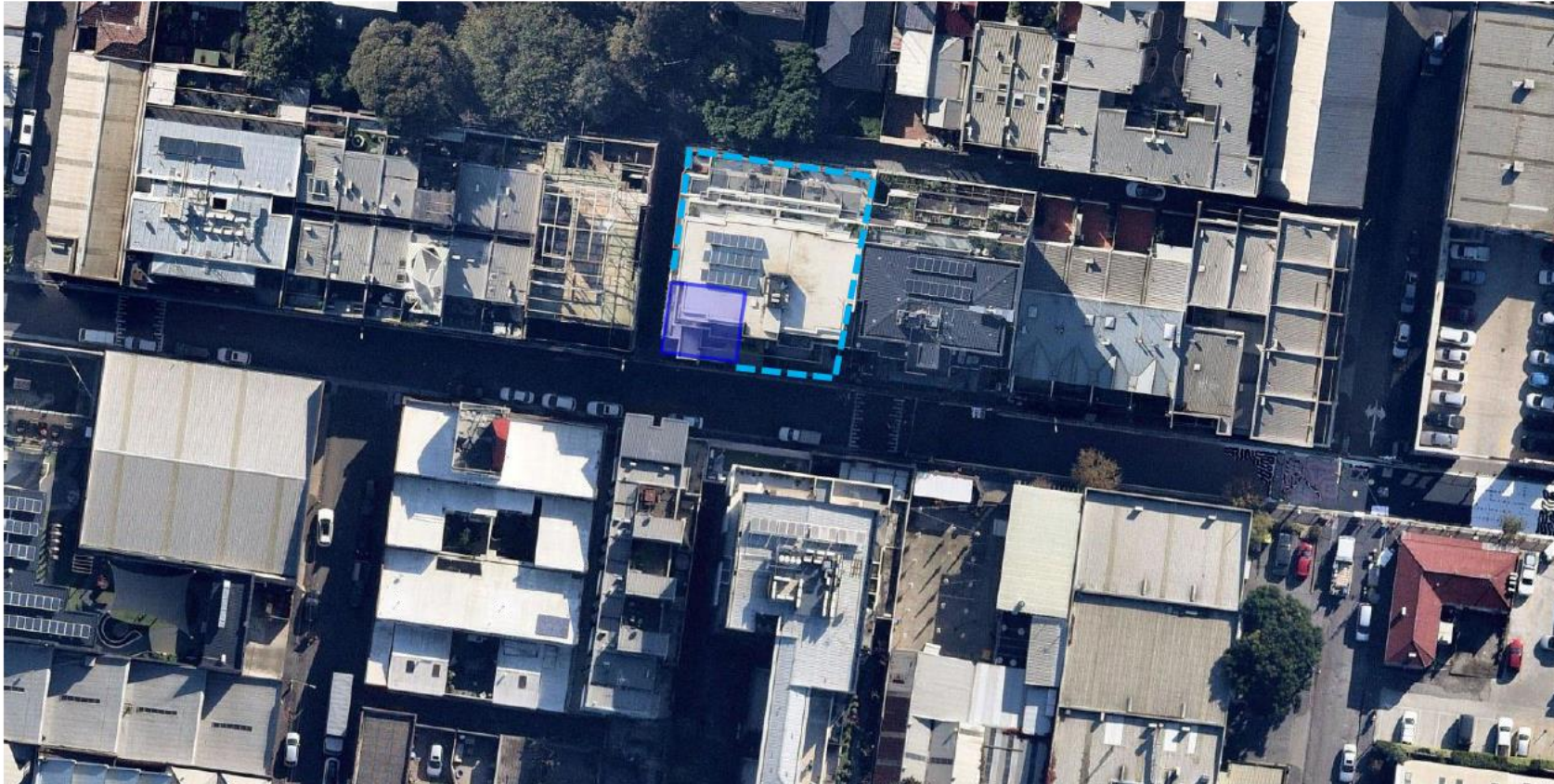



Attachment 1 - PLN13/0538.01 - 45 Rose Street Fitzroy - Site Map

Subject Site 45 Rose Street Fitzroy



North ↑

Subject tenancy 

Wider site 

Attachment 2 - PLN13/0538.01 - 45 Rose Street Fitzroy - Endorsed Acoustic Report



PLANNING & ENVIRONMENT ACT 1987  
YARRA PLANNING SCHEME  
RESIDENTIAL DEVELOPMENT 45 ROSE STREET FITZROY  
Report referred to in Permit No: PLN13/0538  
relating to Condition No: 5  
.....  
For and on behalf of the Responsible Authority  
DATE 19 06 2014 PAGES 2 to 26  
This is NOT a Building Permit

RESIDENTIAL DEVELOPMENT 45 ROSE STREET FITZROY  
Town Planning Acoustic Report  
Rp 001 R02 2014073ML

6 June 2014



**Attachment 2 - PLN13/0538.01 - 45 Rose Street Fitzroy - Endorsed Acoustic Report**



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Project:	<b>RESIDENTIAL DEVELOPMENT 45 ROSE STREET FITZROY</b>	This is NOT a Building Permit DATE 1 / 1 PAGES For and on behalf of the Responsible Authority Report referred to in Permit No. .... relating to Condition No. .... YARRA PLANNING SCHEME PLANNING & ENVIRONMENTAL REPORT
Prepared for:	<b>Stoll Long Architecture 99 Drummond Street  Carlton VIC 3053</b>	
Attention:	<b>Daniel Liong</b>	
Report No.:	<b>Rp 001 R02 2014073ML</b>	

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**Document control**

Status:	Rev:	Comments	Date:	Author:	Reviewer:
Final	-	Issue to client	24 March 2014	P. Heinze	R. Leo
Final	01	Wall types updated	28 May 2014	P. Heinze	R. Leo
Final	02	Updated reference to operational hours	6 June 2014	P. Heinze	R. Leo





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APPENDIX A GLOSSARY OF TERMINOLOGY



**Attachment 2 - PLN13/0538.01 - 45 Rose Street Fitzroy - Endorsed Acoustic Report**



- APPENDIX B PLANNING MAP
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**Attachment 2 - PLN13/0538.01 - 45 Rose Street Fitzroy - Endorsed Acoustic Report****1.0 INTRODUCTION**

Haus Fitzroy Pty Ltd (HDF) proposes to develop land at 45 Rose Street, Fitzroy for a mixed use seven storey building comprising car parking on basement level, car parking and retail premises on ground floor, and residential apartments above.

Long Stoll Architecture has engaged Marshall Day Acoustics (MDA) to prepare an acoustic report having regard to noise impacts on the proposed development and detailing appropriate measures to provide suitable protection for future residents in accordance with City of Yarra requirements.

MDA Town Planning Acoustic Report, Rp 001 2014073ML, issued report 24 March 2014, addressed the potential noise impacts due to the development as well as the impact of road traffic noise to the building. The client has since changed a number of the structural walls from precast concrete to the AFS wall system, and this report incorporates those changes.

Acoustic terminology used in this report is described in Appendix A.

**2.0 REVIEWED DOCUMENTATION**

The 'Issued for Tender' set of drawings, prepared by Long Stoll Architecture and detailed in Table 1, have been considered in this assessment.

**Table 1: Reviewed documentation**

Item-Number	Author	Status	Date
Floor & RCP Plans: A 103 - A 109	Long Stoll Architecture	Issued for tender	15/05/2014
Partition Plans: A 111 - A 116	Long Stoll Architecture	Issued for tender	15/05/2014
Elevations: A 201 – A 202	Long Stoll Architecture	Issued for tender	15/05/2014
Sections: A 203 – A 207	Long Stoll Architecture	Issued for tender	15/05/2014
Wall Type Schedule: A 301 - A 303	Long Stoll Architecture	Issued for tender	15/05/2014

**3.0 SITE AND PROJECT DESCRIPTION****3.1 Site location and surroundings**

The proposed development site at 45 Rose Street is currently occupied by single storey commercial buildings. The site is bounded by Rose Street to the south, laneways to the west and north, and existing single storey commercial building immediately to the east at 61 Rose Street where a proposed six storey apartment is to be constructed (Ref: Planning Permit PLN 11/0576). Adjacent the site is:

- A mix of commercial and residential buildings, some 3 storey apartments, are located on the south side of Rose Street
- 2 storey commercial building on the west side of the western laneway
- Residential buildings on the north side of the northern laneway and the Gary Owen Park diagonally north-west of the site over the intersections in the laneway.

An aerial photo of the site is shown in Figure 1.

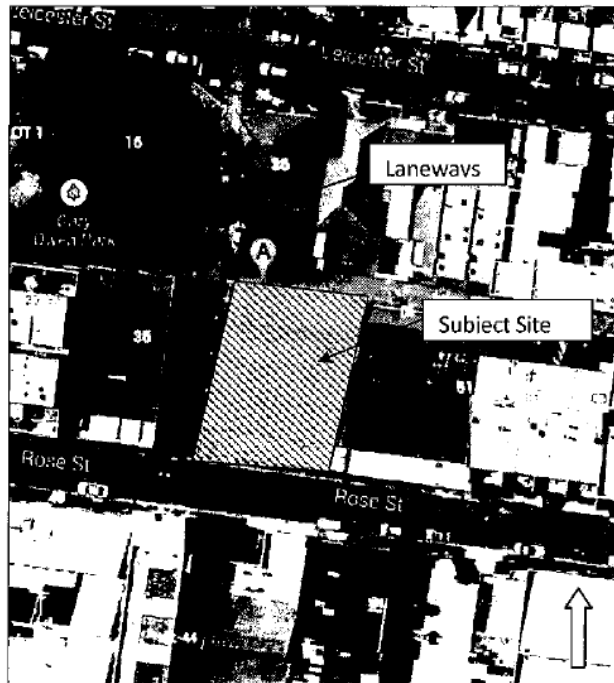


Figure 1: Proposed site and surroundings (Source: Google Maps)

The proposed development is in a Mixed Use Zone (MUZ) with Residential 1 Zone (R1Z) and Public Park and Recreation Zone (PPRZ) in the immediate environs.

A map of the land use zones in the vicinity of the site is presented in Appendix B.

### 3.2 Project description

The proposed development consists of the following:

- Car-parking, bike store, and storage located on Basement floor
- 2 studio/retail premises, fronting on to Rose Street and further car-parking on further Ground level
- 23 Apartments to Levels 1-5 (7 each on Levels 1-2, 4 on Level 3, 3 on Level 4 and 2 on Level 5).

The apartments are Class 2 residential for the purposes of assessment under the Building Code of Australia. We understand the building is to be of concrete column and slab construction.

### 3.3 Planning requirements

The site is located in the City of Yarra. The planning permit, number PLN13/0538, for the development issued (31 January 2014) by the City of Yarra includes the following specific building design requirements:



<p><i>Amenity</i></p> <p>3. Noise emissions (including those from plant and equipment) must comply with the State Environment Policy or any other standard recommended by the Environmental Protection Authority to the satisfaction of the Responsible Authority.</p> <p>4. The amenity of the area must not be detrimentally affected by the use or development, through (a) The transport of materials, goods or commodities to or from land; (b) The appearance of any buildings, works or materials; (c) The emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or (d) The presence of vermin.</p> <p><i>Acoustic</i></p> <p>5. Before the plans are endorsed, an acoustic report prepared by a suitably qualified expert must be submitted to and approved by the Responsible Authority. Once approved, the acoustic report will be endorsed and will then form part of the permit. The report must include an assessment of how the relevant Australian Standards will be met and must prescribe the form of acoustic treatment to:</p> <p>(a) Confirm that the food and drink premises and artist studio uses are appropriately acoustically treated where necessary to protect the proposed dwellings from commercial noise.</p> <p>(b) Confirm the proposed dwellings will meet the relevant EPA or other relevant requirements having regard to traffic and commercial noise.</p> <p>(c) Protect all dwelling occupants and nearby occupants from noise generated from the mechanical plant equipment and ventilation mechanisms installed or constructed as part of the development (including air conditioner units and lifts).</p>
--

There is potential noise impact on the residential apartments from the following sources which will require consideration:

- Road traffic
- Studio/retail premises activity on the Ground Floor
- Existing commercial activity
- External building services equipment.

Details of the proposed apartments are provided in Appendix C.

**4.0 EXISTING NOISE ENVIRONMENT**

Due to extraneous construction activity adjacent the site, ambient noise levels were measured at similar locations distant from the site, on Wednesday morning 19 March 2014, using a Brüel & Kjær 2250 precision integrating sound level meter fitted with a weatherproof windshield. Background noise levels at the site were measured in early hours of Thursday 20 March 2014 using the same instrumentation.

For noise measurements, the microphone was mounted on a pole at a height of approximately 1.5m above local ground level under free field conditions. Measurements were obtained using the 'F' response time and A-weighting frequency network. The equipment was calibrated before and after each measurement set and no significant calibration drifts were observed.



**4.1 Background noise**

Measurements of night time background noise levels were obtained between 0045-0115hrs on Wednesday 20 March 2014. Noise levels were measured using a Brüel & Kjær type 2250 precision integrating sound level meter fitted with a weatherproof windshield. The background measurement position is shown in Figure 2, representative of the nearest noise sensitive receivers to the proposed development.

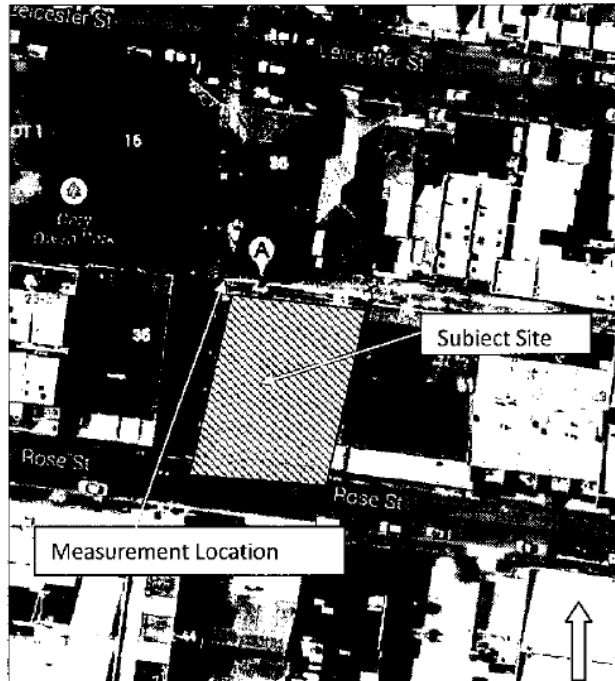


Figure 2: Background noise measurement position

The background noise environment was dominated by intermittent road traffic on Nicholson Street, west of the site. During measurements the weather was fine, with no wind and clear skies. Measured noise levels are presented in Table 2.

Table 2: Measured background noise levels – north- west corner of site

Period	Background Noise Level, dB L <sub>AS0</sub>
Night	31

**4.2 Ambient noise**

Measurements of ambient noise levels were obtained between 0830-0930hrs on Thursday 19 March 2014.

As stated, there were several construction/building activities close to the site that dominated the noise levels. Ambient noise levels were therefore measured at similar locations away from the site. Weather conditions during the ambient surveys were dry with no wind. Measured data was not affected by atmospheric conditions.





Table 3 details the locations, observations and results of ambient noise level measurements.

**Table 3: Measured ambient noise levels indicative for the site**

Location	Measured noise level, dB		Observations
	Ambient noise level, L <sub>Aeq</sub>	Background noise level, L <sub>A90</sub>	
Corner of Fitzroy and Westgarth Streets	60	50	Traffic and pedestrians in local streets and Alexandra Parade; and Tram and vehicular traffic on Brunswick Street
Corner of Rose and Spring Streets	57	50	Traffic and pedestrians in local streets; and Tram and vehicular traffic on Nicholson Street

The noise level measurement at the Corner of Fitzroy and Westgarth Streets is a block closer to Brunswick Street whereas 45 Rose Street is approximately one further block removed. Noise levels at the corner of Rose and Spring Streets are considered representative of all facades of the development.

**5.0 POTENTIAL NOISE IMPACTS**

Potential noise impacts associated with the proposed development should be addressed. This includes existing noise sources in the vicinity of the site and the potential impact of the development itself on existing residential and commercial properties neighbouring the site.

**5.1 Impacts upon the proposed development**

The following existing noise sources in the vicinity of the site have the potential to impact on the proposed development:

- Vehicular traffic on Rose Street and the laneways
- Plant and commercial activity noise from surrounding commercial premises.

**5.2 Impacts due to the proposed development**

The following noise sources associated with the development have the potential to impact on the surrounding residential and commercial properties:

- Noise emission from centralised and mechanical plant
- Noise emission from air-conditioning plant serving individual apartments
- Noise from vehicles accessing the Basement and Ground Level car park
- Waste collection
- Noise emission from the studio/retail space at ground floor level.



**5.3 Assessment criteria**

Relevant assessment criteria relating to the potential noise impacts associated with the development identified above are detailed in Table 4.

**Table 4: Potential noise impacts and assessment criteria**

Potential noise impact	Applicable acoustic design criteria	Status
Traffic noise	AS 2107	Industry Standard
	Sleep disturbance	NSW DECCW Guideline
Plant and commercial noise	SEPP N-1	Legislation (mandatory)
Domestic plant	Environment Protection (Residential Noise) Regulations 2008, S.R.No.121/2008.	Legislation (mandatory)
	EPA Publication 1254	Guideline
Music Noise	SEPP N-2	Legislation (mandatory)
Car park noise	Sleep disturbance	NSW DECCW Guideline
Waste collection	EPA Publication 1254	EPA Guideline

The applicable acoustic design criteria are summarised in the following sections.

**6.0 ACOUSTIC DESIGN CRITERIA**

**6.1 Traffic noise levels**

Australian Standard 2107-2000 *Acoustics - Recommended design sound levels and reverberation times for building interiors* provides recommendations for acceptable internal noise levels. Table 5 shows the recommended internal noise levels stated in AS2107 for "houses and apartments near minor roads", which is considered to be applicable to the proposed development.

**Table 5: AS2107 recommended internal noise levels,  $L_{Aeq}$  dB**

Area	Recommended internal noise level	
	Satisfactory	Maximum
Living areas	30	40
Sleeping areas	30	35
Work/utility areas	35	40
Apartment common areas (eg, lobbies)	45	55

Compliance with the "satisfactory" level is preferred, but compliance with the "maximum" noise level is considered to be acceptable.



AS2107 does not specify the measurement procedure to determine whether compliance has been achieved but does state the following:

*In situations where traffic (or other) noise levels may vary widely over a 24-hour period, measurements to assess compliance with this Standard should be taken at the relevant time according to the area of occupancy or activity in the building.*

Given the above, it could be argued that compliance measurements for bedrooms should be made during the night period between 2200-0700hrs (commonly referred to as the night period), although this does not allow for those occupants who may be shift workers or such like that may have a requirement to sleep during the day. For living and dining rooms, the compliance measurement should be made during the day and evening time periods of 0700-2200hrs (commonly referred to as the day/evening period).

AS2107 does not specify noise measurement duration. It is recommended that compliance generally be assessed based on the typical worst-case 15-minute  $L_{Aeq}$  noise level throughout the relevant time period (eg, night-time for bedrooms).

Table 5 shows both the preferred “satisfactory” and the highest allowable “maximum” internal noise level. Higher quality developments should obviously aim to achieve lower levels of traffic noise intrusion. Project experience shows that if internal noise levels in bedrooms or living areas exceed an hourly average of approximately 40dB  $L_{Aeq}$  that the level of occupant dissatisfaction is likely to be relatively high.

As a minimum, traffic noise levels in apartments at the proposed development should be designed to achieve compliance with AS2107.

**6.2 Central plant noise emission criteria**

Noise emission from central plant at the site must comply with the requirements of *State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade) No. N-1 (SEPP N-1)*.

SEPP N-1 noise limits are calculated based on ‘zoning level’ (calculated based on the land use zoning) and the background noise level in the vicinity of the site (refer Section 4.1). On the basis that centralised plant may operate any time, noise emissions must comply with the SEPP N-1 night-time noise limit. Compliance with the night-time noise limit will ensure compliance with the day and evening noise limits. Table 6 details the SEPP N-1 night time noise limit based on the corresponding zoning level and measured background noise level.

**Table 6: SEPP N-1 time periods and noise limits, dB**

Period	Day of week	Time period	Zoning level	Background noise level, $L_{A90}$	Noise limit, $L_{off}$
Night	Mon-Sun	2200-0700hrs	45	31	41

**6.3 Apartment air-conditioning plant noise criteria**

Noise from fixed domestic plant associated with residential properties must comply with the requirements of the *Environment Protection (Residential Noise) Regulations 2008 (Statutory Rule No.121/2008)* which sets out provisions for control of noise from domestic appliances including motorized equipment, electric power equipment, domestic air-conditioning plant, swimming pool pumps and musical equipment, whether amplified or not.



The regulation does not prescribe noise limits for the equipment, but it does prescribe allowable hours of operation for the purposes of determining whether noise is 'unreasonable' at residential premises under Section 48A(5) of the *Environment Protection Act 1970*.

The Environment and Protection (Residential Noise) regulation 2008 is the only legislation regarding residential noise in the State of Victoria.

Group 3 of the schedule of prescribed items covers domestic air-conditioners and domestic heating equipment, and prohibits hours of operation as follows:

- Monday to Friday: before 0700hrs and after 2200hrs
- Weekends and Public Holidays: before 0900hrs and after 2200hrs

Notwithstanding the above requirements, it is not always practical to turn off air-conditioning units during the night-time hours. If noise was inaudible inside any residence, then Section 48A(5) of the Environment Protection Act would effectively be achieved. This is consistent with Section 1 of *EPA Publication 1254, Noise Control Guidelines* which provides recommended noise limits for fixed domestic plant.

These Noise Control Guidelines are used by local authorities and municipal councils to assess noise issues and recommend the following:

*Day and evening operation*

Where noise from any fixed domestic plant occurs beyond the residential property boundary, the broadband intrusive noise resulting from its use shall not exceed the background noise level by more than 5dB when measured at the property boundary.

*Night operation*

The noise from fixed domestic plant must not be audible within a habitable room of any other residence (regardless of whether any door or window giving access to the room is open) during prohibited hours.

#### 6.4 Sleep disturbance criteria

When intrusive noise reaches certain levels largely independent of background noise, there is a potential for disturbance of sleep and possibly awakening if these activities occur during the night period of 2200-0700hrs.

A document published in March 2011 by the New South Wales Office of Environment and Heritage entitled *NSW Road Noise Policy* has compared a number of sleep disturbance criteria and concluded the following:

- *Maximum internal noise levels below 50-55 dB  $L_{Amax}$  are unlikely to cause awakening reactions*
- *One or two noise events per night, with maximum internal noise levels of 65-70 dB  $L_{Amax}$  are not likely to affect health and wellbeing significantly.*



It is noted that the maximum internal noise levels apply in cases where windows to an internal area would be open. It is generally accepted that internal noise levels in conventional dwellings with the windows open are approximately 10dB lower than external noise levels. Based on the NSW Office of Environment and Heritage findings, a noise level of 60-65dB outside an open bedroom window would be unlikely to cause awakening reactions.

Therefore the following internal design criteria are recommended:

- Bedrooms: 55dB  $L_{Amax}$
- Other living areas: 60dB  $L_{Amax}$

These limits are based on a precedent set in the Victorian Civil and Administrative Tribunal (VCAT) regarding acceptable internal noise levels for residences adjacent to Tramway lines (Reference No. P2470/2003). In this case, a decision to grant a permit was made on the basis that the noise level of trains was not to exceed 55dB  $L_{Amax}$  in bedrooms and 60dB  $L_{Amax}$  in living areas. These levels were based on the commonly-used criteria for sleep disturbance taken from the *NSW Road Noise Policy* discussed in Section 6.5.

Since 2003, there have been two VCAT decisions which have recommended an internal noise limit of 50dB  $L_{Amax}$  in bedrooms. However, there is no compelling case for the lower criterion as the decisions were not based on objective evidence presented to the Tribunal and are, in MDA's opinion, unnecessarily restrictive. 55dB  $L_{Amax}$  is very close to the threshold of onset for noise-related sleep disturbance, and there is almost no significant difference (<1%) in reported levels of sleep disturbance between 55dB  $L_{Amax}$  and 50dB  $L_{Amax}$ .

The 55dB  $L_{Amax}$  criterion has now been accepted by Public Transport Victoria (PTV) in a letter dated 18 October 2012, in relation to a residential development in Braybrook. Further details can be provided upon request.

## 7.0 PRELIMINARY ACOUSTIC ASSESSMENT

### 7.1 Waste collection

*EPA Publication 1254 Noise Control Guidelines* provides the following recommendations for industrial waste collections:

- Refuse bins should be located at sites that provide minimal annoyance to residential premises
- 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
- Noisy verbal communication between operators should be avoided where possible.





The following schedule of acceptable times for waste collection is also provided in the *EPA Noise Control Guidelines*:

*One collection per week*

6:30am-8pm: Monday to Saturday

9am-8pm: Sunday and public holidays

*Two or more collections per week*

7am-8pm: Monday to Saturday

9am-8pm: Sunday and public holidays.

It is recommended that waste disposal activities adhere to the above guidelines and procedures.

### **7.2 Noise emissions from nearby commercial properties**

Within the Melbourne metropolitan area, noise from air-conditioning, ventilation, exhaust and refrigeration equipment serving commercial premises is governed by SEPP N-1.

Commercial activity and noise emissions from commercial plant associated with existing premises would be required to comply with SEPP N-1 at the proposed development.

During the measurement periods, noise from nearby commercial properties was inaudible.

Given the proximity of existing residential properties and assuming that commercial noise emissions currently comply with SEPP N-1 at existing properties, it is anticipated that the proposed development does not create significant problems for existing commercial premises in terms of compliance with environmental noise emission limits.

#### **Young Bloods Diner**

A diner, Young Bloods Diner, is located at 60 Rose Street diagonally opposite and one lot removed from the site. The diner has a roof top bar and its operating hours are day time only, between 7am to 5pm, 7 days per week.

Townhouses/apartments at 65 Rose Street already exist directly across the road from the Diner. Based on compliance with all SEPP noise criteria, referenced in Sections 5.3, 6.2 and 6.4 we would expect compliance would be achieved at 45 Rose Street.

In addition, we understand that the hours of operation of the Young Blood Diner may be extended to 9pm Sunday through Thursday and 11pm Friday and Saturday. The possible extension of hours of the Diner will not impact on the outcomes of this report.

### **7.3 External building services noise emission**

Typically, external building services plant includes individual split system units, condensers and refrigeration plant. It is proposed that the majority of equipment would be mounted on the roof in a dedicated roof top area, screened by louvres. There may also be some mechanical plant located on the south side of the building on the ground floor.

### 7.3.1 Central Plant

Noise criteria are detailed in Section 6.2. The only centralised plant identified for this development is a centralized gas hot water system consisting of 3 instantaneous gas HWS units and a storage tank, located on the roof top next to the lift shaft. Environmental noise from this type of plant is minimal and specific noise control measures or treatment is not envisaged or required.

### 7.3.2 Fixed domestic

Generally, domestic condenser units generate a sound pressure level of approximately 55-60dB L<sub>Aeq</sub> at 1m. With appropriate location of the condensers and utilisation of acoustic screening by the building, the requirements for noise emission from the condensers are expected to be achievable.

We understand that each apartment outdoor condensing unit will be located on respective balconies and below balustrade height which will provide sufficient acoustic screening.

## 7.4 Building envelope construction

Based upon our attended noise surveys, traffic noise exposure to the development is considered to be low to moderate. Based on the drawings provided in Section 2.0, the following sections detail the extent of indicative treatment required to achieve the design criteria nominated in Section 6.1. The following wall and glazing types, and locations, have been assessed with regards to site noise levels to confirm compliance with the criteria in Section 6.0.

### 7.4.1 Walls

#### *Masonry walls*

MDA understands that the solid masonry wall of the building will consist of the following typical constructions:

- WT4-10: External VM-zinc cladding on 35mm galv. steel top hat system at 600mm centres, AFS 162mm structural wall system; Rondo long neck Beta Fixing furring channel clips with Ultra 20 foil board insulation against AFS 162 wall; 28mm furring channel at 600mm centres and 13mm plasterboard internal wall lining
- WT4-11: External AFS 162mm structural wall system; Rondo long neck Beta Fixing furring channel clips with Ultra 20 foil board insulation against AFS 162 wall; 28mm furring channel at 600mm centres and 13mm plasterboard internal wall lining
- WT4-15: External AFS 150mm structural wall system; vapour barrier, 20mm gap, 64mm steel studs at 600mm centres and 13mm plasterboard internal wall lining
- WT4-17: External AFS 150mm structural wall system; Rondo long neck Beta Fixing furring channel clips with Ultra 20 foil board insulation against AFS 162 wall; 28mm furring channel at 600mm centres and 13mm plasterboard internal wall lining



- WT4-20: External VM-zinc cladding on 35mm galv. steel top hat system at 600mm centres, AFS 162mm structural wall system; Rondo long neck Beta Fixing furring channel clips with Ultra 20 foil board insulation against AFS 162 wall; 28mm furring channel at 600mm centres and 13mm plasterboard internal wall lining
- WT4-22: External AFS 162mm structural wall system; vapour barrier, 20mm gap, 64mm steel studs at 600mm centres and 13mm plasterboard internal wall lining.

The above constructions provide sufficient noise attenuation for minimising noise impacts on the apartments.

#### *Lightweight walls*

Several infill lightweight walls are proposed including:

- WT3-01: 9mm thick compressed Fibre Cement sheets (e.g. James Hardie D3-ComTex) on 35mm galv. steel top hat system at 600mm centres, foil sarking on 92mm steel studs at 600mm centres; Bradford Soundscreen Plus R2.5 insulation batts placed in the cavity formed and 16mm FR plasterboard internal wall lining
- WT3-02: Alpolic facade cladding system on 35mm galv. steel top hat system at 600mm centres, foil sarking over 16mm FR plasterboard wall lining, 92mm steel studs at 600mm centres; Bradford Soundscreen Plus R2.5 insulation batts placed in the cavity formed and 16mm FR plasterboard internal wall lining
- WT3-03: VM zinc panel system on 35mm top hat, foil sarking, 16mm FR plasterboard internal wall lining on 92mm steel studs (at 450mm centres); R2.5 insulation batts placed in the cavity with 16mm FR plasterboard internal wall lining

The above lightweight external wall constructions are acceptable and in addition with the above masonry wall systems provides sufficient noise attenuation for minimising noise impacts on the apartments.

#### 7.4.2 Glazing and Sliding Doors

External noise intrusion through the glass and the acoustic performance requirements of the glass are heavily dependent on the glazing area. The greater the glazing area, the greater the external noise intrusion and the higher the acoustic performance of the glass required to achieve a certain indoor noise level.

As is the case for any building that is exposed to significant external noise, the design criteria will be not be achieved with windows or sliding glazed doors open, however, the apartment occupants have the option to close external windows and doors to significantly reduce noise intrusion. With the window closed, ventilation may be required and should be addressed by the projects' mechanical consultant or contractor.



It is not sufficient to only specify glazing types and thicknesses for the building envelope. The effect of the frame, seals and surrounds must also be considered in the analysis, to ensure that the facade system used does not significantly degrade the acoustic performance of the glazing. Facade acoustic performance, which includes the glazing, framing, and surrounds, are specified as the Weighted Sound Reduction Index,  $R_w$ . Importantly, the octave band sound transmission loss values are also to be achieved.

*Proposed facade glazing*

The proposed facade glazing for the apartments and ground floor retail consists of:

- Minimum single glazed laminated - 6.38mm
- Minimum double fixed glazed - 6.38mmCP Clr/12mm/6mm
- Minimum hinged glass door – 3mm/12mmAr/3mmET

Following our assessment of the above glazing, ambient noise levels and apartment constructions with area of glazing nominated we recommend the following glazing options:

- Minimum single glazed laminated - 6.38mm or 10mm monolithic
- Minimum double fixed glazed - 6.76mm lam Clr/12mm/6mm
- Minimum hinged glass door – 6.76mm lam ET/12mm/6mm

The facade supplier/contractor for the proposed development should provide facade glazing and facade systems that achieve the minimum acoustic performance shown in

**Table 7.**

**Table 7: Glazing acoustic performance specification**

Glazing system	Minimum weighted sound reduction $R_w$	Minimum sound reduction (dB) of facade system at octave band centre frequency (Hz)						
		63	125	250	500	1000	2000	4000
6.38mm lam <sup>(1)</sup> or 10mm monolithic	33	21	25	26	31	35	32	40
6.76mm lam <sup>(1)</sup> / 12mm / 6mm	39	21	24	26	36	41	45	51

Notes: 1. lam refers to 'standard laminate PVB interlayer'

**7.4.3 Roof**

MDA understands that the roof system on Level 5 will be of the following construction:

- 200mm thick slab, with metal deck over

The above roof construction, when combined with plasterboard suspended ceilings in the Level 5 apartments, provides sufficient noise attenuation for minimising noise impacts on the apartments.



#### 7.5 Sleep disturbance

The highest measured noise level during our night period survey was  $L_{Amax}$  65dB from passing pedestrians. No events greater than  $L_{Amax}$  65dB were observed during our survey, and we do not consider that the nominated sleep disturbance criteria will be commonly exceeded at the development.

Confirmation of this should be made by longer term noise monitoring during the design stage of the development.

#### 7.6 Ground floor studio/retail

The Building Code of Australia (BCA) specifies minimum criteria and construction requirements for sound and impact insulation between apartments and adjacent commercial tenancies and these will be incorporated in the acoustic design of this development. The BCA criteria will provide acceptable treatment for the apartments where typical patron and activities occur in the studio/retail spaces, e.g. offices, shops, café with background music.

Where amplified or live music is envisaged within the studio/retail spaces, including potential for outdoor dining, then these spaces will need to separately comply with SEPP-N2 criteria and we recommend in these circumstances a noise management plan is prepared as outlined in Appendix D.

#### 8.0 CONCLUSION

Haus Fitzroy Pty Ltd proposes to develop a mixed use 7 storey building at 45 Rose Street, Fitzroy comprising retail premises and residential apartments.

Marshall Day Acoustics has prepared an acoustic report having regard to noise impacts on the proposed development and provided design requirement for the protection of future residents in accordance with City of Yarra planning permit requirements. Design criteria have been developed taking into consideration the requirements of the applicable State Environment Protection Policies and relevant guidelines.

The building envelope construction has been reviewed and recommendations provided for the control of noise intrusion from external sources via the various building facade elements. Details of potential noise impacts of the development on adjacent existing residences have also been considered.





**APPENDIX A GLOSSARY OF TERMINOLOGY**

<b>Ambient</b>	The ambient noise level is the noise level measured in the absence of the intrusive noise or the noise requiring control. Ambient noise levels are frequently measured to determine the situation prior to the addition of a new noise source.
<b>A-weighting</b>	The process by which noise levels are corrected to account for the frequency response of the human ear.
<b>dB</b>	<u>Decibel</u> The unit of sound level.
<b>Frequency</b>	The number of pressure fluctuation cycles per second of a sound wave. Measured in units of Hertz (Hz).
<b>Hertz (Hz)</b>	Vibration can occur over a range of frequencies extending from the very low, such as the rumble of thunder, up to the very high such as the crash of cymbals. The frequency of vibration and sound is measured in hertz (Hz). Once hertz is one cycle per second. Structural Vibration is generally measured over the frequency range from 1Hz to 500Hz (0.5kHz).
<b>L<sub>Aeq</sub></b>	The equivalent continuous (time-averaged) A-weighted sound level. This is commonly referred to as the average noise level.
<b>L<sub>A90</sub></b>	The A-weighted noise level equalled or exceeded for 90% of the measurement period. This is commonly referred to as the background noise level.
<b>L<sub>A10</sub></b>	The A-weighted noise level equalled or exceeded for 10% of the measurement period. This is commonly referred to as the average maximum noise level.
<b>L<sub>Amax</sub></b>	The A-weighted maximum noise level. The highest noise level which occurs during the measurement period.
<b>L<sub>OCT10</sub></b>	The noise level exceeded for 10% of the measurement period in the octave bands 63Hz-4kHz. Commonly referred to as the average maximum noise level.
<b>L<sub>OCT90</sub></b>	The noise level exceeded for 90% of the measurement period in the octave bands 63Hz-4kHz. Commonly referred to as the background noise level.
<b>Octave Band</b>	A range of frequencies where the highest frequency included is twice the lowest frequency. Octave bands are referred to by their logarithmic centre frequencies, these being 31.5 Hz, 63 Hz, 125 Hz, 250 Hz, 500 Hz, 1 kHz, 2 kHz, 4 kHz, 8 kHz, and 16 kHz for the audible range of sound.
<b>R<sub>w</sub></b>	<u>Weighted Sound Reduction Index</u>

**Attachment 2 - PLN13/0538.01 - 45 Rose Street Fitzroy - Endorsed Acoustic Report**

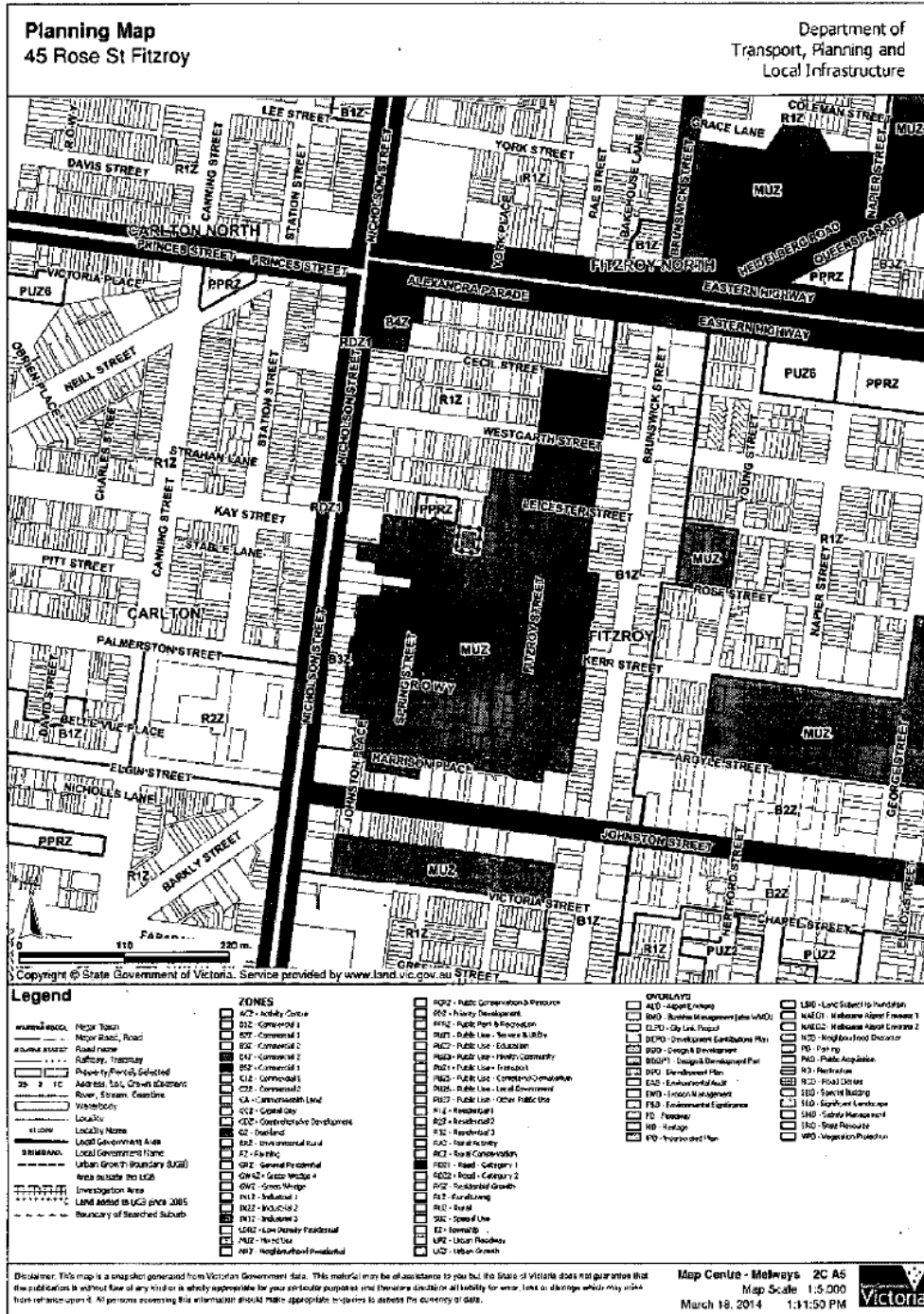


A single number rating of the sound insulation performance of a specific building element.  $R_w$  is measured in a laboratory.  $R_w$  is commonly used by manufacturers to describe the sound insulation performance of building elements such as plasterboard and concrete.

Attachment 2 - PLN13/0538.01 - 45 Rose Street Fitzroy - Endorsed Acoustic Report

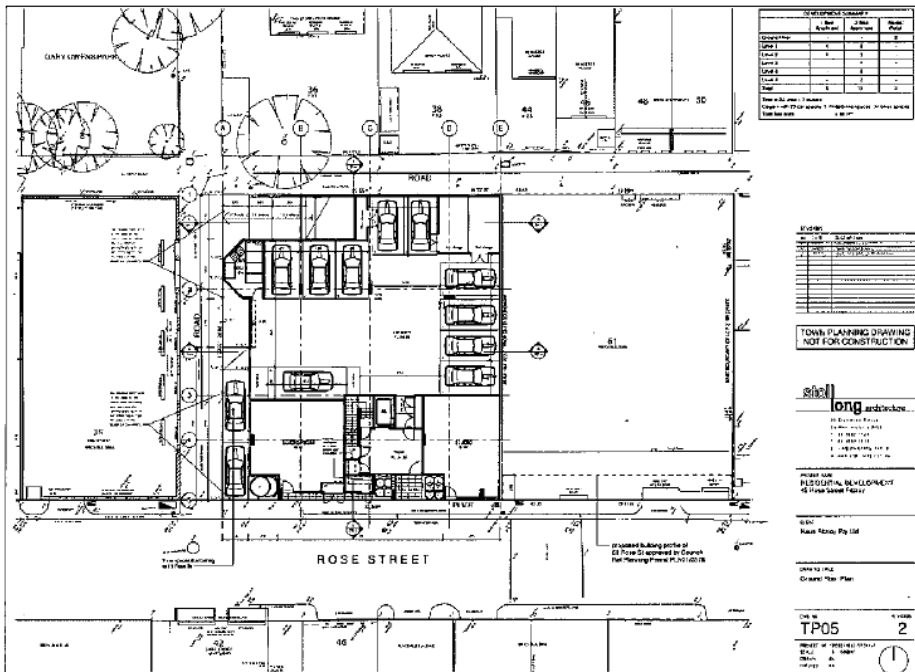
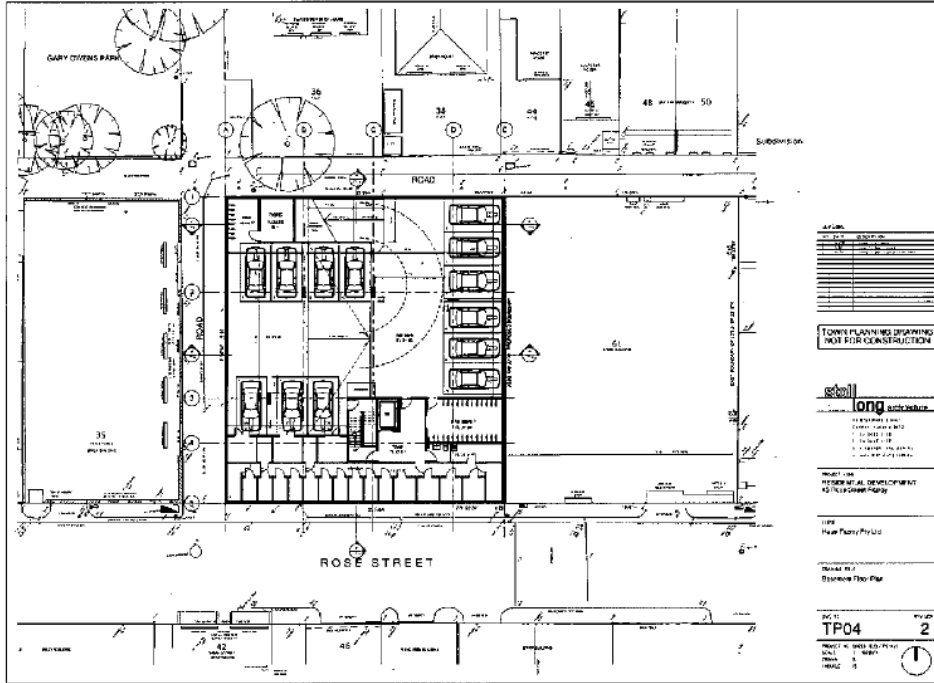


APPENDIX B PLANNING MAP

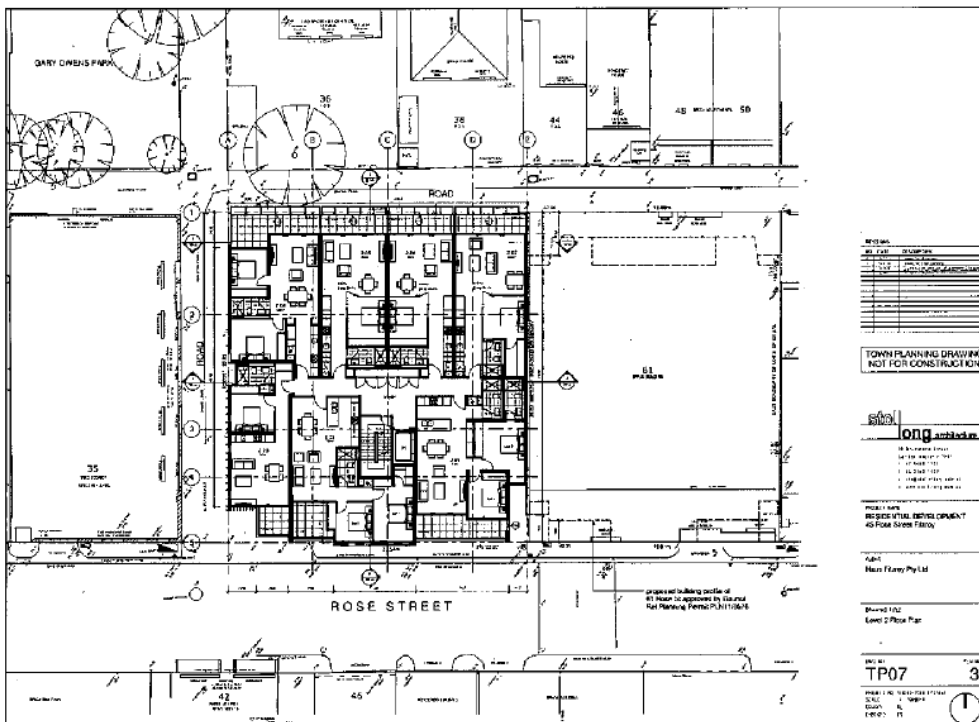
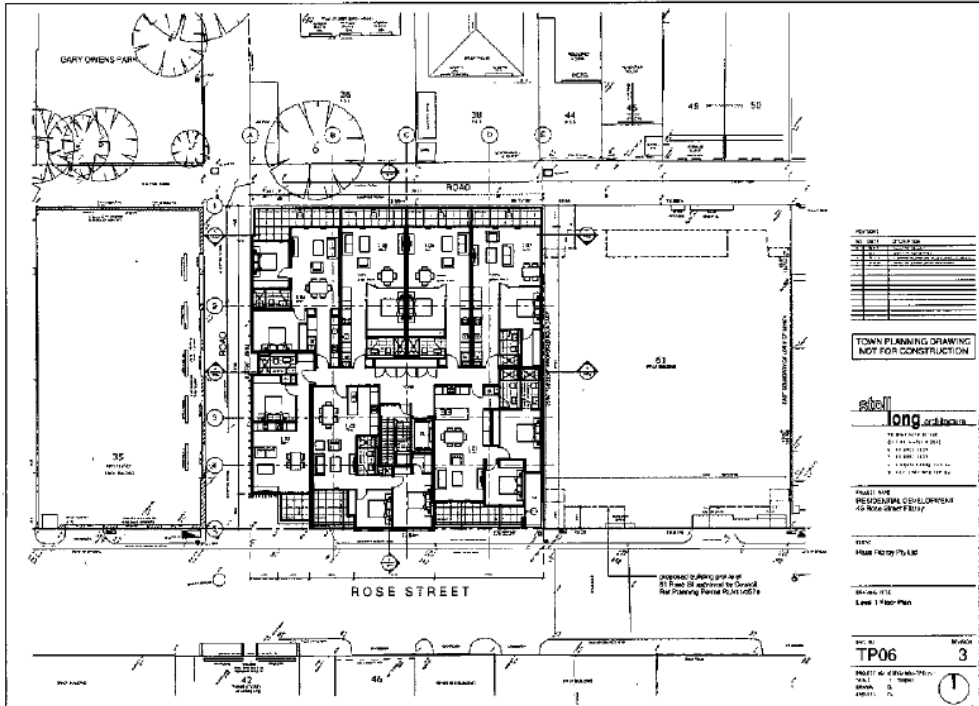




APPENDIX C PROPOSED DEVELOPMENT PLANS

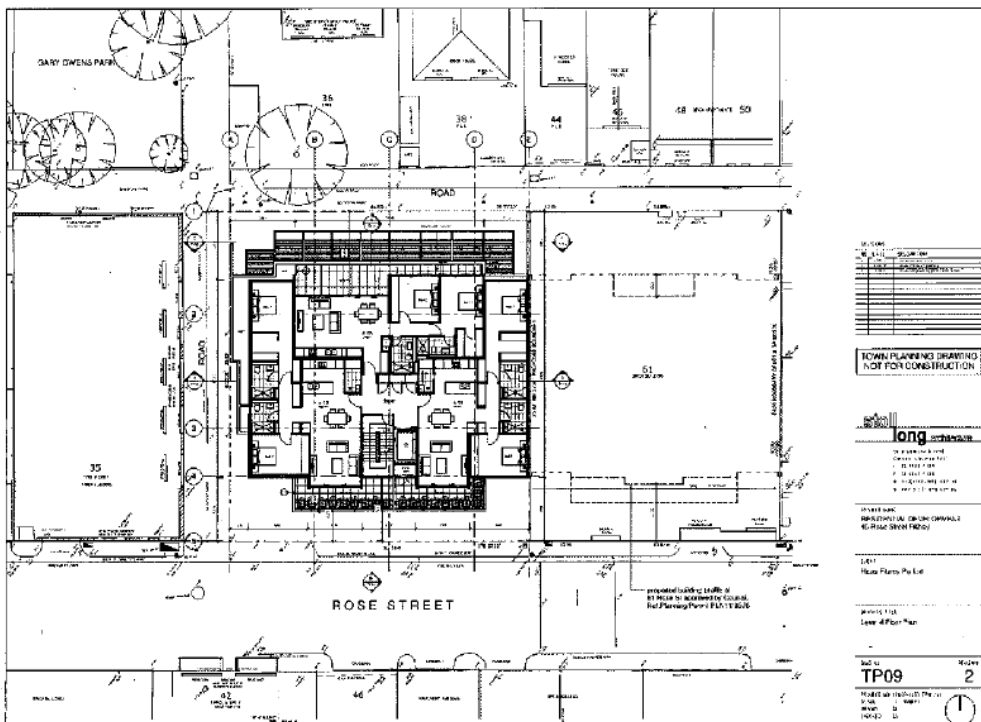
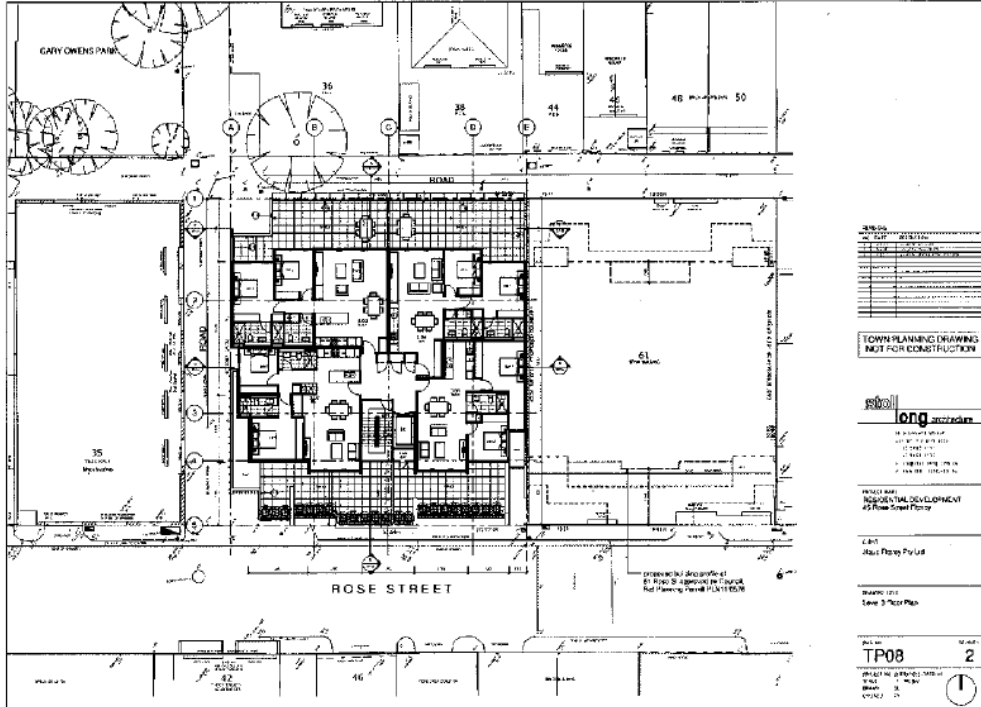


Attachment 2 - PLN13/0538.01 - 45 Rose Street Fitzroy - Endorsed Acoustic Report

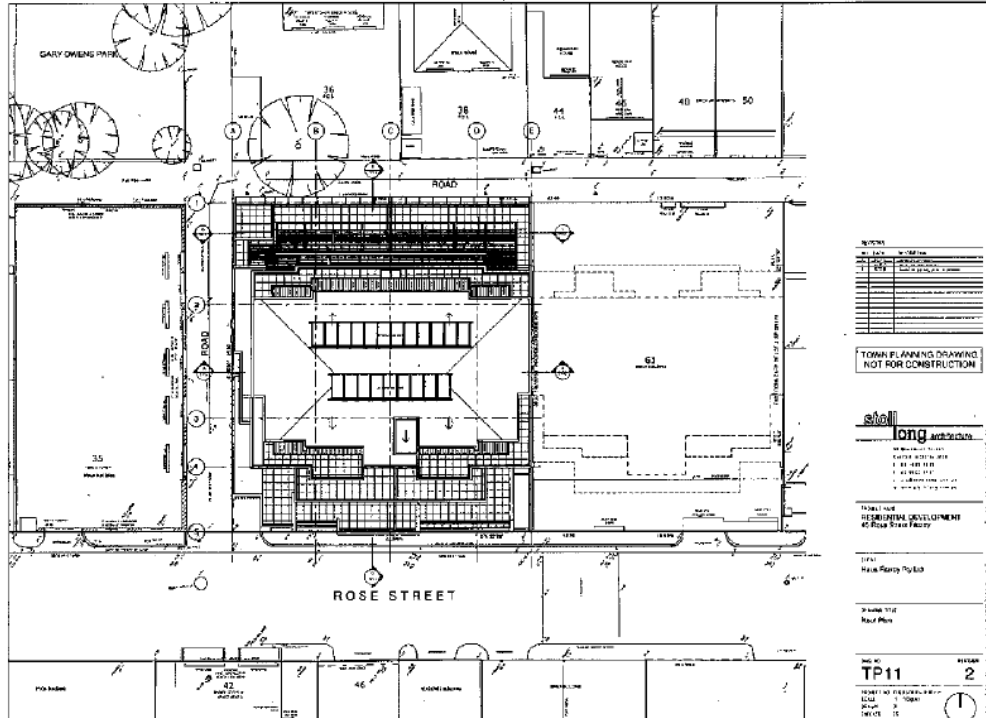
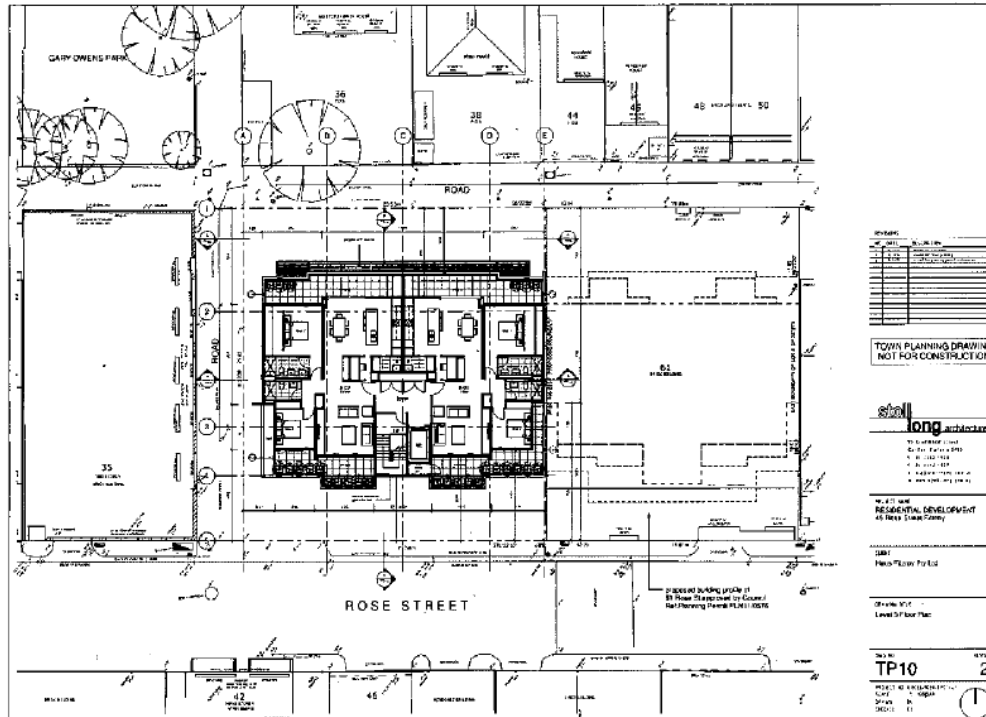




Attachment 2 - PLN13/0538.01 - 45 Rose Street Fitzroy - Endorsed Acoustic Report



Attachment 2 - PLN13/0538.01 - 45 Rose Street Fitzroy - Endorsed Acoustic Report





**APPENDIX D SAMPLE NOISE MANAGEMENT PLAN**

Where high level amplified music or outdoor dining is proposed, it is recommended that the tenant should engage an acoustic consultant to prepare a noise management plan and specify additional acoustic treatment where required.

The noise management plan and acoustic treatment should include the following:

- The relevant noise limits applicable to the venue
- The areas in which music is to be played
- The type of music to be played
- The hours of operation
- The method of ensuring that the type and level of music is monitored in each area, if required
- Internal noise limits to ensure compliance with SEPP N-2
- Specification of a proprietary noise limiting device and maximum allowable music noise levels within the premises based on the upgraded construction
- The method of disposing of waste, especially of bottles and cans
- The method by which complaints from residents are monitored and responded to.
- Additional wall linings should consist of separate stud construction including a 20mm clear gap between the precast concrete wall and studs
- A suspended ceiling system incorporating proprietary resilient hangers
- Air-lock entry and appropriate facade glazing system performance if required.

In addition to the above, the management plan should address noise from patrons arriving and departing the venue and identify security measures or management controls to control "rowdy" behaviour and minimise potential noise impacts.

Detailed design of the above treatments would be the responsibility of the tenant's acoustic consultant.

Attachment 3 - PLN13/0538.01 - 45 Rose Street Fitzroy - Endorsed Waste Management Plan

<b>LEIGH DESIGN</b>	Leigh Design Pty Ltd ABN 37 139 522 437 PO Box 2599 Mt Waverley VIC 3149 P +61 3 9888 3943 M +61 0410 456 510 E <a href="mailto:info@leighdesign.com.au">info@leighdesign.com.au</a> I <a href="http://www.leighdesign.com.au">www.leighdesign.com.au</a>
<i>waste management plans for all urban developments</i>	

**WASTE MANAGEMENT PLAN**

**Approved Development:  
45 Rose Street, Fitzroy, Victoria**

**Prepared for:**

Haus Fitzroy Pty Ltd

ENVIRONMENT ACT 1987  
 YARRA PLANNING SCHEME  
 Report referred to in Permit No: PLN13/0538  
 relating to Condition No: .....

.....  
 For and on behalf of the Responsible Authority  
 DATE 19/06/2014 PAGES 1 to 12  
 This is NOT a Building Permit

<b>Document Control</b>	
<b>Report Date:</b>	15 February 2014 (supersedes report dated 11-6-13)
<b>Prepared By:</b>	Carlos Leigh, GradIEAust
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**Attachment 3 - PLN13/0538.01 - 45 Rose Street Fitzroy - Endorsed Waste Management Plan**

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3 Amenity, Local Environment, and Facility Design .....	7
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**WASTE-MANAGEMENT-SUMMARY**

The operator, as defined below, shall be responsible for managing the waste system for developing and implementing adequate safe operating procedures.

.....Waste shall be stored within the development (hidden from external view).

- Residents and commercial tenants shall sort their waste and dispose garbage and recyclables into their allocated collection bins.

.....Waste shall be collected in Rose Street.

- A private contractor shall provide waste collection services. The collection contractor shall transfer bins between the development and the waste truck.

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**GLOSSARY**

**Operator:** refers to the Owners Corporation, who shall manage site operations (via staff and contractors, if required).

**User:** refers to residents and commercial tenants, who shall utilise the waste system.

**Attachment 3 - PLN13/0538.01 - 45 Rose Street Fitzroy - Endorsed Waste Management Plan**

**1 SPACE AND SYSTEM FOR WASTE MANAGEMENT**

**1.1 Development Description and Use**

This development shall consist of residential apartments and commercial tenancies. The number of residences and commercial floor-areas are stated in Table 1 (below).

**1.2 Estimated Garbage and Recycling Generation**

The following table summarises the waste estimate (m<sup>3</sup>/week):

Table 1: Waste Estimate

<b>Waste Source</b>	<b>Base Qty (est.)</b>	<b>Garbage</b>	<b>Commingle Recycling</b>
Apartments (1 bed)	No. of units = 8	0.40	0.56
Apartments (2 bed)	No. of units = 15	0.90	1.20
Retail (Shop/Office)	area (m <sup>2</sup> ) = 113	0.24	0.24
<b>TOTAL (m<sup>3</sup>/wk)</b>		<b>1.54</b>	<b>2.00</b>

Note: Waste figures are based on adjusted Sustainability Victoria Guidelines.

**1.3 Collection Services**

Based on planning conditions, waste shall be collected privately. Therefore, the operator shall choose a waste collection provider, negotiate a service agreement, and pay for the associated services.

Note: Every rateable tenement is liable to pay for municipal charges irrespective of the level of collection services provided by Council.

**1.4 Location, Equipment, and System Used for Managing Waste**

The waste management system is summarised as follows:

- Apartment receptacles for garbage and recycling.
- Tenancy receptacles at work/amenity areas.
- Bin Store located at Ground Level.
- Hard Waste Room located at Basement Level.
- Collection bins (kept within the Bin Store - refer to Table 2).

The various collection waste-streams are summarised as follows:

Garbage: General waste shall be placed in tied plastic bags and stored within bins.

Recycling: All recyclables shall be commingled into a single type of collection bin (for loose paper, cardboard, PET, glass, aluminum, steel, and HDPE containers).

Green Waste: Garden organics shall be collected and disposed by the future landscape maintenance contractor.

Compost: At this development, composting is considered impractical, as there would be minimal onsite demand for compost.

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**Attachment 3 - PLN13/0538.01 - 45 Rose Street Fitzroy - Endorsed Waste Management Plan**

Other Waste Streams: The disposal of electronic/liquid waste, and home detox (paint/chemicals), etc shall be organised with the assistance of the operator. Hard waste needs to remain onsite until the operator organises a group-booking.

Also, office managers shall arrange for the appropriate disposal of secured paper and toner/printer cartridges.

The following table summarises bin quantity/capacity, collection frequency, and area requirements (based on Table 1):

Table 2: Bin Schedule and Collection Frequency

Waste Source	Waste Stream	Bin Qty	Bin Litres	Collections per Week	Bin Area m <sup>2</sup>
Residential (shared private bins)	Garbage	2	660	1	2.4
	Recycling	3	660	1	3.6
	Hard Waste	-	-	at call	1.5
Retail (shared private bins)	Garbage	1	240	1	0.5
	Recycling	1	240	1	0.5
<b>Net Bin Storage Area (excludes circulation), m<sup>2</sup>:</b>					<b>8.5</b>

Notes:

- Private bins shall be sourced by the operator (either purchased from a supplier or leased from the collection contractor).
- Subject to stakeholders' preference/capability (and as built constraints), bin sizes and quantities can be changed. Also, recyclables can be either commingled or split into bins for separate recycling streams.

**1.5 Planning Drawings, Waste Areas, and Management of the Waste System**

The plans illustrate an 18m<sup>2</sup> Bin Store and a 10m<sup>2</sup> Hard Waste Room, which are deemed sufficient for the above Bin Schedule.

Notwithstanding the above, the operator shall stipulate procedures for effective management of the available space.

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**1.6 Collection Bin Information**

The following bins shall be utilised (see Sect. 4.3 for signage requirements):

Table 3: Bin Details

Capacity (litres)	Height (mm)	Width (across front, mm)	Depth (side on, mm)	Empty Weight (kg)	Average* Gross Weight (kg)
240	1060	585	730	13	45
660	1250	1240	780	43	130

Notes:

- \* = Average Gross Weight is based on domestic waste studies (which vary subject to locality and waste-type). Expect greater weight for wet or compacted waste.
- Use the above details as a guide only -- variations will occur. The above is based on Sulo plastic (HDPE) bins.

Table 4: Yarra Colour Coding

Bin	Garbage	Commingled Recycling
Lid	Green	Yellow
Body	Green	Green

Note: For private bins, AS4123.7 bin colours can be adopted. Private bins shall be labeled to identify the waste generator and site address.

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**Attachment 3 - PLN13/0538.01 - 45 Rose Street Fitzroy - Endorsed Waste Management Plan**

**2 ACCESS FOR USERS, COLLECTORS, AND COLLECTION VEHICLES**

**2.1 User Access to Waste Facilities**

Residents shall dispose sorted garbage and recyclables into their collection bins (access via the lift/stairs).

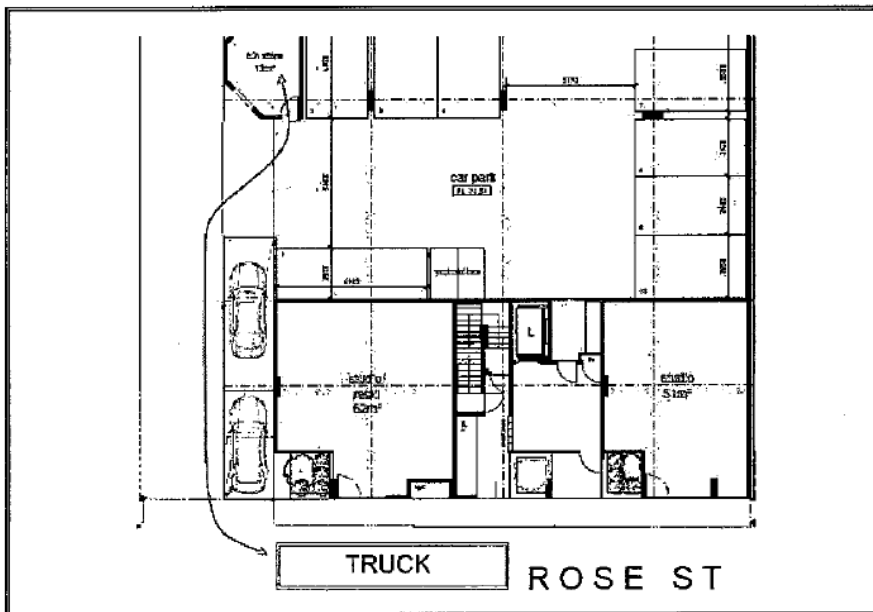
Commercial tenants shall dispose sorted waste into their collection bins.

Note: The operator shall ensure the orderly-filling of bins to avoid a higher number of partially-filled ones, rotating the bins so that users are able to reach them. Also, the operator shall ensure that bins are not overloaded.

**2.2 Collection Arrangements and Access to Waste Facilities**

- A private contractor shall collect waste in Rose Street (site's frontage).
- Collection staff (driver and assistant) shall have access to the Bin Store and transfer bins to the truck and back to the store.
- The waste collection shall be carried-out by rear-lift vehicles (nom. 8.8m long and 4m operational height).

The collection point and bin transfers are illustrated as follows – NTS:



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## Attachment 3 - PLN13/0538.01 - 45 Rose Street Fitzroy - Endorsed Waste Management Plan

### **3 AMENITY, LOCAL ENVIRONMENT, AND FACILITY DESIGN**

#### **3.1 Noise Minimisation Initiatives**

- Collection bins shall feature rubber castors for quiet rolling during transfers.
- Waste areas shall meet BCA and AS2107 acoustic requirements.
- As specified in Council's Local Law No. 3, waste shall not be collected between: 8pm Sunday and 7am the following Monday; 8pm on any day between Monday and Friday inclusive and 7am on the following day; or 8pm any Saturday and 9am the following Sunday. Also, the waste collector shall protect the acoustic amenity by minimising noise during the collection.
- To protect the local amenity, waste disposals into the bins must not occur between the hours of 10:00pm and 7:00am any day of the week.

#### **3.2 Litter Reduction and Prevention of Stormwater Pollution**

The operator shall be responsible for:

- Promoting adequate waste disposal into the bins (to avoid waste-dumping).
- Securing the waste areas (whilst affording access to users/staff/contractors).
- Preventing overfilled bins, keeping lids closed and bungs leak-free.
- Abating any site litter and taking action to prevent dumping and/or unauthorised use of waste areas.
- Requiring the collection contractor to clean-up any spillage that might occur when clearing bins.

The above will minimise the dispersion of site litter and prevent stormwater pollution (thus avoiding impact to the local amenity and environment).

#### **3.3 Ventilation, Washing, and Vermin-Prevention Arrangements**

Waste areas shall feature:

- Ventilation in accordance with Australian Standard AS1668.
- Tight-fitting doors (all other openings shall have vermin-proof mesh or similar).
- Impervious flooring (also, smooth, slip-resistant, and appropriately drained).
- A graded bin wash area, hosecock, hose, and a suitable floor-waste connected in accordance with the relevant authority requirements (alternatively, the operator shall engage a suitable contractor to conduct off-site bin washing). The bin and wash areas may overlap, as stored bins can be moved-out so that a bin can be washed.

The operator shall regularly clean waste areas/equipment. Also, store doors and bin-lids shall be kept closed.

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**3.4 Design and Aesthetics of Waste Storage Areas and Equipment**

Waste shall be placed within the bins and stored in designated onsite areas (hidden from external view). Following waste collection activities, bins shall be returned to the storage areas as soon as practicable.

Waste facilities shall be constructed of durable materials and finishes, and maintained to ensure that the aesthetics of the development are not compromised. These facilities and associated passages shall be suitably illuminated (this provides comfort, safety, and security to users, staff, and contractors). Access doors shall feature keyless opening from within.

The design and construction of waste facilities and equipment shall conform to the Building Code of Australia, Australian Standards, and local laws.

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## Attachment 3 - PLN13/0538.01 - 45 Rose Street Fitzroy - Endorsed Waste Management Plan

### **4 MANAGEMENT AND SUSTAINABILITY**

#### **4.1 Waste Sorting, Transfer, and Collection Responsibilities**

Garbage shall be placed within tied plastic bags prior to transferring into the collection bins. Cardboard shall be flattened and recycling containers un-capped, drained, and rinsed prior to disposal into the appropriate bin. Bagged recycling is not permitted.

Refer to Section 2 for waste transfer requirements and collection arrangements.

#### **4.2 Facility Management Provisions to Maintain & Improve the Waste System**

The operator shall manage site operations (refer to the glossary in page 2).

It shall be the responsibility of the operator to maintain all waste areas and components, to the satisfaction of users, staff, and the relevant authority (users shall maintain their internal waste receptacles).

The operator shall ensure that maintenance and upgrades are carried-out on the facility and components of the waste system. When required, the operator shall engage an appropriate contractor to conduct services, replacements, or upgrades.

#### **4.3 Arrangements for Protecting Waste Equipment from Theft and Vandalism**

It shall be the responsibility of the operator to protect the equipment from theft and vandalism. This shall include the following initiatives:

- Secure the waste areas.
- Label the bins according to property address.
- The private collection contractor shall transfer bins between the site and the truck (bins shall not be placed on the street).

#### **4.4 Arrangements for Bins/Equipment Labelling and Ensuring Users and Staff are Aware of How to Use the Waste System Correctly**

- The operator shall provide appropriate signage for the bins. Signage is available at the following internet address: <http://www.sustainability.vic.gov.au/html/2040-images-for-download.asp>.
- The operator shall publish/distribute "house rules" and educational material to:
  - Inform users/staff about the waste management system and the use/location of the associated equipment (provide the summary in page 2 of this report).
  - Improve facility management results (lessen equipment damage, reduce littering, and achieve cleanliness).
  - Advise users/staff to sort and recycle waste with care to reduce contamination of recyclables.

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## Attachment 3 - PLN13/0538.01 - 45 Rose Street Fitzroy - Endorsed Waste Management Plan

### 4.5 Sustainability and Waste Avoidance/Reuse/Reduction Initiatives

Victoria's *Getting Full Value* (2013 waste and resource recovery policy) sets the foundation for Victoria to get the best value it can from waste resources, while protecting the health of its communities and the environment.

The principles outlined in the policy complement the principles of environment management of the *Environment Protection Act 1970* and provide supplementary guidance in the consideration of options for waste management.

From a design perspective, the development shall support the policy by providing an adequate waste system with ability to sort waste. This will enable the operator to implement the policy and consider its various options.

The operator shall promote the observance of the policy (where relevant and practicable) and encourage users and staff to participate in minimising the impact of waste on the environment. For improved sustainability, the operator shall consider the following:

- Peruse the Sustainability Victoria Website: [www.sustainability.vic.gov.au](http://www.sustainability.vic.gov.au).
- Observe the *Environment Protection Act 1970* and its waste hierarchy (in order of preference): a) waste avoidance, b) reuse, c) recycle, d) recovery of energy, e) treatment, f) containment, and g) disposal.
- Participate in council and in-house programs for waste minimisation.
- Establish waste reduction and recycling targets; including periodic waste audits, keeping records, and monitoring of the quantity of recyclables found in landfill-bound bins (sharing results with users/staff).

### 4.6 Waste Management Plan Revisions

For any future appropriate council request, changes in legal requirements, changes in the development's needs and/or waste patterns (waste composition, volume, or distribution), or to address unforeseen operational issues, the operator shall be responsible for coordinating the necessary Waste Management Plan revisions, including (if required):

- A waste audit and new waste strategy.
- Revision of the waste system (bin size/quantity/streams/collection frequency).
- Re-education of users/staff.
- Revision of the services provided by the waste collector(s).
- Any necessary statutory approval(s).

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**Attachment 3 - PLN13/0538.01 - 45 Rose Street Fitzroy - Endorsed Waste Management Plan**

**5 SUPPLEMENTARY INFORMATION**

- The operator shall ensure that bins are not overfilled or overloaded.
- Waste incineration devices are not permitted, and offsite waste treatment and disposal shall be carried-out in accordance with regulatory requirements.
- For bin traffic areas, either level surfaces (smooth and without steps) or gentle ramps are recommended, including a roll-over kerb or ramp. Should ramp gradients, bin weight, and/or distance affect the ease/safety of bin transfers, the operator shall consider the use of a suitable tug.
- The operator and waste collector shall observe all relevant OH&S legislation, regulations, and guidelines. The relevant entity shall define their tasks and:
  - Comply with Worksafe Victoria’s Occupational Health and Safety Guidelines for the Collection, Transport and Unloading of Non-hazardous Waste and Recyclable Materials (June 2003).
  - Assess the Manual Handling Risk and prepare a Manual Handling Control Plan for waste and bin transfers (as per regulatory requirements and Victorian COP for Manual Handling).
  - Obtain and provide to their staff/contractors equipment manuals, training, health and safety procedures, risk assessments, and adequate personal protective equipment (PPE) to control/minimise risks/hazards associated with all waste management activities. As a starting point, these documents and procedures shall address the following:

Task (to be confirmed)	Hazard (TBC)	Control Measures (TBC)
Sorting waste and cleaning bins	Biological hazard & bodily puncture	Personal protective equipment (PPE). Develop a waste-sorting procedure
Bin manual handling	Sprain, strain, crush	PPE. Maintain bin wheel-hubs. Limit bin weight. Provide mechanical assistance to transfer bins
Bin transfers and emptying into truck	Vehicular strike, run-over	PPE. Develop a hazard control plan and collection procedure. Maintain visibility. Use a mechanical bin-tipper
Truck access	Vehicular incident, strike, run-over	PPE. Use a trained spotter. Develop a truck-maneuvring and traffic-control procedure

Note: The above shall be confirmed by a qualified OH&S professional who shall also prepare site-specific assessments, procedures, and controls (refer to Section 6).

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## **6 CONTACT INFORMATION**

**City of Yarra** (local council), ph 03 9205 5555

**Remondis** (private waste collector), ph 13 73 73

**Speedie Waste** (private waste collector), ph 03 9305 2265

**Eco-Safe Technologies** (odour control equipment supplier), ph 03 9706 4149

**Solution for Workplace Health and Safety** (OH&S consultant), ph 0425 802 669

**Warequip** (tug supplier – for bin transfers), ph 1800 337 711

Note: The above includes a complimentary listing of contractors and equipment suppliers. The stakeholders shall not be obligated to procure goods/services from these companies. Leigh Design does not warrant (or make representations for) the goods/services provided by these suppliers.

## **7 LIMITATIONS**

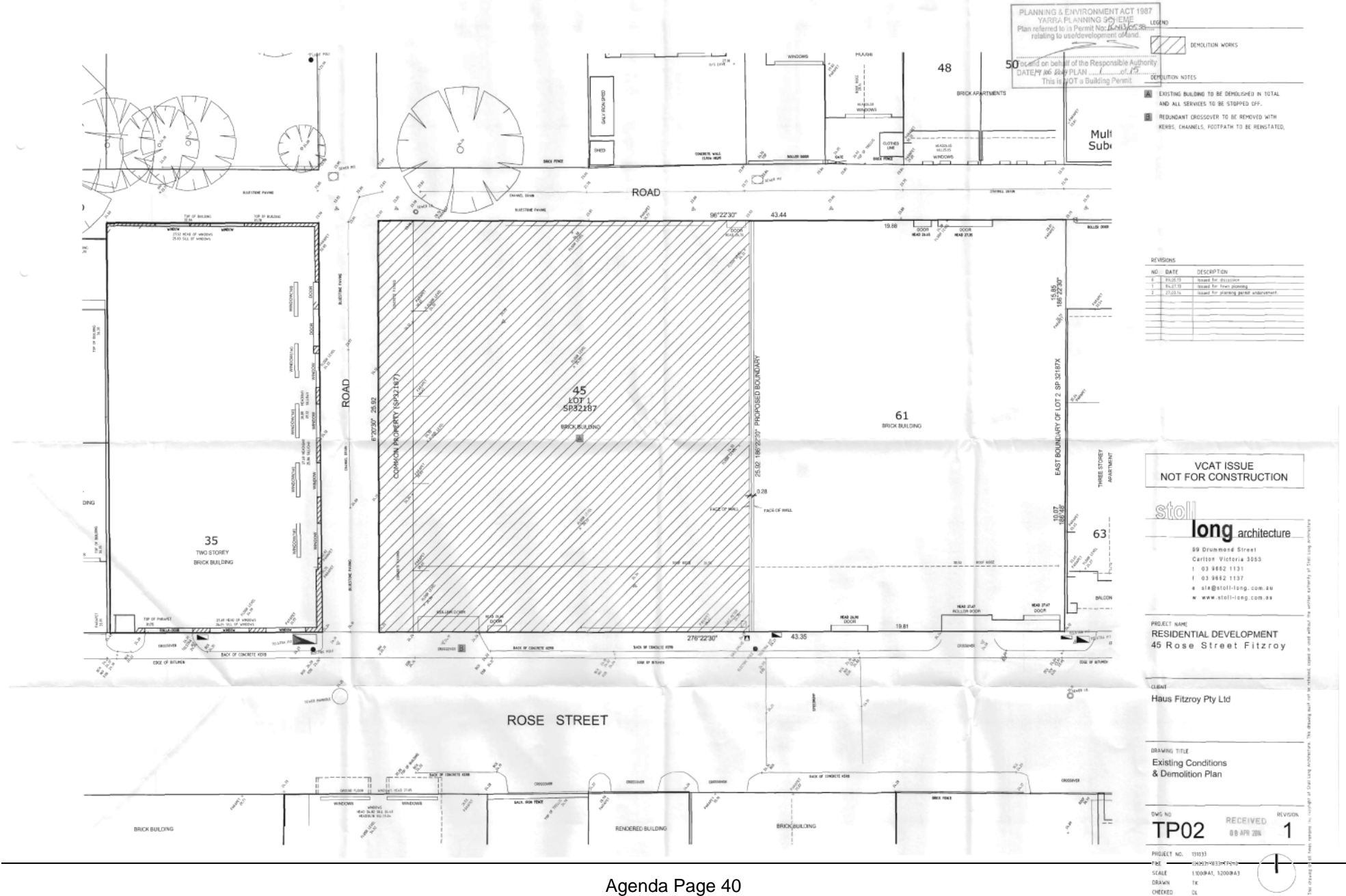
The purpose of this report is to document a Waste Management Plan, as part of a Planning Permit Application.

This report is based on the following conditions:

- Operational use of the development (excludes demolition/construction stages).
- Drawings and information supplied by the project architect.
- The figures presented in this report are estimates only. The actual amount of waste will depend on the development's occupancy rate and waste generation intensity, the user's disposition toward waste and recycling, and the operator's approach to waste management. The operator shall make adjustments, as required, based on actual waste volumes (if the actual waste volume is greater than estimated, then the number of bins and/or the number of collections per week shall be increased).
- This report shall not be used to determine/forecast operational costs, or to prepare feasibility studies, or to document operational/safety procedures.

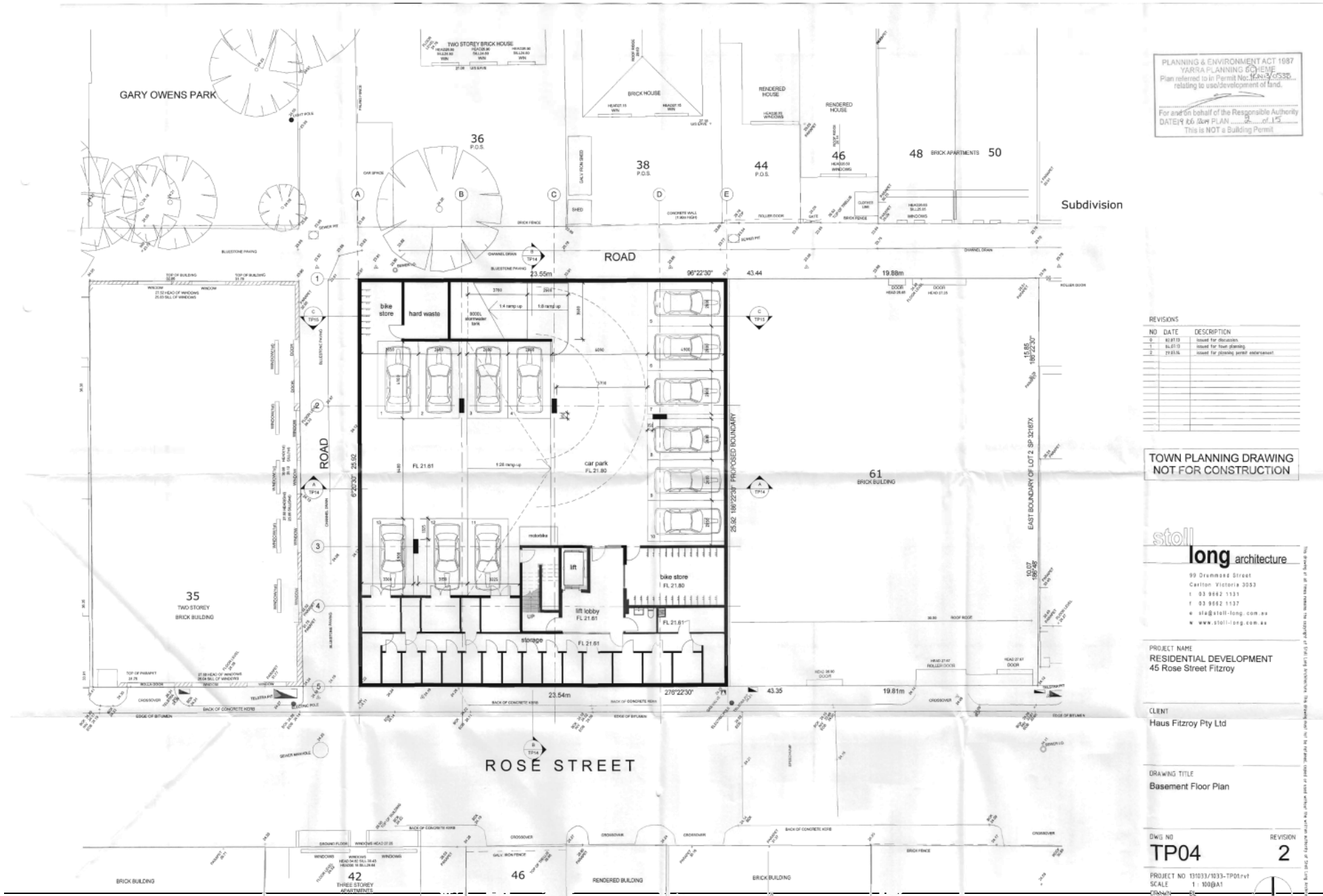
08 APR 2014

Attachment 4 - PLN13/0538.01 - 45 Rose Street Fitzroy - Existing Endorsed Plans





Attachment 4 - PLN13/0538.01 - 45 Rose Street Fitzroy - Existing Endorsed Plans



PLANNING & ENVIRONMENT ACT 1987  
 YARRA PLANNING SCHEME  
 Plan referred to in Permit No. **PLN13/0538.01**  
 relating to use/development of land.  
 For and on behalf of the Responsible Authority  
 DATE: 16 MAY 2013 PLAN NO. of 15  
 This is NOT a Building Permit

REVISIONS

NO	DATE	DESCRIPTION
0	18/07/13	Issue for discussion
1	26/07/13	Issue for town planning
2	27/08/13	Issue for planning panel endorsement

TOWN PLANNING DRAWING  
 NOT FOR CONSTRUCTION

**stoll**  
**long** architecture  
 99 Drummond Street  
 Carlton Victoria 3053  
 t 03 9662 1131  
 f 03 9662 1137  
 e [info@stoll-long.com.au](mailto:info@stoll-long.com.au)  
 w [www.stoll-long.com.au](http://www.stoll-long.com.au)

PROJECT NAME  
**RESIDENTIAL DEVELOPMENT  
 45 Rose Street Fitzroy**

CLIENT  
**Haus Fitzroy Pty Ltd**

DRAWING TITLE  
**Basement Floor Plan**

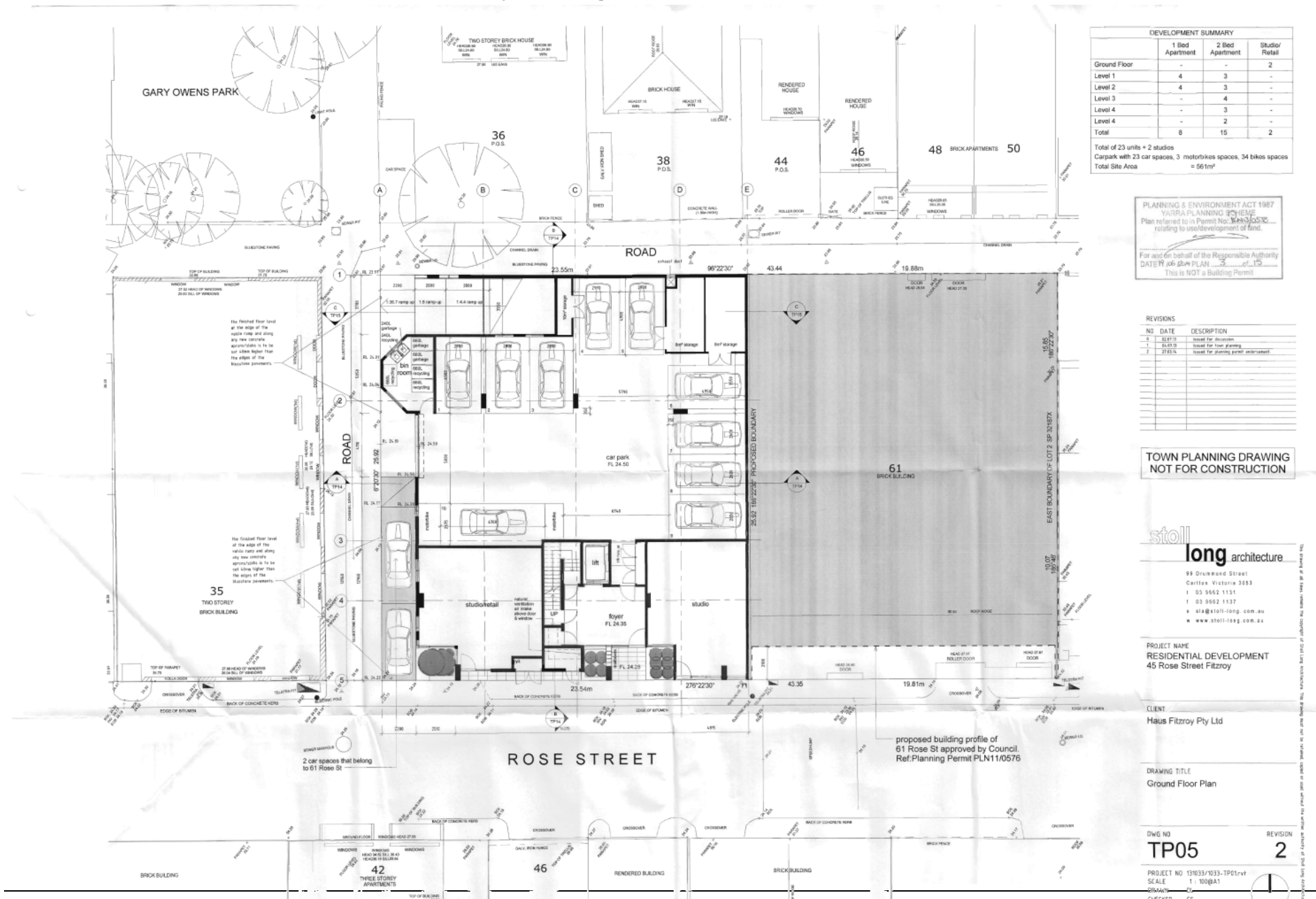
DWG NO  
**TP04**

REVISION  
**2**

PROJECT NO 131033/1033-TP04.rvt  
 SCALE 1:100@A1  
 DRAWN BY CS  
 CHECKED CS

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 08 APR 2014

Attachment 4 - PLN13/0538.01 - 45 Rose Street Fitzroy - Existing Endorsed Plans



**DEVELOPMENT SUMMARY**

	1 Bed Apartment	2 Bed Apartment	Studio/Retail
Ground Floor	-	-	2
Level 1	4	3	-
Level 2	4	3	-
Level 3	-	4	-
Level 4	-	3	-
Level 4	-	2	-
<b>Total</b>	<b>8</b>	<b>15</b>	<b>2</b>

Total of 23 units + 2 studios  
 Carpark with 23 car spaces, 3 motorbikes spaces, 34 bikes spaces  
 Total Site Area = 561m<sup>2</sup>

PLANNING & ENVIRONMENT ACT 1987  
 VICTORIA PLANNING SYSTEM  
 Plan referred to in Permit No. **PLN13/0538**  
 relating to use/development of land.  
 For and on behalf of the Responsible Authority  
 DATE: 06 APR 2014  
 This is NOT a Building Permit

**REVISIONS**

NO	DATE	DESCRIPTION
0	04/07/13	issued for discussion
1	04/07/13	issued for town planning
2	23/03/14	issued for planning permit endorsement

**TOWN PLANNING DRAWING  
 NOT FOR CONSTRUCTION**

**stoll long architecture**  
 99 Drummond Street  
 Carlton Victoria 3053  
 t 03 9562 1131  
 f 03 9562 1137  
 e slg@stoll-long.com.au  
 www.stoll-long.com.au

PROJECT NAME  
**RESIDENTIAL DEVELOPMENT  
 45 Rose Street Fitzroy**

CLIENT  
**Haus Fitzroy Pty Ltd**

DRAWING TITLE  
**Ground Floor Plan**

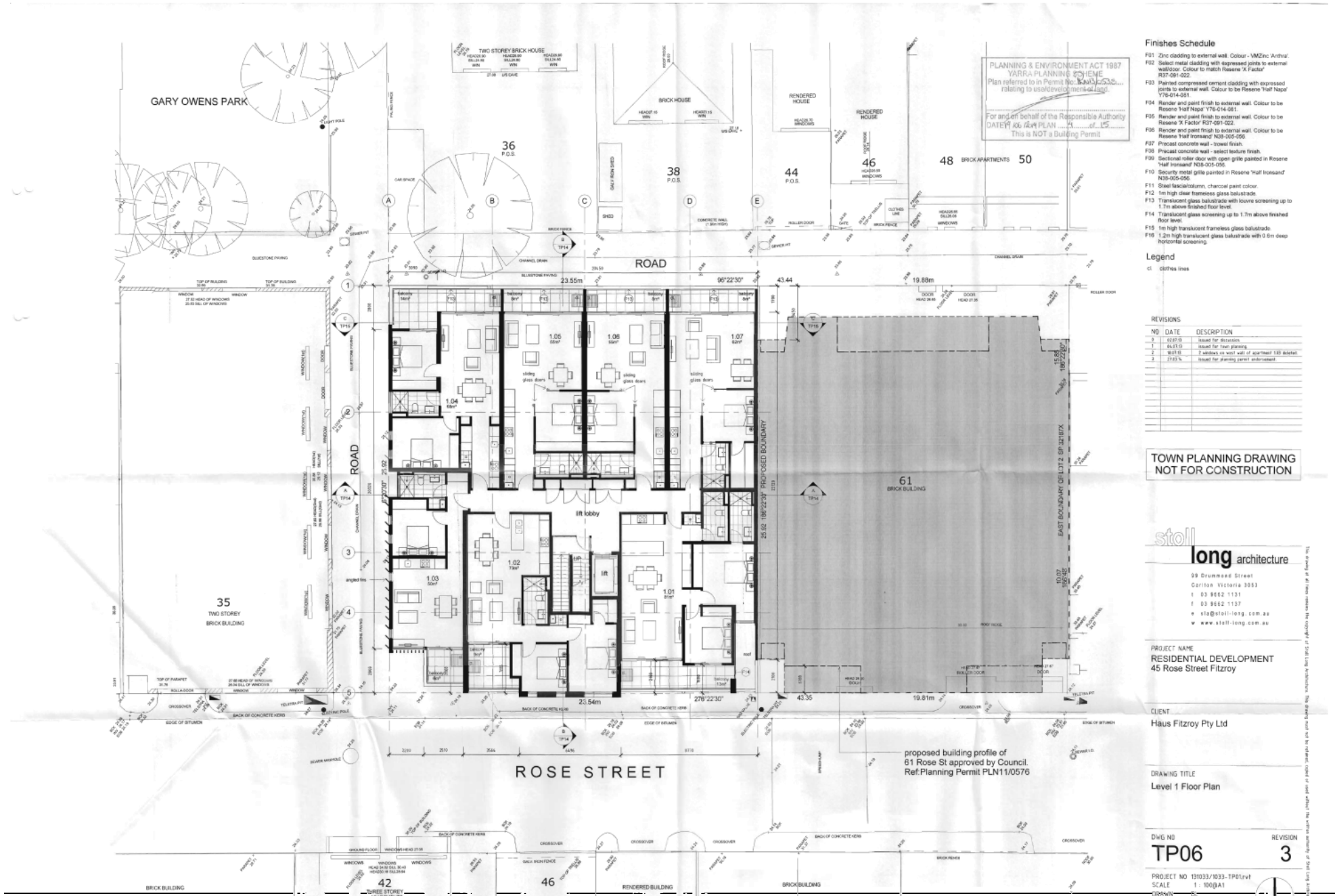
DWG NO  
**TP05**

REVISION  
**2**

PROJECT NO 131033/1033-TP01.rvt  
 SCALE 1:100 @ A1  
 CHECKED CS

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 08 APR 2014

Attachment 4 - PLN13/0538.01 - 45 Rose Street Fitzroy - Existing Endorsed Plans



- Finishes Schedule**
- F01 Zinc cladding to external wall. Colour - VMZinc Anthracite
  - F02 Solid metal cladding with recessed joints to external wall/roof. Colour to match Resene 'X Factor' R37-091-022
  - F03 Painted compressed cement cladding with exposed joints to external wall. Colour to be Resene 'Half Napier' 176-014-081
  - F04 Render and paint finish to external wall. Colour to be Resene 'Half Napier' 176-014-081
  - F05 Render and paint finish to external wall. Colour to be Resene 'X Factor' R37-091-022
  - F06 Render and paint finish to external wall. Colour to be Resene 'Half Napier' N38-005-095
  - F07 Precast concrete wall - towel finish
  - F08 Precast concrete wall - select feature finish
  - F09 Sectional roller door with open grille painted in Resene 'Half Napier' N38-005-095
  - F10 Security metal grille painted in Resene 'Half Napier' N38-005-095
  - F11 Steel fasciolum, charcoal paint colour
  - F12 1m high clear frameless glass balustrade
  - F13 Translucent glass balustrade with louvre screening up to 1.7m above finished floor level
  - F14 Translucent glass screening up to 1.7m above finished floor level
  - F15 1m high translucent frameless glass balustrade
  - F16 1.2m high translucent glass balustrade with 0.6m deep horizontal screening

**Legend**

CL 007/16 lines

**REVISIONS**

NO	DATE	DESCRIPTION
1	02/07/19	Issue for circulation
2	04/11/19	Issue for town planning
3	04/11/19	7 updates on west wall of apartment 133 market
4	27/03/20	Issue for planning permit endorsement

**TOWN PLANNING DRAWING  
NOT FOR CONSTRUCTION**

**stoll long architecture**

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t 03 8662 1131  
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**PROJECT NAME**  
RESIDENTIAL DEVELOPMENT  
45 Rose Street Fitzroy

**CLIENT**  
Haus Fitzroy Pty Ltd

**DRAWING TITLE**  
Level 1 Floor Plan

**DWG NO**  
TP06

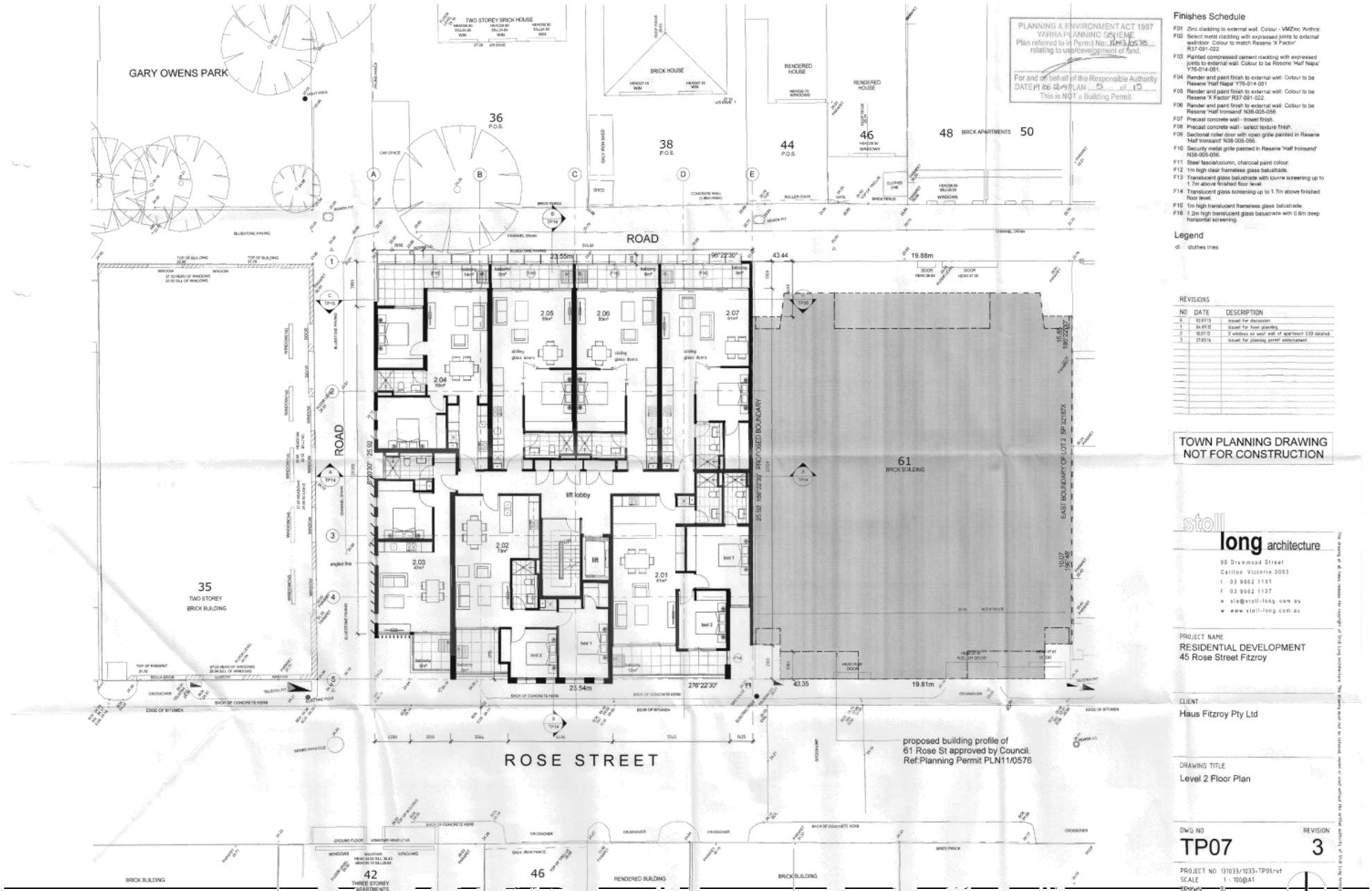
**REVISION**  
3

**PROJECT NO** 131033/1033-TP01/1v1  
**SCALE** 1:100(A1)

**DRAWN** CL  
**CHECKED** CS

08 APR 2020

Attachment 4 - PLN13/0538.01 - 45 Rose Street Fitzroy - Existing Endorsed Plans



PLANNING & ENVIRONMENT ACT 1967  
 YARRA PLANNING SCHEME  
 Plan referred to in Permit No. **13/0538.01**  
 relating to development of land.  
 For and on behalf of the Responsible Authority  
 DATED **106 02 19 PLAN 05** of 15  
 This is NOT a Building Permit.

- Finishes Schedule**
- F01 Zinc cladding to external wall. Colour - VM200 Anthracite
  - F02 Silver metal cladding with expressed joints to external wall/door. Colour to match Resene 'X Factor' R37-01-022
  - F03 Painted compressed cement cladding with expressed joints to external wall. Colour to be Resene 'Half Napa' 775-014-081
  - F04 Render and paint finish to external wall. Colour to be Resene 'Half Napa' 775-014-081
  - F05 Render and paint finish to external wall. Colour to be Resene 'X Factor' R37-01-022
  - F06 Render and paint finish to external wall. Colour to be Resene 'Half Napa' N38-005-056
  - F07 Precast concrete wall - trowel finish
  - F08 Precast concrete wall - select texture finish
  - F09 Sectional roller door with open grille painted in Resene 'Half Napa' N38-005-056
  - F10 Security metal grille painted in Resene 'Half Napa' N38-005-056
  - F11 Steel fasciolum, charcoal paint colour
  - F12 1m high clear frameless glass balustrade
  - F13 Translucent glass balustrade with bronze screening up to 1.7m above finished floor level
  - F14 Translucent glass screening up to 1.7m above finished floor level
  - F15 1m high translucent frameless glass balustrade
  - F16 1.2m high translucent glass balustrade with 0.6m deep horizontal screening

**Legend**

CS - clothes lines

**REVISIONS**

NO	DATE	DESCRIPTION
C	22/07/13	Issue for discussion
1	24/07/13	Issue for issue granting
2	26/07/13	2 added on west side of apartment 203 ground
3	27/07/13	Issue for planning permit endorsement

TOWN PLANNING DRAWING  
 NOT FOR CONSTRUCTION

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 99 Drummond Street  
 Carlton Victoria 3053  
 t 03 9662 1135  
 f 03 9662 1137  
 e [slg@stoll-long.com.au](mailto:slg@stoll-long.com.au)  
 w [www.stoll-long.com.au](http://www.stoll-long.com.au)

PROJECT NAME  
 RESIDENTIAL DEVELOPMENT  
 45 Rose Street Fitzroy

CLIENT  
 Haus Fitzroy Pty Ltd

DRAWING TITLE  
 Level 2 Floor Plan

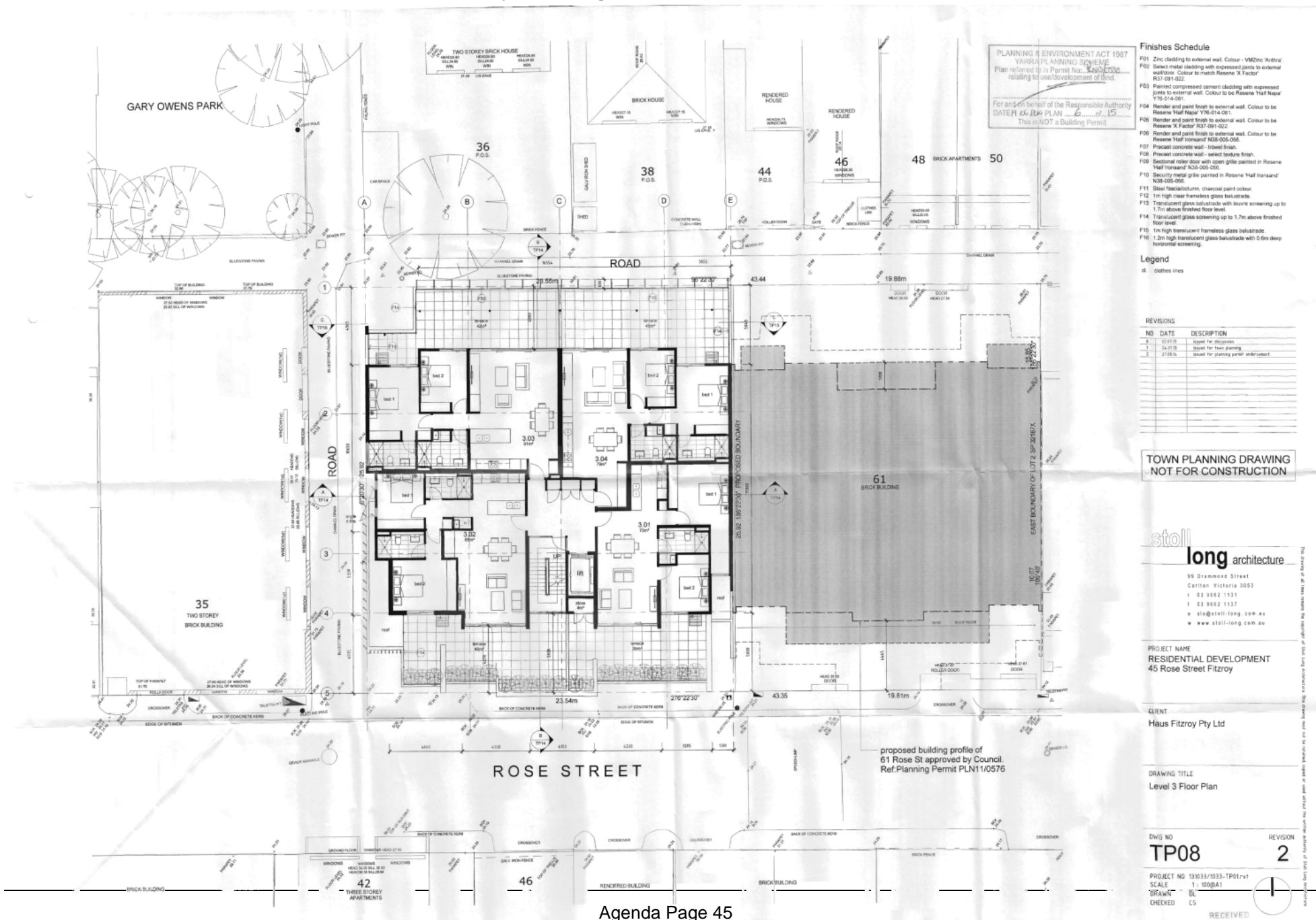
DWG NO  
**TP07**

REVISION  
**3**

PROJECT NO 131033/0538-TP01-rv  
 SCALE 1:100@A1  
 CHECKED CS

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 08 APR 2013

Attachment 4 - PLN13/0538.01 - 45 Rose Street Fitzroy - Existing Endorsed Plans



PLANNING ENVIRONMENT ACT 1987  
 YARRA PLANNING SCHEME  
 Plan referred to in Permit No. 13/0538.01 relating to use/development of land.  
 For and on behalf of the Responsible Authority  
 DATE: 05/04/2013 PLAN: 0 of 15  
 This is NOT a Building Permit

- Finishes Schedule**
- F01 Zinc cladding to external wall. Colour - VM20c 'Artha'.
  - F02 Select metal cladding with exposed joints to external wall/door. Colour to match Resene '4 Factor' R37-091-022.
  - F03 Painted compressed cement cladding with exposed joints to external wall. Colour to be Resene 'Half Nap' Y76-014-061.
  - F04 Render and paint finish to external wall. Colour to be Resene 'Half Nap' Y76-014-061.
  - F05 Render and paint finish to external wall. Colour to be Resene '4 Factor' R37-091-022.
  - F06 Render and paint finish to external wall. Colour to be Resene 'Half tonne' N39-005-056.
  - F07 Precast concrete wall - trowel finish.
  - F08 Precast concrete wall - select texture finish.
  - F09 Sectional roller door with open grille painted in Resene 'Half tonne' N39-005-056.
  - F10 Security metal grille painted in Resene 'Half tonne' N39-005-056.
  - F11 Steel fasciatolum, charcoal paint colour.
  - F12 1m high clear frameless glass balustrade.
  - F13 Translucent glass balustrade with secure screening up to 1.7m above finished floor level.
  - F14 Translucent glass screening up to 1.7m above finished floor level.
  - F15 1m high translucent frameless glass balustrade.
  - F16 1.2m high translucent glass balustrade with 0.6m deep horizontal screening.

**Legend**

d clothes lines

**REVISIONS**

NO	DATE	DESCRIPTION
1	23/11/13	Issue for information
2	14/11/13	Issue for town planning
3	27/05/13	Issue for planning permit endorsement

TOWN PLANNING DRAWING  
 NOT FOR CONSTRUCTION

**stoll long architecture**  
 99 Drummond Street  
 Carlton Victoria 3053  
 t 03 9662 1131  
 f 03 9662 1137  
 e slg@stoll-long.com.au  
 w www.stoll-long.com.au

PROJECT NAME  
**RESIDENTIAL DEVELOPMENT  
 45 Rose Street Fitzroy**

CLIENT  
**Haus Fitzroy Pty Ltd**

DRAWING TITLE  
**Level 3 Floor Plan**

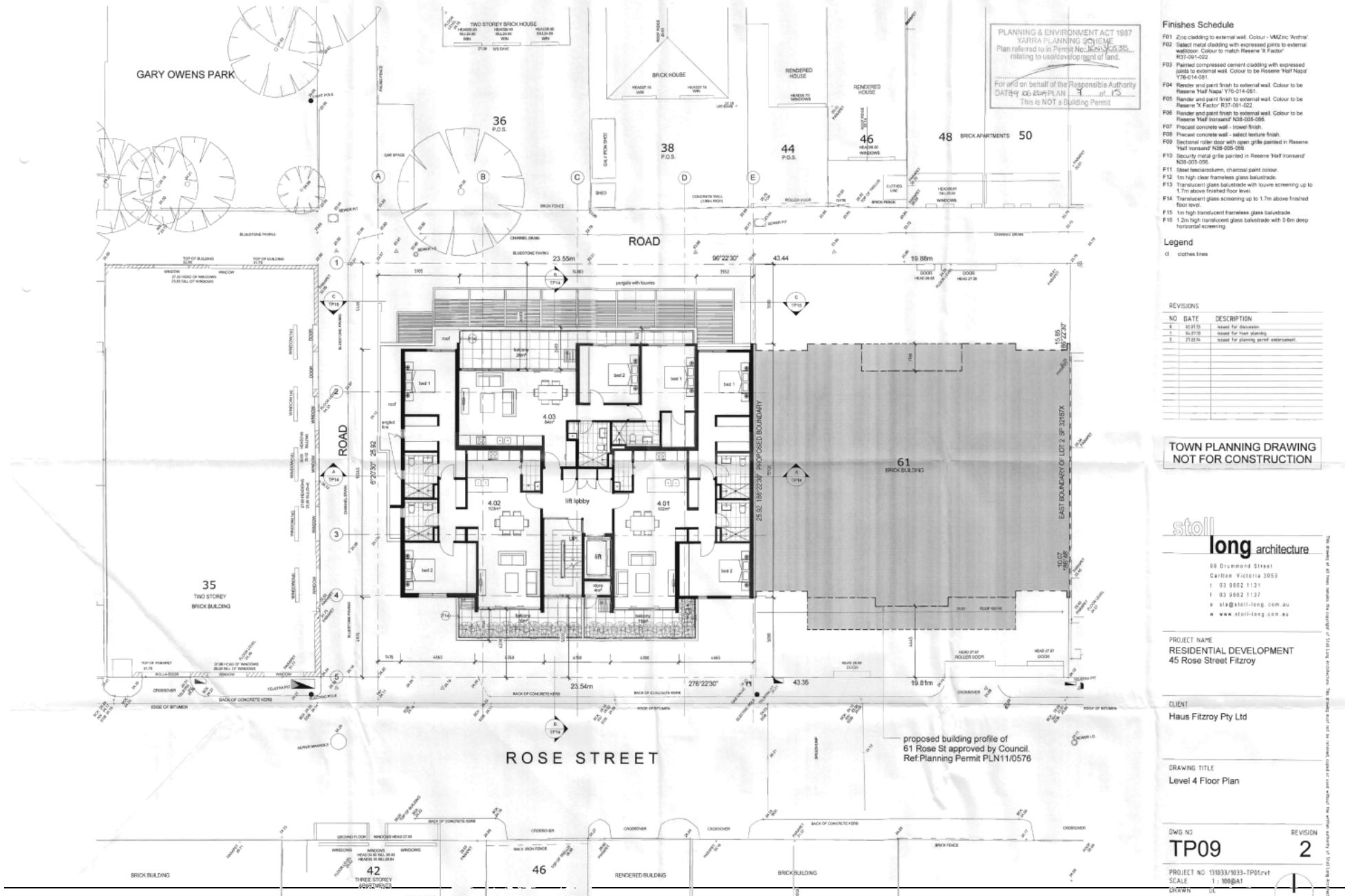
DWG NO  
**TP08**

REVISION  
**2**

PROJECT NO 13/033/1033-TP01-r1  
 SCALE 1:100(BA1)  
 DRAWN DL  
 CHECKED CS



Attachment 4 - PLN13/0538.01 - 45 Rose Street Fitzroy - Existing Endorsed Plans



PLANNING & ENVIRONMENT ACT 1987  
 YARRA PLANNING SCHEME  
 Plan referred to in Permit No. 1005538.01 relating to use/development of land.  
 For and on behalf of the Responsible Authority  
 DATE: 10/04/2013  
 This is NOT a Building Permit

- Finishes Schedule**
- F01 Zinc cladding to external wall. Colour - VMZinc 'Arnhem'
  - F02 Steel metal cladding with expressed joints to external wall/door. Colour to match Resene 'X Factor' R37-091-022
  - F03 Flashed compressed cement cladding with expressed joints to external wall. Colour to be Resene 'Half Napa' Y75-014-051
  - F04 Render and paint finish to external wall. Colour to be Resene 'Half Napa' Y75-014-051
  - F05 Render and paint finish to external wall. Colour to be Resene 'X Factor' R37-091-022
  - F06 Render and paint finish to external wall. Colour to be Resene 'Half Napa' Y75-014-051
  - F07 Precast concrete wall - trowel finish
  - F08 Precast concrete wall - select texture finish
  - F09 Sectional roller door with open grille painted in Resene 'Half Napa' Y75-014-051
  - F10 Security metal grille painted in Resene 'Half Napa' Y75-014-051
  - F11 Steel nascarolcum, charcoal paint colour.
  - F12 1m high clear frameless glass balustrade
  - F13 Translucent glass balustrade with louvre screening up to 1.7m above finished floor level
  - F14 Translucent glass screening up to 1.7m above finished floor level
  - F15 1m high translucent frameless glass balustrade
  - F16 1.2m high translucent glass balustrade with 0.6m deep horizontal screening

**Legend**

cl. clothes lines

**REVISIONS**

NO.	DATE	DESCRIPTION
1	20.01.13	Issue for approval
2	21.02.13	Issue for town planning
3	21.03.13	Issue for planning permit endorsement

TOWN PLANNING DRAWING  
 NOT FOR CONSTRUCTION

**stoll long architecture**

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 Carlton Victoria 3053  
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 www.stoll-long.com.au

PROJECT NAME  
**RESIDENTIAL DEVELOPMENT  
 45 Rose Street Fitzroy**

CLIENT  
**Haus Fitzroy Pty Ltd**

DRAWING TITLE  
**Level 4 Floor Plan**

DWG NO  
**TP09**

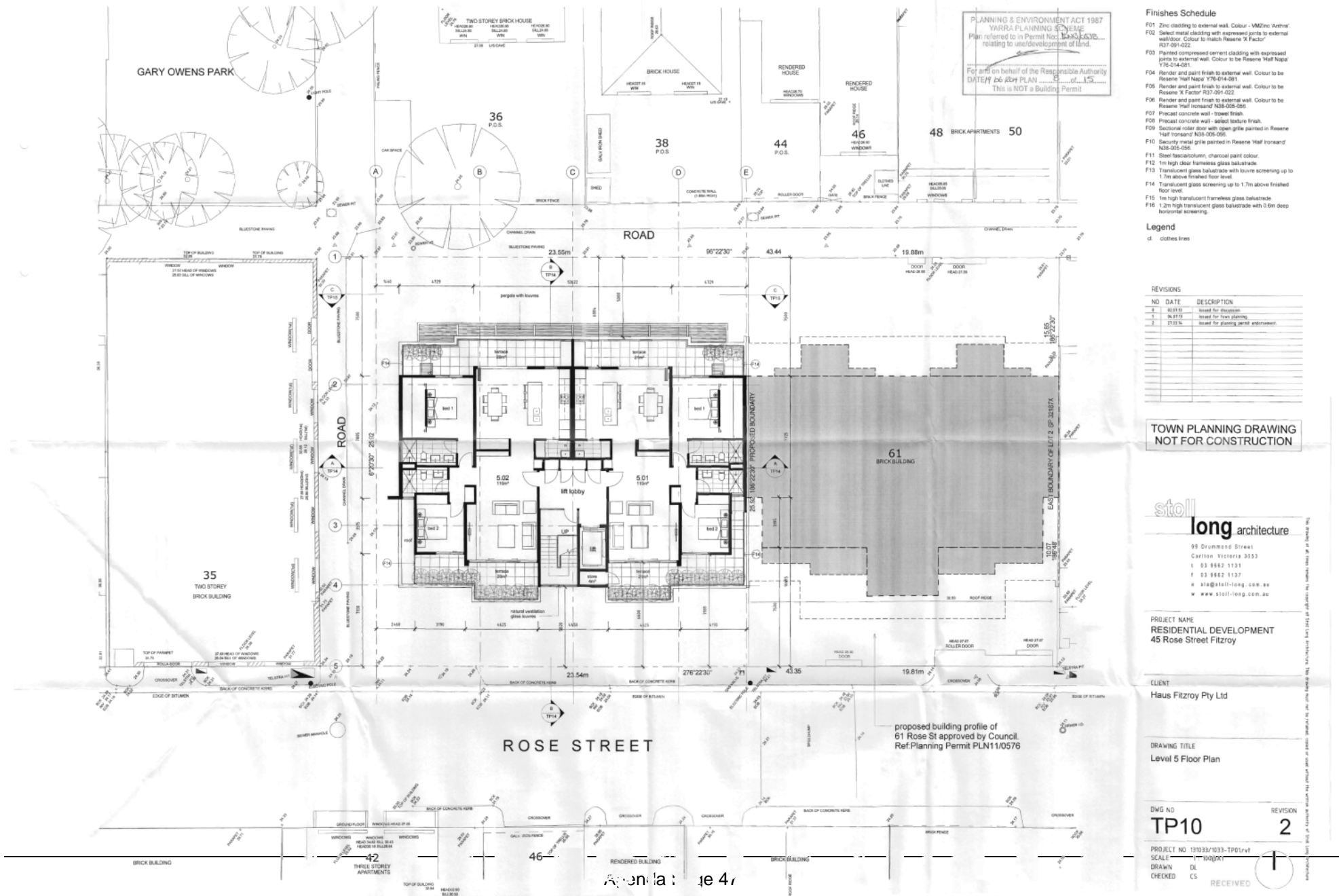
REVISION  
**2**

PROJECT NO 131033/033-TP01.rvt  
 SCALE 1:100@A1  
 DRAWN CS  
 CHECKED CS

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 08 APR 2013



Attachment 4 - PLN13/0538.01 - 45 Rose Street Fitzroy - Existing Endorsed Plans



PLANNING & ENVIRONMENT ACT 1987  
 YARRA PLANNING SCHEME  
 Plan referred to in Permit No: 13/0538.01  
 relating to use/development of land.  
 For and on behalf of the Responsible Authority  
 DATE: 16/04/2013 OF: 1:50  
 This is NOT a Building Permit

- Finishes Schedule**
- F01 Zinc cladding to external wall. Colour - VMZinc Anthracite
  - F02 Select metal cladding with exposed joints to external wall/floor. Colour to match Resene 'X Factor' R37-091-022
  - F03 Painted compressed cement cladding with exposed joints to external wall. Colour to be Resene 'Half Napa' N38-014-081
  - F04 Render and paint finish to external wall. Colour to be Resene 'Half Napa' N38-014-081
  - F05 Render and paint finish to external wall. Colour to be Resene 'X Factor' R37-091-022
  - F06 Render and paint finish to external wall. Colour to be Resene 'Half Ironstone' N38-005-056
  - F07 Precast concrete wall - trowel finish
  - F08 Precast concrete wall - sand texture finish
  - F09 Sectional roller door with open grille painted in Resene 'Half Ironstone' N38-005-056
  - F10 Security metal grille painted in Resene 'Half Ironstone' N38-005-056
  - F11 Steel fasciolum, charcoal paint colour
  - F12 1m high clear frameless glass balustrade
  - F13 Translucent glass balustrade with louvre screening up to 1.7m above finished floor level
  - F14 Translucent glass screening up to 1.7m above finished floor level
  - F15 1m high translucent frameless glass balustrade
  - F16 1.2m high translucent glass balustrade with 0.6m deep horizontal screening

**Legend**  
 cl clothes linen

**REVISIONS**

NO	DATE	DESCRIPTION
1	16/04/13	Issued for discussion
2	16/04/13	Issued for town planning
3	23/04/13	Issued for planning panel endorsement

TOWN PLANNING DRAWING  
 NOT FOR CONSTRUCTION

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 Carlton Victoria 3053  
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 e sl@stoll-long.com.au  
 w www.stoll-long.com.au

PROJECT NAME  
 RESIDENTIAL DEVELOPMENT  
 45 Rose Street Fitzroy

CLIENT  
 Haus Fitzroy Pty Ltd

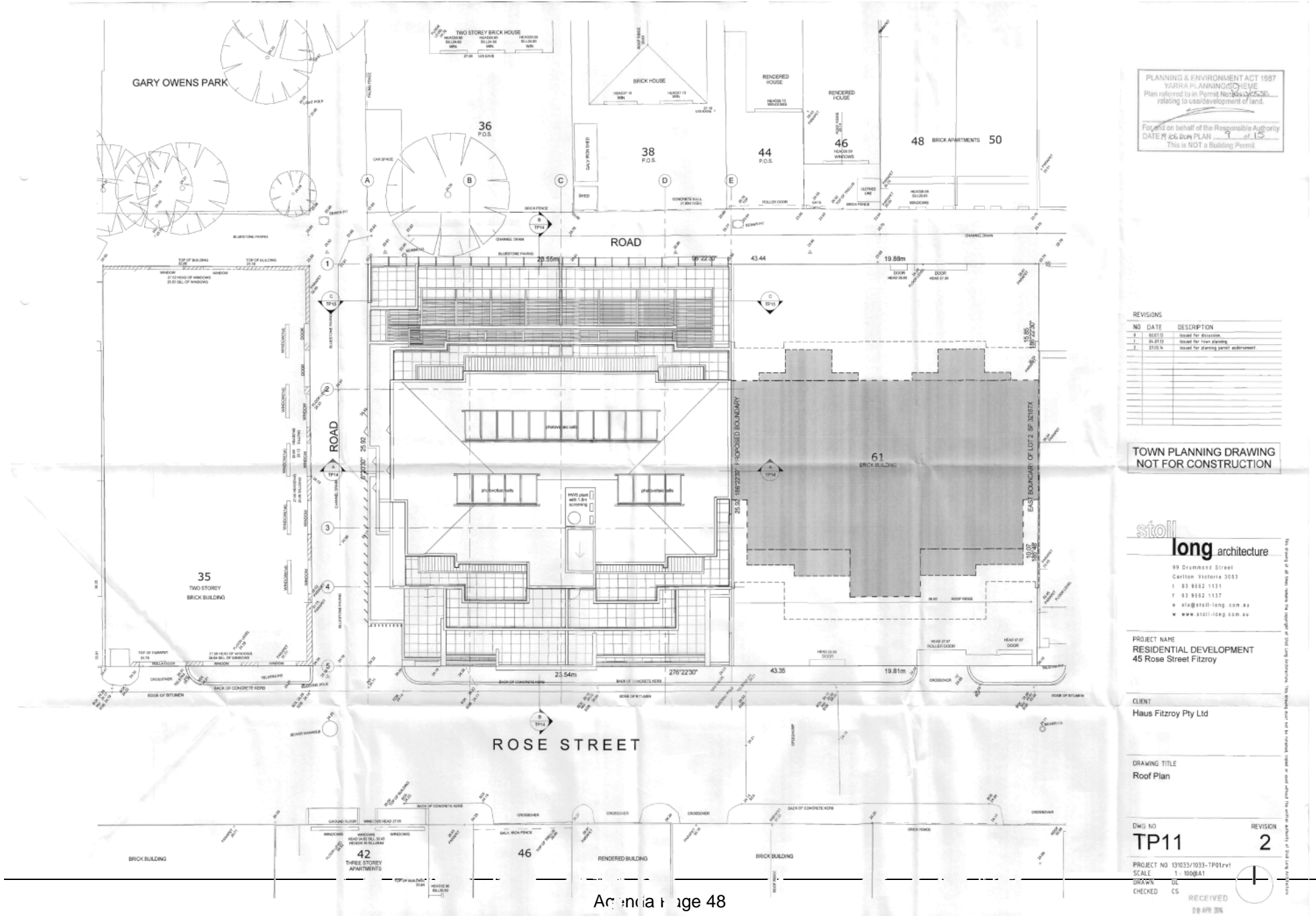
DRAWING TITLE  
 Level 5 Floor Plan

DWG NO  
**TP10**

REVISION  
**2**

PROJECT NO 131033/1033-TP01.rvt  
 SCALE 1:100  
 DRAWN DL  
 CHECKED CS

Attachment 4 - PLN13/0538.01 - 45 Rose Street Fitzroy - Existing Endorsed Plans



PLANNING & ENVIRONMENT ACT 1987  
 YARRA PLANNING SCHEME  
 Plan referred to in Permit No. 13/0538.01  
 relating to use/development of land.  
 For and on behalf of the Responsible Authority  
 DATE OF ENDORSED PLAN 13/05/2013 of 15  
 This is NOT a Building Permit

REVISIONS

NO.	DATE	DESCRIPTION
1	08/11/13	Issue for approval
2	04/11/13	Issue for town planning
3	23/05/14	Issue for planning panel endorsement

TOWN PLANNING DRAWING  
 NOT FOR CONSTRUCTION

**stoll**  
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 99 Cranwood Street  
 Carlton Victoria 3053  
 t 03 9662 1131  
 f 03 9662 1137  
 e [sla@stoll-long.com.au](mailto:sla@stoll-long.com.au)  
 w [www.stoll-long.com.au](http://www.stoll-long.com.au)

PROJECT NAME  
 RESIDENTIAL DEVELOPMENT  
 45 Rose Street Fitzroy

CLIENT  
 Haus Fitzroy Pty Ltd

DRAWING TITLE  
 Roof Plan

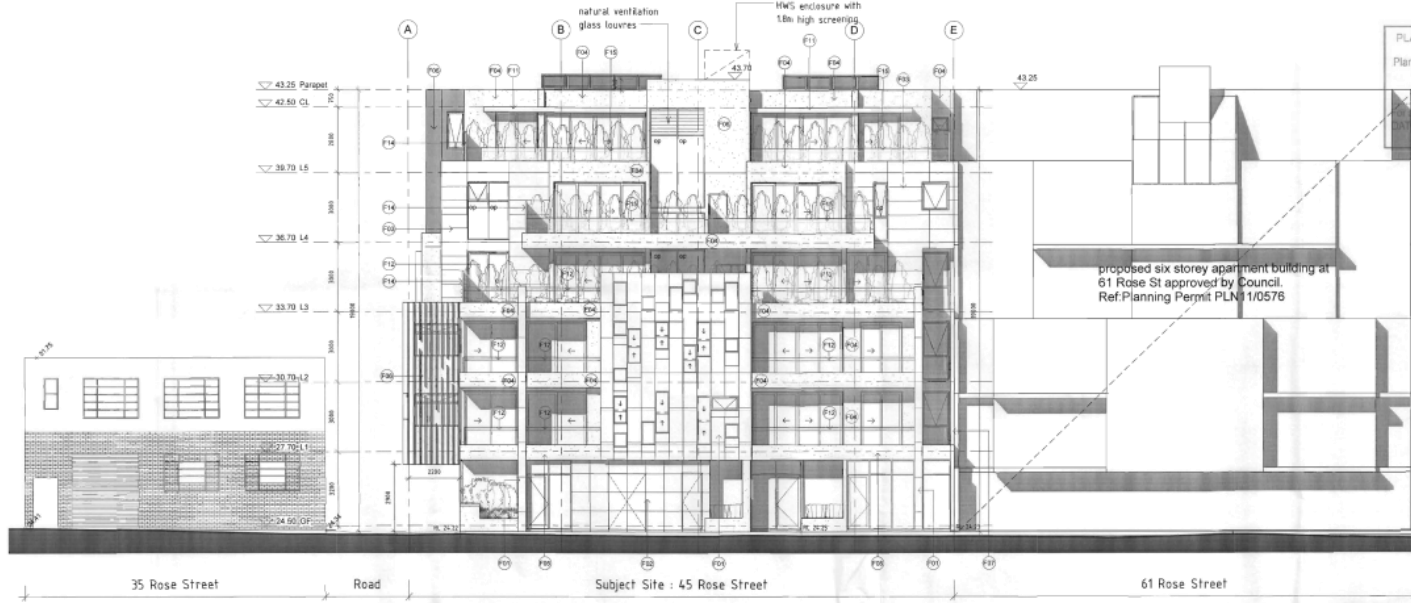
DWG NO  
**TP11**  
 PROJECT NO 13/033/1033-TP01.rvt  
 SCALE 1:100@A1  
 DRAWN GL  
 CHECKED CS

REVISION  
**2**

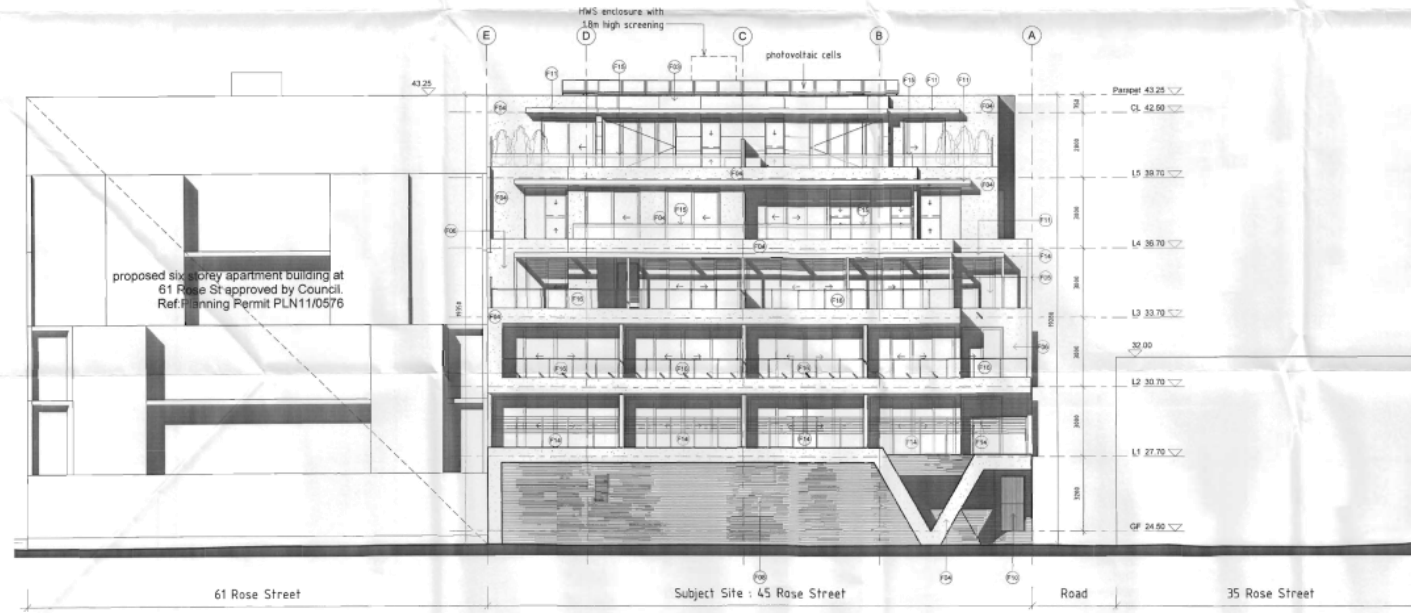
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 08 APR 2014



Attachment 4 - PLN13/0538.01 - 45 Rose Street Fitzroy - Existing Endorsed Plans



south elevation



north elevation

- Finishes Schedule**
- F01 Zinc cladding to external wall. Colour - VMZinc 'Arctic'
  - F02 Select metal cladding with exposed joints to external wall. Colour to match Resene 'X Factor' R37-001-022
  - F03 Painted compressed cement cladding with exposed joints to external wall. Colour to be Resene 'Half Napa' Y75-014-051
  - F04 Render and paint finish to external wall. Colour to be Resene 'Half Napa' Y75-014-051
  - F05 Render and paint finish to external wall. Colour to be Resene 'X Factor' R37-001-022
  - F06 Render and paint finish to external wall. Colour to be Resene 'Half Napa' N38-005-056
  - F07 Precast concrete wall - trowel finish
  - F08 Precast concrete wall - select texture finish
  - F09 Sectional roller door with open grille painted in Resene 'Half Napa' N38-005-056
  - F10 Security metal grille painted in Resene 'Half Napa' N38-005-056
  - F11 Steel fenestration, charcoal paint colour
  - F12 1m high clear frameless glass substrate
  - F13 Translucent glass balustrade with louvre screening up to 1.7m above finished floor level
  - F14 Translucent glass screening up to 1.7m above finished floor level
  - F15 1m high translucent frameless glass balustrade
  - F16 1.2m high translucent glass balustrade with 0.6m deep horizontal screening
  - gp. Black powdercoated aluminium framed window with fixed translucent glass
- General Notes**
- a) All typical external doors and windows to be made of black powdercoated aluminium frames unless stated otherwise
  - b) All typical external windows and glazed doors to have clear glass unless stated otherwise
  - c) All rainwater heads and downpipes to be painted to match adjacent wall colour unless stated otherwise
  - d) All metal deck roofs and gutters to be Colorbond Woodland Grey unless stated otherwise
- REVISIONS**
- | NO. | DATE     | DESCRIPTION                           |
|-----|----------|---------------------------------------|
| 1   | 28.03.18 | Issued for discussion                 |
| 2   | 26.04.18 | Issued for town planning              |
| 3   | 23.06.18 | Issued for planning panel endorsement |

TOWN PLANNING DRAWING  
NOT FOR CONSTRUCTION

**stoll**  
**long** architecture

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w [www.stoll-long.com.au](http://www.stoll-long.com.au)

PROJECT NAME  
**RESIDENTIAL DEVELOPMENT**  
45 Rose Street Fitzroy

CLIENT  
**Haus Fitzroy Pty Ltd**

DRAWING TITLE  
**North & South Elevations**

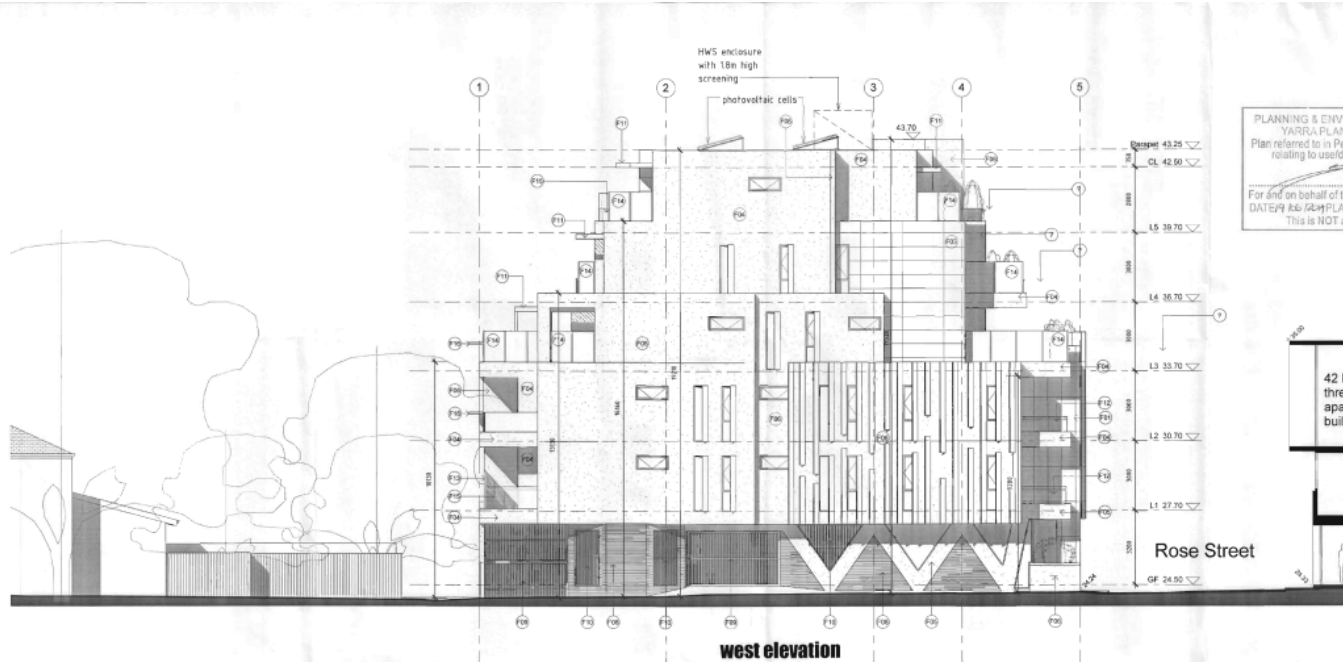
DWG NO  
**TP12**

REVISION  
**2**

PROJECT NO 131033/1033-TP01.rvt  
SCALE 1:100@A1  
DRAWN CS  
CHECKED CS

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Attachment 4 - PLN13/0538.01 - 45 Rose Street Fitzroy - Existing Endorsed Plans



Finishes Schedule

- F01 Zinc cladding to external wall. Colour - VMZinc 'Verreal'
- F02 Select metal cladding with expressed joints to external wall. Colour to match Resene 'X Factor' R37-001-022.
- F03 Painted compressed cement cladding with expressed joints to external wall. Colour to be Resene 'Half Napa' Y78-014-001.
- F04 Render and paint finish to external wall. Colour to be Resene 'Half Napa' Y78-014-001.
- F05 Render and paint finish to external wall. Colour to be Resene 'X Factor' R37-001-022.
- F06 Render and paint finish to external wall. Colour to be Resene 'Half Napa' Y78-014-001.
- F07 Precast concrete wall - towel finish.
- F08 Precast concrete wall - select texture finish.
- F09 Sectional roller door with open grille painted in Resene 'Half Napa' Y78-014-001.
- F10 Security metal grille painted in Resene 'Half Napa' Y78-014-001.
- F11 Steel facer/column, charcoal paint colour.
- F12 1m high clear frameless glass balustrade.
- F13 Translucent glass balustrade with louvre screening up to 1.7m above finished floor level.
- F14 Translucent glass screening up to 1.7m above finished floor level.
- F15 1m high translucent frameless glass balustrade.
- F16 1.2m high translucent glass balustrade with 0.6m deep horizontal screening.
- F17 Blank powdercoated aluminium framed window with fixed translucent glass.

General Notes

- a) All typical external doors and windows to be made of black powdercoated aluminium frames unless stated otherwise.
- b) All typical external windows and glazed doors to have clear glass unless stated otherwise.
- c) All hardware heads and downspouts to be painted to match adjacent wall colour unless stated otherwise.
- d) All metal lock bolts and gaskets to be Colorbond Woodcote Grey unless stated otherwise.

REVISIONS

NO	DATE	DESCRIPTION
1	16/04/13	Issue for discussion
2	16/04/13	Issue for town planning
3	16/04/13	Window detail on west elevation
4	23/04/13	Issue for planning panel endorsement

TOWN PLANNING DRAWING  
NOT FOR CONSTRUCTION

**stoll long** architecture  
 99 Drummond Street  
 Carlton Victoria 3053  
 t 03 9562 1131  
 f 03 9562 1137  
 e sl@stoll-long.com.au  
 w www.stoll-long.com.au

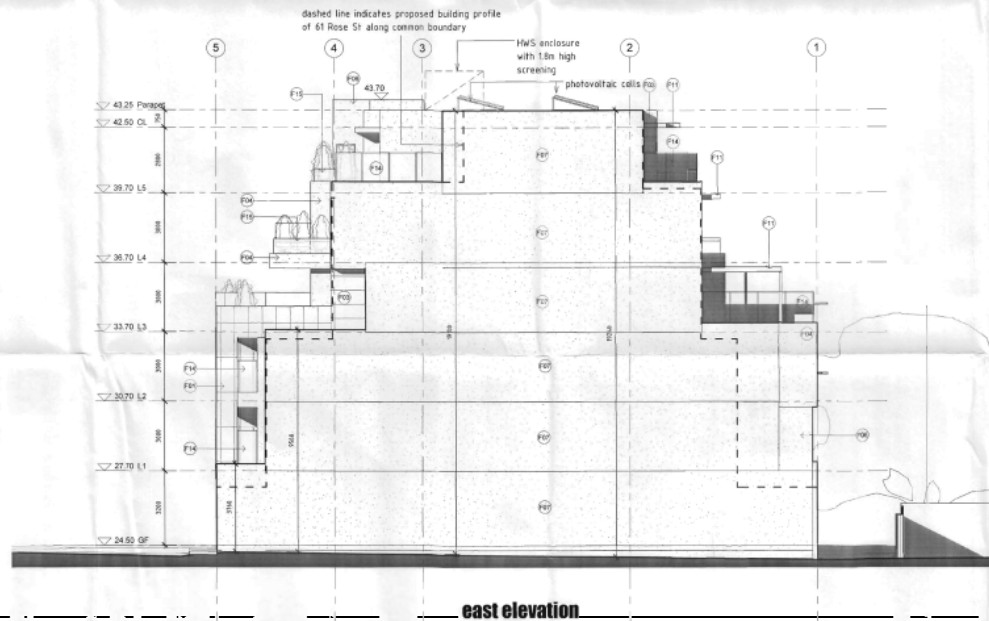
PROJECT NAME  
**RESIDENTIAL DEVELOPMENT  
 45 Rose Street Fitzroy**

CLIENT  
**Haus Fitzroy Pty Ltd**

DRAWING TITLE  
**West & East Elevations**

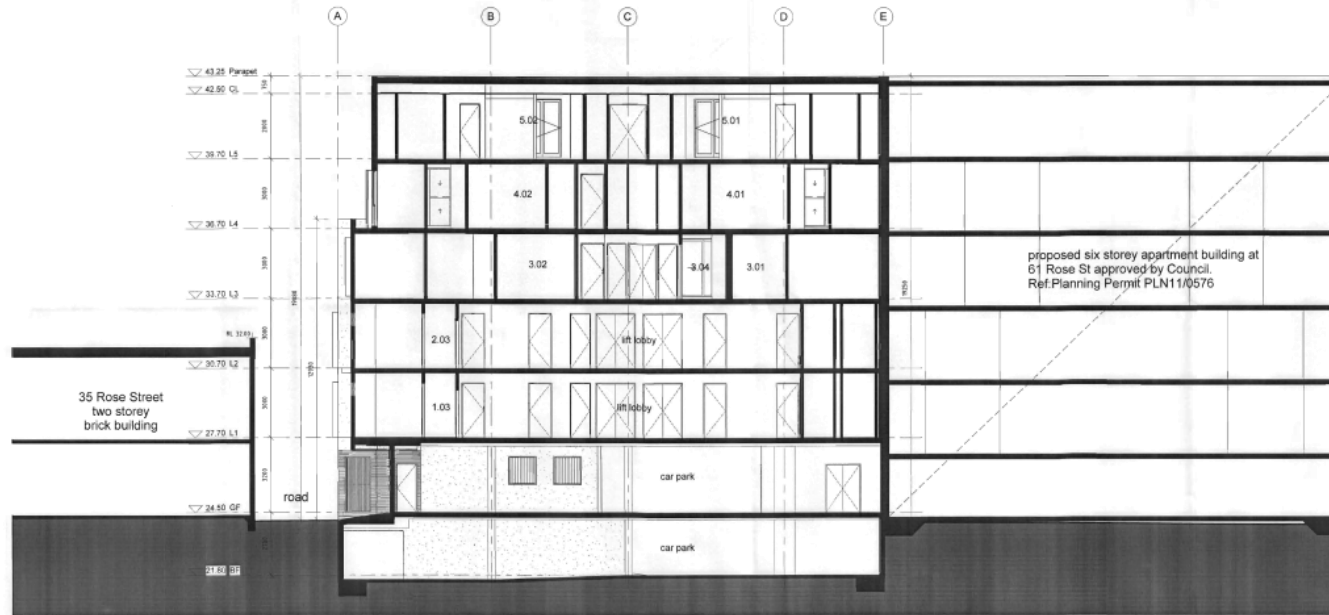
DWG NO	REVISION
<b>TP13</b>	<b>3</b>

PROJECT NO 131033/1033-TP01.rvt  
 SCALE 1:100@A1  
 DRAWN CS  
 CHECKED CS

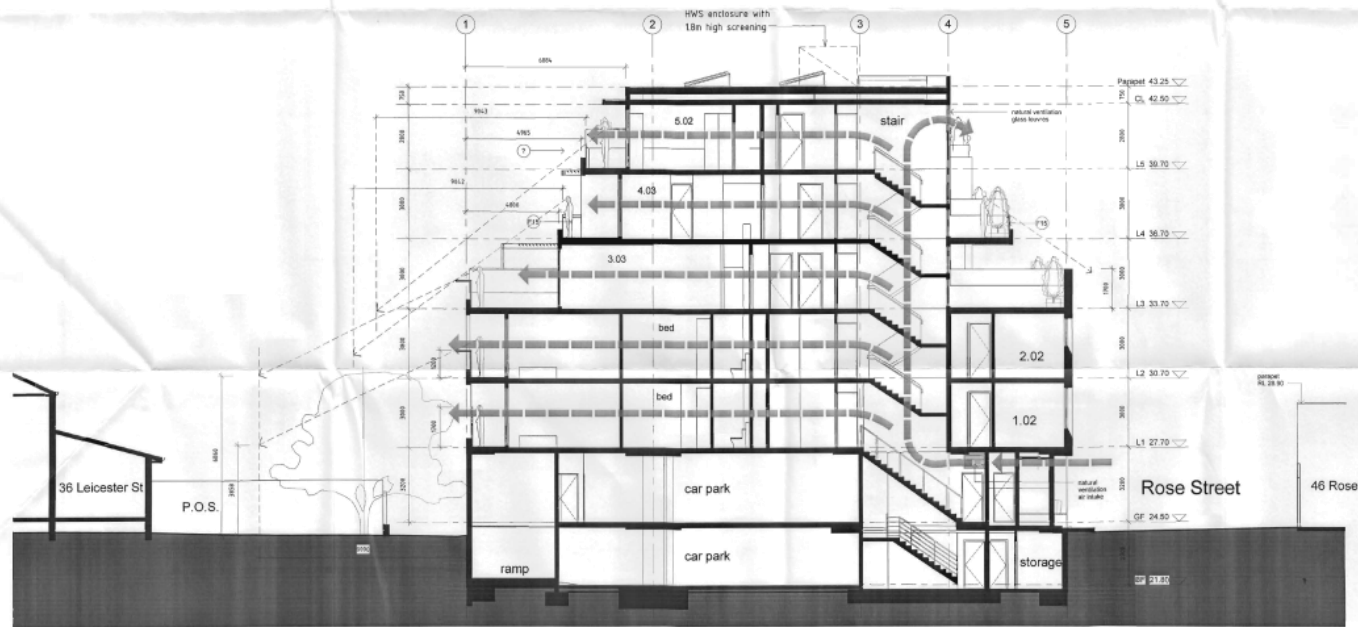


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 08 APR 2013

Attachment 4 - PLN13/0538.01 - 45 Rose Street Fitzroy - Existing Endorsed Plans



section A-A



section B-B

PLANNING & ENVIRONMENT ACT 1987  
 YARRA PLANNING DEPARTMENT  
 Plan referred to in Permit No. 2013/0538.01 relating to use/development of land.  
 For and on behalf of the Responsible Authority  
 DATE 19/06/2013 PLAN 12 of 13  
 This is NOT a Building Permit

REVISIONS

NO	DATE	DESCRIPTION
1	10/01/13	Issued for discussion
2	26/07/13	Issued for town planning
3	21/08/13	Issued for planning panel endorsement

TOWN PLANNING DRAWING  
 NOT FOR CONSTRUCTION

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 w: www.stoll-long.com.au

PROJECT NAME  
 RESIDENTIAL DEVELOPMENT  
 45 Rose Street Fitzroy

CLIENT  
 Haus Fitzroy Pty Ltd

DRAWING TITLE  
 Sections

DWG NO  
**TP14**

REVISION  
**2**

PROJECT NO 131033/1033-TP01.rvt  
 SCALE 1 : 100 @ A1  
 DRAWN CS  
 CHECKED CS



Attachment 4 - PLN13/0538.01 - 45 Rose Street Fitzroy - Existing Endorsed Plans

FINISHES SCHEDULE

- F1 Zinc cladding to external wall. Colour- VMZinc 'Anthra'
- F2 Select metal Cladding with expressed joints to external wall/door. Colour to match - Resene 'X Factor' R37-091-022
- F3 Painted compressed cement cladding with expressed joints to external wall. Colour to be Resene 'Half Napa' Y76-014-081
- F4 Render and paint finish to external wall. Colour to be Resene 'Half napa' Y76-014-081
- F5 Render and paint finish to external wall. Colour to be Resene 'X Factor' R37-091-022
- F6 Render and paint finish to external wall. Colour to be Resene 'Half Ironsand' N38-005-056
- F7 Precast concrete wall-trowel finish.
- F8 Precast concrete wall-select texture finish.
- F9 Sectional roller door with open grille painted in Resene 'Half Ironsand' N38-005-056
- F10 Security metal grille painted in Resene 'Half Ironsand' N38-005-056
- F11 Steel fascia/column, charcoal paint colour.
- F12 1m high clear frameless glass balustrade.
- F13 Translucent glass balustrade with louvre screening up to 1.7m above finished floor level.
- F14 Translucent glass screening up to 1.7m above finished floor level.
- F15 1m high translucent frameless glass balustrade.
- op. Black powdercoated aluminium framed window with fixed translucent glass.

GENERAL NOTES

- a) All typical external doors & windows to be made of black powder coated aluminium frames unless stated otherwise.
- b) All typical external windows and glazed doors to have clear glass unless stated otherwise.
- c) All rainwater heads and downpipes to be painted to match adjacent wall colour unless stated otherwise.
- d) All metal deck roofs and gutters to be Colorbond Woodland Grey unless stated otherwise.

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PLANNING & ENVIRONMENT ACT 1987  
 YARRA PLANNING SCHEME  
 Plan referred to in Permit No. 12/0620  
 relating to use/development of land.

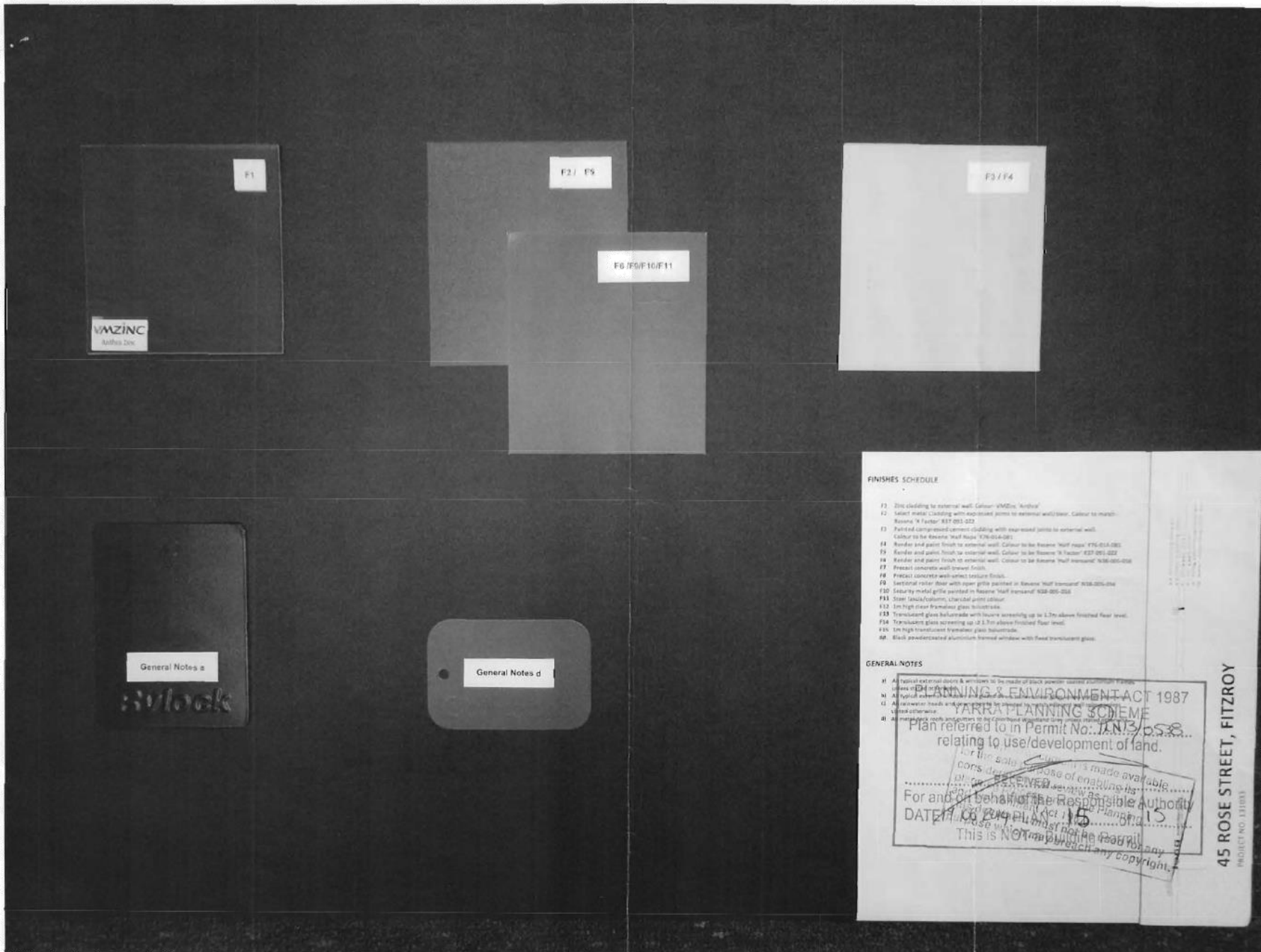
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For and on behalf of the Responsible Authority  
 DATE 19 10 2014 PLAN 14 of 15  
 This is NOT a Building Permit

long architects  
 88 DRUMMOND STREET  
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45 ROSE STREET, FITZROY

Attachment 4 - PLN13/0538.01 - 45 Rose Street Fitzroy - Existing Endorsed Plans



F1

VIZINC  
Inlays Ltd

F2/ F3

F6/F9/F10/F11

F3/F4

General Notes a

AVLOCK

General Notes d

FINISHES SCHEDULE

- F1 Zinc cladding to external wall. Colour: VMZinc, Anthrac
- F2 Select metal cladding with exposed joints to external wall/door. Colour to match Rosewa 'N Factor' R37-001-022
- F3 Painted compressed cement cladding with exposed joints to external wall. Colour to be Rosewa 'Wall Range' 736-014-001
- F4 Render and paint finish to external wall. Colour to be Rosewa 'Wall Range' 775-011-001
- F5 Render and paint finish to external wall. Colour to be Rosewa 'N Factor' R37-001-022
- F6 Render and paint finish to external wall. Colour to be Rosewa 'Wall Range' 736-014-001
- F7 Precast concrete wall (smooth finish)
- F8 Precast concrete wall (textured finish)
- F9 Sectional roller door with upper grille painted to Rosewa 'Wall Range' 736-014-001
- F10 Security metal grille painted to Rosewa 'Wall Range' R38-001-001
- F11 Steel fascia/column, horizontal joint colour
- F12 1m high clear translucent glass balustrade
- F13 Translucent glass balustrade with frame screening up to 1.2m above finished floor level
- F14 Translucent glass screening up to 1.7m above finished floor level
- F15 1m high translucent bromelain glass balustrade
- F16 Black powdercoated aluminium framed window with fixed translucent glass

GENERAL NOTES

**PLANNING & ENVIRONMENT ACT 1987**  
**YARRA PLANNING SCHEME**  
Plan referred to in Permit No.: JLN13/0538... relating to use/development of land.  
For and on behalf of the Responsible Authority  
DATE 15/03/2015  
This is NOT to be read for any purpose which any copyright.

45 ROSE STREET, FITZROY  
PROJECT NO. 31181



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# Waste Management Plan



**Proposed Development:**  
**45 Rose Street, Fitzroy, Victoria**

**Prepared for:**  
**ReWines Pty Ltd**

Document Control

Report Date: 7 February 2021 (supersedes report dated 15-2-14)

Prepared By: Carlos Leigh, MIEAust

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**Attachment 5 - PLN13/0538.01 - 45 Rose Street Fitzroy - Waste Management Plan**

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**WASTE MANAGEMENT SUMMARY**

- The operator, as defined below, shall be responsible for managing the waste system and for developing and implementing adequate safe operating procedures.
- Waste shall be stored within the development (hidden from external view).
- Residents and commercial tenants shall sort their waste and dispose garbage and recyclables into their allocated collection bins.
- Waste shall be collected in Rose Street.
- A private contractor shall provide waste collection services. The collection contractor shall transfer bins between the development and the waste truck.

**GLOSSARY**

**Operator:** refers to the Owners Corporation, who shall manage site operations (via staff and contractors, if required).

**User:** refers to residents and commercial tenants, who shall utilise the waste system.



**Attachment 5 - PLN13/0538.01 - 45 Rose Street Fitzroy - Waste Management Plan**

**1 SPACE AND SYSTEM FOR WASTE MANAGEMENT**

**1.1 Development Description and Use**

The existing (on-going) development consist of residential apartments and commercial tenancies.

This Waste Management Plan (WMP) serves to support an application for an amended permit for the change of use of one tenement (from a retail shop to a Wine Bar/Shop). Table 1 (below) includes tenement details for residential and commercial uses.

For the proposed change of use in the commercial component of the building, the existing shared waste system shall be retained given that a reduced waste volume is anticipated (see Table 1). Similarly, for the existing apartments, the current shared waste system shall be retained since the residential component of the building shall remain unchanged.

**1.2 Estimated Garbage and Recycling Generation**

The following table summarises the waste estimate (m<sup>3</sup>/week):

Table 1: Waste Estimate

<b>Waste Source</b>	<b>Base Qty (est.)</b>	<b>Garbage</b>	<b>Commingled Recycling</b>
Apartments (1 bed)	No. of units = 8	0.40	0.56
Apartments (2 bed)	No. of units = 15	0.90	1.20
Studio (Office)	area (m <sup>2</sup> ) = 51	0.04	0.04
Retail (Wine Bar/Shop)	area (m <sup>2</sup> ) = 53	0.19	0.19
<b>TOTAL (m<sup>3</sup>/week)</b>		<b>1.52</b>	<b>1.98</b>

Notes:

- Apartment figures are based on Council requirements.
- The commercial estimate is based on Sustainability Victoria Guidelines and would total 0.23m<sup>3</sup>/week each for garbage and recycling (this estimate is slightly less than the 0.24m<sup>3</sup>/week each for garbage and recycling stated in the endorsed WMP of 2014).
- The wine bar is understood to serve wine from bulk containers (ie, minimal glass waste). Also, the kitchen is limited to reheat of finger foods.

**1.3 Collection Services**

Based on current planning conditions, waste shall be collected privately. Therefore, the operator shall choose a waste collection provider, negotiate a service agreement, and pay for the associated services.

Note: Every rateable tenement is liable to pay for municipal charges irrespective of the level of collection services provided by Council.

**Attachment 5 - PLN13/0538.01 - 45 Rose Street Fitzroy - Waste Management Plan**

**1.4 Location, Equipment, and System Used for Managing Waste**

The waste management system is summarised as follows:

- Apartment receptacles for garbage and recycling.
- Tenancy receptacles at work/amenity areas.
- Bin Store located at Ground Level.
- Hard Waste Room located at Basement Level.
- Collection bins (kept within the Bin Store - refer to Table 2).

The various collection waste-streams are summarised as follows:

Garbage: General waste shall be placed in tied plastic bags and stored within bins.

Recycling: All recyclables shall be commingled into a single type of collection bin (for paper, cardboard, glass, aluminium, steel, and plastics). However, if glass separation is required in future, some recycling bins shall be changed into glass bins.

Green Waste: Garden organics shall be collected and disposed by the future landscape maintenance contractor.

Compost/Food Organics: At this development, composting is considered impractical, as there would be minimal onsite demand for compost. Also, a minor food waste volume is anticipated from the Wine Bar.

Other Waste Streams: The disposal of electronic/liquid waste, and detox items (paint/chemicals), etc shall be organised with the assistance of the operator and collected privately. Hard waste needs to remain onsite until the operator organises a group-booking. E-waste must not be disposed in landfill.

Also, office managers shall arrange for the appropriate disposal of secured paper and toner/printer cartridges.

The following table summarises bin quantity/capacity, collection frequency, and area requirements (based on Table 1):

Table 2: Bin Schedule and Collection Frequency

Waste Source	Waste Stream	Bin Qty	Bin Litres	Collections per Week	Bin Area m <sup>2</sup>
Residential (shared private bins)	Garbage	2	660	1	2.4
	Recycling	3	660	1	3.6
	Hard Waste	-	-	At call	1.5
Studio/Retail (shared private bins)	Garbage	1	240	1	0.5
	Recycling	1	240	1	0.5
<b>Net Bin Storage Area (excludes circulation), m<sup>2</sup>:</b>					<b>8.5</b>

Notes:

- Private bins shall be sourced by the operator (either purchased from a supplier or leased from the collection contractor).

**Attachment 5 - PLN13/0538.01 - 45 Rose Street Fitzroy - Waste Management Plan**

- Subject to stakeholders’ preference/capability (and as built constraints), bin sizes and quantities can be changed. Also, recyclables can be either commingled or split into bins for separate recycling streams.

**1.5 Planning Drawings, Waste Areas, and Management of the Waste System**

The enclosed drawings illustrate an 18m<sup>2</sup> Bin Store and a 10m<sup>2</sup> Hard Waste Room, which are deemed sufficient for the above Bin Schedule.

Notwithstanding the above, the operator shall stipulate procedures for effective management of the available space.

**1.6 Collection Bin Information**

The following bins shall be utilised (see Sect. 4.3 for signage requirements):

Table 3: Bin Details

Capacity (litres)	Height (mm)	Width (across front, mm)	Depth (side on, mm)	Empty Weight (kg)	Average* Gross Weight (kg)
240	1060	585	730	13	45
660	1250	1240	780	43	130

Notes:

- \* = Average Gross Weight is based on domestic waste studies (which vary subject to locality and waste-type). Expect greater weight for wet or compacted waste.
- Use the above details as a guide only – variations will occur. The above is based on Sulo plastic (HDPE) bins.

Table 4: Yarra Colour Coding

Bin	Garbage	Commingled Recycling
Lid	Green	Yellow
Body	Green	Green

Note: For private bins, AS4123.7 bin colours can be adopted. Private bins shall be labelled to identify the waste generator and site address.

## Attachment 5 - PLN13/0538.01 - 45 Rose Street Fitzroy - Waste Management Plan

### **2 ACCESS FOR USERS, COLLECTORS, AND COLLECTION VEHICLES**

#### **2.1 User Access to Waste Facilities**

Residents shall dispose sorted garbage and recyclables into their collection bins (access via the lift/stairs).

Commercial tenants shall dispose sorted waste into their collection bins.

Note: The operator shall ensure the orderly-filling of bins to avoid a higher number of partially-filled ones, rotating the bins so that users are able to reach them. Also, the operator shall ensure that bins are not overloaded.

#### **2.2 Collection Arrangements and Access to Waste Facilities**

- As per current practice, a private contractor shall continue to collect waste in Rose Street (site's frontage).
- Collection staff (driver and assistant) shall have access to the Bin Store and transfer bins to the truck and back to the store.
- The waste collection shall be carried-out by rear-lift vehicles (nom. 8.8m long and 4m operational height).
- The waste system is illustrated in the enclosed drawings.

## Attachment 5 - PLN13/0538.01 - 45 Rose Street Fitzroy - Waste Management Plan

### **3 AMENITY, LOCAL ENVIRONMENT, AND FACILITY DESIGN**

#### **3.1 Noise Minimisation Initiatives**

- Collection bins shall feature rubber wheels for quiet rolling during transfers.
- Waste areas shall meet BCA and AS2107 acoustic requirements.
- As specified in Council's Local Law No. 3, waste shall not be collected between: 8pm Sunday and 7am the following Monday; 8pm on any day between Monday and Friday inclusive and 7am on the following day; or 8pm any Saturday and 9am the following Sunday. Also, the waste collector shall protect the acoustic amenity by minimising noise during the collection.
- To protect the local amenity, waste disposals into the bins must not occur between the hours of 10:00pm and 7:00am any day of the week.

#### **3.2 Litter Reduction and Prevention of Stormwater Pollution**

The operator shall be responsible for:

- Promoting adequate waste disposal into the bins (to avoid waste-dumping).
- Securing the waste areas (whilst affording access to users/staff/contractors).
- Preventing overfilled bins, keeping lids closed and bungs leak-free.
- Abating any site litter and taking action to prevent dumping and/or unauthorised use of waste areas.
- Requiring the collection contractor to clean-up any spillage that might occur when clearing bins.

The above will minimise the dispersion of site litter and prevent stormwater pollution (thus avoiding impact to the local amenity and environment).

#### **3.3 Ventilation, Washing, and Vermin-Prevention Arrangements**

Waste areas shall feature:

- Ventilation in accordance with Australian Standard AS1668.
- Tight-fitting doors (all other openings shall have vermin-proof mesh or similar).
- Impervious flooring (also, smooth, slip-resistant, and appropriately drained).
- A graded bin wash area, hosecock, hose, and a suitable floor-waste connected in accordance with the relevant authority requirements (alternatively, the operator shall engage a suitable contractor to conduct off-site bin washing). The bin and wash areas may overlap, as stored bins can be moved-out so that a bin can be washed.

The operator shall regularly clean waste areas/equipment. Also, store doors and bin-lids shall be kept closed.

**Attachment 5 - PLN13/0538.01 - 45 Rose Street Fitzroy - Waste Management Plan**

**3.4 Design and Aesthetics of Waste Storage Areas and Equipment**

Waste shall be placed within the bins and stored in designated onsite areas (hidden from external view). Following waste collection activities, bins shall be returned to the storage areas as soon as practicable.

Waste facilities shall be constructed of durable materials and finishes, and maintained to ensure that the aesthetics of the development are not compromised. These facilities and associated passages shall be suitably illuminated (this provides comfort, safety, and security to users, staff, and contractors). Access doors shall feature keyless opening from within.

The design and construction of waste facilities and equipment shall conform to the Building Code of Australia, Australian Standards, and local laws.

**Attachment 5 - PLN13/0538.01 - 45 Rose Street Fitzroy - Waste Management Plan****4 MANAGEMENT AND SUSTAINABILITY****4.1 Waste Sorting, Transfer, and Collection Responsibilities**

Garbage shall be placed within tied plastic bags prior to transferring into the collection bins. Cardboard shall be flattened and recycling containers un-capped, drained, and rinsed prior to disposal into the appropriate bin. Bagged recycling is not permitted.

Refer to Section 2 for waste transfer requirements and collection arrangements.

**4.2 Facility Management Provisions to Maintain & Improve the Waste System**

The operator shall manage site operations (refer to the glossary in page 2).

It shall be the responsibility of the operator to maintain all waste areas and components, to the satisfaction of users, staff, and the relevant authority (users shall maintain their internal waste receptacles).

The operator shall ensure that maintenance and upgrades are carried-out on the facility and components of the waste system. When required, the operator shall engage an appropriate contractor to conduct services, replacements, or upgrades.

**4.3 Arrangements for Protecting Waste Equipment from Theft and Vandalism**

It shall be the responsibility of the operator to protect the equipment from theft and vandalism. This shall include the following initiatives:

- Secure the waste areas.
- Label the bins according to property address.
- The private collection contractor shall transfer bins between the site and the truck (bins shall not be placed on the street).

**4.4 Arrangements for Bins/Equipment Labelling and Ensuring Users and Staff are Aware of How to Use the Waste System Correctly**

- The operator shall provide appropriate signage for the bins. Signage is available at the following internet address: [www.sustainability.vic.gov.au](http://www.sustainability.vic.gov.au).
- The operator shall publish/distribute "house rules" and educational material to:
  - Inform users/staff about the waste management system and the use/location of the associated equipment (provide the summary in page 2 of this report).
  - Improve facility management results (lessen equipment damage, reduce littering, and achieve cleanliness).
  - Advise users/staff to sort and recycle waste with care to reduce contamination of recyclables.

## Attachment 5 - PLN13/0538.01 - 45 Rose Street Fitzroy - Waste Management Plan

### 4.5 Sustainability and Waste Avoidance/Reuse/Reduction Initiatives

The *Environment Protection Act 1970* includes principles of environment protection and guidance for waste management decision making. Also, the *Sustainability Victoria Act 2005* established Sustainability Victoria as the statutory authority for delivering programs on integrated waste management and resource efficiency.

From a design perspective, the development shall support the acts by providing an adequate waste system with ability to sort waste.

The Operator shall promote the observance of the acts (where relevant and practicable) and encourage users and staff to participate in minimising the impact of waste on the environment. For improved sustainability, the Operator shall consider the following:

- Observe the waste hierarchy in the *Environment Protection Act 1970* (in order of preference): a) waste avoidance, b) reuse, c) recycle, d) recovery of energy, e) treatment, f) containment, and g) disposal.
- Peruse the Sustainability Victoria website: [www.sustainability.vic.gov.au](http://www.sustainability.vic.gov.au).
- Participate in Council and in-house programs for waste minimisation.
- Establish waste reduction and recycling targets; including periodic waste audits, keeping records, and monitoring of the quantity of recyclables found in landfill-bound bins (sharing results with users/staff).

### 4.6 Waste Management Plan Revisions

For any future appropriate council request, changes in legal requirements, changes in the development's needs and/or waste patterns (waste composition, volume, or distribution), or to address unforeseen operational issues, the operator shall be responsible for coordinating the necessary Waste Management Plan revisions, including (if required):

- A waste audit and new waste strategy.
- Revision of the waste system (bin size/quantity/streams/collection frequency).
- Re-education of users/staff.
- Revision of the services provided by the waste collector(s).
- Any necessary statutory approval(s).



**Attachment 5 - PLN13/0538.01 - 45 Rose Street Fitzroy - Waste Management Plan**

**5 SUPPLEMENTARY INFORMATION**

- The operator shall ensure that bins are not overfilled or overloaded.
- Waste incineration devices are not permitted, and offsite waste treatment and disposal shall be carried-out in accordance with regulatory requirements.
- For bin traffic areas, either level surfaces (smooth and without steps) or gentle ramps are recommended, including a roll-over kerb or ramp. Should ramp gradients, bin weight, and/or distance affect the ease/safety of bin transfers, the operator shall consider the use of a suitable tug.
- The operator and waste collector shall observe all relevant OH&S legislation, regulations, and guidelines. The relevant entity shall define their tasks and:
  - Comply with Worksafe Victoria’s Occupational Health and Safety Guidelines for the Collection, Transport and Unloading of Non-hazardous Waste and Recyclable Materials (June 2003).
  - Assess the Manual Handling Risk and prepare a Manual Handling Control Plan for waste and bin transfers (as per regulatory requirements and Victorian COP for Manual Handling).
  - Obtain and provide to their staff/contractors equipment manuals, training, health and safety procedures, risk assessments, and adequate personal protective equipment (PPE) to control/minimise risks/hazards associated with all waste management activities. As a starting point, these documents and procedures shall address the following:

<b>Task (to be confirmed)</b>	<b>Hazard (TBC)</b>	<b>Control Measures (TBC)</b>
Sorting waste and cleaning bins	Biological hazard & bodily puncture	Personal protective equipment (PPE). Develop a waste-sorting procedure
Bin manual handling	Sprain, strain, crush	PPE. Maintain bin wheel-hubs. Limit bin weight. Provide mechanical assistance to transfer bins
Bin transfers and emptying into truck	Vehicular strike, run-over	PPE. Develop a hazard control plan and collection procedure. Maintain visibility. Use a mechanical bin-tipper
Truck access	Vehicular incident, strike, run-over	PPE. Use a trained spotter. Develop a truck-maneuvring and traffic-control procedure

Note: The above shall be confirmed by a qualified OH&S professional who shall also prepare site-specific assessments, procedures, and controls (refer to Section 6).

## Attachment 5 - PLN13/0538.01 - 45 Rose Street Fitzroy - Waste Management Plan

### **6 CONTACT INFORMATION**

**City of Yarra** (local council), ph 03 9205 5555

**Remondis** (private waste collector), ph 13 73 73

**Speedie Waste** (private waste collector), ph 03 9305 2265

**Eco-Safe Technologies** (odour control equipment supplier), ph 03 9706 4149

**FJP Safety Advisors** (OH&S consultant), ph 03 9255 3660

**Warequip** (tug supplier – for bin transfers), ph 1800 337 711

Note: The above includes a complimentary listing of contractors and equipment suppliers. The stakeholders shall not be obligated to procure goods/services from these companies. Leigh Design does not warrant (or make representations for) the goods/services provided by these suppliers.

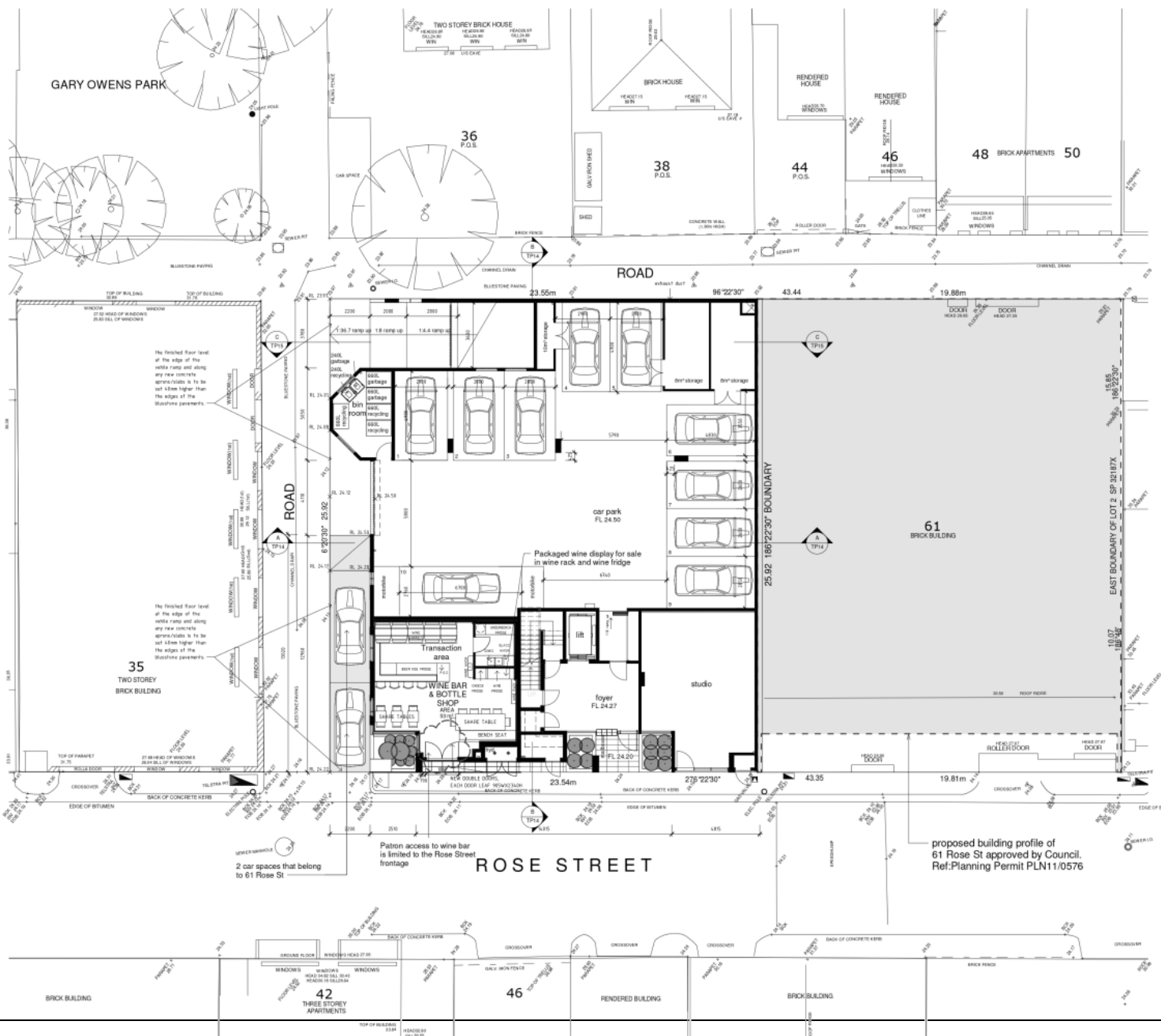
### **7 LIMITATIONS**

The purpose of this report is to document a Waste Management Plan, as part of a Planning Permit Application.

This report is based on the following conditions:

- Operational use of the development (excludes demolition/construction stages).
- Drawings and information supplied by the project architect.
- The figures presented in this report are estimates only. The actual amount of waste will depend on the development's occupancy rate and waste generation intensity, the user's disposition toward waste and recycling, and the operator's approach to waste management. The operator shall make adjustments, as required, based on actual waste volumes (if the actual waste volume is greater than estimated, then the number of bins and/or the number of collections per week shall be increased).
- This report shall not be used to determine/forecast operational costs, or to prepare feasibility studies, or to document operational/safety procedures.

**Attachment 5 - PLN13/0538.01 - 45 Rose Street Fitzroy - Waste Management Plan**



DEVELOPMENT SUMMARY			
	1 Bed Apartment	2 Bed Apartment	Studio/Retail
Ground Floor	-	-	2
Level 1	4	3	-
Level 2	4	3	-
Level 3	-	4	-
Level 4	-	3	-
Level 4	-	2	-
<b>Total</b>	<b>8</b>	<b>15</b>	<b>2</b>

Total of 23 units + 2 studios  
 Carpark with 23 car spaces, 3 motorbikes spaces, 34 bikes spaces  
 Total Site Area = 561m<sup>2</sup>

REVISIONS	
NO.	DESCRIPTION
1	20.01.13 issued for discussion
2	30.01.13 issued for town planning
3	13.03.13 issued for planning permit endorsement
4	15.03.13 retail area & floor amended
5	05.02.17 retail area amended & refraction added

**TOWN PLANNING DRAWING NOT FOR CONSTRUCTION**

**stoll long architecture**  
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 e slg@stoll-long.com.au  
 w www.stoll-long.com.au

PROJECT NAME  
**RESIDENTIAL DEVELOPMENT  
 45 Rose Street Fitzroy**

CLIENT  
**Haus Fitzroy Pty Ltd**

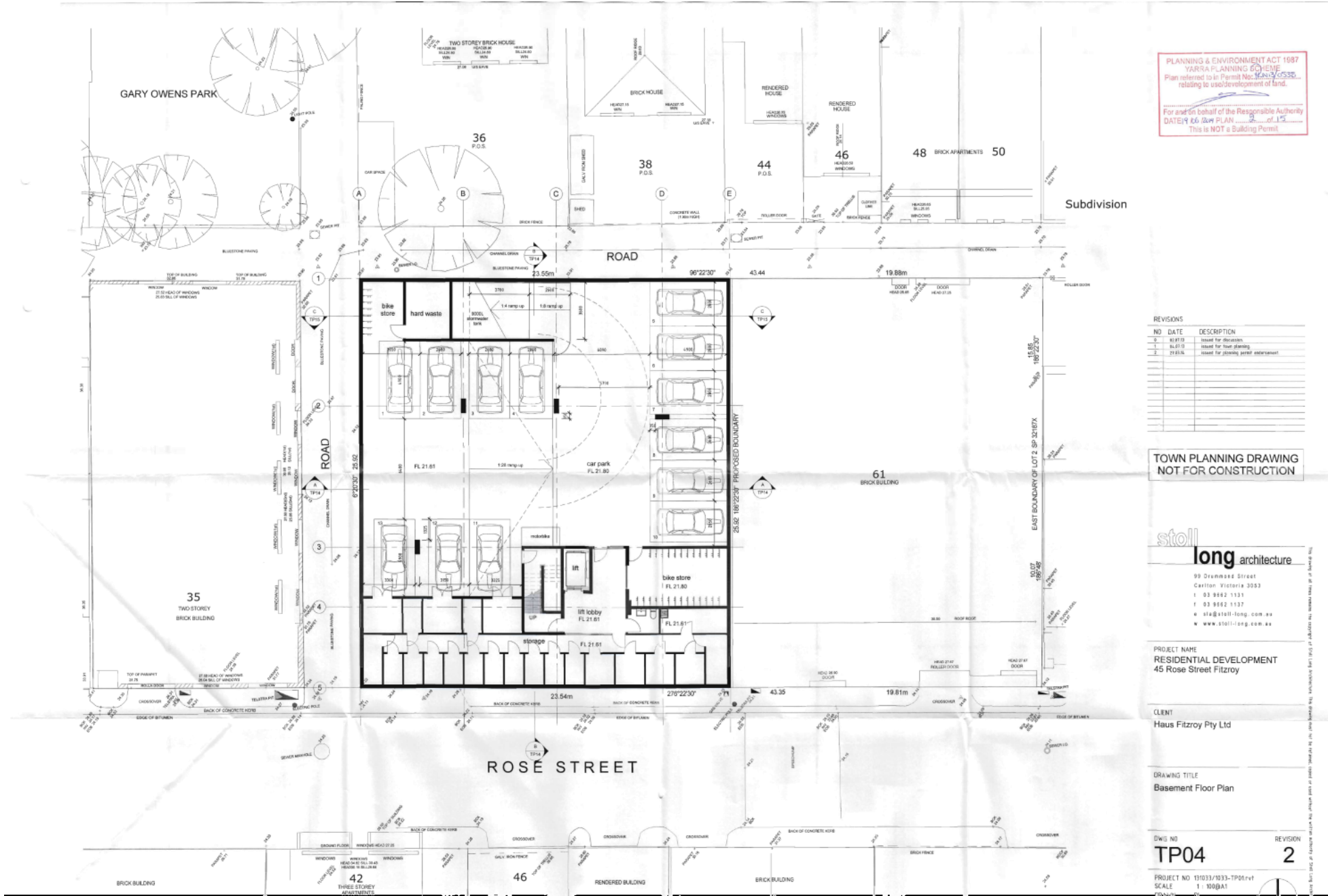
DRAWING TITLE  
**Ground Floor Plan**

DWG NO  
**TP05**

REVISION  
**4**

PROJECT NO 131033/033-A01-rv1  
 SCALE 1:100@A1  
 DRAWN CS  
 CHECKED CS

# Attachment 5 - PLN13/0538.01 - 45 Rose Street Fitzroy - Waste Management Plan



PLANNING & ENVIRONMENT ACT 1987  
 YARRA PLANNING SCHEME  
 Plan referred to in Permit No. 13/0538.01  
 relating to use/development of land.  
 For and on behalf of the Responsible Authority  
 DATE 14/06/2014 & PLAN 2 of 15  
 This is NOT a Building Permit

REVISIONS		
NO	DATE	DESCRIPTION
0	13/07/13	Issue for discussion
1	14/01/14	Issue for town planning
2	27/04/14	Issue for planning permit endorsement

TOWN PLANNING DRAWING  
 NOT FOR CONSTRUCTION

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 e info@stoll-long.com.au  
 w www.stoll-long.com.au

PROJECT NAME  
 RESIDENTIAL DEVELOPMENT  
 45 Rose Street Fitzroy

CLIENT  
 Haus Fitzroy Pty Ltd

DRAWING TITLE  
 Basement Floor Plan

DWG NO  
**TP04**  
 PROJECT NO 13/033/1033-TP01.rvt  
 SCALE 1:100@A1  
 DRAWN BY CS  
 CHECKED CS

REVISION  
**2**

**Attachment 6 - PLN13/0538.01 - 45 Rose Street Fitzroy - Building Surveyor Report**



**Anthony Middling & Associates**  
**Building Surveyors**  
Commercial & Residential

**Mobile** 0419 032 430 **Email** asmidd@bigpond.net.au  
**Address** Level 1, 176 Wellington Parade East Melbourne 3002  
**ABN** 83 505 766 250 **www.anthonymiddling.com**

3/12/2020

Victoria Commission for Gambling  
& Liquor Regulation  
Level 3, 12 Shelly Street,  
Richmond Vic 3121

Dear Sir,

**Re: Building Surveyors Statement - Application for Liquor License**

**Licensee: Marshall Waters Re Wine**

**Address: 45 Rose Street Fitzroy**

Please find attached written confirmation of the gross floor areas for the proposed new Re Wine at 45 Rose Street Fitzroy

The application is a review of the existing premises and suitability for licensed premises for the proposed new fit out for Re Wine Bar area as outlined by the Marshall Waters.

The purpose of the review is to establish patron capacity of the building in accordance with National Construction Code of Australia Volume 1 NCC- 2019.

Facilities in the apartment complex consist of a unisex accessible facility for males and females in accordance with Table F2.3 of the NCC.

The overall gross floor area of the building is as follows:

**Inside Wine Bar Areas including**

7.5m x 6.0m = 45.0 m. sq

5.0m x 1.5m = 7.5 m. sq

Total 52.0 m. sq

Less - Seating, Tables & Chairs, Barrel Store, Kitchen & Serving Bench

**Attachment 6 - PLN13/0538.01 - 45 Rose Street Fitzroy - Building Surveyor Report**

**TOTAL GROSS FLOOR AREA = 20 metres sq. / 0.75 m. sq = 26 patrons**

Please note that the calculation does not include projections such as kitchens and sanitary facilities, fixed seating, benches and bar area, cool room, passageway, service counters sales counters, fix table and chairs display areas etc.

The Department of Justice method of calculation adopts 0.75 m.sq per person.

We calculate that the maximum of number of patrons that the building could safely accommodate is **26 patrons** due to the number of toilet facilities and the limited clear floor space in the premises.

**Sanitary Facilities for Males and females under NCC Table 2.3 are sufficient for the proposed number of patron's maximum number of 26**

The maximum number that the **Re Wine** can safely accommodate is **26 patrons**.

I support the application for a maximum number of **patron's number of 26** at any one time.

Please do not hesitate to telephone me at my office on 0419 032 430 if you have any queries.

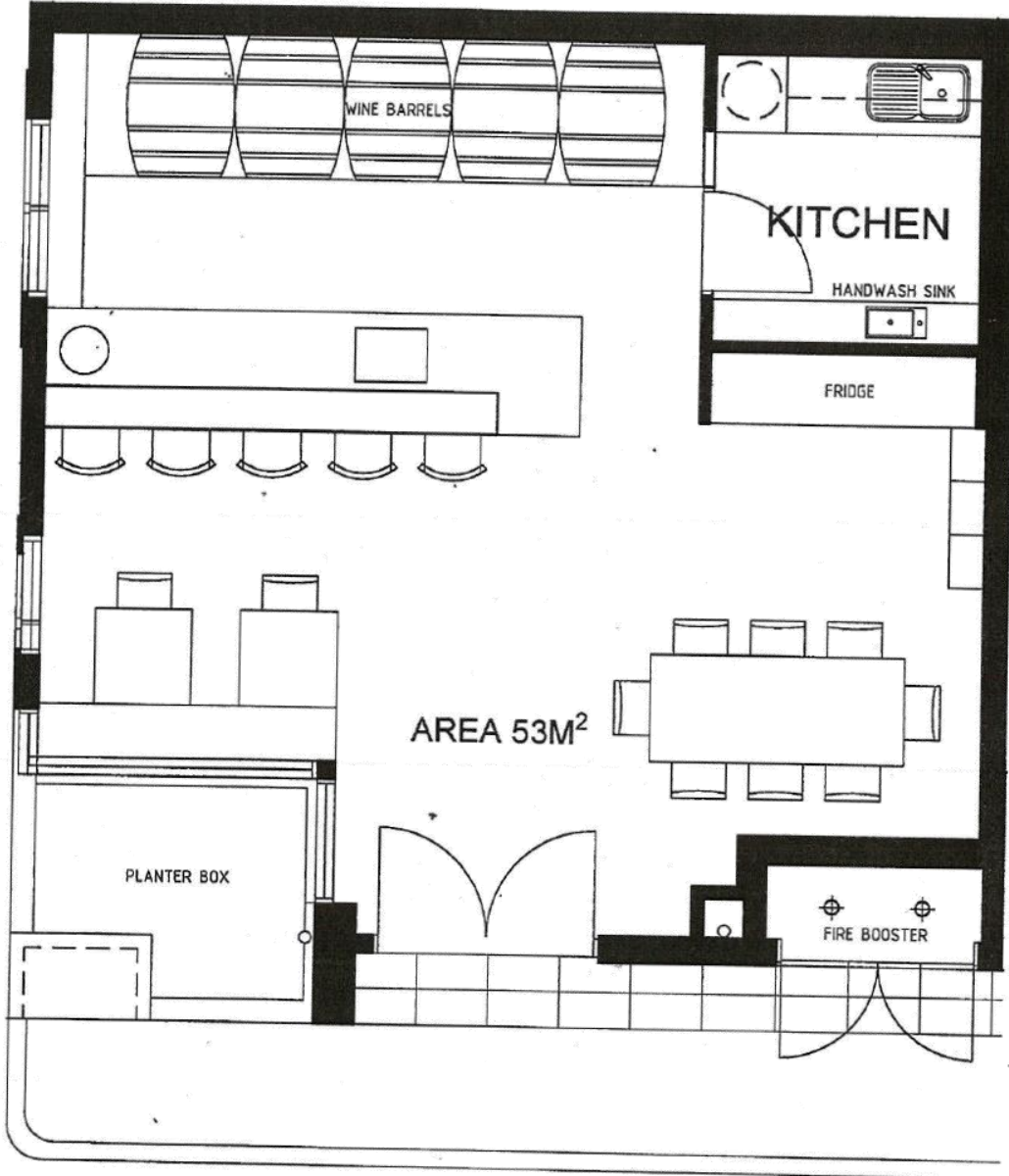
Yours Faithfully



Tony Middling

Relevant Building Surveyor BS U1092

Attachment 6 - PLN13/0538.01 - 45 Rose Street Fitzroy - Building Surveyor Report



**GROUND FLOOR PLAN 1:50**

*Anthony Middling* BSV1092  
Anthony Middling & Associates  
Level 1, 176 Wellington Parade  
East Melbourne 3002  
Mobile: 0419 032 430

*1-12-2020*



## Attachment 7 - PLN13/0538.01 - 45 Rose Street Fitzroy - Acoustic Report



Marshall Day Acoustics Pty Ltd  
ABN: 53 470 077 191  
6 Gipps Street  
Collingwood VIC 3066  
Australia  
T: +613 9416 1855  
www.marshallday.com

4 February 2021

ReWine  
C/ GrayKinnane  
PO Box 512  
Ascot Vale VIC 3032

**Attention: Andrew Gray**

Dear Andrew

### **ACOUSTIC ASSESSMENT**

Marshall Day Acoustics (MDA) was retained by GrayKinnane, on behalf of ReWine to prepare an acoustic assessment for the proposed amended use of the existing ground floor retail space at 45 Rose Street, Fitzroy as a wine bar.

The site includes 6 floors of mixed use (retail, carpark, and apartments), of which part of the ground floor will be repurposed by ReWine as a bar, the core business of which is the refilling of wine bottles for take away for from barrels, serving wine and food for patrons (18 maximum) and in which background music is provided.

MDA previously prepared an acoustic report entitled *Rp 001 R02 2014073ML Residential Development 45 Rose Street Fitzroy Town Planning Acoustic Report*, dated 6 June 2014 (the "Endorsed Report") which was endorsed by the Responsible Authority as part of Planning Report PLN13/0538 which concerned the entire multi-use development at 45 Rose Street.

This current assessment is concerned only with the proposed amended use to the ground floor retail space of the development.

The following potential noise impacts are addressed in this assessment:

- Music noise
- Patron Noise
- Mechanical plant, delivery, and waste collection noise

A glossary of acoustic terminology is provided in Appendix A.

### **Site description**

The wine bar is proposed to occupy the existing south-west retail space shown in Figure 1. The space is adjacent the ground floor carpark and foyer spaces. There are no adjacent residential uses on the ground floor of the site; however, there are apartments on level 1 above the site and directly opposite on Rose Street.

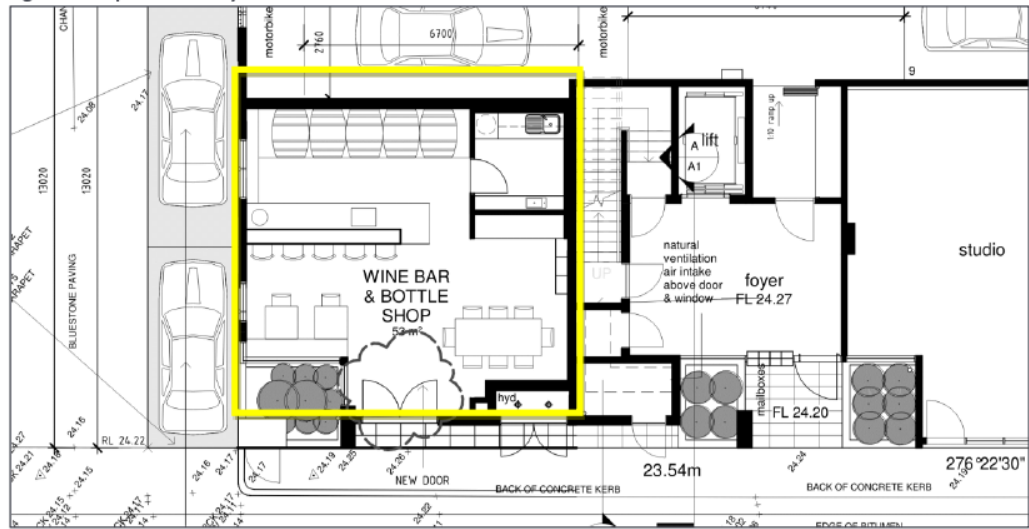




**Attachment 7 - PLN13/0538.01 - 45 Rose Street Fitzroy - Acoustic Report**



**Figure 1: Proposed Site Layout**



**Hours of operation**

The hours of operation proposed are 1000 to 2200 hrs Monday – Sunday.

**Music Noise - SEPP N-2 Description**

Music noise from entertainment venues is controlled by *State Environment Protection Policy (Control of Music Noise from Public Premises) No. N-2* (SEPP N-2). Compliance with SEPP N-2 is mandatory under section 46 of the *Environment Protection Act 1970*. Further information on SEPP N-2 is provided in Appendix B.

SEPP N-2 music noise limits are based on the existing background noise in the area. MDA has previously measured background noise levels in the vicinity of the site which have been used in this assessment. Further information on background noise measurements is provided in Appendix C.

The derived SEPP N-2 day and evening music noise limit is outlined in Table 1.

**Table 1: SEPP N-2 derived day and evening music noise limit, dB**

Period	Measured background noise level, LA90	Music noise limit, LAeq
Day/Evening <sup>1</sup>	40	45

<sup>1</sup>Background noise levels are conservatively based off noise measurements taken from 1800 to 2200 hrs during the evening period (see Appendix C)

**Music Noise Assessment**

Background music only is proposed to be played at the venue. No live acoustic or amplified music is proposed to be played. Similarly, there will be no music played outdoors.

Background music is defined in a VCAT decision (Ref B2/2005 whiting v Hosier Bar Pty Ltd). In this decision, music at background levels requires that music be played at a level enabling normal conversation at a distance of 600 mm. MDA considers that a reasonable internal background noise music level is approximately 67 dB LAeq.

The predicted music noise levels to the closest residential areas are shown in Table 2.

**Attachment 7 - PLN13/0538.01 - 45 Rose Street Fitzroy - Acoustic Report**



**Table 2: Assessment of predicted background music noise, dB LAeq**

	Location	SEPP N-2 Limit	Predicted Music Noise Level	Complies
<i>Day/Evening Period</i>	Residence above venue	45	23	Yes
	Residence across Rose Street	45	21	Yes

Considering the above, it is evident that music noise from the venue will comply with the relevant SEPP N-2 criteria by a significant margin. As such, there is low risk of music noise disturbance to nearby residences

**Patron Noise**

Noise related to voices of patrons in outdoor areas is not covered under any State Environment Protection Policy or general Victorian guideline. In lieu of established state policy or criterion, MDA has developed a set of design targets which have been referenced as part of numerous planning applications. These guidelines are usually referenced in planning applications or VCAT hearings for external patron noise areas.

The design targets are defined separately for day, evening and night periods and are determined on the basis of background noise levels. Further information is provided in Appendix D.

The maximum occupancy for the venue is proposed to be 18 patrons indoors with no outdoor area. For completeness, the predicted patron noise levels are provided and assessed against the design targets in Table 3.

The patron noise levels have been predicted with the venue at full occupancy and front door closed.

**Table 3: Predicted steady-state patron noise, dB LAeq**

	Location	Design Target	Predicted Patron Noise Level	Comment
<i>Day Period</i>	Residence above venue	60	31	Complies
	Residence across Rose Street	60	28	Complies
<i>Evening Period</i>	Residence above venue	50	31	Complies
	Residence across Rose Street	50	28	Complies

From Table 3 it can be seen that patron noise from the venue will be adequately controlled by the building facade.

**Attachment 7 - PLN13/0538.01 - 45 Rose Street Fitzroy - Acoustic Report**



**Mechanical Plant Noise**

MDA understands that no additional mechanical plant is proposed to be installed to the venue. As such no additional noise impact is anticipated in relation to mechanical services from the venue.

**Delivery Noise**

All deliveries will be made with a van and scheduled to occur during the day between the hours of 1000 – 1200 hrs Monday to Saturday. As such, noise from deliveries is not expected to present any significant impact to nearby residential receivers.

**Waste Collection Noise**

Waste from the premises will be minimal due to the focus on re-usable containers. All waste is proposed to be disposed of via the communal bins and no additional waste collections will be required.

As such there is not expected to be any increase in waste collection noise due to the proposed development.

We trust this information is satisfactory. If you have any further questions please do not hesitate to contact us.

Yours faithfully

**MARSHALL DAY ACOUSTICS PTY LTD**

A handwritten signature in black ink that reads "Liam Kemp".

**Liam Kemp**

**Consultant**



**APPENDIX A GLOSSARY OF TERMINOLOGY**

dB	<p><u>Decibel</u> The unit of sound level.</p> <p>Expressed as a logarithmic ratio of sound pressure P relative to a reference pressure of <math>P_r=20 \mu\text{Pa}</math> i.e. <math>\text{dB} = 20 \times \log(P/P_r)</math></p>
$L_{A90}(t)$	<p>The A-weighted noise level equalled or exceeded for 90% of the measurement period. This is commonly referred to as the background noise level.</p> <p>The suffix "t" represents the time period to which the noise level relates, e.g. (8 h) would represent a period of 8 hours, (15 min) would represent a period of 15 minutes and (2200-0700) would represent a measurement time between 10 pm and 7 am.</p>
$L_{Aeq}(t)$	<p>The equivalent continuous (time-averaged) A-weighted sound level. This is commonly referred to as the average noise level.</p> <p>The suffix "t" represents the time period to which the noise level relates, e.g. (8 h) would represent a period of 8 hours, (15 min) would represent a period of 15 minutes and (2200-0700) would represent a measurement time between 10 pm and 7 am.</p>

**Attachment 7 - PLN13/0538.01 - 45 Rose Street Fitzroy - Acoustic Report**



**APPENDIX B SEPP N-2 DESCRIPTION**

Music noise from entertainment venues is controlled by *State Environment Protection Policy (Control of Music Noise from Public Premises) No. N-2 (SEPP N-2)*.

Clause 20 of SEPP N-2 provides that:

*Where the level of music noise from indoor or outdoor venues exceeds the noise limit, steps shall be taken by the occupier to reduce those levels to, or below, the noise limit.*

Compliance with SEPP N-2 is mandatory under section 46 of the *Environment Protection Act 1970 (Vic)*.

SEPP N-2 sets noise limits that must be achieved in a 'noise sensitive area'. The Policy defines a noise sensitive area as:

*(a) that part of the land within the apparent boundaries of any piece of land which is within a distance of 10 metres outside the external walls of any of the following buildings:*

- *Dwelling (except Caretaker's House), [or] Residential Building.*

*(b) that part of the land within the apparent boundaries of any piece of land on which is situated any of the following buildings which is within a distance of 10 metres outside the external walls of any dormitory, ward or bedroom of such buildings:*

- *Caretaker's house, Hospital, Hotel, Institutional Home Motel, Reformatory Institution, Tourist Establishment, Work Release Hostel.*

For indoor venues with music playing on more than three nights per week, SEPP N-2 sets noise limits as shown in Table 4.

**Table 4: SEPP N-2 criteria (music on more than three nights per week)**

<b>Time period</b>	<b>Noise limit</b>
Day/Evening	Music noise ( $L_{Aeq}$ ) not permitted to exceed background noise ( $L_{A90}$ ) plus 5dB
Saturday 1000 - 2200hrs	
Sunday 1200 - 2100hrs Other 0900 - 2200hrs	
Night	Music noise ( $L_{OCT10}$ ) is not permitted to exceed the background noise level ( $L_{OCT90}$ ) by more than 8dB in any octave band (63Hz-4kHz) at a noise-sensitive area
Saturday 2200 - 1200hrs	
Sunday 2100 - 0900hrs Other 2200 - 0900hrs	

**Attachment 7 - PLN13/0538.01 - 45 Rose Street Fitzroy - Acoustic Report**



**APPENDIX C BACKGROUND NOISE MEASUREMENTS**

Day period background noise measurements were undertaken at the site and included as part of the Endorsed Report assessment. The measured background noise level was 50 dB L<sub>A90</sub>.

Evening period background noise measurements were undertaken in June 2017 as part of continuous unattended noise logging at 82 Rose Street. Measurements were undertaken using a Class 1 01dB Smart Noise monitor, fitted with a windshield and mounted on a tripod at a height of approximately 1.5 m above local ground level. Equipment was checked prior to and after the survey and no significant drifts were observed. The lowest measured evening period background noise level has been used for this assessment.

A summary of the measured evening period background noise levels is provided below in Table 5.

**Table 5: Summary of measured background noise levels, evening period, dB L<sub>A90</sub>**

<b>Date</b>	<b>Background noise level</b>
19 June 2017	41
20 June 2017	48
21 June 2017	42
22 June 2017	48
23 June 2017	46
24 June 2017	46
25 June 2017	43
26 June 2017	40
27 June 2017	42
<b>Minimum</b>	<b>40</b>

The background noise measurement locations are shown below in Figure 2.



Figure 2: Background noise measurement locations



**Attachment 7 - PLN13/0538.01 - 45 Rose Street Fitzroy - Acoustic Report**



**APPENDIX D PATRON NOISE**

Noise from voices of patrons outdoors is not covered under any State Environment Protection Policy or general Victorian guideline.

There has been extensive discussion between members of the Association of Australian Acoustical Consultants (AAAC) in regards to suitable criteria but consensus between members has not yet been reached.

In lieu of an established state policy or criterion, MDA has developed a set of design targets which have been referenced as part of numerous planning applications and VCAT hearings for proposed external patron noise areas.

The structure of the patron noise design targets is summarised in Table 6.

Table 6: Recommended design targets for night-time patron noise

Description	Design Target	Purpose
Semi-steady noise levels - $L_{Aeq}$	Day Period - 50 dB or background noise ( $L_{A90}$ ) + 10 dB, whichever is higher Evening Period - 45 dB or background noise ( $L_{A90}$ ) + 10 dB, whichever is higher	Amenity protection

For a theoretical assessment of a venue, the purpose of the proposed patron noise design targets is not to provide an absolute limit but to provide an indication of whether a venue has the potential to cause an unreasonable impact.

It is difficult to propose an absolute limit because unlike other noise sources (e.g. mechanical equipment), there is a large variation in patron noise and this variation is not always linked to the number of patrons. Table 7 provides the patron noise design targets for the subject site.

Table 7: Patron noise design targets, dB

Description	Design target
<b>Semi-steady noise levels, <math>L_{Aeq,15\text{ minute}}</math></b>	
Day period	60
Evening period	50



**Attachment 8 - PLN13/0538.01 - 45 Rose Street Fitzroy - Town Planning Report**



**Town Planning Submission**

**45 Rose Street , Fitzroy**

**Yarra Planning Scheme**

**Prepared on behalf of ReWine**

**February 2021**

## Attachment 8 - PLN13/0538.01 - 45 Rose Street Fitzroy - Town Planning Report

### 1. Introduction

Approval is sought to amend Planning Permit PLN13/0538 ("the Permit") that relates to land at 45 Rose Street Fitzroy, pursuant to Section 72 of the *Planning and Environment Act 1987*.

The Permit currently allows:

*Demolition of the existing building, development of a six storey building (not including basement) for a mixed studio/retail and residential development and a reduction in the provision of parking.*

Plans were endorsed under the permit on 19 June 2014 and permit has been acted on with the development of the land complete.

The application proposes to amend the existing approval so to allow the western ground floor commercial tenancy, identified as "studio/retail" on the endorsed plans, to be used for the sale and consumption of liquor (for on and off premises consumption) associated with the use of the land as a bar (wine bar) & bottle shop.

The amendment also seeks approval for the alteration to the front door of the tenancy and display of signage within a Heritage Overlay.

The site is within a Mixed Use Zone pursuant to the Yarra Planning Scheme and is covered by an Environmental Audit Overlay and Heritage Overlay (Schedule 334).

The application seeks the following planning approvals;

- To use the land as a bar (wine bar) under clause 32.04-2 the Mixed Use Zone;
- The sale and consumption of liquor (for on and off premises consumption) pursuant to Clause 52.27 of the Particular Provisions;
- Buildings and works associated with the installation of a new door to the north elevation pursuant to Clause 32.04-9 of the Mixed Use Zone & Clause 43.01-1 of the Heritage Overlay; and
- To construct or display a sign pursuant to Clause 32.04-15 of the Mixed Use Zone and Clause 43.01-1 of the Heritage Overlay.

The use of the land as a bottle shop is a Section 1 (no permit required) use under the Mixed Use Zone.

This report provides an assessment of the proposal against the relevant provisions of the Yarra Planning Scheme.

**Attachment 8 - PLN13/0538.01 - 45 Rose Street Fitzroy - Town Planning Report**



**2. Subject Site and Surrounding Context**

The subject site is located on the north side of Rose Street, between Brunswick and Nicholson Streets. The land has a rear abuttal to Garryowen Lane.



**Cadastral map**

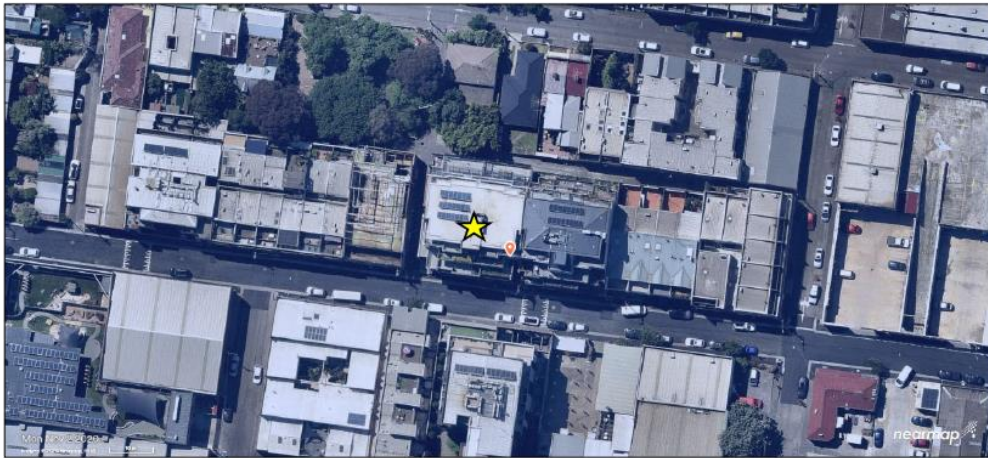
The site is described on Certificate of Title as Lot 1 on Plan of Subdivision 726100Y. No restrictive covenants encumber the land.

The land is improved with a recently constructed six storey mixed use development building that provides two commercial premises fronting the street and apartments on the upper levels. Car parking is provided at basement level and on the ground floor to the rear of the commercial uses, with access to the site being gained via the laneway along the western side of the site.

The tenancy that is the subject of this application is the western ground floor commercial tenancy identified as "studio/retail" on the endorsed plans. This tenancy has an area of 53sqm and is currently vacant. It provides a glazed shopfront to Rose Street and two triangular windows facing the laneway to the west with a landscape planter provided to Rose Street. The tenancy is currently provided with a single door entry from Rose Street.

The tenancy currently provides a separate kitchen area with sink and bench space with a shared toilet for the two commercial facilities provided at basement level.

Attachment 8 - PLN13/0538.01 - 45 Rose Street Fitzroy - Town Planning Report

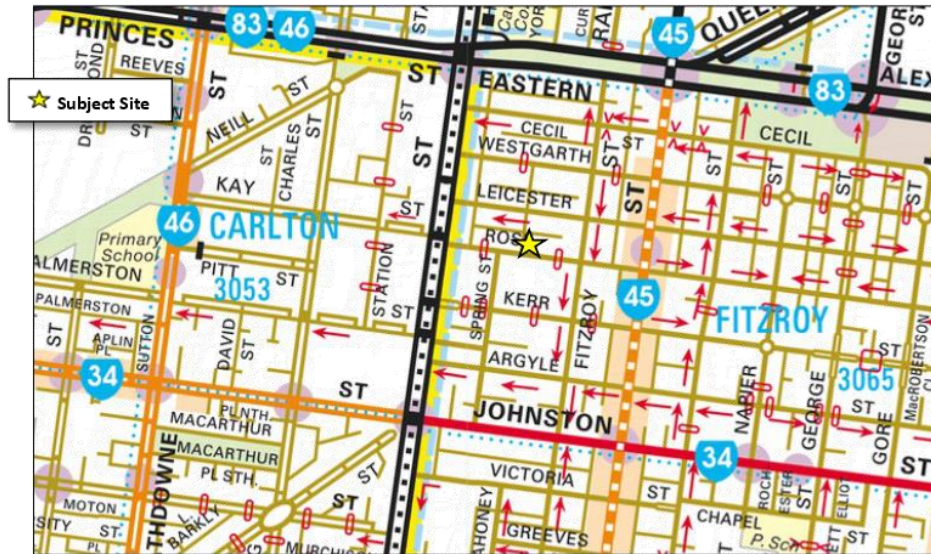


Aerial view of the subject site



Subject site viewed from Rose Street

Attachment 8 - PLN13/0538.01 - 45 Rose Street Fitzroy - Town Planning Report



Location map

The subject site is located just to the west of the within the Fitzroy Major Activity Centre which extends along Brunswick Street. Properties along Rose Street are predominantly zoned Mixed Use Zone pursuant to the Yarra Planning Scheme with the land to the north west of the site located in a Neighbourhood Residential Zone.

In front of the subject site Rose Street is relatively narrow but carries two lanes of traffic in opposite directions however the restricted kerb side parking that is provided typically reduces traffic flows to a single lane only. The footpaths are relatively narrow on both sides of the street.

Within proximity of the subject site land uses are consistent with those found within Mixed Use zoned land and comprise a mix of commercial and residential uses with recent multi level development being to the east and opposite the site. These developments provide apartments at the upper levels and commercial uses on the ground floor.

To the rear of the site across the adjacent lane are dwellings fronting Leicester Street and a small pocket park known as Garryowen Park is located to the west of these dwelling fronting Leicester Street.

Photos of the surrounding context are provided on the following page:



**Attachment 8 - PLN13/0538.01 - 45 Rose Street Fitzroy - Town Planning Report**



**Adjoining development to the east**



**Development opposite the site**



**Rear of the site and side laneway**

**Attachment 8 - PLN13/0538.01 - 45 Rose Street Fitzroy - Town Planning Report****3. The Proposal**

The application proposes to amend the existing approval so to allow the western ground floor commercial tenancy, identified as "studio/retail" on the endorsed plans, to be used for the sale and consumption of liquor (for on and off premises consumption) associated with the use of the land as a bar (wine bar) & bottle shop.

The amendment also seeks approval for the alteration to the front door of the tenancy, so as to allow for double doors, and display of signage within a Heritage Overlay.

The proposed bar (wine bar) and bottle shop would occupy the western ground floor commercial tenancy identified as "studio/retail" on the endorsed plans.

The premises will be the third outlet operated by "ReWine". The use is proposed to be licensed during opening hours which will be from 10:00am to 10:00pm, 7 days a week.

ReWine currently has stores at the Queen Victorian Market and 522 Lygon Street Brunswick. Consistent with these existing premises, wine will be sold from the subject site by retail to the general public. The wine will be distributed from barrels stored onsite into refillable bottles that customers return after use to have refilled. No wholesale distribution or manufacture of wine will occur at the premises.

The premises at 522 Lygon Street Brunswick also includes a wine bar as part of the services offered to the local community and it is intended that the proposed premises at 45 Rose Street Fitzroy will operate in the same manner. As at the Brunswick store, the service proposed to be offered would also include the provision of a wine bar where patrons can enjoy a glass of wine and match the wines with grazing platters, small tapas plates, cheese and pizzas.

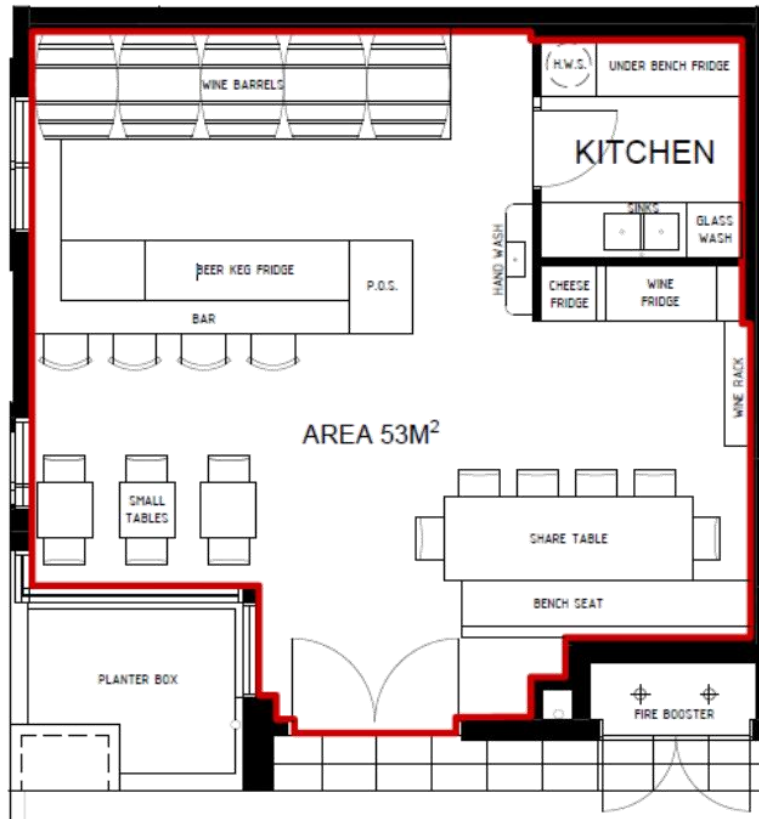
However, it is noted that the size of the Rose Street premises, at 53sqm, will be significantly smaller than the Brunswick premises (182sqm in area) and will be in that sense a "boutique" outlet that will truly service a local demand rather than being a destination from the wider metropolitan area – this being predominantly serviced by the Queen Victoria Market outlet.

The layout of the premises will include a bar area, the provision of barrels along the rear wall and a kitchen along with seating for patrons. As set out in the assessment provided by the Building Surveyor, the premises can accommodate a maximum of 26 patrons however it is only proposed to provide for 18 patrons as part of the proposal.

The floor area proposed to be licenced is show on the Red Line Plan lodged with the application, an excerpt of which is provided on the following page. Background music only will be played at the venue with no live music or DJ's. There are no specific noise attenuation measures proposed, as these have not been recommended by Marshall Day in their acoustic assessment.

The signage proposed by the application is limited to vinyl logo transfers that area applied to the to the front windows of the shop and an additional sign on the tiling along the front façade. Being vinyl transfers these signs are easily applied and remove and are not structurally fixed to the building. The signage will be non illuminated.

Due to the reusable nature of the bottles, waste is kept to a minimum. Any waste generated will be stored onsite and taken to the communal bin room provided on the ground floor at the rear of the site.



**Proposed layout of the premises**

In order to facilitate the proposed use and development the following amendments are sought to Planning Permit PLN13/0538:

- i. Amend the permit preamble to the following:  
*Demolition of the existing building, development of a six storey building (not including basement) for a mixed studio/retail and residential development, use of ground floor western tenancy as a wine bar (bar) with associated sale and consumption of liquor (for on and off premises consumption), signage, and a reduction in the provision of parking.*
- ii. Amend the endorsed plans to reflect the amendments sought to Application inclusive of amendments to the ground floor plan, the north elevation to show the signage and also the proposed double doors to the south elevation of the tenancy;
- iii. To extend the expiry condition of the permit to allow for further development to take place; and
- iv. The addition of appropriate conditions as required by the Responsible Authority in association with the amendments sought by the application.



## Attachment 8 - PLN13/0538.01 - 45 Rose Street Fitzroy - Town Planning Report



### 4. Planning Policy

The Planning Policy Framework (PPF) seeks to ensure that the objectives of planning in Victoria (as set out in *the Planning and Environment Act 1987*) are fostered through appropriate land use and development planning policies.

The local elements of the Planning Policy Framework identify long term directions about land use and development in the municipality and provides the rationale for the zone and overlay requirements and particular provisions in the Scheme.

The PPF includes the Municipal Strategic Statement (MSS) and Local Planning Policies.

Relevant elements of the Yarra Planning Scheme relevant to the application are identified below:

**Clause 11 Settlement**

- 11.03-1R Activity centres Metropolitan Melbourne

**Clause 15 Built Environment and Heritage**

- 15.01-1R Urban design Metropolitan Melbourne
- 15.03-1S Heritage

**Clause 17 Economic Development**

- 17.01-1R Diversified economy Metropolitan Melbourne
- 17.02-1S Business

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**Clause 21.03 Vision**

**Clause 21.04 Land Use**

- 21.04-2 Activity Centres
- 21.04-3 Industry, office and commercial

**Clause 21.08 Neighbourhoods**

- 21.08-7 Fitzroy

**Clause 22.02 Development Guidelines for Sites subject to the Heritage Overlay**

**Clause 22.04 Advertising Signs**

**Clause 22.05 Interface Uses Policy**

**Clause 22.09 Licensed Premises**

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**Clause 32.04 Mixed Use Zone**

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**Clause 45.03 Environmental Audit Overlay**

**Clause 43.01 Heritage Overlay (Schedule 334 )**

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**Clause 52.06 Car Parking**

**Clause 52.07 Loading and Unloading of Vehicles**

**Clause 52.27 Licensed Premises**

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**Clause 65 Decision Guidelines**

## Attachment 8 - PLN13/0538.01 - 45 Rose Street Fitzroy - Town Planning Report



### 5. Planning Considerations

Having regard to the provisions of the Yarra Planning Scheme outlined above, it is submitted that the Section 72 Amendment to allow the western ground floor commercial tenancy to be used for the sale and consumption of liquor (for on and off premises consumption) associated with the use of the land as a bar (wine bar) & bottle shop will provide for an acceptable planning outcome.

#### Clause 22.09 Licensed Premises

Clause 22.09 (Licensed Premises) identifies;

*Licensed premises contribute to the vibrancy and economic strength of the municipality, providing diverse opportunities for social interaction, artistic and cultural activity including live music, food and entertainment, as well as supporting other primary functions.*

*However, considerable tensions sometimes develop between licensed premises and residential and other commercial land uses. These tensions relate to impacts on the amenity of the area including noise, patron behaviour off the premises and waste management.*

It is submitted that the bar and bottle shop use will “contribute to the vibrancy and economic strength of the municipality” within a location that is proximate to the Fitzroy Activity Centre and located in a mixed use area of Fitzroy.

The potential to detrimentally affect the amenity and public safety of the area will be minimised by the confined opening hours (10:00am to 10:00pm), the boutique nature of the premises being only 53sqm in area and the limited patrons numbers (maximum of 18) together with the niche product being sold (wine in reusable bottles).

In addition, those wishing to enjoy a glass of wine on the premises will be provided with a range of food options to accompany their drinks while it is not proposed to provide for any live or amplified music that might result in an impact on the amenity of the area.

The boutique nature of the premises will allow the premises to service a local need as opposed to attracting large numbers of people from outside Fitzroy, and as a result will not result in parking or traffic impacts or issue with large groups of people dispersing when the premises closes.

It is submitted that the proposal is acceptable having regard for the policy objectives of Clause 22.09 (Licensed Premises) as:

- The land is located in a Mixed Use Zone and the proposal does not seek to operate beyond 10.00pm (in accordance with policy) so as to ensure that the operations close significantly earlier than many other licensed premises in the area;
- Given the minimal number of patrons at 18 only, potential amenity impacts from patron noise, ingress and egress of patrons, queuing of patrons, smoking areas for patrons, and dispersal of patrons from the site can be appropriately managed;
- It is not proposed to provide any live music and only providing for background music;
- The premises would not result in an unreasonable cumulative impact on the amenity of the surrounding area (see further assessment below); and
- A Noise and Amenity Plan (NAAP) has been prepared that will ensure that the operation of the use is acceptable.

## Attachment 8 - PLN13/0538.01 - 45 Rose Street Fitzroy - Town Planning Report



### Clause 22.05 Interface Uses Policy

This policy applies in the Mixed Use Zone and seeks to support *the objectives of the MSS by protecting Yarra's diverse land use mix and built form, reducing conflict between commercial, industrial and residential activities, and supporting appropriate industrial and commercial activity.*

At Clause 22.05-3 it is policy that:

*New non-residential use and development within Business and Mixed Use and Industrial Zones are designed to minimise noise and visual amenity impacts upon nearby, existing residential properties.*

It is submitted that the proposal meets the objectives of this policy and will not significantly impact on the dwellings to the rear of the site as the use does not directly interface with these dwelling, patrons will not generally be dispersing in that direction, and the use will not generally high level of noise from patrons or plant. In addition, the proposal proposes only minor buildings and works.

### Cumulative Impact

In assessing liquor licence applications, Clause 52.27 of the Yarra Planning Scheme requires that Council have regard to the cumulative impact of existing and proposed licensed premises. "*Practice Note 61: Licensed premises: Assessing cumulative impact*" has been prepared by the Department of Planning and Community Development to provide a framework for assessing applications of this nature. An assessment against this Practice Note is provided below:

#### **Planning policy context**

The detailed site context outlined above identifies that the subject site is within a Mixed Use Zone close to an established activity centre where policy direction at both the state and local level seek to diversify land uses and enhance facilities which are easily available to the surrounding community.

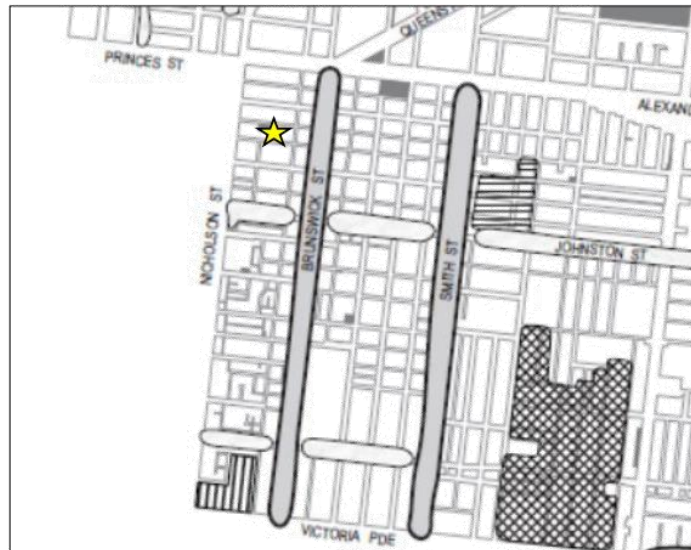
The proposed uses will enhance the vibrancy and viability of this mixed use area activity as sought by Clauses 21.04-2 (Activity Centres), 21.04-3 (Industry, office and commercial) & 21.08-7 (Fitzroy).

#### **Surrounding land use mix and amenity**

The subject site is located within a mixed use precinct orientated along Rose Street between two major arterial roads and just west of the Fitzroy Major activity Centre . The area is zoned Mixed Use which reflects that nature of surrounding uses. This will influence the requisite amenity expectation for the area. Although residential properties are located to the rear of the subject site, there will be minimal interaction between patrons and residents given the entrance to the bar and bottle shop will face Rose Street .

In addition to residential use, land along Rose Street and in nearby side streets includes a variety of retailing outlets, food and drink premises, a market, factories and warehouses as well as offices which results in a diversity of uses.

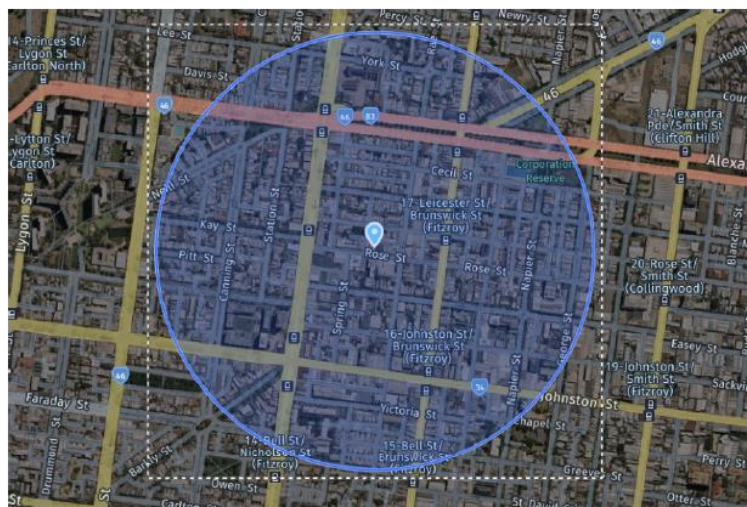
Attachment 8 - PLN13/0538.01 - 45 Rose Street Fitzroy - Town Planning Report



Excerpt from Strategic Framework Plan” at Clause 21.03

**The mix of licensed premises**

The Department’s Practice Note indicates that the area to be considered in a cumulative impact is a 500 metre radius of the proposed venue, which for the current application represents land generally shown on the below aerial.



Aerial showing 500 metre radius from the subject site

**Attachment 8 - PLN13/0538.01 - 45 Rose Street Fitzroy - Town Planning Report**

For the purposes of the cumulative impact assessment, it has been proposed that only take away bottle shops, hotels, bars and nightclubs be included in the assessment as the significant number of licensed cafes and restaurant would make the assessment unwieldy. It is submitted that this is an acceptable approach as the as the primary focus at restaurant/cafe venues is the service of food.

The following liquor licences operate within this 500 metre radius of the subject site.

<b>Premises</b>
<b>Bar Open</b> 317 -319 Brunswick Street Fitzroy
<b>Georges Bar</b> 120 Johnston Street Fitzroy
<b>Glamorama Nightclub</b> 1/393-395 Brunswick Street Fitzroy
<b>Kanela Bar Restaurant</b> 56 Johnston Street Fitzroy
<b>Polly Bar</b> 401 Brunswick Street Fitzroy
<b>The Black Pearl</b> 304 Brunswick Street Fitzroy
<b>The Brothers Public House</b> 42 Johnston Street Fitzroy
<b>The Kodiak Club</b> 272 Brunswick Street Fitzroy
<b>The Night Cat</b> 141 Johnston Street Fitzroy
<b>The Old Bar</b> 74-76 Johnston Street Fitzroy
<b>Saint Charlie</b> 386-388 Brunswick Street Fitzroy
<b>Bad Decisions Bar</b> 46 Johnston Street Fitzroy
<b>Evelyn Hotel</b> 351 Brunswick Street Fitzroy
<b>Laundry Fitzroy</b> 48-50 Johnston Street Fitzroy
<b>Naked for Satan</b> 285 Brunswick Street Fitzroy.
<b>Provincial Hotel</b> 299 Brunswick Street Fitzroy
<b>Rochester Castel Hotel</b> 204 Johnston Street Fitzroy
<b>Tankerville Arms</b> 230 Nicholson Street Fitzroy
<b>The Rum Diary</b> 334 Brunswick Street Fitzroy
<b>Town Hall Hotel</b> 166 Johnston Street Fitzroy
<b>Avalon The Bar</b> 387 Brunswick Street Fitzroy
<b>Baxters Lot</b> 302 Brunswick Street Fitzroy
<b>Blackout Restaurant &amp; Lounge</b> 342 Brunswick Street Fitzroy
<b>Bonny Bar</b> 177 Brunswick Street Fitzroy
<b>Fitzroy Cellars</b> 409 Brunswick St, Fitzroy VIC 3065
<b>Royal Derby Hotel</b> 446 Brunswick St, Fitzroy
<b>Bimbo</b> , 376 Brunswick St, Fitzroy
<b>Commercial Club Hotel</b> 344 Nicholson St, Fitzroy
<b>Near &amp; Far Bar</b> 373 Brunswick St, Fitzroy

It is noted that many of these premises are located well to the south of the site along Johnston Street as well as around the intersection of Johnston Street and Brunswick Street. There are fewer licensed premises closer to the site and no premises identified in Rose Street. In addition, it is noted that there are very few bottle shops nearby other than the Evelyn Hotel and Fitzroy Cellars.

Given the location of these other licensed premises, together with the small size of the premises subject to this application, it is submitted that the approval of the sale and consumption of liquor in the manner sought,



**Attachment 8 - PLN13/0538.01 - 45 Rose Street Fitzroy - Town Planning Report**

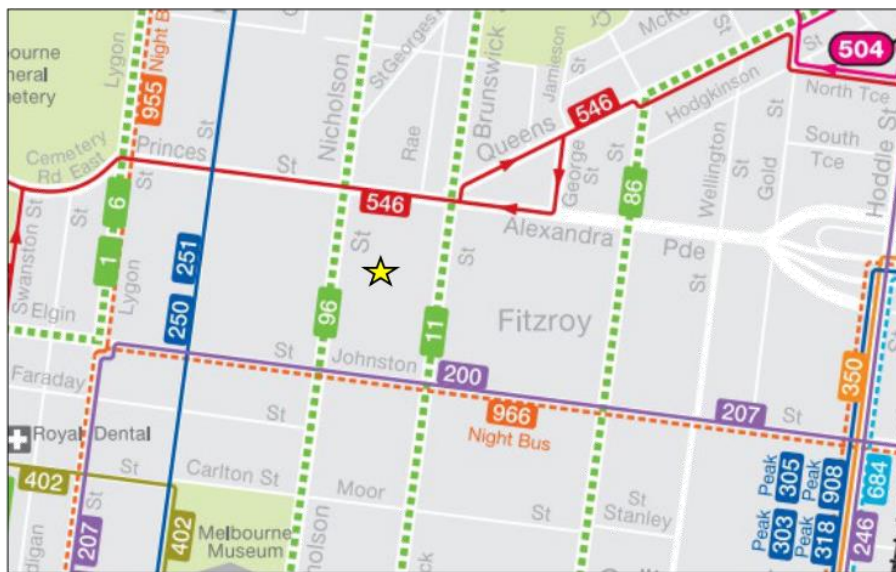


will not result in adverse cumulative amenity impact on the area but will instead enhance the mixture of activities and vibrancy of Rose Street .

It will close significantly earlier than many other licensed premises in the area (10:00pm) and will involve the sale of a niche product being packaged wine in reusable bottles as well as operating a “low key” wine bar with this concept operating appropriately in Brunswick. Consequently, it will not result in anti-social behaviour or public disturbance.

**Transport and dispersal**

The licenced hours sought by the application are 10:00am to 10:00pm, 7 days a week meaning that no late night operations are sought. Patrons will therefore arrive and disperse from the site at various times throughout the day as per normal retailing operations.



**Public Transport Map**

Patrons visiting the premises are generally expected to be nearby and therefore be able to walk to the premises. Those coming from further afield are expected to utilise restricted public parking in the area or the public transport opportunities that present. These include:

- Tram Route 96 which travels along Nicholson Street,
- Tram Route 11 which travels along Brunswick Street;
- Various Bus Routes along Johnston Street and Alexandra Parade

As Nicholson Street and Brunswick Street form north-south arterial roads linking with Melbourne’s Central Business District, taxis are readily available nearby..

## Attachment 8 - PLN13/0538.01 - 45 Rose Street Fitzroy - Town Planning Report



### ***Impact mitigation***

Impact mitigation measures are considered to have been incorporated into the overall design and operation of the premises as follows:

- Locating the premise in a Mixed Use Zone close to the Fitzroy Activity Centre so as to limit conflicts with sensitive uses;
- Locating the premises in an area which has excellent transport opportunities;
- Ensuring that the operations close significantly earlier than many other licensed premises in the area (10:00pm)
- Internalising the service of alcohol within the building; and
- Limiting the number of patrons to a maximum of 18 which comprises a small establishment that will contribute to the vibrancy of uses in the area.

The Management Plan which will be endorsed as part of any approval issued to the site provides an additional means of ensuring that the amenity of the area is not unreasonably impacted.

### Buildings & Works

The alterations to the shopfront to provide for a double door in minor and will not impact on the level of glazing to the street but provide for improved access and egress for the premises. The works are consistent with the appearance of the current building and will not impact on the appearance of the heritage overlay area.

### Signage

The signage proposed by the application is limited to gold coloured vinyl logo transfers that area applied to the to the front windows of the shop and an additional sign on the tiling along the front façade. Being vinyl transfers these signs are easily applied and removed and are not structurally fixed to the building. The signage will be non illuminated.

The minimal nature of signage will ensure that it does not “*adversely affect the significance, character or appearance of the heritage place*” as required by the Heritage Overlay and is consistent with signage exempted in the Mixed Use Zone.

### Car Parking

The development does not provide any onsite parking for this tenancy.

Pursuant to Clause 52.06-2 of the Yarra Planning Scheme, “*before*

- *a new use commences; or*
- *the floor area or site area of an existing use is increased;*

*the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay must be provided to the satisfaction of the responsible authority.”*

Clause 52.06-3A further identifies however that a “*permit is not required under Clause 52.06-3 if:*

## Attachment 8 - PLN13/0538.01 - 45 Rose Street Fitzroy - Town Planning Report



- *the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay for a new use of land is less than or equal to the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay for the existing use of the land; and*
- *the number of car parking spaces currently provided in connection with the existing use is not reduced after the new use commences.*

Parking rates associated with the designated retail use at the subject site together with the rates attributed to the “bar” and “bottle shop” use proposed by the current application are summarised below:

**Bar:** 3.5 spaces to each 100m<sup>2</sup> of leasable floor area

**Retail (including bottle shop):** 3.5 spaces to each 100m<sup>2</sup> of leasable floor area.

As the current application does not propose an increase in building floor area or a reduction in existing onsite car parking provisions, no planning approvals are therefore required pursuant to Clause 52.06-3A.

### Clause 65 Decision Guidelines

Clause 65 requires that before deciding on an application or approval of a plan, the Responsible Authority must consider a number of matters. An assessment against these provisions is provided as follows:

- The proposal is consistent with the matters set out in Section 60 of the Planning and Environment Act 1987.
- The proposal is consistent with the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement.
- The proposal is consistent the purpose of the Mixed Use Zone and Heritage Overlay.
- The proposal respects the orderly planning of the area.
- The proposal will not have an adverse impact on the amenity of the area.
- There is no public land in close proximity to the subject site.
- The proposal will not cause or contribute to land degradation, salinity or reduce water quality.
- The existing building is connected to underground drainage and as such would not have any adverse impact on the quality of stormwater within and exiting the site.
- The subject site does not contain any indigenous native vegetation in the meaning of the Planning Scheme.
- The proposed development would not contribute to any flood, erosion or fire hazard.

### **6. Conclusion**

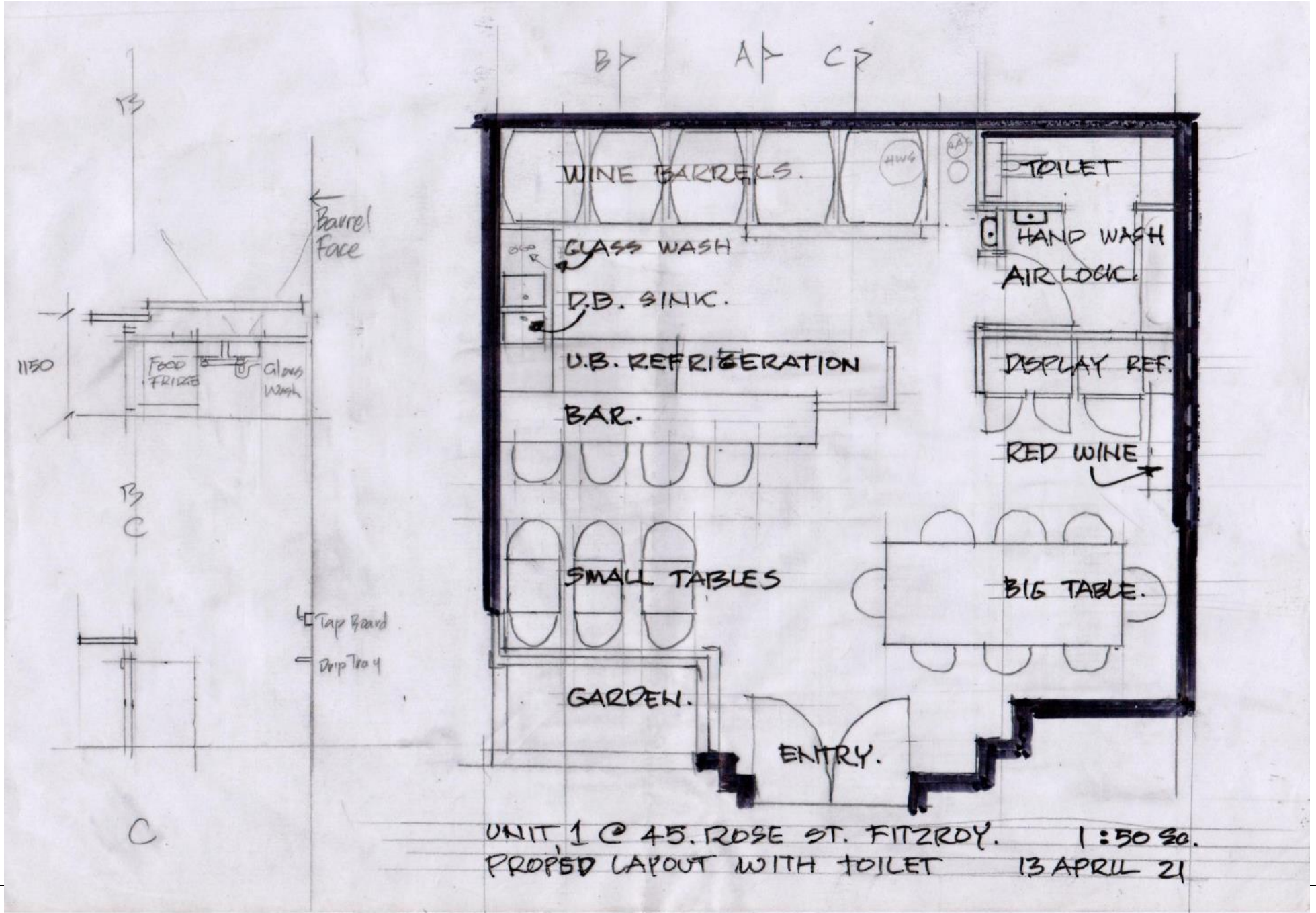
The sale and consumption of liquor, which is proposed at 45 Rose Street , Fitzroy together with display of signage within a Heritage Overlay is considered to enhance the vibrancy of the site’s commercial context.

The site is appropriately located in a Mixed Use zone the Fitzroy Activity Centre where a diversity of land uses are encouraged to locate. The cumulative impact assessment provided with the application is also considered to demonstrate that the liquor licence will not unreasonably impact the amenity of the area whilst enhancing the mixture of activities and vibrancy of Rose Street .

For the reasons set out above, it is submitted that the proposal is one that should be supported by Council.



Attachment 9 - PLN13/0538.01 - 45 Rose Street Fitzroy - S57 Advertising - Amended Plans



**Attachment 10 - PLN13/0538.01 - 45 Rose Street Fitzroy - S57 Advertising - Amended Noise and Amenity Action Plan**



**Noise and Amenity Action Plan**

**45 Rose Street Fitzroy**

**Yarra Planning Scheme**

**Prepared on behalf of ReWine**

**April 2021**

## Attachment 10 - PLN13/0538.01 - 45 Rose Street Fitzroy - S57 Advertising - Amended Noise and Amenity Action Plan



### 1. Purpose

This Plan has been prepared to accompany a planning permit amendment application relating to land at 45 Rose Street Fitzroy.

The application proposes to amend the existing approval so to allow the western ground floor commercial tenancy, identified as "studio/retail" on the endorsed plans, to be used for the sale and consumption of liquor (for on and off premises consumption) associated with the use of the land as a tavern & bottle shop.

This Plan has been prepared in order to provide a framework under which the conduct of the premises is managed to avoid unreasonable amenity impacts on the surrounding area.

### 2. Nature of Use

The liquor licence will be in associated with a bar and bottle shop use which will operate form the site. The primary focus of the use will be the sale of wine by retail to the general public. The wine will be distributed from barrels stored onsite into refillable bottles that customers return after use.

In addition, it is proposed to include the provision of a wine bar where patrons can enjoy a glass of wine for consumption on the premises and match the wines with grazing platters, small tapas plates, cheese and pizzas.

### 3. Hours of Operation and Patron Numbers

The application seeks to allow the liquor licenses to operate between 10:00am to 9:00pm Monday – Sunday.

A maximum capacity of 18 patrons is sought for the site. The licensed area will be internal to the building.

The footpath area in front of the site along Rose Street will not be used for seating in association with the bar.

### 4. Staffing Numbers

Due to the nature of the use, no security staff will be required onsite with the duty manager and staff responsible for ensuring that the use operates in accordance with this Plan.

A maximum of 2 staff will be present onsite at any one time and this will be adequate given the boutique nature of the operation.

### 5. Access

Patron access to the premises will be restricted to the Rose Street entrance.

### 6. Noise Sources

Noise sources originating from the subject site that may have an impact on amenity of the area include the following.

- i. Persons leaving the premises.
- ii. Persons entering the premises.
- iii. Persons within the premises

## Attachment 10 - PLN13/0538.01 - 45 Rose Street Fitzroy - S57 Advertising - Amended Noise and Amenity Action Plan



- iv. Persons lingering along Rose Street once they have vacated the premises.
- v. The disposal of rubbish
- vi. Collection of rubbish
- vii. Plant equipment
- viii. Background music played at the premises.

### 7. Management Plan

#### **Noise**

All noise emitted from the subject premises will comply with any limits, standards or rules prescribed thereto or imposed by, in or under State Environment Policy made pursuant to the *Environment Protection Act 1970*, and in particular the State Environment Protection Policies N1 (Control of Noise from Commerce, Industry and Trade) and N-2 (Control of music from public premises).

All plant equipment will be regularly serviced to ensure that noise emitted will comply with any limits, standards or rules prescribed thereto or imposed by, in or under State Environment Policy made pursuant to the Environment Protection Act 1970, and in particular the State Environment Protection Policy (Control of noise from industry) N-1.

The premises will operate in accordance with the recommendations set out in the Acoustic Report prepared by Marshall Day Acoustics.

#### **Patron Management**

The Premises Manager and other staff will be responsible for ensuring the orderly conduct of patrons attending the premises, including those arriving and dispersing from the venue. Staff will discourage patrons from lingering on Rose Street at closing time.

Notices informing patrons to leave the premises quietly and to avoid lingering will be placed strategically throughout the premises such as within the toilets and on the front door.

Patrons who smoke will be directed to Rose Street and cigarette bins will be provided. Our client will install signs and actively monitor patrons regarding smoking and request that they move away from the front of the building.

Staff will be responsible for ensuring the orderly conduct of patrons outside the building.

Given the nature of the premises there is no queuing expected to occur. If there is a requirement to wait for a table to become available patrons will be asked to wait quietly on the footpath in Rose Street and this will be monitored.

Given the nature of the premise and its small size, large group bookings will be rare. In the event that a booking is sought for the whole premises for a private function, the Manager will ensure that the lead member of the group is briefed on the expectations of patron behaviour at the premises.

#### **Waste Management**

Due to the reusable nature of the bottles, waste is kept to a minimum. However, any waste and recycling generated by the uses will be stored in the premise during operating hours and then removed and placed

## Attachment 10 - PLN13/0538.01 - 45 Rose Street Fitzroy - S57 Advertising - Amended Noise and Amenity Action Plan



into the bins in the communal bin store area that is located to the rear of the premises adjacent to the carpark.

Food waste diversion is proposed, and any food waste will be stored in the premise during operating hours until it is removed from site as part of a food waste diversion arrangement.

No emptying of bottles into garbage bins will occur after 9:00pm on any night, or before 9:00am on any day.

Waste & recycling generated from the use will be collected by the existing contractor at the same time as the waste for the building as a whole is collected so as there will not be any additional rubbish collection times.

### **Provision of Music**

Low level recorded music only will be played at the venue. The music will be played during opening hours and no amplified music will be played outside the building. All music originating from the subject premises will comply with the State Environment Protection Policy (Control of music from public premises) N-2.

### **Service of Alcohol**

All floor staff employed will have a Certificate in the Responsible Serving of Alcohol and no intoxicated persons will be served alcohol onsite.

All intoxicated persons will be asked to leave the premises and a taxi will be arranged if no other alternative travel arrangements are possible.

### **Lighting**

Public lighting exists along Rose Street which will be used by patrons to enter and exit the site.

### **Deliveries**

All deliveries will be made with a van and scheduled to occur during the day, generally between the hours of 1000 – 1200 hrs Monday to Saturday. Loading and unloading will occur from parking bays on Rose Street. As these will occur during the day, noise from deliveries is not expected to present any significant impact to nearby residents.

### **Overall Management**

At all times during the operation of the bar there will be present on the premises, a nominated person above the age of 18 years who is responsible for the good conduct of the bar ("The Manager").

The Manager is required to:

- i. monitor noise emissions while the bar is open to ensure that noise is not excessive;
- ii. ensure that alcohol is being served responsibly and to ensure that no liquor is provided to any intoxicated person;
- iii. ensure that the venue closes at the allotted time;

## Attachment 10 - PLN13/0538.01 - 45 Rose Street Fitzroy - S57 Advertising - Amended Noise and Amenity Action Plan



- iv. assist in supervising the departure of patrons from the venue so as to ensure that any noise and disturbance is minimised;
- v. not facilitate in any manner and discourage any patron from congregating along Rose Street in front of the site when leaving.; and
- vi. be authorised by the Owner to make statements and admissions to any authorised officer of the Responsible Authority or the Victoria Police regarding the conduct of the bar.

### **Complaints**

In the event of a complaint being lodged by the general public or by the Victorian Police The Manager or The Owner will respond to the complaint in writing within 14 days.

All complaints received will be stored within the bar's operating records.

### **8. Conclusion**

The proprietor undertakes to operate the premises in accordance with this Plan and any other conditions imposed by the Responsible Authority on the permit as issued, not excluding any other rights available under Victorian Law.



## Attachment 11 - PLN13/0538.01 - 45 Rose Street Fitzroy - 3rd party review of Acoustic Report (SLR)



9 April 2021

640.10090.03130 45 Rose St Fitzroy 20210409.docx

Yarra City Council  
PO Box 168  
RICHMOND 3121

**Attention: Martin Jacob**

Dear Martin

### **45 Rose Street, Fitzroy Development Application Acoustic Review PLN 13/0538.01**

SLR Consulting Pty Ltd (SLR) has been retained by the City of Yarra to provide a review of the acoustic assessment report prepared to support the application for a bar at 45 Rose Street, Fitzroy.

Details of the report are as follows:

- Title: Acoustic Assessment
- Date: 4 February 2021
- Reference: Lt 001 R01 20210017
- Prepared for: ReWine
- Prepared by: Marshall Day Acoustics (MDA)

The report has been prepared to address the noise impacts from the proposed wine bar. MDA prepared the original acoustic report for the base building at the same address in 2017, and have utilised data obtained in the preparation of that report for the determinations of noise limits.

## **1 Project background**

*(page 1)*

The project is a wine bar on the ground floor of an existing mixed use building. The acoustically significant aspects of the proposal are:

- Hours of operation from 10 am to 10 pm, 7 days a week
- A maximum of 18 patrons
- Background level music is proposed to be provided
- There is no outdoor patron area proposed
- Potential impacts from the proposed use are identified as patron and music noise
- The nearest noise sensitive receivers are identified as:

## Attachment 11 - PLN13/0538.01 - 45 Rose Street Fitzroy - 3rd party review of Acoustic Report (SLR)

Yarra City Council  
45 Rose Street, Fitzroy  
Development Application Acoustic Review  
PLN 13/0538.01

SLR Ref: 640.10090.03130 45 Rose St Fitzroy  
20210409.docx  
Date: 9 April 2021

- Apartments on Level 1 of the same building
- Apartments on the south side of Rose Street (48-52 Rose Street, Level 1 and above)

**SLR Comments:** *The acoustically significant aspects of the proposal, the nearest noise sensitive receivers and potential noise impacts have been identified.*

### 2 Background noise monitoring for establishing noise limits

*(Appendix C of the acoustic report)*

MDA have utilised background noise monitoring data obtained previously in the Endorsed Report for the day period, and data obtained in 2017 for a nearby site (82 Rose Street) for the evening period in order to determine noise limits for both music and patron noise.

The average evening background noise levels for the monitoring days (19 to 27 June 2017) are presented in Table 5 of the report, and MDA have adopted the lowest average evening level for the determination of noise limits. The evening background noise level is identified as 40 dBA.

**SLR Comments:** *The use of historical background noise data for a nearby site is reasonable, particularly in the context of assessments prepared during the time when ambient noise in Melbourne was potentially impacted by COVID-19 restrictions (at the time of the assessment there were still patron density restrictions in place for venues in Melbourne).*

*The noise logger location (82 Rose Street) is acceptable, although it appears to be incorrectly shown in Figure 2 (from our understanding of the historical report, the data was obtained a further 40 m east of the location shown). The presented background noise level is consistent with our expectations for the area.*

### 3 Music Noise

*(Page 2 of the acoustic report)*

Music is proposed to be assessed to SEPP N-2. The SEPP N-2 day / evening limit is identified as 45 dBA Leq.

Music is proposed to be played at levels not greater than 67 dBA Leq with the venue. The predicted noise level at receiver locations is 21-23 dBA, and comfortably complies with the noise limit.

**SLR Comments:** *We agree that the proposed levels of music will comply with relevant noise limits.*

*The report does not clarify whether predictions of music noise are made with the front door open or closed (or open at times). However, the results are consistent with the assumption that it is closed most of the time.*

*Predictions do not appear to have been conducted for noise through the common floor / ceiling, however our indicative calculations suggest that these low levels of music are likely to comply with the SEPP N-2 base noise limits in the apartment above.*



**Attachment 11 - PLN13/0538.01 - 45 Rose Street Fitzroy - 3rd party review of Acoustic Report (SLR)**

Yarra City Council  
45 Rose Street, Fitzroy  
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PLN 13/0538.01

SLR Ref: 640.10090.03130 45 Rose St Fitzroy  
20210409.docx  
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#### 4 Patron noise

*(Page 3 and Appendix D of the acoustic report)*

Patron noise is proposed to be assessed to a level of 'background + 10 dB' at sensitive receiver locations.

The identified limits are 60 dBA for the day period, and 50 dBA for the evening.

The predicted noise levels, assuming the venue is at capacity, and doors and windows are closed, is 28 to 31 dBA.

**SLR Comments:** *The assessment criteria are reasonable. The report does not state the assumed levels of patron noise within the bar.*

*We have undertaken our own indicative calculations and have used an internal level of 75 dBA Leq (reverberant). We predict similarly compliant levels at sensitive receiver locations through the façade, assuming doors and windows closed and assuming a standard (acoustically unsealed) door.*

#### 5 Noise from waste management

*(Section 6.5 of the report)*

Waste collection and deliveries are proposed to be undertaken in accordance with EPA Publication 1254 schedules.

**SLR Comments:** *Agreed.*

#### 6 Summary

SLR have conducted a review of the acoustic report prepared to support the application for a wine bar at 45 Rose Street, Fitzroy. The bar is proposed to operate during the day and evening periods only.

Compliance with the identified noise limits has been shown assuming the doors and windows of the bar are closed. Based on the provided assessment we recommend that the bar be required to operate with doors and windows closed, unless doors are used for ingress / egress, during the evening period.

Regards,



Dianne Williams  
Principal – Acoustics

Checked/Authorised by: JA

**Attachment 12 - PLN13/0538.01 - 45 Rose Street Fitzroy - Community Amenity Referral Comments**

Steve Alexander - Coordinator Compliance and Construction Enforcement:

Thank you for your referral. I've had an opportunity to review the application I note the patron numbers being a total of 18 and given the hours proposed are no later than 10pm the Compliance branch does not have any concern with the proposal. Feel free to contact me if you have further questions.

**Attachment 13 - PLN13/0538.01 - 45 Rose Street Fitzroy - Waste Management Plan Referral Comments**

Atha Athanasi - Contract Management Officer:

The waste management plan for 45 Rose Street, Fitzroy authored by Leigh Design and dated 7/2/21 is not satisfactory from a City Works Branch's perspective.

Issues to be rectified include, but may not be limited to the following:

1. Food waste diversion should be included as a requirement

Subject to a permit condition requiring that food waste from the proposal be diverted that the WMP is otherwise suitable.

The generation rates for the wine bar are in line with industry standard for a licensed premises.

Attachment 14 - PLN13/0538.01 - 45 Rose Street Fitzroy - Social Planning referral comments



# MeMO

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TO: Jacob Martin, Statutory Planner

FROM: Steph Ashby, Senior Planner (Community Health and Safety)

DATE: 12 March 2021

ADDRESS: 45 Rose Street Fitzroy VIC 3065

APPLICATION NO: PLN13/0538.01

DESCRIPTION: Amendment to existing permit to allow the western ground floor commercial tenancy to be used for the sale and consumption of liquor (for on and off premises consumption) associated with the use of the land as a bar (wine bar) & bottle shop.

---

Social Strategy and Community Development has been requested to comment on the proposal.

## PROPOSAL

Key aspects of the site and proposal include:

- The subject site is located within the Mixed-Use Zone.
- The subject site is affected by Development Contributions Plan Overlay - Schedule 1(DCPO1), Environmental Audit Overlay (EAO), and Heritage Overlay Schedule (HO334).
- The application seeks an amendment to an existing planning permit to allow for the sale and consumption of liquor, for on and off premises consumption.
- The liquor licence category for the venue is proposed to be a *General Liquor Licence* for on and off-site consumption.
- Proposed opening hours are 10:00am – 10:00pm, Monday – Sunday.
- Eighteen patrons at a time are proposed to be permitted on the site.
- From the town planning report, provision of seating for approximately 18 people appears to be proposed to be provided.
- There will be no amplified music played at the venue, with music limited to background level only.
- The total floor area is 52sqm, as per the submitted building surveyors report.

## COMMENTS

**Attachment 14 - PLN13/0538.01 - 45 Rose Street Fitzroy - Social Planning referral comments**

- The proposed *General liquor licence* in one of the higher risk liquor licence types.
- There are 2 licenced premises within 100 metres of the subject site, and 98 licenced premises within 500 metres of the subject site, with the majority concentrated along Brunswick Street to the north and south, and Johnston Street. It is considered that the site is in an area with a high density of licensed premises, and a cumulative impact assessment is recommended, and has been provided. This is acceptable.
- In accordance with Clause 22.09, an assessment of the maximum number of patrons that can be physically accommodated within a venue should be based on the VCGLR Liquor Licensing Fact Sheet – Maximum Patron Capacity (2016). The maximum number of patrons that may be accommodated on the premises could be based on a ratio of 0.75 square metres per person, as per the Victorian Commission for Gambling and Liquor Regulation (2018) Liquor Licensing Fact Sheet - Maximum Patron Capacity.
- As per the provided plans, the floor area is 52 square meters, which according to the VCGLR Maximum Patron Capacity would allow for a maximum of 26 patrons. Therefore, 18 patrons is an acceptable number.
- The proposed hours of operation are in accordance with Clause 22.09, where licensed premises in a Mixed-Use Zone should not provide for the sale and consumption of liquor beyond 10pm. This is acceptable.
- Clause 22.09 also states that packaged liquor outlets should not provide for the sale of liquor before 9am or after 11pm. The proposed hours of operation are acceptable.
- It is recommended that amenity conditions as outlined in Clause 22.09 be included in any approval granted.