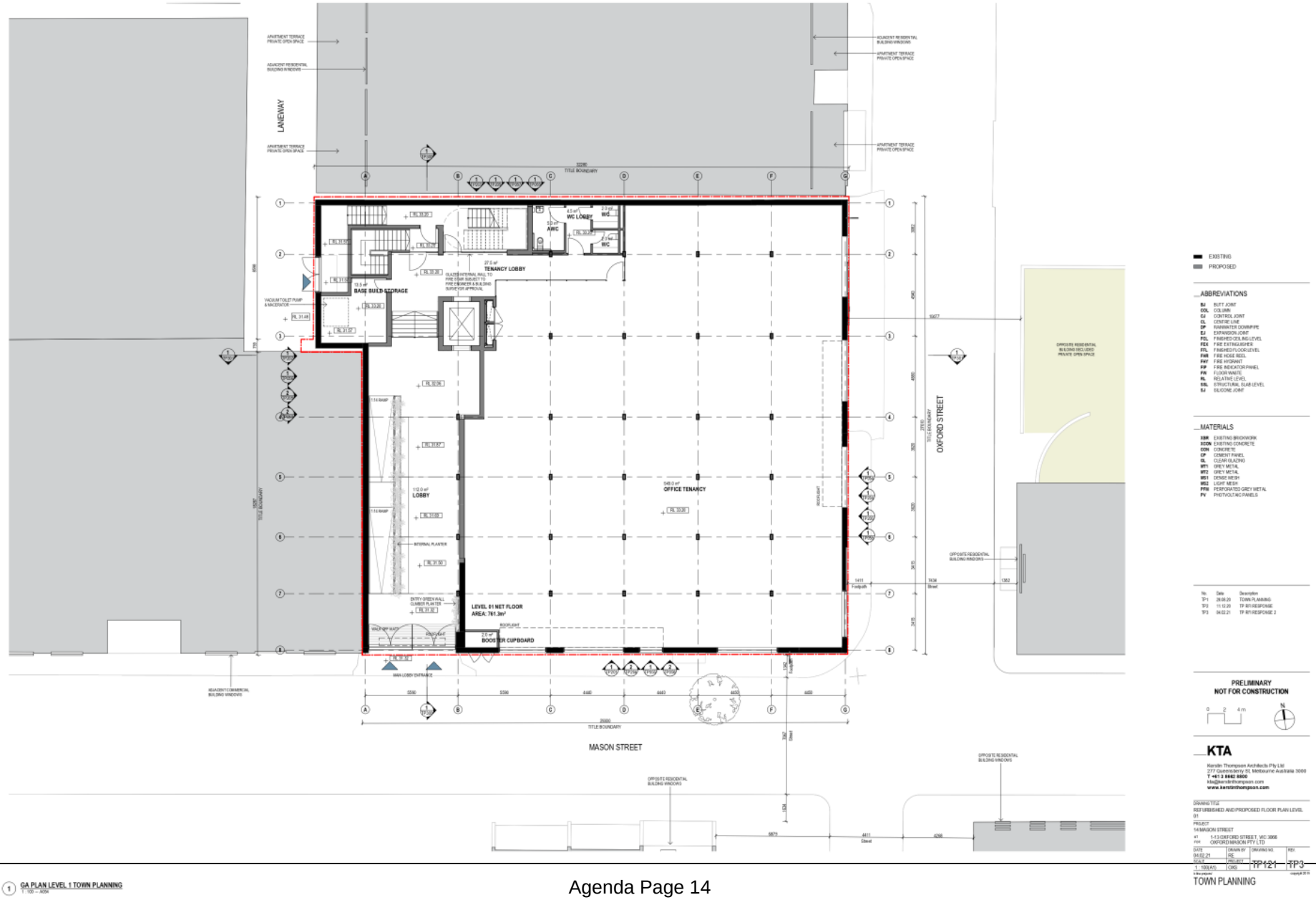
Attachment 1 - PLN20/0747 - 1-13 Oxford Street, Collingwood - Decision Plans (advertised)

Attachment 1 - PLN20/0747 - 1-13 Oxford Street, Collingwood - Decision Plans (advertised)



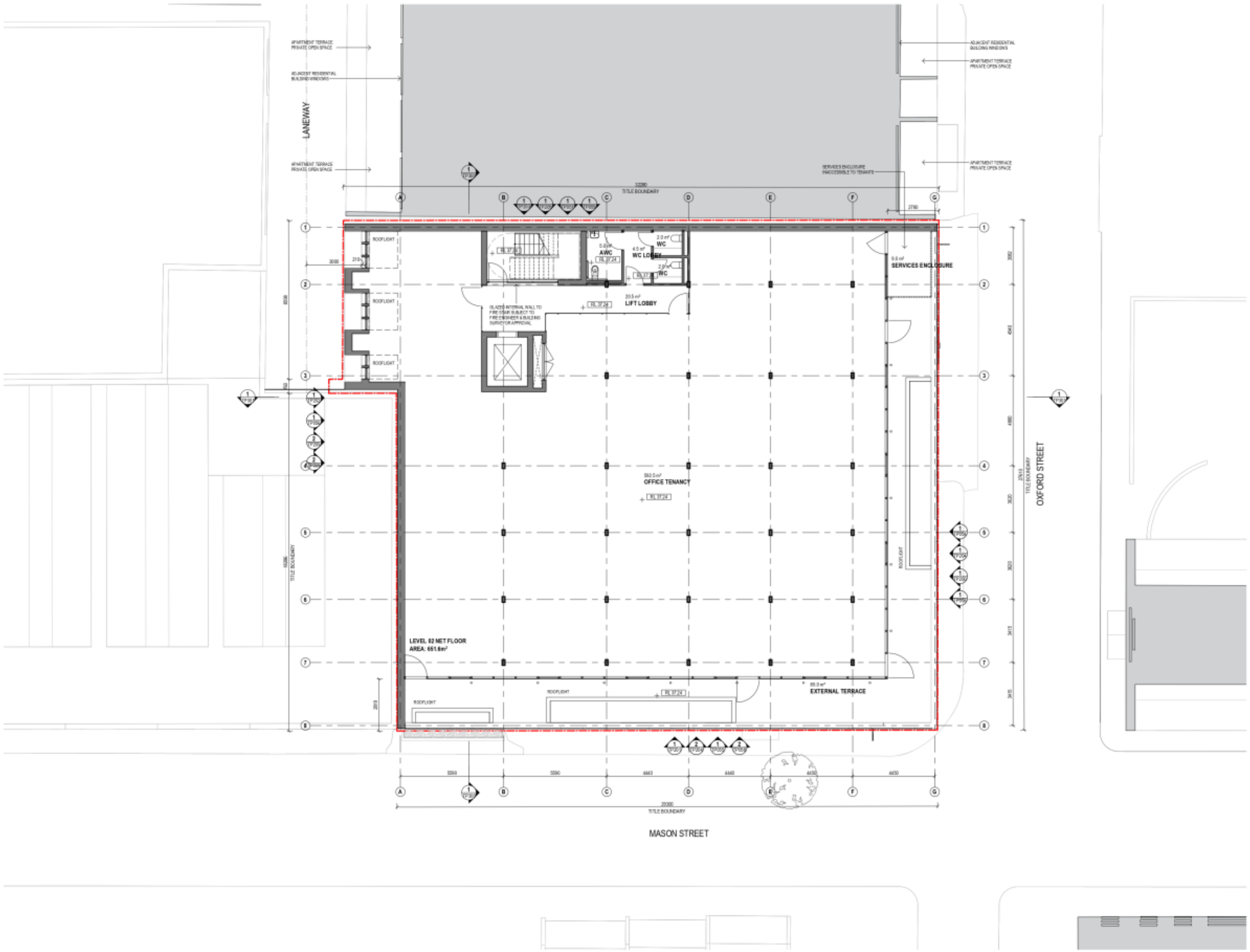
1 GA PLAN LEVEL GROUND TOWN PLANNING
1 : 100 — A0 1

Attachment 1 - PLN20/0747 - 1-13 Oxford Street, Collingwood - Decision Plans (advertised)



1 GA PLAN LEVEL 1 TOWN PLANNING
1 : 100 — A0

Attachment 1 - PLN20/0747 - 1-13 Oxford Street, Collingwood - Decision Plans (advertised)



GENERAL NOTES

REFER TO A000 FOR GENERAL NOTES APPLICABLE TO THIS DRAWING.

EXISTING
PROPOSED

ABBREVIATIONS

BJ BUTT JOINT
COL COLUMN
CJ CONTROL JOINT
CL CENTRE LINE
DP RAINWATER DOWNPIPE
EJ EXPANSION JOINT
FCL FINISHED CEILING LEVEL
FEX FIRE EXTINGUISHER
FFL FINISHED FLOOR LEVEL
FHR FIRE HOSE REEL
FHY FIRE HYDRANT
FIP FIRE INDICATOR PANEL
FW FLOOR WASTE
RL RELATIVE LEVEL
SSL STRUCTURAL SLAB LEVEL
SJ SILICONE JOINT

MATERIALS

XBR EXISTING BRICKWORK
XCON EXISTING CONCRETE
CON CONCRETE
CP CEMENT PANEL
GL CLEAR GLAZING
MT1 GREY METAL
MT2 GREY METAL
MS1 DENSE MESH
MS2 LIGHT MESH
PFM PERFORATED GREY METAL
PV PHOTOVOLTAIC PANELS

No.	Date	Description
TP1	28.08.20	TOWN PLANNING
TP2	11.12.20	TP RFI RESPONSE
TP3	04.02.21	TP RFI RESPONSE 2
TP4	19.02.21	TP RFI RESPONSE 3

PRELIMINARY
NOT FOR CONSTRUCTION

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DRAWING TITLE
REFURBISHED AND PROPOSED FLOOR PLAN LEVEL 02

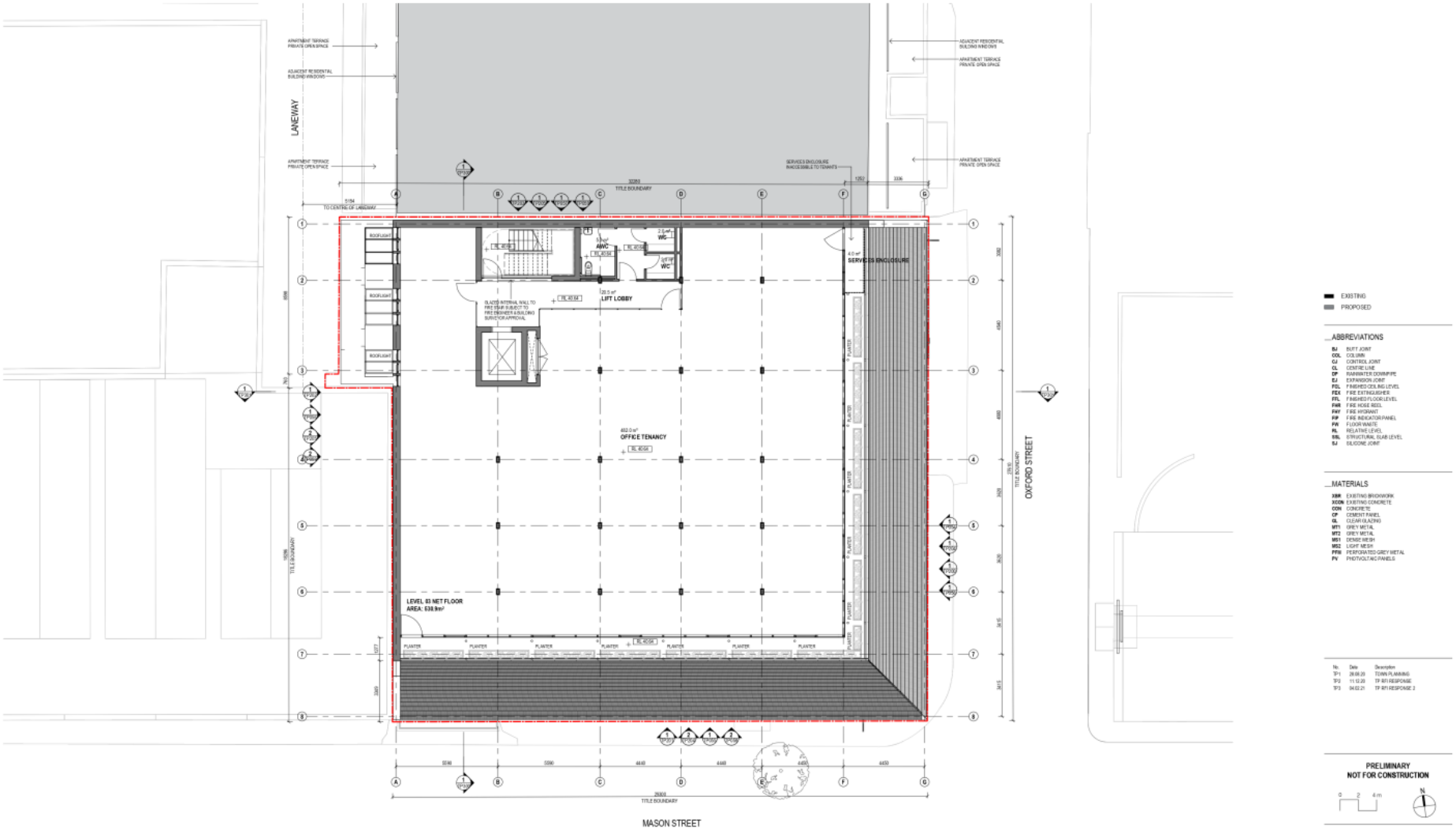
PROJECT
14 MASON STREET
AT 1-13 OXFORD STREET, VIC 3066
FOR OXFORD MASON PTY LTD

DATE	DRAWN BY	DRAWING NO.	REV.
19.02.21	RE	TP122	TP4
SCALE 1 : 100(A1)	PROJECT OXS		

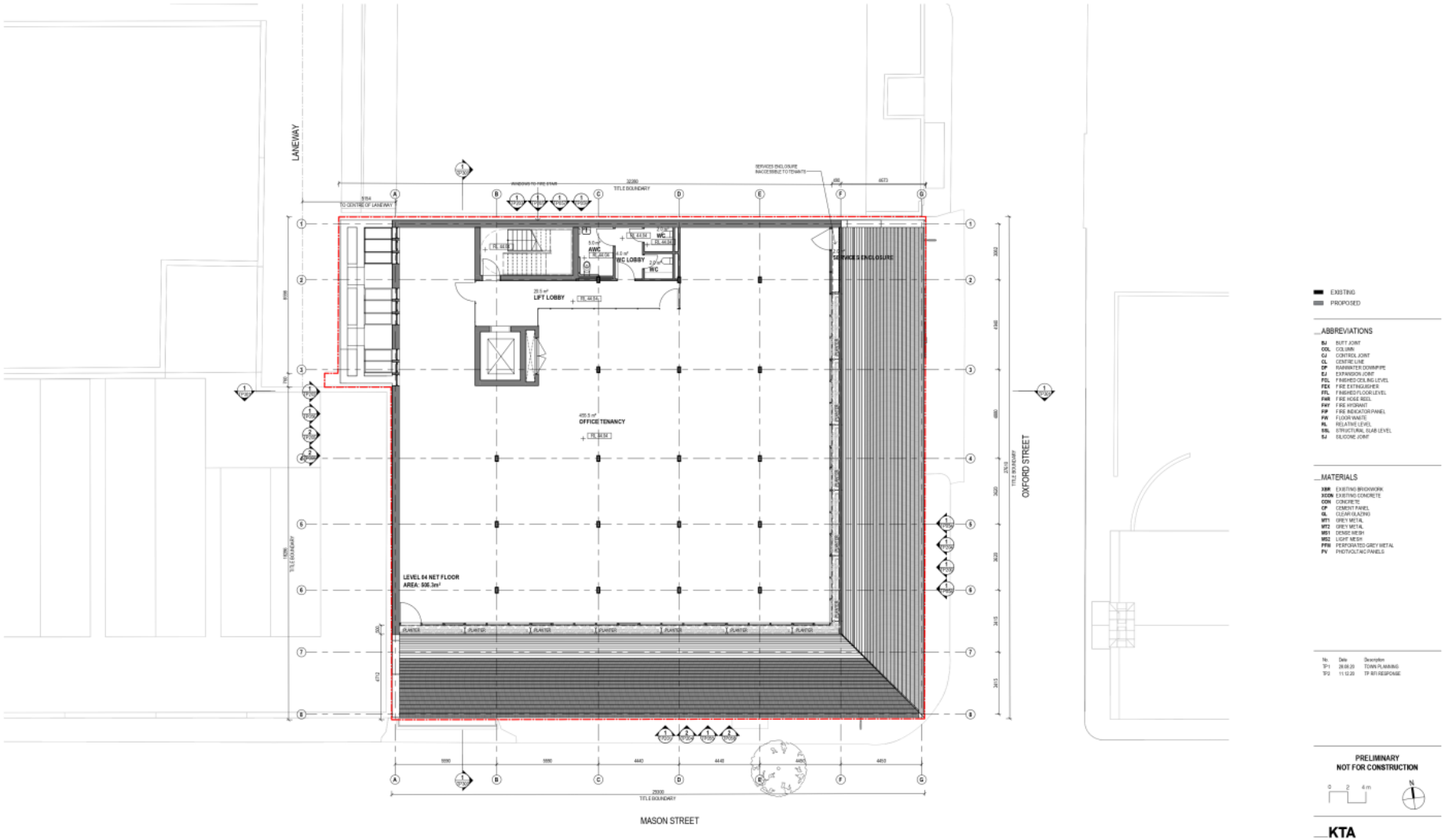
TOWN PLANNING

1 GA PLAN LEVEL 2 TOWN PLANNING
1 : 100 – A094

Attachment 1 - PLN20/0747 - 1-13 Oxford Street, Collingwood - Decision Plans (advertised)

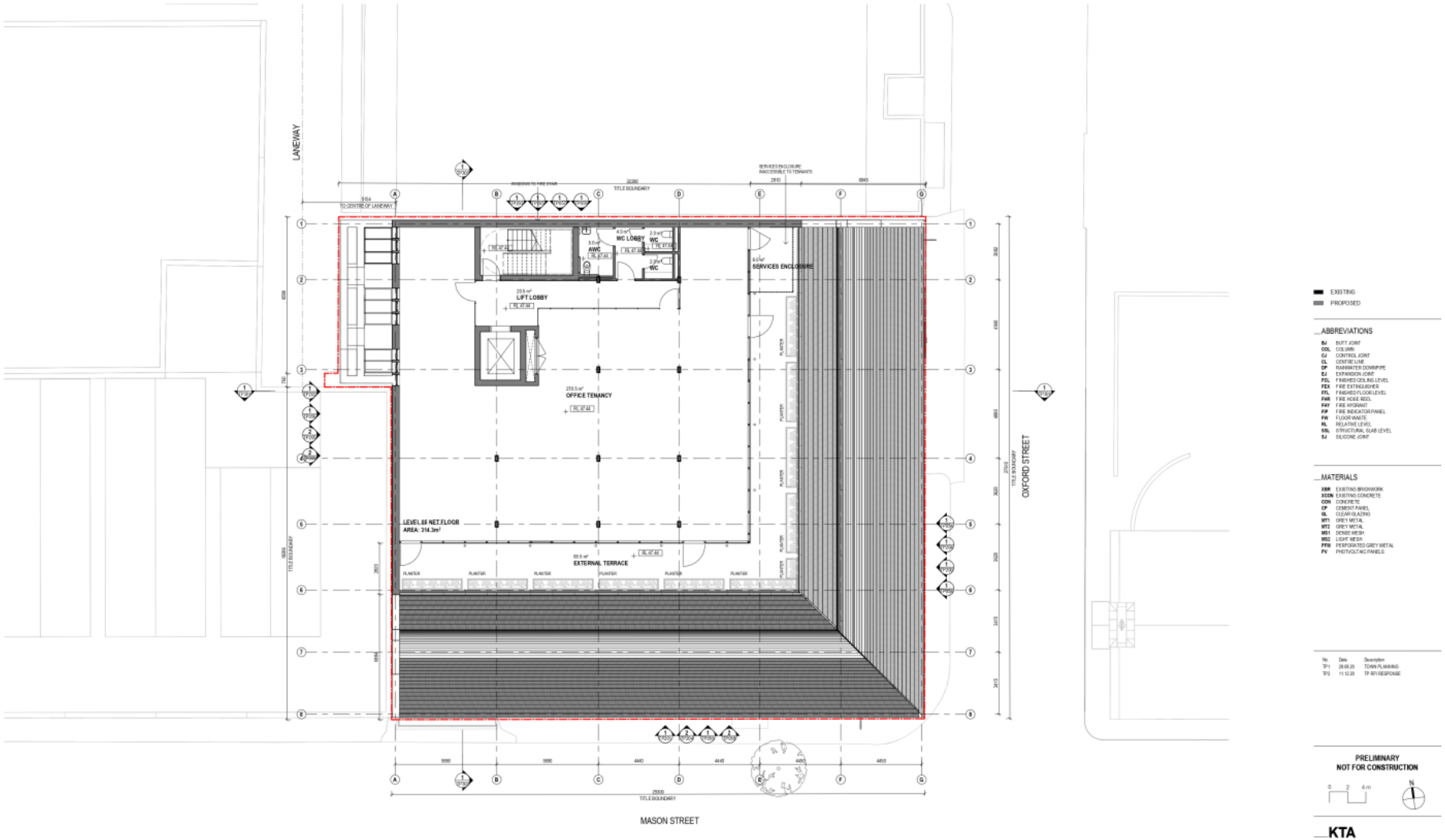


Attachment 1 - PLN20/0747 - 1-13 Oxford Street, Collingwood - Decision Plans (advertised)



1 GA PLAN LEVEL 4 TOWN PLANNING
1 : 100 — A3SM

Attachment 1 - PLN20/0747 - 1-13 Oxford Street, Collingwood - Decision Plans (advertised)



1 GA PLAN LEVEL 5 TOWN PLANNING
1 : 100 — A3SH

_GENERAL NOTES

REFER TO A000 FOR GENERAL NOTES APPLICABLE TO THIS DRAWING

EXISTING
PROPOSED

_ABBREVIATIONS

BJ BUTT JOINT
COL COLUMN
CJ CONTROL JOINT
CL CENTRE LINE
DP RAINWATER DOWNPIPE
EJ EXPANSION JOINT
FCL FINISHED CEILING LEVEL
FEX FIRE EXTINGUISHER
FFL FINISHED FLOOR LEVEL
FHR FIRE HOSE REEL
FHY FIRE HYDRANT
FIP FIRE INDICATOR PANEL
FW FLOOR WASTE
RL RELATIVE LEVEL
SSL STRUCTURAL SLAB LEVEL
SJ SILICONE JOINT

_MATERIALS

XBR EXISTING BRICKWORK
XCON EXISTING CONCRETE
CON CONCRETE
CP CEMENT PANEL
GL CLEAR GLAZING
MT1 GREY METAL
MT2 GREY METAL
MS1 DEMEC MESH
MS2 LIGHT MESH
PFM PERFORATED GREY METAL
PV PHOTOVOLTAIC PANELS

No.	Date	Description
TP1	28.08.20	TOWN PLANNING
TP2	11.12.20	TP RFI RESPONSE

PRELIMINARY
NOT FOR CONSTRUCTION

0 2 4m

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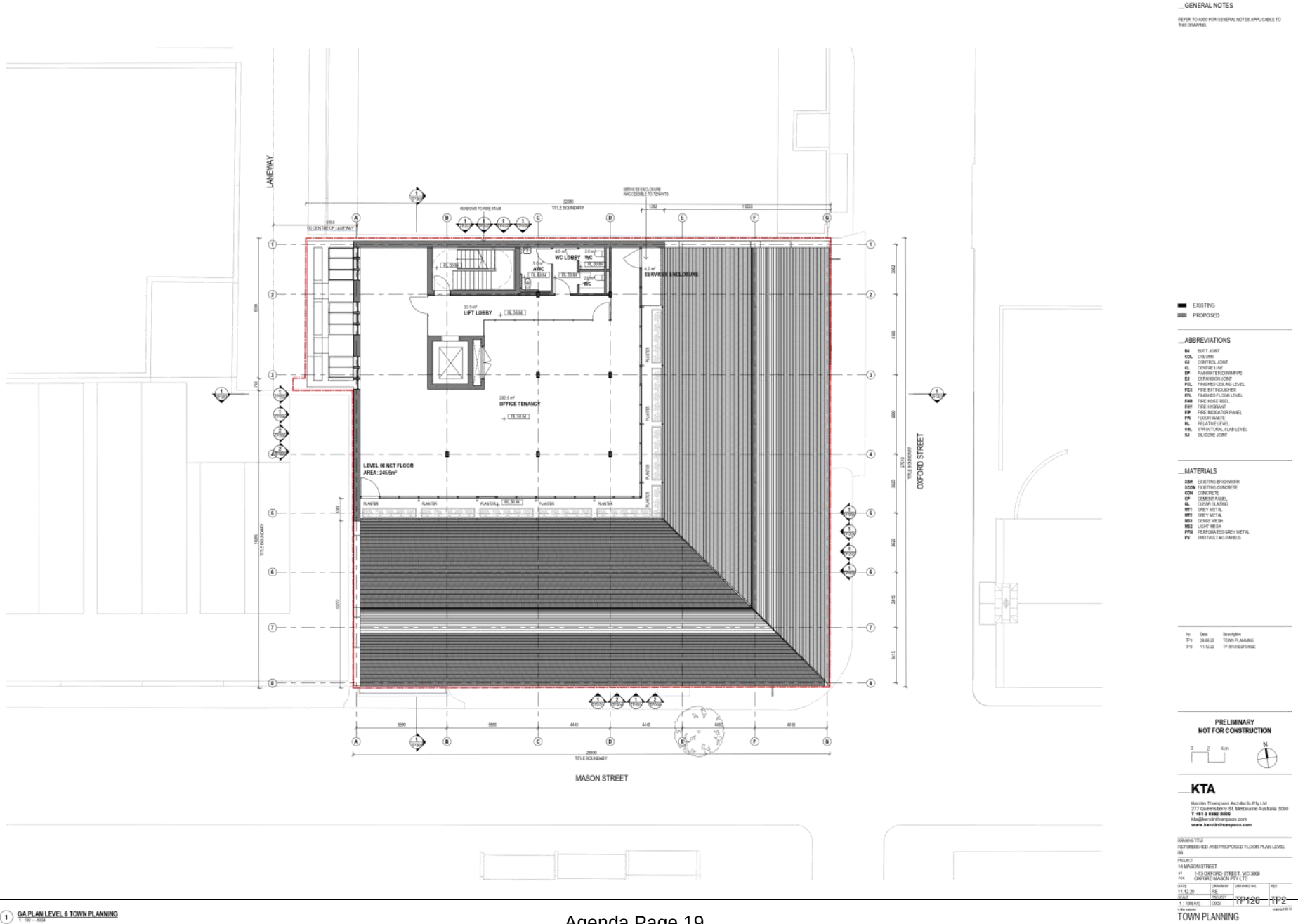
DRAWING TITLE
REFURBISHED AND PROPOSED FLOOR PLAN LEVEL 05

PROJECT
14 MASON STREET
AT 1-13 OXFORD STREET, VIC 3068
FOR OXFORD MASON PTY LTD

DATE	DRAWN BY	DRAWING NO.	REV
11.12.20	RE		
SCALE	PROJECT		
1 : 100 A1/3	C002	TP125	TP2

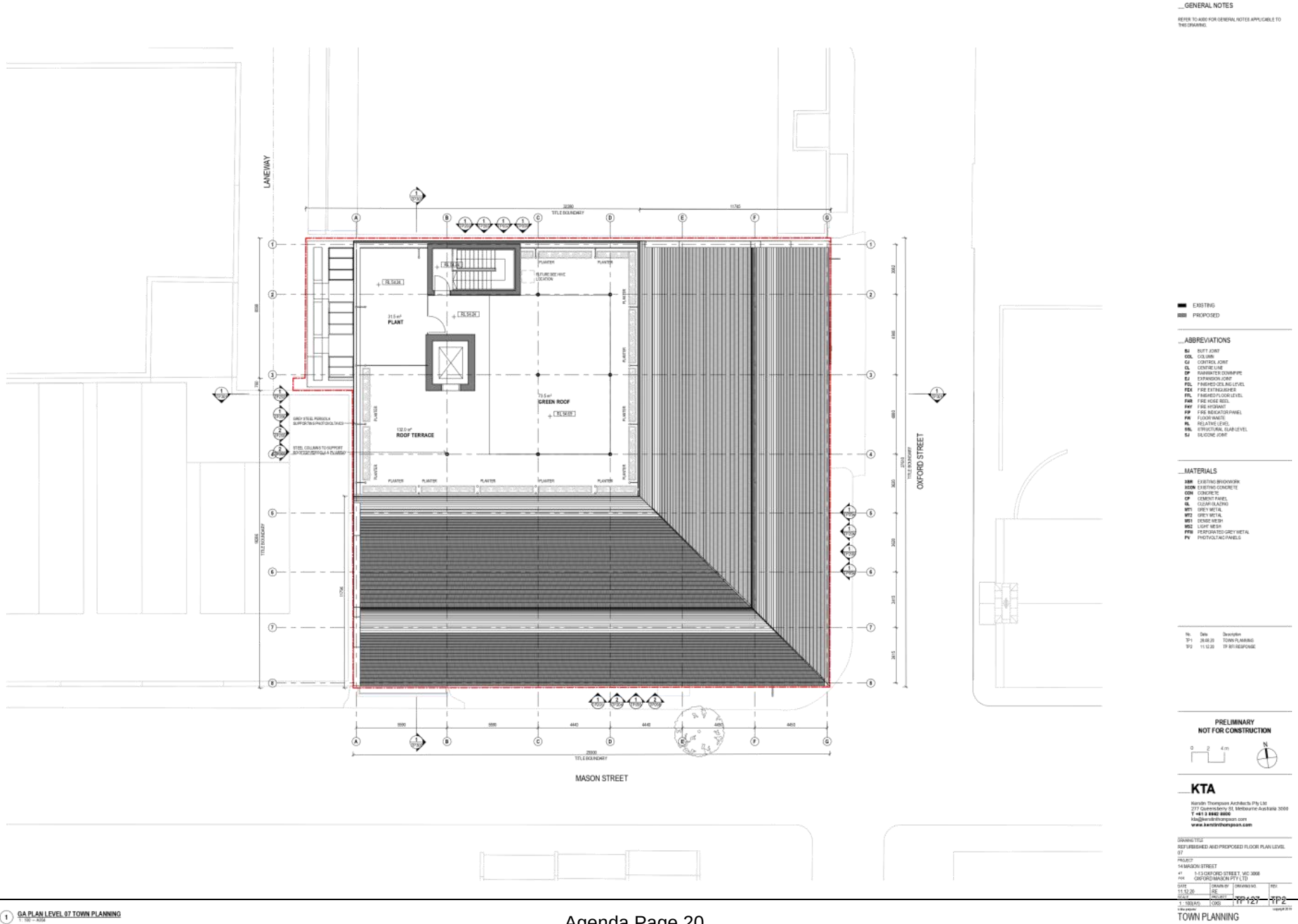
TOWN PLANNING

Attachment 1 - PLN20/0747 - 1-13 Oxford Street, Collingwood - Decision Plans (advertised)

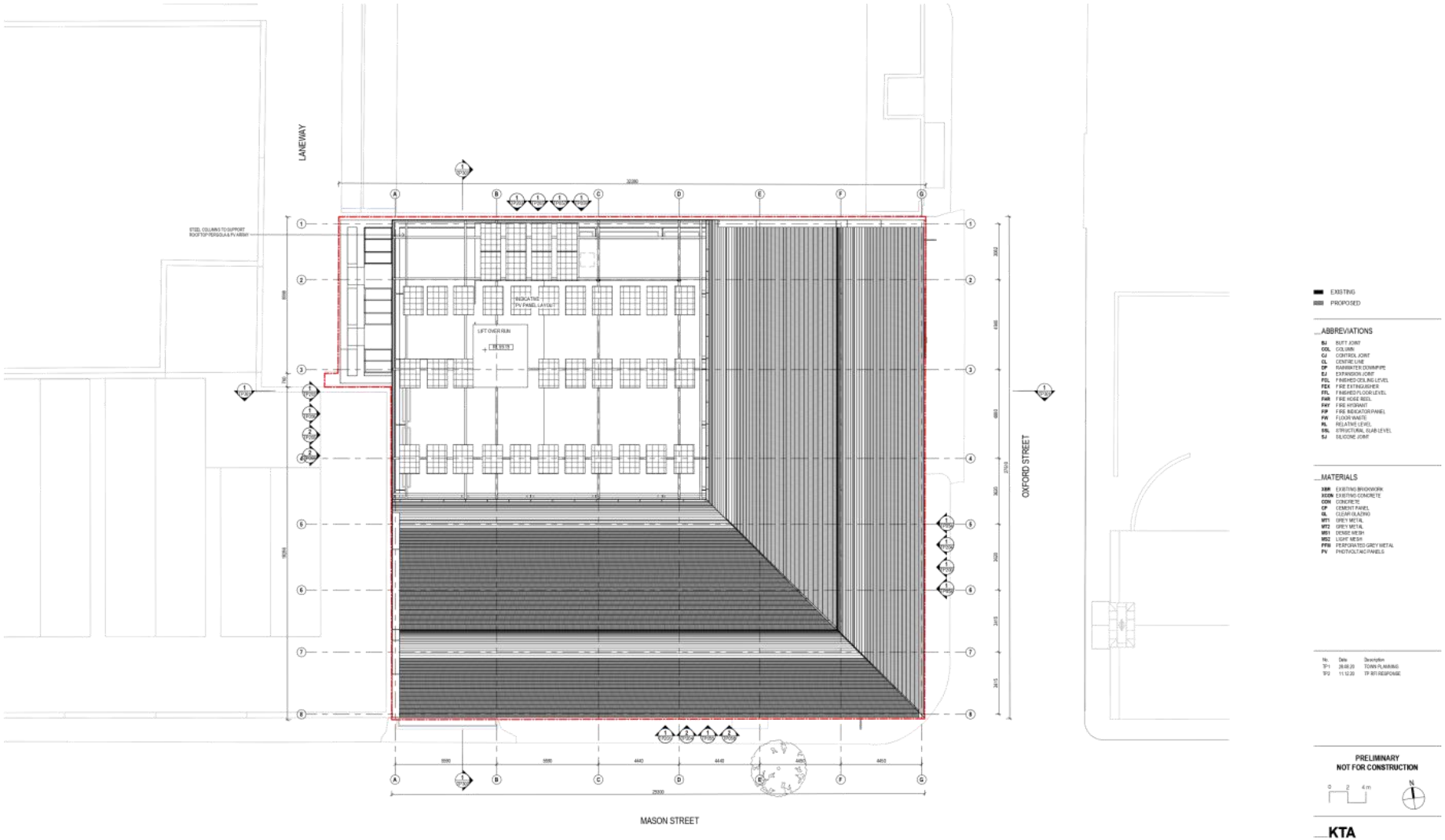


1 GA PLAN LEVEL 6 TOWN PLANNING
1 : 100 — A3SM

Attachment 1 - PLN20/0747 - 1-13 Oxford Street, Collingwood - Decision Plans (advertised)



Attachment 1 - PLN20/0747 - 1-13 Oxford Street, Collingwood - Decision Plans (advertised)



1 GA PLAN ROOF LEVEL TOWN PLANNING
1 : 100 — A1/2

GENERAL NOTES

REFER TO A000 FOR GENERAL NOTES APPLICABLE TO THIS DRAWING.

EXISTING
PROPOSED

ABBREVIATIONS

BJ BUTT JOINT
COL COLUMN
CJ CONTROL JOINT
CL CENTRE LINE
DP RAINWATER DOWNPIPE
EJ EXPANSION JOINT
FCL FINISHED CEILING LEVEL
FEX FIRE EXTINGUISHER
FFL FINISHED FLOOR LEVEL
FHR FIRE HOSE REEL
FHY FIRE HYDRANT
FIP FIRE INDICATOR PANEL
FW FLOOR WASTE
RL RELATIVE LEVEL
SSL STRUCTURAL SLAB LEVEL
SJ SILICONE JOINT

MATERIALS

XBR EXISTING BRICKWORK
XCON EXISTING CONCRETE
CON CONCRETE
CP CEMENT PANEL
GL CLEAR GLAZING
MT1 GREY METAL
MT2 GREY METAL
MS1 DENSE MESH
MS2 LIGHT MESH
PFM PERFORATED GREY METAL
Pv PHOTOVOLTAIC PANELS

No.	Date	Description
TP1	28.08.20	TOWN PLANNING
TP2	11.12.20	TP RFI RESPONSE

PRELIMINARY
NOT FOR CONSTRUCTION

0 2 4m

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DRAWING TITLE
REFURBISHED AND FLOOR PLAN ROOF LEVEL

PROJECT
14 MASON STREET
AT 1-13 OXFORD STREET, VIC 3068
FOR OXFORD MASON PTY LTD

DATE	DRAWN BY	DRAWING NO.	REV
11.12.20	RE		
SCALE @ A1	PROJECT NO.		
1 : 100(A1)	C002	TP126	TP2

TOWN PLANNING

Attachment 1 - PLN20/0747 - 1-13 Oxford Street, Collingwood - Decision Plans (advertised)

1 GA ELEVATION EAST TOWN PLANNING

__GENERAL NOTES

REFER TO A000 FOR GENERAL NOTES APPLICABLE TO THIS DRAWING

__PROPOSED NOTES

P1.
NEW CLEAR GLAZING TO EXISTING RESTORED METAL WINDOW FRAMES

P2.
EXISTING RETAINED SIGNAGE

__ABBREVIATIONS

BJ	BUTT JOINT
COL	COLUMN
CJ	CONTROL JOINT
CL	CENTRE LINE
DP	RAINWATER DOWNPIPE
EJ	EXPANSION JOINT
FCL	FINISHED CEILING LEVEL
FEX	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
FHR	FIRE HOSE REEL
FHY	FIRE HYDRANT
FIP	FIRE INDICATOR PANEL
FW	FLOOR WASTE
RL	RELATIVE LEVEL
SSL	STRUCTURAL SLAB LEVEL
SJ	SILICONE JOINT

__MATERIALS

XBR	EXISTING BRICKWORK
XCON	EXISTING CONCRETE
CON	CONCRETE
CP	CEMENT PANEL
GL	CLEAR GLAZING
MT1	GREY METAL
MT2	GREY METAL
MS1	DENSE MESH
MS2	LIGHT MESH
PFM	PERFORATED GREY METAL
Pv	PHOTVOLTAIC PANELS

No.	Date	Description
TP1	28.08.20	TOWN PLANNING
TP2	11.12.20	TP RFI RESPONSE

PRELIMINARY
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DRAWING TITLE
REFURBISHED AND PROPOSED EAST ELEVATION

PROJECT
14 MASON STREET
1-13 OXFORD STREET, VIC 3068
OXFORD MANSION PTY LTD

DATE	DRAWN BY	DRAWING NO.	REV
11.12.20	RE	TP200	TP2
SCALE	PROJECT		
1 : 100(A3)	C002		

TOWN PLANNING

Attachment 1 - PLN20/0747 - 1-13 Oxford Street, Collingwood - Decision Plans (advertised)

1 GA ELEVATION SOUTH TOWN PLANNING
1 : 100 — A01

__GENERAL NOTES

REFER TO A000 FOR GENERAL NOTES APPLICABLE TO THIS DRAWING.

__PROPOSED NOTES

P1.
NEW CLEAR GLAZING TO EXISTING RESTORED METAL WINDOW FRAMES.

P2.
EXISTING RETAINED SIGNAGE.

__ABBREVIATIONS

BJ	BUTT JOINT
COL	COLUMN
CJ	CONTROL JOINT
CL	CENTRE LINE
DP	RAINWATER DOWNPIPE
EJ	EXPANSION JOINT
FCL	FINISHED CEILING LEVEL
FEX	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
FHR	FIRE HOSE REEL
FHY	FIRE HYDRANT
FIP	FIRE INDICATOR PANEL
FW	FLOOR WASTE
RL	RELATIVE LEVEL
SSL	STRUCTURAL SLAB LEVEL
SJ	SILICONE JOINT

__MATERIALS

XBR	EXISTING BRICKWORK
XCON	EXISTING CONCRETE
CON	CONCRETE
CP	CEMENT PANEL
GL	CLEAR GLAZING
MT1	GREY METAL
MT2	GREY METAL
MS1	DENSE MESH
MS2	LIGHT MESH
FPM	PERFORATED GREY METAL
Pv	PHOTVOLTAIC PANELS

No.	Date	Description
TP1	28.08.20	TOWN PLANNING
TP2	11.12.20	TP RFI RESPONSE

PRELIMINARY
NOT FOR CONSTRUCTION

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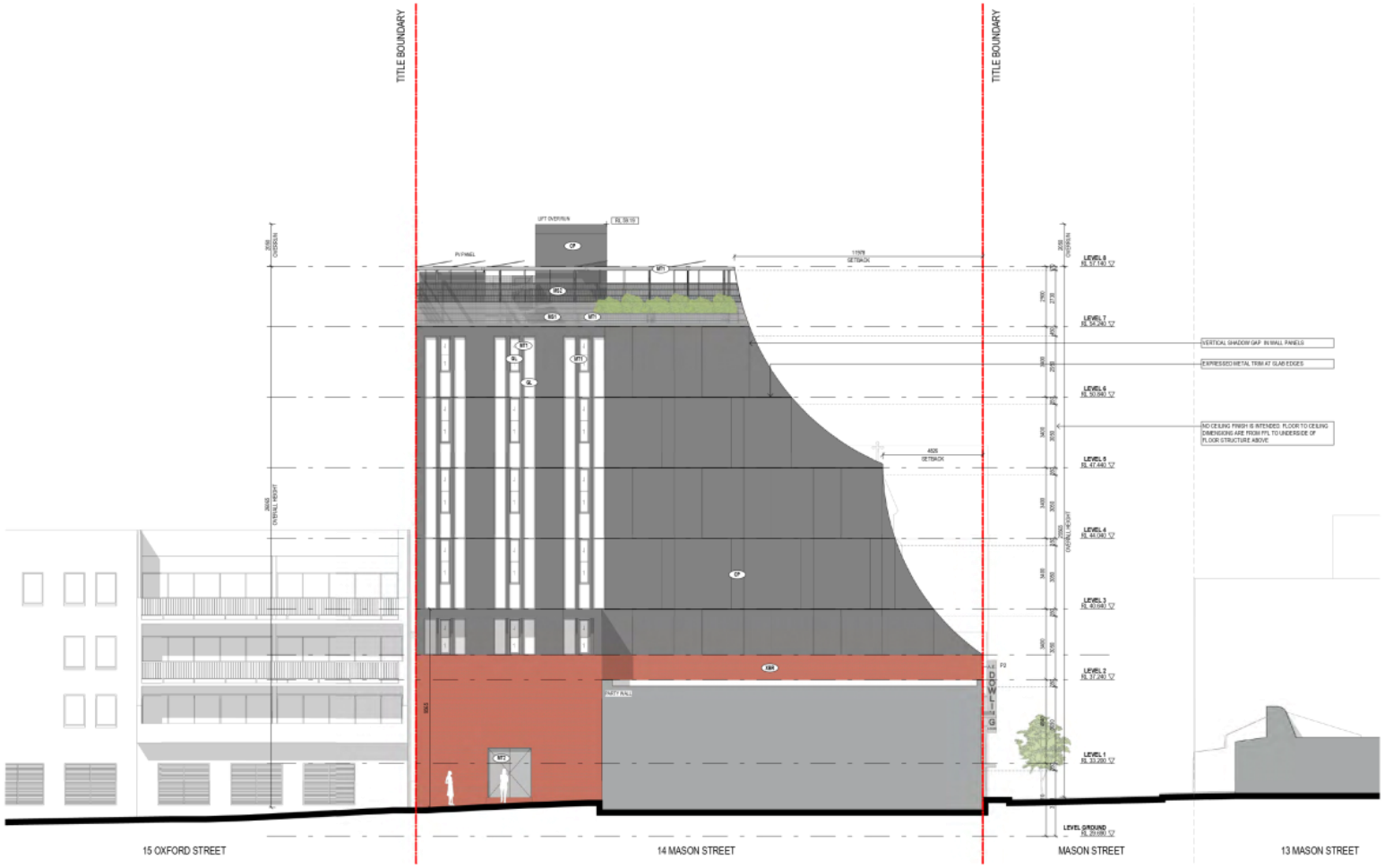
DRAWING TITLE
REFURBISHED AND PROPOSED SOUTH ELEVATION

PROJECT
14 MASON STREET
1-13 OXFORD STREET, VIC 3068
OXFORD MASON PTY LTD

DATE	DRAWN BY	DRAWING NO.	REV
11.12.20	RE		
SCALE	PROJECT		
1 : 100(A3)	C002	TP201	TP2

TOWN PLANNING

Attachment 1 - PLN20/0747 - 1-13 Oxford Street, Collingwood - Decision Plans (advertised)



1 GA ELEVATION WEST TOWN PLANNING
1 : 100 — A3

__GENERAL NOTES

REFER TO A000 FOR GENERAL NOTES APPLICABLE TO THIS DRAWING

__PROPOSED NOTES

P1.
NEW CLEAR GLAZING TO EXISTING RESTORED METAL WINDOW FRAMES

P2.
EXISTING RETAINED SIGNAGE

__ABBREVIATIONS

BJ BUTT JOINT
COL COLUMN
CJ CONTROL JOINT
CL CENTRE LINE
DP RAINWATER DOWNPIPE
EJ EXPANSION JOINT
FCL FINISHED CEILING LEVEL
FEX FIRE EXTINGUISHER
FFL FINISHED FLOOR LEVEL
FHR FIRE HOSE REEL
FHY FIRE HYDRANT
FIP FIRE INDICATOR PANEL
FW FLOOR WASTE
RL RELATIVE LEVEL
SSL STRUCTURAL SLAB LEVEL
SJ SILICONE JOINT

__MATERIALS

XBR EXISTING BRICKWORK
XCON EXISTING CONCRETE
CON CONCRETE
CP CEMENT PANEL
GL CLEAR GLAZING
MT1 GREY METAL
MT2 GREY METAL
MS1 DENSE MESH
MS2 LIGHT MESH
PFM PERFORATED GREY METAL
PV PHOTOVOLTAIC PANELS

No.	Date	Description
TP1	28.08.20	TOWN PLANNING
TP2	11.12.20	TP RFI RESPONSE
TP3	19.02.21	TP RFI RESPONSE 3

PRELIMINARY
NOT FOR CONSTRUCTION

0 2 4 m

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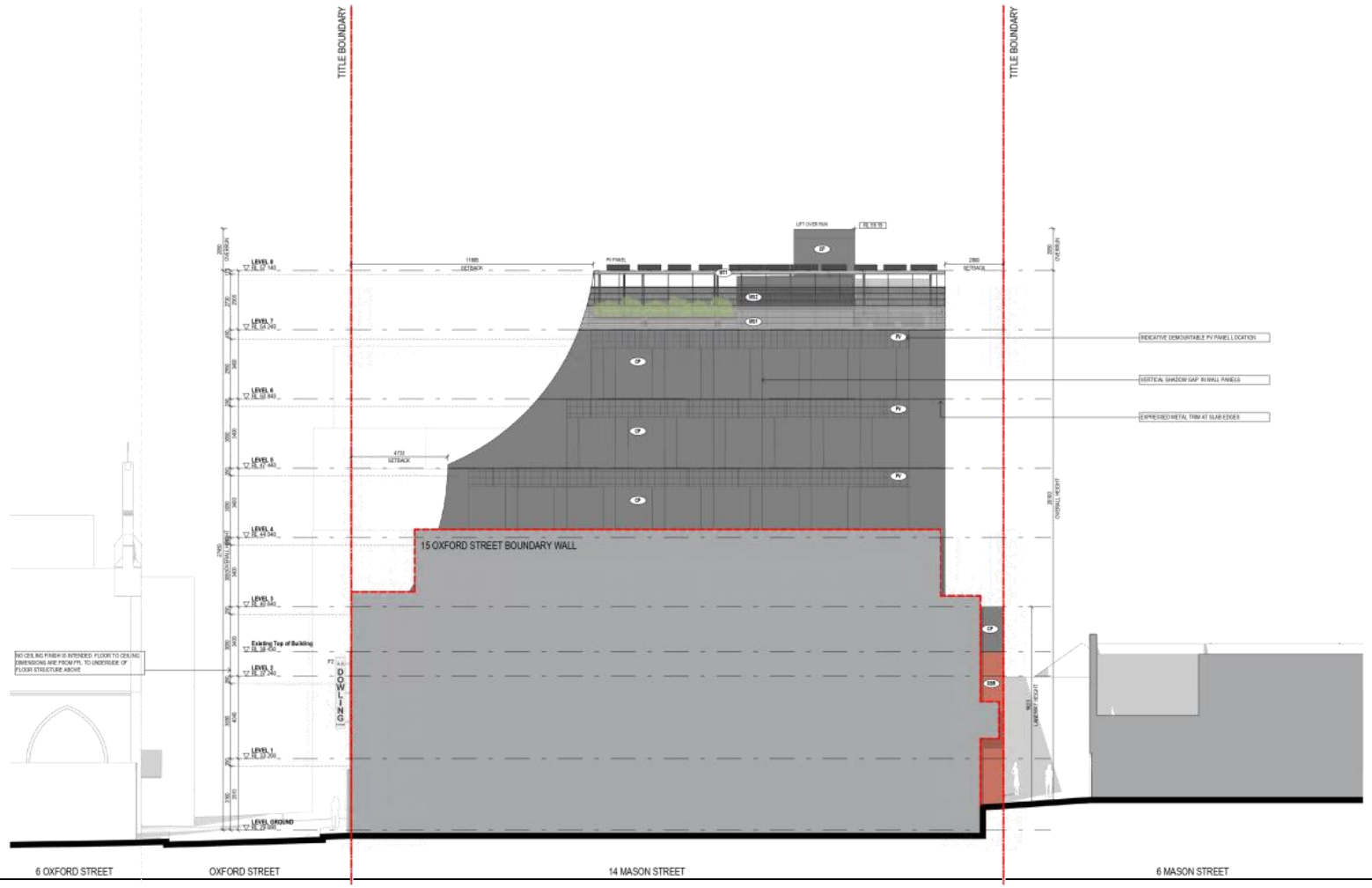
DRAWING TITLE
REFURBISHED AND PROPOSED WEST ELEVATION

PROJECT
14 MASON STREET
AT 1-13 OXFORD STREET, VIC 3068
FOR OXFORD MASON PTY LTD

DATE	DRAWN BY	DRAWING NO.	REV
19.02.21	RE		
SCALE	PROJECT		
1 : 100(A1)	C002	TP202	TP3

TOWN PLANNING

Attachment 1 - PLN20/0747 - 1-13 Oxford Street, Collingwood - Decision Plans (advertised)



1 GA ELEVATION NORTH TOWN PLANNING

GENERAL NOTES

REFER TO A000 FOR GENERAL NOTES APPLICABLE TO THIS DRAWING.

PROPOSED NOTES

P1.
NEW CLEAR GLAZING TO EXISTING RESTORED METAL WINDOW FRAMES.

P2.
EXISTING RETAINED SIGNAGE.

ABBREVIATIONS

BJ	BUTT JOINT
COL	COLUMN
CJ	CONTROL JOINT
CL	CENTRE LINE
DP	RAINWATER DOWNPIPE
EJ	EXPANSION JOINT
FSL	FINISHED CEILING LEVEL
FEX	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
FHR	FIRE HOSE REEL
FHY	FIRE HYDRANT
FIP	FIRE INDICATOR PANEL
FW	FLOOR WASTE
RL	RELATIVE LEVEL
SSL	STRUCTURAL SLAB LEVEL
SJ	SILICONE JOINT

MATERIALS

XBR	EXISTING BRICKWORK
XCON	EXISTING CONCRETE
CON	CONCRETE
CP	CEMENT PANEL
GL	CLEAR GLAZING
MT1	GREY METAL
MT2	GREY METAL
MS1	DENSE MESH
MS2	LIGHT MESH
FPM	PERFORATED GREY METAL
Pv	PHOTOVOLTAIC PANELS

No.	Date	Description
TP1	26.08.20	TOWN PLANNING
TP2	11.12.20	TP RFI RESPONSE
TP3	04.02.21	TP RFI RESPONSE 2

PRELIMINARY
NOT FOR CONSTRUCTION

0 2 4m

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DRAWING TITLE
REFURBISHED AND PROPOSED NORTH ELEVATION

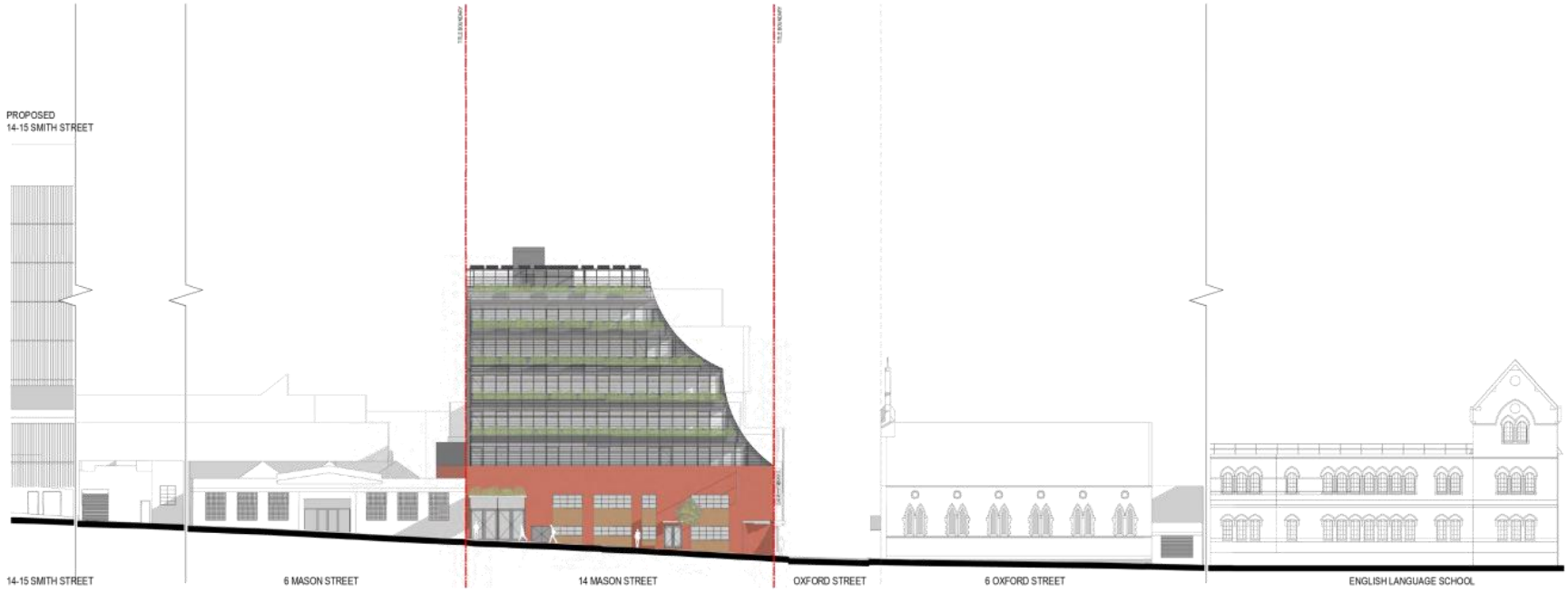
PROJECT
14 MASON STREET
AT 1-13 OXFORD STREET, VIC 3068
FOR OXFORD MASON PTY LTD

DATE	DRAWN BY	DRAWING NO.	REV
04.02.21	RE	TP203	TP3
SCALE @ A1	PROJECT		
1 : 100(A1)	C082		

TOWN PLANNING

Attachment 1 - PLN20/0747 - 1-13 Oxford Street, Collingwood - Decision Plans (advertised)

1 GA CONTEXT ELEVATION EAST TOWN PLANNING



2 GA CONTEXT ELEVATION SOUTH TOWN PLANNING

GENERAL NOTES

REFER TO A000 FOR GENERAL NOTES APPLICABLE TO THIS DRAWING

ABBREVIATIONS

BJ BUTT JOINT
COL COLUMN
CJ CONTROL JOINT
CL CENTRE LINE
DP RAINWATER DOWNPIPE
EJ EXPANSION JOINT
FCL FINISHED CEILING LEVEL
FEX FIRE EXTINGUISHER
FFL FINISHED FLOOR LEVEL
FHR FIRE HOSE REEL
FHY FIRE HYDRANT
FIP FIRE INDICATOR PANEL
FW FLOOR WASTE
RL RELATIVE LEVEL
SSL STRUCTURAL SLAB LEVEL
SJ SILICONE JOINT

MATERIALS

XBR EXISTING BRICKWORK
XCON EXISTING CONCRETE
CON CONCRETE
CP CEMENT PANEL
GL CLEAR GLAZING
MT1 GREY METAL
MT2 GREY METAL
MS1 DENSE MESH
MS2 LIGHT MESH
FPM PERFORATED GREY METAL
PV PHOTOVOLTAIC PANELS

No.	Date	Description
TP1	28.08.20	TOWN PLANNING
TP2	11.12.20	TP RFI RESPONSE

PRELIMINARY
NOT FOR CONSTRUCTION

0 2 4m

KTA

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DRAWING TITLE
REFURBISHED AND PROPOSED EAST AND SOUTH CONTEXT ELEVATION

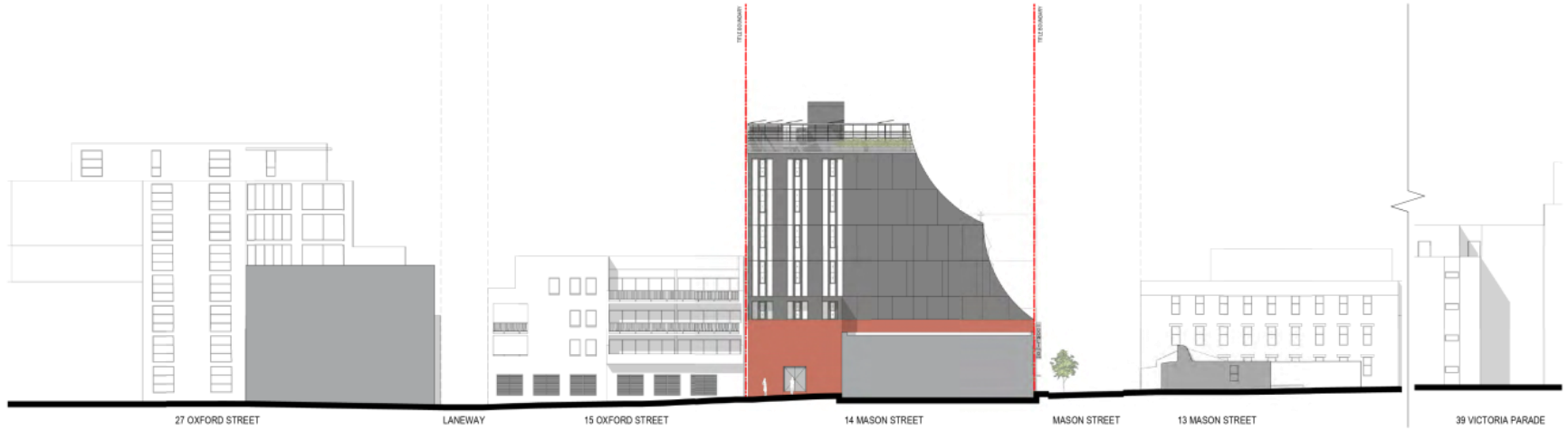
PROJECT
14 MASON STREET
AT 1-13 OXFORD STREET, VIC 3068
FOR OXFORD MASON PTY LTD

DATE	DRAWN BY	DRAWING NO.	REV
11.12.20	RE		
SCALE	PROJECT		
1 : 200 (A3)	C002	TP204	TP2

TOWN PLANNING

Attachment 1 - PLN20/0747 - 1-13 Oxford Street, Collingwood - Decision Plans (advertised)

1 GA CONTEXT ELEVATION NORTH TOWN PLANNING



2 GA CONTEXT ELEVATION WEST TOWN PLANNING

GENERAL NOTES

ABBREVIATIONS

MATERIALS

PRELIMINARY
NOT FOR CONSTRUCTION

KTA

TP205 TP4

TOWN PLANNING

Attachment 1 - PLN20/0747 - 1-13 Oxford Street, Collingwood - Decision Plans (advertised)

_GENERAL NOTES

REFER TO A000 FOR GENERAL NOTES APPLICABLE TO THIS DRAWING

_ABBREVIATIONS

BJ	BUTT JOINT
COL	COLUMN
CJ	CONTROL JOINT
CL	CENTRE LINE
DP	RAINWATER DOWNPIPE
EJ	EXPANSION JOINT
FCL	FINISHED CEILING LEVEL
FEX	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
FHR	FIRE HOSE REEL
FHY	FIRE HYDRANT
FIP	FIRE INDICATOR PANEL
FW	FLOOR WASTE
RL	RELATIVE LEVEL
SSL	STRUCTURAL SLAB LEVEL
SJ	SILICONE JOINT

_MATERIALS

XBR	EXISTING BRICKWORK
XCON	EXISTING CONCRETE
CON	CONCRETE
CP	CEMENT PANEL
GL	CLEAR GLAZING
MT1	GREY METAL
MT2	GREY METAL
MS1	DENSE MESH
MS2	LIGHT MESH
PFM	PERFORATED GREY METAL
PV	PHOTOVOLTAIC PANELS

No.	Date	Description
TP1	28.08.20	TOWN PLANNING
TP2	11.12.20	TP RFI RESPONSE

PRELIMINARY
NOT FOR CONSTRUCTION

0 2 4m

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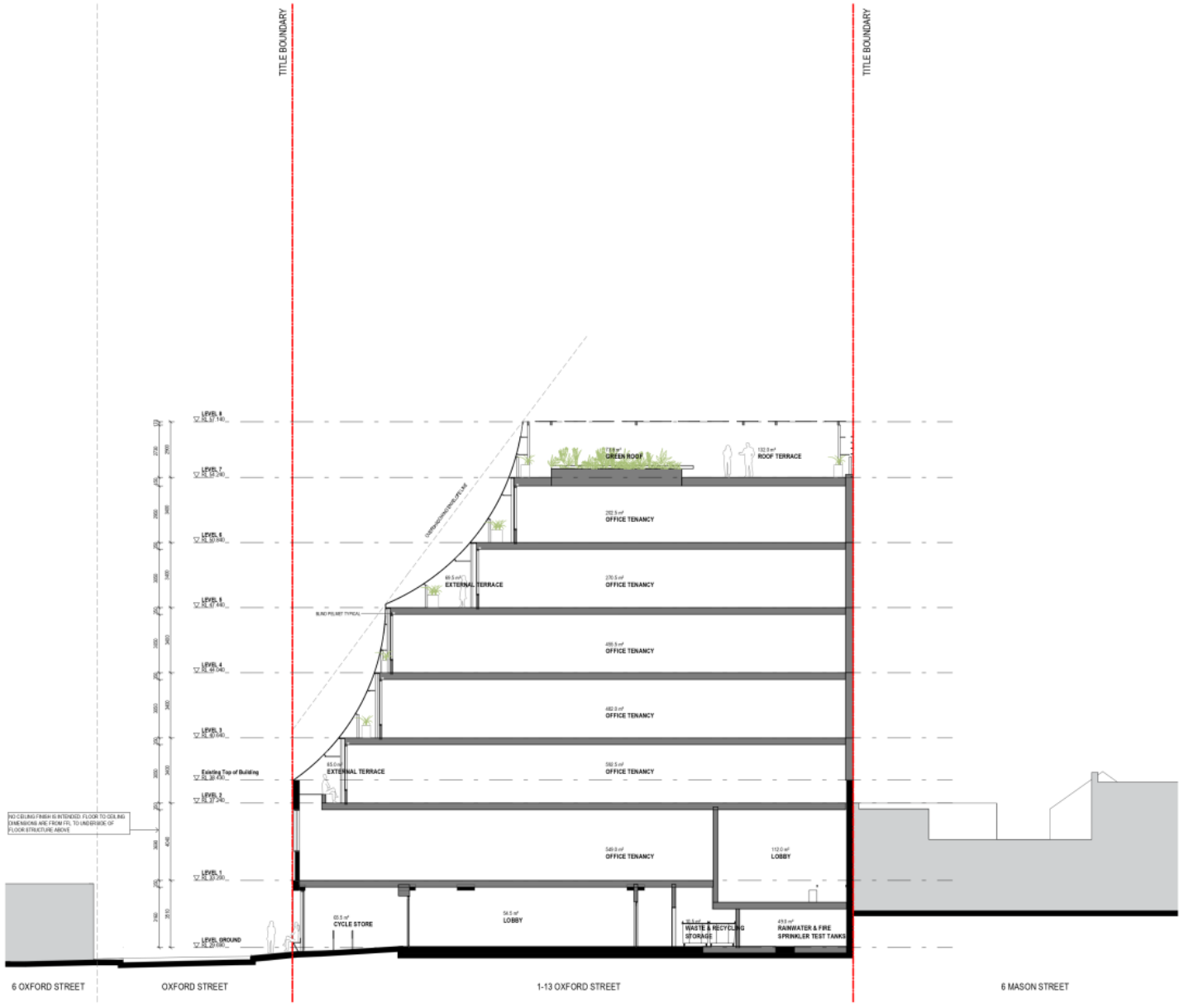
DRAWING TITLE
REFURBISHED AND PROPOSED SECTION A

PROJECT
14 MASON STREET
AT 1-13 OXFORD STREET, VIC 3066
FOR OXFORD MASON PTY LTD

DATE	DRAWN BY	DRAWING NO.	REV
11.12.20	RE	TP300	TP2
SCALE	PROJECT		
1 : 100(A1)	C002		

TOWN PLANNING

Attachment 1 - PLN20/0747 - 1-13 Oxford Street, Collingwood - Decision Plans (advertised)



1 GA SECTION B TOWN PLANNING

GENERAL NOTES

REFER TO A000 FOR GENERAL NOTES APPLICABLE TO THIS DRAWING

ABBREVIATIONS

BJ	BUTT JOINT
COL	COLUMN
CJ	CONTROL JOINT
CL	CENTRE LINE
DP	RAINWATER DOWNPIPE
EJ	EXPANSION JOINT
FCL	FINISHED CEILING LEVEL
FEX	FIRE EXTINGUISHER
FFL	FINISHED FLOOR LEVEL
FHR	FIRE HOSE REEL
FHY	FIRE HYDRANT
FIP	FIRE INDICATOR PANEL
FW	FLOOR WASTE
RL	RELATIVE LEVEL
SSL	STRUCTURAL SLAB LEVEL
SJ	SILICONE JOINT

MATERIALS

XBR	EXISTING BRICKWORK
XCON	EXISTING CONCRETE
CON	CONCRETE
CP	CEMENT PANEL
GL	CLEAR GLAZING
MT1	GREY METAL
MT2	GREY METAL
MS1	DENSE MESH
MS2	LIGHT MESH
PFM	PERFORATED GREY METAL
PV	PHOTOVOLTAIC PANELS

No.	Date	Description
TP1	28.08.20	TOWN PLANNING
TP2	11.12.20	TP RFI RESPONSE

PRELIMINARY
NOT FOR CONSTRUCTION

0 2 4m

KTA

Kerstin Thompson Architects Pty Ltd
277 Queensberry St, Melbourne Australia 3000
T +61 3 8662 8000
kta@kerstinthompson.com
www.kerstinthompson.com

DRAWING TITLE
REFURBISHED AND PROPOSED SECTION B

PROJECT
14 MASON STREET
AT 1-13 OXFORD STREET, VIC 3066
FOR OXFORD MASON PTY LTD

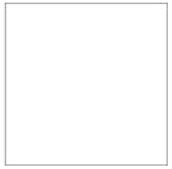
DATE	DRAWN BY	DRAWING NO.	REV
11.12.20	RE	TP301	TP2
SCALE @ A1	PROJECT		
1 : 100(A1)	C002		

TOWN PLANNING

Attachment 1 - PLN20/0747 - 1-13 Oxford Street, Collingwood - Decision Plans (advertised)

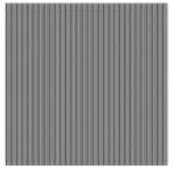
CON - CONCRETE

CP - CEMENT PANEL



GL - CLEAR GLAZING

MT1 - GREY METAL



MT2 - GREY METAL

MS1 - SMALL SCALE MESH - NOMINAL 60% OPEN

MS2 - LARGE SCALE MESH - NOMINAL 60% OPEN

PFM - PERFORATED METAL - NOMINAL 50% OPEN

PV - PHOTOVOLTAIC PANEL

__GENERAL NOTES

REFER TO A000 FOR GENERAL NOTES APPLICABLE TO THIS DRAWING

__ABBREVIATIONS

BJ	BUTT JOINT
COL	COLUMN
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CP	CEMENT PANEL
GL	CLEAR GLAZING
MT1	GREY METAL
MT2	GREY METAL
MS1	DENSE MESH
MS2	LIGHT MESH
PFM	PERFORATED GREY METAL
Pv	PHOTOVOLTAIC PANELS

No.	Date	Description
TP1	26.08.20	TOWN PLANNING
TP2	11.12.20	TP RFI RESPONSE
TP3	04.02.21	TP RFI RESPONSE 2

PRELIMINARY
NOT FOR CONSTRUCTION

0 2 4m

__KTA

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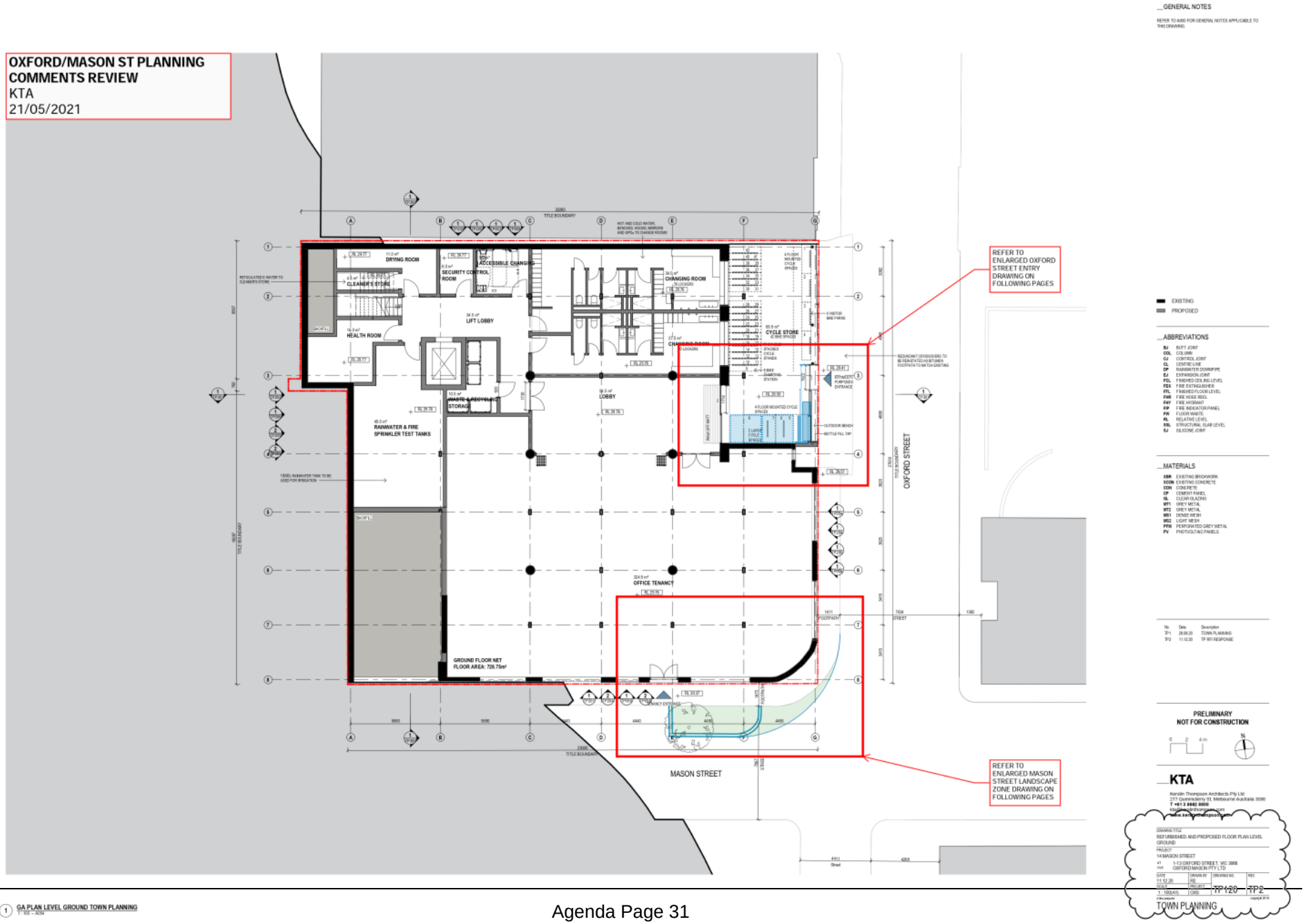
DRAWING TITLE
EXTERNAL FINISHES SCHEDULE

PROJECT
14 MASON STREET
AT 1-13 OXFORD STREET, VIC 3068
FOR OXFORD MASON PTY LTD

DATE	DRAWN BY	DRAWING NO.	REV
04.02.21	RE	TP500	TP3
SCALE	PROJECT		
1 : 100(A3)	C002		

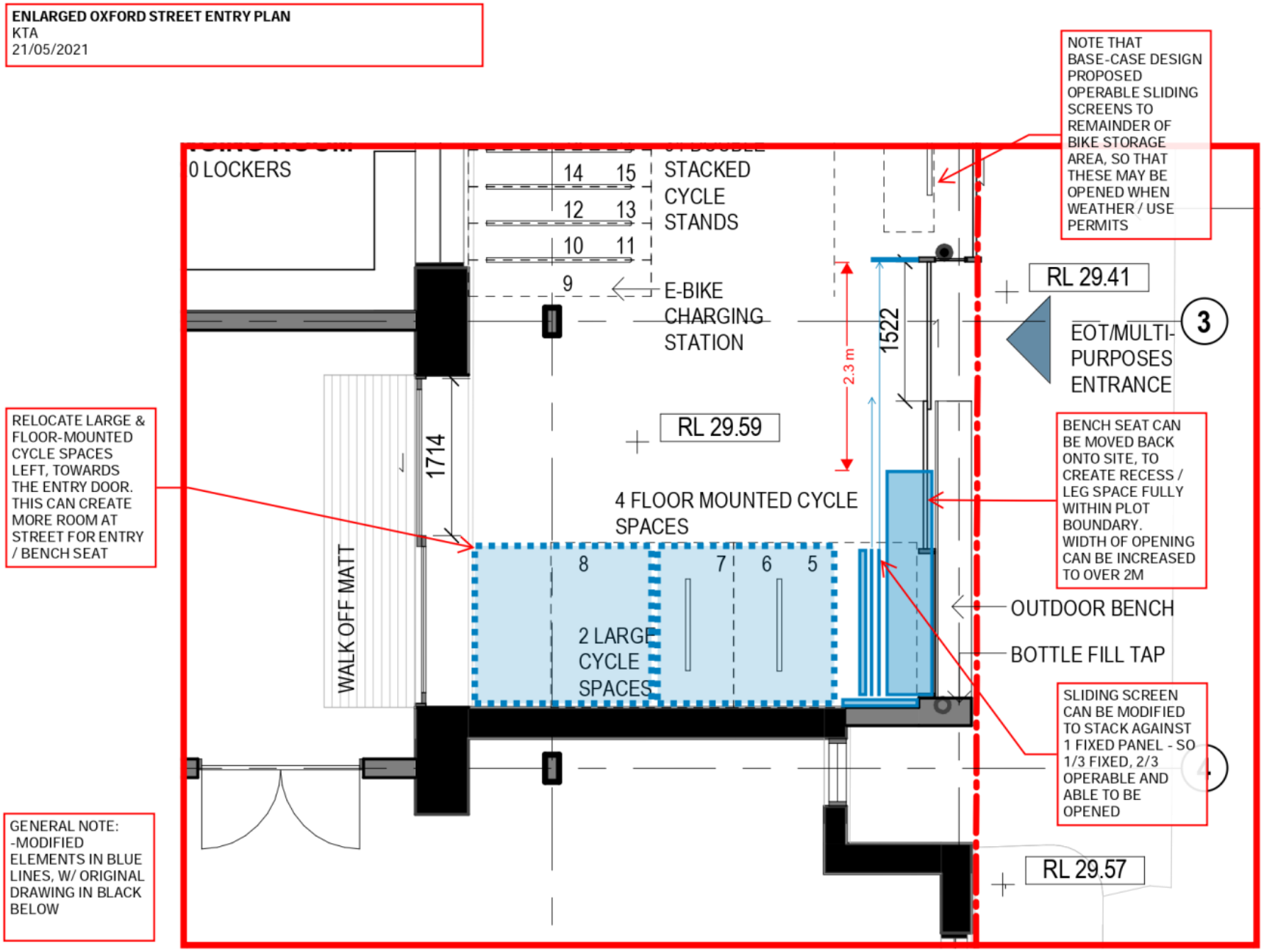
TOWN PLANNING

Attachment 2 - PLN20/0747 - 1-13 Oxford Street, Collingwood - Without Prejudice Sketch Plans and WMP (2 June 2021)



1 GA PLAN LEVEL GROUND TOWN PLANNING

Attachment 2 - PLN20/0747 - 1-13 Oxford Street, Collingwood - Without Prejudice Sketch Plans and WMP (2 June 2021)

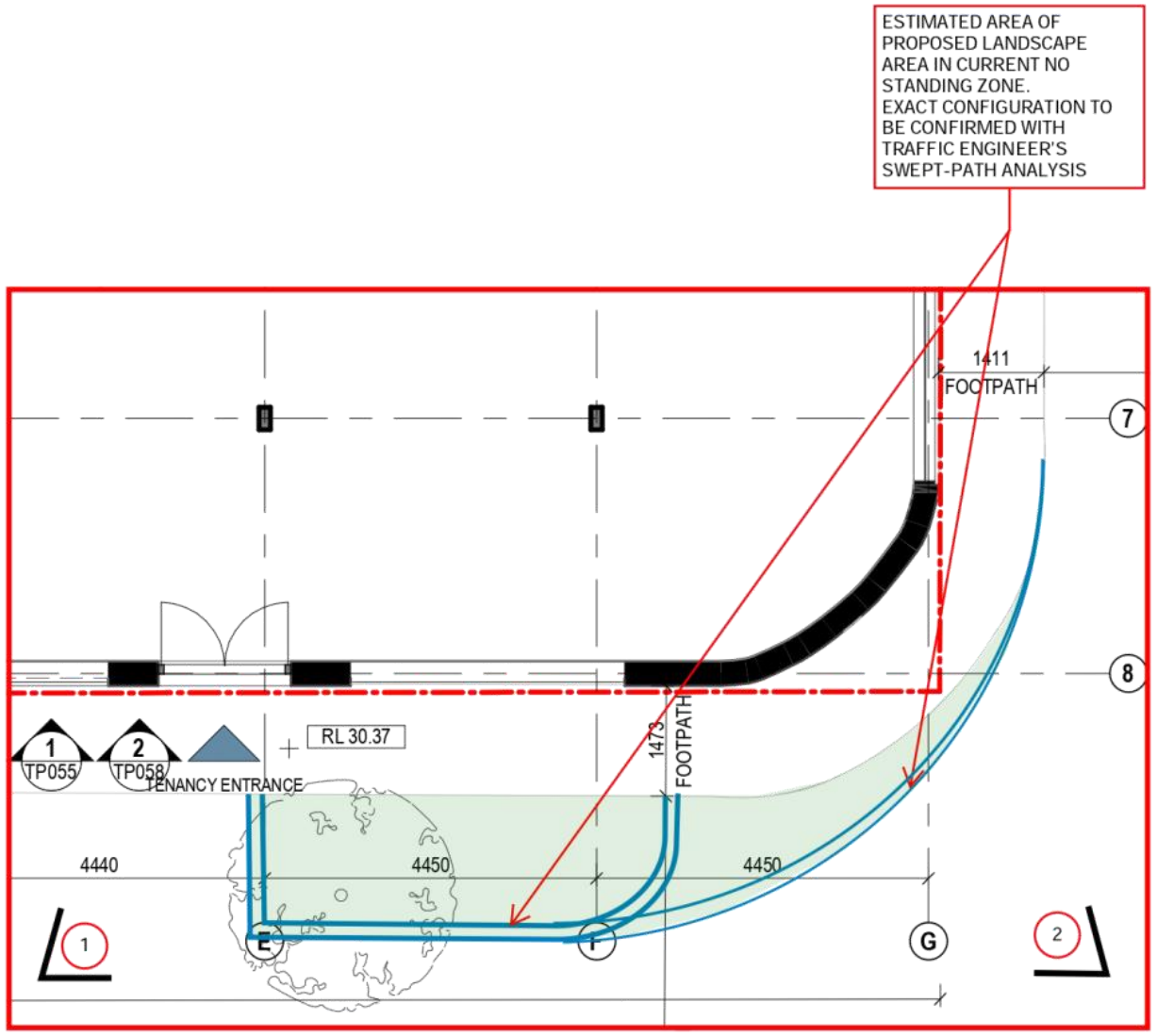


Attachment 2 - PLN20/0747 - 1-13 Oxford Street, Collingwood - Without Prejudice Sketch Plans and WMP (2 June 2021)

ENLARGED MASON STREET LANDSCAPE ZONE
KTA
21/05/2021

VIEW 1

VIEW 2



Attachment 2 - PLN20/0747 - 1-13 Oxford Street, Collingwood - Without Prejudice Sketch Plans and WMP (2 June 2021)

onemilegrid
TRAFFIC ENGINEERING

14 Mason Street, Collingwood

Waste Management Plan

200535WMP001E-F

2 June 2021

onemilegrid.com.au • 56 Down Street, Collingwood, VIC 3066 • (03) 9939 8250

onemilegrid

onemilegrid

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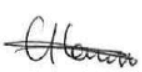
www.onemilegrid.com.au

DOCUMENT INFORMATION

Prepared for	Kerstin Thompson Architects Pty Ltd		
File Name	200535WMP001E-F	**Report Date**	2 June 2021
Prepared by	Lizzy Henry	**Reviewed by**	Valentine Gnanakone
Signature		**Signature**	

Attachment 2 - PLN20/0747 - 1-13 Oxford Street, Collingwood - Without Prejudice Sketch Plans and WMP (2 June 2021)

onemilegrid

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onemilegrid

1 INTRODUCTION

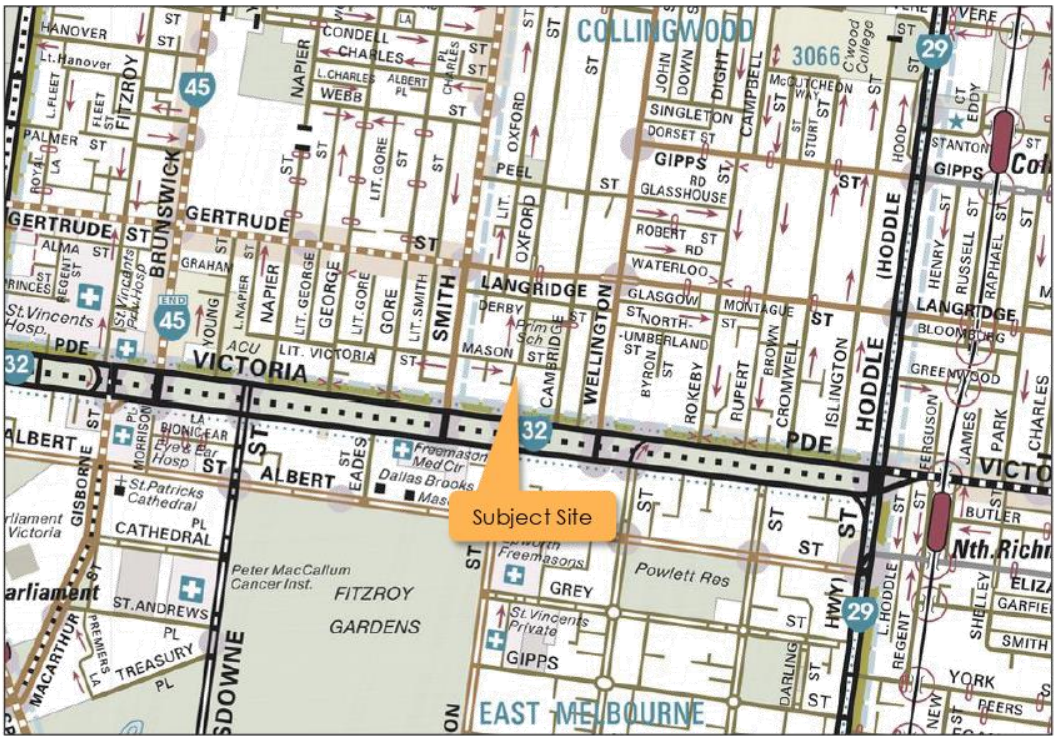
onemile**grid** has been requested by Kerstin Thompson Architects Pty Ltd to prepare a Waste Management Plan for the proposed office development at 14 Mason Street, Collingwood.

The preparation of this management plan has been undertaken with due consideration of the Sustainability Victoria Better Practice Guide for Waste Management and Recycling in Multi-unit Developments and relevant Council documentation.

2 EXISTING SITE CONDITIONS

The subject site is located at the north-west corner of Oxford Street and Mason Street, addressed as 14 Mason Street, Collingwood, as shown in Figure 1. The subject site has a total area of approximately 850 m² with frontages to Oxford Street and Mason Street of approximately 30 metres each.

Figure 1 Site Location



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3 DEVELOPMENT PROPOSAL

3.1 General

It is proposed to develop the site for the purposes of an office development, comprising a net leasable area of 2,881 m².

3.2 Waste Management

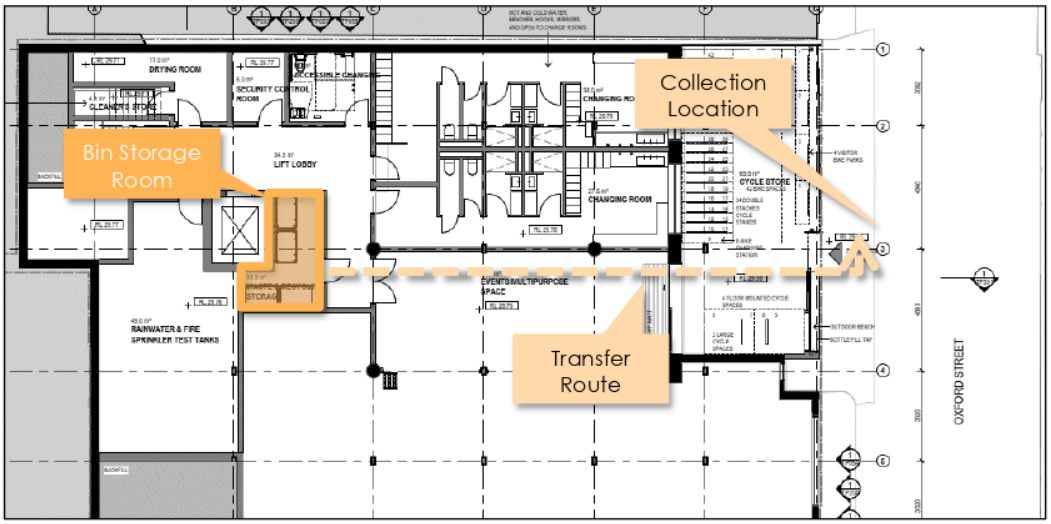
It is proposed to utilise a private contractor to manage the collection and disposal of all waste streams associated with the development.

Each office will have a set of three small bins for garbage, organics and comingled recycling which will be emptied each day by either staff or a cleaner into the large communal bins on the ground floor.

A shared set of bins are to be stored within a dedicated bin storage room on the ground floor. On collection days, the waste collection vehicle will prop on street while the private contractor, or a building manager, transfers the bins from the bin storage room for collection. Following collection, bins will be immediately returned to the bin storage room. Bins at no stage will be left kerbside.

The bin storage room and expected transfer route are shown in Figure 2.

Figure 2 Bin Storage Room and Collection Details



4 WASTE GENERATION

4.1 Sustainability Victoria Recommended Rates

Waste generation rates published within Sustainability Victoria's "Better Practice Guide for Waste Management and Recycling in Multi-unit Developments" recommends adoption of the following rates for commercial uses, based on the rates published by the City of Melbourne.

Table 1 Sustainability Victoria Recommended Rates

Use	Garbage Rate	Recycling Rate
Offices	10L per 100 m² per day	10L per 100 m² per day

It is noted that waste generation for shops is highly dependent on the specific tenant and use for both garbage and recycling generation. The above rates are considered to be an upper limit rate which would accommodate the vast majority of retail uses.

4.2 Expected Waste Generation

4.2.1 Garbage, Organics, Recycling and Glass

Based on rates observed in other office uses, it is anticipated that approximately 50% of the garbage stream is comprised of organic waste. Furthermore, an industry factsheet published by EPA NSW identifies that approximately 2.5% of commercial office recycling comprises glass waste.

It is noted that the office will operate five days per week.

As such, adopting the Sustainability Victoria waste generation rates and the above, the following weekly waste generation is expected.

Table 2 Expected Waste Generation – Office

Component – Stream	Floor Area	Rate/100m²/Week	Total Waste/Week
Garbage	2,881 m²	25 litres	720 litres
Organics		25 litres	720 litres
Recycling		48.75 litres	1,404 litres
Glass		1.25	36 litres

4.2.2 Hard Waste

Considering the proposed office use and the nature of such a use, the requirement for hard rubbish collection services is expected to be infrequent. As such it is proposed to manage collections on an as needs basis. In this regard, the operator will organise a collection by the private contractor, or tenants may dispose of rubbish independently at one of the local recycling centres or transfer stations.

4.2.3 Electronic Waste (E-Waste)

All E-waste generated by the development will be managed by the operator with coordinated collections of E-waste. E-waste collections will be communicated to tenants to ensure that all E-waste is collected as required.

In addition to the above, tenants will be advised that E-waste may be taken to an appropriate collection centre, as described below:

- Yarra Recycling Centre accepts all e-waste;
- Planet Ark operate a number of e-waste recycling drop-off locations throughout Victoria (https://recyclingnearyou.com.au/electrical);
- Officeworks stores accept small amounts of personal E-waste;
- Aldi stores accept batteries; and
- Some Bunnings stores accept batteries.

Additional recycling locations are provided at https://www.sustainability.vic.gov.au/Campaigns/eWaste.

4.2.4 Soft Plastics

Soft plastic waste is estimated to contribute approximately 20% of landfill waste volumes, and includes such things as bread bags, plastic bags, bubble wrap and snap lock bags.

Soft plastics can be recycled via REDcycle bins located at most Coles and Woolworths supermarkets, including Coles Collingwood in the vicinity of the site.

No specific bin provision is required for soft plastic recycling, though it is recommended that staff are made aware of soft plastic recycling, and operators and tenants are encouraged to facilitate the collection and deposit of soft plastics at REDcycle bin locations.

5 BIN REQUIREMENTS

5.1 Bin Provision and Specifications

It is proposed to utilise a private waste contractor for all waste service, providing weekly waste, organics and recycling collection.

Consequently, the following bins will be required for the proposed development.

Table 3 Bin Provision

Component – Stream	Total Waste/Week	Bin Size	Collection Frequency	Bins Required
Garbage	720 litres	660 litres	Weekly	1 bin
Organics	720 litres	660 litres	Weekly	1 bin
Recycling	1,404 litres	660 litres	Weekly	2 bins
Glass	36 litres	80 litres	Weekly	1 bin
Total				**5 bins**

Table 4 Bin Specifications

Capacity	Width	Depth	Height
660 litres	1.25m	0.80m	1.30m
80 litres	0.45m	0.50m	0.85m

Bin lids will be colour coded to the Australian Standard (AS4123) or to the standard colour specifications of the private contractor.

5.2 Bin Storage

As indicated in Figure 2, it is proposed to provide a bin storage area on the ground floor of the proposed development, capable of accommodating four x 660 litre bins. The bin storage room is located appropriately for access by staff, and is secured from the common areas.

The bin storage room should be vermin proof, and have appropriate ventilation, lighting and drainage.

5.3 Bin Cleaning

The operator shall ensure that the shared bins are kept in a clean state, to minimise odours and to discourage vermin. As it is not possible to clean the bins in the bin storage room, this will be achieved by bin swapping by the waste contractor.

6 WASTE MANAGEMENT

6.1 Best Practice Waste Management

Best Practice Waste Management is an initiative designed to reduce the amount of waste generated through encouraging a change of behaviour and action on waste management and moreover recycling.

The benefits of reducing waste generation are far reaching and has been identified as significantly important by Council and the Victorian Government.

The Victorian Waste and Resource Recovery Policy "Getting Full Value" has been prepared by the Victorian Government, and "sets out a position and an approach that will position Victoria as a national leader in resource recovery".

One of the primary goals of the policy is to "Assist Victorians to reduce the waste they generate and save Victorians' money through efficient use of resources", for which the following strategic directions are listed:

- Support commercial, not-for-profit and Victorian public sector organisations to achieve financial savings through waste reduction;
- Provide households with the information and support they need to reduce waste by using household goods more efficiently;
- Continue to work in partnership with the Commonwealth Government through the National Waste Policy: Less Waste, More Resources, and take a lead role in national strategies that harness Victoria's strengths and capabilities

This policy builds on the Towards Zero Waste strategy, which was launched in 2005.

The operator shall encourage staff to participate in minimising and reducing solid waste production by:

- Promoting the Getting Full Value Strategy and the Municipalities Waste Management Strategy, including the use of The Waste Hierarchy, which in order of preference seeks to:
  - Avoid waste generation in the first place;
  - Increase the reuse and recycling of waste when it is generated; and
  - Recover, treat or contain waste preferentially to;
  - Its disposal in Land Fill (which is least desirable).
- Providing information detailing recyclable materials to ensure that non-recyclable materials do not contaminate recycling collections;
- Providing information regarding safe chemical waste disposal methods and solutions, including correct battery and electronics disposal methods;
- Encouraging composting for staff; and
- Providing tips for recycling and reusing waste, including encouraging the disposal of reusable items in good condition via donations to Opportunity Shops and Charities.

6.2 Bin Usage

Under the control of the operator, tenants / cleaners will:

- Bag and dispose of garbage in the provided bin on the ground floor;
- Transport and dispose of organics in the provided bin on the ground floor;
- Transport and dispose of recyclables (non-bagged) in the provided bins on the ground floor; and

- Ensure cardboard boxes are flattened, and containers rinsed and cleaned prior to disposal in the provided bins.

6.3 Common Property Litter and Waste Removal

The proposed development includes a number of common property areas, including foyers, hallways, bicycle parking areas and the bin storage area.

The operator shall ensure that all common areas are kept clear of litter, and that all waste is removed from common areas on a regular basis. This includes the bin storage area in particular, to discourage vermin.

6.4 Signage

To avoid contamination between garbage streams, bin lids will be colour coded in accordance with contractor standards, to ensure the bin type is easily distinguishable. Furthermore, bins should include typical signage (preferably on the bin lid) to reinforce the appropriate materials to be deposited in each bin. Example signage available from Sustainability Victoria is shown below.

Figure 3 Example Waste Signage

6.5 Collection

On collection days, all bins will be transferred from the bin storage room to the Oxford Street frontage for collection while the waste collection vehicle is propped on Oxford Street. The private contractor, or a building manager, will be responsible for transferring bins from the bin storage room to the site frontage. Following collection by the private contractor, bins will immediately be returned to the bin storage area.

Bins will not be left kerbside for any period of time except when collection is taking place.

6.6 Noise Control

To minimise the disturbance to the surrounding residential areas during waste collection, the collection should follow the criteria specified by the EPA, as below:

- Collections occurring once a week should be restricted to the hours:
  - 6:30am to 8:00pm, Monday to Saturday;
  - 9:00am to 8:00pm, Sunday and Public Holidays;

- Collections occurring more than once a week should be restricted to the hours:
  - 7:00am to 8:00pm, Monday to Saturday;
  - 9:00am to 8:00pm, Sunday and Public Holidays;
- Compaction should be carried out while the vehicle is moving;
- Bottles should not be broken up at the collection site;
- Routes which service predominantly residential areas should be altered regularly to reduce early morning disturbances; and
- Noisy verbal communication between operators should be avoided where possible.

6.7 Tenant Information

To ensure all tenants are aware of their responsibilities with regard to waste and bin management, an information package will be provided by the Owners Corporation to all residents, including the following information:

- A copy of this Waste Management Plan;
- Methods and techniques for waste reduction and minimisation;
- Information regarding bin collection days and requirements;
- Tenant responsibilities with regard to bin usage, storage, and collection; and
- Tenant responsibilities with regard to litter and waste removal from the common property.

6.8 Municipal Charges

It is noted that every rateable tenement within the proposed development is liable for municipal waste charges, irrespective of the services provided by Council.

6.9 Waste Management Plan Implementation

The implementation, coordination and funding of the Waste Management Plan is the responsibility of the operator, and should be a dynamic document, reflecting changes in on-site and off-site conditions e.g. varying bin requirements, or changing waste collection methodology. As such, the plan should be regularly revisited and amended to provide the most accurate and relevant information to achieve the desired objectives of effectively managing the storage and disposal of waste generated on-site.

Should any significant operational changes occur on-site, a new or amended Waste Management Plan prepared by a suitable qualified and experienced person or firm may be required, detailing changes to the storage and disposal of the general, recyclable and e-wastes, responsibility in management and maintenance of the bins, location and area of bin rooms, etc.

7 OCCUPATIONAL HEALTH & SAFETY RESPONSIBILITIES

The site operator shall ensure compliance to all relevant OH&S regulations and legislation, including the following:

- Worksafe Victoria Guidelines for Non-Hazardous Waste and Recyclable Materials

8 CONTACT INFORMATION

8.1 Council

Yarra City Council

Phone: (03) 9205 5555 (Customer Service)

Web: www.yarracity.vic.gov.au

Email: info@yarracity.vic.gov.au

8.2 Contractors

Cleanaway

Services: Private contractor

Phone: 131 339

Web: www.cleanaway.com.au/

WasteWise

Services: Private contractor

Phone: 1300 550 408

Web: www.wastewise.com.au

BioPak (Organic Waste Compost Service)

Services: Private contractor

Phone: 1300 246 725

Web: www.biopak.com.au/compost-service

8.3 Equipment

Eco-Safe Technologies (odour control equipment)

Phone: 0411 335 753

Web: www.eco-safe.com.au

Email: info@eco-safe.com.au

8.4 Others

Sustainability Victoria

Services: Sustainable Waste Management initiatives and information

Phone: 1300 363 744 (Energy, Waste and Recycling)

Web: www.sustainability.vic.gov.au

Email: info@sustainability.vic.gov.au

Attachment 3 - PLN20/0747 - 1-13 Oxford Street, Collingwood - ESD referral

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

ESD in the Planning Permit Application Process

Yarra City Council's planning permit application process includes Environmentally Sustainable Development (ESD) considerations. This is now supported by the ESD Local Policy Clause 22.17 of the Yarra Planning Scheme, entitled *Environmentally Sustainable Development*.

The Clause 22.17 requires all eligible applications to demonstrate best practice in ESD, supported by the Built Environment Sustainability Scorecard (BESS) web-based application tool, which is based on the Sustainable Design Assessment in the Planning Process (SDAPP) program.

As detailed in Clause 22.17, this application is a 'large' planning application as it meets the category Non-r*esidential 1. 1,000m² or greater*.

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

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

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

Assessment Process:

The applicant's town planning drawings provide the basis for Council's ESD assessment. Through the provided drawings and the SMP, Council requires the applicant to demonstrate best practice.

Attachment 3 - PLN20/0747 - 1-13 Oxford Street, Collingwood - ESD referral

Sustainable Management Plan (SMP)

Referral Response by Yarra City Council

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Attachment 3 - PLN20/0747 - 1-13 Oxford Street, Collingwood - ESD referral

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

Assessment Summary:

Responsible Planner:	Michelle King
ESD Advisor:	Gavin Ashley
Date:	14.04.2021
Subject Site:	PLN20/0747 1-13 Oxford Street, Collingwood VIC 3066
Site Area:	Approx. 838 m²
Project Description:	Seven storey office building, with rooftop terrace.
Pre-application meeting(s):	Unknown.
Documents Reviewed:	• Sustainability Management Plan (Rev 3 – 10.12.20) by ARUP • Architectural Plans (TP4 – 19.02.21) by Kerstin Thompson Architects • Green Travel Plan (16.12.20) by One Mile Grid • Waste Management Plan (16.12.20) by One Mile Grid • Landscape Plan (TP1 – 16.12.20) by Simon Ellis Landscape Architects

The standard of the ESD does not meet Council's Environmental Sustainable Design (ESD) standards. Should a permit be issued, the following ESD commitments (1) and deficiencies (2) should be conditioned as part of a planning permit to ensure Council's ESD standards are fully met.

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

(1) Applicant ESD Commitments:

- The proposal achieves a BESS report score of 79% (including 9% for innovation) (SMP, p. 30).
- Metering and monitoring strategy applied (SMP, p. 13).
- A Building Users Guide will be developed and provided to occupants (SMP, p. 13).
- The proposed development will consume at least 70% less water than a standard reference building through the use of efficient fixtures and fittings, rainwater collection, and vacuum toilets (SMP, p. 14).
- Passive design features such as: High performance building fabric, energy efficient lighting, operable windows, rooftop solar PV, façade mounted PV units and a renewable energy Power Purchase Agreement (SMP, p. 15).
- The project is committed to a minimum 10% reduction in energy use for heating and cooling compared to a reference case (SMP, p. 15).
- The project aims to have >60% of the floor area achieving at least 160Lux from daylight for 80% of standard working hours (SMP, p. 17).
- No car parking proposed, and the Yarra planning scheme requirements for bicycle parking will be exceeded by at least 50%, with spaces for 34 long term bike parks and 8 visitor bike parks (SMP, p. 18).
- Showers and lockers will be provided for the employees, with at least 2 showers and at least 1 locker per staff bicycle park (SMP, p. 19).
- At least 10% of the site area will have vegetation when viewed as a plan – with a green roof and green façade proposed (SMP, p. 21).
- A number of innovations proposed, such as: Contractor education, occupant engagement, design features solely aimed for human delight (Beauty category of Living Building Challenge), vacuum toilets, reticulated e-water, eBike sharing (and more) (SMP, p. 23).

Attachment 3 - PLN20/0747 - 1-13 Oxford Street, Collingwood - ESD referral

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

(2) Application ESD Deficiencies:

- No information regarding construction waste management provided. Confirm provision of a site-specific Environmental Management Plan – with a target recycling rate of 80% of construction and demolition waste to minimise the volume of waste to landfill.

(3) Outstanding Information:

- Confirm operable windows are provided on the east and south facades as obscured by mech screening in elevations.
- Confirm all internal sealants and paints, adhesives, and carpets will be low VOC, and engineered timber products will be E0.
- Provide Section J to support NCC improvement claims.
- Clarify reduction in GHG emissions within Section J report.
- Confirm HWS, consider using a heat pump and include in Section J report.
- Clarify reduction in Peak Energy Demand within Section J report.
- Clarify location of internal blinds.
- Confirm HVAC system, consider 3 pipe VRF and include within Section J report.
- Confirm improvement over NCC and include savings within Section J report.
- Clarify total solar PV system size, and locations on rooftop and façade. Include generation within Section J report.
- Confirm WELS ratings for fixtures and fittings.
- Confirm floor-by-floor / tenancy metering.
- Confirm rainwater tank size and amend plans accordingly. The Tool 'work around' does not work as the tool will assume the difference between the impervious area draining to tank and the site area is permeable ground which is not the case. This method is satisfactory if the site area is also adjusted downwards by 75%.
- Clarify post-development flows will not exceed pre-development levels.
- Confirm extent of timber to be recycled or from accredited sustainably harvested plantation sources (FSC or AFS).
- Confirm pipes, cabling, flooring to do not contain PVC or meeting best practice guidelines for PVC.
- Clarify discrepancy between SMP (8 visitor bicycle spaces) and GTP (4 visitor bicycle spaces).
- The GTP and plans indicate 1x eBike charging point. Clarify 'additional' charging points as per SMP.
- Amend plans (TP120) or WMP to identify bin locations within waste room.
- Provide a statement as to how the building mitigates urban heat – such as high SRI external finishes / roofing, and additional climbing vegetation at ground level to shield heavy mass (i.e. bricks) from heat gain.
- Please provide more details on these innovative initiatives to solidify their understanding and acceptance in design as innovations.
- Confirm all energy and water management systems will be commissioned in accordance with the manufacturer's specifications.
- Confirm head contractor to be ISO 14001 accredited.

(4) ESD Improvement Opportunities

- Consider the use of a suit of materials that are either recycled or contain post-consumer content (i.e. bricks and insulation).
- Consider recycled aggregates in concrete mixes, ethically sourced steel and other strategies to reduce embodied energy associated with construction.
- Consider a small pallet of materials and construction techniques that can assist in disassembly.
- Consider additional climbing vegetation at ground level to reduce urban heat impacts from heavy mass (i.e. bricks).

Further Recommendations:

The applicant is encouraged to consider the inclusion of ESD recommendations, detailed in this referral report. Further guidance on how to meet individual planning conditions has been provided in reference to the individual categories. The applicant is also encouraged to seek further advice or clarification from Council on the individual project recommendations.

1. Indoor Environment Quality (IEQ)

Objectives:

- to achieve a healthy indoor environment quality for the wellbeing of building occupants.
- to provide a naturally comfortable indoor environment will lower the need for building services, such as artificial lighting, mechanical ventilation and cooling and heating devices.

Issues	Applicant's Design Responses	Council Comments	CAR*
Natural Ventilation and Night Purging	Openable windows to reduce reliance on mechanical air conditioning and providing natural ventilation (SMP, p. 15 & 17).	Confirm operable windows are provided on the east and south facades as obscured by mech screening in elevations.	3
Daylight & Solar Access	>60% of the floor area is expected to achieve at least 160Lux (i.e. DF>2.0) from daylight for 80% of standard working hours (VLT 0.7) (SMP, p. 18 & 39).	Satisfactory.	1
External Views	High quality views (according to the Green Star definition) to the South and East will be available to ~65% of the total floor area (SMP, p. 16).	Satisfactory.	1
Hazardous Materials and VOC	The SMP indicates the project will develop a healthy material plan to optimise indoor air quality and limit exposure to toxic chemicals. These requirements will guide tenant fit-outs (SMP, p. 17).	Confirm all internal sealants and paints, adhesives, and carpets will be low VOC, and engineered timber products will be E0.	3
Thermal Comfort	High performing building envelope, along with operable windows and mixed-mode ventilation, will ensure high levels of thermal comfort for tenants (SMP, p. 17).	Satisfactory.	1

*** Council Assessment Ratings:**

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

References and useful information:
SDAPP Fact Sheet: 1. Indoor Environment Quality
Good Environmental Choice Australia Standards www.geca.org.au
Australian Green Procurement www.greenprocurement.org
Residential Flat Design Code www.planning.nsw.gov.au
Your Home www.yourhome.gov.au

2. Energy Efficiency

Objectives:

- to ensure the efficient use of energy
- to reduce total operating greenhouse emissions
- to reduce energy peak demand
- to minimize associated energy costs.

Issues	Applicant's Design Responses	Council Comments	CAR*
NCC Energy Efficiency Requirements Exceeded	10% improvement on insulation levels compared to NCC Section J 2019 requirements for roofs and exposed floors (SMP, p. 15).	Provide Section J to support NCC improvement claims.	3
Thermal Performance	The project is committed to a minimum 10% reduction in energy use for heating and cooling compared to a reference case (SMP, p. 15).	Provide Section J to support thermal performance claims.	3
Greenhouse Gas Emissions	Ths strategies outlined, in combination with the PPA will aim to deliver a building that has zero emissions in operation (SMP, p. 26).	Clarify reduction in GHG emissions within Section J report.	3
Hot Water System	The project will employ heating, cooling and water heating systems within one star of the most efficient equivalent capacity unit available, or not less than 85% of the most efficient unit available (SMP, p. 15).	Confirm HWS, consider using a heat pump and include in Section J report.	3
Peak Energy Demand	100% credit claimed in BESS.	Clarify reduction in Peak Energy Demand within Section J report.	3
Effective Shading	The building has no north-face glazing, minimal west-facing glazing and a mesh skin over the east and south facades.	Good. Clarify location of internal blinds.	3
Efficient HVAC system	The project will employ heating, cooling and water heating systems within one star of the most efficient equivalent capacity unit available, or not less than 85% of the most efficient unit available (SMP, p. 15).	Confirm HVAC system, consider 3 pipe VRF and include within Section J report.	3
Car Park Ventilation	No basement carpark.	-	1
Efficient Lighting	Energy efficient lighting (at least 10% improvement on NCC 2019) and smart controls (SMP, p. 16).	Confirm improvement over NCC and include savings within Section J report.	3
Electricity Generation	A rooftop solar PV system, and façade mounted PV has been proposed in the SMP (p. 15) with indicative locations on rooftop noted in plans (TP128).	Clarify total solar PV system size, and locations on rooftop and façade. Include generation within Section J report.	3
Other	-	-	

*** Council Assessment Ratings:**

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

References and useful information:
SDAPP Fact Sheet: 2. Energy Efficiency
House Energy Rating www.makeyourhomegreen.vic.gov.au
Building Code Australia www.abcb.gov.au
Window Efficiency Rating Scheme (WERS) www.wers.net

Minimum Energy Performance Standards (MEPS) www.energyrating.gov.au
Energy Efficiency www.resourcesmart.vic.gov.au

3. Water Efficiency

Objectives:

- to ensure the efficient use of water
- to reduce total operating potable water use
- to encourage the collection and reuse of rainwater and stormwater
- to encourage the appropriate use of alternative water sources (e.g. grey water)
- to minimise associated water costs.

Issues	Applicant's Design Responses	Council Comments	CAR*
Minimising Amenity Water Demand	Efficient fixtures and fittings will be installed, enough to produce at least a 70% reduction in water use: (SMP, p. 51) • Vacuum toilets with < 0.7L/flush • 6-star urinals • Taps < 4.5L/min • Showers < 6L/min • Dishwashers < 11.5L/cycle	Good. Confirm WELS ratings for fixtures and fittings.	3
Water for Toilet Flushing	Minimum 10,000-L rainwater tank – Rainwater will be used for toilet flushing and irrigation to further reduce mains water consumption (SMP, p. 16).	Satisfactory.	1
Water Meter	All major common areas will be separately sub-metered (SMP, p. 14).	Confirm floor-by-floor / tenancy metering.	3
Landscape Irrigation	Water sensitive landscape and sub-surface drip irrigation serviced by rainwater tank (SMP, p. 7 & Landscape plan).	Satisfactory.	1
Other	-	-	

*** Council Assessment Ratings:**

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

References and useful information:
SDAPP Fact Sheet: 3. Water Efficiency
Water Efficient Labelling Scheme (WELS) www.waterrating.gov.au
Water Services Association of Australia www.wsaa.asn.au
Water Tank Requirement www.makeyourhomegreen.vic.gov.au
Melbourne Water STORM calculator www.storm.melbournewater.com.au
Sustainable Landscaping www.ourwater.vic.gov.au

4. Stormwater Management

Objectives:

- to reduce the impact of stormwater runoff
- to improve the water quality of stormwater runoff
- to achieve best practice stormwater quality outcomes
- to incorporate Water Sensitive Urban Design principles.

Issues	Applicant's Design Responses	Council Comments	CAR*
STORM Rating	A STORM report (for ¼ of building scale due to inability to model > 100 occupants) has been provided that indicates a score of 134%. The total roof catchment area is ~816 m2 according to the submitted Rain Catchment Area Plans (Kerstin Thompson Architects, SK024—29), with a 10,000-L rainwater tank located at ground level (TP120).	Confirm rainwater tank size and amend plans accordingly. The Tool 'work around' does not work as the tool will assume the difference between the impervious area draining to tank and the site area is permeable ground which is not the case. This method is satisfactory if the site area is also adjusted downwards by 75%.	3
Discharge to Sewer	No information has been provided.	Clarify post-development flows will not exceed pre-development levels.	3
Stormwater Diversion	A rooftop catchment area of 838 m^2 is indicated.	Satisfactory.	1
Stormwater Detention	A rainwater tank of (min) 10,000-L is proposed (SMP, p. 16).	Satisfactory.	3
Stormwater Treatment	Rainwater tanks, in addition to planter boxes on levels 3, 4, 5, 6 and the rooftop (STORM report, Landscape Management Plan).	Satisfactory.	1
Others	-	-	-

*** Council Assessment Ratings:**

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

References and useful information:
SDAPP Fact Sheet: 4. Stormwater Management
Melbourne Water STORM calculator www.storm.melbournewater.com.au
Water Sensitive Urban Design Principles www.melbournewater.com.au
Environmental Protection Authority Victoria www.epa.vic.gov.au
Water Services Association of Australia www.wsaa.asn.au
Sustainable Landscaping www.ourwater.vic.gov.au

5. Building Materials

Objectives:

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

Issues	Applicant's Design Responses	Council Comments	CAR*
Reuse of Recycled Materials	No information has been provided.	Consider the use of a suit of materials that are either recycled or contain post-consumer content (i.e. bricks and insulation).	4
Embodied Energy of Concrete and Steel	Beyond re-use of building shell, no specific information provided.	Consider recycled aggregates in concrete mixes, ethically sourced steel and other strategies to reduce embodied energy associated with construction.	4
Sustainable Timber	No information has been provided.	Confirm extent of timber to be recycled or from accredited sustainably harvested plantation sources (FSC or AFS).	3
Design for Disassembly	No information has been provided.	Consider a small pallet of materials and construction techniques that can assist in disassembly.	4
PVC	No information has been provided.	Confirm pipes, cabling, flooring to do not contain PVC or meeting best practice guidelines for PVC.	3

*** Council Assessment Ratings:**

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

References and useful information:
SDAPP Fact Sheet: 5. Building Materials
Building Materials, Technical Manuals www.yourhome.gov.au
Embodied Energy Technical Manual www.yourhome.gov.au
Good Environmental Choice Australia Standards www.geca.org.au
Forest Stewardship Council Certification Scheme www.fsc.org
Australian Green Procurement www.greenprocurement.org

6. Transport

Objectives:

- to minimise car dependency
- to ensure that the built environment is designed to promote the use of public transport, walking and cycling.

Issues	Applicant's Design Responses	Council Comments	CAR*
Minimising the Provision of Car Parks	No car parking proposed.	Excellent.	1
Bike Parking Spaces	The Yarra planning scheme requirements for bicycle parking will be exceeded by at least 50%, with spaces for 34 long term bike parks and 8 visitor bike parks (SMP, p. 19).	Clarify discrepancy between SMP (8 visitor bicycle spaces) and GTP (4 visitor bicycle spaces).	3
End of Trip Facilities	End-of-trip facilities are provided on the ground floor, including two standard changing rooms with two showers each and an accessible changing room (GTP, p. 4).	Satisfactory.	1
Car Share Facilities	Car share locations indicated in GTP (p. 12).	Satisfactory.	1
Electric vehicle charging	The project will implement an eBike sharing scheme available, to the occupants, with additional charging points for individuals' bikes (SMP, p. 24).	The GTP and plans indicate 1x eBike charging point. Clarify 'additional' charging points as per SMP.	3
Green Travel Plan	A Green Travel plan has been provided.	Good – amend as per above comments.	1

*** Council Assessment Ratings:**

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

References and useful information:
SDAPP Fact Sheet: 6. Transport
Off-setting Car Emissions Options www.greenfleet.com.au
Sustainable Transport www.transport.vic.gov.au/doi/internet/icy.nsf
Car share options www.yarracity.vic.gov.au/Parking-roads-and-transport/Transport-Services/Carsharing/
Bicycle Victoria www.bv.com.au

7. Waste Management

Objectives:

- to ensure waste avoidance, reuse and recycling during the design, construction and operation stages of development
- to ensure long term reusability of building materials.
- to meet Councils' requirement that all multi-unit developments must provide a Waste Management Plan in accordance with the *Guide to Best Practice for Waste Management in Multi-unit Developments 2010*, published by Sustainability Victoria.

Issues	Applicant's Design Responses	Council Comments	CAR*
Construction Waste Management	No information has been provided.	Confirm provision of a site-specific Environmental Management Plan – with a target recycling rate of 80% of construction and demolition waste to minimise the volume of waste to landfill.	2
Operational Waste Management	An operational Waste Management Plan has been provided, and 10.5 m² waste and recycling room is located on the ground floor (TP120).	Satisfactory.	1
Storage Spaces for Recycling and Green Waste	Both recycling and food organics are included within the WMP (p. 8).	Amend plans (TP120) or WMP to identify bin locations within waste room.	3
Others	-	-	-

*** Council Assessment Ratings:**

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

References and useful information:
SDAPP Fact Sheet: 7. Waste Management
Construction and Waste Management www.sustainability.vic.gov.au
Preparing a WMP www.epa.vic.gov.au
Waste and Recycling www.resourcesmart.vic.gov.au
Better Practice Guide for Waste Management in Multi-Unit Dwellings (2002) www.environment.nsw.gov.au
Waste reduction in office buildings (2002) www.environment.nsw.gov.au

8. Urban Ecology

Objectives:

- to protect and enhance biodiversity
- to provide sustainable landscaping
- to protect and manage all remnant indigenous plant communities
- to encourage the planting of indigenous vegetation.

Issues	Applicant's Design Responses	Council Comments	CAR*
On Site Topsoil Retention	There is no productive topsoil on this site.	-	N/A
Maintaining / Enhancing Ecological Value	At least 10% of the site area will have vegetation when viewed as a plan – with planter boxes incorporated into the design from level 3 to level 7 – with a green roof / rooftop garden (LC04).	Satisfactory.	1
Heat Island Effect	No information has been provided.	Provide a statement as to how the building mitigates urban heat – such as high SRI external finishes / roofing, and additional climbing vegetation at ground level to shield heavy mass (i.e. bricks) from heat gain.	3
Other			
Green wall, roofs, facades	A small green façade is proposed at the southern entrance, and a green roof / rooftop garden is proposed.	Good – consider additional climbing vegetation at ground level to reduce urban heat impacts from heavy mass (i.e. bricks).	4

*** Council Assessment Ratings:**

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

References and useful information:
SDAPP Fact Sheet: 8. Urban Ecology
Department of Sustainability and Environment www.dse.vic.gov.au
Australian Research Centre for Urban Ecology www.arcue.botany.unimelb.edu.au
Greening Australia www.greeningaustralia.org.au
Green Roof Technical Manual www.yourhome.gov.au

9. Innovation

Objective:

- to encourage innovative technology, design and processes in all development, which positively influence the sustainability of buildings.

Issues	Applicant's Design Responses	Council Comments	CAR*
Summary	The proposal has targeted 14 innovation points within the BESS report (9% of total score).	-	-
Acceptable Innovations	Of the initiatives proposed, the following are considered innovative: Contractor education, Beauty (from the Living Building Challenge), Occupant Engagement, Vacuum Toilets, Reticulated e-water, eBike sharing, 100% renewable PPA and promotion of stairs.	Please provide more details on these innovative initiatives to solidify their understanding and acceptance in design as innovations.	3
Not Innovations	The following initiatives, while largely encouraged are not considered innovative: Culture, Heritage and Identity, Public Features, and Beehives.	Satisfactory.	1
Others			-

*** Council Assessment Ratings:**

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

References and useful information:
SDAPP Fact Sheet: 9. Innovation
Green Building Council Australia www.gbca.org.au
Victorian Eco Innovation lab www.ecoinnovationlab.com
Business Victoria www.business.vic.gov.au
Environment Design Guide www.environmentdesignguide.com.au

10. Construction and Building Management

Objective:

- to encourage a holistic and integrated design and construction process and ongoing high performance

Issues	Applicant's Design Responses	Council Comments	CAR*
Building Tuning	No information has been provided.	Confirm all energy and water management systems will be commissioned in accordance with the manufacturer's specifications.	3
Building Users Guide	A Building Users Guide explaining optimal usage of building services to minimise energy and water consumption.	Satisfactory.	1
Contractor has Valid ISO14001 Accreditation	No information has been provided.	Confirm head contractor to be ISO 14001 accredited.	3
Construction Management Plan	No information has been provided.	Recommend that an Environmental Management Plan be developed by the building contractor to monitor and control activities undertaken during construction.	2
Others	-	-	-

*** Council Assessment Ratings:**

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

References and useful information:
SDAPP Fact Sheet: 10. Construction and Building Management
ASHRAE and CIBSE Commissioning handbooks
International Organization for standardization – ISO14001 – Environmental Management Systems
Keeping Our Stormwater Clean – A Builder's Guide www.melbournewater.com.au

Sustainable Management Plan (SMP)
for planning applications being considered by Yarra Council

Applicant Response Guidelines

Project Information:

Applicants should state the property address and the proposed development's use and extent. They should describe neighbouring buildings that impact on or may be impacted by the development. It is required to outline relevant areas, such as site permeability, water capture areas and gross floor area of different building uses. Applicants should describe the development's sustainable design approach and summarise the project's key ESD objectives.

Environmental Categories:

Each criterion is one of the 10 Key Sustainable Building Categories. The applicant is required to address each criterion and demonstrate how the design meets its objectives.

Objectives:

Within this section the general intent, the aims and the purposes of the category are explained.

Issues:

This section comprises a list of topics that might be relevant within the environmental category. As each application responds to different opportunities and constraints, it is not required to address all issues. The list is non-exhaustive and topics can be added to tailor to specific application needs.

Assessment Method Description:

Where applicable, the Applicant needs to explain what standards have been used to assess the applicable issues.

Benchmarks Description:

The applicant is required to briefly explain the benchmark applied as outlined within the chosen standard. A benchmark description is required for each environmental issue that has been identified as relevant.

How does the proposal comply with the benchmarks?

The applicant should show how the proposed design meets the benchmarks of the chosen standard through making references to the design brief, drawings, specifications, consultant reports or other evidence that proves compliance with the chosen benchmark.

ESD Matters on Architectural Drawings:

Architectural drawings should reflect all relevant ESD matters where feasible. As an example, window attributes, sun shading and materials should be noted on elevations and finishes schedules, water tanks and renewable energy devices should be shown on plans. The site's permeability should be clearly noted. It is also recommended to indicate water catchment areas on roof- or site plans to confirm water re-use calculations.

Planning Referral

To:	Michelle King
From:	Chloe Wright
Date:	13/04/2021
Subject:	Strategic Transport Comments
Application No:	PLN20/0747
Description:	Use and development of the land for a seven-storey office building, with rooftop terrace and plant above (permit required for office use, operating 7am to 6pm, Monday to Friday) and a full reduction in the car parking requirement.
Site Address	1 – 13 Oxford Street, Collingwood

I refer to the above application and the accompanying Traffic report prepared by One Mile Grid in relation to the proposed development at 1 – 13 Oxford 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	3,885 sqm	1 employee space to each 300 sqm of net floor area if the net floor area exceeds 1000 sqm	13 employee spaces	
		1 visitor space to each 1000 sqm of net floor area if the net floor area exceeds 1000 sqm	4 visitor spaces	
Bicycle Parking Spaces Total			**13 employee spaces**	**38 employee spaces**
			4 visitor spaces	**4 visitor spaces**
Showers / Change rooms		1 to the first 5 employee spaces and 1 to each additional 10 employee spaces	**2 shower / change room**	**5 showers / change rooms**

Adequacy of visitor spaces

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

- 4 visitor spaces are proposed, which meets Council's statutory requirement and is considered acceptable.
- Visitor spaces are located within the employee bicycle parking area at the ground level. Given the surrounding footpaths at Oxford Street and Mason Street are too narrow to

accommodate bicycle hoops, provision of visitor bike parking within the employee bike parking area is considered acceptable. This is based on the understanding that visitors to the office would be granted access to the bicycle parking area by employees.

- All visitor spaces are provided as a horizontal at-grade bicycle hoop which is supported. The bicycle racks are positioned parallel to the wall, as one-sided use hoops. There appears to be sufficient space to position the bicycle hoops on an angle, as pictured below, which would increase the number of bicycle spaces available for visitors.
- Dimensions are noted on the plans and demonstrate the layout of visitor spaces is in accordance with clearance and access requirements of AS2890.3

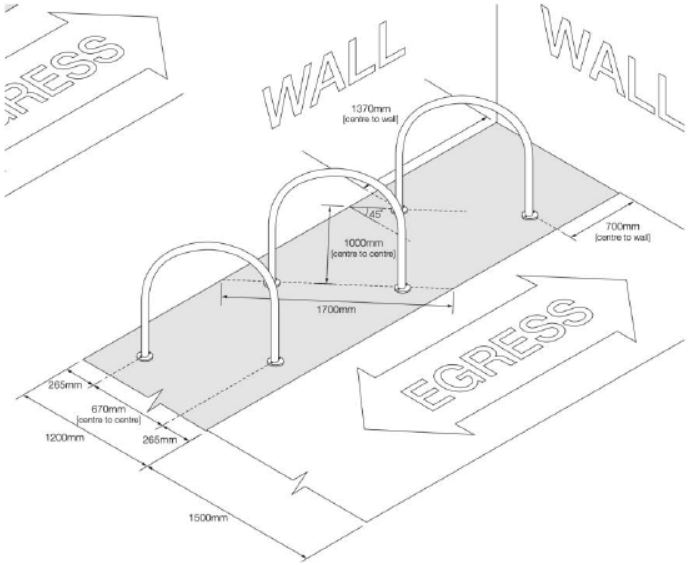

Figure 1 - visitor bicycle spaces could be positioned on an angle as per this layout to increase the number of spaces.

Adequacy of employee spaces

Number of spaces

Provision of 38 employee spaces meets Council's best practice rate[1] recommendation of 38 spaces.

Design and location of employee spaces and facilities

The design and location of employee bicycle parking is adequate for the following reasons:

- Employee bicycle spaces are provided within a secure facility at the ground floor, with direct access via an entrance at Oxford Street.
- 34 spaces are provided as two-tier racks and 4 spaces are provided as horizontal at-grade spaces, which satisfies the AS2890.3 requirement for at least 20% of bicycle storage spaces to be provided as horizontal at ground-level spaces.
- The provision of 2 spaces for larger bicycles (such as cargo bikes or e-bikes) as well as an e-bike charging station is supported.
- Dimensions of bicycle spaces are noted on the plans and the layout appears to meet clearance access requirements of AS2890.3.
- End of trip facilities are located adjacent to the bicycle parking area and include 5 shower/change rooms and 56 lockers, which meets Council's best practice rates.

[1] *Category 6 of the Built Environment Sustainability Scorecard (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*

Green Travel Plan

It is noted the applicant supplied a Green Travel Plan (GTP). The GTP provides all the required information and can be endorsed.

Recommendations

The proposed plans are satisfactory from a Strategic Transport perspective.

Regards

Chloe Wright

Sustainable Transport Officer
Strategic Transport Unit

Attachment 5 - PLN20/0747 - 1-13 Oxford Street, Collingwood - Engineering referral

CITY OF YARRA

MEMO

To:	**Michelle King**	
From:	**Mark Pisani**	
Date:	**20 April 2021**	
Subject:	**Application No:**	**PLN20/0747**
	Description:	**Seven Storey Building**
	Site Address:	**1-13 Oxford Street, Collingwood**

I refer to the above Planning Application received on 22 March 2021 in relation to the proposed development at 1-13 Oxford Street, Collingwood. Council's Engineering Referral team provides the following information:

Drawings and Documents Reviewed

	Drawing No. or Document	Revision	Dated
Kerstin Thompson Architects	TP120 *Ground*	TP2	11 December 2020
	TP121 *Level 01*	TP3	4 February 2021
	TP122 *Level 02*	TP4	19 February 2021
	TP200 *East Elevation*	TP2	11 December 2020
	TP201 *South Elevation*	TP2	11 December 2020
	TP202 *West Elevation*	TP3	19 February 2021
One Mile Grid	*Transport Impact Assessment* report		10 March 2021

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	3,885 m^2	3.0 spaces per 100 m^2 of net floor area	116 spaces	0 spaces

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

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

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

Parking Demand Consideration	Details
Parking Demand for the Office Use	The proposed office would not be providing any on-site car parking. In recent times Council has approved reduced office on-site parking rates in the Collingwood area, such the examples listed below: ▪ 71-93 Gipps Street, Collingwood – 0.96 spaces/100m^2 ▪ 51 Langridge Street, Collingwood – 0.54 spaces/100m^2 ▪ 2-16 Northumberland Street, Collingwood – 0.89 spaces/100m^2 In addition, Council has also approved office developments with no on-site parking, however the floor areas of these sites are much smaller than those of the sites listed above. Small office sites with approved no on-site parking include: ▪ 100-102 Islington Street, Collingwood ▪ 86 Smith Street, Collingwood ▪ 187-195 Langridge Street, Collingwood To determine the likely car parking demand generated by the site, if a parking demand rate of 1 space per 100 square metres of floor area is adopted, the parking demand would equate to 39 spaces. Given that no on-site parking is provided, employees who choose to drive may opt to park in a commercial off-street car park (examples: 3 Cambridge Street; Museum Victoria car park). The provision of no parking would encourage employees to make other travel arrangements such as take public transport or ride a bicycle for their commute.

- *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:
    - Victoria Parade trams – 200 metre walk
    - Victoria Parade buses (Clarendon Street interchange) – 240 metre walk
    - Smith Street-Gertrude Street trams – 270 metre walk
    - Brunswick Street trams (St Vincent's Plaza) – 750 metre walk
    - North Richmond railway station – 950 metre walk
    - Hoddle Street buses – 900 metre walk
    - Parliament railway station – 1.3 km walk
- *Multi-Purpose Trips within the Area*. Clients and visitors to the office might combine their visit by engaging in other activities or business whilst in the area.
- *Convenience of Pedestrian and Cyclist Access*. The site is very well positioned in terms of pedestrian access to public transport nodes and other nearby businesses. The site has good access 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*. The on-street parking demand in this part of Collingwood is very high during business hours. The area surrounding the subject site is blanketed in time based parking restrictions. The high parking demand in the surrounding streets would be a disincentive for employees to drive.

- *Relevant Local Policy or Incorporated Document*. The proposed development is considered to be in line with the objectives contained in Council's *Strategic Transport Statement*. The site is ideally located with regard to sustainable transport alternatives and the reduced provision of on-site car parking would potentially discourage private motor vehicle ownership and use.

Adequacy of Car Parking
From a traffic engineering perspective, the waiver of parking associated with the office use is considered appropriate in the context of the development and the surrounding area. The provision of no on-site parking would encourage employees to use more sustainable forms of transport when commuting to and from the site. The site has very good pedestrian access to several public transport nodes. The site also has connectivity with the on-road bicycle network.

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

ENGINEERING CONDITIONS
Civil Works

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

- The footpath along the property's Mason Street and Oxford Street frontages must be profiled and re-sheeted to Council's satisfaction and at the Permit Holder's cost.
- The redundant vehicle crossings on the Mason Street and Oxford Street frontages must be demolished and reinstated with paving, kerb and channel 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.

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 *Building Regulations* 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 *Local Government Act* 1989 and Regulation 133.

Attachment 6 - PLN20/0747 - 1-13 Oxford Street, Collingwood - Urban Design (internal) referral

MEMO

To:	Michelle King (Statutory Planning)
From:	Lucy Stratton (Urban Design)
Date:	6 May 2021
Site Address:	1-13 Oxford Street, Collingwood
Application No:	PLN20/0747
Description:	Use and development of the land for a seven-storey office building, with rooftop terrace and plant above (permit required for office use, operating 7am to 6pm, Monday to Friday) and a full reduction in the car parking requirement.

COMMENTS SOUGHT

Urban Design comments have been sought on public realm matters. These comments are provided on Plans TP4 RFI Response 3 (Kerstin Thompson Architects, 19/02/2021).

COMMENTS SUMMARY

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

- Increase the width and depth of the inset building entrance on Oxford Street.
- Contribute to the greening of Mason and Oxford Streets.

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

SITE & CONTEXT

The subject site is located on the north west corner of Oxford Street and Mason Street, approximately 80. metres east of Smith Street. The site has a south-west to north-east slope of approximately 2m. The site is occupied by a two-storey brick warehouse (1960s). Existing site access is via a double crossover on Mason Street and a wide (~13m) crossover to Oxford Street that provides access to loading and undercroft parking. The site has a rear abuttal to an unnamed laneway.

Attachment 6 - PLN20/0747 - 1-13 Oxford Street, Collingwood - Urban Design (internal) referral

URBAN DESIGN COMMENTS

Public Realm Interface

The proposal maintains the zero-setback condition to the two street frontages. Minimal changes to the existing facade are proposed to introduce end of trip and bicycle storage facilities fronting Oxford Street (within the existing undercroft) and convert the vehicular entrance on Mason Street to the primary pedestrian entrance.

There is an opportunity to enhance the Oxford Street frontage and entrance, through the widening of the inset entrance. Providing a generous recessed entrance will provide increased space for pedestrian circulation, seating and proposed facilities. The integration of seating to the entrance is supported and should be wholly contained within the site (including sufficient setback for legroom) to ensure the footpath is free from obstructions.

Streetscapes & Capital Works

Footpaths

All pavements along Oxford Street and Mason Street are to be reinstated as asphalt footpath with bluestone kerb and channels for the full length of the site as per City of Yarra's Infrastructure Road Materials Policy.

Street Tree Planting

Oxford Street and Mason Street have been identified to be planted as part of Council's street tree planting program. Through the reinstatement of existing crossovers there are opportunities to plant roadside trees along both frontages. The applicant is requested to contribute to the cost of planting three (3) new street trees. Cost per tree is $1015, which covers tree supply, planting and two years maintenance. Council's tree planting contractor will source and plant street trees. Please keep Council updated as the project progresses to enable timely ordering of trees and plants and coordination of planting works. Glen Williames, Coordinator Open Space Management, City Works is the point of contact at Council for these works.

Mason Street Landscape Cut-out

There is an opportunity to provide a flush cut planting area on Mason Street within the no-standing zone near the intersection of Oxford Street. A swept path assessment is required to determine the exact dimensions, ensuring a 10m service vehicle can turn from Mason into Oxford Street. The cut-out design and planting is to be designed to the satisfaction of the responsible authority.

Attachment 7 - PLN20/0747 - 1-13 Oxford Street, Collingwood - Open Space Unit referral

King, Michelle

From: Mardjuki, Julia
Sent: Friday, 23 April 2021 10:04 AM
To: King, Michelle
Subject: RE: PLN20/0747 - 1-13 Oxford St Collingwood - Urban Design / Open Space / Streetscapes and NV / Strategic Planning Referral

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Michelle

Thank you for sending this through to us for review.

I have looked over the landscape management plan provided by Simon Ellis Landscape Architecture dated 21.12.2020 and they are satisfactory. They have provided a sufficient level of information for me to understand the landscape intent and I am supportive of the concept put forward.

Please let me know if there is anything further you need from me.

Kind Regards
Julia

Attachment 8 - PLN20/0747 - 1-13 Oxford Street, Collingwood - City Works referral

King, Michelle

From: Athanasi, Atha
Sent: Thursday, 10 June 2021 12:46 PM
To: King, Michelle
Subject: RE: HPE CM: RE: PLN20/0747 - 1-13 Oxford St Collingwood - Engineering / Strategic Transport / Waste referral

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Michelle,

The waste management plan for 1-13 Oxford St also known as 14 Mason St, Collingwood authored by One Mile Grid and dated 2/6/2021 is satisfactory from a City Works Branch's perspective.

Regards,

Atha Athanasi
Contract Management Officer

Yarra Waste Services - City Works Branch
168 Roseneath St CLIFTON HILL VIC 3068
T (03) 9205 5547 F (03) 8417 6666
Atha.Athanasi@yarracity.vic.gov.au
www.yarracity.vic.gov.au
Follow us on Facebook, Instagram and Twitter

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.

From: King, Michelle <Michelle.King@yarracity.vic.gov.au>
Sent: Thursday, 3 June 2021 1:54 PM
To: Athanasi, Atha <Atha.Athanasi@yarracity.vic.gov.au>
Subject: RE: HPE CM: RE: PLN20/0747 - 1-13 Oxford St Collingwood - Engineering / Strategic Transport / Waste referral

Hi Atha,

The applicants have prepared the attached memo and updated WMP in response to the below issue raised.

Could you please review and advise if the modified arrangement is now satisfactory?

Thanks very much, the plans can be accessed at: D21/24218

Kind regards,

Attachment 8 - PLN20/0747 - 1-13 Oxford Street, Collingwood - City Works referral

Michelle

Michelle King
Principal Planner
Planning and Placemaking

PO BOX 168 Richmond VIC
T (03) 9205 5333
E michelle.king@yarracity.vic.gov.au

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From: Athanasi, Atha <Atha.Athanasi@yarracity.vic.gov.au>
Sent: Tuesday, 30 March 2021 5:34 PM
To: King, Michelle <Michelle.King@yarracity.vic.gov.au>
Subject: HPE CM: RE: PLN20/0747 - 1-13 Oxford St Collingwood - Engineering / Strategic Transport / Waste referral

Hi Michelle,

The waste management plan for 1-13 Oxford St also known as 14 Mason St Collingwood authored by One Mile Grid and dated 16/12/2020 is not satisfactory from a City Works Branch's perspective.
Issues to be rectified include, but may not be limited to the following:

1. Kerbside collection is not be appropriate at this location sufficient space (1.5m) must be available for pedestrians at the bin collection location when bins are presented.

Regards,

Atha Athanasi
Contract Management Officer

Yarra Waste Services - City Works Branch
168 Roseneath St CLIFTON HILL VIC 3068
T (03) 9205 5547 F (03) 8417 6666
Atha.Athanasi@yarracity.vic.gov.au
www.yarracity.vic.gov.au
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Attachment 8 - PLN20/0747 - 1-13 Oxford Street, Collingwood - City Works referral

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From: King, Michelle <Michelle.King@yarracity.vic.gov.au>
Sent: Monday, 22 March 2021 8:52 AM
To: Engineering Referral Unit <EngineeringReferalUnit@yarracity.vic.gov.au>; Strategic Transport Referrals <StrategicTransportReferrals@yarracity.vic.gov.au>; Athanasi, Atha <Atha.Athanasi@yarracity.vic.gov.au>
Subject: PLN20/0747 - 1-13 Oxford St Collingwood - Engineering / Strategic Transport / Waste referral

Hi Engineering, Strategic Transport and Atha,

Application No.: PLN20/0747
Address: 1-13 Oxford St Collingwood VIC 3066 (also known as 14 Mason Street)
Application: Use and development of the land for a seven storey office building, with rooftop terrace and plant above (permit required for office use, operating 7am to 6pm, Monday to Friday) and a full reduction in the car parking requirement

Engineering: Could you please review the car parking reduction associated with the proposed development.

ST: Could you please review the sustainable transport offer and green travel plan.

Atha: Could you please review the waste arrangements and WMP.

All documents can be found at the following web address:

https://www.yarracity.vic.gov.au/services/planning-and-development/planning-applications/advertised-planning-applications/2021/03/16/pln200747

Please let me know if you require anything else,

Michelle

Michelle King
Principal Planner
Planning and Placemaking

PO BOX 168 Richmond VIC
T (03) 9205 5333
E michelle.king@yarracity.vic.gov.au
ABN 98 394 086 520

Follow us on Facebook, Instagram and Twitter

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 - PLN20/0747 - 1-13 Oxford Street, Collingwood - Streetscapes & Natural Values referral

Memo

To: Michelle King

Cc: Glen Williams

From: Justin Bates

Date: 6 April 2021

Subject: PLN20/0747 – 1-13 Oxford St Collingwood

diverse

vibrant

exciting

inclusive

Hi Michelle,

There's only one tree that will be affected at this site,

We would require the following,

- Tree Management Plan on the existing street tree.

TMP – Provides appropriate actions for tree preservation in accordance with AS4970

- Tree Protection Bond of $ 5,000.00

If you have any questions, please feel free to call me.
Kind regards
Justin

Urban Design Referral

Date: **21 March 2021**

Planners Name: **Michelle King**

Planning Application No: **PLN20/0747**

Proposal Description: **Use and development of the land for a seven storey office building, with rooftop terrace and plant above (permit required for office use, operating 7am to 6pm, Monday to Friday) and a full reduction in the car parking requirement**

Proposal Address: **1-13 Oxford St Collingwood VIC 3066**

Referral Status	• New referral
Is this application a Section 57A Amendment?	• No
Details of the proposal	This application can be found at the following link: https://www.yarracity.vic.gov.au/services/planning-and-development/planning-applications/advertised-planning-applications/2021/03/16/pln200747
Referral Type	• Built Form and Public Realm
List what built form components of the proposal you are seeking urban design advice on.	Comments on the application from an urban design perspective are requested on the following: • Height and massing • Architecture and materiality • Public realm interface • DDO23
Other Business Units	For your reference, this application has also been referred to the following internal referrals: • Open Space • Engineering • Strategic Transport • Streetscapes & Natural Values • Heritage (built form only) • Strategic Planning

Other Relevant Information	N/A
Capital Works	Are there are any capital works approved or proposed within the area of the subject site (as relevant to the planning application)? If Yes, please provide details and a copy of the plans associated with these works.

Referral Comments – Strategic Planning

Objectives	The proposal seems to generally fit within the contemporary, emerging built form in the mixed character the Collingwood South Precinct consists of.
Street wall heights	Appears to be complied with.
Upper level set backs	The proposal does not appear to comply with the upper level setback requirement for Area 2 (6 metres). - Third floor plan: approx. 3.4m from Mason and Oxford Streets; - Fourth level: approx. 4.5m from Oxford St and approx. 4.7m from Mason Street. Therefore still well below the required 6m upper level setback above an 11m street wall.
Height	The proposal seeks to exceed the height (from 14m to approx. 26m), therefore needs to achieve, next to other conditions, greater building separation, overshadowing of public realm and compliance with other requirements.
Overshadowing	Proposal appears to comply.
Other requirements	The design presents a relatively exposed blank wall towards the northern elevation.
Conclusion	It appears there are two key built form envelope requirements are not adequately addressed (height and upper level setbacks). From Strategic Planning's point of view the proposal should be amended to address the envelope issues so an adequate outcome is achieved.

9 April 2021

640.10090.06800 1-13 Oxford St, Collingwood 20210409.docx

Yarra City Council
PO Box 168
RICHMOND 3121

Attention: Michelle King

Dear Michelle

1-13 Oxford Street & 14 Mason Street, Collingwood
Development Application Acoustic Review
PLN 20/0747

SLR Consulting Pty Ltd (SLR) has been retained by the City of Yarra to provide a review of the acoustic assessment report prepared for the office development proposed for 1-13 Oxford Street & 14 Mason Street, Collingwood.

Details of the report are as follows:

- Title: 14 Mason Street, Collingwood Acoustic Report
- Reference: MD346-01F01 Acoustic Report (r0)
- Date: 15 December 2020
- Prepared for: Kerstin Thompson Architects Pty Ltd
- Prepared by: Renzo Tonin & Associates (RTA)

The report has been prepared to address an RFI from Yarra City Council. The RFI is reproduced below:

> 4. *Acoustic Report produced by a suitably qualified person to assess noise impacts to nearby dwellings generated by the proposed development as well as the proposed use of the roof terrace and floor level terraces.*

1 Project Background

(Sections 1 to 2 of the acoustic report)

The project, the site context and location of the nearest noise sources are described/identified in the report.

The project is a 7 storey building comprising:

- Ground level office tenancy, services and amenities
- Level 1 lobby and offices
- Levels 2 to 6 offices
- Terraces along the south and east facades on Levels 2, 3, 5 and 6 (typically less than 3 m deep)

SLR Consulting Australia Pty Ltd Level 11, 176 Wellington Parade East Melbourne VIC 3002 Australia
T: +61 3 9249 9400 E: melbourne@slrconsulting.com
www.slrconsulting.com ABN 29 001 584 612

- Roof terrace (entire roof, excluding plant area)

Surrounding uses are identified as commercial on the western boundary, and residential in all other directions, including:

- 4 storey apartments on the north boundary
- 2 storey dwelling on the eastern side of Oxford Street
- 4 storey apartment development on the south east corner of Oxford and Mason Streets
- Single level dwellings on the southern side of Mason Street

Potential noise impacts from the development are identified in subsequent sections of the report as:

- Mechanical plant noise (Section 4.1)
- Music from commercial tenancies (Section 4.2)
- Deliveries and waste collection (Section 4.3)

The building is anticipated to operate during the SEPP N-1 'day' period only (this information is provided in Section 4.1 of the report and confirmed by Council).

***SLR Comment**: The site context, nearest receivers and potential noise impacts have generally been identified.*

There is also an incomplete apartment development at 15-21 Oxford Street approximately 40 m north of the development site, which is further from the subject site than identified receivers, but may have greater exposure to the roof plant deck.

The RFI refers to potential noise impacts associated with the roof and floor level terraces, however noise from these areas is not discussed in the report.

2 Commercial plant noise

2.1 Noise Limits

(Section 3.1 of the report)

The SEPP N-1 zoning levels have been used as the noise limits (i.e. site specific background noise monitoring has not been conducted). The identified limits are 59 dBA (day), 52 dBA (evening) and 47 dBA (night).

***SLR Comments**: An explanation of why site specific background noise monitoring was not conducted to assist in determining noise limits for the subject development is not provided in the report. The report was prepared at a time when ambient noise levels were still potentially impacted by COVID-19 lockdowns (office attendance was limited to 50% and there were restrictions on patron density numbers in entertainment venues), and this is a potential reason for not conducting background noise measurements.*

The use of zoning levels as interim noise limits has also been accepted on some City of Yarra projects in the past, where the zoning levels are considered reasonable and/or the risk of non compliance is perceived to be low.

On this project, there would appear to be potential for noise limits to be lower than the zoning levels at the nearest receiver locations, which may be shielded from localised noise sources.

Based on the above, we accept the use of zoning levels as noise limits in the planning report, but note that compliance testing, if conducted in the future, will be required to assess noise from the site to noise limits determined in accordance with SEPP N-1 or the Noise Protocol (as relevant). As such, it would be sensible to take a conservative approach to the identified limits, and to design to lower noise levels, or to confirm the noise limits via background noise monitoring during the detailed design phase.

We also note that Victoria is currently in a transitional period in relation to noise legislation, with the new Environment Protection Act 2017 intended to come into effect in July 2021. The General Environmental Duty (GED) is a centrepiece of the new laws and requires all Victorians to reduce the risk of activities potentially harming the environment or human health through pollution or waste.

Subordinate legislation – the Environment Protection Regulations (Regulations) and Environment Reference Standard (ERS) – have been released to support the new environment protection laws.

The Regulations will incorporate the new Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues, *Publication 1826.2 (the Noise Protocol). This will effectively replace* State Environment Protection Policy No. N-1 (Control of Noise from Commerce, Industry and Trade), (SEPP N-1), State Environment Protection Policy No. N-2 (Control of Music Noise from Public Premises), (SEPP N-2) *and the* Noise from Industry in Regional Victoria (NIRV).

The setting of noise limits and assessment methodologies in the new Noise Protocol are the same as those in the current SEPPs and NIRV in most instances and the changes that we are aware of would not affect noise limits on this project.

2.2 Noise control advice for mechanical plant

(Section 4.1 of the report)

The mechanical plant selection has not been made and consequently detailed advice for noise control is not provided in the report. However, RTA observe that compliance with the relevant noise limits is achievable, and that the client has committed to engaging an acoustic consultant during the detailed design phase to review the design.

***SLR Comment**: The proposed approach is reasonable. Consideration should also be given to compliance at apartments in the complex at 19-27 Oxford Street.*

3 Music Noise

(Section 4.2 of the report)

RTA observe that music noise from the commercial tenancies is unlikely to be significant, but nevertheless suggest that a requirement to play background music only be included in the lease agreement.

***SLR Comment**: We agree that significant levels of music from within the commercial tenancies are unlikely. There is a greater chance of music impacts from the terraces and the proposed clause may serve to alert future tenants of their responsibilities on this matter.*

4 Deliveries and waste collection

(Section 4.3 of the report)

Deliveries and waste collection are proposed to be undertaken in accordance with the EPA guidelines, which provides recommended schedules for these activities.

SLR comment: *The proposed approach is reasonable.*

5 Other Matters – Noise from terraces

The project includes a number of terraces, and voice noise from these outdoor spaces has the potential to cause nuisance on some projects. The Council RFI was directed at this issue, however the report does not respond to the matter.

Based on our review of the architectural drawings, which show reasonably narrow terraces along the south and east facades of the building, and a large terrace at roof level, noise impacts from use of these spaces is likely to be minimal if they are used during the day and early evening periods only. The acoustic report and Council correspondence indicates that weekday use of the building only is proposed (i.e. 7 am to 6 pm Monday to Friday).

The proposed hours of use are unlikely to result in negative impacts from the terrace and we agree that no specific limitations are warranted. However, if more flexibility is required, the acoustic report should be updated to address the matter.

If music is played on the terraces during the permitted hours of use, it should be limited to background levels as advised in Section 4.2 of the report.

6 Summary

SLR has reviewed the acoustic report prepared to address noise impacts to and from the commercial development proposed for 1-13 Oxford Street and 14 Mason Street Collingwood.

The report utilises SEPP N-1 zoning levels as noise limits on the project. This is a reasonable approach to a relatively low risk issue, however there appears to be potential for lower limits to apply at the identified sensitive receiver locations. For this reason we have suggested that a conservative approach is taken during the design and lower noise limits are targeted, or that site specific background monitoring be conducted to confirm the noise limits. Any compliance testing, if required to be conducted in the future, should assess noise from the site to noise limits determined in accordance with SEPP N-1 or the Noise Protocol (as relevant).

Voice noise from use of the terraces has not been directly addressed in the report, however negative impacts are unlikely if the use is restricted to the hours of 7 am to 6 pm Monday to Friday, as is currently proposed.

Regards,

Dianne Williams,
Principal – Acoustics
Checked/Authorised by: JA

22 CLEELAND ROAD
SOUTH OAKLEIGH VIC 3167
AUSTRALIA

M E L
CONSULTANTS

(ACN 004 230 013)

Ref: 42-21-DE-REV-00

12 April 2021

City of Yarra
PO Box 168
Richmond VIC 3121

Attn: Michelle King

Dear Michelle,

1-13 Oxford Street, Collingwood
Review of Windtech Pedestrian Wind Environment Statement
Windtech Document Number: WF632-01F02(REV1)-WS (22 January 2021)

The review of the Windtech Pedestrian Wind Study 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 Environment 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

TELEPHONE: (03) 8516 9680 : Intl +613 8516 9680 FAX : (03) 9544 0682 Intl +613 9544 0682

desktop wind impact assessment. A description of the development has been provided and while Windtech have not provide a reference to the drawings used for their assessment it is assumed these are the same as those submitted with the planning application.

- Windtech have defined assessment criteria for the assessment that are similar to the DDO10/DELWP/BADS comfort criteria and safety criterion.

- Windtech have provided a detailed description of the expected wind effects of the proposed development for the ground level. MEL Consultants would agree that the stepped design of the building with the mesh cover would assist with mitigating the wind impacts of the development on the surrounding streetscapes. MEL Consultants would question the Windtech statement that the wind conditions in the surrounding streetscape for an 8 storey would be similar to the existing wind conditions for a 2 storey building. Given the exposure of the location of the development the wind conditions in the streetscapes would be impacted. However, MEL Consultants would still agree that the wind conditions assessed by Windtech which would satisfy the walking criterion in the streetscapes and the standing criterion at the main entrance on Oxford Street.

- Windtech have assessed the wind conditions on the Levels 2 to 5 communal terraces as satisfying the short exposure criterion due to the landscaping and porous mesh enclosing the terrace areas on the east and south faces. MEL Consultants would agree with the assessment. The mesh would be an important wind mitigation feature and is noted as 60% open area in the submitted drawings. This mesh open area should be maintained since any changes to the open area would have an impact on the assessed terrace and streetscape wind conditions.

- The Level 7 roof terrace will be surrounded by the porous mesh and MEL Consultants would agree with Windtech that this feature would assist with mitigating the wind conditions on the roof terrace. Furthermore, it would also be agreed that the wind conditions on the roof terrace would satisfy the short exposure criterion.

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In conclusion, the Windtech Wind Environment Statement has been prepared based on the consultant's experience of wind flow around buildings and 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. MEL Consultants would agree with the Windtech assessment of the expected wind conditions in the surrounding streetscapes and on the terrace areas. It has been noted that the porous mesh covering the east and south faces of the building would be important for mitigating the wind effects and has an open area of 60%. This mesh open area should be maintained since any changes to the open area would have an impact on the assessed terrace and streetscape wind conditions.

Yours sincerely,

M. Eaddy

M. Eaddy
MEL Consultants Pty Ltd

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Attachment 13 - PLN20/0747 - 1-13 Oxford Street, Collingwood - Urban Design (external) referral

Global South

Urban Design Review

Proposed Office Development, 1-13 Oxford Street (14 Mason Street), Collingwood (PLN20/0747)

Prepared by Simon McPherson, for City of Yarra

18 May 2021

Attachment 13 - PLN20/0747 - 1-13 Oxford Street, Collingwood - Urban Design (external) referral

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1.0 Introduction

1.1 Process and involvement

On 30 March 2021 I was asked by Yarra City Council officers to prepare a report comprising urban design review and advice, regarding the proposed mixed-use development at 1-13 Oxford Street (14 Mason Street), Collingwood.

In preparing this review, I have:

- Obtained and reviewed the following Permit Application documents:
  - Architectural Plans (Kerstin Thompson Architects, Revision TP4, dated 19.02.21 / 28.08/20);
  - Town Planning Report (Tract, 4 February 2021);
  - Urban Context Report / Design Statement (Kerstin Thompson Architects, February 2021);
  - Landscape Plan (Simon Ellis Landscape Architects, 16/12/2020);
  - Sustainability Management Plan (Arup, 10 December 2020).
- Reviewed the applicable provisions of the Yarra Planning Scheme relating to urban design as listed below;
- Visited the subject site and surrounding area on 25 April 2021. The photographs in this report are my own, except where specified. I note that I have visited the area around the subject site on several occasions, and am familiar with other developments and proposals nearby.

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1.2 Qualifications and experience to prepare this Review

1.2.1 Qualifications and registrations

(1) My academic qualifications are as follows:

- **Executive Masters (MSc) in Cities**, inaugural programme (September 2016 - completed February 2018), London School of Economics and Political Sciences (LSE Cities), UK;
- **Master of Science (MSc): Built Environment - Urban Design** (Distinction), The Bartlett School, University College London, 2005-06, UK;
- **Bachelor of Architecture (BArch)** (First Class Honours), The University of Melbourne, 1996-97;
- **Bachelor of Planning and Design (BPD) (Architecture)**, The University of Melbourne, 1992-94.

(2) My professional registrations and memberships are as follows:

- **Registered Architect**, Architects Registration Board of Victoria: individual registration number 15838;

(3) I am engaged on the following professional organisations:

- Member, **Victorian Design Review Panel**;
- Member, **Design Review Panel for South Australia**;
- Member, Latrobe University Design Review Panel;
- Global Advisor, United Nations Global Compact – Cities Programme (discontinued);
- Member, Built Environment Task Force, Smart Cities Council – Australia/New Zealand (discontinued).

1.2.2 Experience

Professional experience

(4) I hold over 15 years of dedicated professional experience in urban design, including:

- Urban Designer, Victorian State Government (2002-2007, including study leave);
- Director, SJB Urban (2007-2016);
- Director, Global South (2016-present).

(5) I hold approximately 5 years of prior experience in architectural practice, in Australia and the UK.

Project experience

(6) My urban design experience includes the following projects:

- Policy and guidelines:
  - Author/contributor, *Better Placed*, NSW Architecture and Urban Design Policy, Government Architect NSW (2016-17). Benchmark design policy, winner Australia Award for Urban Design 2017;
  - Contributor (State Government employee), *Design Guidelines for Higher Density Residential Development*, *Activity Centre Design Guidelines*;
  - Contributor, SA *Medium-Density Design Guidelines*;

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- Lead consultant, Urban Design Guidelines, Bowden, SA (SJB Urban, 2015);

- Urban Design Advice:
  - Eden/Haven/Sanctuary on the River, Abbotsford, for HAMPTON (complete), (SJB Urban, 2010). High-density, mid-rise (9-11 storeys) permeable courtyard development, winner UDIA President's Award, High-Density Housing Award (National, Victoria), Masterplanned Development Award (Victoria);
  - Richmond Plaza redevelopment, for Coles (SJB Urban, 2014);
  - Grocon FCAD redevelopment, Footscray Station Precinct (SJB Urban, 2011).
- Independent reviews:
  - Regular independent reviews of permit applications, for Councils including Melbourne, Yarra, Port Phillip, Banyule, Brimbank, Manningham and Casey.
- Strategic plans, structure plans and Urban Design Frameworks:
  - Footscray Built Form Review 2020, for Maribyrnong City Council;
  - Tarneit Major Town Centre: Economic Impact Assessment and Design Review 2018, for Wyndham City Council;
  - Oakleigh Activity Centre Transport Precinct: Design Review 2018, for Monash City Council;
  - 1160 Sayers Road, Tarneit, Structure Plan for Wyndham City Council (landowner) (SJB Urban 2014-15). Innovative, integrated plan for high-density, walkable precinct in greenfield setting;
  - Footscray Station Precinct Planning and Urban Design Framework (SJB Urban, 2008-09). Winner, PIA Transport Planning Award 2008;
  - Brighton Toyota Site UDF, for LEFTA Corporation;
  - Frankston Transit Interchange Precinct UDF and Master Plan, for DPCD (SJB Urban 2009-2012);
  - Wise Foundation 'Wellness Village' UDF, Mulgrave, for landowners (SJB Urban, 2015-16).
- Master Plans and Concept Designs
  - Caulfield Village Master Plan, for Beck Property / Probuild (SJB Urban, 2012);
  - Greensborough Activity Centre Concept Master Plan, for Banyule City Council (2017);
  - 433 Smith Street (Fitzroy Gasworks) Master Plan, for Places Victoria (SJB Urban, 2015);
  - Master Plan, Binks Ford Site and over-rail deck, Footscray, for Places Victoria (SJB Urban, 2012);
  - Caulfield-Dandenong corridor concept/feasibility studies, for VicTrack (SJB Urban, 2015).

Experience preparing expert evidence

(7) I have presented evidence at VCAT and Planning Panels Victoria on numerous occasions.

2.0 Context

2.1 Strategic context

2.1.1 Zoning

The subject land is located close to, but outside of, the Smith Street Major Activity Centre, which is approximately 50m to the west of the subject land.

The land is situated within the **Mixed Use Zone (MUZ).** The purposes of this Zone include:

- *To provide for a range of residential, commercial, industrial and other uses which complement the mixed-use function of the locality.*
- *To provide for housing at higher densities.*
- *To encourage development that responds to the existing or preferred neighbourhood character of the area.* The land is not within a Heritage Overlay, but adjoins Precinct **Heritage Overlay HO336 (Victoria Parade Precinct, Collingwood),** which encompasses Mason Street at the southern interface of the site, part of Oxford Street, and adjacent properties across both streets to the south and east., as shown below.

Figure 01: Zoning map (excerpt from DELWP Planning Property Report).

Figure 02: Heritage Overlay map (excerpt from DELWP Planning Property Report).

2.1.2 Design and Development Overlay (DDO23)

The land falls within **Design and Development Overlay 23 (DDO23): Collingwood South (Mixed-Use) Precinct.**

I note that this DDO is an **interim control**, implemented through Amendment C250, and expires after 30 June 2021. However, my understanding is that it carries the same weight as a permanent control, being in place at the time of this application.

I am advised by Council officers that on 18 May 2021 Council will consider a report recommending that Council request that the Minister for Planning extend the interim controls and also progress permanent controls, based on the *Collingwood South Built Form Framework*.

Design objectives

The design objectives of DDO23 include:

- *To foster an emerging, contemporary, mixed-use character with a prominent street-wall edge, incorporating upper level setbacks and design features that create a distinction between lower and upper levels.*
- *To ensure that the overall scale and form of new buildings is mid-rise (ranging from 3 to 12 storeys) and responds to the topography of the precinct, by providing a suitable transition in height as the land slopes upwards, whilst minimising amenity impacts on existing residential properties , including visual bulk, overlooking and overshadowing.*
- *To maintain the prominence of the corner heritage buildings on Wellington Street, and respect both individual and groups of low-scale heritage buildings through recessive upper-level development and a transition in scale from taller form towards the interface with heritage buildings.*
- *To promote and encourage pedestrian activity through street edge activation and the protection of footpaths and public open spaces from loss of amenity through overshadowing.*
- *To ensure that development provides for equitable development outcomes through building separation and a design response that considers the development opportunities of neighbouring properties.*

Building height

The DDO23 Building Heights Framework Plan nominates a preferred maximum building height on the subject land of 14m, and preferred maximum street wall heights of 11m.

It states that *a permit cannot be granted to vary a building height specified in Plan 1: Building Heights Framework Plan, unless all of the following requirements are met:*

- *the built form outcome as a result of the proposed variation satisfies the Design Objectives in Clause 1.0, the Heritage Building Design Requirements and the Overshadowing and Solar Access (Public Realm) Requirements;*
- *the proposal will achieve each of the following:*
  - *greater building separation than the minimum requirement in this schedule;*
  - *housing for diverse households types, including people with disability, older persons, and families, through the inclusion of varying dwelling sizes and configurations;*
  - *universal access, and communal and / or private open space provision that exceeds the minimum standards in Clauses 55.07 and 58; and*
  - *excellence for environmental sustainable design measured as a minimum BESS project score of 70%.*

This provision is a mandatory control.

I am advised by Council officers that Council agrees that the above points relating to housing and universal access do not apply to the subject proposal, which is for a commercial office building.

Street wall height

DDO23 also states that *a permit cannot be granted to vary a street wall height specified in Plan 1: Building Heights Framework Plan unless all of the following are met:*

- *the built form outcome as a result of the proposed variation satisfies the Design Objectives at Clause 1.0 and the Heritage Building Design Requirements in this schedule;*
- *the proposed street wall height provides a transition, scaling down to the interface with heritage building, and is no more than two storeys higher than the street-wall height of the adjacent heritage building; and*

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- *the proposed street wall height does not overwhelm the adjacent heritage building.*

Setbacks

On non-heritage sites, development should be built up to the front property boundary.

The subject land is in Area 2. The minimum upper-level setbacks for non-heritage sites in Area 2 is 6m.

Overshadowing

DDO23 states that development must not overshadow the footpaths of north-south streets to a distance of 2m from the kerb, between 10am and 2pm at the equinox.

Frontages

DDO23 guidance calls for prominent street wall edges, engaging and active street frontages, ground floor commercial activity where applicable, and appropriate location of services access.

Upper levels are to be well-designed and articulated to break up the building mass, and to provide passive surveillance opportunities.

Building separation and equitable development

Development is required to consider future development opportunities on adjacent sites, and to provide minimum 3.0m upper-level setbacks from common boundaries

2.1.3 Planning Policy Framework

The following clauses are applicable to the subject site and proposal. Relevant content from these clauses is raised below in the context of my assessment of the proposal.

Clause 15 Built Environment discusses Urban Design objectives and strategies:

- **15.01-1S Urban Design** provides strategies for safe, healthy, functional and enjoyable urban environments. Strategies include:
  - *Require development to respond to its **context in terms of character, cultural identity**, natural features, surrounding landscape and climate.*
  - *Ensure development **contributes to community and cultural life** by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.*
  - *Ensure development **supports public realm amenity and safe access** to walking and cycling environments and public transport.*
  - *Ensure that the design and location of **publicly accessible private spaces**, including car parking areas, forecourts and walkways, is of a high standard, creates a safe environment for users and enables easy and efficient use.*
  - *Ensure that development provides **landscaping** that supports the amenity, attractiveness and safety of the public realm.*
- **15.01-2S Building design** guides buildings which contribute positively to context and enhance the public realm, including responding to the strategic and cultural context of the location.

- **15.01-4R Healthy neighbourhoods - Metropolitan Melbourne** seeks to create a city of 20-minute neighbourhoods;
- **15.01-5S Neighbourhood character** seeks to ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place, including by emphasising the heritage values and built form that reflect community identity.
- **15.02-1S Energy and resource efficiency** promotes consolidation of urban development and integration of land use and transport.
- **15.03-1S Heritage conservation** encourages *appropriate development that respects places with heritage values*, and seeks to *ensure an appropriate setting and context for heritage places is maintained or enhanced.*

Clause 17.02-1S Business encourages *development that meets the community's needs for retail, entertainment, office and other commercial services.* Strategies include *ensuring commercial facilities are aggregated and provide net community benefit in relation to their viability, accessibility and efficient use of infrastructure*; and *locating commercial facilities in existing or planned activity centres.*

2.1.4 Local Planning Policy Framework

Yarra's Local Planning Policy Framework includes the following clauses applicable to the subject site and proposal. I have not exhaustively reproduced every policy below.

Clause 21.03 Vision states that *Yarra will have a distinctive identity as a low-rise urban form, with areas of higher development and highly valued landmarks*, and that *all new development will demonstrate design excellence.*

Clause 21.04-3 Industry, office and commercial seeks to *increase the number and diversity of local employment opportunities*, including *commercial and office use in existing industrial areas.*

Clause 21.05-1 Heritage seeks to protect and enhance Yarra's heritage places, and supports the restoration of heritage places. Heritage is not my area of expertise, and so this review does not address heritage directly.

Clause 21.05-2 Urban Design includes the following objectives and strategies:

- *To ensure that new development contributes positively to Yarra's urban fabric.*
- *Reflect the fine grain of the subdivision pattern in building design where this is part of the original character of the area.*
- *To enhance the built form character of Yarra's activity centres.*
- *Require development within Yarra's activity centres to respect and not dominate existing built form.*
- *Support new development that contributes to the consolidation and viability of existing activity centres.*

Clause 21.05-3 Built form character seeks to improve the built form character of transport corridors.

Clause 21.08-5 Neighbourhoods – Collingwood identifies that much of Collingwood is industrial in character, with residential precincts surrounded by or interspersed with industrial buildings. The area south of Johnston Street (containing the subject land) is varied in built form and character, ranging from large Victorian factory buildings to small pockets of low-rise residential development.

Clause 22.10 Built Form and Design Policy seeks to:

- *Ensure that new development positively responds to the context of the development and respects the scale and form of surrounding development where this is a valued feature of the neighbourhood character.*
- *Ensure that new development makes a positive contribution to the streetscape through high standards in architecture and urban design.*
- *Limit the impact of new development on the amenity of surrounding land, particularly residential land.*
- *Design buildings to increase the safety, convenience, attractiveness, inclusiveness, accessibility and 'walkability' of the City's streets and public spaces.*
- *Create a positive interface between the private domain and public spaces.*
- *Encourage environmentally sustainable development.*

This Clause then provides extensive guidance for urban design outcomes.

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2.2 Built form context

2.2.1 Site location and local context

The site is located at the north-west quadrant of the intersection of Oxford Street, which runs north-south along the site's eastern edge, and Mason Street, which runs east-west along the site's southern edge.

The site interfaces a rear access laneway for part of its western boundary. This laneway runs off Oxford Street, immediately north of 15-25 Oxford Street, which adjoins the subject land.

The site is generally rectangular and slightly L-shaped where it interfaces the rear laneway. Its Oxford Street frontage is 27.9m in length, and the Mason Street frontage is 29.2m in length. The interface to the rear laneway is approximately 8.7m in length. The total site area is 841 sq.m.

2.2.2 On-site built form

The subject site is occupied by a 2-storey red brick commercial/industrial building, as shown below.

Figure 03: Subject site, Oxford Street frontage, at corner of Mason Street.

Figure 04: Subject site, Oxford Street frontage and adjoining development to the north.

Figure 05: Subject site, Mason Street frontage.

Figure 06: Subject site, Mason Street frontage, and heritage church building across Oxford Street.

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Figure 07: Aerial view of the subject land (centre, red marker) looking north-west, with Smith Street at upper right (image source: Google)

Figure 08: Aerial view of the subject land (centre, red brick building) looking south-west towards Victoria Parade with visible street trees (image source: Google).

The site's immediate interfaces comprise:

- **North:** 15-25 Oxford Street, containing a contemporary 4-storey apartment building (with 3-storeyt street wall) occupying the full extent of the site.
- **East:** Oxford Street (approximately 9m wide), with a converted bluestone church building and adjoining contemporary extension, opposite the site.
- **South:** Mason Street, with 3-storey brick converted warehouse building south-east of the site, a row of single-storey terrace houses south of the site, and a laneway extending south, connecting to the rear of a contemporary residential development fronting Victoria Parade.

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Attachment 13 - PLN20/0747 - 1-13 Oxford Street, Collingwood - Urban Design (external) referral

- **West:** 6-12 Mason Street, containing a single-level (double-level at rear) brick commercial building; and the rear access laneway, which interfaces with:
  - The building on the subject land;
  - 6-12 Mason Street;
  - 15-25 Oxford Street;
  - Rear of the 3-storey residential building at 30-34 Smith Street;
  - 3-storey residential building off corner of laneway (address unknown);
  - Rear part of 8-storey residential building at 15-21 Derby Street and 29 Oxford Street.

Figure 09: The subject site (red brick building) with adjacent built form on Oxford street, looking south.

Figure 10: Apartment development fronting Victoria Parade, south of the subject site (at right).

Figure 11:Adapted church building and adjoining wall opposite the site, on Oxford Street.

Figure 12: Development immediately north of the site, at 15-25 Oxford Street (left), and 15-21 Derby Street & 29 Oxford Street (centre).

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Figure 13: Looking south along the rear laneway interfacing to the subject site (two-storey red brick form, centre) and rear of 15-25 Oxford Street.

Figure 14: Looking east along the rear laneway, between 15-245 Oxford Street (right) and 15-21 Derby Street & 29 Oxford Street (left).

Figure 15: Terrace houses on south side of Mason Street, opposite the subject site.

Figure 16: Looking east across the school grounds from Oxford Street in front of the site, towards Wellington Street in the distance.

2.2.3 Surrounding built form

The area around the subject site comprises a diverse and varied built context, as shown above and below. The Smith Street corridor in this area generally comprises low-scale (1-2 levels), fine grain, traditional built form, while an emerging context of higher-scale redevelopment is evident in the locality.

Nearby recent developments, shown below, range from 6-8 levels, with some higher built form along the Wellington Street corridor, about 160m to the east.

The approach of establishing 2-4-storey street walls, with higher form set back, is generally adopted for new development in the Smith Street corridor and nearby streets. This supports retention of the prevailing and relatively consistent low-height street wall condition, while accommodating higher-scale built form above.

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Figure 17: Development at 15-21 Derby Street & 29 Oxford Street (8 storeys, 4-storey street wall), 30m east of the subject site.

Figure 18: Development at 7-15 Little Oxford Street (8 storeys, 2-storey street wall), 180m north of the subject site.

Figure 19: Development fronting Wellington Street, approximately 180m north-east of the subject site.

Figure 20: Development at corner Peel Street and Oxford Streets (6 storeys, full street wall, in response to immediate context), approximately 290m north of the subject site.

Figure 21: Development at 9-11 Smith Street (7 storeys, 3-storey street wall), approximately 100m west of the subject site.

Figure 22: Smith Street, west side, looking north, north of Gertrude Street, including wider parcels and higher-scale heritage buildings.

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2.3 The proposal

2.3.1 Configuration

The proposal is for an 8-storey building (including roof terrace) configured as follows:

- Ground Floor: Office tenancy, cycle storage, end-of-trip facilities and services;
- Level 1: Office tenancy, entrance lobby (accessed from Mason Street)
- Level 2: Office tenancy, external terrace;
- Level 3: Office tenancy, external planters;
- Level 4: Office tenancy, external planters;
- Level 5: Office tenancy, external terrace with planters;
- Level 6: Office tenancy, external terrace with planters;
- Level 7: Roof terrace, green roof and plant area.

The development includes retention of the existing facades fronting Oxford and Mason Streets, including retention of existing signage and window frames.

2.3.2 Heights

The overall building height is 27.45m to rooftop level (canopy over roof terrace, and façade parapet.

Floor to floor heights are 3.51m at Ground Floor, 4.04m at Level 1, and 3.40m across other levels (3.05m ceiling heights generally).

The street wall height is that of the existing brick facades, being 8.568m in height.

2.3.3 Profile

The Ground Floor and Level 1 occupy the full extent of the site, within the retained frontage walls.

Ground Floor and Levels 1-2 fill the 'nib' extension in the north-west corner of the site.

From Level 2, the floor levels recede back from both street frontages, as follows:

Level	Wall setback from Oxford St (east)	Wall setback from Mason St (south)
2	2.78m	2.82m
3	4.49m	4.63m
4	5.16m	5.21m
5	9.66m	9.70m
6	11.63m	11.66m
7 (setback to terrace edge)	11.79m	11.75m

These setbacks are set below a draped facade 'veil' of metal mesh, configured in two surface arcs across the facades, spanning Levels 2-4, and 5-7 respectively, with a horizontal 'fold' between the two arcs, at Level 5 floor level.

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3.0 Review of the proposed development

3.1 Is the built form siting appropriate?

3.1.1 Guidance

DDO23 encourages *prominent street wall edges*, stating that *on non-heritage sites, development should be built up to the front property boundary.*

Clause 21.05-2 Urban Design includes the following objectives and strategies:

- *To enhance the built form character of Yarra's activity centres.*
- *Require development within Yarra's activity centres to respect and not dominate existing built form.*

15.01-2S Building design guides buildings which contribute positively to context and enhance the public realm.

15.01-5S Neighbourhood character seeks to ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place.

Clause 22.10 Built Form and Design Policy seeks to *ensure that new development positively responds to the context and respects the scale and form of surrounding development*, and *creates a positive interface between the private domain and public spaces.*

3.1.2 Assessment

By retaining the existing facades to both street frontages, the proposal occupies the full extent of the site. The retention of street facades contributes to retaining the established character of the public realm interfaces.

The resultant retention of zero (0m) setbacks to street frontages reflects the existing conditions and consistent character of the locality.

I am therefore supportive of the proposed siting of the development.

3.2 Is the proposed land use appropriate?

3.2.1 Guidance

The **Mixed Use Zone (MUZ)** provides for a *range of residential, commercial, industrial and other uses which complement the mixed-use function of the locality.*

Clause 15.01-1S Urban Design seeks to *ensure development contributes to community and cultural life by improving the quality of living and working environments*, and *supports public realm amenity and safe access.*

Clause 15.01-4R Healthy neighbourhoods - Metropolitan Melbourne seeks to *create a city of 20-minute neighbourhoods*, bringing homes within 20-minute access to employment, education, community infrastructure and other regular destinations

Clause 15.02-1S Energy and resource efficiency promotes consolidation of urban development and integration of land use and transport.

Clause 17.02-1S Business encourages *development that meets the community's needs for retail, entertainment, office and other commercial services*, including *locating commercial facilities in existing or planned activity centres.*

Clause 21.04-3 Industry, office and commercial seeks to *increase the number and diversity of local employment opportunities.*

Clause 21.05-2 Urban Design supports *new development that contributes to the consolidation and viability of existing activity centres.*

3.2.2 Assessment

The proposed office spaces will contribute to the established mix of land uses in this locality close to a Major Activity Centre, and to daytime activation and passive surveillance opportunities, while supporting employment outcomes.

Ground Floor office space is appropriate in this location, as opposed to retail or hospitality uses, because the site is not within an Activity Centre or in a location of high pedestrian movement levels.

I therefore consider the proposed land uses to be responsive to the zoning and context.

3.3 Is the building height and massing appropriate?

3.3.1 Building height guidance

DDO23 nominates a *preferred* maximum eight of 14m for this site, but this height control is mandatory, unless all of the applicable criteria are net, as set out above.

DDO23 nominates a preferred maximum street wall height of 11m, for the subject site.

DDO23 encourages development incorporating upper-level setbacks, and distinction between lower and upper levels, and nominates minimum upper-level setbacks of 6m.

3.3.2 Building height assessment

The emerging built form context in this locality is indicated by multiple developments nearby in the range of 5-8 levels, as indicated above, while higher forms exist further to the east on Wellington Street (8-14 levels approximately) and to the north on Smith Street (6-10 levels approximately).

Therefore the proposed height of 8 levels is considered to be within the general range of other developments nearby in Collingwood.

However, the proposed height of approximately 27.5m is almost double the preferred maximum height in DDO23. Therefore the following assessment of the proposal against the DDO23 criteria is warranted.

Satisfying the design objectives:

- The proposal does contribute to a contemporary, mixed-use character, has a prominent street wall edge, with upper-level setbacks and visual distinction between lower and upper levels;
- The proposed scale is mid-rise. ***Amenity impacts are considered later in this report.***
- The proposal does have a recessive upper-level form in relation to heritage built form to the south and east. ***The setbacks are considered in further detail below.***

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- The proposal contains extensive windows and doors at Ground Floor, which encourage street-level activation, and visual connection between the lobby and office spaces, and the public realm. ***Public realm amenity impacts are considered below.***
- The site has adjoining properties to the north and west, and proposes to build up to both boundaries to full building height, noting the recessive profile at the outer (street) edges. The site to the north has already been developed for apartments, with a blank side boundary wall interfacing the subject site, as shown at Figure 04, above.

Overshadowing and Solar Access (Public Realm) Requirements:

The proposal does not cast shadows to the eastern footpath of Oxford Street between 10am and 2pm at the equinox, and it does not cast shadows to the grounds to the Collingwood English Language School between 10am and 2pm.

Therefore, the proposal meets this criterion.

Building separation:

DDO23 specifies that the minimum 3m upper-level setback applies where commercial windows are proposed. The subject proposal extends to the northern and western side boundaries (as does the adjoining development to the north), but without windows. I consider this to be an appropriate response to the context and character.

At the subject land's laneway interface, with proposed windows are set back from the centreline of the laneway by 3.2m at Level 2, and 5.15m at Levels 3-6 inclusive. These setbacks support achievement of greater building separation than required by DDO23.

Therefore, I consider that the proposal meets this criterion.

Other criteria:

The housing-related criteria do not apply to this proposal.

The proposal is targeting BESS 'Excellence' rating and a minimum score of at least 70%, as stated in the Sustainability Management Plan, and therefore meets this criterion.

While I assess the building massing, profiles and setbacks further below, I consider the proposed building height to be acceptable, based on the above assessment.

3.3.3 Building setback guidance

DDO23 specifies the minimum upper-level setbacks for non-heritage sites in Area 2 as 6m. I recognise this as a discretionary control.

3.3.4 Building setback assessment

Street setbacks

The setbacks of the wall/glass lines at each level from street boundaries are set out above.

The external façade 'veil' has a curved profile, in two segments with increasing setback. The lower segment is set back from Oxford Street between 0m (at the top of retained façade) and 4.86m, while the upper segment is set back between 4.86m and 12.01m.

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The lower segment is set back from Mason Street between 0m and 4.91m, and the upper segment is set back between 4.91m and 12.06m.

The varied setback profile creates a recessive overall form, but also a visually distinctive, striking form and expression.

The setbacks therefore are in-part less than the nominated 6m minimum, but substantially more than 6m at the upper levels. The façade veil recedes by approximately 12m from the street boundaries, across a vertical distance of less than 19m, from the top of the street wall to the top of the new façade. I consider this profile to be appropriately recessive. Further, the veil forms a translucent outer 'skin' to the building, while the floor levels and glazing beneath it are also visible as more recessive components, and the combination of façade glazing and mesh veil support visual lightness and transparency in the building.

The 'Oxford Street View South' in the Urban Context Report (page 53) demonstrates that the upper-level form is highly visually recessive when viewed from nearby streetscapes, and is not visually dominant or overbearing.

Side setbacks (north)

The proposal is substantially taller than the adjoining development to the north (15-25 Oxford Street), and interfaces it with a full height boundary wall, as shown in the Context Elevation – East on drawing TP204.

This 'abrupt' interface is mitigated by the Oxford Street setback profile, which allows the proposed building to recede back, making the interface less visible from the public realm. The 'Oxford Street View South' in the Urban Context Report (page 53) is somewhat truncated and shows less at the right of the image that the Existing View photo, but indicates that the proposed boundary wall above the existing adjoining building will have limited visibility from the Oxford Street streetscape.

I therefore consider the street setbacks as proposed to be acceptable, given that they create a clearly recessive form, with increasing recessiveness at higher levels, and clear separation from the street wall.

I also conclude that the proposed height is acceptable, because the proposal meets all of the applicable criteria for additional height above 14m, as set out in DDO23.

3.4 Are the public realm interfaces / frontages appropriate?

3.4.1 Guidance

DDO23 encourages *pedestrian activity through street edge activation*, and *engaging and active street frontages.*

Clause 15.01-1S Urban Design seeks to *ensure development supports public realm amenity and safe access to walking and cycling environments and public transport.*

Clause 15.01-2S Building design guides buildings which *contribute positively to context and enhance the public realm.*

3.4.2 Assessment

Interface to Oxford Street

The Ground Floor frontage to Oxford Street comprises two large windows to the internal office tenancy, and metal mesh screening to the frontage cycle store. While I do not consider cycle storage to comprise 'active' frontage because it will contain limited activity, I support its

prominence and visibility from the street, which supports internal amenity and 'promotes' sustainable transport, and enhances the end-of-trip experience.

This frontage also incorporates an external bench facing the street, below a shallow canopy, and a bottle-filling tap for cyclists and pedestrians. These devices will facilitate engagement with the building frontage by pedestrians.

Four large windows at Level 1 also overlook the Oxford Street public realm, providing additional activation and passive surveillance opportunities.

I consider this public realm interface to be appropriate and effective in supporting safety, visual interest and activation of the public realm, through visible internal spaces and direct visual connections with the public realm.

As noted above, I accept that this location is unlikely to be effective for retail, café, or other hospitality uses, and I support the incorporation of office space at Ground Floor level.

Interface to Mason Street

The Ground Floor frontage to Mason Street comprises wide windows at Ground Floor and Level 1, and a glazed entry to the lobby space, which will accommodate pedestrian movements throughout the day.

I also consider this public realm interface to be appropriate and effective in contributing positively to the public realm.

I therefore support the public realm interfaces as proposed.

3.5 Is the architectural expression appropriate?

3.5.1 Guidance

Clause 15.01-1S Urban Design requires development to *respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.*

Clause 15.01-2S Building design guides buildings which contribute positively to context and enhance the public realm.

Clause 21.05-2 Urban Design includes the following objectives and strategies:

- *To ensure that new development contributes positively to Yarra's urban fabric.*
- *Reflect the fine grain of the subdivision pattern in building design where this is part of the original character of the area.*
- *Support new development that contributes to the consolidation and viability of existing activity centres.*

3.5.2 Assessment

The retention of the existing street facades allows the proposal to retain this part of the local character and the resultant industrial aesthetic at the lower levels.

The proposal is equally defined, however, by the upper-level façade, comprising a curved mesh 'veil' or screen which appears to be 'draped' over the building. The mesh has a higher density to the east, presumably for solar protection, than to the south façade, although both MS1 and MS2 are labelled as 'nominal 60% open' on drawing TP500 (Finishes Schedule).

This façade device gives the building a robust, substantial visual quality, particularly in more distant views, while also appearing delicate, light and transparent, at closer viewing distance, as shown in the perspective views.

In note that the 'Mason Street View West' montage in the Urban Context Report (page 51) includes a proposed Smith Street building in the background, which to my knowledge has been refused by VCAT, so should not be shown here.

I observe that Collingwood's emerging built form context comprises a range of distinctive and innovative building designs. I consider that this proposal will contribute to this context, being a distinctive and visually engaging design.

The side boundary wall to the west contains vertical bands of continuous glazing above the rear laneway frontage, while the 'blank' boundary wall facing the adjoining site is articulated with vertical shadow gaps, and horizontal metal trims. I consider this subtle extent of articulation to be adequate given the limited extent of blank façade and the presence of windows in the northern part of this façade.

I therefore consider the external expression to be appropriate and supportable.

Recommendation 1

However, I recommend that the durability and maintenance requirements/provisions for the façade mesh (labelled MS1 and MS2 on the plans) materials, and the side boundary wall 'cement panel' (labelled CP) material be further investigated, to ensure that these components retain their appearance over the long term, and can be effectively maintained, to avoid visual degradation in this unusual façade type.

3.6 Are equitable development opportunities provided?

As noted above, the adjoining site to the north has been redeveloped for apartments, built to the side boundary interfacing the subject site.

It appears reasonable to expect that the neighbouring building to the west could be redeveloped to a similar mid-rise scale as the subject proposal.

In this context, I consider a 'blank' wall on-boundary to be the most appropriate approach to providing for equitable development opportunity on adjoining sites.

I note that a future development to the west could have a lesser front setback than the subject proposal, and so would be partly visible 'above' the curved profile of the subject proposal, as viewed from the east, given the unusual setback profile of the subject proposal. However, I do not consider that this potential requires the proposal to be modified.

The subject proposal incorporates demountable photovoltaic (PV) (solar) panels on the north-facing boundary wall, which are positioned above the boundary wall of the adjoining apartment development to the north. This is based on the neighbouring property being unlikely to be redeveloped or extended further, which is a reasonable assumption, given it appears to be a strata-titled apartment development.

I consider the PV panels to be acceptable given they provide a sustainability function for the proposed building, and make use of an otherwise blank north-facing wall above an existing roof to the north.

I therefore consider that the proposal appropriately provides for equitable development potential on the adjoining site to the west.

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Attachment 13 - PLN20/0747 - 1-13 Oxford Street, Collingwood - Urban Design (external) referral

4.0 Conclusion

I consider the proposed development at 1-13 Oxford Street, Collingwood to be an appropriate response to Collingwood's evolving urban context, and to the parameters of the subject site and its interfaces.

While the proposed height substantially exceeds the preferred maximum height established by the interim controls in DDO23, the design meets all of the applicable criteria for additional height.

The external expression reflects a refined, considered design, and a visually interesting formal approach, which will contribute positively to the experience of this location.

I therefore consider that this proposal warrants support from an urban design perspective.

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