

**Attachment 1 - PLN19/0892 - 157 - 161 Burnley Street Richmond - Advertising S57B - Plans Part 1**



**157-161 BURNLEY STREET, RICHMOND**  
**MIXED-USED DEVELOPMENT**

TOWN PLANNING REVC

JUNE 2020

**PEDDLE THORP**

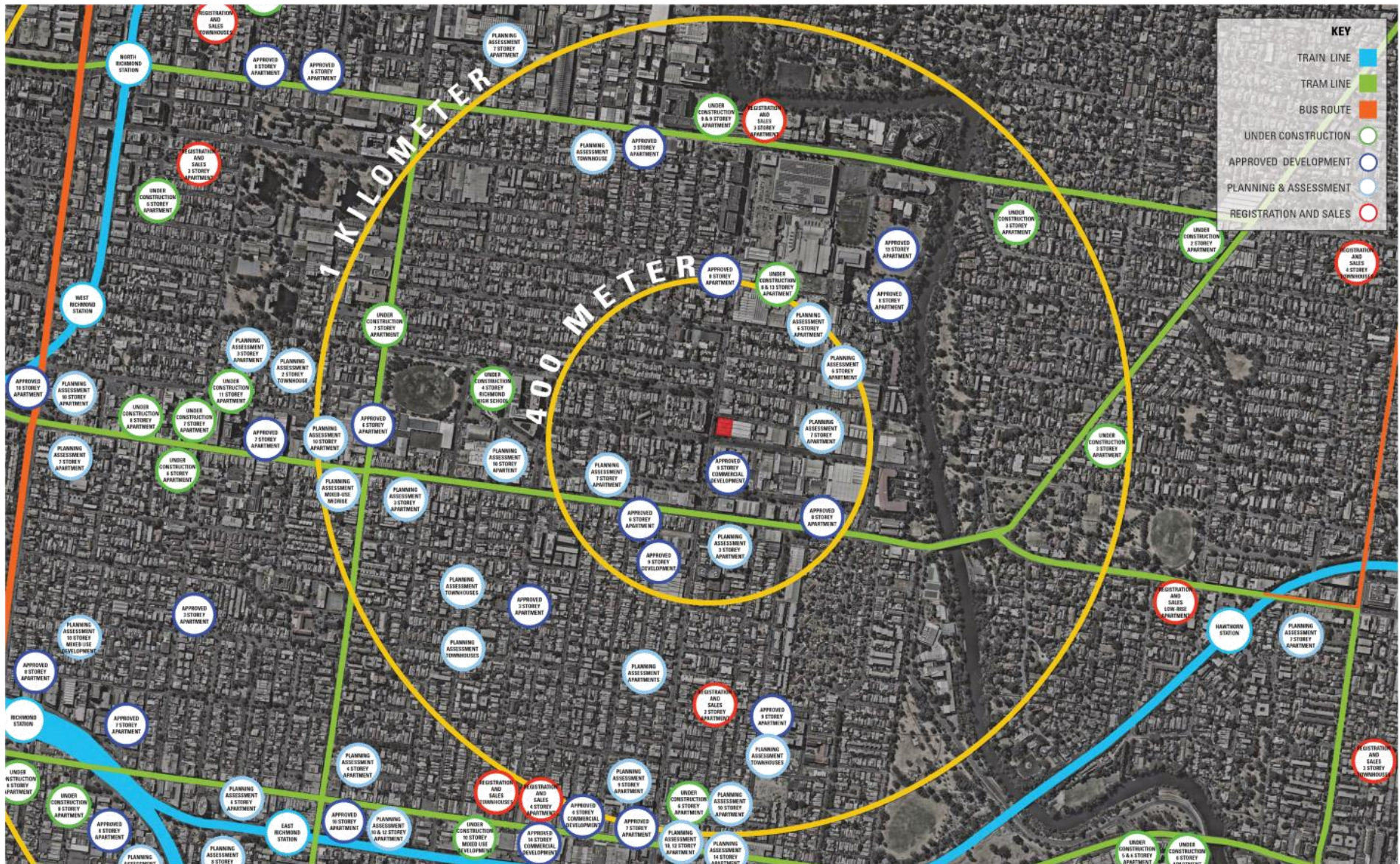
PROJECT NO:  
3-18-0145

REASON FOR ISSUE:  
TOWN PLANNING

REVISION:  
C

DATE:  
JUNE 2020

# Attachment 1 - PLN19/0892 - 157 - 161 Burnley Street Richmond - Advertising S57B - Plans Part 1



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W www.pte.com.au

ACN 006 975 668

**157-161 BURNLEY STREET, RICHMOND**  
**MIXED-USE DEVELOPMENT**

PROJECT NO:  
3-18-0145

REASON FOR ISSUE:  
TOWN PLANNING

**DEVELOPMENT DIAGRAM**

REVISION:  
C

DATE:  
JUNE 2020

DRAWING NO:  
**TP-001**

Attachment 1 - PLN19/0892 - 157 - 161 Burnley Street Richmond - Advertising S57B - Plans Part 1



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**157-161 BURNLEY STREET, RICHMOND**  
MIXED-USE DEVELOPMENT

PROJECT NO:  
3-18-0145

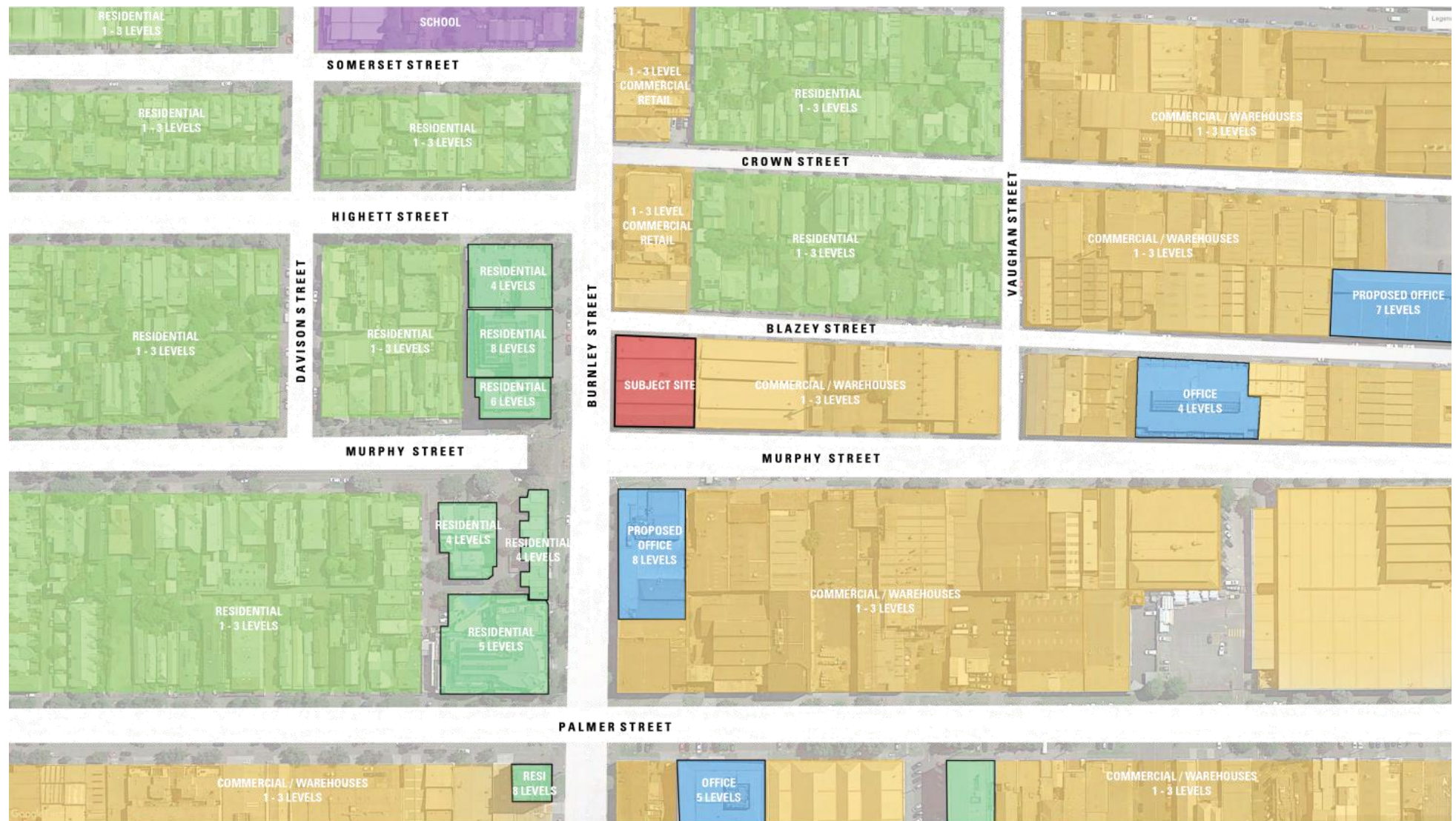
REASON FOR ISSUE:  
TOWN PLANNING

**INTERMEDIATE CONTEXT**

REVISION:  
C  
DATE:  
JUNE 2020

DRAWING NO:  
**TP-002**

**Attachment 1 - PLN19/0892 - 157 - 161 Burnley Street Richmond - Advertising S57B - Plans Part 1**



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**157-161 BURNLEY STREET, RICHMOND**  
**MIXED-USE DEVELOPMENT**

PROJECT NO:  
3-18-0145

REASON FOR ISSUE:  
TOWN PLANNING

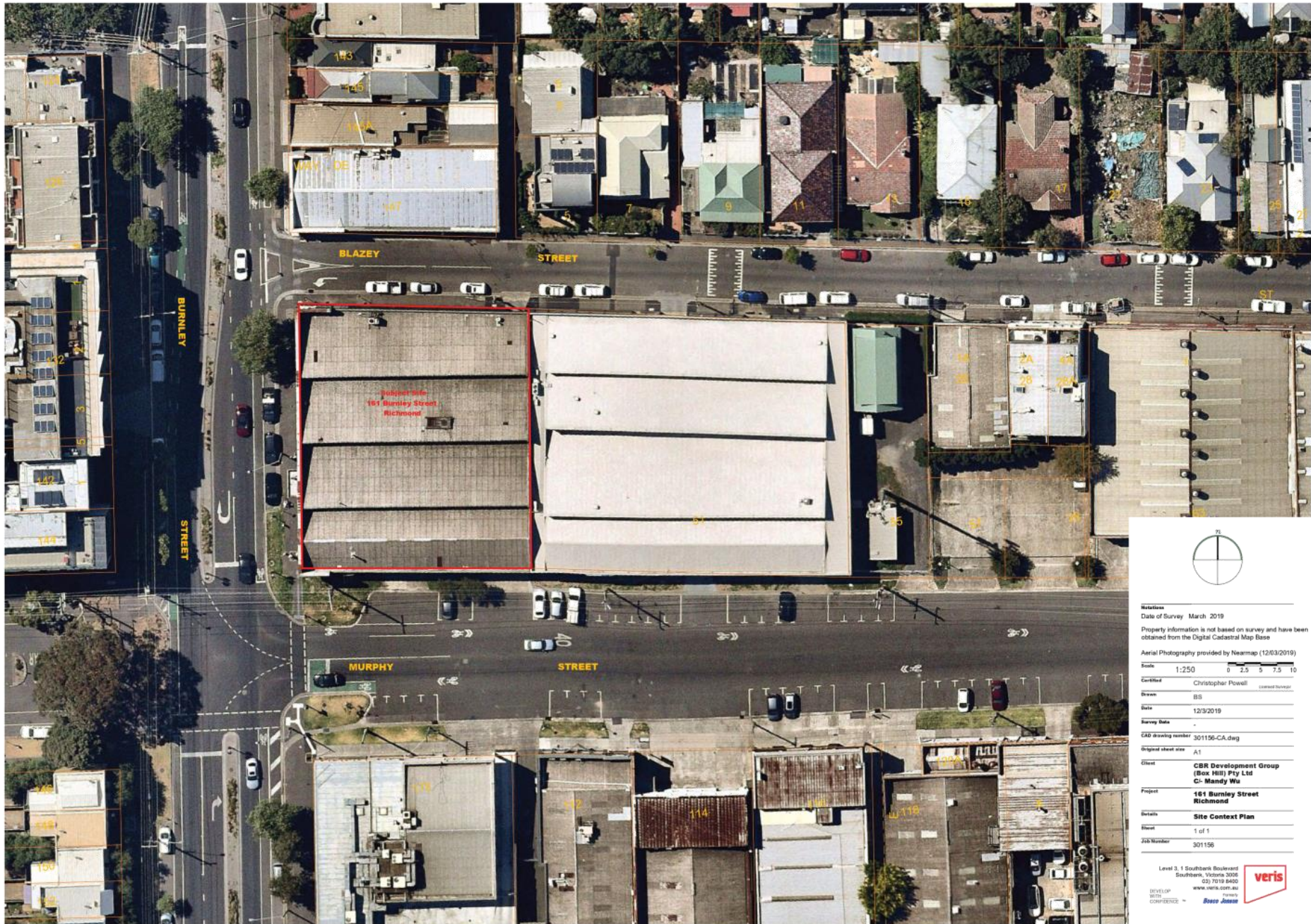
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REVISION:  
C  
DATE:  
JUNE 2020

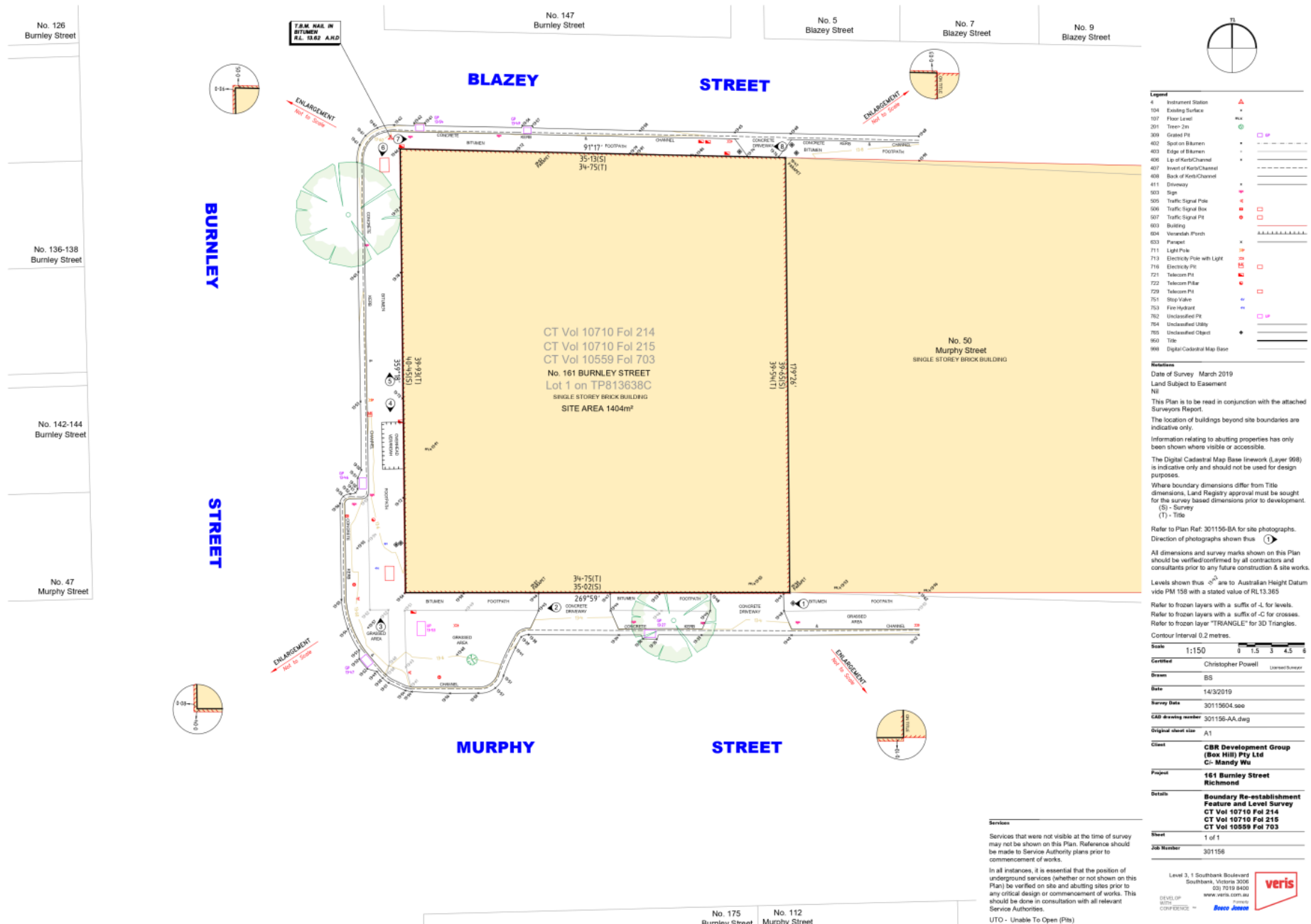
DRAWING NO:  
**TP-003**



Attachment 2 - PLN19/0892 - 157 - 161 Burnley Street Richmond - Advertising S57B - Plans Part 2



# Attachment 2 - PLN19/0892 - 157 - 161 Burnley Street Richmond - Advertising S57B - Plans Part 2



Attachment 2 - PLN19/0892 - 157 - 161 Burnley Street Richmond - Advertising S57B - Plans Part 2

1



2



3



4



5



6



7



8



## Site Photographs

161 Burnley Street  
Richmond

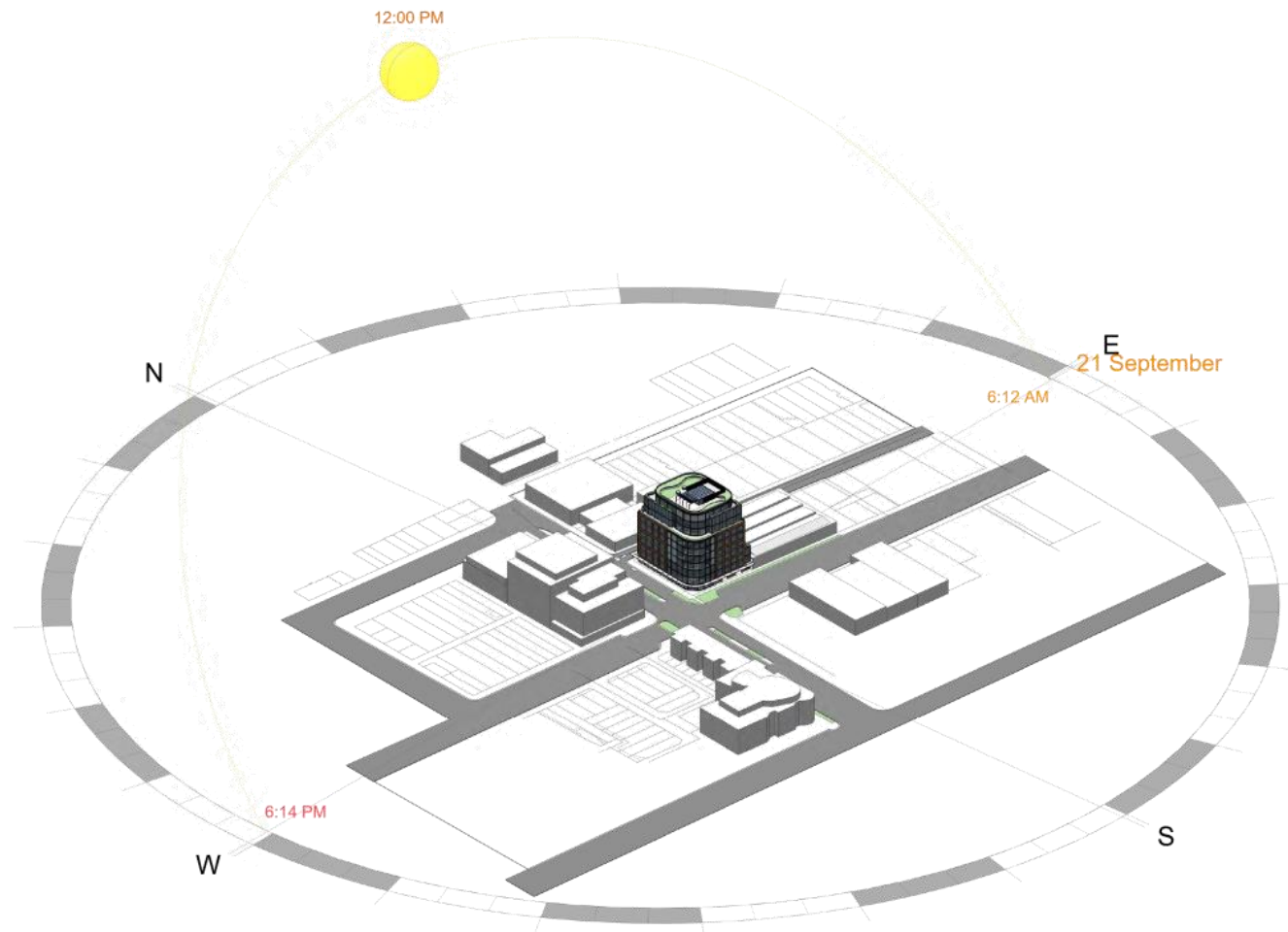
301156-BA.DWG  
March 2019  
Sheet 1 of 1

Level 3, 1 Southbank Boulevard  
Southbank, Victoria 3006  
03) 7019 8400  
www.veris.com.au  
DEVELOP  
WITH  
CONFIDENCE™

Formerly  
**Bosco Jonson**



**Attachment 2 - PLN19/0892 - 157 - 161 Burnley Street Richmond - Advertising S57B - Plans Part 2**



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**157-161 BURNLEY STREET, RICHMOND**  
MIXED-USE DEVELOPMENT

PROJECT NO:  
3-18-0145

REASON FOR ISSUE:  
TOWN PLANNING

**SOLAR ACCESS**

REVISION:  
C

DATE:  
JUNE 2020

DRAWING NO:  
**TP-008**

Attachment 2 - PLN19/0892 - 157 - 161 Burnley Street Richmond - Advertising S57B - Plans Part 2

**PEDDLE THORP**

157-161 BURNLEY ST RICHMOND  
SCHEME AT 16 JUNE 2020

AREA SUMMARY									
LEVELS	LOBBY (m²)	RETAIL NLA (m²)	OFFICE NLA (m²)	TERRACE (m²)	CORE & CIRC / SERVICES (m²)	TOTAL GFA (m²)	CARS	BICYCLE	MOTORBIKE
B03/04	/	/	/	/	/	1404	34	100	/
B01/02	/	/	/	/	/	1404	19	94	5
GROUND	266	516	/	/	478	1260	/	40	/
LEVEL 1	/	/	1048	/	98	1146	/	/	/
LEVEL 2	/	/	1040	13	98	1151	/	/	/
LEVEL 3	/	/	1022	/	98	1120	/	/	/
LEVEL 4	/	/	1029	117	120	1266	/	/	/
LEVEL 5	/	/	1022	/	98	1120	/	/	/
LEVEL 6	/	/	1029	/	120	1149	/	/	/
LEVEL 7	/	/	682	313	171	1166	/	/	/
LEVEL 8	/	/	682	/	98	780	/	/	/
LEVEL 9	/	/	641	115	98	854	/	/	/
LEVEL 10	/	/		539	319	858	/	/	/
TOTALS	266	516	8195	1097	1796	14678	53	234	5

Rate: 0.65 per 100m2 NLA      Rate: 2.9 per 100m2 NLA

	%	m²
SITE AREA	100	1402.2
BUILDING FOOTPRINT	89.3	1252.72
SITE COVERAGE	89.3	1252.72
BASEMENT COVERAGE	100	1402.2

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157-161 BURNLEY STREET, RICHMOND  
MIXED-USE DEVELOPMENT

PROJECT NO:  
3-18-0145

REASON FOR ISSUE:  
TOWN PLANNING

DEVELOPMENT SUMMARY

REVISION: C      DATE: JUNE 2020

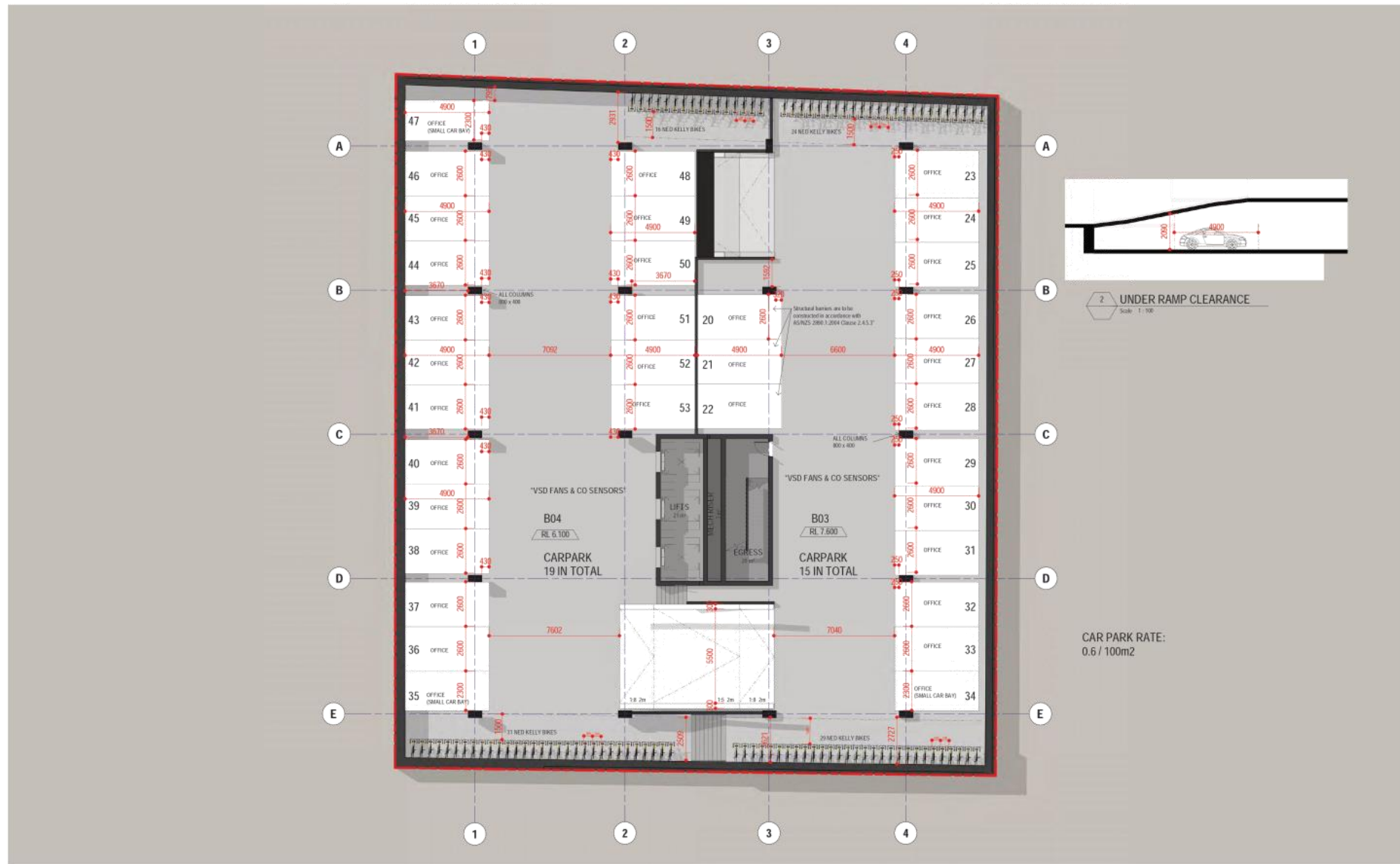
DRAWING NO:  
**TP-009**



DRAWING NO:  
**TP-010**



Attachment 2 - PLN19/0892 - 157 - 161 Burnley Street Richmond - Advertising S57B - Plans Part 2



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**157-161 BURNLEY STREET, RICHMOND**  
**MIXED-USE DEVELOPMENT**

PROJECT NO:  
3-18-0145

REASON FOR ISSUE:  
TOWN PLANNING

**BASEMENT LEVEL 3-4 FLOOR PLAN**

REVISION:  
C

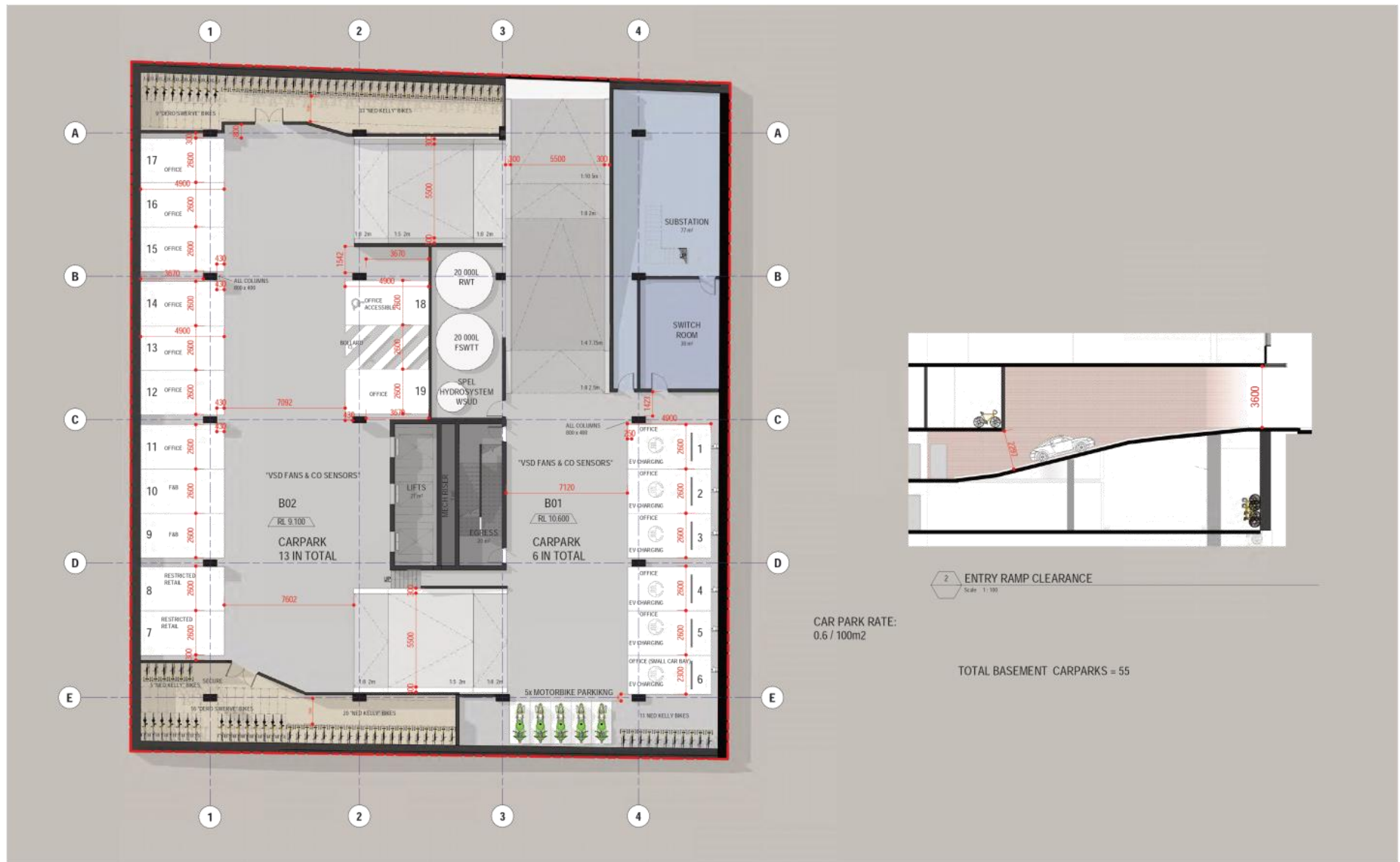
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JUNE 2020

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DRAWING NO:  
**TP-090**

Attachment 2 - PLN19/0892 - 157 - 161 Burnley Street Richmond - Advertising S57B - Plans Part 2



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**157-161 BURNLEY STREET, RICHMOND**  
MIXED-USE DEVELOPMENT

PROJECT NO:  
3-18-0145

REASON FOR ISSUE:  
TOWN PLANNING

**BASEMENT LEVEL 1-2 FLOOR PLAN**

REVISION:  
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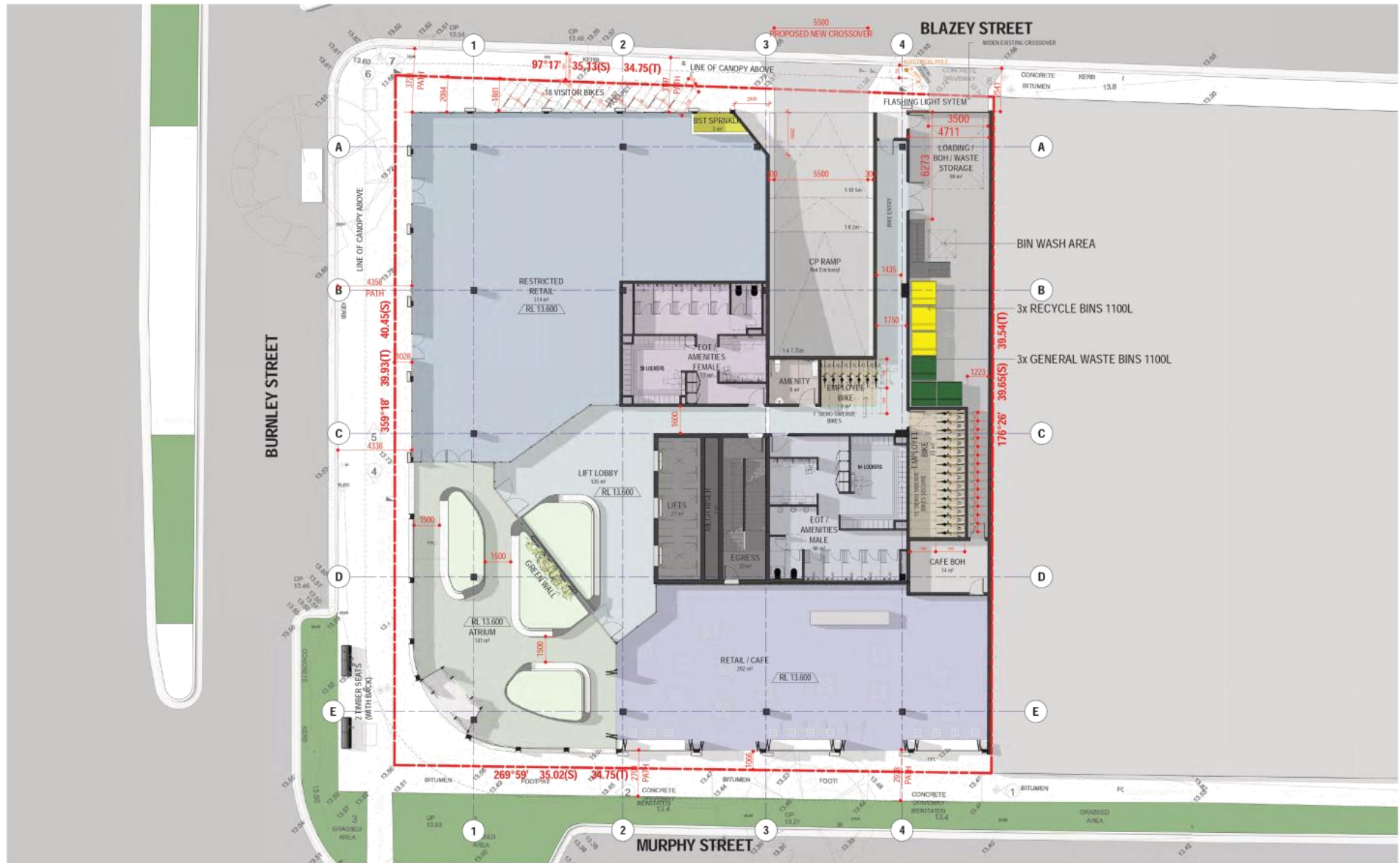
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DRAWING NO:  
**TP-091**

Attachment 2 - PLN19/0892 - 157 - 161 Burnley Street Richmond - Advertising S57B - Plans Part 2



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**157-161 BURNLEY STREET, RICHMOND**  
**MIXED-USE DEVELOPMENT**

PROJECT NO:  
3-18-0145

REASON FOR ISSUE:  
TOWN PLANNING

**GROUND FLOOR PLAN**

REVISION:  
C

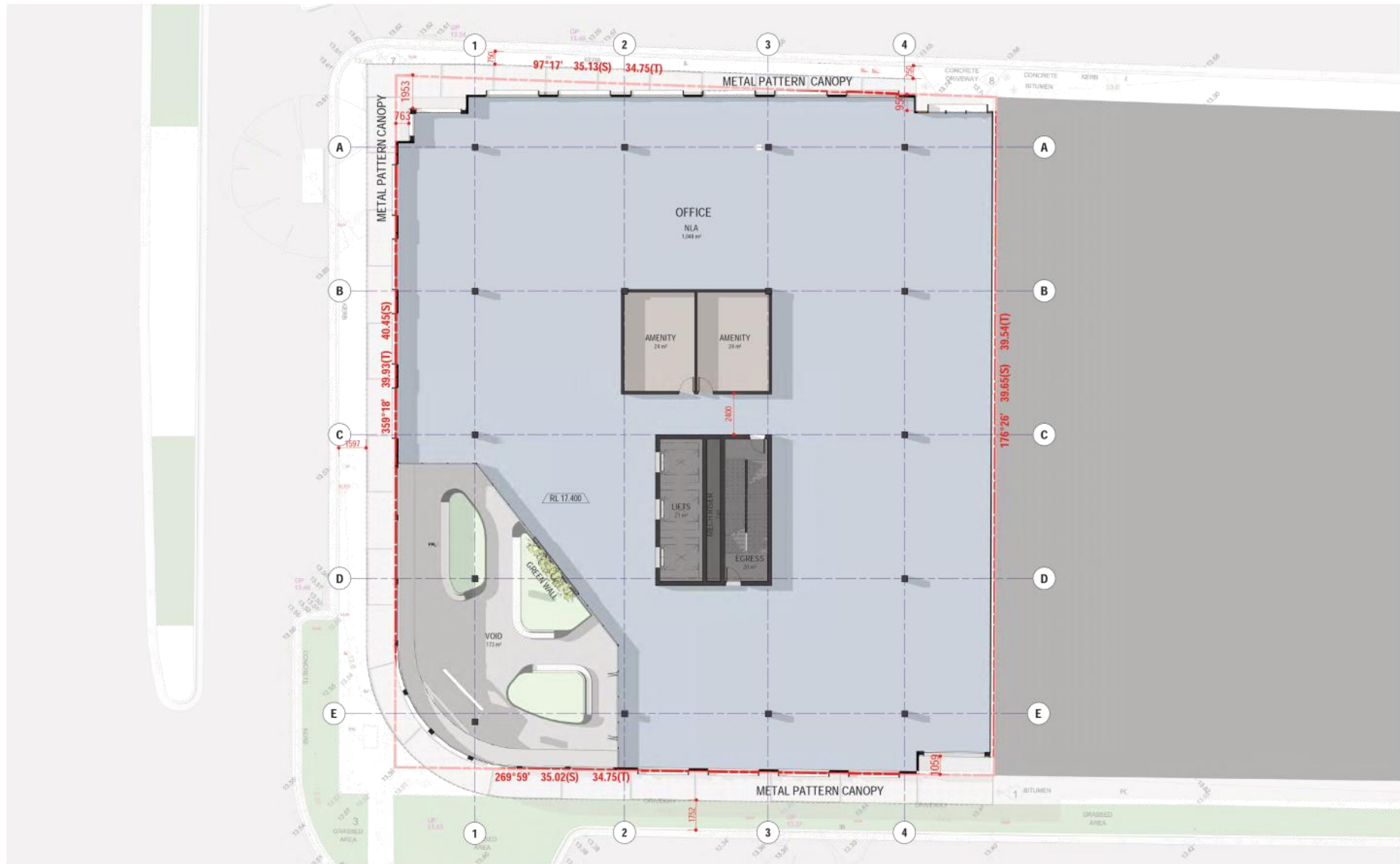
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JUNE 2020

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DRAWING NO:  
**TP-100**

Attachment 2 - PLN19/0892 - 157 - 161 Burnley Street Richmond - Advertising S57B - Plans Part 2



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**157-161 BURNLEY STREET, RICHMOND**  
MIXED-USE DEVELOPMENT

PROJECT NO:  
3-18-0145

REASON FOR ISSUE:  
TOWN PLANNING

**LEVEL 1 FLOOR PLAN**

REVISION:  
C

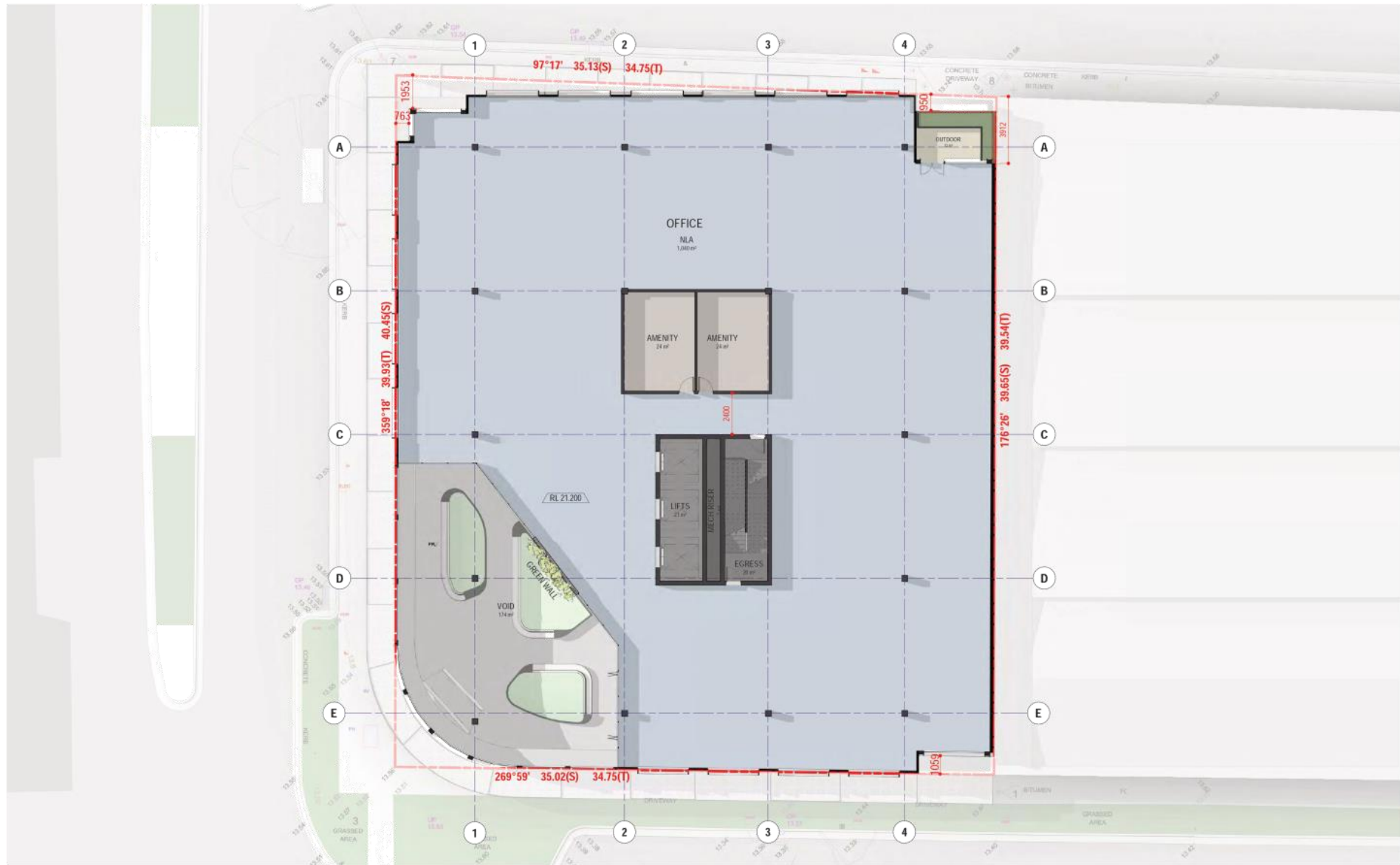
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JUNE 2020

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DRAWING NO:  
**TP-101**

Attachment 2 - PLN19/0892 - 157 - 161 Burnley Street Richmond - Advertising S57B - Plans Part 2



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**157-161 BURNLEY STREET, RICHMOND**  
MIXED-USE DEVELOPMENT

PROJECT NO:  
3-18-0145

REASON FOR ISSUE:  
TOWN PLANNING

**LEVEL 2 FLOOR PLAN**

REVISION:  
C

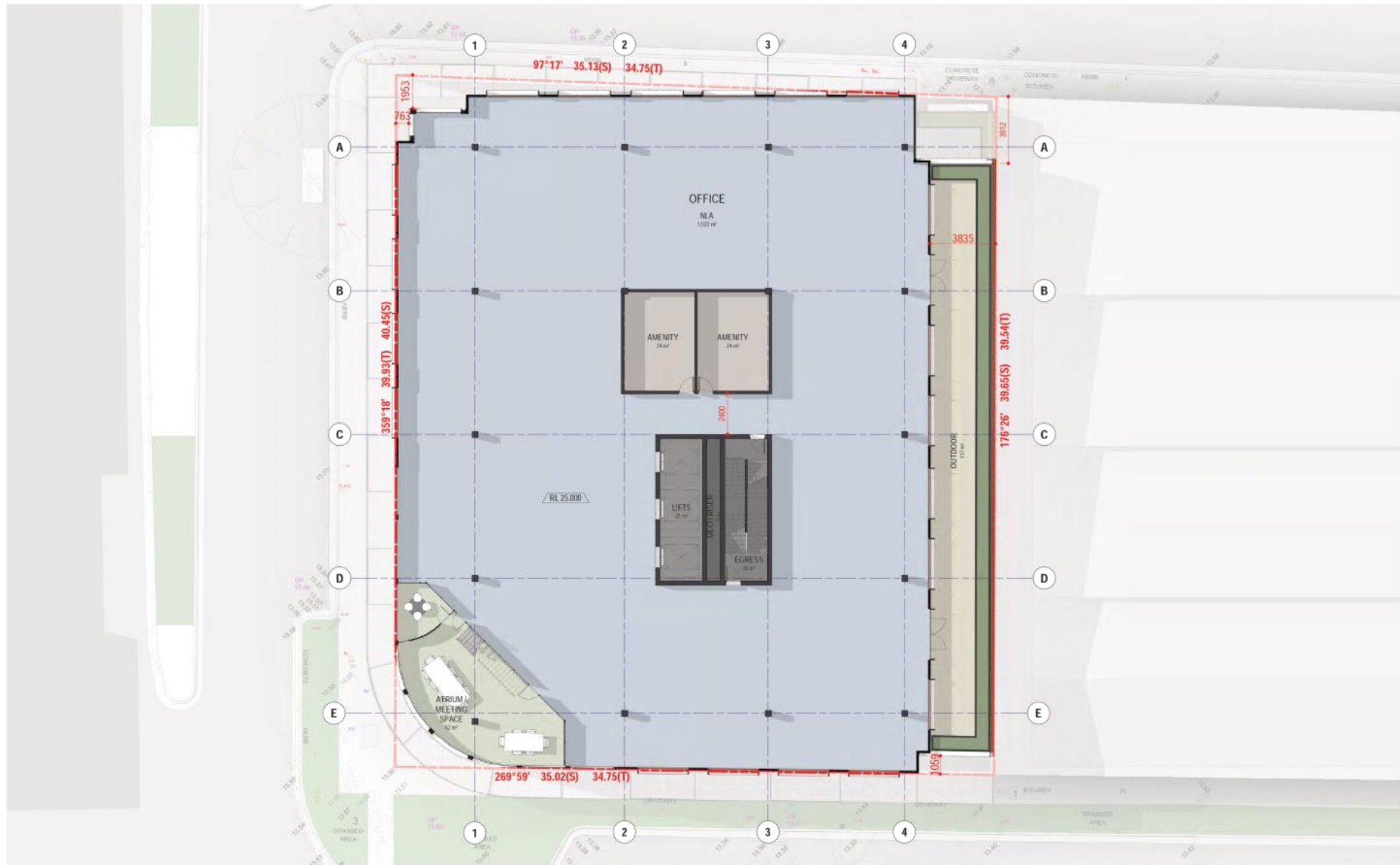
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DRAWING NO:  
**TP-102**

Attachment 3 - PLN19/0892 - 157 - 161 Burnley Street Richmond - Advertising S57B - Plans Part 3



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**157-161 BURNLEY STREET, RICHMOND**  
MIXED-USE DEVELOPMENT

PROJECT NO:  
3-18-0145

REASON FOR ISSUE:  
TOWN PLANNING

**LEVEL 3 FLOOR PLAN**

REVISION:  
C

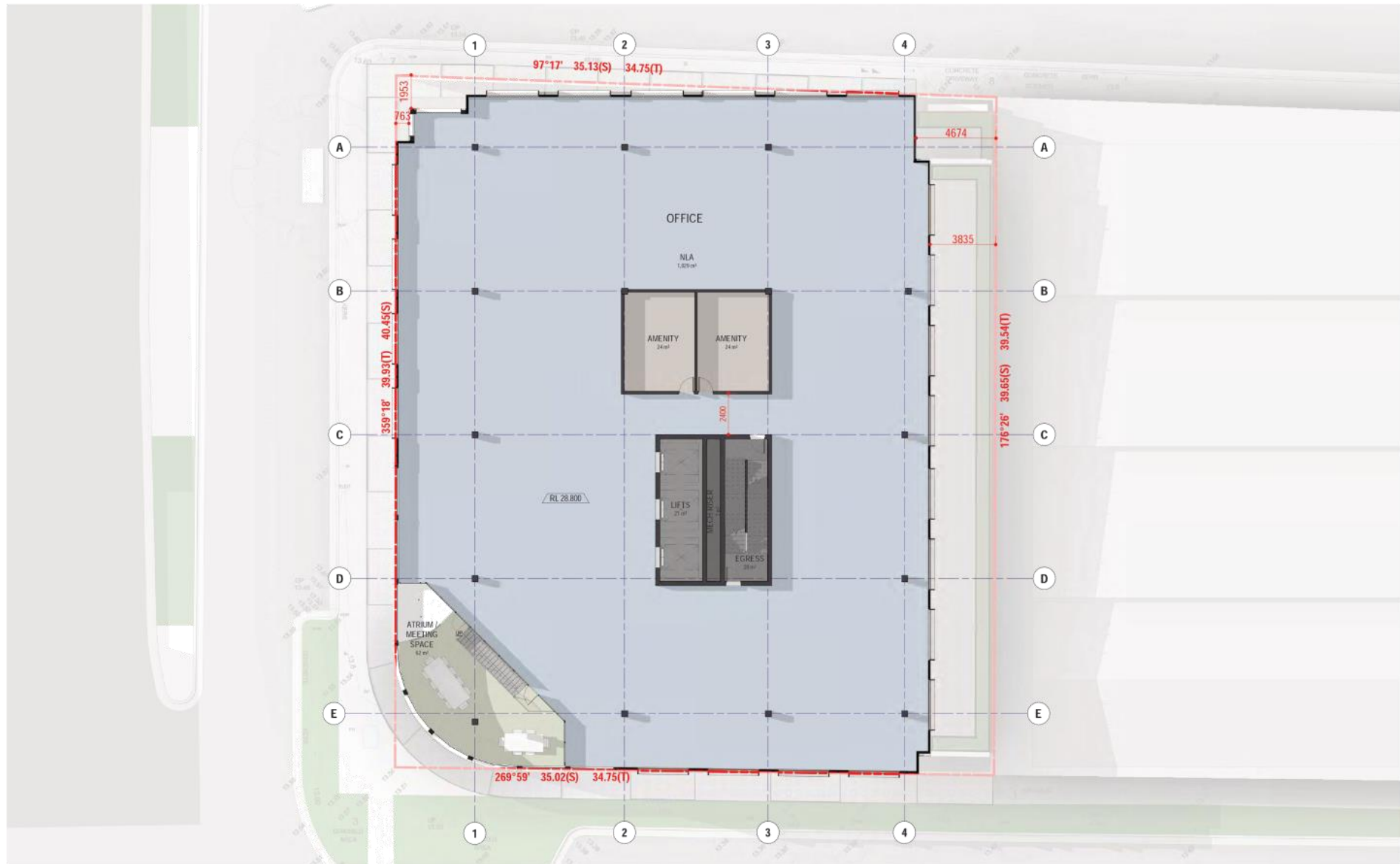
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DRAWING NO:  
**TP-103**

Attachment 3 - PLN19/0892 - 157 - 161 Burnley Street Richmond - Advertising S57B - Plans Part 3



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**157-161 BURNLEY STREET, RICHMOND**  
MIXED-USE DEVELOPMENT

PROJECT NO:  
3-18-0145

REASON FOR ISSUE:  
TOWN PLANNING

**LEVEL 4 FLOOR PLAN**

REVISION:  
C

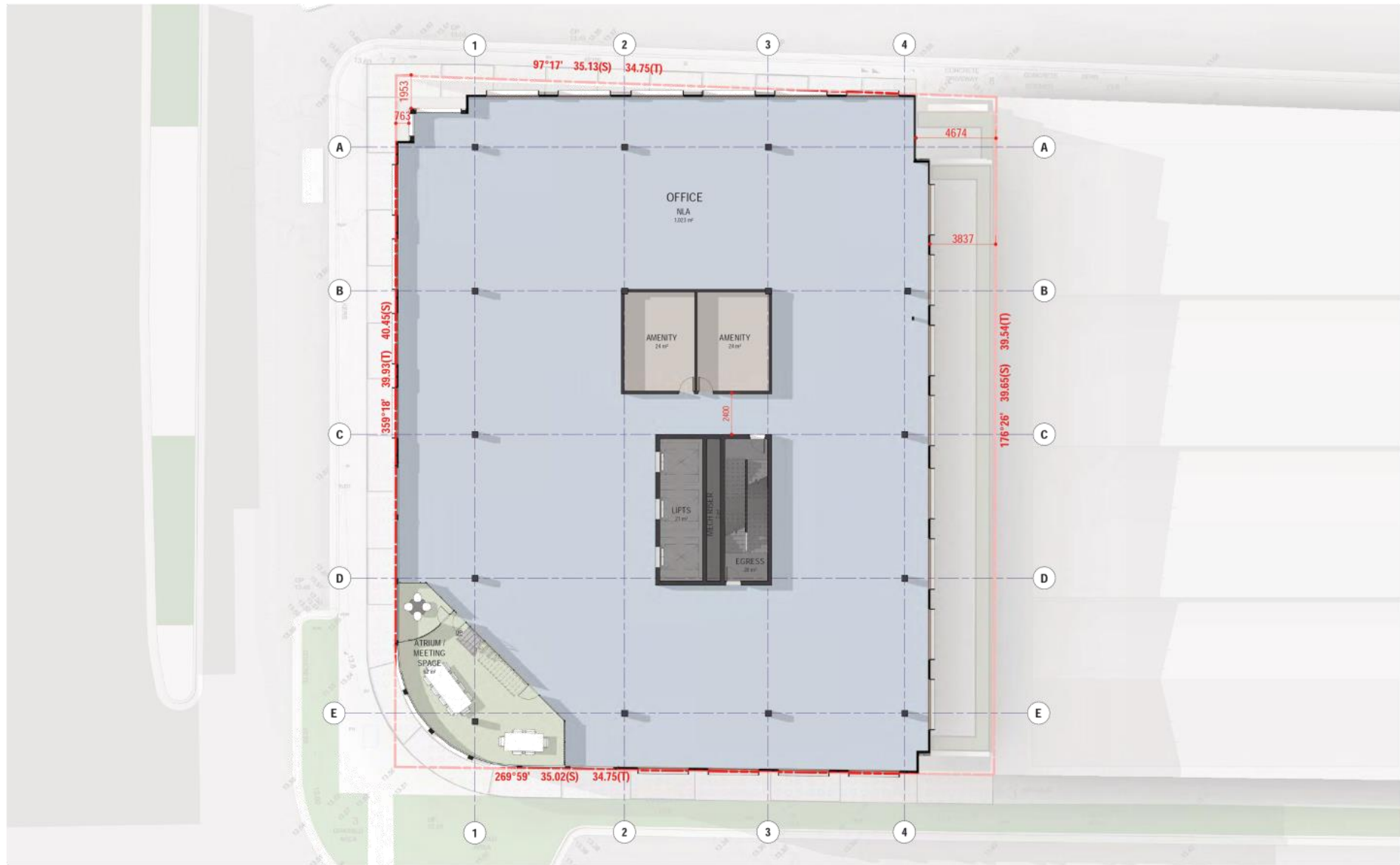
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DRAWING NO:  
**TP-104**

Attachment 3 - PLN19/0892 - 157 - 161 Burnley Street Richmond - Advertising S57B - Plans Part 3



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**157-161 BURNLEY STREET, RICHMOND**  
MIXED-USE DEVELOPMENT

PROJECT NO:  
3-18-0145

REASON FOR ISSUE:  
TOWN PLANNING

**LEVEL 5 FLOOR PLAN**

REVISION:  
C

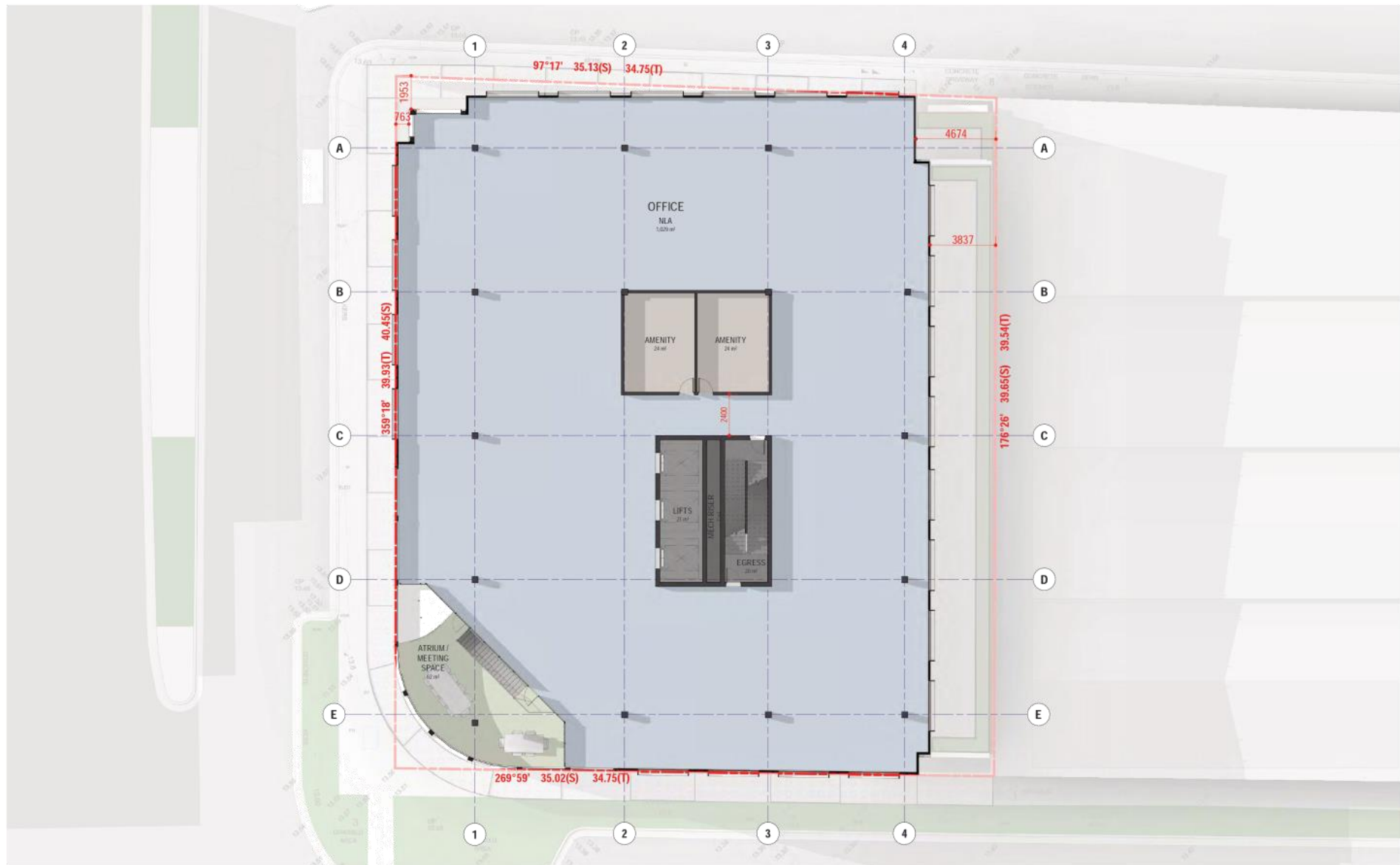
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JUNE 2020

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DRAWING NO:  
**TP-105**

**Attachment 3 - PLN19/0892 - 157 - 161 Burnley Street Richmond - Advertising S57B - Plans Part 3**



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**157-161 BURNLEY STREET, RICHMOND**  
MIXED-USE DEVELOPMENT

PROJECT NO:  
3-18-0145

REASON FOR ISSUE:  
TOWN PLANNING

**LEVEL 6 FLOOR PLAN**

REVISION:  
C

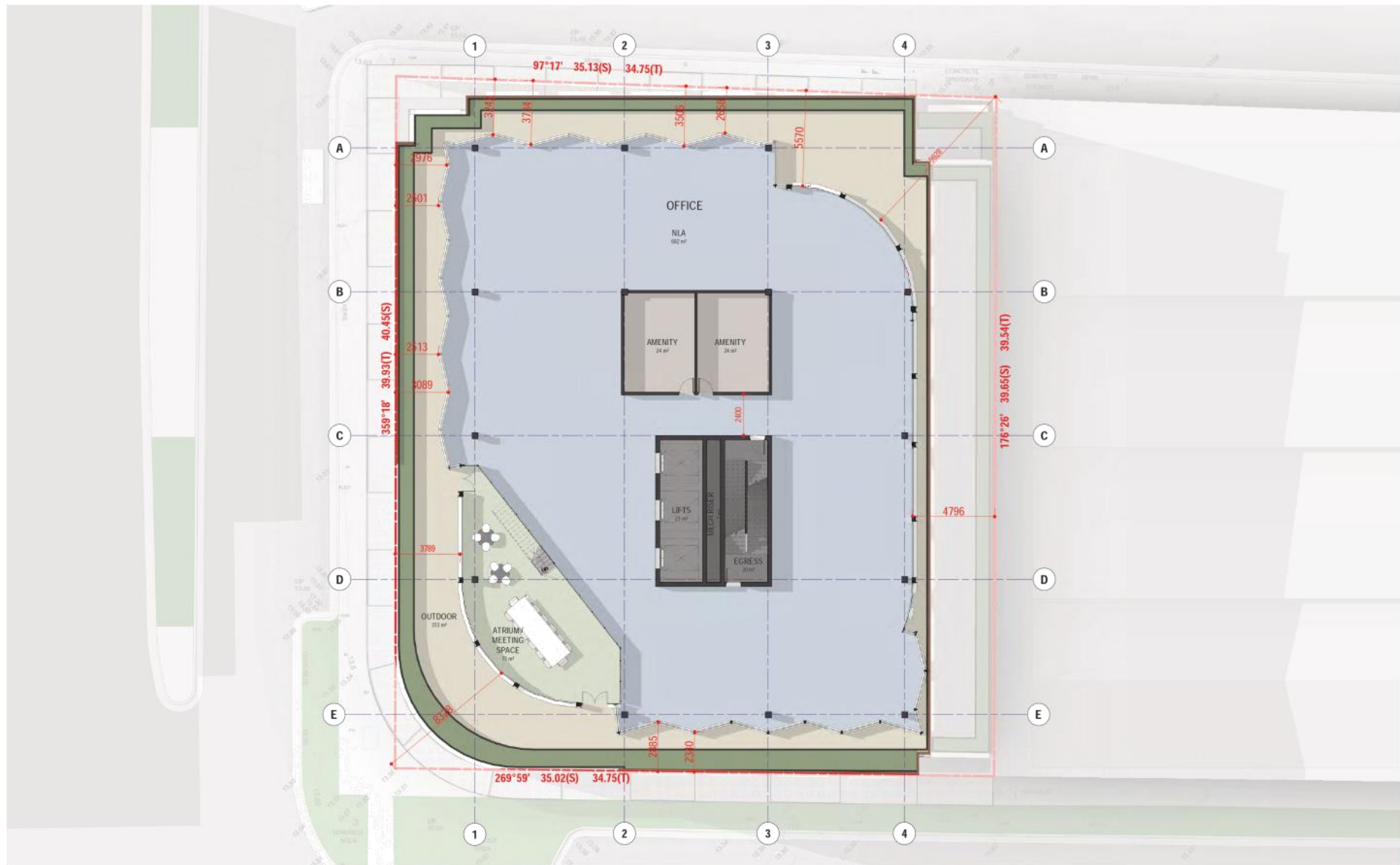
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DRAWING NO:  
**TP-106**

**Attachment 3 - PLN19/0892 - 157 - 161 Burnley Street Richmond - Advertising S57B - Plans Part 3**



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**157-161 BURNLEY STREET, RICHMOND**  
MIXED-USE DEVELOPMENT

PROJECT NO:  
3-18-0145

REASON FOR ISSUE:  
TOWN PLANNING

**LEVEL 7 FLOOR PLAN**

REVISION:  
C

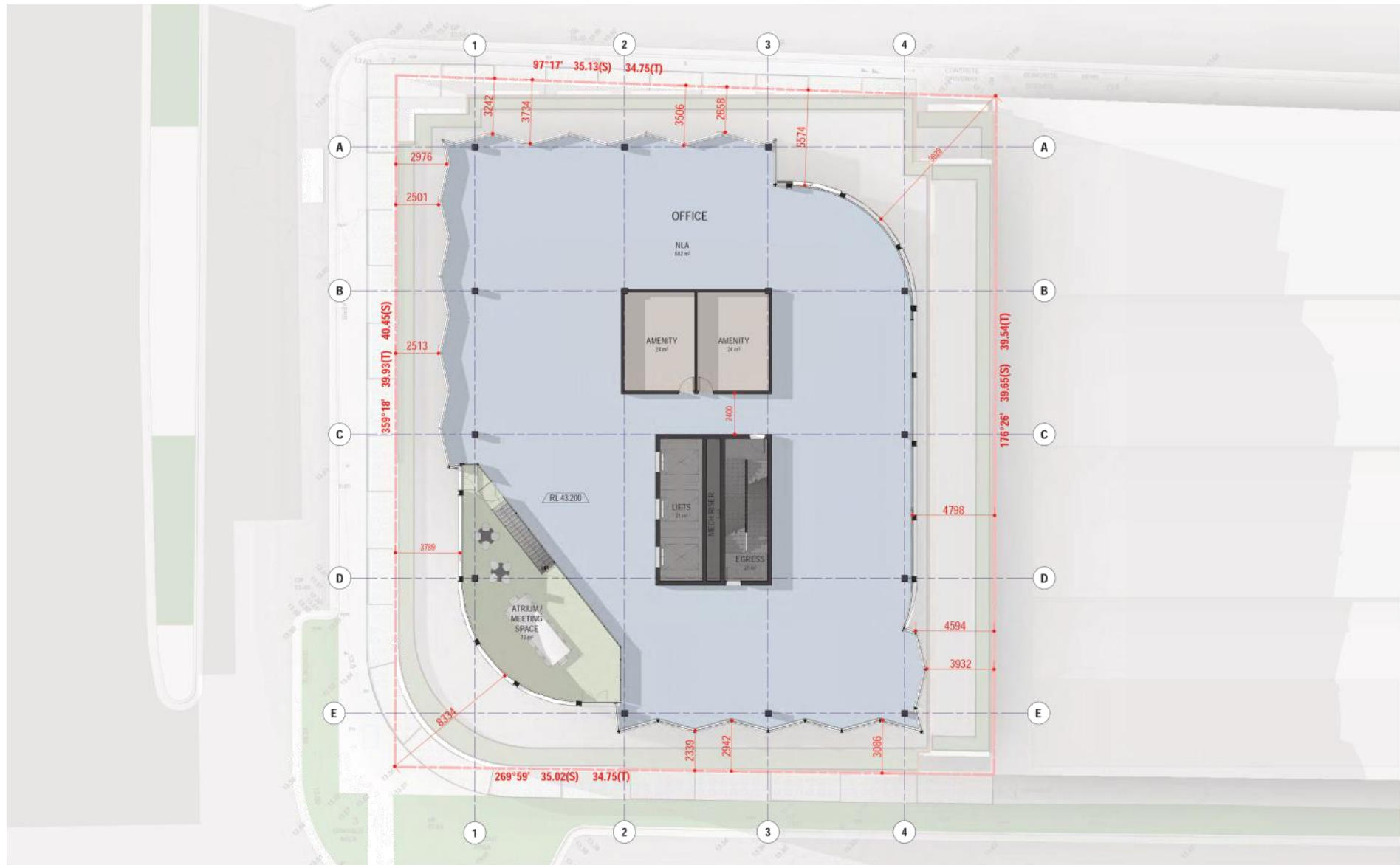
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DRAWING NO:  
**TP-107**

**Attachment 3 - PLN19/0892 - 157 - 161 Burnley Street Richmond - Advertising S57B - Plans Part 3**



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**157-161 BURNLEY STREET, RICHMOND**  
MIXED-USE DEVELOPMENT

PROJECT NO:  
3-18-0145

REASON FOR ISSUE:  
TOWN PLANNING

**LEVEL 8 FLOOR PLAN**

REVISION:  
C

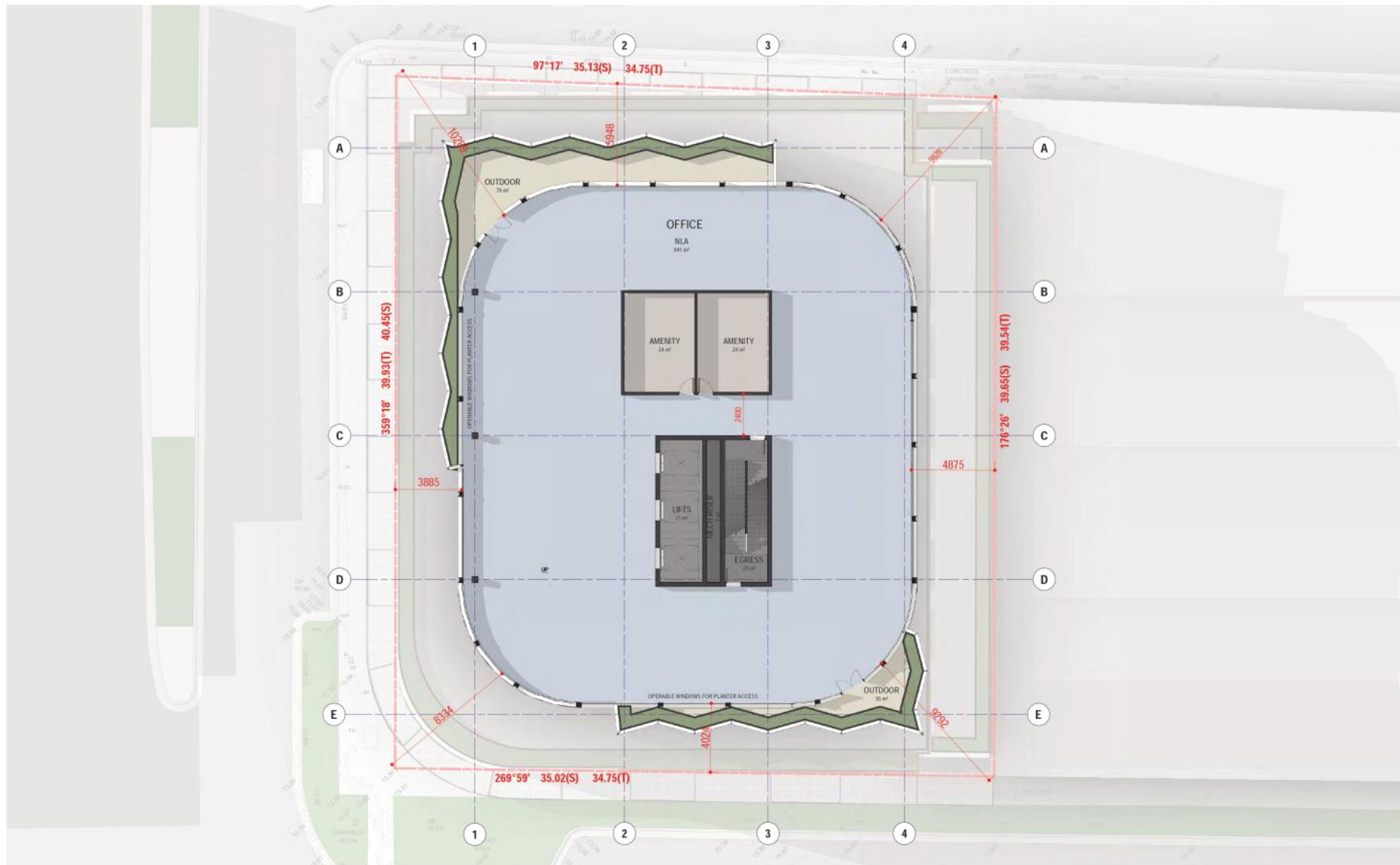
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JUNE 2020

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DRAWING NO:  
**TP-108**

Attachment 3 - PLN19/0892 - 157 - 161 Burnley Street Richmond - Advertising S57B - Plans Part 3



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**157-161 BURNLEY STREET, RICHMOND**  
MIXED-USE DEVELOPMENT

PROJECT NO:  
3-18-0145

REASON FOR ISSUE:  
TOWN PLANNING

**LEVEL 9 FLOOR PLAN**

REVISION:  
C

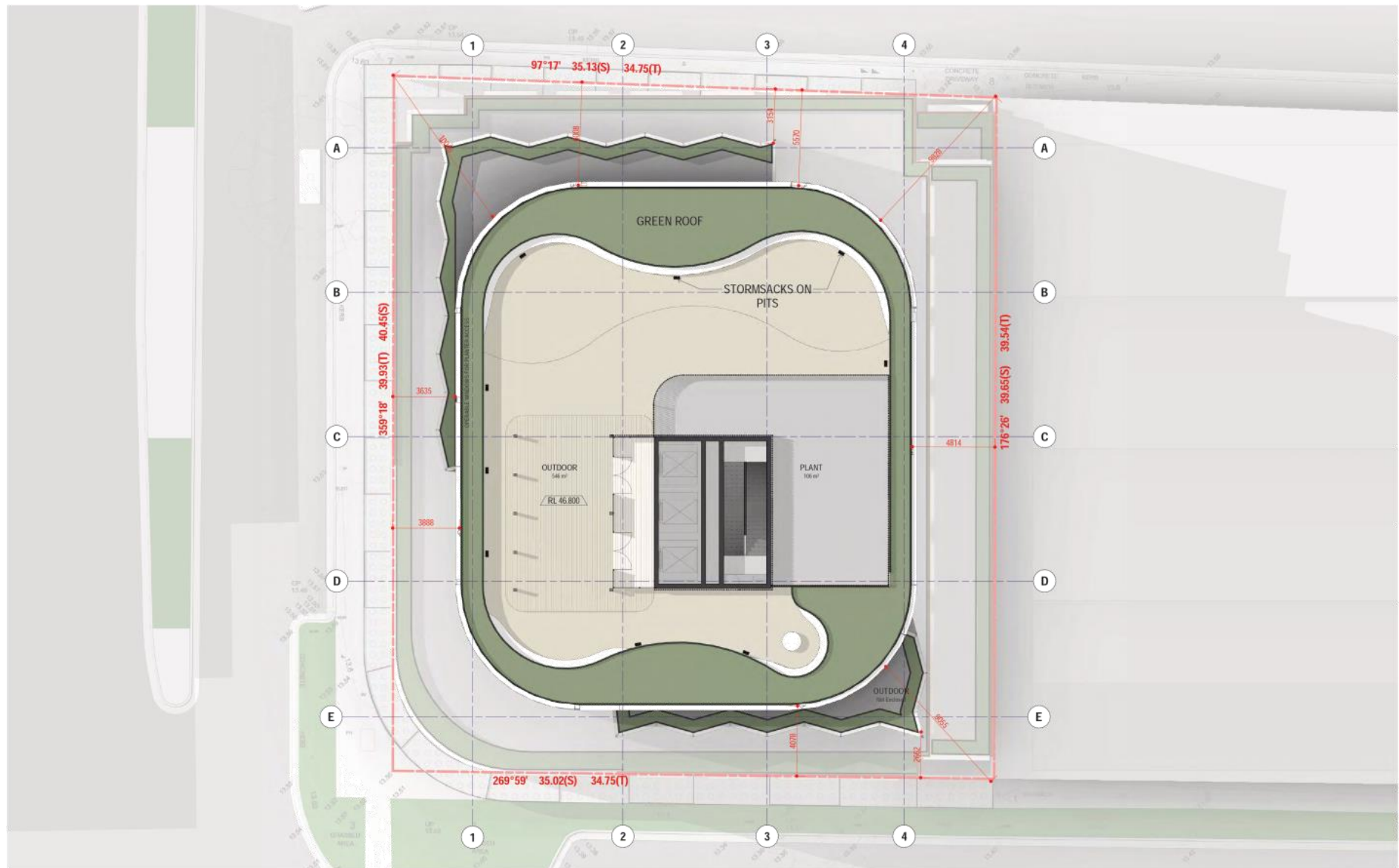
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JUNE 2020

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DRAWING NO:  
**TP-109**

Attachment 3 - PLN19/0892 - 157 - 161 Burnley Street Richmond - Advertising S57B - Plans Part 3



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**157-161 BURNLEY STREET, RICHMOND**  
MIXED-USE DEVELOPMENT

PROJECT NO:  
3-18-0145

REASON FOR ISSUE:  
TOWN PLANNING

**LEVEL 10 FLOOR PLAN**

REVISION:  
C

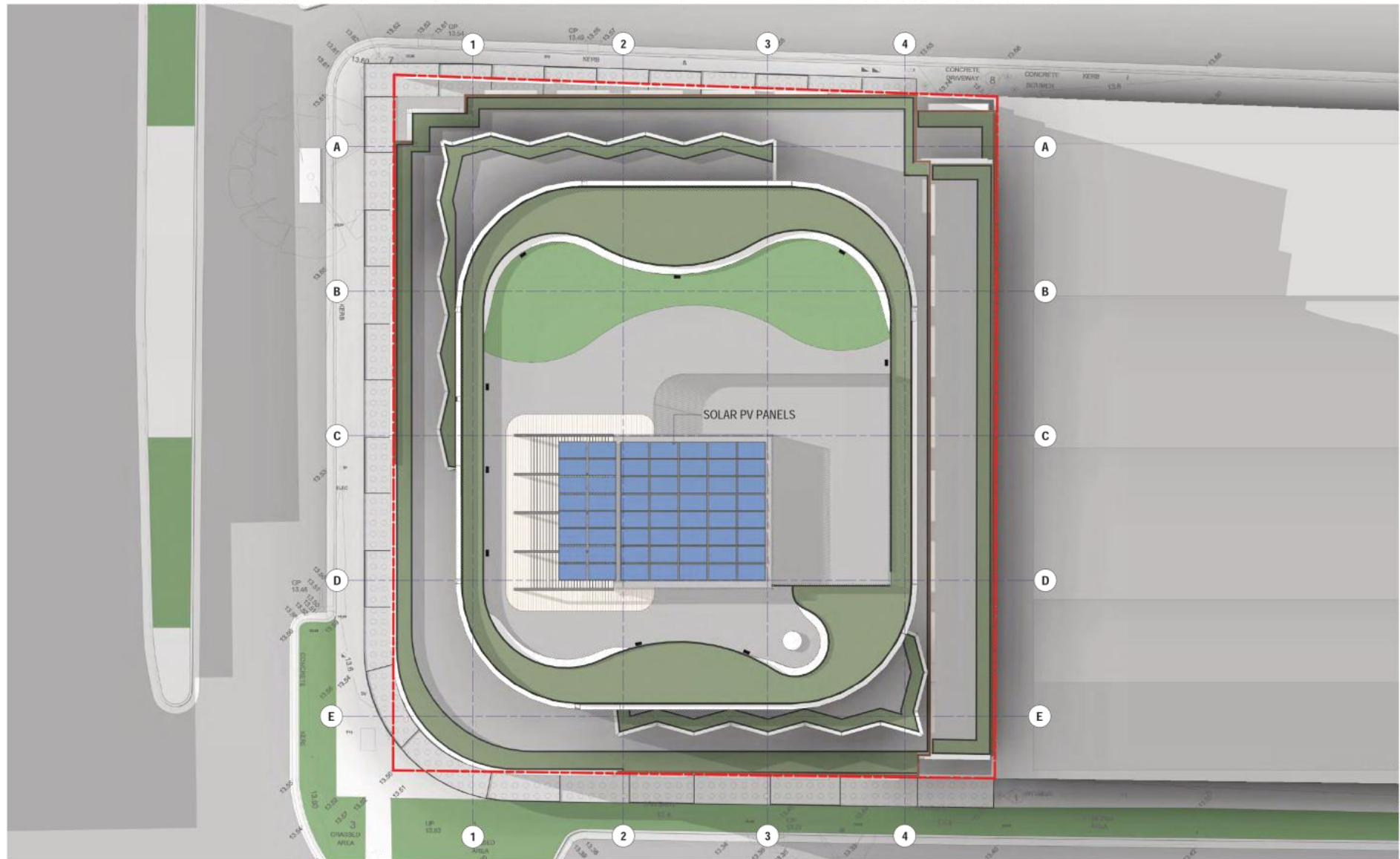
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JUNE 2020

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DRAWING NO:  
**TP-110**

**Attachment 3 - PLN19/0892 - 157 - 161 Burnley Street Richmond - Advertising S57B - Plans Part 3**



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**157-161 BURNLEY STREET, RICHMOND**  
MIXED-USE DEVELOPMENT

PROJECT NO:  
3-18-0145

REASON FOR ISSUE:  
TOWN PLANNING

**ROOF PLAN**

REVISION:  
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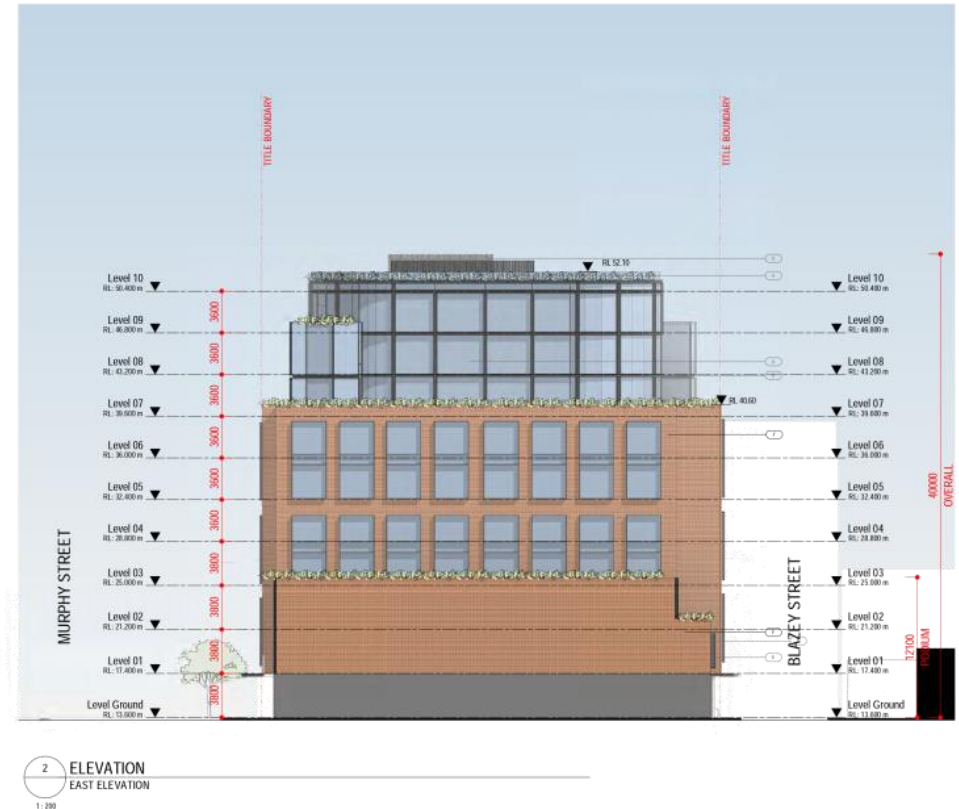
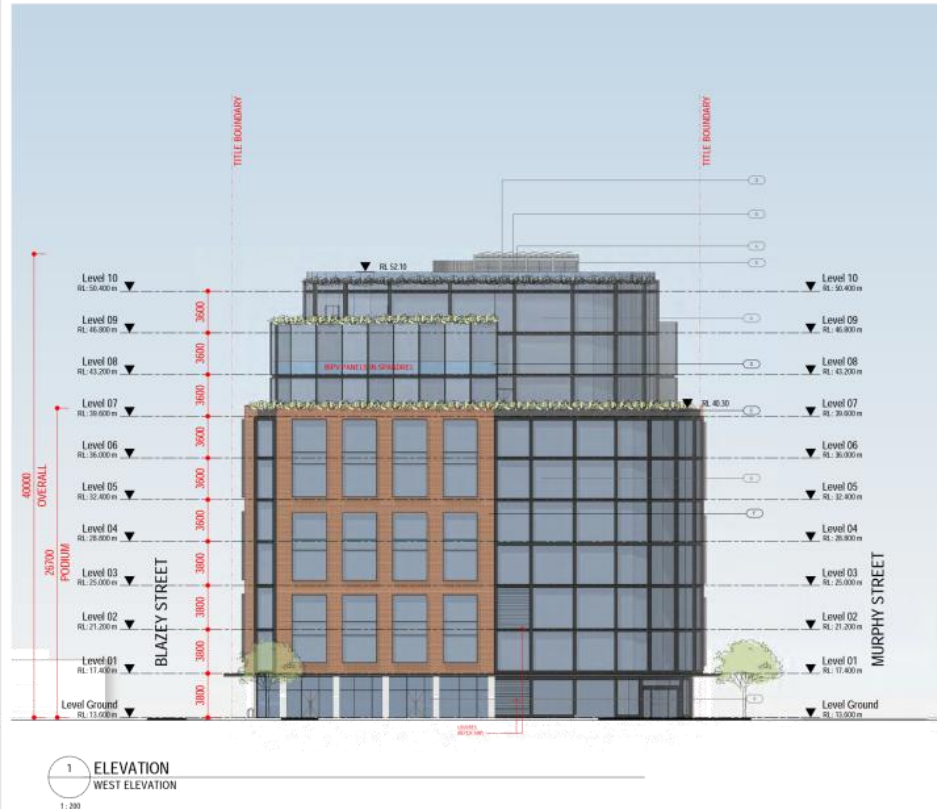
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JUNE 2020

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DRAWING NO:  
**TP-111**

# Attachment 3 - PLN19/0892 - 157 - 161 Burnley Street Richmond - Advertising S57B - Plans Part 3



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**157-161 BURNLEY STREET, RICHMOND**  
MIXED-USE DEVELOPMENT

PROJECT NO:  
3-18-0145

REASON FOR ISSUE:  
TOWN PLANNING

**ELEVATIONS - WEST AND EAST**

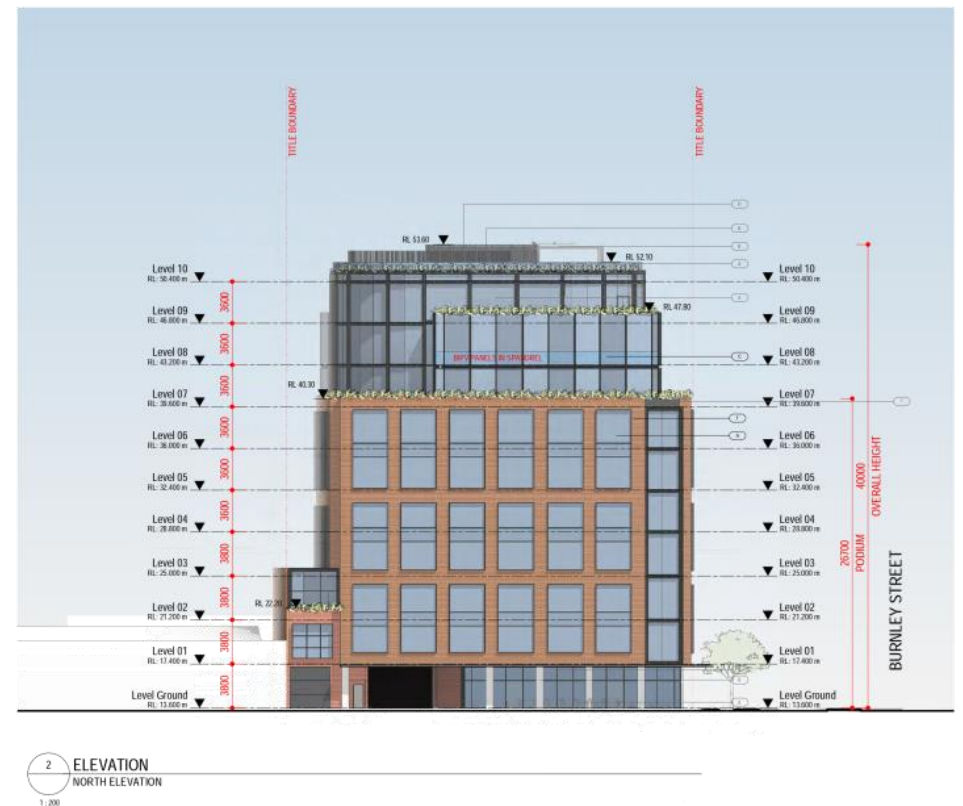
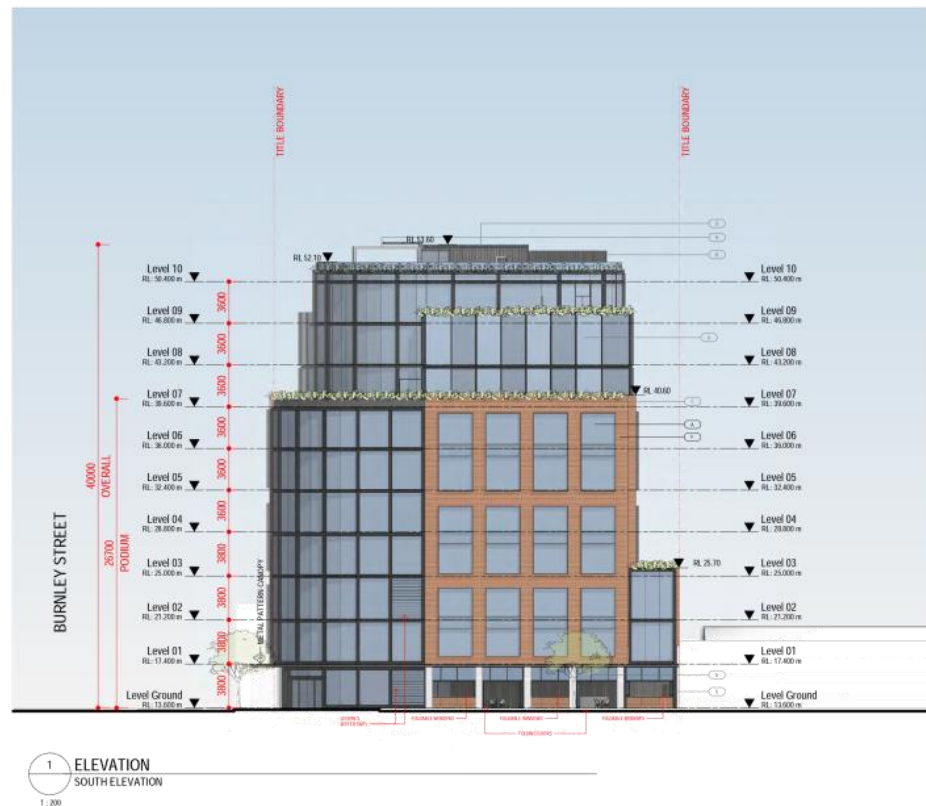
REVISION:  
C

DATE:  
JUNE 2020

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DRAWING NO:  
**TP-200**

# Attachment 3 - PLN19/0892 - 157 - 161 Burnley Street Richmond - Advertising S57B - Plans Part 3



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**157-161 BURNLEY STREET, RICHMOND**  
MIXED-USE DEVELOPMENT

PROJECT NO:  
3-18-0145

REASON FOR ISSUE:  
TOWN PLANNING

**ELEVATIONS - SOUTH AND NORTH**

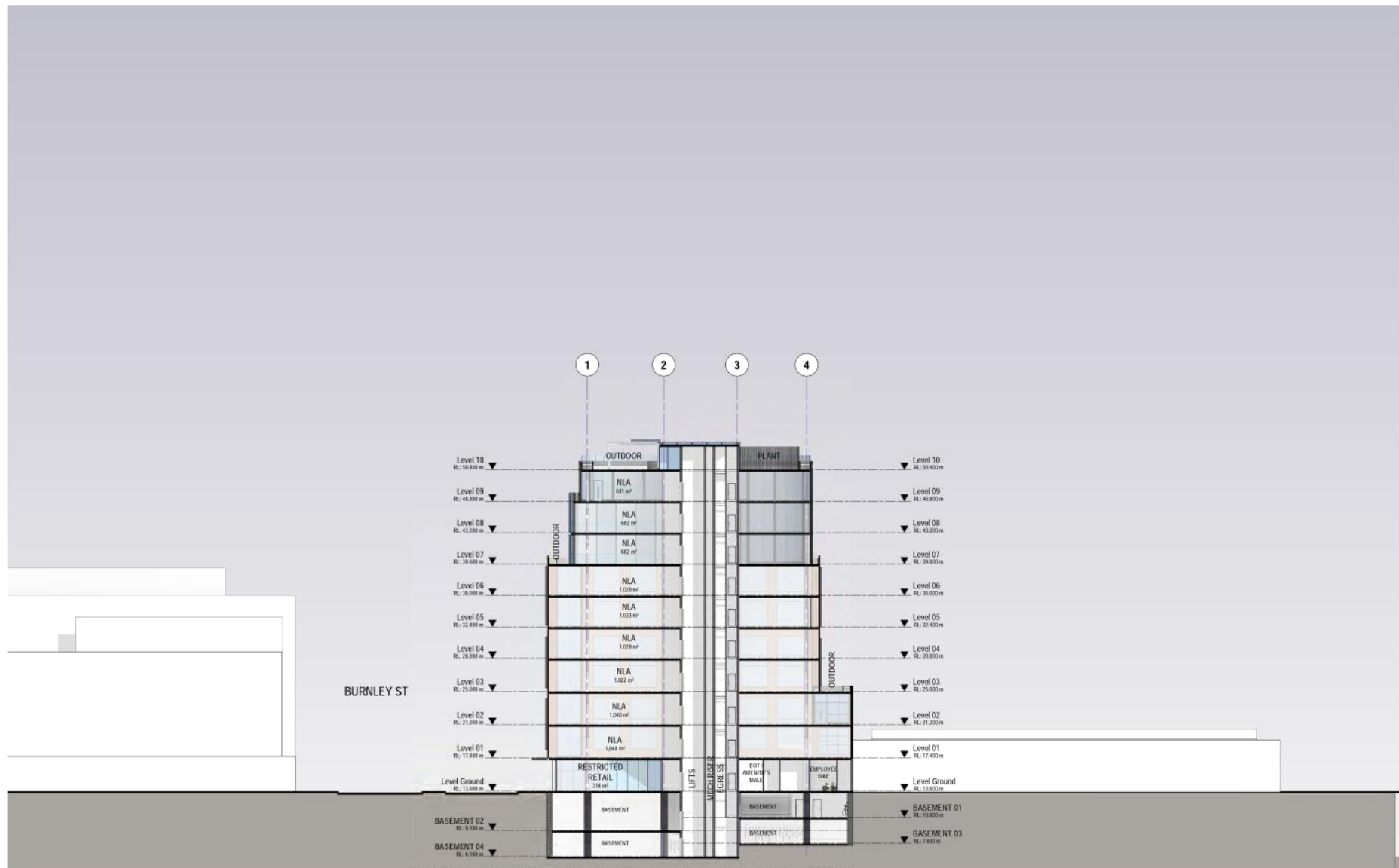
REVISION:  
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DATE:  
JUNE 2020

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DRAWING NO:  
**TP-201**

Attachment 3 - PLN19/0892 - 157 - 161 Burnley Street Richmond - Advertising S57B - Plans Part 3



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PROJECT NO:  
3-18-0145

REASON FOR ISSUE:  
TOWN PLANNING

**SECTION**

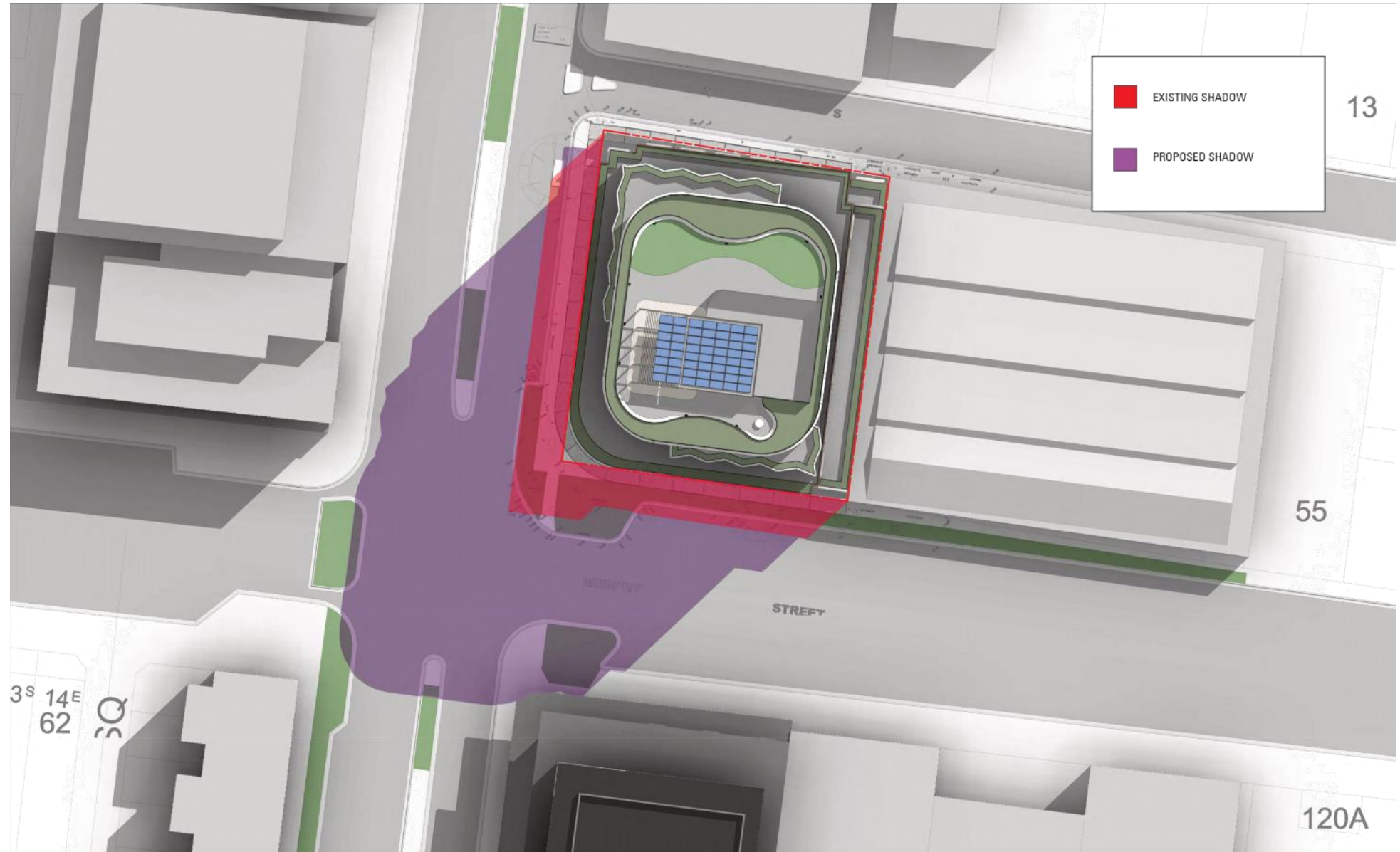
REVISION:  
C

DATE:  
JUNE 2020

1:200 A1  
1:400 A3

DRAWING NO:  
**TP-300**

**Attachment 3 - PLN19/0892 - 157 - 161 Burnley Street Richmond - Advertising S57B - Plans Part 3**



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**157-161 BURNLEY STREET, RICHMOND**  
MIXED-USE DEVELOPMENT

PROJECT NO:  
3-18-0145

REASON FOR ISSUE:  
TOWN PLANNING

**SHADOW STUDY - 10AM, 21 SEP**

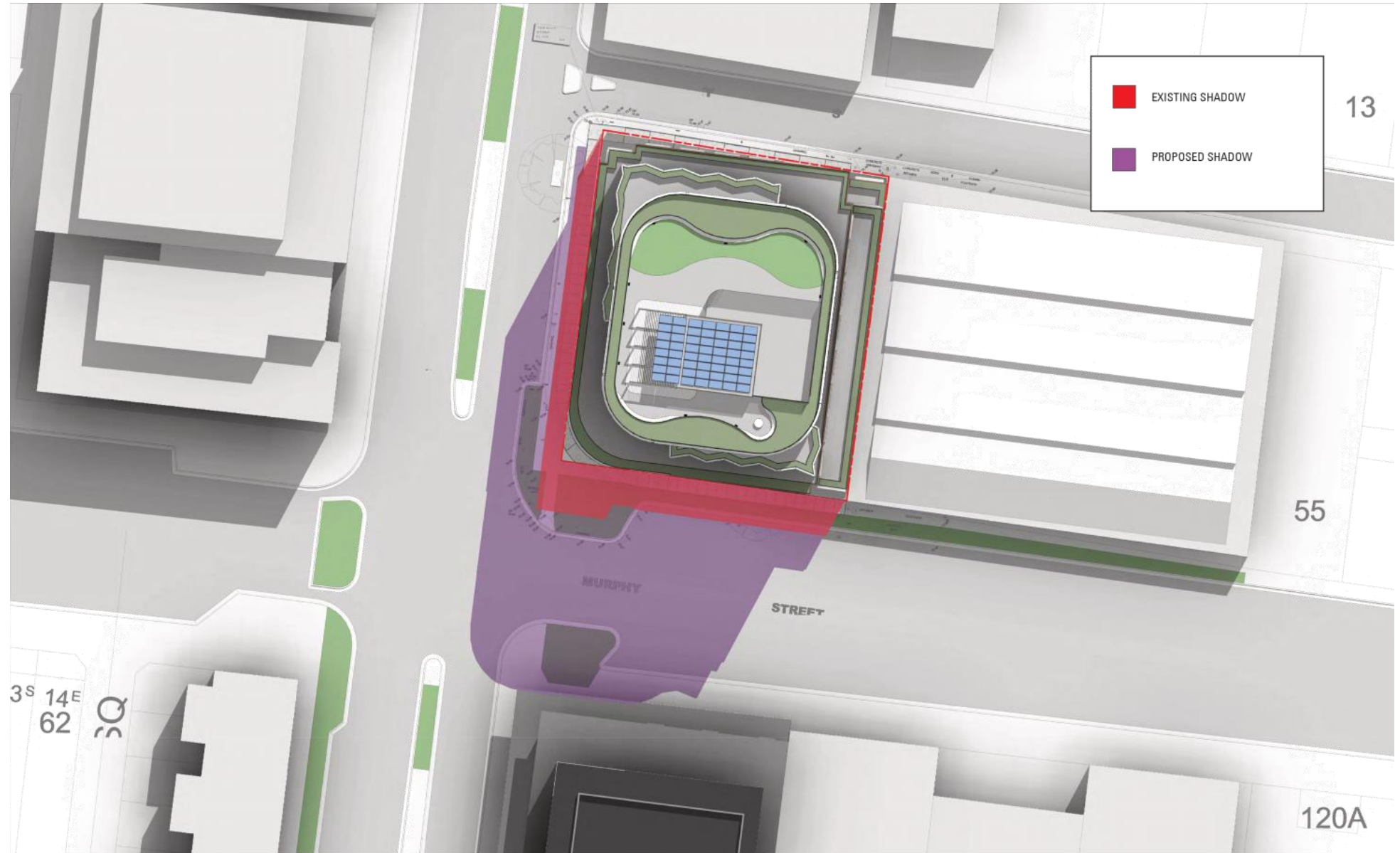
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JUNE 2020



DRAWING NO:  
**TP-500**

**Attachment 3 - PLN19/0892 - 157 - 161 Burnley Street Richmond - Advertising S57B - Plans Part 3**



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**157-161 BURNLEY STREET, RICHMOND**  
MIXED-USE DEVELOPMENT

PROJECT NO:  
3-18-0145

REASON FOR ISSUE:  
TOWN PLANNING

**SHADOW STUDY - 11AM, 21 SEP**

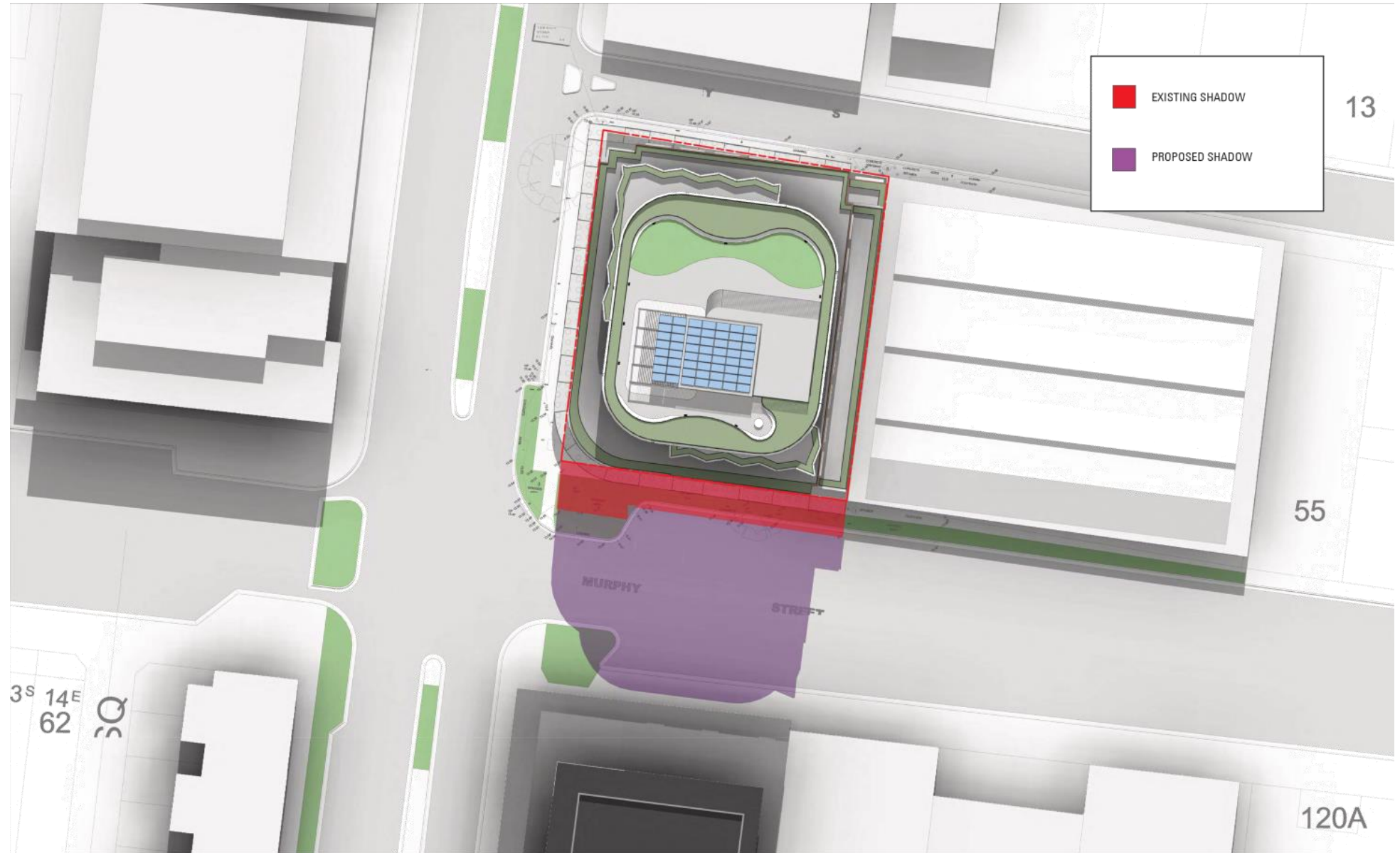
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**TP-501**

**Attachment 4 - PLN19/0892 - 157 - 161 Burnley Street Richmond - Advertising S57B - Plans Part 4**



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**157-161 BURNLEY STREET, RICHMOND**  
MIXED-USE DEVELOPMENT

PROJECT NO:  
3-18-0145

REASON FOR ISSUE:  
TOWN PLANNING

**SHADOW STUDY - 12PM, 21 SEP**

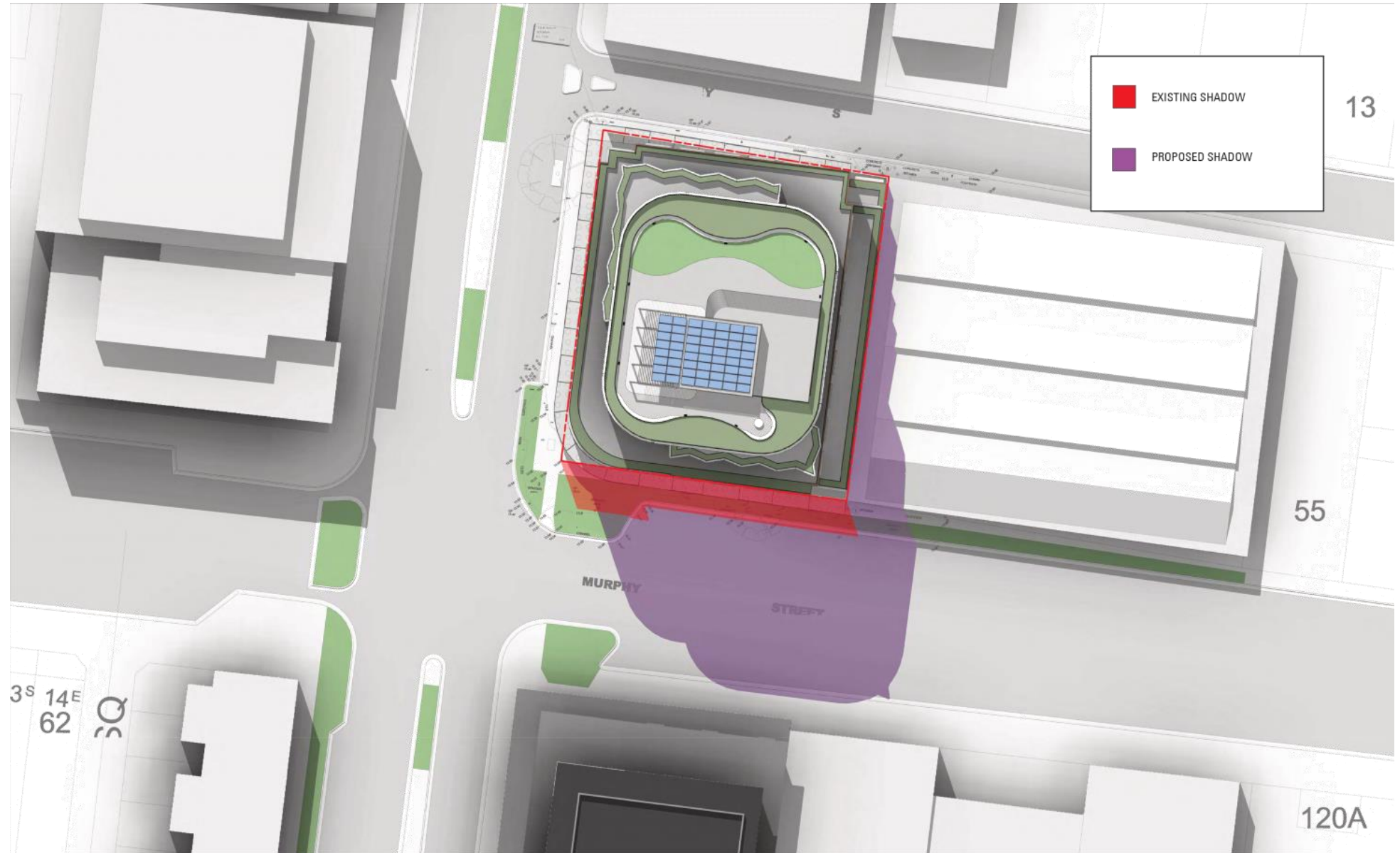
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DRAWING NO:  
**TP-502**



**Attachment 4 - PLN19/0892 - 157 - 161 Burnley Street Richmond - Advertising S57B - Plans Part 4**



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**157-161 BURNLEY STREET, RICHMOND**  
MIXED-USE DEVELOPMENT

PROJECT NO:  
3-18-0145

REASON FOR ISSUE:  
TOWN PLANNING

**SHADOW STUDY - 1PM, 21 SEP**

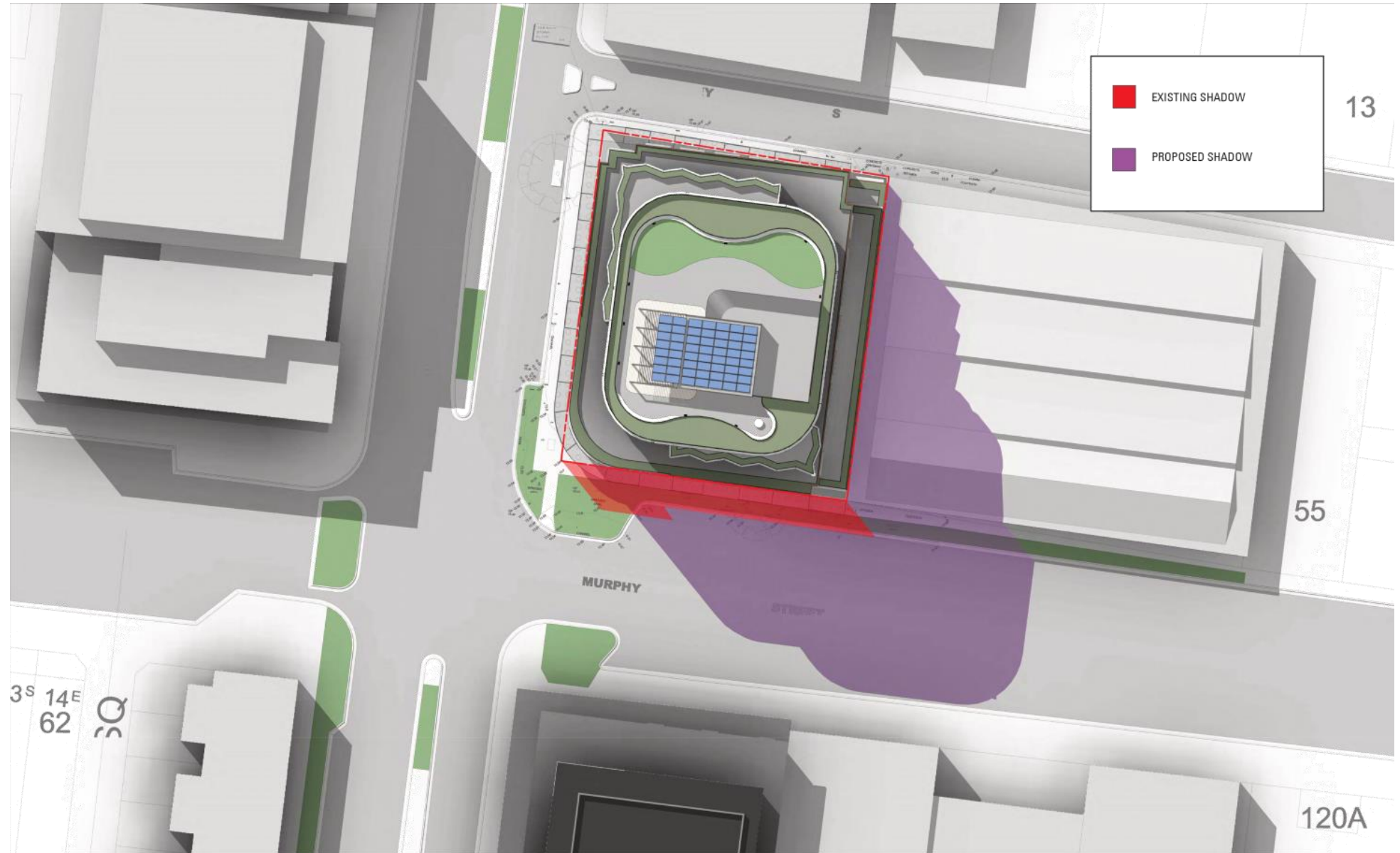
REVISION:  
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DATE:  
JUNE 2020

DRAWING NO:  
**TP-503**



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**157-161 BURNLEY STREET, RICHMOND**  
MIXED-USE DEVELOPMENT

PROJECT NO:  
3-18-0145

REASON FOR ISSUE:  
TOWN PLANNING

**SHADOW STUDY - 2PM, 21 SEP**

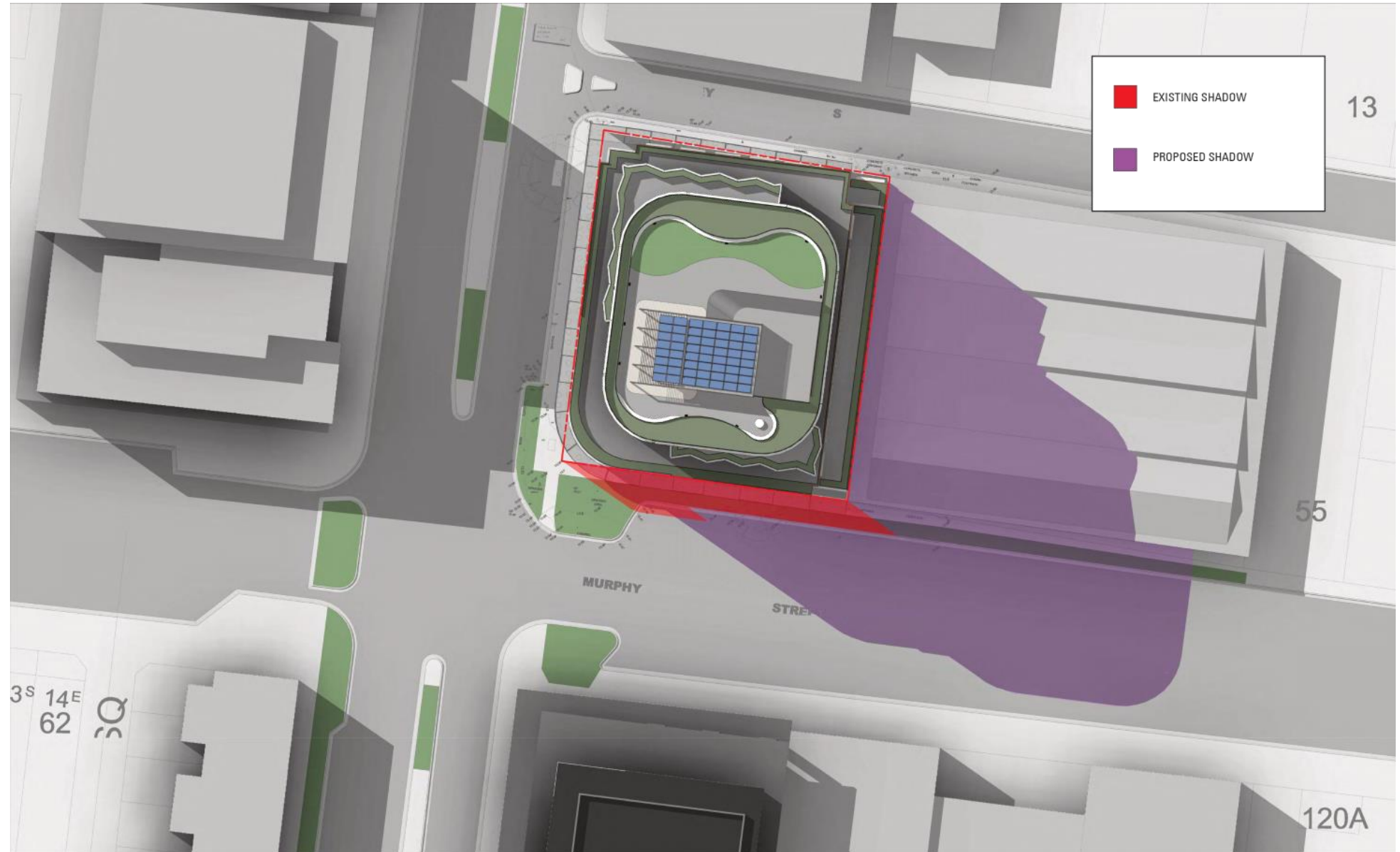
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DRAWING NO:  
**TP-504**



**Attachment 4 - PLN19/0892 - 157 - 161 Burnley Street Richmond - Advertising S57B - Plans Part 4**



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MIXED-USE DEVELOPMENT

PROJECT NO:  
3-18-0145

REASON FOR ISSUE:  
TOWN PLANNING

**SHADOW STUDY - 3PM, 21 SEP**

REVISION:  
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DATE:  
JUNE 2020



DRAWING NO:  
**TP-505**

**Attachment 4 - PLN19/0892 - 157 - 161 Burnley Street Richmond - Advertising S57B - Plans Part 4**



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**157-161 BURNLEY STREET, RICHMOND**  
MIXED-USE DEVELOPMENT

PROJECT NO:  
3-18-0145

REASON FOR ISSUE:  
TOWN PLANNING

**ARTIST'S IMPRESSION**

REVISION:  
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DATE:  
JUNE 2020

DRAWING NO:  
**TP-506**

**Attachment 4 - PLN19/0892 - 157 - 161 Burnley Street Richmond - Advertising S57B - Plans Part 4**



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**157-161 BURNLEY STREET, RICHMOND**  
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PROJECT NO:  
3-18-0145

REASON FOR ISSUE:  
TOWN PLANNING

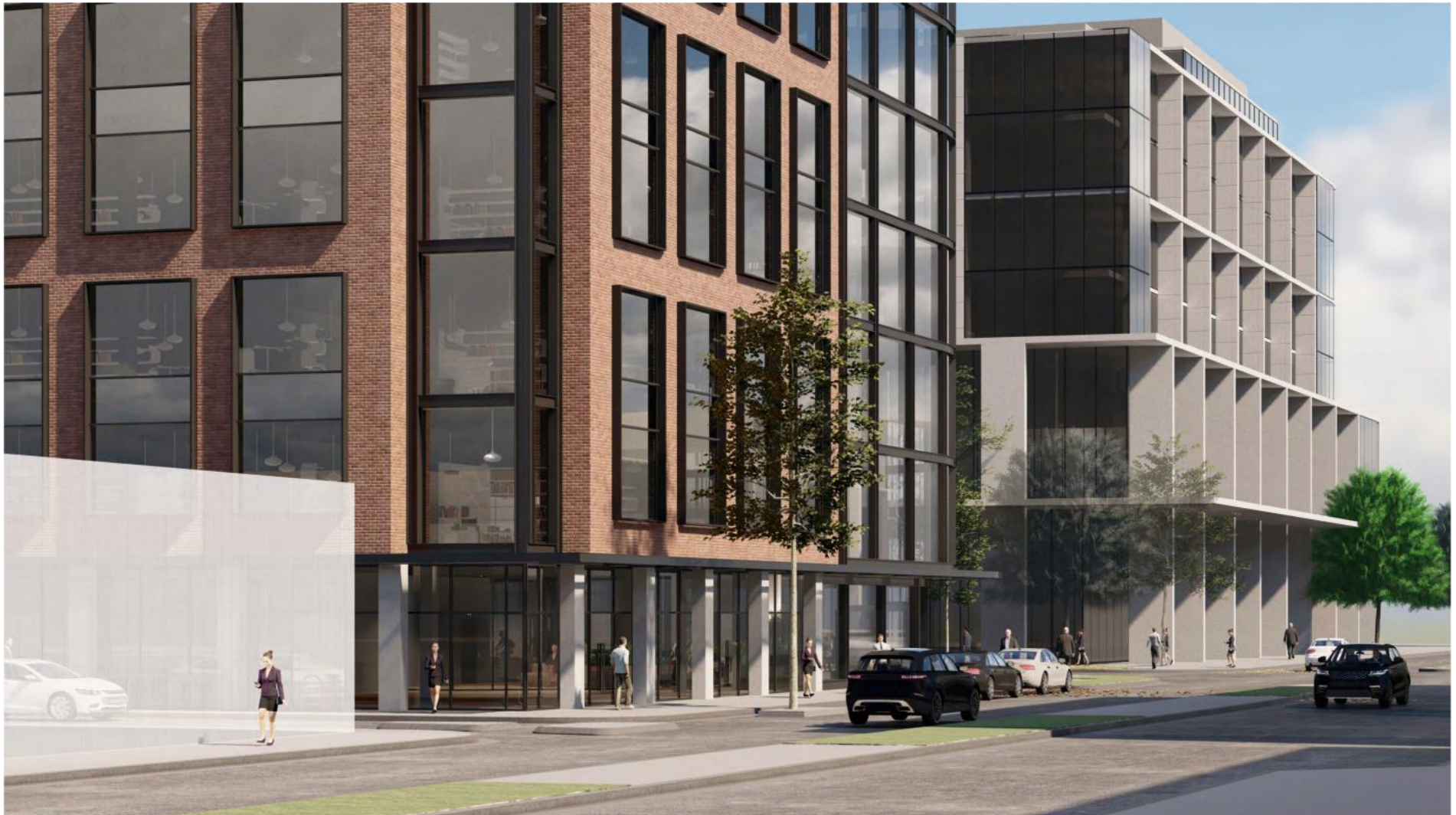
**ARTIST'S IMPRESSION**

REVISION:  
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DATE:  
JUNE 2020

DRAWING NO:  
**TP-600**

**Attachment 4 - PLN19/0892 - 157 - 161 Burnley Street Richmond - Advertising S57B - Plans Part 4**



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**157-161 BURNLEY STREET, RICHMOND**  
MIXED-USE DEVELOPMENT

PROJECT NO:  
3-18-0145

REASON FOR ISSUE:  
TOWN PLANNING

**ARTIST'S IMPRESSION**

REVISION:  
C

DATE:  
JUNE 2020

DRAWING NO:  
**TP-601**

**Attachment 5 - PLN19/0892 - 157 - 161 Burnley Street Richmond - UD Public Realm comments**



# MeMO

---

TO: Lara Fiscalini (Statutory Planning)  
FROM: Hayley McNicol (Urban Design)  
DATE: 27 March 2020  
SUBJECT: 157-161 Burnley Street, Richmond  
APPLICATION NO: PLN19/0892  
DESCRIPTION: 12 storey commercial building

## **COMMENTS SOUGHT**

Urban Design comments have been sought on the above development, in particular on the public realm works proposed. Comments are provided below and are based on the Landscape Concept Plan and Report dated 19 November 2011.

This review purely looks at the public realm works and does not cover any landscaping within the site. On-site landscaping should be reviewed by the Open Space team.

## **COMMENTS SUMMARY**

In summary the proposal is generally supported, however further information is required on the drawings, and there are some additional opportunities for street furniture that could be explored. These are detailed overleaf.

There are no capital works being led by the Urban Design team in proximity to the site.

## **URBAN DESIGN FEEDBACK**

### **Tree planting and landscaping**

- The application proposes to reinstate the nature strip along Murphy Street, including where two crossovers are to be removed. This is supported, and any details (e.g. type of grass and who would carry out the work) should be referred to the Open Space Services team (previously known as the Streetscapes and Natural Values team) to approve.
- Open Space Services team to comment on the existing trees on Burnley Street and Murphy Street and any tree protection measures required.
- There does not appear to be any further tree planting opportunities along Burnley Street in front of the site given the location of the existing traffic lights.

Page

## **Attachment 5 - PLN19/0892 - 157 - 161 Burnley Street Richmond - UD Public Realm comments**

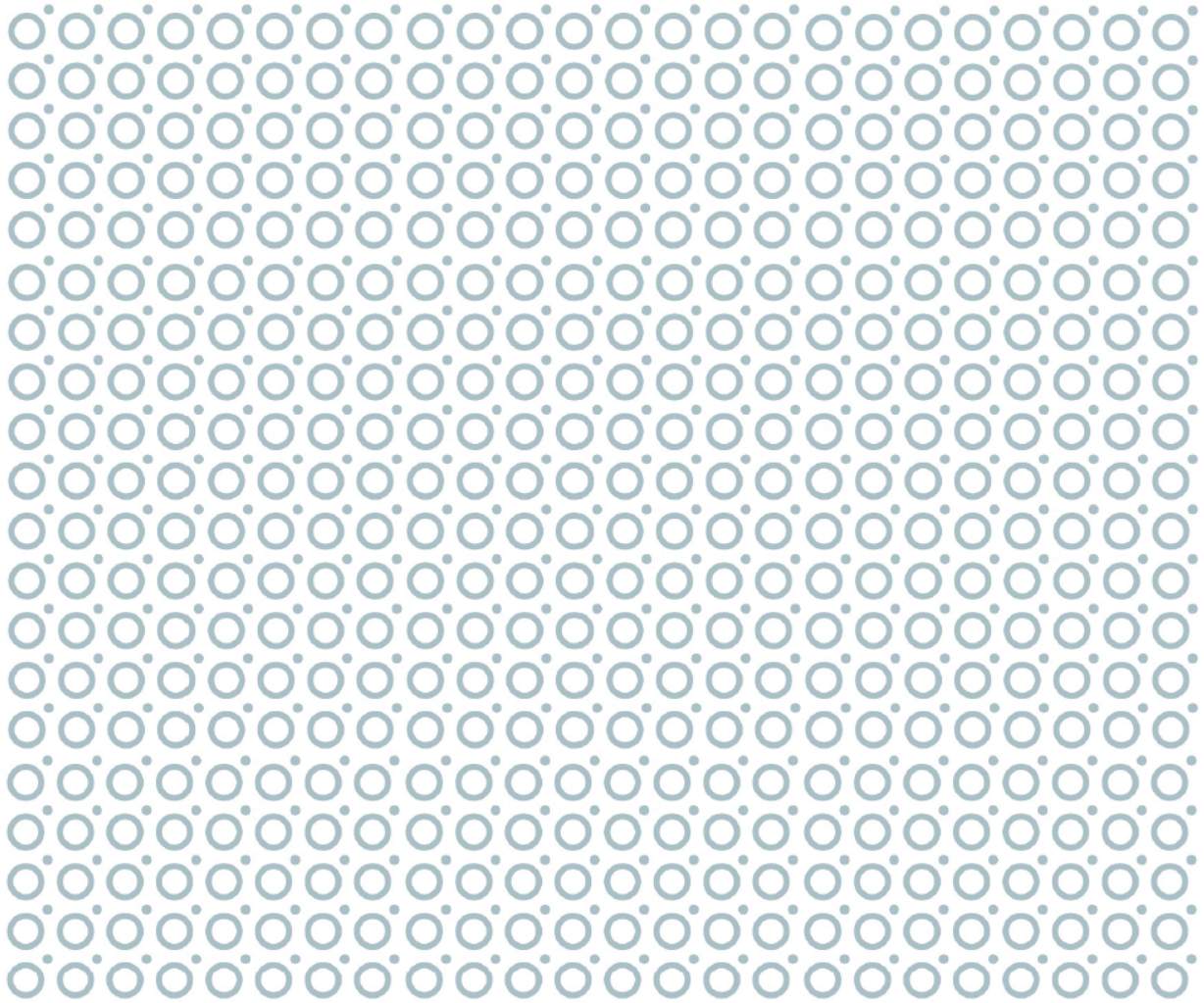
### **Street furniture**

- There are opportunities for a seat (timber seat with backrest and armrests) and some bike parking along the Burnley Street frontage. These should be City of Yarra standard furniture in line with Council's Public Domain Manual. These should be installed parallel with the kerb and provide adequate clearance from the building.
- The proposal includes five angled bike hoops along the Blazey Street frontage. The provision of bike hoops is supported, however the plans should show 1.8m x 1m clearance boxes around the bike hoops (to allow adequate space for parking a bike) and specify the unobstructed footpath width along Blazey Street. Refer to any further advice from Strategic Transport in relation to bike parking.

### **Surface materials**

- The existing materials along the site frontage are asphalt footpaths and concrete kerb and channel, and should be retained, in line with Council's Roads Materials Policy. Refer to any additional requirements from Civil Engineering.
- The plans should show the redundant crossovers on Murphy Street being reinstated as asphalt footpath.
- It appears that the ground floor of the development is set back from the property boundary. Further detail is required on the surface materials proposed within the site.

**Attachment 6 - PLN19/0892 - 157-161 Burnley Street, Richmond - Urban Design referral comments**



**Outline Urban Design Review**

Proposed Mixed-Use Development, 157-161 Burnley Street, Richmond  
*(amended plans)*

Prepared by Simon McPherson

14 July 2020

## Attachment 6 - PLN19/0892 - 157-161 Burnley Street, Richmond - Urban Design referral comments

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## Attachment 6 - PLN19/0892 - 157-161 Burnley Street, Richmond - Urban Design referral comments

### 1.0 Introduction

#### 1.1 Process and involvement

I have been asked by Yarra City Council officers to prepare this brief/outline urban design review or commentary, regarding the proposed mixed-use development at 157-161 Burnley Street, Richmond, and relating to amended plans dated June 2020.

I previously prepared an Urban Design Review report for the proposed development (lodged application version) for Yarra City Council.

In preparing this outline review, I have:

- Received and reviewed the advertised plans and documents, as follows:
  - Section 57A Cover Letter and Referral Response table (2 July 2020, Urbis);
  - Architectural Plans (June 2020, Peddle Thorp); and
  - Planning Report (July 2020, Urbis).
- Reviewed the applicable provisions of the Yarra Planning Scheme relating to urban design as listed below;
- Visited the subject site and surrounding area (while preparing the previous review). The photos in this report are my own, except where specified.

On 23 April 2020, I provided brief comments to Council via email in response to perspective views (two options) of a reduced-height proposal, as requested by Council officers. I understand these visuals were a precursor to the current amended plans.

#### 1.2 Opinion on previous proposal

My previous review stated that *the proposed 12-storey built form, with a 4-storey podium element, is too tall for its context, while the architectural design reinforces and emphasises the overt visual prominence of the proposal and its contrast to the local context, rather than seeking to reduce the visual effect of a building which is significantly taller than any other building in this locality.*

*This proposal is clearly incongruous with its context, and does not provide adequate response, sensitivity or 'fit' in its streetscapes and wider built form setting.*

**This review of the amended proposal focuses specifically on these changes and my previous recommendations.**

#### 1.3 Changes to the plans

The amended plans reflect the following changes relevant to urban design considerations:

- Reduction in height from 12 storeys (47.2m) to 10 storeys (40m);
- Increase to street wall height from 4 storeys (19.5m) to 7 storeys (26.7m);
- Tighter curved corner to the podium form;
- Introduction of face brickwork to the podium.

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## Attachment 6 - PLN19/0892 - 157-161 Burnley Street, Richmond - Urban Design referral comments

### 2.0 Review of the amended proposal

#### 2.1 Is the built form siting appropriate?

In response to my previous recommendations, the amended plans incorporate a reduced radius curve (in plan) at ground floor and podium levels, to reduce the size of the footpath area at the corner. I support this initiative, which creates a more defined, compact space, with the addition of two timber seats in the public realm (outside the site boundary) on Burnley Street.

I note that the perspective views (TP-506, TP-603) indicate that the existing footpath space outside the site boundaries and the widened footpath space within the site will be treated in a new, light-coloured concrete or stone finish, but this does not appear to be explained in the documents.

I support a continuous public realm surface, and public realm enhancements, where they fit with wider streetscape conditions or proposal, to ensure broader consistency in the local area.

I also support the removal of the nib wall in the south-east corner, as recommended.

#### 2.2 Is the built form height and massing appropriate?

The reduced height of 10 storeys, couple with higher street walls of 7 storeys, give the building a more solid, robust and 'squat' proportion appearance, as shown below, which I consider to be more responsive and suited to the urban context.

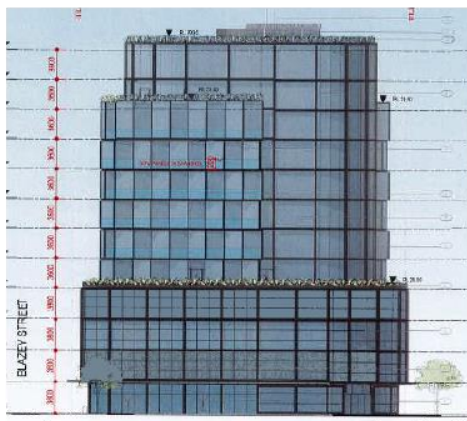


Figure 01: Previous proposal

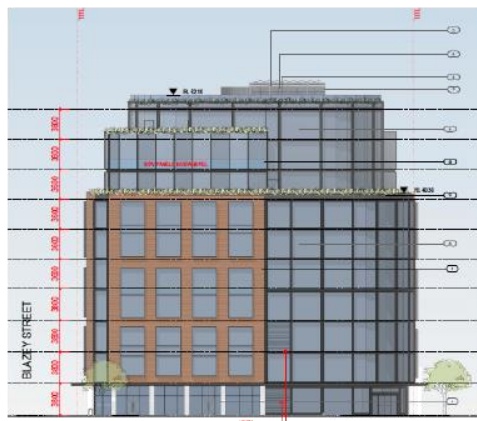


Figure 02: Amended proposal, reflecting more stable, robust, squat proportions.

At 10 storeys, the proposal will be less prominent in the context, and more in keeping with the broader emerging built form context, which is generally 6-9 levels in height, as identified in the previous review.

Various existing Burnley Street buildings incorporate substantial street/frontage wall heights (some with setbacks at ground level), such as:

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## Attachment 6 - PLN19/0892 - 157-161 Burnley Street, Richmond - Urban Design referral comments

- 132 Burnley Street: 7-storey frontage wall;
- 142 Burnley Street: 5-6 storey frontage walls
- 174 Burnley street: 8-storey effective street wall (6 storeys to Palmer Street);
- 28-30 Burnley Street ('A Place To Live'): 7-storey street walls.

The uppermost level is further set back so will be less visible in the streetscape than the two levels above the street walls, as the renders demonstrate (TP-604 and TP-606).

Based on this approach and the emerging development context, I consider 10 storeys to be an acceptable maximum height.

### 2.2.1 Assessment of building setbacks

#### Ground floor setbacks (1m approx.).

As previously, I support the ground floor set-in to create wider footpaths.

#### Podium setbacks

Also, as per my previous review, I support the generally zero (0m) setbacks to the podium, and accept the ground floor set-in to widen the footpaths and provide additional canopy cover for pedestrians.

The introduction of face brickwork gives the podium/street wall an appropriately 'heavy' and solid appearance, in response to the warehouse/industrial context, which is also supported.

The Section 57A referral response table notes that *face brickwork now extends to the ground along the northern elevation (eastern aspect) and southern elevation (eastern aspect) to ground the façade.*

While the ground floor overhang and limited extent of brickwork at ground floor level somewhat undermines to solid and 'grounded' appearance of the brickwork podium form, the presence of relatively deep protruding columns (in a white or light-coloured material) at ground floor level provides a reasonably substantial anchoring element for the facades, noting that these columns are not always centred/aligned with the brickwork piers above.

Through assessment of the visual implications illustrated by the perspective renders (TP-601, 602 and 603), I consider this approach acceptable given that:

- The white ground floor columns are quite deep, with the glazing set-in, revealing their size and provide depth in the ground floor frontage;
- They approximately align with the brick facades above, indicating structuring continuity.

However, in the Ground Floor Plan, these columns appear to be external to the glazing system, not integral with it, and are therefore perhaps cosmetic in nature.

#### Recommendation 01:

*While accepting the 1m set in at ground floor level, and the general approach to retaining substantial columns at ground floor level, I recommend further detail design consideration of these columns to ensure that they appear as solid, substantial and integral parts of the façade, to ensure the brickwork above has strong visual mass and 'groundedness'.*

#### Upper level setbacks (above podium)

As stated in my previous review, I consider the setbacks above podium level to be generally acceptable in this location.

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## Attachment 6 - PLN19/0892 - 157-161 Burnley Street, Richmond - Urban Design referral comments

The reduced building height and increased street wall height makes the upper 'tower' element much less prominent and more recessive, which is appropriate.

### 2.3 Are the public realm interfaces / frontages appropriate?

#### 2.3.1 Street frontage interfaces

I previously recommended ensuring clear glazing at ground floor level.

The Section 57A response letter states that *clear glazing is incorporated at ground floor level to provide surveillance of the public realm*. The perspective renders support this (see TP-600), although it does not appear to be indicated in the plans (see North Elevation TP-201, with ground floor glazing labelled "A") or materials palette (see TP-800, with the only glazing "A" identified as reflective with dark charcoal tint).

#### **Recommendation 02:**

*I accept the need for tinted glass to the levels above, particularly where solar gain may present impacts, noting that the upper levels are less pivotal (but still important) for passive surveillance and visual interaction potential, but retain my recommendation to make the glazing as lightly-tinted and transparent as practicable, to support visual interaction and a lighter, more open appearance. This may include lighter-tinted or clear glazing on the southern frontage where there is little or no direct solar impact.*

### 2.4 Is the architectural expression appropriate?

The revised architectural expression utilising extensive brickwork, and therefore a lesser extent of metal and glass, adds texture, tactility and 'warmth' to the design, while also supporting a more contextual response.

This façade approach also incorporates 'punched' windows, rather than continuous grid framing for glazed surfaces, which supports a more solid expression and more sensitive response to context. The vertical orientation of the windows, spanning two levels each, is well-proportioned to the overall façade and also reflective of the warehouse context.

The amended design expression is less overt and more visually 'quiet', while also being smaller in scale. The design is still contemporary and retains distinctly modern details such as the extended window reveals, curved glazed atrium frontage and 'folded' glazing above the street walls.

This approach is supported.

The white material to the ground floor columns, as discussed above, is not shown in the Material Schedule (TP-800) but these columns are quite an important element in the overall reading of the facades.

#### **Recommendation 03:**

*The material and finish to the ground floor columns should be identified. These columns should reflect substantial visual mass and depth, being set-forward from the glazing line. Ideally these columns should reflect a high quality, textured and tactile finish, which is also resilient and durable. Alternatively, a brickwork column expression may be preferable.*

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**Attachment 6 - PLN19/0892 - 157-161 Burnley Street, Richmond - Urban Design referral comments**

### 3.0 Conclusion

The amended plans for this proposal reflect a significantly improved urban design outcome. The scale of the building and proportions of the street walls within the overall massing present a less prominent and more contextual built form composition, while the more textured and solid façade expression, primarily through the use of face brickwork, supports the contextual response and more refined, visually quiet appearance.

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

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**Attachment 7 - PLN19/0892 - 157-161 Burnley Street, Richmond - Waste referral comments**



**Date:** 20 July 2020

**Property Address:** 157-161 Burnley Street, Richmond

**Application No:** PLN19/0892

**CITY WORKS BRANCH – COMMENTS ON WMP**

**COMMENTS:**

The waste management plan for 157-161 Burnley Street, Richmond authored by Leigh Design and dated 10/6/20 is satisfactory from a City Works Branch's perspective.

We currently insist on food waste diversion being a requirement instead of optional however as we did not originally raise this we can let this go if you feel appropriate. They have indicated ample space for bin storage so will be able to transition to the new waste model when it is implemented across the state.

Regards,

Atha Athanasi  
Contract Management Officer

City of Yarra – City Works Depot  
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# Attachment 8 - PLN19/0892 - 157 - 161 Burnley Street Richmond - Engineering referral comments



## MEMO

**To:** Lara Fiscalini  
**From:** Mark Pisani  
**Date:** 29 July 2020  
**Subject:** Application No: PLN19/0892  
 Description: Amended Drawings  
 Site Address: 157-161 Burnley Street, Richmond

I refer to the above Planning Application received on 6 July 2020 in relation to the proposed development at 157-161 Burnley Street, Richmond. Council's Civil Engineering unit provides the following information:

### Drawings and Documents Reviewed

	Drawing No. or Document	Revision	Dated
Peddle Thorpe Architects	TP-090 Basement Level 3-4 Floor Plan	C	June 2020
	TP-091 Basement Level 1-2 Floor Plan	C	June 2020
	TP-100 Ground Floor Plan	C	June 2020
	TP-101 Level 1 Floor Plan	C	June 2020
Cardno	Traffic and Transport Assessment report	F04	2 July 2020

### Revised Car Parking Layout

Item	Details
Headroom Clearance	A minimum headroom clearance of 3.6 metres has been provided at the development entrance. The headroom clearance at the critical point along the entry ramp (minimum headroom clearance to the underside of ceiling) is 2.297 metres. These headroom clearances satisfy the Australian/New Zealand Standard AS/NZS 2890.1:2004. This item has been addressed.
At-Grade Parking Spaces	The car parking clusters at the south east and south west corners of each basement level have been readjusted to provide two bays at 2.6 metres in width and one space at 2.3 metres (now designated as a 'Small Car' space). This item has been addressed.
Accessible Parking Spaces	Accessible parking spaces and the shared area have been dimensioned. The shared area has now been hatched line marked and is provided with a bollard. The accessible parking spaces measure 2.6 metres by 4.9 metres. With the exception of the lengths (which satisfy Design standard 2 of Clause 52.06-9), the accessible parking spaces and shared area comply with the Australian/New Zealand Standard AS/NZS 2890.6:2009. This item has been addressed.

C:\Users\Fiscalini\AppData\Local\Hewlett-Packard\HP TRIM\TEMP\HPTRIM.9740\ID20 128359 PLN19 0892 - 157 - 161 Burnley Street Richmond - Engineering comment on outstanding design items.DOCX

# **Attachment 8 - PLN19/0892 - 157 - 161 Burnley Street Richmond - Engineering referral comments**

Item	Details
Column Depths and Setbacks	Columns have been set back from the aisles ranging from 250 mm to 480 mm. Each column has a depth of around 800 mm. The columns are positioned outside the parking space clearance envelopes and satisfy Diagram 1 Clearance to car parking spaces of Clause 52.06-9. This item has been addressed.
Clearances to Walls	Clearances of no less than 300 mm have been provided to spaces adjacent to walls and satisfy <i>Design standard 2</i> . This item has been addressed.
Numbering of Parking Spaces	Parking spaces have now been numbered. This item has been addressed.
Vehicle Crossing Ground Clearance Check	A vehicle crossing ground clearance check has not been provided. This item remains outstanding.
Labelling on Ground Floor Plan	Murphy Street has now been labelled on the Ground Floor Plan. This item has been addressed.
Existing Electrical Pole – Blazey Street	The existing electrical pole has now been depicted on the drawing, showing the 1.0 metre clearance envelope around the pole. The pole is slightly more than 1.0 metre from the edges of the vehicle crossing, which is considered satisfactory. This item has been addressed.
Electrical Pole Stay – Blazey Street	As previously stated in our referral comments of 30 March 2020 – The applicant must liaise and consult with the relevant power authority in relation to the stay supporting the electrical pole on the south side of Blazey Street. The applicant must make arrangements to either remove the stay or reinforce the electrical pole to the satisfaction of the relevant power authority and at the Permit Holder's cost. This item could be conditioned on the Permit.
Glass Canopy	The glass canopy now has setbacks from the kerb no less than 750 mm. This item has been addressed.



# Planning Referral

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**To:** Lara Fiscalini  
**From:** Chloe Wright  
**Date:** 29/07/2020  
**Subject:** Strategic Transport Comments  
**Application No:** PLN19/0892  
**Site Address** 157-161 Burnley Street, Richmond

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I've reviewed the amended plans and can confirm the amended employee bicycle parking is acceptable for the following reasons:

1. 105 employee spaces are provided within 3 secure bicycle parking areas, including one at the ground floor adjacent to the end of trip facilities and two at the Basement level 1. The original ST comments recommended a maximum of 2 secure employee bicycle parking areas, and the applicant's letter notes that in order to fit 89 spaces within secure facilities, three secure facilities are required.
2. Consolidating the employee bicycle parking into 2 secure locations is preferred, however the proposed arrangement is considered acceptable based on:
  - a. Two of the secure bicycle parking areas are both located at the Basement level 1, meaning staff would not need to move between two basement levels to access a different secure location.
  - b. The number of employee spaces at Basement level 1 has been increased by relocating some from Basement level 2.
  - c. An additional 145 bicycle spaces are provided above the best practice rate. The additional employee bike parking is located external to the secure facilities as overflow bike parking, as per the recommendation in the original ST referral comments.
3. The layout of employee bicycle parking appears to meet AS2890.3 clearance and access way requirements.

Regards

**Chloe Wright**

Sustainable Transport Officer  
Strategic Transport Unit

Attachment 10 - PLN19/0892 - 157-161 Burnley Street Richmond - ESD referral comments



# MeMO

**TO:** Lara Fiscalini  
**cc:**  
**FROM:** Gavin Ashley, ESD Advisor  
**DATE:** 27.07.2020  
**SUBJECT:** 157-161 Burnley Street, Richmond VIC 3121

Dear Lara,

I have reviewed the amended SMP (V3 – 12.06.20 – SBE) and Plans (Rev C – June 2020 – Peddle Thorp) against the list of changes and previous ESD advice (57A Cover Letter – 02.07.20 – Urbis) for the above property with an assessment provided below:

Changes to built form:

- Introduction of face brickwork to the podium level:
  - **Consider maximising the depth of metal window frames on north and west facades to not only provide shade for occupants, but to increase shading for brickwork which now represents significant thermal mass and urban heat component.**

ESD Deficiencies:

- There is significant concern that no stormwater reuse is proposed and that there is overreliance on proprietary devices for treatment.
  - **Satisfactory. A 20,000L rainwater tank has been included in SMP and plan (TP-091) to collect treated rainwater for reuse in WC flushing throughout.**
- Before construction begins – confirm site-specific Construction Waste Management Plan with recycling target of 80+%
  - **Satisfactory. This target has been included.**
- Approximately 78% of waste from food and drink premises is compostable (Victorian Food Organics Recycling, 2016). A strategy which collects organic waste is required.
  - **Unsatisfactory. The cover letter has implied that this is 'too difficult'. It is recommended that a commitment to organic waste management (and collection) be included within fitout guidelines and lease agreements to ensure diversion from landfill, with space allocated in waste room for intermediate storage.**

Outstanding Information:

- Clarify HVAC system to be installed to support claims.
  - **A Mechanical Engineer is yet to be appointed, however the updated SMP indicates HVAC system to have at least 20% improvement in COP and EERs over minimum allowable.**
  - **Satisfactory, but include as permit condition.**
- There is inconsistency between the BESS report which relies on a 20KL rainwater tank and the main report which relies on proprietary devices. Confirm approach through update to reporting.
  - **Satisfactory. The SMP has been updated (Appendix B) to include the rainwater tank within the water strategy.**

## Attachment 10 - PLN19/0892 - 157-161 Burnley Street Richmond - ESD referral comments

- Confirm firm quantity (by cost or weight) of recycled materials to be used – the language of the commitment is currently very vague.
  - **Unsatisfactory. The commitment has now been removed altogether. Recommend a permit condition that requires this information prior to construction.**
- Provide a statement relating to efforts to reduce embodied energy of steel and concrete.
  - **Suggestion not adopted, but this is satisfactory.**
- Provide a GTP as a condition on permit.
  - **The Green Travel Plan provided is outdated and needs to be updated to match revised car and bicycle parking figures.**
- Provide details on systems tuning and maintenance schedules.
  - **"No HVAC or other systems have been designed yet and no ESD initiatives related to system tuning or maintenance have been claimed."**
  - **Recommend a permit condition that requires this information prior to construction.**
- A CMP is required prior to construction commencing.
  - **"This can be conditioned. It will need to be authored by the builder, which has not been appointed yet."**
  - **Recommend a permit condition that requires this information prior to construction.**

While many of the issues have been addressed in the amended SMP, there remains a number of elements to be clarified before the proposal is considered 'best practice' and in line with the City of Yarra's policy requirements.

Cheers,  
Gavin

**Gavin Ashley**  
Environmental Sustainable Development Advisor  
City of Yarra PO Box 168 Richmond 3121  
T (03) 9205 5366 F (03) 8417 6666  
E [gavin.ashley@yarracity.vic.gov.au](mailto:gavin.ashley@yarracity.vic.gov.au)  
W [www.yarracity.vic.gov.au](http://www.yarracity.vic.gov.au)

**Attachment 11 - PLN19/0892 - 157-161 Burnley Street, Richmond - Streetscapes and Natural Values referral comments**



**Streetscapes and Natural Values**

**157-161 Burnley Street, Richmond**

The total value of the 3 trees combined would equate to around 8k, so a protection bond for this amount would be sufficient.

**Glen Willames**

Coordinator - Open Space Services

City Works

PO BOX 168 Richmond VIC 3121

T (03) 9205 5765

E [glen.willames@yarracity.vic.gov.au](mailto:glen.willames@yarracity.vic.gov.au)

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**Attachment 12 - PLN19/0892 - 157-161 Burnley Street, Richmond - Open Space referral comments**



**Memo**

**To: Lara Fiscalini**

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**Cc: Julia Mardjuki**

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**From: Kevin Ayrey**

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**Date: 26/02/2020**

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**Subject: PLN19/0892 – 157-161 Burnley Street,  
Richmond – open space comments**

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Dear Lara,

The comments relate to the landscape concept plan from Urbis (draft) dated 19/11/2019. The concept plan contains information showing the proposed landscaping including:

- Ground floor atrium - planters and greenwall - location and plant selection.
- Level 2 – location and plant selection.
- Level 4 & 10 – Cascading planting - location and proposed plants.
- Level 12 – Roof top space and arbor – proposed plants, materials and location.

Level 12 is exposed to extreme wind and sun, so consideration will need to be given to the use of plants that will survive these conditions, and secure planting to ensure nothing blows off the roof.

Planning permit requirements

A planting plan and schedule will need to be provided and include the following information:

- Proposed plant schedule including plant code, botanical name, common name, mature height and spread, and installation size, density and quantities.
- A planting plan showing plant locations and quantities, and garden bed dimensions;
- A legend containing key features, materials and surfaces;
- Information on maintenance requirements/ maintenance schedule.

We would normally also require a detail showing the planter design details and dimensions including the following information –

- Planter materials
- Mulch type and depth
- Growing media and depth.
- Filter media and depth.
- Irrigation method
- Drainage system
- Root barrier / water proofing layer
- Any tree anchor system being proposed.

Regards,

Kevin Ayrey

**Landscape Architect – Open Space Planning & Design**

**Attachment 13 - PLN19/0892 - 157-161 Burnley Street, Richmond - Wind referral comments**



**22 CLEELAND ROAD  
SOUTH OAKLEIGH VIC 3167  
AUSTRALIA**

(ACN 004 230 013)

Ref: 155-20-DE-REV-00

28 August 2020

City of Yarra  
PO Box 168  
Richmond VIC 3121

Attn: Lara Fiscalini

Dear Lara,

**157 Burnley Street, Richmond  
Review of Vipac Wind Impact Statement  
Vipac Document Numbers: 30N-19-0155-TRP-6764399-1 (16 October 2019)**

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

- The Vipac Wind Impact Statement has been prepared based on the experience of the consultancy and no wind tunnel testing by Vipac has been carried out to support the report. MEL Consultants have no issue with this approach for a desktop study as this is a common approach to provide architects, developers, and responsible authorities advice on the wind effects of the design.
- MEL Consultants have no issue with the Analysis Approach, Site Exposure, and Regional Wind Climate that have been used as the basis for the assessment. Vipac has clearly identified the process for the desktop assessment and this is consistent with the approach that MEL Consultants would take to prepare a desktop wind impact assessment. A clear description of the 157 Burnley Street

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**Attachment 13 - PLN19/0892 - 157-161 Burnley Street, Richmond - Wind referral comments**

## 2

development has been provided along with reference drawings are listed in the Appendix of the report. The main building entrance is located at the southwest corner of the site with entrances to the showroom and retail café on the north, west, and south faces of the building.

- MEL Consultants have no issue with the assessment criteria that Vipac have used for the desktop assessment. The recommended criteria for the immediate surroundings streetscapes would be walking comfort and the standing criteria for the entrances to the building. The assessment clearly discusses the rationale for recommending the walking criterion for the terraces and there is no issue with this recommendation.
- The desktop assessment has identified the heights of the surrounding existing buildings and a future building to the south. It is agreed that the proposed development would have exposure to the majority of wind directions with shielding for the west from the building of 6 levels directly opposite the site and, in the future, a 35m high building to the south.
- The Vipac desktop assessment of the wind conditions in the surrounding streetscapes would not be significantly increased due to the setback design of the tower and the canopy along north, west, and south streetscapes. Furthermore, the wind conditions outside all entrances have been assessed as satisfying the standing criterion. MEL Consultants would disagree with the assessment due to the exposure of the building and the height compared to the existing surrounding building for the prevailing wind directions. Away from the building corners the wind conditions would be expected to satisfy the walking criterion, but at the building corners the wind conditions may exceed this criterion. Furthermore, the wind conditions outside the main entrance at the southwest corner would be expected to exceed the standing criterion due to the entrance location at the corner where the highest acceleration of wind flow would be expected.
- Vipac have assessed the roof terrace wind conditions on the roof terrace as satisfying the walking criterion, which would be reasonable. However, there is

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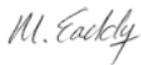
**Attachment 13 - PLN19/0892 - 157-161 Burnley Street, Richmond - Wind referral comments**

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not assessment of the balcony wind conditions. Vipac note that the wind conditions these balconies are likely to experience corner acceleration flows and standing vortices that would preclude these areas for outdoor recreation usage.

In conclusion, the Vipac Wind Impact Assessment has been prepared based on the consultant's experience of wind flow around buildings and structures. We have no issues with the Analysis Approach, Site Exposure, Regional Wind Climate, and description of the development used in the preparation of the assessment. This is consistent with the approach MEL Consultants would take to prepare a similar desktop environmental wind assessment. MEL Consultants would mostly agree with the Vipac assessment of the expected wind conditions in the surrounding streetscapes, but MEL Consultants would expect the wind conditions at the northwest and southwest building corners to potentially exceed the walking criterion due to the built form and exposure. MEL Consultants agree with the Vipac assessment of the roof terrace. Due to the difference in height of the proposed development with the surrounding buildings, particularly for the prevailing and strong north sector wind directions, it is agreed with Vipac that a wind tunnel study be undertaken to assess the wind effects of the proposed development.

Yours sincerely,



M. Eaddy  
MEL Consultants Pty Ltd

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