YARRA CITY COUNCIL

Internal Development Approvals Committee

Agenda

to be held virtually
on Wednesday 12 August 2020 at 6.30pm

Rostered Councillor membership

Councillor Amanda Stone
Councillor Mi-Lin Chen Yi Mei
Councillor Bridgid O'Brien

I. ATTENDANCE

Sarah Griffiths (Senior Co-Ordinator Continuous Improvement - Statutory Planning)
Madeleine Moloney (Senior Planner)
Rhys Thomas (Senior Governance Advisor)
Cindi Johnston (Governance Officer)

II. DECLARATIONS OF PECUNIARY INTEREST AND CONFLICT OF INTEREST

III. CONFIRMATION OF MINUTES

IV. COMMITTEE BUSINESS REPORTS

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Acknowledgement of Country

"Yarra City Council acknowledges the Wurundjeri Woi Wurrung people as the Traditional Owners and true sovereigns of the land now known as Yarra.

We acknowledge their creator spirit Bunjil, their ancestors and their Elders.

We acknowledge the strength and resilience of the Wurundjeri Woi Wurrung, who have never ceded sovereignty and retain their strong connections to family, clan and country despite the impacts of European invasion.

We also acknowledge the significant contributions made by other Aboriginal and Torres Strait Islander people to life in Yarra.

We pay our respects to Elders from all nations here today—and to their Elders past, present and future."

Internal Development Approvals Committee Submissions

"Prior to the consideration of any Committee Business Report at a meeting of the Internal Development Approvals Committee, members of the public shall be invited by the Chairperson to make a verbal submission. In determining the order of submissions, the Chairperson shall first invite the applicant or their representatives to submit, followed by formal objectors and finally any other interested persons.

All submitters accepting the invitation to address the meeting shall make submissions in accordance with these guidelines (or a variation of these guidelines as determined by the Chairperson at their sole discretion).

- Speak for a maximum of five minutes;
- Direct their submission to the Chairperson;
- Confine their submission to the planning permit under consideration;
- If possible, explain their preferred decision in relation to a permit application (refusing, granting or granting with conditions) and set out any requested permit conditions.
- Avoid repetition and restating previous submitters;
- Refrain from asking questions or seeking comments from the Councillors, applicants or other submitters;
- If speaking on behalf of a group, explain the nature of the group and how the submitter is able to speak on their behalf.

Following public submissions, the applicant or their representatives will be given a further opportunity of two minutes to exercise a right of reply in relation to matters raised by previous submitters. Applicants may not raise new matters during this right of reply.

Councillors will then have an opportunity to ask questions of submitters. Submitters may determine whether or not they wish to take these questions.

Once all submissions have been received, the formal debate may commence. Once the debate has commenced, no further submissions, questions or comments from submitters can be received."

Extract from the Council Meeting Operations Policy, September 2019

1. Committee business reports

Item		Page	Rec. Page
1.1	PLN19/0904 - 25 Abbotsford Street Abbotsford - The construction of one new dwelling.	5	20
1.2	Amend Planning Permit Application No. PLN16/0922.02 - 1-57 Wellington St and 71-77 Victoria Pde, Collingwood which allows 'part demolition and development of the land for the construction of an 11 storey building (plus basement Levels); use of part of the land for shops, food and drinks premises (café), art and craft centre and offices; reduction in the car parking requirements associated with dwellings, shops, food and drinks premises (café), art and craft centre and offices'.	42	94

1.1 PLN19/0904 - 25 Abbotsford Street Abbotsford - The construction of one new dwelling.

Executive Summary

Purpose

1. This report provides Council with an assessment of planning application PLN19/0904 at No. 25 Abbotsford Street Abbotsford for the construction of one new dwelling, and recommends approval subject to conditions.

Key Planning Considerations

2. Key planning considerations include:
   (a) clause 22.10 – Built Form and Design Policy; and
   (b) clause 54 – ResCode.

Key Issues

3. The key issues for Council in considering the proposal relate to:
   (a) Urban Design;
   (b) Clause 54;
   (c) Car Parking, and;
   (d) Objector concerns.

Submissions Received

4. Twelve objections were received to the application, these can be summarised as:
   (a) Design issues including lack of consistency with neighbourhood character, heritage concerns and visual bulk to the street;
   (b) Off-site amenity impacts including overlooking, loss of daylight, overshadowing and noise / pollution emissions associated with the proposed garage;
   (c) Overdevelopment of the site with concerns relating to the extent of site coverage, insufficient side setbacks and insufficient open space;
   (d) Insufficient car parking;
   (e) Concern that the advertising description did not outline the proposed demolition of the existing dwelling;
   (f) Concerns regarding access to application information due to the COVID-19 pandemic, and;
   (g) Property devaluation.

Conclusion

5. Based on the following report, the proposal is considered to comply with the relevant planning policy and should therefore be supported.

CONTACT OFFICER: **Chris Stathis**
TITLE: **Senior Statutory Planner**
TEL: **9205 5352**

1.1 PLN19/0904 - 25 Abbotsford Street Abbotsford - The construction of one new dwelling.

Reference: D20/125506
Authoriser: Senior Coordinator Statutory Planning

Ward:	Langridge
Proposal:	The construction of one new dwelling
Existing use:	Dwelling
Applicant:	Rodney Rodi
Zoning / Overlays:	Neighbourhood Residential Zone (Schedule 1) / No Overlays
Date of Application:	18 December 2019
Application Number:	PLN19/0904

Planning History

1. There is no planning history for the subject site.

The Proposal

2. The application is for the construction of a double storey dwelling. Further details of the proposal are as follows:
   - (a) New dwelling to accommodate:
     - (i) Master suite, walk-in-robe, ensuite, laundry, powder room and an open-plan meals, kitchen living and gym area at ground floor, and;
     - (ii) 2 bedrooms, 1 bathroom and a living room at first floor, with a front balcony located above the entry porch.
   - (b) The dwelling includes a single garage and tandem open car space to be accessed off the existing vehicle crossover. The garage has internal dimensions of 6m long by 3.5m wide and the tandem space has dimensions of 4.9m long by 2.6m wide. The tandem space has a clearance from the garage door of 0.33m (scaled);
   - (c) The application seeks a building footprint with:
     - (i) a street setback of 5m with a front entry porch which has a street setback of 3.3m
     - (ii) single-storey and double-storey walls constructed flush to the eastern boundary save for a light court located centrally along the boundary.
     - (iii) a single-storey wall constructed flush to the western boundary. The first floor of the dwelling includes a modulated form with side setbacks ranging from 0.51m to 3.15m.
     - (iv) Rear setbacks of 2.96m – 3.6m at ground floor and 8.571m at first floor.
   - (d) Provision of the following secluded private open space:
     - (i) 40.98sqm at ground floor towards the rear of the lot;
     - (ii) 10.3sqm within the ground floor eastern courtyard, and;
     - (iii) 4.5sqm associated with the first-floor balcony.
   - (e) Overall height of 7.71m.
   - (f) Provision of a rain water tank with a capacity of 3200L and a 1sqm raingarden;
   - (g) Front fencing to be constructed of solid posts (1.5m high), metal pickets (1.3m high) and a central pedestrian gate with a height of up to 1.8m.

   <u>Design, Materials and Finishes</u>

   - (h) New dwelling to feature a pitched roof form and rectangular fenestration.
   - (i) The following materials:
     - (i) Face brickwork finished in a beige-coloured render finish;
     - (ii) Hebel wall cladding finished in a beige-coloured render finish;
     - (iii) Concrete roof cladding in a charcoal colour;

(iv) Aluminium-framed windows in a white colour.

Existing Conditions

Subject Site

3. The subject site is located on the southern side of Abbotsford Street, between Paterson Street to the east and Hunter Street to the west, in Abbotsford. The site is rectangular, with a frontage to Abbotsford Street of 10.06m and a depth of 28.88m yielding an overall site area of approximately 290sqm.

4. The site is occupied by a single-storey, brick dwelling of the Victorian-era with a front verandah, a hipped, terracotta-tile roof and a low, timber-picket front fence. The dwelling has street setbacks of 6.32m (front wall) and 4.93m (front verandah) with a garden in the front setback. The dwelling has the following side and rear boundary setbacks:

   (a) 0.59m – 0.84m from the eastern side boundary;
   (b) Approximately 0.1m from the western side boundary (northern half of dwelling), with the southern half constructed flush to the western side boundary.
   (c) Approximately 10.8m from the southern (rear) boundary (eastern half of dwelling), with outbuildings constructed flush to the rear boundary for the western half of the lot.

5. The dwelling features secluded private open space towards the rear (south) of the lot.



Figure 1: the subject site as viewed from Abbotsford Street (Google StreetView, February 2019)

6. The title provided with the application does not show any covenants or easements.

Surrounding Land

7. The surrounding area is primarily residential, and consists of:

   (a) Victorian and Edwardian-era dwellings, mostly single-storey (with some double-storey) and generally constructed of brick or weatherboard with hipped or gabled roofs and front verandahs. These older dwellings are typically provided with zero or narrow side setbacks. Victorian and Edwardian-era dwellings are the dominant housing stock in the surrounding area.

   (b) Post-war dwellings, typically constructed of brick and render with sheer walls, flat or pitched roof forms and restrained façade detailing. These dwellings range in height from one to three stories and include the post-war apartment buildings at No. 30 Abbotsford Street (two stories) and No. 43 Abbotsford Street (3 stories).

(c) Contemporary dwellings, mostly in-fill development that is double-storey with pitched or flat roof form forms and articulated facades made up of brick, render and timber cladding. This includes the dual occupancy developments at No. 48 & 50 Abbotsford Street and No. 60 Abbotsford Street.

8. The pattern of street setbacks in the surrounding area is mixed and generally ranges from 3m to 6m.



Figure 2: The subject site and surrounding land (Nearmap, June 2020)

9. Nearby properties to the subject site are described as follows:

(a) To the west of the subject site is No. 23 Abbotsford Street, a single-storey Victorian-era dwelling of timber weatherboard construction which features a gabled corrugated-iron roof, and a front verandah. The dwelling has street setbacks of 6.46m (front wall) and 4.98m (front verandah). The dwelling is set back 0.77m from the common boundary with the subject site. Along this western wall are two habitable-room windows facing the subject site. The dwelling has a large area of SPOS to the rear.

(b) To the east of the subject site is No. 27 Abbotsford Street, a double-storey post-war dwelling on an allotment roughly half the width of the subject site. The dwelling is of brick and render construction with timber cladding detailing and features a flat roof form, and a front verandah and balcony. The front balcony does not protrude beyond the main building line, which has a street setback of 3.62m. The dwelling has secluded private open space to the rear. The dwelling is built flush to the common boundary with the subject site save for a west-facing courtyard at both ground and first floor. The west-facing walls of this courtyard (i.e. the wall which is opposite the subject site) features habitable room windows at both ground and first floor.

(c) South of the subject site is are Nos. 122 and 124 Yarra Street, both of which are Edwardian-era single fronted dwellings with similar, post-war double-storey extensions. The areas of SPOS are located to the rear of each property (i.e. opposite the common boundary with the subject site). The nearest habitable room window to the subject site is a north-facing window associated with No. 124 Yarra Street, which is set back 5m from the common boundary with the subject site.

Planning Scheme Provisions

Zoning

10. The subject site is located in the Neighbourhood Residential Zone (Schedule 1). The following provisions apply:
    (a) Pursuant to Clause 32.09-1, a planning permit is not required to use the land as a dwelling.
    (b) Pursuant to Clause 32.09-5, a planning permit is required to:
        (i) construct one dwelling on a lot, and;
        (ii) construct a front fence with a height of greater than 1.5m.
        The requirements of Clause 54 apply.
    (c) Pursuant to Clause 32.09-4, the garden requirements do not apply to this application given that the subject site is less than 400sqm.
    (d) Pursuant to Clause 32.09-10, a maximum building height of 9m applies. The proposal seeks an overall height of 7.71m and therefore satisfies this requirement.
    (e) Pursuant to Clause 32.09-10, a maximum of two storeys applies. The proposal is for one double storey dwelling and therefore satisfies this requirement.

Overlays

11. The subject site is not affected by any planning overlays.

Particular Provisions

Clause 52.06 (Car Parking)

12. The proposal provides two car spaces on site – a single garage and a tandem open car space. This satisfies the car parking requirements prescribed by Clause 52.06-3 for a three bedroom dwelling. Thus a planning permit for a car parking reduction is not triggered by the application.

General Provisions

13. Clause 65 – Decision guidelines

Planning Policy Framework (PPF)

Municipal Strategic Statement (MSS)

14. Relevant clauses are as follows:
    (a) Clause 15.01 – Urban Environment
    (b) Clause 16.01 – Residential development

Local Planning Policy Framework (LPPF)

15. Relevant clauses are as follows:
    (a) Clause 21.04-1 – Accommodation and Housing
    (b) Clause 21.05-2 – Urban Design
    (c) Clause 21.07-1 – Environmentally sustainable development

Relevant Local Policies

16. Relevant clauses are as follows:
    (a) Clause 22.10 – Built Form and Design Policy
    (b) Clause 22.13 – Residential Built Form Policy
    (c) Clause 22.16 – Stormwater management (water sensitive urban design)

Advertising

17. The application was advertised in March 2020 under the provisions of Section 52 of the *Planning and Environment Act (1987)* by 20 letters sent to surrounding owners and occupiers and by a sign displayed on site. Council received 12 objections, the grounds of which are summarised as follows:
    (a) Design issues including lack of consistency with neighbourhood character, heritage concerns and visual bulk to the street;
    (b) Off-site amenity impacts including overlooking, loss of daylight, overshadowing and noise / pollution emissions associated with the proposed garage;
    (c) Overdevelopment of the site with concerns relating to the extent of site coverage, insufficient side setbacks and insufficient open space;
    (d) Insufficient car parking;
    (e) Concern that the advertising description did not outline the proposed demolition of the existing dwelling;
    (f) Concerns regarding access to application information due to the COVID-19 pandemic, and;
    (g) Property devaluation.

18. A planning consultation meeting was not held due to the State of Emergency declared by the Victorian Government in response to the COVID-19 pandemic.

Referrals

External Referrals

19. The application was not required to be referred externally under the Scheme.

Internal Referrals

20. The application was referred to the following units within Council:
    (a) Urban Design Unit
    (b) Engineering Services Unit

21. Referral comments have been included as attachments to this report.

OFFICER ASSESSMENT

22. The primary considerations for this application are as follows:
    (a) Urban Design;
    (b) Clause 54;
    (c) Car Parking, and;
    (d) Objector concerns.

Urban Design

23. Yarra's local planning policy framework provides detailed urban design and built form direction for sites outside the heritage overlay. The subject site is located within the *Inner Suburban Residential* built form category pursuant to Figure 24 of Clause 21.08 (Neighbourhoods), which is described at Clause 22.13-3.2 as:

    'Built form dominated residential areas with small gardens (if any) and minimal front and side setbacks.'

24. Whilst the neighbourhood character of the surrounding area is primarily of the Victorian and Edwardian eras, a large number of other architectural elements exist including post-war apartment buildings and contemporary in-fill development. These components combine to create an overall mixed urban character. Further details of this neighbourhood character can be found earlier within this report.

25. The proposal is considered to provide a design that adequately responds to the surrounding neighbourhood character context given:

    (a) The height of the proposal is comparable to heights within the surrounding area in accordance with local policy at Clause 22.10–3.3. The number of storeys proposed (2) does not exceed that of the west-adjoining property by more than one storey and is consistent with the double-storey adjoining property to the east.
    (b) The proposal provides a pitched roof form which is considered to appropriately reflect roof forms in the surrounding area in accordance with local policy at Clause 22.10-3.3.
    (c) The proposal will create a positive street interface through a visible entry (with porch), habitable room presence at ground and first floors, and the use of visually permeable front fencing, all in accordance with local policy at Clause 22.10-3.4.
    (d) Site coverage of less than 80% has been achieved, in accordance with local policy at Clause 22.10-3.6.
    (e) The proposal is considered to be in accordance with specific policy at Clause 22.13-3.2 given:
        (i) Front walls have been oriented at right angles to the street frontage.
        (ii) Side setbacks have not been provided for the building frontage at ground floor, however, this is considered appropriate given the general pattern for boundary walls in the surrounding area.

    (f) The proposal allows for meaningful landscaping opportunities within the front setback of the dwelling, in accordance with local policy at Clause 22.10-3.9.

26. Notwithstanding the above considerations, the application also presents a number of opportunities for improvements from an urban design perspective. Firstly, the front façade is completely dominated by rendered materials, creating a bland, unarticulated aesthetic presenting to the street. This is incongruent with the neighbourhood character which is defined by older dwellings with timber or brick facades as well as contemporary developments which feature a mix of brick, render and timber cladding, presenting articulated facades to the street. It is also contrary to local built form policy at Clause 22.10 which calls for the use of *massing or articulation or changes of surface treatment, or a combination of these, to relate taller buildings to the scale of their surrounds, and to diminish visual bulk.* For these reasons, a condition will require the incorporation of brick into the front facade. This is consistent with the recommendations made by Council's Urban Design Unit who recommended that the render be deleted and replaced with an appropriate brick material.

27. The balcony located above the porch adds bulk to the porch itself and will be highly visible from the public realm, protruding from the principal façade. Protruding balconies such as this are not evident in the surrounding area. The balcony also results in a non-compliance with the street setback objective of Clause 54 (as will be discussed in the following section of this report). For these reasons, a condition will require the balcony to be deleted. Council's Urban Design Unit made the same recommendation, citing concerns that the balcony will add bulk to the porch.

28. Other than those identified above, Council's Urban Design Unit made the following additional recommendations:
    (a) Deletion of moulding details associated with windows and columns as these are extraneous details which provide a faux-heritage aesthetic;
    (b) Deletion of the Juliet balconies presenting to the street;

(c) Deletion of all notations stating ‘as selected by client’ and replacement with actual material nominations, including the front fence.

29. With regards to (a), the moulding details are not reflective of heritage buildings and therefore will not unreasonably compromise the development’s response to the street particularly as there is no heritage overlay. With regards to (b), the Juliet balcony balustrades have been designed with a simple aesthetic and will not add to the visual bulk of the development in any way. As such, this recommendation will not be pursued. With regards to (c), a condition will require all notations stating ‘as selected by client’ to ensure that final material details are confirmed on the plans.

Clause 54

30. Clause 54 comprises 19 design objectives and standards to guide the assessment of new residential development. Given the site’s location within a built up inner city residential area, strict application of the standard is not always appropriate, whether the proposal meets the objective is the relevant test. The following objectives are not relevant to this application:

(a) Significant trees objective – no significant trees will be affected
(b) North facing windows objectives - There are no north-facing habitable room windows within 3m of the subject site.

31. The remaining objectives and standards are assessed in detail below:

Neighbourhood character and design detail objectives

32. Much of the neighbourhood character is defined by urban design and built form objectives within local policy and has been discussed in the above section of this report. The proposal will appropriately respond to the character of the area, which includes Victorian/Edwardian built form, post-war development and contemporary in-fill development. A number of conditions have been recommended within the Urban Design section of this report that will ensure the development responds appropriately to the surrounding neighbourhood character. Design detail elements have been largely designed to reference surrounding built form, including vertical rectangular windows and the pitched roof. However, as per the Urban Design section above, a number of conditions have been recommended to ensure that the design details comprehensively references the surrounding built form.

Integration with the street objective

33. The purpose of this objective is to integrate the layout of the development with the street. The proposal is considered to satisfy this objective given:
(a) The dwelling is proposed to front Abbotsford Street.
(b) Pedestrian access will be provided via Abbotsford Street.
(c) The dwelling will encourage passive surveillance of the public realm through habitable room windows at the street frontage.
(d) The dwelling will have a clearly-visible entry that is provided with a porch for shelter.

Street Setback Objective

34. Given the street setbacks of the two side-adjoining properties (3.62m and 6.46m) this objective requires a minimum 5.04m street setback. The dwelling has a street setback of 5m and therefore fails to comply with the Standard by 0.04m. This shortfall is considered to be negligible and would not be noticeable from the street (being only 40mm) - as such the non-compliance is supported.

35. The development includes a porch which has a street setback of 3.3m. The standard allows for porches, pergolas and verandahs to encroach up to 2.5m into the prescribed street setback, provided that the structure is 3.6m or less in height. The porch itself is 3.6m in height and therefore complies with the Standard. The balustrades associated with the balcony above the porch, however are greater than 3.6m (4.7m) in height and therefore fail to comply with the Standard. The balcony adds bulk and height to the porch structure, and dominates the streetscape. It is also considered to be integrated poorly with the overall development. For these reasons, a condition will require that the balcony above the front porch be deleted. This is also in accordance with the advice from Council's Urban Design Unit.

Building height objective

36. The proposal seeks an overall height of 7.71m, thereby complying with the Standard (9m).

Site coverage objective

37. The decision plans show a site coverage of 73.7%. This fails to comply with the Standard (60%) but is supported given the following:

    (a) The proposed site coverage satisfies local policy at Clause 22.10-3.6, which acknowledges the built-up, inner-city context and prescribes a maximum site coverage of 80%.
    (b) The high site coverage of adjoining properties and those in the surrounding area more generally.
    (c) The design response has provided appropriate street setbacks and rear areas of secluded private open space, as discussed in the respective sections of this report.

Permeability objective

38. The proposal achieves a permeability rate of 26% across the overall site, thereby complying with the Standard (20%). Further, the proposal has shown a STORM score of 100% through the provision of a 3,200L rainwater tank and one 1sqm raingarden in accordance with local policy at Clause 22.16. The plans show the capacity and location of both the tank and the raingarden, however there are no notations to clarify the connection of the rainwater tank. A condition will require a notation to state that the tank will be connected to toilets for flushing.

Energy efficiency protection objectives

39. This objective requires that new development is designed to maximise energy efficiency through both design and technology. The proposal is considered to meet this objective given the following ESD merits:
    (a) A high degree of fenestration to ensure effective breeze paths across both floors.
    (b) The application of eaves to the north and west-facing windows, which reduce heat gain during summer months;
    (c) The location of a courtyard along the eastern boundary which will ensure appropriate daylight access to the central parts of the dwelling;
    (d) The installation of a rainwater tank and raingarden which result in an associated STORM score of 100%, ensuring best-practice stormwater treatment.

40. Further to the above, the submitted shadow diagrams demonstrate that the development, at the September equinox, will not affect the nearest solar energy facilities, which in this case are located to the east at No. 29 Abbotsford Street.

Side and rear setbacks objective

41. The purpose of this objective is to *ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.* The development has been assessed against the Standard in the following table:

Wall	Height	Proposed Setback	Required Setback	Shortfall/Surplus	Complies?
Rear gym wall (ground floor)	3.1m	2.96m	1m	+1.96m	Yes
Western gym / living room wall (ground floor)	2.95m	1.01m	1m	+0.01m	Yes
Rear living room wall (first floor)	6.2m*	8.57m	1.78m	+6.79m	Yes
Western living room wall (first floor)	6.2m*	1.06m	1.78m	-1.72m	No
Western stairwell wall (first floor)	6.2m*	3.15m	1.78m	+1.37m	Yes
Western bathroom / bedroom 2 wall (first floor)	6.2m*	0.51m	1.78m	-1.27m	No
Eastern hallway wall (ground and first floor)	2.9m* - 6.2m*	3.66m	1 - 1.78m	+0.78m to +1.88m	Yes

*scaled dimensions

42. The table above highlights that the proposal complies with the Standard, save for two instances of noncompliance - the western wall of the first floor living room and the western wall of the first floor bathroom / bedroom 2. These instances of non-compliance are supported for the following reasons:

(a) The first floor living-room wall is located opposite a section of No. 23 Abbotsford Street that is built up with no windows. As such, there will be no unreasonable amenity impacts generated by this wall to secluded private open space.
(b) The first-floor bathroom / bedroom 2 wall is also opposite blank, east-facing walls of No. 23 Abbotsford Street, save for a small southernmost section of the bathroom wall which is partly opposite a habitable room window (set back 1.28m from the proposed wall). The development's response to this window will be discussed in further detail under the daylight to existing windows objective.
(c) More generally, these variations are supported given the inner city context where lots are narrow and modest side setbacks are common; often making full compliance with the Standard impractical.

Walls on boundaries objective

43. The purpose of this objective is to *ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings*. The proposal has been assessed against the associated Standard in the table below (wall length followed by wall height).

Wall	Proposed Length	Prescribed Maximum Length	Shortfall/ Surplus	Complies
Western Boundary	12.05m	14.72m	+2.67m	Yes
Eastern Boundary	16.83m	14.72m	-2.11m	No

Wall	Proposed Height	Prescribed Max / Ave. Height	Shortfall/Surplus	Complies?
Western master suite and pantry wall (ground floor)	2.95m	3.2m / 3.6m	+0.25m (ave.) / +0.65m (max)	Yes
Eastern laundry wall (ground floor)	3.1m*	3.2m / 3.6m	+0.1m (ave.) / +0.5m (max)	Yes
Eastern garage wall (ground floor)	2.9m*	3.2m / 3.6m	+0.3m (ave.) / +0.7m (max)	Yes
Eastern living room wall (first floor)	6.02m	3.2m / 3.6m	- 2.82m (ave.) / -2.42m (max)	No
Eastern bed 3 wall (first floor)	6.14m	3.2m / 3.6m	- 2.94m (ave.) / - 2.54m (max)	No

* scaled dimensions

44. As outlined by the tables above, the proposal partly fails to comply with the Standard. The proposed instances of non-compliance are supported for the following reasons:

    (a) The non-compliant, double-storey walls along the eastern boundary are located opposite existing boundary walls at No. 27 Abbotsford Street. Therefore the non-compliant heights and lengths of these walls will not result in unreasonable amenity impacts.
    (b) The design response has located the eastern boundary walls away from the rear SPOS and the western courtyard of No. 27 Abbotsford Street – save for small sections associated with the laundry and garage which are ground floor walls with compliant wall heights.
    (c) The windows on abutting properties will not be unreasonably impacted, as will be assessed in the following section of this report.
    (d) Overshadowing impacts will be acceptable, as detailed in a latter section of this report.
    (e) More generally, these instances of non-compliance are supported given inner-city context where lots are small and boundary walls are prevalent.

Daylight to habitable room windows objective

45. The purpose of this objective it to ensure that new development does not unreasonably affect access to daylight for existing habitable room windows that face the subject site on abutting lots. The dwelling at No. 23 Abbotsford Street features two ground-floor, east-facing habitable room windows opposite the subject site – these windows have a setback of 0.77m from the common boundary with the subject site. The dwelling at No. 27 Abbotsford Street is shown as having one first-floor, west-facing habitable room window located opposite the subject site and is provided with a setback of 3.05m (scaled) to the common boundary with the subject site, with a square-shaped light court with an area of 10.3sqm (scaled). To ensure a conservative assessment, the calculations made below will assume that there is also a ground floor window opposite the subject site at this property.

46. The provision of light courts is assessed in the following table:

Window	Min. Dimension of Light Court	Prescribed Min. Dimension	Light Court Size	Complies
East-facing windows of No. 23 Abbotsford St	0.77m	1m	Greater than 3sqm	No
West-facing ground floor window of No. 27 Abbotsford Street	3.05m	1m	21.1sqm	Yes

47. The provision of setbacks from existing habitable room windows on adjoining properties has been assessed in the table below.

Wall	Proposed Setback from relevant HRW	Prescribed Setback (Wall Height)	Shortfall/ Surplus	Complies
Western ground floor wall (walk-in-robe)	0.77m	1.48m (2.95m)	-0.71m	No
Western first floor wall (stairwell)	3.92m	3.1m (6.2m*)	+0.82m	Yes
Western first floor wall (bathroom)	1.28m	3.1m (6.2m*)	-1.82m	No
Eastern ground floor wall (garage)	3.05m	1.45m (2.9m*)	+1.6m	Yes
Eastern first floor wall (hallway)	6.71m	3.1m (6.2m*)	+3.61m	Yes

*scaled dimensions

48. The assessment above illustrates that the development results in two instances of non-compliance, these are supported for the following reasons:

    (a) The non-compliant provision of a light court and non-compliant setbacks to the east-facing windows of No. 23 Abbotsford Street are not significant departures from existing conditions – the western wall of the existing dwelling at the subject site is approximately 3.5m in height and set back only 0.2m from the common boundary with the subject site. The *proposed* western boundary wall, whilst flush with the boundary, is considerably lower at only 2.95m high. Thus the proposed non-compliance at ground floor will result in similar daylight access to these windows.
    (b) The non-compliance associated with the first-floor bathroom is supported as this is located opposite only half of the northern window at No. 23 Abbotsford Street. The design response across the first-floor, western facade has provided a generous light court opposite the affected windows which will ensure that the first floor non-compliance does not result in unreasonable loss of daylight.
    (c) More generally, the inner-city context where lots are small and existing windows are often not afforded light courts that comply with the Standard.

    Overshadowing open space objective

49. The proposal will result in some new equinox overshadowing into the east and west-abutting ground floor areas of SPOS between the hours of 9am and 3pm. The area of SPOS at No. 23 Abbotsford Street currently has 40sqm of solar access for five consecutive hours between 10am and 3pm on the equinox. The proposed shadowing will affect this solar access as shown on the table below, and as such, does not comply with the Standard.

No. 23 Abbotsford Street

	9am	10am	11am	12pm	1pm	2pm	3pm
New Shadowing Proposed	3.29m^2	2.38m^2	1.24m^2	None	None	None	None
Remaining Unshaded	31.97m^2	39.92m^2	45.8m^2	*>40m^2	*>40m^2	*>40m^2	*>40m^2

* figures based on officer calculations

50. The area of SPOS at No. 27 Abbotsford Street, under existing conditions, does not have solar access in accordance with the requirements of this Standard. In this context, the Standard prescribes that no new shadowing take place within the space. Therefore, the proposal fails to comply with the Standard, as evidenced by the new equinox shadowing to No. 27 Abbotsford Street shown at the table below.

No. 27 Abbotsford Street

	9am	10am	11am	12pm	1pm	2pm	3pm
New Shadowing Proposed	None	None	None	None	None	0.26m^2	1.57m^2
Remaining Unshaded	*4m^2	*4m^2	*5m^2	*6m^2	*6m^2	5.38m^2	4.25m^2

* figures based on officer calculations

51. The identified variations to the Standard are supported for the following reasons:

    (a) No. 23 Abbotsford Street will not be unreasonably affected by new equinox shadows as they are limited to only 3.29sqm at 9am and 2.38sqm at 10am. Further, the SPOS will retain in-excess of 39sqm for five consecutive hours between 10am and 3pm, which will provide ample solar access in meeting the recreational needs of occupants.
    (b) No. 27 Abbotsford Street will not be unduly impacted by new equinox shadows as they will be limited to only 0.26sqm at 2pm and 1.57sqm at 3pm; this increase in shadows will not unreasonably affect the recreational amenity of the dwelling. The SPOS will retain consistent solar access ranging from 4 – 6 sqm across the entire 9am – 3pm period. The dwelling also enjoys an alternative areas of private open space in the form of two balconies (one north-facing and one south-facing) at first floor.
    (c) The design response has considered the amenity of adjoining properties by locating robust built form away from areas of SPOS;
    (d) More generally, the variation is supported given the prevalence of narrow lots in the surrounding area where dwellings are typically not provided with the solar access that would comply with the Standard. The area also has good access to public open space, including parklands along the Yarra River, the Abbotsford Convent and Gahan Reserve, all of which are within 300 – 350m of the subject site.

Overlooking objective

52. Standard B22 of the overlooking objective states that *a habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio.* The proposed dwelling largely complies with the Standard. Specifically:

    (a) The ground floor windows and rear alfresco deck are not required to be screened as the ground floor level is lower than 800mm above natural ground level (approximately 0.1 – 0.3m) and the side and rear boundaries will feature visual barriers (i.e. fencing) with a height of greater than 1.8m. The ground floor plan does not clarify the height of the fencing along the western boundary, therefore a condition will require this to be added to the plans with a minimum height of 1.8m to ensure compliance.
    (b) The first-floor, north-facing windows of bedrooms 2 and 3 have not been screened. This complies with the Standard as these windows face the street and there are no habitable room windows or areas of SPOS an adjoining lots within a 9m / 45 degree arc.
    (c) The first-floor, west-facing living room windows have been screened with fixed, obscure glazing to a height of 1.7m above sill height, complying with the Standard. The west-facing, first floor bathroom window is operable and obscure-glazed, however the overlooking objective does not apply to this window as it is associated with a non-habitable room.
    (d) All of the first-floor, south-facing, living room windows will be screened with fixed, obscured glazing to a height of 1.7m above sill height, compliant with the Standard.

(e) The first-floor, east-facing hallway windows are not screened in anyway. Whilst the objective does not apply to windows associated with a non-habitable room (i.e. the hallway), there is potential for views through from the living room into the habitable rooms windows of No. 27 Abbotsford. A condition will require the first-floor stairwell window to be screened to comply with the overlooking objective of Clause 54.04-6.
(f) The first-floor, north-facing window of the living room (i.e. east of hallway) will be screened with fixed obscure glazing to a height of 1.7m above finished floor level and therefore complies with the Standard. The first-floor, north-facing window of the living room (i.e. west of the stairwell) has not been provided with an elevation showing window details. This window has potential to result in views into the west-facing habitable room windows of No. 23 Abbotsford. Therefore a condition will require that an internal north elevation is provided to demonstrate that the western, north-facing window of the first floor living room complies with the overlooking objective.

Daylight to new windows objective

53. The decision plans show that all new habitable room windows will be provided with light courts that exceed the minimum specifications as set out by this Standard (minimum area of 3sqm with a minimum dimension of 1m).

Private open space objective

54. The proposal provides the following areas of open space:
(a) SPOS – approximately 41sqm at ground floor, with convenient access of the ground floor living area.
(b) SPOS - approximately 11sqm at the eastern light court, with convenient access of the ground floor living area.
(c) POS – total of 76sqm including northern side setback and front setback area.

55. Overall, the proposal complies with the Standard as greater than 25sqm of SPOS has been provided and that greater than 40sqm of private space has been provided generally.

Solar access to open space objective

56. The primary area of SPOS has been provided to the south of the dwelling, which is practical given the lot orientation. The southern walls of the dwelling have rear setbacks of 1.96m (gym room), approximately 3.1m (laundry) and 4.96m (meals area). Given the rear wall heights of 3.1m, the Standard in this case requires a rear setback of 4.79m. As such, the section of SPOS to the south of the meals area (i.e. including the open alfresco area) complies with the Standard, whereas the sections to the south of the laundry and gym room do not. This is considered to be an acceptable response given that the compliant section (south of the meals area) is centrally located and within convenient access of the ground floor living area. Further, the non-compliant sections of the SPOS will be secondary to the central, compliant section and will be used partly for services including the shed and rain garden. The design response has thus considered the recreational amenity of occupants and the non-compliances are supported.

Front fences objective

57. The proposal includes new front fencing with brick pillars at 1.5m high with in-fill sections composed of brick base and permeable steel pickets at approximately 1.3m high. This satisfies the objective in that the fence will allow views through to the front garden and that design of the fence is largely consistent with that of the proposed dwelling. The central pedestrian gate section, however, features an arched form which reaches a height of approximately 1.8m, which does not comply with the Standard. This high section of the fence does not comply with the Standard.

Further, the surrounding area is largely defined by low fencing. For these reasons, a condition will require that the pedestrian gate be reduced to a maximum height of 1.5m.

58. The front fencing also includes a sliding gate (approximately 1.3m high) for vehicle access, the details of which have not been nominated on the plans, with only a notation which states 'as selected'. The height of the sliding gate is commensurate with the rest of the front fencing and will enable views through to the front garden and is therefore supported. However the design details of the sliding gate need to be clarified. This is addressed by the previously-mentioned condition for the deletion of all instances of 'as selected' and associated clarification of materials.

Car Parking

59. The proposed dwelling includes a single garage and tandem open car space to be accessed via the existing crossover. The internal dimensions of the garage are 6m long by 3.5m wide which complies with Design Standard 2 of Clause 52.06. Council's Engineering Services Unit raised no objection to the proposed garage.

60. The proposed open car space also complies with Design Standard 2 of Clause 52.06 in that it has a length of 4.9m and a width of 2.6m. However, the open car space has a clearance from the garage of only 0.33m (as scaled), which falls short of the minimum 0.5m required by Clause 52.06. Council's Engineering Services Unit reviewed this matter and confirmed that achieving the minimum 0.5m clearance is important to ensure that vehicles do not overhang the footpath (which is a road law issue). The Unit recommended that the length of the garage be reduced to 5.8m to address this issue, stating that the Australian Standard for car parking allows for 5.8m-long garages. This will ensure that the 0.5m clearance can be achieved without setting the garage further south (which would introduce new material detriment to No. 27 Abbotsford Street. A condition will therefore require a minimum clearance of 0.5m between the open car space and the garage door with no change to the location of the rear garage wall and the internal length of garage reduced to no less than 5.8m.

Objector Concerns

61. Objector concerns have been discussed throughout the report as follows:

    (a) Design issues including lack of consistency with neighbourhood character, heritage concerns and visual bulk to the street;
    These matters have been discussed at paragraphs 23 – 29 and 32, and 34-35. Neither the subject site not either of the adjoining properties is affected by a Heritage Overlay and therefore heritage is not a relevant consideration.

    (b) Off-site amenity impacts including overlooking, loss of daylight, overshadowing and noise / pollution emissions associated with the proposed garage;
    These matters have been discussed at paragraphs 41 - 52.

    (c) Overdevelopment of the site with concerns relating to the extent of site coverage, insufficient side setbacks and insufficient open space;
    These matters have been discussed at paragraphs 37, 38, 41, 42, and 54 - 56.

    (d) Insufficient car parking;
    The application provides two on-site car spaces for the dwelling which satisfies the requirements of Clause 52.06-5.

    (e) Concern that the advertising description did not outline the proposed demolition of the existing dwelling;

The subject site is not affected by the Heritage Overlay and therefore a planning permit is not required to demolish the existing dwelling. As such, the advertised application preamble is correct.

(f) Concerns regarding access to application information due to the COVID-19 pandemic, and;
The application was made available online. Planning officers also spoke with numerous objectors over the phone to assist with access to the online information. The *Planning & Environment Act 1987* does not specify that hard copies of the application must be made available in person.

(g) Property devaluation.
This is not a planning matter and has not been discussed throughout the report.

Conclusion

62. The proposal is considered to be acceptable having regard to the relevant State and Local policies, Clause 54 (ResCode) and the relevant urban design considerations outlined in the above assessment and should therefore, be approved, subject to conditions.

RECOMMENDATION

That a Notice of Decision (NOD) to Grant Planning Permit PLN19/0904 be issued for the construction of one new dwelling at No. 25 Abbotsford Street, Abbotsford, generally in accordance with the decision plans and subject to the following conditions:

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must generally be in accordance with the plans received by application plans, but modified to show:

   (a) Deletion of the balcony above the entry porch;
   (b) Incorporation of brick into the front façade;
   (c) Open car space provided with a minimum clearance of 0.5m between it and the garage roller door, with the length of the garage reduced to no less than 5.8m;
   (d) Pedestrian gate reduced to a maximum height of 1.5m;
   (e) Internal North Elevation to demonstrate that the western, north-facing window of the first-floor living room will comply with the overlooking objective of Clause 54.04-6;
   (f) East-facing, first-floor hallway window screened to comply with the overlooking objective of Clause 54.04-6;
   (g) Notation to clarify the connection of the rainwater tank to flushing of toilets;
   (h) Notation to confirm the height of fencing along the western boundary is no less than 1.8m in height.
   (i) Deletion of all notations which state ‘as selected’ and corresponding clarification of materials and design for each detail;

2. The development as shown on the endorsed plans must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.

3. Before the new building is occupied, or by such later date as approved in writing by the Responsible Authority, any damage to Council infrastructure resulting from the development must be reinstated:

(a) at the permit holder's cost; and
(b) to the satisfaction of the Responsible Authority.

4. Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, all screening and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority. Once installed the screening and other measures must be maintained to the satisfaction of the Responsible Authority.

5. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, all new on-boundary walls must be cleaned and finished to the satisfaction of the Responsible Authority.

6. Except with the prior written consent of the Responsible Authority, demolition or construction works must not be carried out:

   (a) Monday to Friday (excluding public holidays) before 7 am or after 6 pm;
   (b) Saturdays and public holidays (other than ANZAC Day, Christmas Day and Good Friday) before 9 am or after 3 pm; or
   (c) Sundays, ANZAC Day, Christmas Day and Good Friday at any time.

7. This permit will expire if:

   (a) the development is not commenced within two years of the date of this permit; or
   (b) the development is not completed within four years of the date of this permit.

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

NOTES:

A building permit may be required before development is commenced. Please contact Council's Building Services on 9205 5555 to confirm.

CONTACT OFFICER: **Chris Stathis**
TITLE: **Senior Statutory Planner**
TEL: **9205 5352**

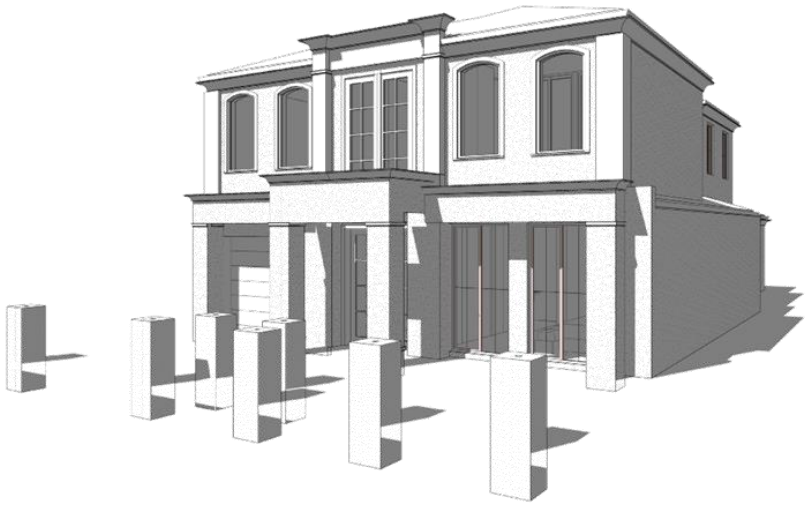
Attachments
1 PLN19/0904 - 25 Abbotsford Street Abbotsford - Decision Plans
2 PLN19/0904 - 25 Abbotsford Street Abbotsford - Urban Design Comments
3 PLN19/0904 - 25 Abbotsford Street Abbotsford - Engineering Comments

Attachment 1 - PLN19/0904 - 25 Abbotsford Street Abbotsford - Decision Plans

TOWN PLANNING SUBMISSION

No.25 ABBOTSFORD STREET, ABBOTSFORD

Sheet List	
Sheet No.	Sheet Name
A1.00	Cover Sheet
A1.01	Existing Conditions Plan
A1.02	Demolition Plan
A1.03	Neighbourhood Character Plan
A1.04	Proposed Site Plan
A1.05	Proposed Floor Plan
A1.06	Proposed First Floor Plan
A1.07	Proposed Roof Plan
A2.01	Proposed Elevation
A2.02	Proposed Elevation - 02
A2.03	Proposed Elevations - 03
A4.01	Proposed Shadow Diagram 9am
A4.02	Proposed Shadow Diagram 10am
A4.03	Proposed Shadow Diagram 11am
A4.04	Proposed Shadow Diagram 12pm
A4.07	Proposed Shadow Diagram 1pm
A4.08	Proposed Shadow Diagram 2pm
A4.09	Proposed Shadow Diagram 3pm



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BUILDER:
NEW HOME SHOP

PROJECT:
NEW RESIDENCE

PROJECT STAGE:
TOWN PLANNING

SITE ADDRESS:
No. 25 ABBOTSFORD STREET, ABBOTSFORD

CLIENTS NAME:
RODNEY AND STELLA RODI

CHECKED BY PRINCIPLE ARCHITECT
PAUL MIKATOA: REG. 17604

DRAWN BY: Author

REVISION	DATE

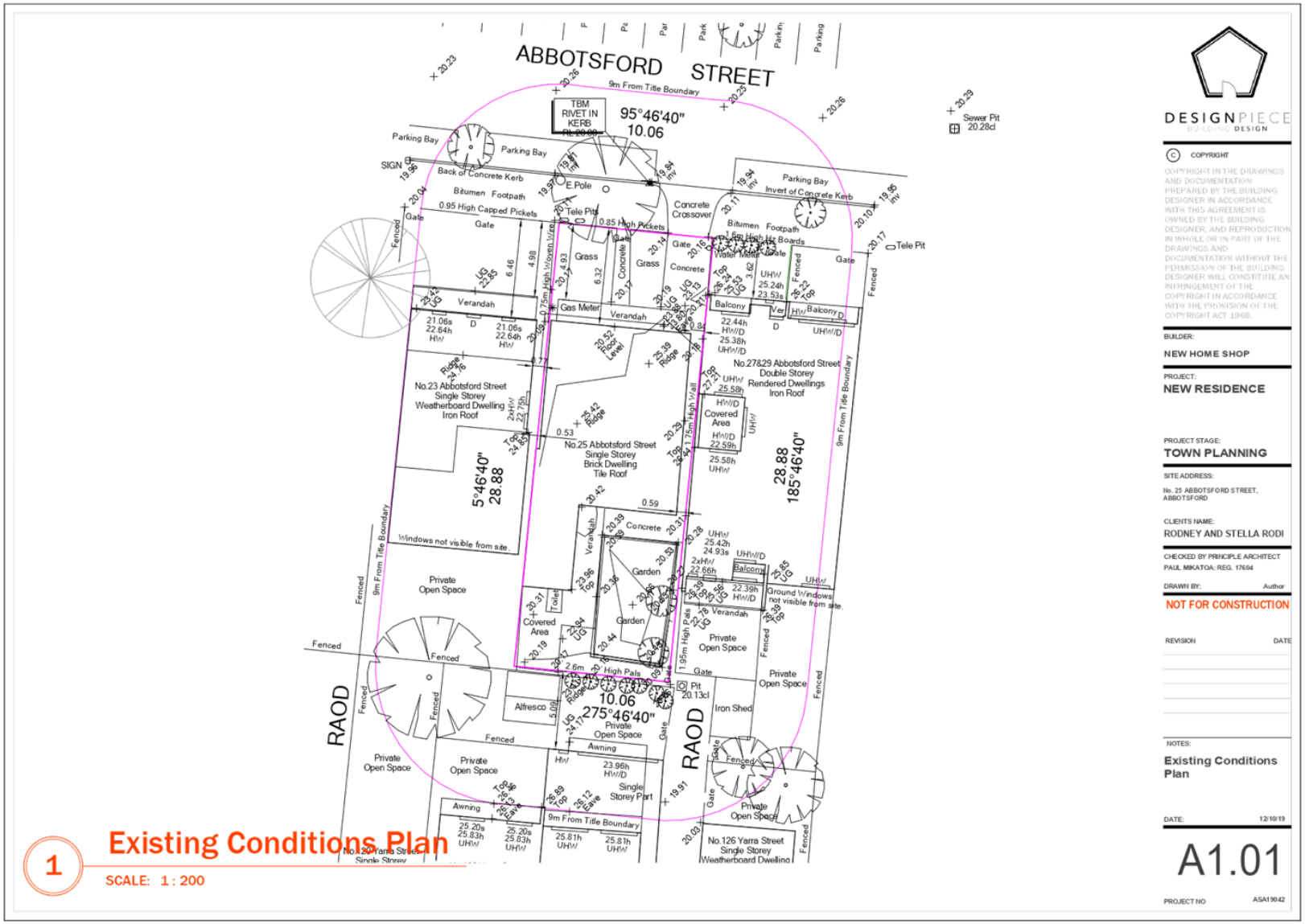
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Cover Sheet

DATE: 12/10/19

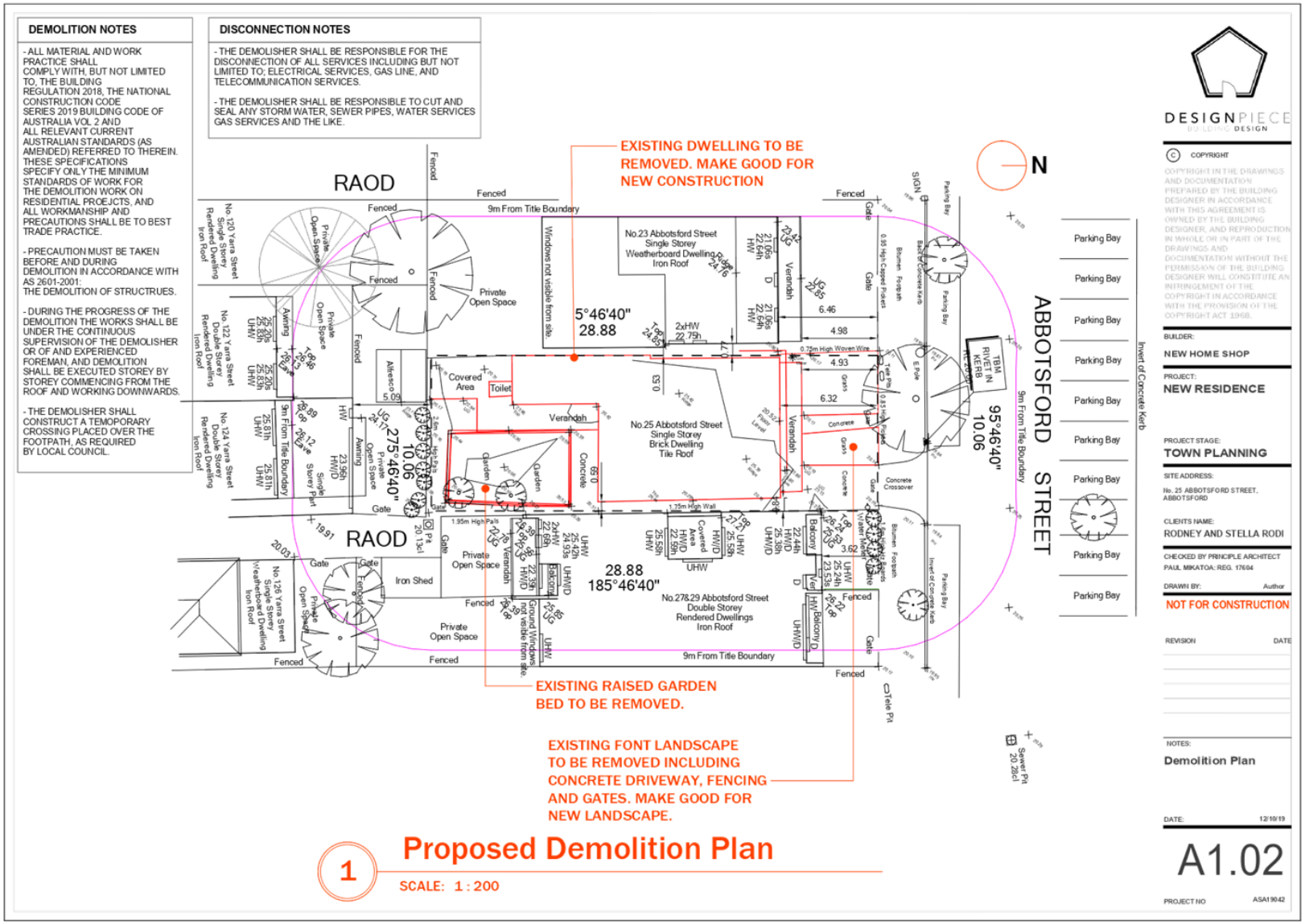
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PROJECT NO ASA19042

Attachment 1 - PLN19/0904 - 25 Abbotsford Street Abbotsford - Decision Plans



Attachment 1 - PLN19/0904 - 25 Abbotsford Street Abbotsford - Decision Plans



Attachment 1 - PLN19/0904 - 25 Abbotsford Street Abbotsford - Decision Plans

ZONES AND OVERLAYS

PLANNING CONTROLS

ZONE

NEIGHBOURHOOD RESIDENTIAL ZONE (NRZ)
SCHEDULE 1

OVERLAYS

THERE ARE NO OVERLAYS AFFECTING THIS PROPERTY

NEARBY OVERLAYS

HERITAGE OVERLAY (HO)

PROPERTY IS NOT IN A BUSHFIRE PRONE AREA

NOTES:

NEIGHBOURHOOD CHARACTER:

THE DWELLINGS IN THE AREA SHOW A MIXTURE OF SINGLE STOREY AND DOUBLE STOREY DWELLINGS AS WELL AS UNIT DEVELOPEMNTS.
ROOFING MATERIALS ARE GENERALLY A MIXTURE BETWEEN TILES, AND METAL ROOF SHEETS AND ARE EITHER PITCHED, GABLE OR SKILLION IN FORM.
FRONT FENCES ALONG ABBOTSFORD STREET ARE A MIX OF BRICKWORK, TIMBER SLATES AS WELL AS A COMBINATION OF LOW BRICK AND EITHER STEEL OR TIMER INFILLS.

SUBJECT SITE:

THE EXISTING SINGLE STOREY DWELLING TO BE DEMOLISHED INCLUDING REAR EXTENTIONS, AND OUT DOOR TOILET.
THERE ARE NO SIGNIFICANT TREES, SMALL
PLANTS OR SHRUBS IDENTIFIED ON THE SITE. NO KNOWN CONTAMINATED SOIL.

ALL SERVICES ARE AVAILABLE.

THIS PLAN IS BASED ON THE SITE FEATURE SURVEY AND INFORMATION OBTAINED BY THE SITE VISIT. BUILDING FOOTPRINT, ACCESS - WAYS, FOOTPATH AND ROOFS HAVE BEEN DETERMINED ON SITE VISIT.
THE PLAN IS A SCHEMATIC DESIGN RESPONSE AND SHOULD BE USED FOR THE PURPOSE OF THIS SITE ANALYSIS ONLY.



SUBJECT SITE:
No.25 ABBOTSFORD STREET, ABBOTSFORD



NEIGHBOURING PROPERTY
No. 27 & 29 ABBOTSFORD STREET, ABBOTSFORD



NEIGHBOURING PROPERTY
No. 31 ABBOTSFORD STREET, ABBOTSFORD



NEIGHBOURING PROPERTY
No. 23 ABBOTSFORD STREET, ABBOTSFORD



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BUILDER:
NEW HOME SHOP

PROJECT:
NEW RESIDENCE

PROJECT STAGE:
TOWN PLANNING

SITE ADDRESS:
No. 25 ABBOTSFORD STREET, ABBOTSFORD

CLIENTS NAME:
RODNEY AND STELLA RODI

CHECKED BY PRINCIPLE ARCHITECT
PAUL MIKATOA: REG. 17604

DRAWN BY: Author

NOT FOR CONSTRUCTION

REVISION	DATE

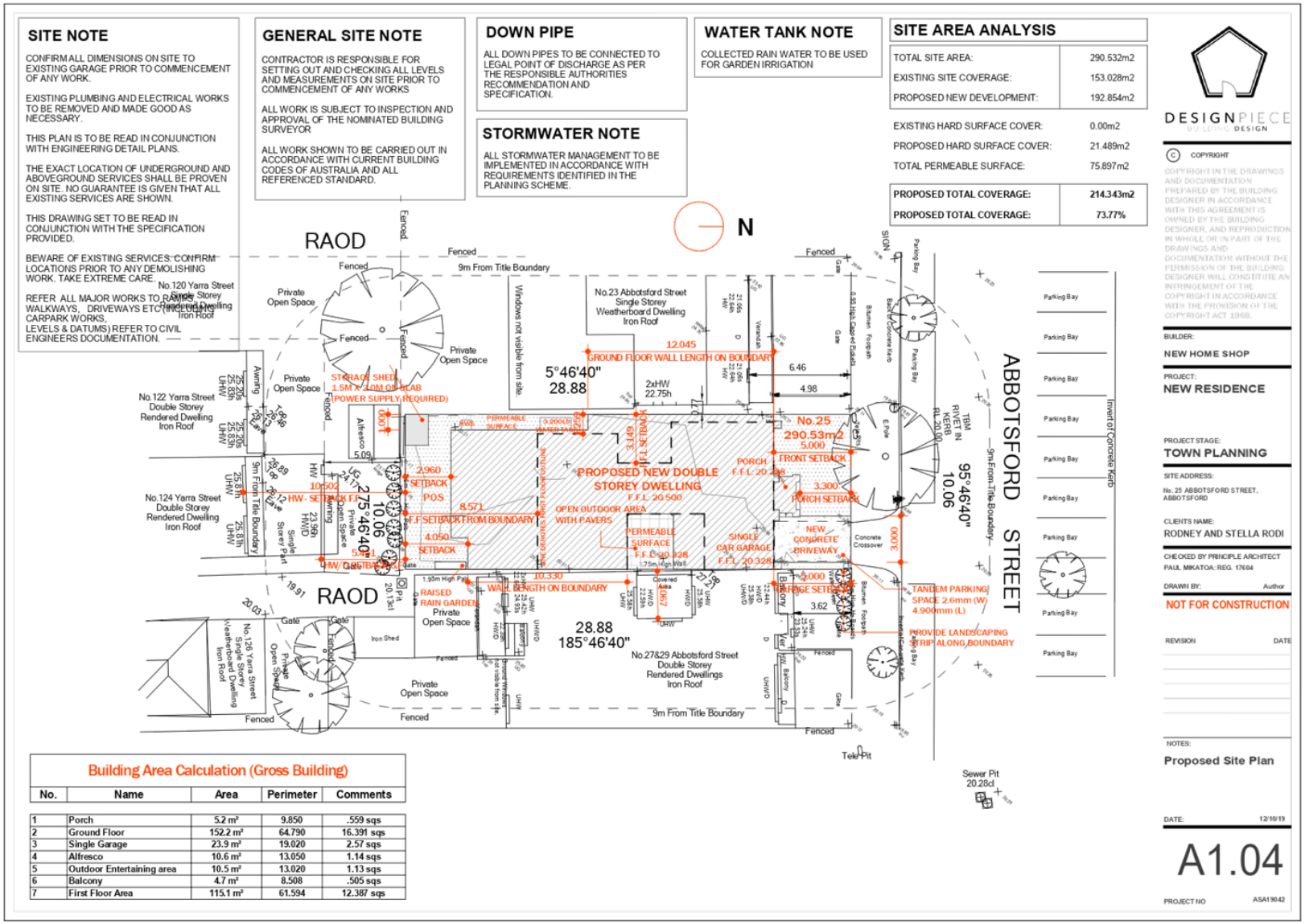
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Neighbourhood Character Plan

DATE: 12/10/19

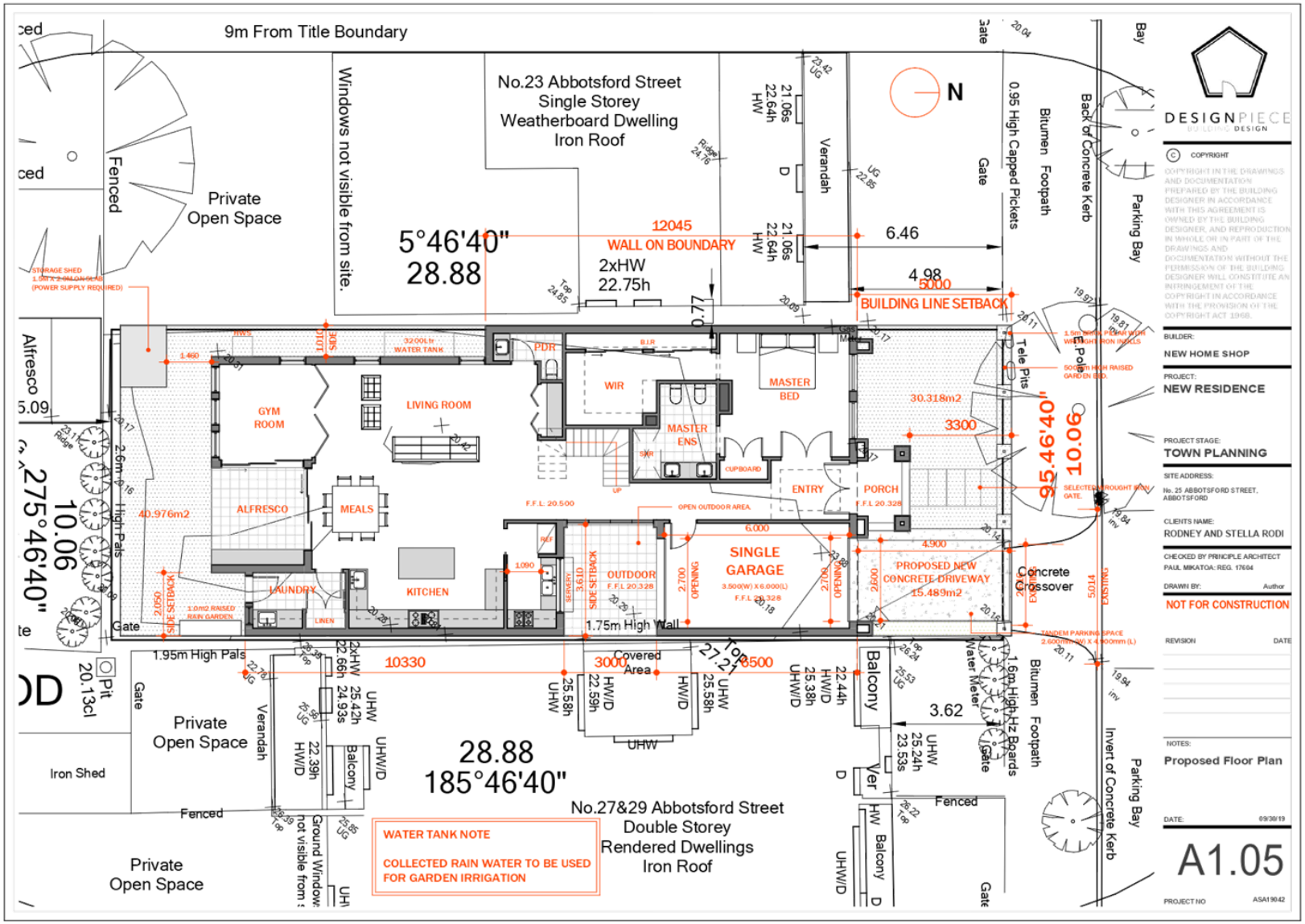
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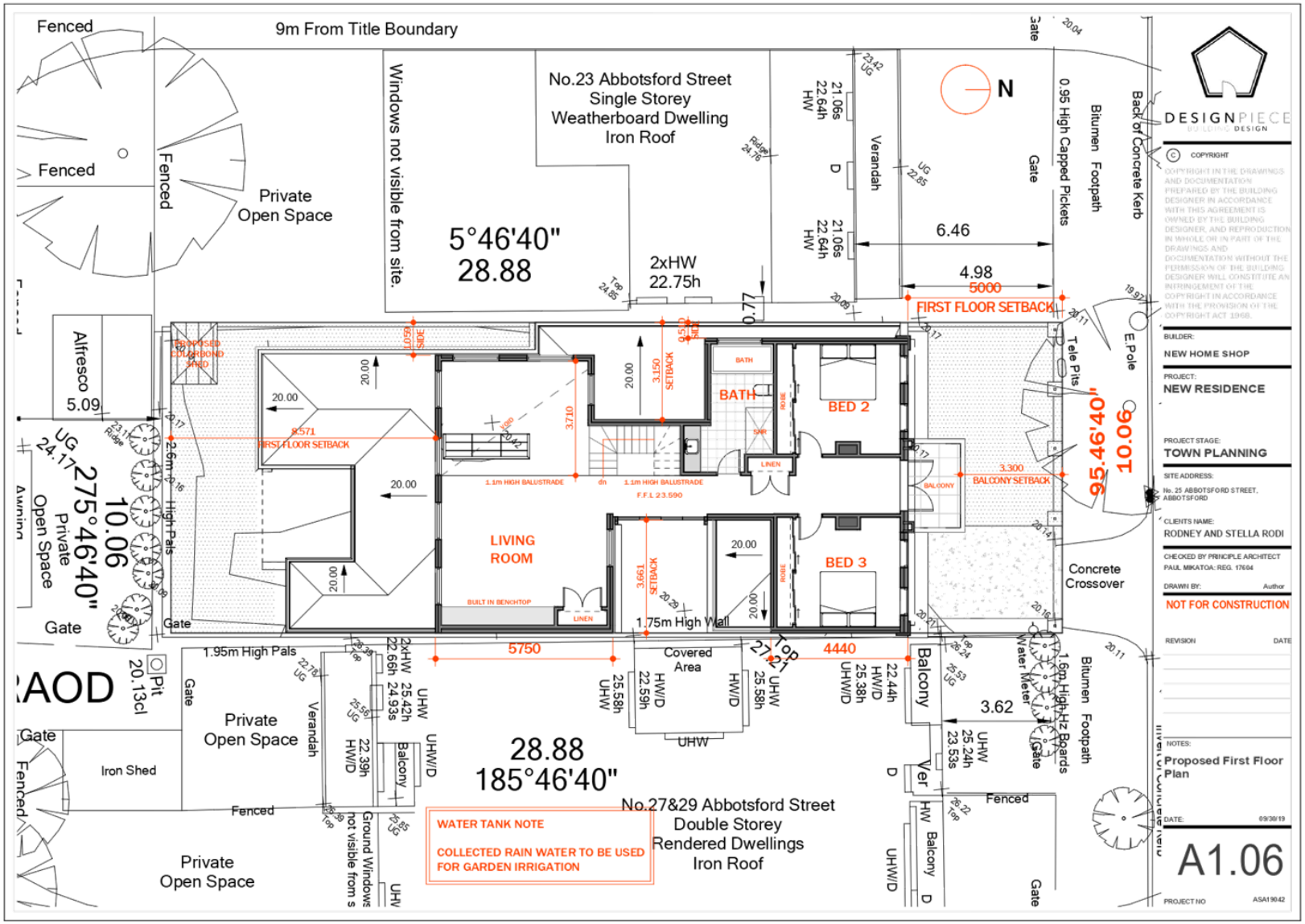
Attachment 1 - PLN19/0904 - 25 Abbotsford Street Abbotsford - Decision Plans



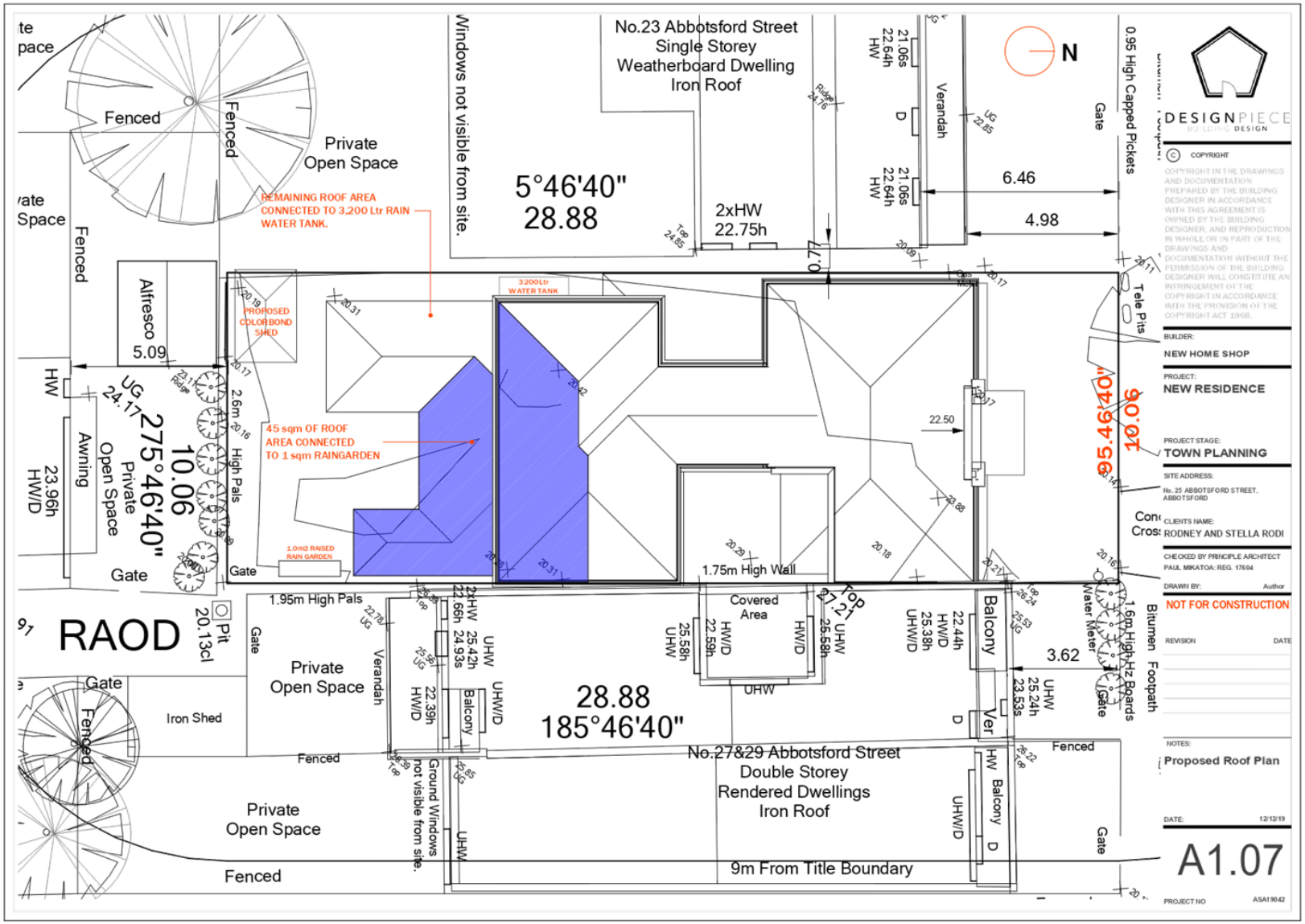
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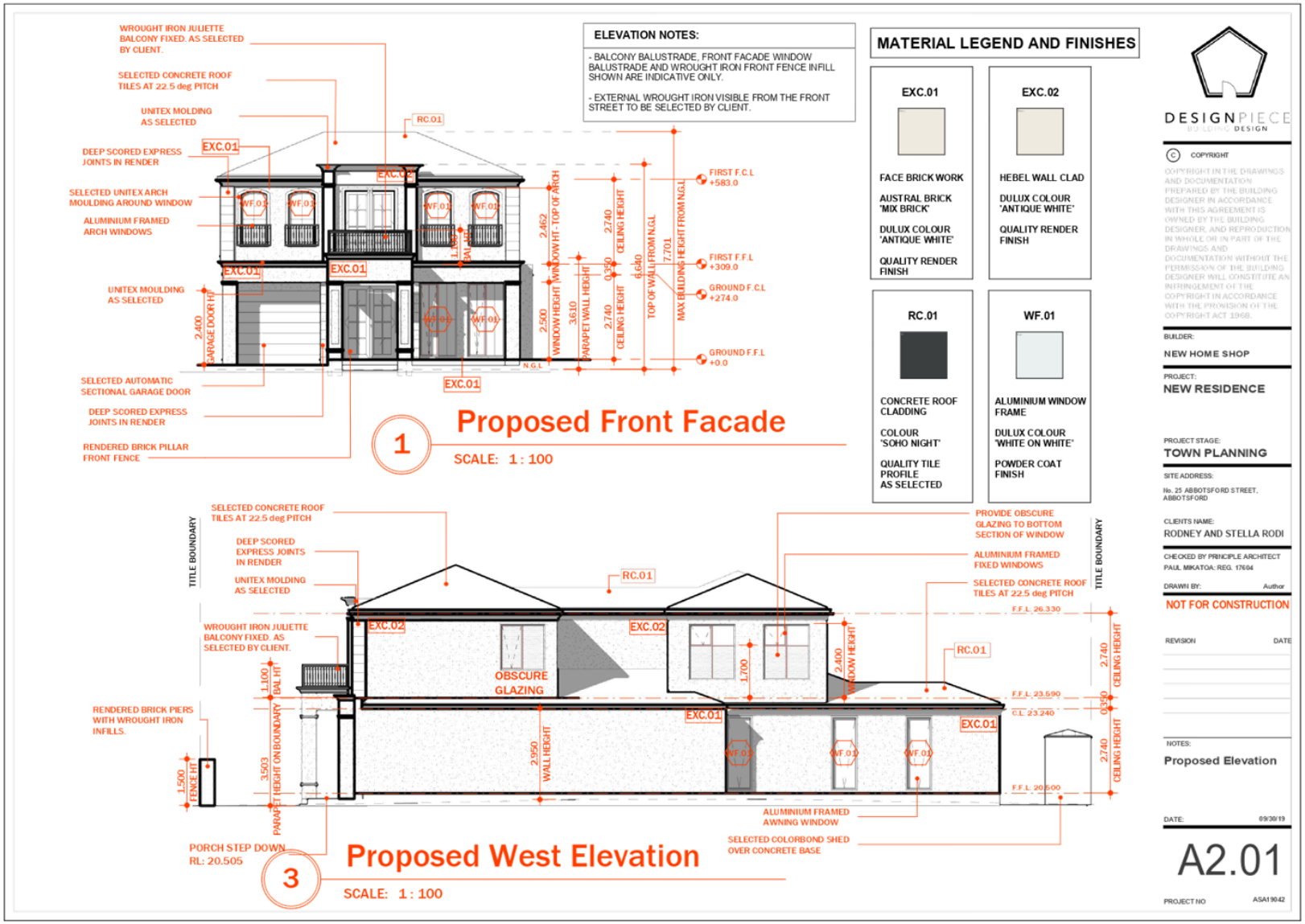
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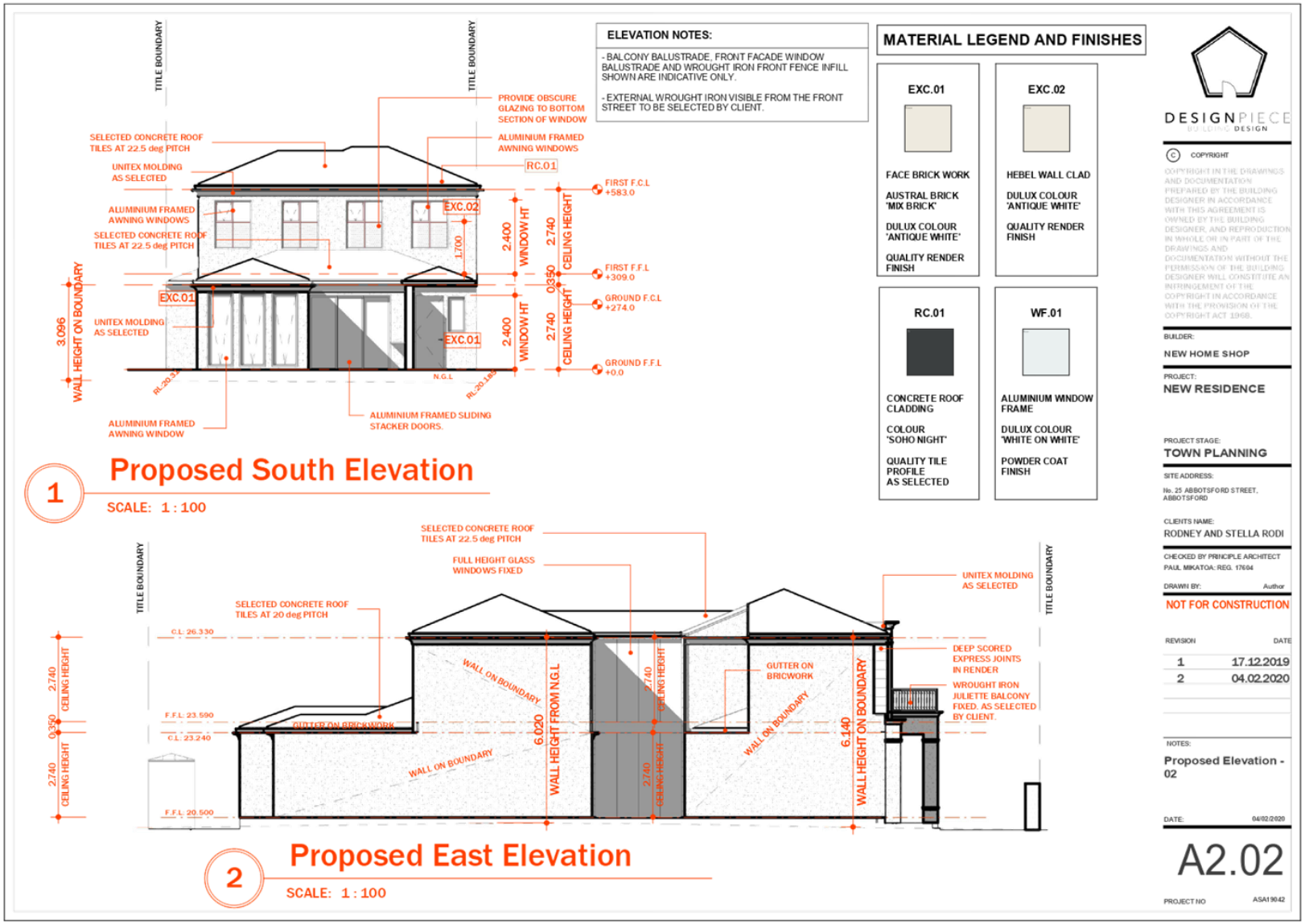
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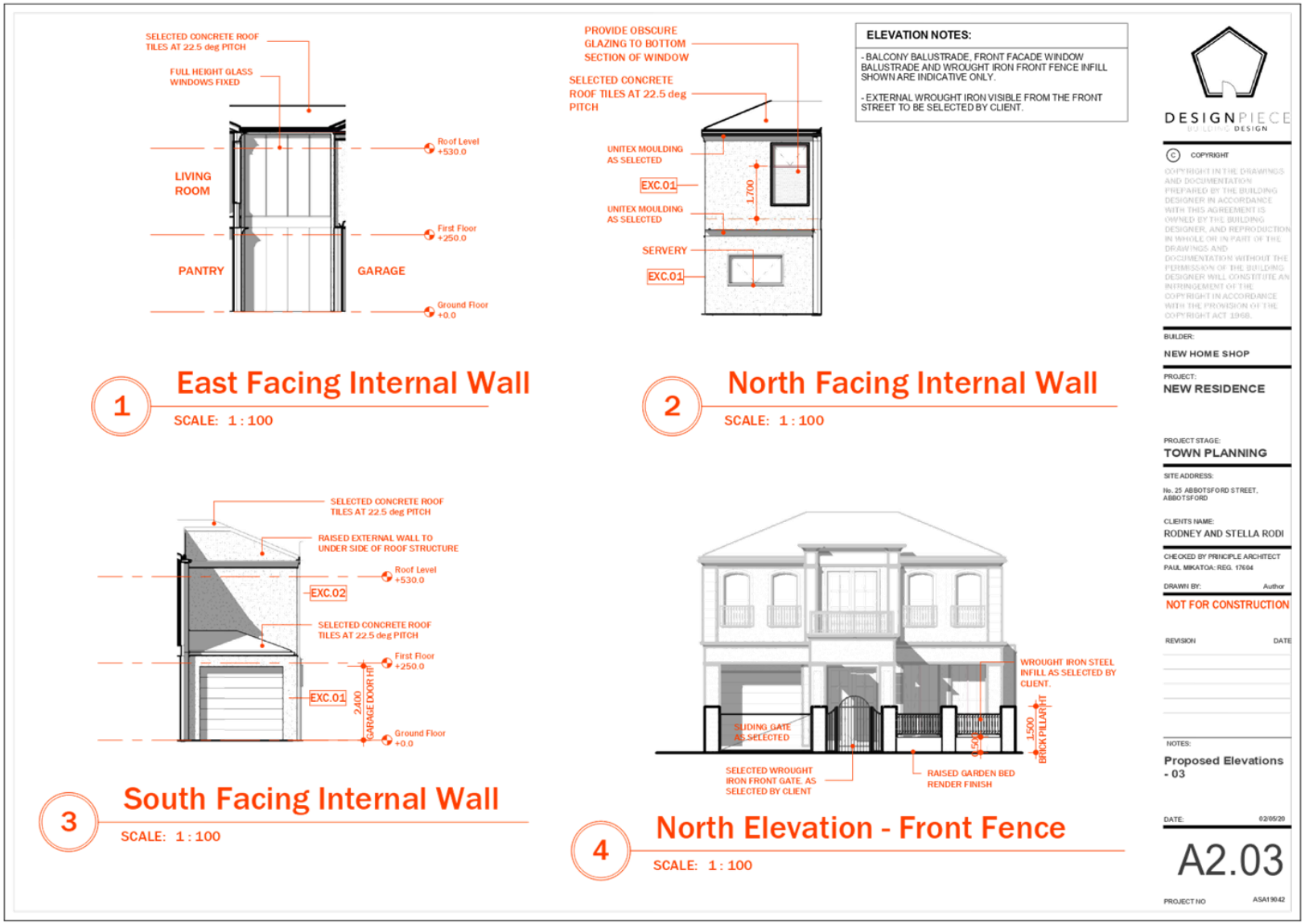
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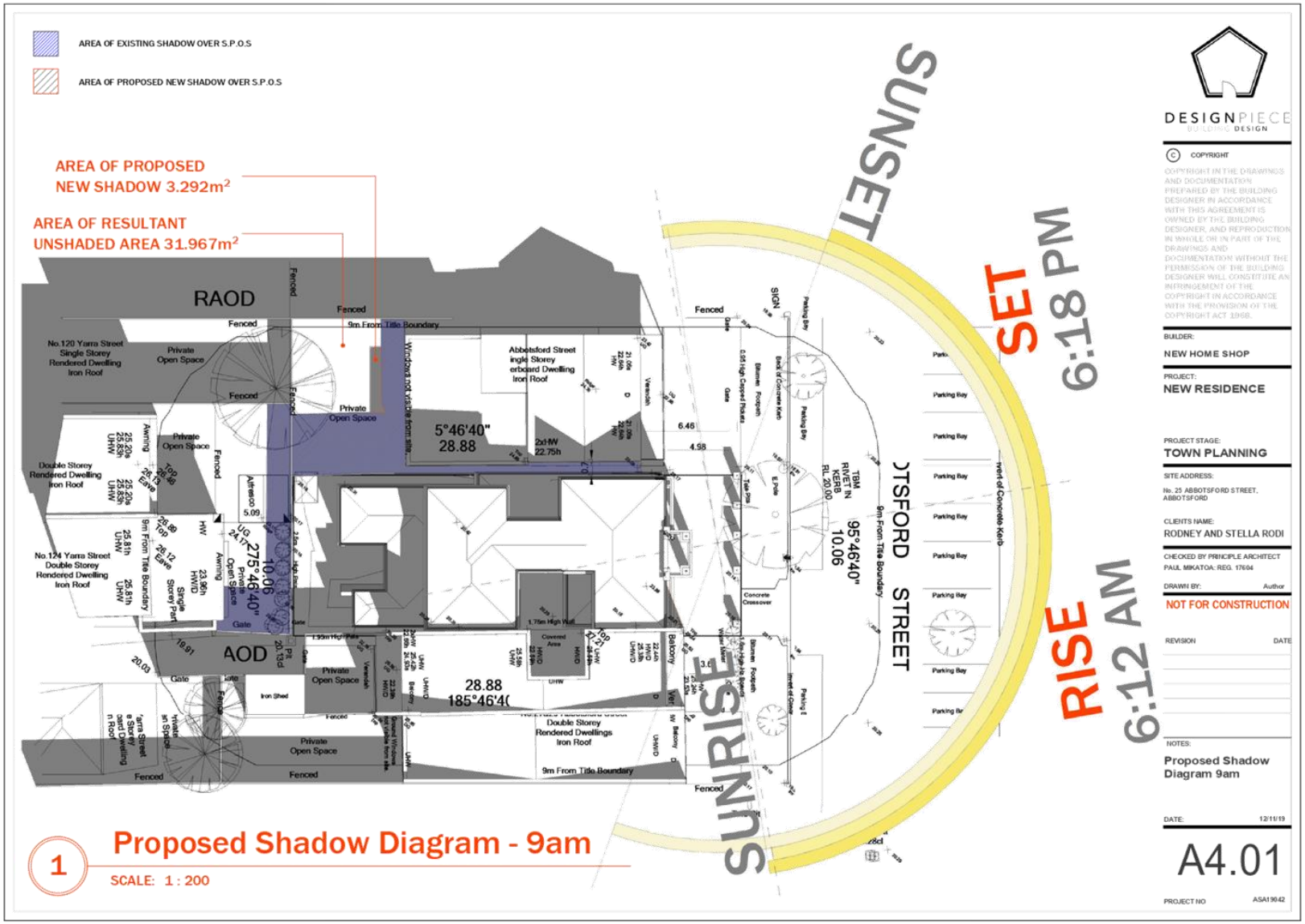
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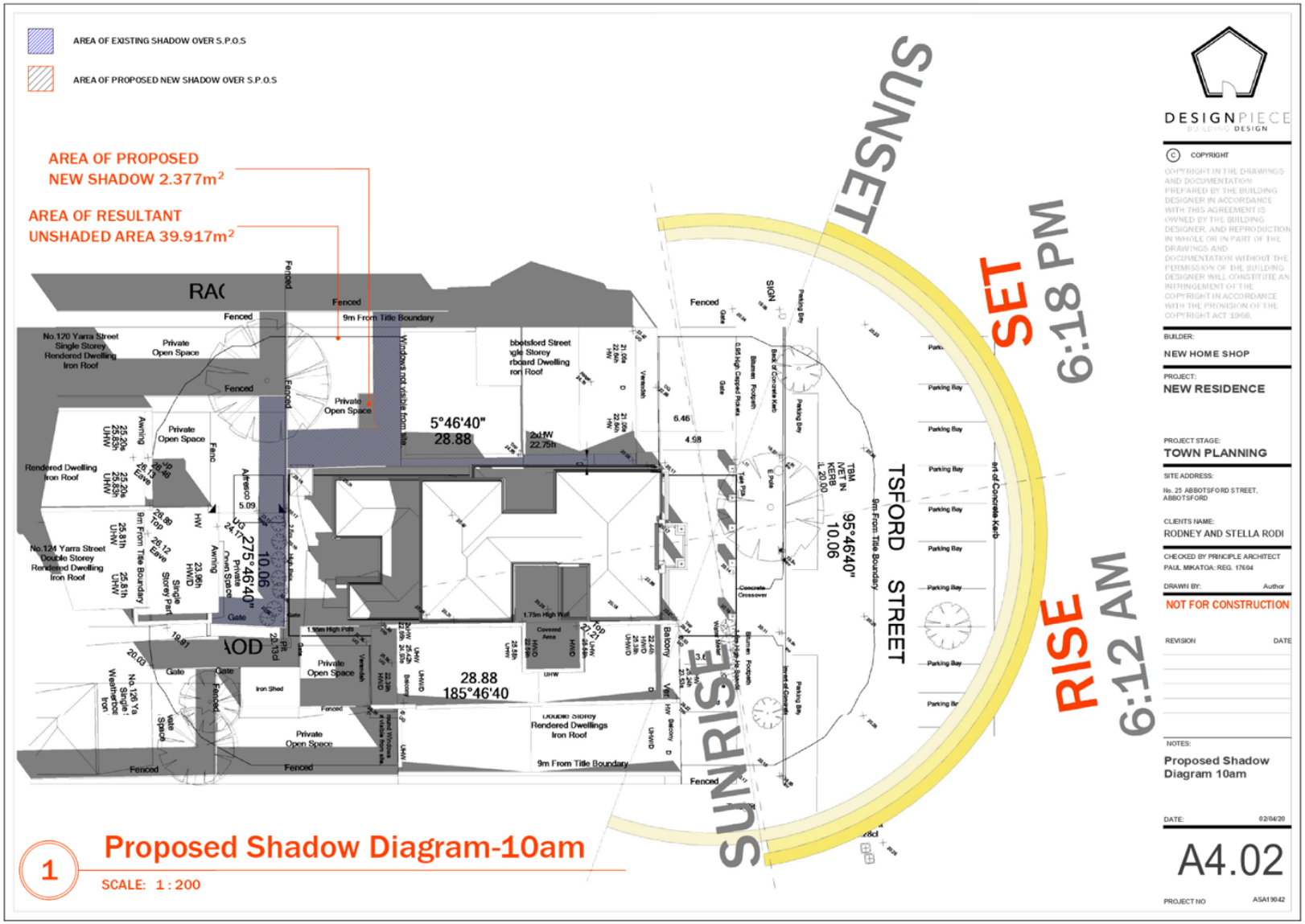
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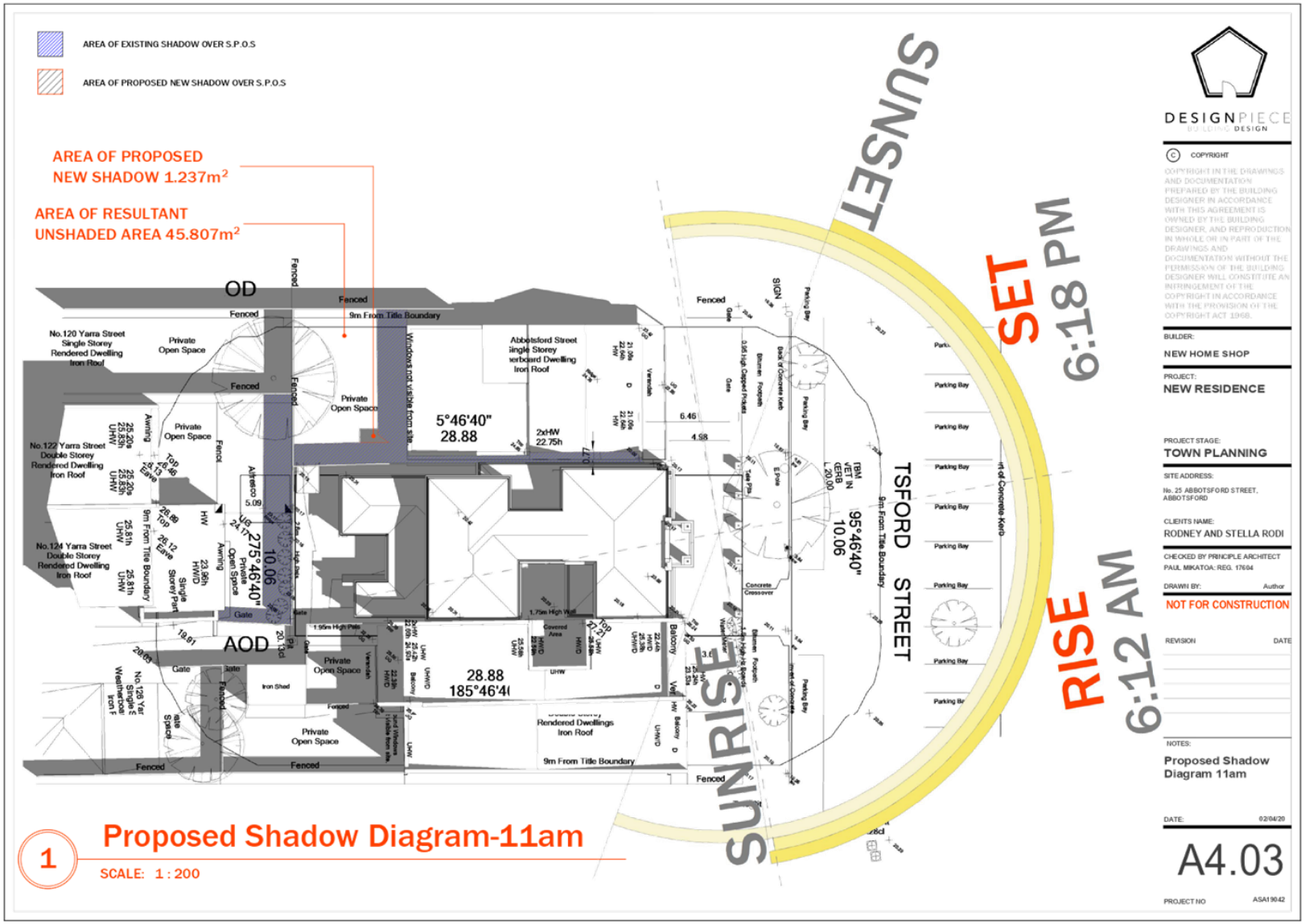
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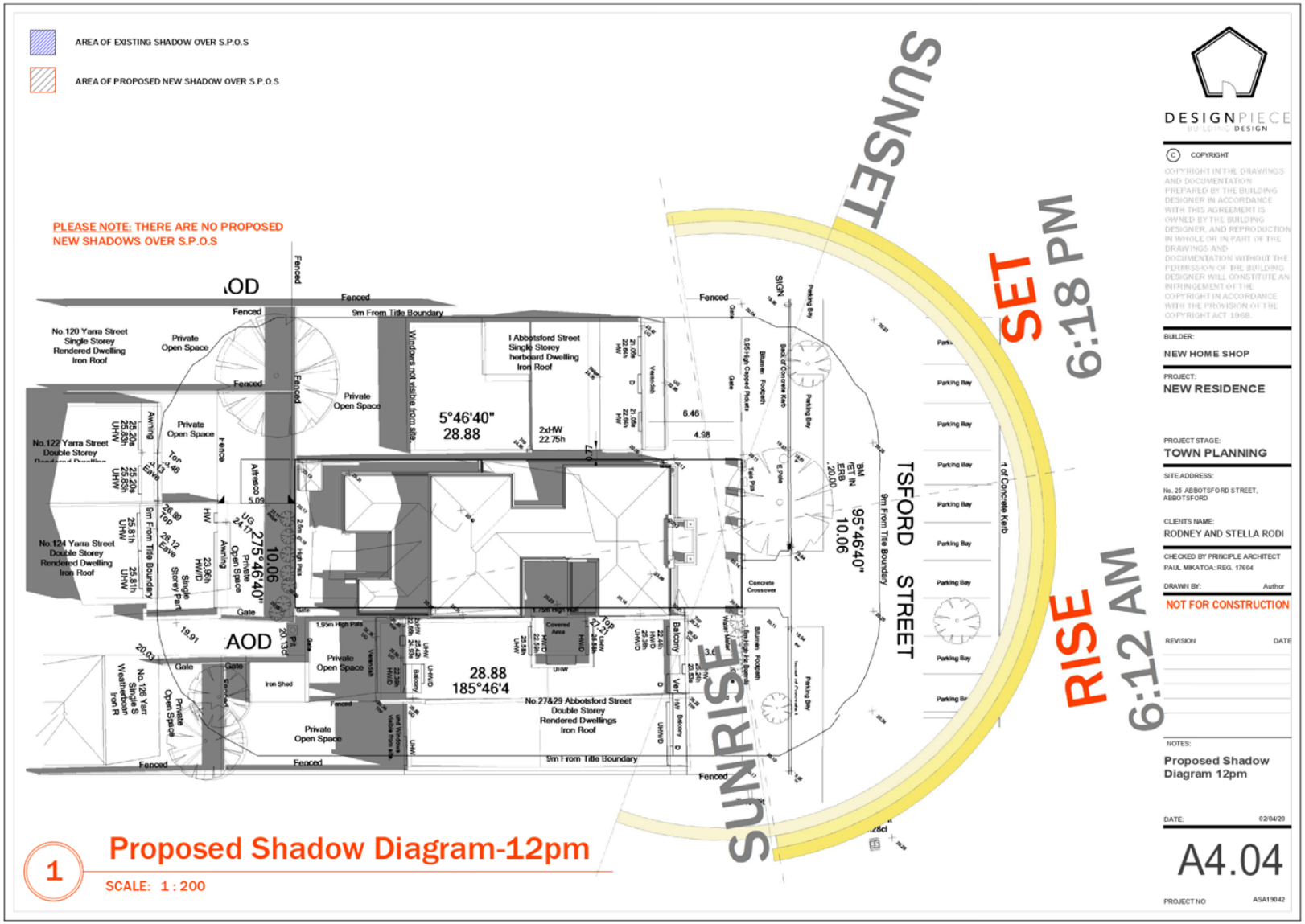
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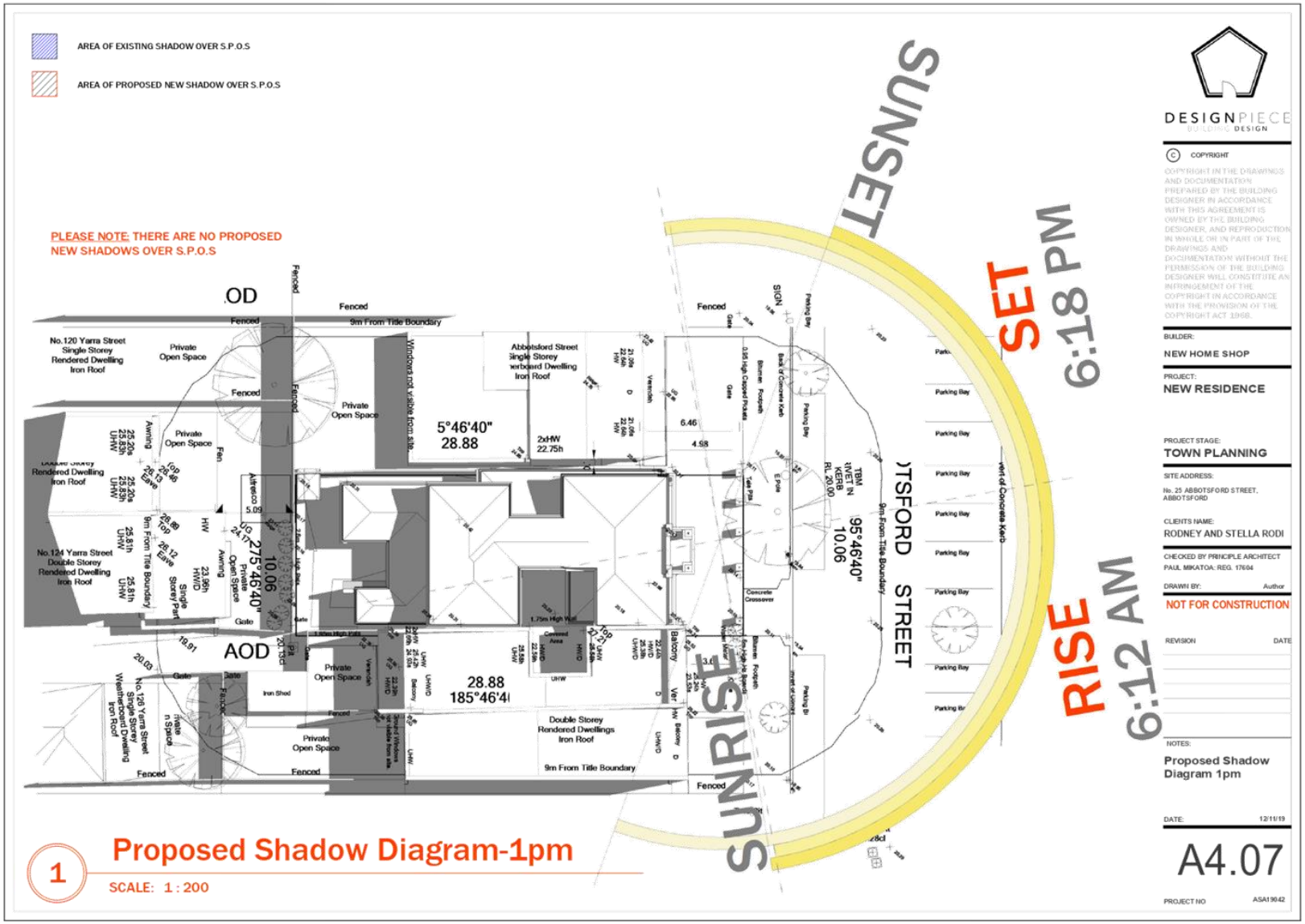
Attachment 1 - PLN19/0904 - 25 Abbotsford Street Abbotsford - Decision Plans



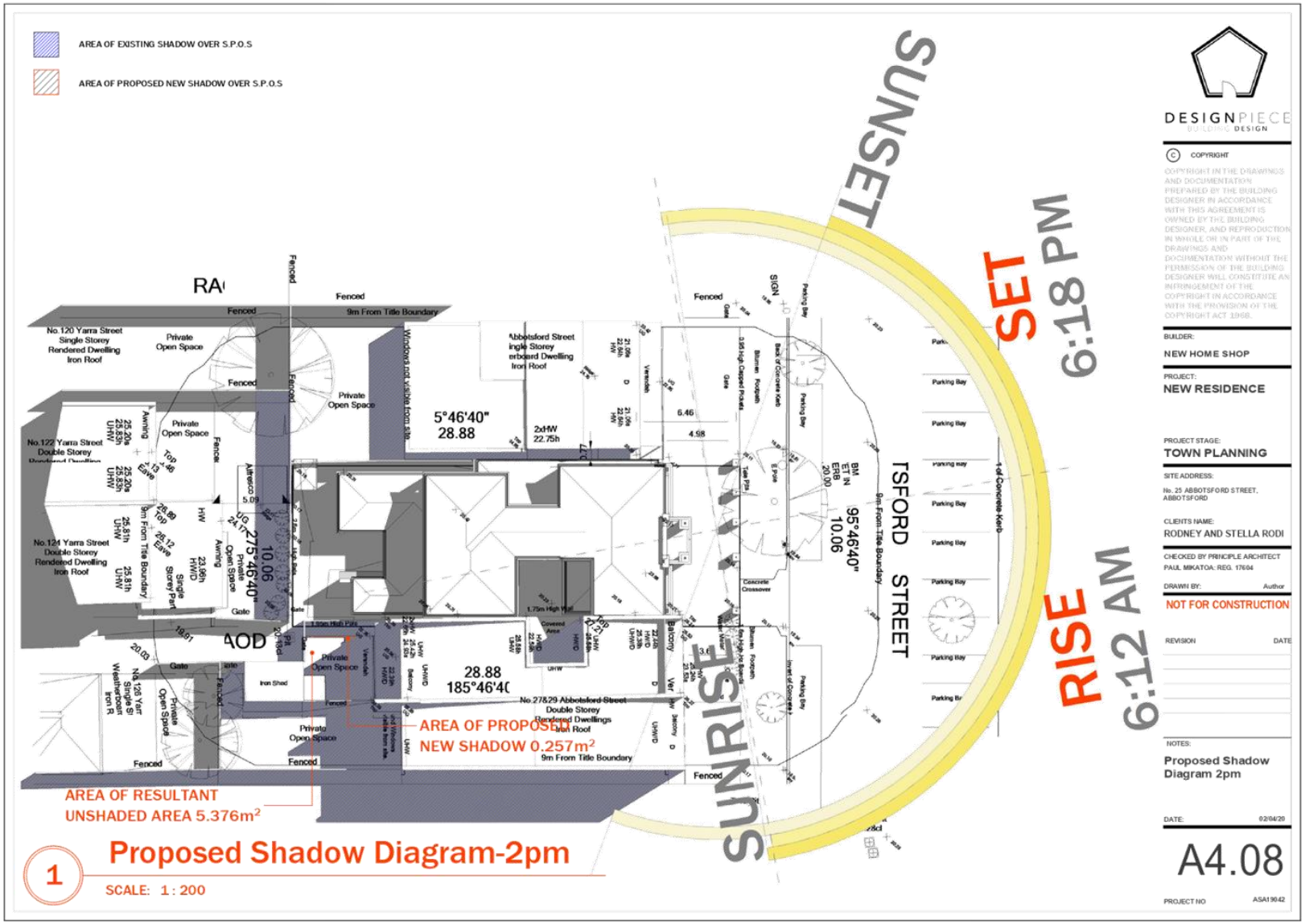
Attachment 1 - PLN19/0904 - 25 Abbotsford Street Abbotsford - Decision Plans



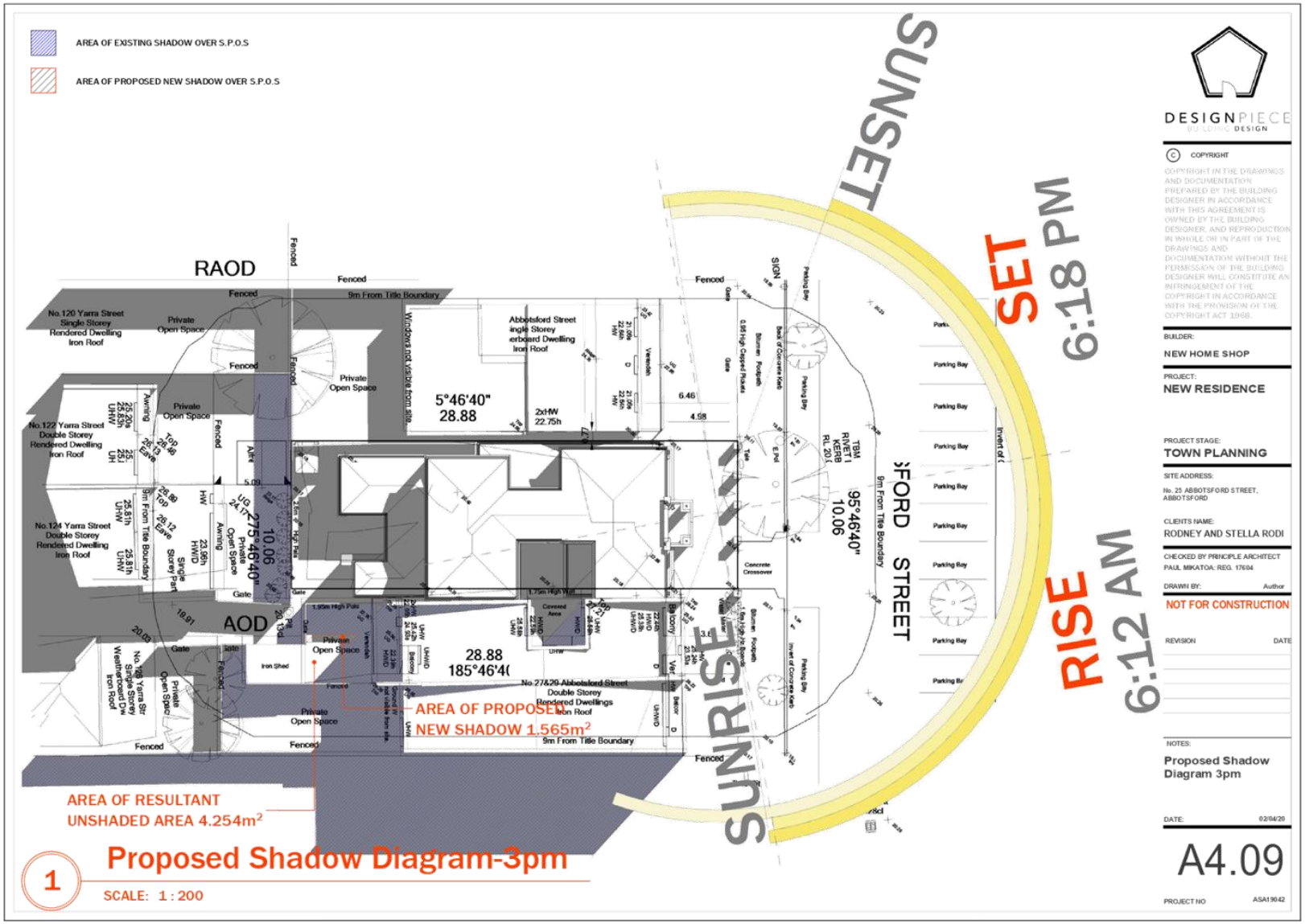
Attachment 1 - PLN19/0904 - 25 Abbotsford Street Abbotsford - Decision Plans



Attachment 1 - PLN19/0904 - 25 Abbotsford Street Abbotsford - Decision Plans



Attachment 1 - PLN19/0904 - 25 Abbotsford Street Abbotsford - Decision Plans



Attachment 2 - PLN19/0904 - 25 Abbotsford Street Abbotsford - Urban Design Comments

MEMO

To:	Chris Stathis (Statutory Planning)
From:	Daniel Perrone (Urban Design)
Cc:	none
Date:	06 May 2020
Site address:	25 Abbotsford Street Abbotsford
Application No:	PLN19/0904
Subject:	**Informal Urban Design Advice**

Dear Chris,

As per our phone discussion on 29 April 2020, please find a summary of my concerns regarding the above application. Please note that these comments are preliminary in nature and do not represent a full urban design assessment.

- The width of the development at first floor adds to the bulk of the building. However, as boundary-to-boundary development is common in the surrounding area, this particular aspect of the development is not discordant with the neighbourhood character.
- The balcony above the porch adds to bulk of the porch and is not encouraged;
- The proposed architectural detailing is not typical of the area. Furthermore, the presented moulding details around the windows and columns are not encouraged as they are extraneous details that appear as "faux-heritage".
- Juliet balconies are not reflective of the surrounding area and are not encouraged (see point above).
- The extensive use of rendered surfaces adds to the bulk of the front façade. It is recommended that the rendered finish be deleted and that an appropriate face brick is selected instead, to better reflect the materiality and detailing of the street.
- The drawing set includes a number of notations stating 'as selected by client' these should be deleted and all material nominations made clear.
- A material has not been specified for the front fence – this should be addressed, see point above.

Kind regards,

Daniel Perrone
Urban Designer
City Strategy

Attachment 3 - PLN19/0904 - 25 Abbotsford Street Abbotsford - Engineering Comments

Hi Chris

Further to our discussion, please find below the following information:

The parking space in front of the garage must have a minimum length of 5.4 metres as required by the Australian/New Zealand Standard AS/NZS 2890.1:2004 since this space immediately abuts a Public Highway. A space less than 5.4 metres in length would invariably cause a B85 design vehicle to partially overhang the footpath, which is an offence under the *Road Safety Road Rules* 2017.

The garage length could be slightly reduced to as much as say, 5.8 metres, which would be 400 mm more the minimum Australian/New Zealand Standard. We are satisfied that a variation to *Design standard 2: Car parking spaces* of Clause 52.06-9 (i.e. providing a 5.8 metre long garage) is appropriate in this particular situation as it would ensure that a car parked in front of the garage is wholly contained within the curtilage of the property. In addition, the variation to *Design standard 2* will also ensure that a B85 design vehicle can still comfortably park in this garage.

I hope this information is helpful.

Regards

Mark

Mark Pisani
Senior Development Engineer
Traffic and Civil Engineering

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

1.2 Amend Planning Permit Application No. PLN16/0922.02 - 1-57 Wellington St and 71-77 Victoria Pde, Collingwood which allows for 'part demolition and development of the land for the construction of an 11 storey building (plus basement Levels); use of part of the land for shops, food and drinks premises (café), art and craft centre and offices; reduction in the car parking requirements associated with dwellings, shops, food and drinks premises (café), art and craft centre and offices'.

Executive Summary

Purpose

1. This report provides an assessment of the application to amend Planning Permit PLN16/0922 (the Permit) relating to land at 1-57 Wellington St & 71-77 Victoria Pde Collingwood. The permit allows 'part demolition and development of the land for the construction of an 11 storey building (plus basement Levels); use of part of the land for shops, food and drinks premises (café), art and craft centre and offices; reduction in the car parking requirements associated with dwellings, shops, food and drinks premises (café), art and craft centre and offices'. The permit issued 2 March 2018 at the direction of the Victorian Civil and Administrative Tribunal (VCAT) following a Compulsory Conference. Works have commenced under the permit.

2. The report recommends approval of the application, subject to conditions.

Key Planning Considerations

3. Key planning considerations include:

   (a) principles relevant to assessment of an application under section 72 of the Act;
   (b) amendments to the land use (Clauses 11.01, 11.02, 13.05, 16.01, 17.01, 17.02, 21.04, 32.04 and 34.01 and of the Yarra Planning Scheme);
   (c) amendments to the built form and design (Clauses 15.01, 15.03, 21.05, 22.05, 22.07, 22.10, 32.04, 34.01, 43.01 (Schedule 336) and 43.02 (Schedule 2) of the Yarra Planning Scheme);
   (d) off-site amenity impacts (Clauses 15.01, 22.05 and 22.10 of the Yarra Planning Scheme;
   (e) on-site amenity; and
   (f) amendments to the car parking layout, and the car and bicycle parking provision (Clauses 18.01, 18.02, 21.06, 52.06 and 52.34 of the Yarra Planning Scheme).

Key Issues

4. The key issues for Council in considering the proposal relate to:

   (a) appropriateness of the use;
   (b) architectural quality;
   (c) public realm impacts;
   (d) off-site amenity impacts;
   (e) reduction in car parking including a deletion of all visitor car parking;
   (f) objector concerns; and.
   (g) impact on the negotiated agreement reached at a Compulsory Conference at VCAT which resulted in the grant of the permit.

Submissions Received

5. Seven objections were received to the application, these can be summarised as:

   (a) increase in the number of apartments and loss of housing diversity;
   (b) mix of uses at the ground floor lacks diversity
   (c) loss of all visitor car parking;

(d) inadequate car and bicycle parking provision for the increase in apartments and the number of studies that can be used as bedrooms;
(e) additional apartments will create more waste and noise impacts;
(f) amenity impacts from changes to loading zone and rubbish storage arrangements;
(g) there should be no changes that result in overlooking, including from the new pedestrian connections between Grids J and K;
(h) there should be no reduction in building setbacks;
(i) there should be no changes to the screening treatments;
(j) there should be no change to the communal terraces that give rise to overlooking;
(k) the proposed screening treatments are poorly described and inadequate;
(l) changes to plantings and surface treatment is unclear;
(m) impacts on laneway width; and
(n) abuse of an existing permit and no justification for amendment to be approved.

6. One letter of support was received to the application.

Conclusion

7. Based on the following report, the proposal is considered to comply with the relevant planning policy and should therefore be supported subject to the following key recommendations:

(a) a number of balconies to be converted to winter gardens on the eastern elevation to retain the architectural integrity of the building façade;
(b) design detail changes to the western elevation at Levels 1, 2 and 3 to provide consistency to the treatment of the façade; and
(c) material changes to retain the architectural integrity of the approved development.

CONTACT OFFICER: **Katrina Thomas**
TITLE: **Planning Appeals Advocate**
TEL: **92055306**

1.2 PLN16/0922.02 - 1-57 Wellington St and 71-77 Victoria Pde, Collingwood

Reference: D20/124862
Authoriser: Manager Statutory Planning

Ward:	Langridge
Proposal:	Pursuant to section 72 of the *Planning and Environment Act* 1987 amend Planning Permit PLN16/0922 which allows part demolition and development of the land for the construction of an 11 storey building (plus basement Levels); use of part of the land for shops, food and drinks premises (café), art and craft centre and offices; reduction in the car parking requirements associated with dwellings, shops, food and drinks premises (café), art and craft centre and offices'.
Existing use:	Under construction
Applicant:	1-35 Wellington Street Pty Ltd c/- Contour Consultants Australia Pty Ltd
Zoning / Overlays:	Commercial 1 Zone / Mixed Use Zone / Heritage Overlay (Schedule 336) / Design and Development Overlay (Schedule 2)
Date of Application:	20 December 2019
Application Number:	PLN16/0922.02

Planning History

1. Planning Permit PLN16/0922 (the Permit) issued on 2 March 2018 at the direction of VCAT with the consent of the parties in VCAT Proceeding P2232/2017. There were 41 parties to the proceeding and three Compulsory Conferences were held at VCAT. The parties reached agreement at the third Compulsory Conference held on 26 February 2018. The following key amendments were made to the application plans:

   (a) overall height reduction from 14 to 11 storeys;
   (b) the retention of the front part of the heritage buildings at 71-73 Victoria Parade;
   (c) a minimum 2.5m tower setback behind the retained heritage building at 75-77 Victoria Parade (former Sir John Franklin Hotel) from level 5 and above;
   (d) improved façade treatments to incorporate brick, steel and materials in keeping with the character of the area; and
   (e) modified architectural expressing to break the design into vertical segments (previously reading as one long mass).
   (f) detailed conditions regarding screening,
   (g) improved environmental performance
   (h) detailed conditions regarding loading, waste and construction management;
   (i) delivery of a community art space,
   (j) public art plan
   (k) new street trees along Wellington street
   (l) protection of the Copenhagen bicycle lane; and
   (m) re - sheeting of the wellington Street footpath

2. The Permit allows 'part demolition and development of the land for the construction of an 11 storey building (plus basement Levels); use of part of the land for shops, food and drinks premises (café), art and craft centre and offices; reduction in the car parking requirements associated with dwellings, shops, food and drinks premises (café), art and craft centre and offices'.

Refer to Attachment A to this report for a copy of the Permit. Plans were endorsed under the Permit on 26 September 2019. Refer to Attachment B to this report for a copy of the endorsed plans. Works have commenced under the Permit.

3. On 9 October 2019 Council issued an amendment to the Permit pursuant to section 72 of the Planning and Environment Act 1987 (the Act) to amend condition 69 relating to relocation of an existing power pole to apply 'prior to occupation of the development' in lieu of 'before development commences'. Condition 67 on the Permit was corrected pursuant to section 71 of the Act to cross reference Condition 66, to correct an accidental omission in the drafting of the condition.

Background

4. On 20 December 2019 Council received the application to amend the Permit pursuant to section 72 of the Act. Refer to Attachment C for the application plans.

5. The application generally proposes:

   (a) amendments to the mix of uses and ground floor layout, including removal of the shops, reduction in the size of the food and drinks premises and an increase in office;
   (b) an overall increase of 25 apartments and change to the apartment mix, including internal apartment reconfigurations and consequential changes to the elevations, including provision of winter gardens and fenestration changes;
   (c) a reduction of 10 car spaces including removal of visitor parking and basement reconfiguration;
   (d) an increase in bike parking provision of 24 spaces;
   (e) variations to the approved building height across various levels, including an overall maximum building height increase of 550mm the screened plant area;
   (f) variations to side setbacks with no additional increase in overshadowing on residential properties and a reduction in some areas;
   (g) variations to design detail including changes to materials and privacy screening treatments and a reduction in planters; and
   (h) a new pedestrian connection between Grids J and K at levels 3 to 6 to address building service requirements.

6. Following a request for further information pursuant to section 54 of the Act and the submission of amended plans and reports, the application was advertised for 28 days in April/May 2020. A total of 7 objections were received and 1 letter of support. Due to operational restrictions during the COVID-19 pandemic, an information session and a consultation meeting were not held.

7. The application was referred to various Council departments and external consultants (Refer to Attachment D to this report for the referral comments).

<u>Lodgment of amended plans</u>

8. In response to Council officers' concerns, the applicant submitted amended plans on 16 July 2020 which show:

   (a) an amended layout to Apt 1205 to improve daylight access into the apartment; and

   (b) amendments to the façade brickwork detailing to the western elevation at Level 1, 2 and 3 to provide a more consistent horizontal pattern.

9. The amended plans have not been substituted for the application plans. If an amended permit is to issue, conditions on the permit will require Apt 1205 and the western elevation be amended to be in accordance with the amended plans. The amended plans do not require advertising because there is no potential increase in detriment to surrounding land from what has been approved under the Permit.

The Proposal

10. The application seeks to amend the plans and conditions on the Permit. The following is a summary of the amendments to the plans:

Basement 03

(a) basement level lowered by 210mm and ramp grades amended;

(b) car park widths and aisle widths amended;

(c) lift Core 1, 2 and 3 amended;

(d) services amended at Core 1;

(e) additional of 20 bicycle spaces to Core 1 storage room;

(f) removal of two showers from Core 1 service room;

(g) additional storage at Core 1;

(h) bicycle parking reconfigured around Core 2 and 3;

(i) additional services to Core 2 via deletion of storage cages;

(j) additional parallel car space created near Core 2 via deletion of storage cages;

(k) additional services to Core 3;

(l) removal of storage at Core 3 and additional storage provision to the northern, western and southern retention walls;

(m) car stackers deleted;

(n) total 138 storage cages (previously 101);

(o) total 24 horizontal bicycle spaces (previously 0);

(p) total 52 wall mounted bicycle spaces (previously 60); and

(q) total 93 car spaces (previously 120).

Basement 02

(a) car park widths and aisle widths amended;

(b) lift Core 1, 2 and 3 amended;

(c) services amended at Core 1 and decrease storage provision;

(d) bicycle parking reconfigured around Core 2 and 3;

(e) additional parallel car space created near Core 2 via deletion of storage cages;

(f) additional services to Core 3 and removal of storage;

(g) additional storage provision to the northern retention wall;

(h) total 85 storage cages (previously 98);

(i) total 16 horizontal bicycle spaces (previously 0);

(j) total 48 wall mounted bicycle spaces (previously 52); and

(k) total 91 car spaces (previously 90).

Basement 01

(a) car park widths and aisle widths amended;

(b) lift Core 1, 2 and 3 amended;

(c) bin store added to Core 1 and goods hoist relocated;

(d) additional services provision to Core 1 and removal of bike store and storage cages on eastern wall;

(e) bicycle parking reconfigured around Core 2 and 3;

(f) additional parallel car space created near Core 2 via deletion of storage cages;

(g) additional services to Core 3 and removal of storage;

(h) additional storage provision to the northern retention wall;

(i) car spaces 001-040 amended to car stackers;

(j) accessible car space relocated to north-west corner;

(k) switch room relocated to ground floor;

(l) total 36 storage cages (previously 45);

(m) total 6 horizontal bicycle spaces (previously 0);

(n) total 54 wall mounted bicycle spaces (previously 74); and

(o) total 118 car spaces, including 0 visitor (previously 102, including 14 visitor).

Ground floor

(a) service zones at Cores 1, 2 and 3 amended and provision of an NBN room;

(b) basement ramp grade amended;

(c) bicycle spaces at 71-77 Victoria Pde relocated adjacent to entry stairs;

(d) Wellington St bicycle parking spaces increased from 14 to 18 spaces;

(e) residential lobby areas amended and airlocks included;

(f) food and drinks premise (72sqm) adjacent to Core 1 deleted;

(g) art and Craft centre relocated to Wellington St frontage (size unchanged);

(h) shop tenancies deleted and replaced with office;

(i) food and drinks premises adjacent to Core 3 reduced in size and converted into one tenancy (233sqm);

(j) loading bay and waste room behind Core 1 and 3 reconfigured and loading Bay 01 entry lowered in height from 3.5m to 3.0m;

(k) additional end of trip facilities and bike storage provided west of Core 2 with Core 3 end of trip facilities reduced;

(l) substation provision reduced;

(m) façade column locations amended to suit amended land uses;

(n) ground floor retail/office façade amended by reducing setback of glazing from street frontage (approximately 850mm) and including box windows with consequential reduction in the footpath bench seating;

(o) level 1 Apt 1107 balcony undercroft removed;

(p) total office 1933sqm (previously 1270sqm);

(q) total food and drinks 707sqm (previously 892sqm); and

(r) total Arts and Crafts centre 100sqm (unchanged).

Level 01

(a) increase apartment numbers from 29 to 43 (19x one bed and 24x two bed);

(b) communal corridor widths amended and smoke lobby introduced (minimum 1.55m width);

(c) eastern façade (Wellington St frontage) reconfigured in accordance with new apartment mix, including:

  (i) minimum building setback from Wellington Street unchanged or increased except for Apt 1105 which has a part reduced setback from 4.79m to 4.27;

  (ii) winter gardens added to Apt 3101, 3102, 3103, 3104, 3105, 3106, 112, 113, 1101 (Wellington St frontage);

  (iii) different façade line / terrace line along the entire elevation;

(d) western façade (laneway frontage) reconfigured in accordance with new apartment mix, including:

  (i) minimum building setback from western boundary is unchanged or increased;

  (ii) different façade line / terrace line in locations between Grids A-J;

  (iii) non-trafficable zones introduced behind planter boxes and planter boxes reduced in size; and

(e) screening treatment amended (Refer to *West Elevation*).

Level 02

(a) increase apartment numbers from 30 to 44 (22x one bed; 21x two bed and 1x three bed);

(b) communal corridor widths amended and smoke lobby introduced (minimum 1.55m width);

(c) eastern façade (Wellington St frontage) reconfigured in accordance with new apartment mix, including;

  (i) minimum building setback from Wellington Street unchanged or increased except for Apt 1203 which has a part reduced setback from 4.79m to 4.27;

  (ii) winter gardens added to Apt 1205, 3201, 3202, 3203, 3204,3205,3206, 1214, 1215, 1201;

  (iii) different façade line / terrace line in locations between Grids A-T;

  (iv) columns added to café;

(d) western façade (laneway frontage) reconfigured in accordance with new apartment mix, including:

  (i) minimum building setback from western boundary unchanged or increased except for Apt 1205 which has a part reduced setback from 3.65m to 1.77m and includes a winter garden and Apt 3208's new terrace setback 3.5m;

  (ii) different façade line / terrace line in locations between Grids A-L;

  (iii) voids/lightwell/"hit and miss" brickwork on western boundary removed;

  (iv) planter removed from Apt 1204 (in lieu of planters introduced at level directly below)

(e) screening treatment amended (Refer to *West Elevation*); and

(f) north-west building corner setback annotation corrected.

Level 03

(a) increase apartment numbers from 28 to 33 (14x one bed and 19x two bed);

(b) communal corridor widths amended, increased services provision and smoke lobby introduced (minimum 1.55m width);

(c) eastern façade (Wellington St frontage) reconfigured in accordance with new apartment mix, including;

  (i) minimum building setback from Wellington Street unchanged or increased except for Apt 1304 which has a part reduced setback from 4.765m to 4.26;

  (ii) winter gardens added to Apt 1310, 1316, 1315, 1312, 3306, 3305, 3304, 3303, and 3314;

  (iii) different façade line / terrace line in locations between Grids A-B and E-V;

  (iv) planters on eastern elevation reduced in size and converted to balcony areas;

(d) western façade (laneway frontage) reconfigured in accordance with new apartment mix, including:

  (i) winter gardens added to Apt 1310;

  (ii) minimum building setback from western boundary unchanged or increased except for two non-trafficable areas have reduced setbacks from 3.5m to 3.0m (Grids F-G and H-I) and Apt 3312's new terrace setback 3.51m;

  (iii) different façade line / terrace line in locations between Grids C-H and M-S;

  (iv) voids/lightwell/"hit and miss" brickwork on western boundary removed;

  (v) glazing line of Apt 1305 has reduced setback from western boundary by 280mm (façade setback unchanged);

(e) planters reduced in size to Apt 3313 and 3314 (northern elevation) with the creation of a non-trafficable zone;

(f) communal terrace landscaping reconfigured and addition of a spa;

(g) common facilities amended from a gym to a co-working space and provision of two additional communal rooms (total 295sqm; previously 181sqm);

(h) screening treatment amended (Refer to *West Elevation*) and additional privacy screens provided at Apt 3312; and

(i) a glazed curtain wall added to the riser wall reducing the setback to Core 2 communal corridor from the western boundary from 12.135m to 11.76m (reduced by approximately 175mm).

Level 04

(a) increase apartment numbers from 30 to 35 (10x one bed; 23x two bed and 2x three bed);

(b) communal corridor widths amended and smoke lobby introduced (minimum 1.55m width);

(c) corridor connected with skywalk, as per MFB requirement;

(d) eastern façade (Wellington St frontage) reconfigured in accordance with new apartment mix, including;

  (i) minimum building setback from Wellington Street unchanged or increased except for Apt 3414 which has a part reduced setback from 4.545m to 4.295m;

  (ii) winter gardens added to Apt 1409, 1411, 3409, 3410, 3413, 3402, 3403, 3404, 3405, 3406, 2404, 1416, 1417, 1401, 1402;

  (iii) different façade line / terrace line across the entire elevation;

  (iv) planters deleted

(e) western façade (laneway frontage) reconfigured in accordance with new apartment mix, including:

(i) winter gardens added to Apt 1409, 1411, 3409, 3410;

(ii) minimum building setback from western boundary unchanged or increased except for setback to Core 2 communal corridor reduced from 11.915m to 11.74m

(iii) different façade line / terrace line in locations between Grids C-U; and

(iv) planters deleted.

Level 05

(a) increase apartment numbers from 28 to 31 (18x one bed; 10x two bed; 2x three bed and 1x four bed);

(b) communal corridor widths amended, increased services provision and smoke lobby introduced (minimum 1.55m width);

(c) corridor connected with skywalk, as per MFB requirement;

(d) eastern façade (Wellington St frontage) reconfigured in accordance with new apartment mix, including;

(i) minimum building setback from Wellington Street unchanged or increased except for Apt 1503 which has a part reduced setback from 4.765m to 4.29m;

(ii) winter gardens added to Apt 1509, 3507,3502,1513;

(iii) different façade line / terrace line across the entire elevation except Grid K-L;

(iv) planters reduced with width from 1.5m to 700mm or deleted (Apt 3502, 3501, 3512);

(e) western façade (laneway frontage) reconfigured in accordance with new apartment mix, including:

(i) winter gardens added to Apt 1509, 3507;

(ii) minimum building setback from western boundary unchanged or increased except for setback to Core 2 communal corridor from 11.915m to 11.745m;

(iii) different façade line / terrace line in locations between Grids C-H and C-S;

(f) removal of communal terraces in north-west corner (63sqm) and converted to private terraces with reduced planters (69sqm); and

(g) removal of communal terrace (20sqm) adjacent to building separation and converted to larger private terrace (42sqm).

Level 06

(a) increase apartment numbers from 19 to 21 (7x one bed; 10x two bed and 4x three bed);

(b) communal corridor widths amended, increased services provision and smoke lobby introduced (albeit not labelled) (minimum 1.55m width);

(c) corridor connected with skywalk, as per MFB requirement;

(d) eastern façade (Wellington St frontage) reconfigured in accordance with new apartment mix, including;

(i) minimum building setback from Wellington Street unchanged or increased except for reduced setbacks of Apt 1602 from 4.765m to 4.26m, Apt 1601 from 4.685m to 4.285m, Apt 1609 from 4.74m to 4.285m; Apt 1608 from 1.48m to 1.5m; Apt 3605 from 4.64m to 4.285m, Apt 3602 from 4.645m to 4.285m and Apt 3601 from 4.545m to 4.295m;

(ii) winter gardens added to Apt 3605, 3607, 3602, 1608, 1601;

(iii) different façade line / terrace line across the entire elevation except Grid S-V;

(iv) planters deleted;

(e) western façade (laneway frontage) reconfigured in accordance with new apartment mix, including:

(i) winter gardens added to Apt 3607

(ii) minimum building setback from western boundary unchanged or increased except communal roof terrace has a reduced setback from 6.94m to 5.54m;

(iii) different façade line / terrace line in locations except Grid A-B;

(f) communal terrace reconfigured and addition of a two spa areas and increased parapet height by 2.1m for acoustic attenuation; and

(g) glazed curtain wall to replace car park riser wall at a reduced setback from 11.915m to 11.745m.

Level 07

(a) decrease apartment numbers from 18 to 16 (5x one bed; 6x two bed and 5x three bed);

(b) communal corridor widths amended, increased services provision and smoke lobby introduced (albeit not labelled) (minimum 1.55m width);

(c) eastern façade (Wellington St frontage) reconfigured in accordance with new apartment mix, including;

(i) minimum building setback from Wellington Street unchanged or increased except for reduced setbacks of Apt 1702 from 4.765m to 4.26m, Apt 1701 from 4.685m to 4.285m, Apt 1707 from 4.74m to 4.285m; Apt 3704 from 4.64m to 4.445m, Apt 3702 from 4.645m to 4.285m and Apt 3708 from 4.545m to 4.285m;

(ii) winter gardens added to Apt 3707 and 1701;

(iii) different façade line / terrace line across the entire elevation except Grid M-N and S-V;

(iv) planters deleted Apt 1702, 1708, 3701, 3708;

(d) western façade (laneway frontage) reconfigured in accordance with new apartment mix, including:

(i) minimum building setback from western boundary unchanged or increased except for Apt 1707 has a part reduced setback 15.13m to 13.475m;

(ii) void areas of Apt 1703 replaced with terrace;

(iii) different façade line / terrace line along entire elevation;

(iv) internal setback between the buildings reduced from 61.695m to 61.360m; and

(e) communal terrace deleted (90sqm) and replaced with two private terraces (90sqm).

Level 08

(a) decrease apartment numbers from 17 to 9 (2x one bed; 3x two bed and 4x three bed);

(b) communal corridor widths amended, increased services provision and smoke lobby introduced (minimum 1.55m width);

(c) reduction of Core 1 communal corridor length; and

(d) eastern façade (Wellington St frontage) reconfigured in accordance with new apartment mix, including;

  (i) minimum building setback from Wellington Street unchanged or increased except for reduced setbacks of Apt 1802 from 4.765m to 4.295m and 3.0m to 2.825m, Apt 1801 from 4.685m to 4.285m and 1.5m to 1.48m and Apt 1807 from 4.74m to 4.265m; Apt 3801 from 4.64m to 4.295m and 3.0m to 2.925m and Apt 3803 from 4.645m to 4.28m;

  (ii) winter gardens added to Apt 1808;

  (iii) planter deleted to Apt 1802 and 1801;

  (iv) terrace area increased and planter reduced for Apt 3805;

  (v) different façade line / terrace line across the entire elevation

(e) western façade (laneway frontage) reconfigured in accordance with new apartment mix, including:

  (i) planter deleted to Apt 1802

  (ii) minimum building setback from western boundary unchanged or increased except for a reduced setback of Apt 1806 from 4.32m to 4.245m, Apt 107 from 13.475m to 13.5m, Apt 3801 from 14.95m to 13.56m and 9.18m to 9.12m and 7.44m to 7.38m and 15.1m to 13.0m;

  (iii) different façade line / terrace line along entire elevation; and

  (iv) planters deleted.

(f) northern building setback from the northern boundary of terrace reduced from 2.785m to 2.56m and façade line from 8.705m to 8.375m.

Level 09

(a) decrease apartment numbers from 13 to 6 (2x two bed and 3x three bed and 1x six bed);

(b) communal corridor widths amended, increased services provision and smoke lobby introduced (albeit not labelled) (minimum 1.55m width);

(c) eastern façade (Wellington St frontage) reconfigured in accordance with new apartment mix, including;

  (i) minimum building setback from Wellington Street unchanged or increased except for reduced setbacks of Apt 1901 from 4.765m to 4.26m, Apt 1905 from 4.685m to 4.265m (and terrace from 4.825m to 4.265m) and Apt 3901 from 3.0m to 2.925m and 4.645m to 4.275m (and terrace from 4.545m to 4.28m;

  (ii) winter gardens added to Apt 3903;

  (iii) planter deleted to Apt 1802 and 1801;

  (iv) different façade line / terrace line across the entire elevation;

(d) western façade (laneway frontage) reconfigured in accordance with new apartment mix, including:

  (i) winter gardens added to Apt 3903;

  (ii) minimum building setback from western boundary unchanged or increased except for a reduced setback of Apt 1905's terrace from 13.455m to 13.38m, Apt 3901's part of terrace from 15.16m to 13.56m

(iii) different façade line / terrace line along entire elevation; and

(iv) planters deleted;

(v) a reduced internal building separation from 76.2m to 75.78m.

(e) northern building setback from the northern boundary of terrace reduced from 8.615m to 8.375m (terrace increased in size of Apt 1905 from 78sqm to 87sqm) and a reduced setback of 16.19m to 15.98m (to lift Core 3)

(f) communal terraces (100sqm) deleted and replaced with private terraces.

Level 10

(a) decrease apartment numbers from 4 to 3 (1x two bed and 2x three bed);

(b) communal corridor widths amended, increased services provision and smoke lobby introduced (albeit not labelled) (minimum 1.55m width);

(c) eastern façade (Wellington St frontage) reconfigured in accordance with new apartment mix, including;

(i) minimum building setback from Wellington Street unchanged or increased except for reduced setbacks of Apt 1901 from 3.0m to 2.925m and 4.685m to 4.265m and 8.9m to 7.95m (to lift Core 1) and 1.68m to 1.48 (to terrace) and Apt 3901 from 4.645m to 4.285m

(ii) planters deleted to Apt 1901;

(iii) different façade line / terrace line across the entire elevation;

(d) western façade (laneway frontage) reconfigured in accordance with new apartment mix, including:

(i) minimum building setback from western boundary unchanged or increased except for a reduced setback of Apt 31002 from 7.4m to 7.38m

(ii) different façade line / terrace line to southern building (Grids O-S unchanged); and

(iii) planters deleted;

(iv) terrace to Apt 31002 increased from 25sqm to 42sqm (minimum western boundary setback maintained); and

(v) terraces to Apt 1901 reduced in size from 285sqm to 263sqm.

Level 11 / Roof plant

(a) roof plant configuration amended in line with amended Core location with minimum setback from western boundary unchanged;

(b) core 1 setback from eastern boundary reduced from 8.75m to 7.95m;

(c) core 3 setback part reduced from northern boundary from 5.705m to 5.67m (reduced by 35mm); and

(d) 1.85m high perforated metal screening in lieu of timber.

North Elevation

(a) façade break and window locations amended; and

(b) metal colorbond cladding (Wallaby) to replace Hawthorn red brick to tower.

East Elevation

(a) façade break and window locations amended, including reduction in glazing to the ground floor;

(b) planter boxes reduced;

(c) landscape pergolas added to communal terraces;

(d) precast concrete dark grey to replace light grey to the 'Glasswright' tower;

(e) precast concrete mid grey to replace light grey brick to "The Cutler" tower;

(f) precast concrete mid grey to replace 'cream' brick mist to "The Drapery" tower;

(g) metal clad 'wallaby' (mid grey) to replace red brick to the 'Milliner' tower; and

(h) parapet height of "The Dressmaker" reduced by 280mm.

South elevation

(a) façade break and window locations amended;

(b) stair height of lift core increased to provide a 2.03m door clearance (RL59.67);

(c) planter boxes reduced; and

(d) landscape pergolas added.

West elevation

(a) façade break and window locations amended;

(b) ground floor amended for new service locations;

(c) precast concrete dark grey to replace light grey to the 'Glasswright' tower;

(d) precast concrete mid grey to replace light grey brick to "The Cutler" tower;

(e) precast concrete mid grey to replace 'cream' brick mist to "The Drapery" tower;

(f) metal clad 'wallaby' (mid grey) to replace red brick to the 'Milliner' tower;

(g) level 01 and 02 timber privacy screening replaced with:

  (i) PS1 (façade upstand with glazed opaque screen to 1.7m high); or

  (ii) OM3 (façade upstand with opaque balustrade to 1.3m high with non-trafficable zone behind to prevent downward views); or

  (iii) GLB (obscure glass to 1.7m high).

(h) level 03 timber screening replaced with:

  (iv) OM5 (planter with non-trafficable zone behind to prevent downward views);

  (v) OM4 (façade upstand with metal screen to 1.3m high (25% openings) with non-trafficable zone behind to prevent downward views); and

  (vi) PS2 (façade upstand with perforated metal screen atop to 1.7m high).

Façade details

(a) brick Type A elevation window reveals increased from 40mm x 40mm to 60mm x 60mm;

(b) introduction of a reveal to the Level 05 brick arch; and

(c) glazing line amended to sit flush with façade (previously setback to inside line of columns).

11. Refer to paragraphs 125-135 for details of the amendments to the landscaping and paragraphs 120-124 for ESD commitments.

Existing Conditions

Subject Site

12. The subject site is located on the north-west corner of the intersection of Victoria Parade and Wellington Street in Collingwood (Refer to Attachment E to this report for a location map). The site comprises the following allotments legally described as:

    (a) Lot 1 on TP52537M;
    (b) Lot 1 on TP383399L;
    (c) Lot 1 on TP446225T;
    (d) Lot 1 on TP668006X;
    (e) Lot 1 on TP419140L; and
    (f) Land in plan of consolidation 101690.

13. There are no covenants registered on the titles provided however there is a Section 173 Agreement that was registered on Land in plan of consolidation 101690 on 4 December 2019. The Section 173 Agreement is pursuant to condition 40 of the original Permit and relates to the Arts and Crafts centre. If an amended permit is to issue, the Section 173 Agreement needs to be amended in accordance with condition 39 to delete reference to management of the accessway given that the new location of the Arts and Crafts centre no longer relies on the accessway.

14. The site has a frontage of approximately 178m to Wellington Street and 25.7m to Victoria Parade, yielding a site area of approximately 4,757m². A 3.67m wide ROW runs along the western boundary of the site, extending from Victoria Parade to Langridge Street.

15. The site has been cleared of all buildings except for the portions of building to be retained under the Permit at 71-77 Victoria Parade.

Surrounding Land

16. Since the grant of the Permit there has been no material change to the surrounding land except for:

    (a) an application has been lodged with VCAT relating to Council's failure to determine an application within the prescribed time for a development of the land at 36-52 Wellington St Collingwood (partially opposite the subject site on the eastern side of Wellington St) with a 15 storey mixed use commercial development. On 11 March 2020 Council resolved it would have refused the application on grounds relating to height and scale; impacts on the heritage interface (old distillery); waste management and environmental sustainable design. The matter is listed for a 4 day VCAT hearing commencing 26 October 2020. Relevantly, this application will not result in any increased off-site amenity impacts on that property from what has already been approved under the Permit;
    (b) the approved 14 storey residential development at 61-71 Wellington St & 37-39 Langridge St (located 36m to the north) has now been constructed; and
    (c) The approved 6-13 storey mixed use development at 2-16 Northumberland St (located 23m to the north-east with a frontage to Wellington St) is under construction.



Figure 1: *Photo montage of 2-16 Northumberland Street*



Figure 2: P*hoto montage of 2-16 Northumberland Street*

17. The site's immediate interfaces to the north, west and south are unchanged and can be described as follows:

    (a) to the north of the subject site, at the corner of Wellington and Derby Streets, is a 1-2 storey, painted brick building, formerly the Vine Hotel. The building is unoccupied;
    (b) to the west of the subject site, across a ROW, are a range of buildings varying from 2 storey red brick heritage properties at the northern end, with a 5 storey infill residential development, with 1-2 storey Victorian era terraces further south. The land uses vary from offices to dwellings;
    (c) to the east is Wellington St, which has Copenhagen style bicycle lanes in both directions and parallel parking on the east side of the street; and
    (d) to the south is Victoria Pde.

Legislation Provisions

18. The amendment has been requested pursuant to section 72 of the *Planning and Environment Act* 1987 (the Act). Section 72 of the Act states:

    (1) A person who is entitled to use or develop land in accordance with a permit may apply to the responsible authority for an amendment to the permit.

(2) This section does not apply to—
(a) a permit or a part of a permit issued at the direction of the Tribunal, if the Tribunal has directed under section 85 that the responsible authority must not amend that permit or that part of the permit (as the case requires); or
(b) a permit issued under Division 6.

19. The Permit issued 2 March 2018 at the direction of the VCAT following a Compulsory Conference on 31 January 2020. The Tribunal's Order has not directed that the responsible authority must not amend the permit.

20. Section 73 of the Act states that Sections 47 to 62 of the Act apply to the amendment application. This allows the Responsible Authority to apply the abovementioned sections of the Act to the amendment application as if it was an application for a permit.

Planning Scheme Provisions

Zoning

Commercial 1 Zone (C1Z)

21. Pursuant to Clause 34.01-1 of the Yarra Planning Scheme, use of the land for office, dwellings and food and drinks premises do not require a planning permit.

22. Pursuant to clause 34.01-4 of the Scheme, a permit is required to construct a building or construct or carry out works. An apartment development must meet the requirements of Clause 58, however this application enjoys transitional provisions because the original permit application was lodged before the approval date of VC136.

Mixed Use Zone (MUZ)

23. Pursuant to Clause 32.04-2 of the Scheme, the use of the site as offices, food and drinks premises (greater than 150sqm) and an art and craft centre (an innominate use) requires a planning permit. The use of the site for dwellings does not require a planning permit. No change is proposed to the art and crafts floor area and the food and drinks premises are reduced in size. As such, consideration of the use is limited to the increase in office net floor area (additional 663sqm).

24. As the application enjoys transitional provisions from Clause 58 under clause 32.04-6 of the Scheme, the *Design Guidelines for Higher Density Residential Development (Department of Sustainability and Environment 2004)* continue to apply.

25. Under Clause 32.04-8 of the Scheme, a permit is required to construct a building or construct or carry out works for a use in section 2 of Clause 32.04-2 (offices, food and drinks premises, and art and craft centre). There is no maximum building height requirement in the schedule to the zone.

Overlays

Heritage Overlay (HO336 – Victoria Parade Precinct, Collingwood)

26. The southernmost section of the site (71-77 Victoria Parade) is affected by a Heritage Overlay. A permit is required under Clause 43.01-1 of the Scheme to demolish or remove a building and to construct a building or construct or carry out works.
Design and Development Overlay – Schedule 2 – Main Roads and Boulevards (DDO2)

27. Pursuant to Clause 43.02-2 of the Scheme, a permit is required to construct a building or construct or carry out works.

28. Schedule 2 to the DDO outlines the following design objectives:

(a) *To recognise the importance of main roads to the image of the City.*
(b) *To retain existing streetscapes and places of cultural heritage significance and encourage retention of historic buildings and features which contribute to their identity.*
(c) *To reinforce and enhance the distinctive heritage qualities of main roads and boulevards.*
(d) *To recognise and reinforce the pattern of development and the character of the street, including traditional lot width, in building design.*
(e) *To encourage high quality contemporary architecture.*
(f) *To encourage urban design that provides for a high level of community safety and comfort.*
(g) *To limit visual clutter.*
(h) *To maintain and where needed, create, a high level of amenity to adjacent residential uses through the design, height and form of proposed development.*

29. Decision guidelines include:

(a) *The contribution of the proposal to the streetscape.*
(b) *The design, height and visual bulk of the development in relation to surrounding land uses and developments.*
(c) *The design, height and form of the development in relation to the built form character of the street.*

Environmental Audit Overlay (EAO)

30. The EAO only applies to the MUZ segment of the site. The requirements under Clause 45.03-1 of the Scheme continue to apply. Condition 55 and 56 requiring an environmental audit for land within the C1Z will be retained on the Permit. An Environmental Audit Report was submitted to Council on 31 July 2020.

Particular Provisions

Clause 52.06 – Car Parking

31. Clause 52.06-1 requires that a new use must not commence until the required car spaces have been provided on the land. Of note, on 31 July 2018 Amendment VC148 amended the car parking requirements in the Scheme, particularly relating to those areas located within close proximity to the Principle Public Transport Network (PPTN). The subject site is located within the PPTN area:

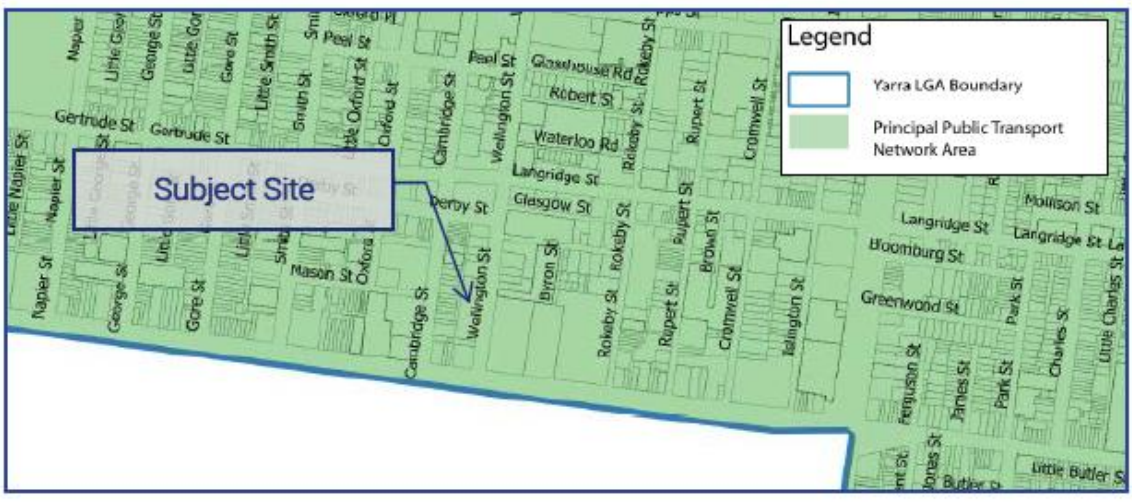


Figure 3: *Extract from Traffix Addendum*

32. Pursuant to Table 1 to Clause 52.06-5, Column B parking rates apply to a site within the PPTN area. Of note, there is no residential visitor parking requirement. The table below sets out the car parking requirements for the amended development proposal:

Use	Area/No	Rate	No. required	No. proposed	Reduction sought
Dwellings	97x one bed 119x two bed 25x three or more bed	1 space per dwelling 2 space per dwelling	216 50	258	8
Office	1933sqm	3 car spaces to each 100sqm of net floor area	57	35	22
Food and drink premises	707sqm	3.5 per 100sqm of leasable floor area	24	9	19
Art and craft centre	100sqm	4 spaces to each 100sqm of net floor area	4		
Total			**351**	**302**	**49**

33. Pursuant to Clause 52.06-3, a permit is required to further reduce the number of car spaces for the dwellings as required under Clause 52.06-5.

Clause 52.34 – Bicycle Facilities

34. Pursuant to clause 52.34, a new use must not commence or the floor area of an existing use must not be increased until the required bicycle facilities and associated signage has been provided on the land. The table below sets out the bicycle parking requirements for the amended development proposal:

Land Use	Units/Area proposed	Rate for resident/ staff	Rate for visitors	No. required	No. proposed	Reduction sought
Dwellings	241	In developments of 4 or more storeys, 1 resident spaces to each 5 dwellings	In developments of 4 or more storeys, 1 visitor space to each 10 dwellings	48 resident 24 visitor	243	0
Office	1933sqm	1 to each 300sqm of net floor area if the net floor area exceeds 1000sqm	1 to each 1000sqm of net floor area if the net floor area exceeds 1000sqm	6 staff 1 visitor	30 staff 45 visitor	0
Food and drink premises	707sqm	1 to each 300sqm of leasable floor area	1 to each 500sqm of leasable floor area	2 staff 1 visitor		

Art and crafts centre	100sqm	None specified	None specified	N/A		
Total				**8 staff 26 visitor 48 resident**	**30 staff 45 visitor 243 resident**	**0**

35. As such, the bicycle parking requirement is exceeded for the development.

36. Clause 52.34-3 also requires shower and change room facilities be provided at a rate of 5 shower/change room for the first 5 employee bicycle spaces, and 1 shower/change room per 10 spaces thereafter.

37. The proposal provides 9 shower and change room facilities, exceeding the requirements of this clause.

Clause 53.18 – Stormwater Management in Urban Development

38. This clause does apply to an application for an amendment of a permit under section 72 of the Act, if the original permit application was lodged before the approval date of Amendment VC154.

General Provisions

Clause 65 – Decision guidelines

39. The decision guidelines outlined at Clause 65 of the Scheme are relevant to all applications. Because a permit can be granted does not imply that a permit should or will be granted. Before deciding on an application, the Responsible Authority must consider a number of matters. Amongst other things, the Responsible Authority must consider the relevant Municipal Planning Strategy and the Planning Policy Framework, as well as the purpose of the zone, overlay or any other provision. An assessment of the application against the relevant sections of the Scheme is contained in this report

Planning Policy Framework (PPF)

40. Relevant Clauses to this application are:

(a) Clause 11.01-1S – Settlement
(b) Clause 11.02-1S – Supply of urban land
(c) Clause 11.03-2S - Growth areas
(d) Clause 13.05-1S – Noise abatement
(e) Clause 15.01-1S – Urban design
(f) Clause 15.01-2S – Building design
(g) Clause 15.01-5S –Neighbourhood character
(h) Clause 15.02-1S – Energy and resource efficiency
(i) Clause 15.03-1S – Heritage conservation
(j) Clause 16.01-1S – Integrated housing
(k) Clause 16.01-2S – Location of residential development
(l) Clause 16.01-3S – Housing diversity
(m) Clause 16.01-4S – Housing affordability
(n) Clause 17.01-1S – Diversified economy
(o) Clause 17.02-1S – Business
(p) Clause 18.02-2R – Principal Public Transport Network
(q) Clause 18.02-4S – Car Parking

41. Clause 11.01-1S (Settlement) includes the following strategies:

(a) Develop compact urban areas that are based around existing or planned activity centres to maximise accessibility to facilities and services.
(b) Ensure retail, office-based employment, community facilities and services are concentrated in central locations.
(c) Encourage a form and density of settlements that supports sustainable transport to reduce greenhouse gas emissions.
(d) Limit urban sprawl and direct growth into existing settlements.

42. Clause 11.02-1S (Supply of urban land) has the objective:

(a) *To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.*

43. Clause 11.03-2S (Growth areas) has the objective:

(a) *To locate urban growth close to transport corridors and services and provide efficient and effective infrastructure to create benefits for sustainability while protecting primary production, major sources of raw materials and valued environmental areas*.

44. Clause 13.05-1S (Noise abatement) has the objective:

(a) To assist the control of noise effects on sensitive land uses.

45. Clause 15.01-1S (Urban design) has the objective:

(a) To create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity.

46. Relevant strategies to achieve this objective include:

(a) Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate
(b) Ensure development contributed to community and cultural lift by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.
(c) Ensure development supports public realm amenity and safe access to walking and cycling environments and public transport.
(d) Ensure that the design and location of publically accessible private spaces, including car parking areas, forecourts and walkways, is of a high standard, creates a safe environment for users and enables easy and efficient use.

47. Clause 15.01-2S (Building design) has the objective:

(a) To achieve building design outcomes that contribute positively to the local context and enhance the public realm.

48. Relevant strategies to achieve this objective include:

(a) Ensure development responds and contributes to the strategic and cultural context of its location
(b) Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.
(c) Ensure the form, scale and appearance of development enhances the function and amenity of the public realm.
(d) Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security.

49. Clause 15.01-5S (Neighbourhood character) has the objective:

    (a) To recognise, support and protect neighbourhood character, cultural identity, and sense of place.

50. Relevant strategies to achieve this objective include:

    (a) Ensure development responds to cultural identity and contributes to existing or preferred neighbourhood character
    (b) Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of local environment and place by emphasising the:
        (i) Pattern of local urban structure
        (ii) Underlying natural landscape character and significant vegetation
        (iii) Heritage values and built form that reflect community identity.

51. Clause 15.02-1S (Energy and resource efficiency) has the objective:

    (a) *To encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions.*

52. Relevant strategies to achieve this objective include:

    (a) *Improve the energy, water and waste performance of buildings and subdivision through environmentally sustainable development*
    (b) *Promote consolidation of urban development and integration of land use and transport.*
    (c) *Improve efficiency in energy use through greater use of renewable energy technologies and other energy efficiency upgrades.*
    (d) *Support low energy forms of transport such as walking and cycling.*
    (e) *Reduce the urban heat island effect by greening urban areas, building, transport corridors and open spaces with vegetation.*

53. Clause 15.03-1S (Heritage conservation) has the objective:

    (a) To ensure the conservation of places of heritage significance.

54. Clause 16.01-1S (Integrated housing) has the objective:

    (a) To promote a housing market that meets community needs.

55. Clause 16.01-2S (Location of residential development) has the objective:

    (a) To locate new housing in designated locations that offer good access to jobs, services and transport.

56. Clause 16.01-3S (Housing diversity)

    (a) To provide for a range of housing types to meet diverse needs.

57. Clause 16.01-4S (Housing affordability) has the objective:

    (a) To deliver more affordable housing closer to jobs, transport and services.

58. Clause 17.01-1S (Diversified economy) has the objective:

    (a) To strengthen and diversify the economy.

59. Clause 17.02-1S (Business) has the objective:

    (a) *To encourage development that meets the community's needs for retail, entertainment, office and other commercial services.*

60. Clause 18.02-2R (Principal Public Transport Network) includes the following strategy of relevance to this site:

    (a) Maximise the use of existing infrastructure and increase the diversity of development along the Principal Public Transport Network, particularly at interchanges, activity centres and where principal transport routes intersect.

61. Clause 18.02-4S (Car Parking) has the following objective:

    (a) To ensure an adequate supply of car parking that is appropriately designed and located.

Local Planning Policy Framework (LPPF)

62. The following sections of the Municipal Strategic Statement (MSS) are relevant:

    (a) Clause 21.04-1 – Accommodation and housing
    (b) Clause 21.04-3 - Industry, office and commercial
    (c) Clause 21.05-1 – Heritage
    (d) Clause 21.05-2 – Urban design
    (e) Clause 21.06 – Transport
    (f) Clause 21.07 – Environmental sustainable design
    (g) Clause 21.08-5 – Collingwood

63. Clause 21.04-1 (Accommodation and housing) has the following objectives:

    (a) Objective 1 - To accommodate forecast increases in population.
    (b) *Objective 2 - To retain a diverse population and household structure*
    (c) *Objective 3 - To reduce potential amenity conflicts between residential and other uses.*

64. Clause 21.04-3 (Industry, office and commercial) includes the objective:

    (a) Objective 8 - To increase the number and diversity of local employment opportunities.

65. Clause 21.05-1 (Heritage) includes the objective:

    (a) Objective 14 - To protect and enhance Yarra's heritage places.

66. Clause 21.05-2 (Urban design) has the objectives:

    (a) Objective 17 - To retain Yarra's identity as a low-rise urban form with pockets of higher development.
    (b) Objective 19 - To create an inner city environment with landscaped beauty.
    (c) Objective 20 - To ensure that new development contributes positively to Yarra's urban fabric

67. Clause 21.05-3 (Built form character) has the objective:

    (a) *To maintain and strengthen the identified character of each type of identified built form within Yarra*.

68. On the Built Form Character Map (Figure 14) for Collingwood, the site is shown to fall within a 'Non-residential' area. The built form objective for area is:

(a) *To improve the interface of development with the street*.

69. Clause 21.06 (Transport) has the objectives:

(a) Objective 30 – To provide safe and convenient pedestrian and bicycle environments.
(b) Objective 31 – To facilitate public transport usage.
(c) Objective 32 – To reduce the reliance on the private motor car.
(d) Objective 33 – To reduce the impact of traffic

70. Clause 21.07-1 (Ecologically sustainable development) includes the objective:

(a) Objective 34 – To promote ecologically sustainable development.

71. Clause 21.08-5 (Collingwood) includes the following description of the area:

(a) *Much of Collingwood is industrial in character with the residential precincts surrounded by or interspersed with industrial buildings…..To the south of Johnston Street development is Victorian overlaid with subsequent periods of development. This part of Collingwood is varied in built form and character, ranging from large Victorian factory buildings to small pockets of low rise residential development...The Smith Street major activity centre serves multiple roles for local residents whilst attracting visitors from a larger catchment.*
The Gipps Street industrial precinct is characterized by traditional manufacturing, service activities and a considerable portion of activity related to the textile, clothing and footwear sector… rezoning to Business 3 will be supported. This will enable the area to retain an industrial character but evolve to provide a wider range of employment opportunities including service business and offices uses. Any change of use should consider opportunities for improvement to the public domain.

Relevant Local Policies

72. The following local policies are relevant:

(a) Clause 22.02 – Development Guidelines for Sites Subject to the Heritage Overlay
(b) Clause 22.03 – Landmarks and Tall Structures
(c) Clause 22.05 – Interface Uses Policy
(d) Cluse 22.07 – Development Abutting Laneways
(e) Clause 22.16 – Stormwater Management (Water Sensitive Urban Design)
(f) Clause 22.17 – Environmentally Sustainable Development

73. Clause 22.02 (Development Guidelines for Sites Subject to the Heritage Overlay) applies to all land within a Heritage Overlay. The application does not propose any change to the extent of demolition or the scale of the development within HO336. As such, the proposal does not give rise to any heritage considerations.

74. Clause 22.03 (Landmarks and Tall Structures) applies to all development and seeks to protect views to the silhouette and profile of Yarra's valued landmarks. The proposal does not materially increase the building height or massing of the development from what was approved under the Permit. As such, an assessment against this policy is not applicable.

75. Clause 22.05 (Interfaces Uses Policy) policy applies to use or development within Mixed Use and Commercial Zones (among others). The objectives of the policy are:

(a) To enable the development of new residential uses within and close to activity centres, near industrial areas and in mixed use areas while not impeding the growth and operation of these areas as service, economic and employment nodes.

(b) To ensure that residential uses located within or near commercial centres or near industrial uses enjoy a reasonable level of amenity.

76. At Clause 22.05-4.1 the policy lists guidelines for dwelling design to address noise, fumes and overlooking impacts from nearby commercial or industrial development. At Clause 22.05-4.2 the policy list guidelines for non-residential development design near residential properties which address overlooking, visual bulk, acoustic protection, light spill, waste management and construction management.

77. Clause 22.07 (Development Abutting Laneways) applies to applications for development that is accessed from a laneway or has laneway abuttal. It is policy that (amongst other matters):

(a) Lighting be designed to avoid light spill into adjacent private open space and habitable rooms.
(b) Windows and balconies overlook laneways but do not unreasonably overlook private open space or habitable rooms on the opposite side of the laneway. Development respect the scale of the surrounding built form
(c) Development not obstruct existing access to other properties in the laneway
(d) The laneway not be used for refuse storage. All laneway upgradings which provide improved access to the development be funded by the developer.

78. Clause 22.10 (Built form and design policy) applies to all new development not included in a Heritage Overlay. The objectives of this policy are:

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

79. The policy comprises 10 design elements that address the following issues: urban form and character; setbacks and building height; street and public space quality; environmental sustainability; site coverage; on-site amenity; off-site amenity; landscaping and fencing; parking, traffic and access; and service infrastructure.

80. Clause 22.16 (Stormwater Management (Water Sensitive Urban Design)) applies to new buildings and extensions to existing buildings which are 50sqm in floor area or greater. Clause 22.16-3 requires development to improve the quality and reduce the flow of water discharge to waterways; manage the flow of litter being carried off-site in stormwater flows; and encourage the use of green roofs, walls and facades in buildings where practicable.

81. Clause 22.17 (Environmentally Sustainable Design) applies to non-residential development with a gross floor area of 100sqm or greater. The overarching objective is that development should achieve best practice in environmentally sustainable development from the design stage through to construction and operation. The considerations are energy performance, water resources, indoor environment quality, storm water management, transport, waste management and urban ecology.

Other Relevant Documents
Urban Design Guidelines for Victoria (Department of Environment, Land, Water and Planning, 2017)

82. Clause 15.01-2S requires consideration to be given to this document, as relevant.

Advertising

83. The application was advertised under the provisions of Section 52 of the Planning and Environment Act (1987) by letters sent to surrounding owners/occupiers and parties to the VCAT Proceeding P2232/2019 which resulted in the grant of the permit. Council received 1 letter of support and 7 objections to the application. The grounds of objection can be summarised as follows:

    (a) increase in the number of apartments and loss of housing diversity;
    (b) mix of uses at the ground floor lacks diversity;
    (c) loss of all visitor car parking;
    (d) inadequate car and bicycle parking provision for the increase in apartments and the number of studies that can be used as bedrooms;
    (e) additional apartments will create more waste and noise impacts;
    (f) amenity impacts from changes to loading zone and rubbish storage arrangements;
    (g) there should be no changes that result in overlooking, including from the new pedestrian connections between Grids J and K;
    (h) there should be no reduction in building setbacks;
    (i) there should be no changes to the screening treatments;
    (j) there should be no change to the communal terraces that give rise to overlooking;
    (k) the proposed screening treatments are poorly described and inadequate;
    (l) changes to plantings and surface treatment is unclear;
    (m) impacts on laneway width; and
    (n) abuse of an existing permit and no justification for amendment to be approved.

84. The grounds of support can be summarised as follows:

    (a) the reduction in car parking discourages people to drive to the suburb and promotes using public transport, riding or walking.

85. Due to the COVID-19 pandemic, a consultation meeting was not held by Council due to social distancing restrictions. The applicant did however directly consult with the following objectors:

    (a) Rob Barrington, father of Edwina and Priscilla Barrington, co-owners of 28-32 Cambridge Street, Collingwood;
    (b) Jenny Port of 69 Victoria Parade, Collingwood;
    (c) Mike Drake of 18 Cambridge Street, Collingwood; and
    (d) Nicholas Pane of 26 Cambridge Street, Collingwood.

86. The applicant has also prepared a sightline (overlooking) section showing the interface between the development and No. 18 Cambridge Street and between the development and No. 26 Cambridge Street. The sightline sections are Attachment F to this report and were provided by the applicant to the relevant objectors as part of their consultation with neighbours.

Referrals

External Referrals

87. The application was referred to Head, Transport for Victoria pursuant to Clause 66.02-11 because the amended proposal provides more than 60 dwellings. No response was received within the statutory timeframe of 28 days.

Internal Referrals

88. The application was referred to the following units within Council and external consultants:

    (a) Engineering Services Unit;

(b) Strategic Transport Unit;
(c) City Works Unit;
(d) Open Space Unit;
(e) ESD advisor; and
(f) SLR Acoustic Consultants.

89. Referral comments have been included as attachments to this report.

OFFICER ASSESSMENT

90. The primary considerations for this application are as follows:

(a) principles relevant to assessment of an application under section 72 of the Act;
(b) policy and strategic support;
(c) use
(d) built form and design;
(e) public realm;
(f) sustainable design;
(g) offsite amenity impacts;
(h) car parking / traffic;
(i) bicycle facilities; and
(j) objectors' concerns.

Principles relevant to an assessment of an application under section 72 of the Act

91. The following key principles apply to an assessment of an application under section 72 of the Act:

(a) legislation provides a legitimate opportunity to consider amendments to permits regardless of the time that has passed since the original decision;
(b) it is well-established authority that, in an application to amend a permit, a decision-maker must confine its considerations to the proposed amendments to the permit. What has been approved and is not proposed to be changed is not open for reconsideration;
(c) the proposed amendments must be assessed on their own merits, and not by reference to whether they are "better" or "worse" than the situation approved under the current permit;
(d) while the scope of consideration is limited to the amendments, the implications of the amendments need to be understood in the context of the development as a whole; and
(e) in assessing the planning merits of the amendment, the relevant test in the exercise of the discretion is whether the proposal would result in an acceptable planning outcome as opposed to an ideal outcome when having regard to the relevant planning policies currently applicable to the subject land, and not the policies that were in place at the time of the original grant of the permit (unless an application benefits from transitional provisions in the Scheme).

92. With this application, another relevant consideration is whether the proposed amendment seeks to undo key or components of the VCAT mediated outcome that resulted in the grant of the permit. In *Marone Pty Ltd Joint Venture v Glen Erica CC* & Ors *(includes Summary) (Red Dot)* [2011] VCAT 1650 the Tribunal said:

> *[12] Mediation plays an important role in the resolution of planning disputes in an efficient, cost effective and fair manner. Public confidence in appropriate dispute mechanisms such as mediation is essential in their success. People who have participated in good faith should have confidence that agreements will be honoured. Consistent with The King David decision, in the absence of a good and sound reason, key components of mediated settlements should generally not be undone via a Section 87A application.*

93. Both the *Marone* and *King David* decision referred to above related to applications to amend a permit under section 87A of the Act. While this application is under section 72 of the Act, it is considered the same principles apply (See *Hair v Port Phillip CC* [2017] VCAT 1586).

94. Importantly, neither the *Marone* or *King David* decisions stand for the proposition that an amendment should be refused because it is not consistent with the VCAT mediated outcome. In *478 St Kilda Road Land Pty Ltd v Port Phillip CC (Red Dot* [2016] VCAT 445 the Tribunal said:

> *"Principles" or the considerations adopted in cases such as King David and Marone are important and relevant. Caution is required when considering s87A requests, such as where an application seeks to win back something foregone at mediation. However, the considerations in King David and Marone are not "absolute". They do not mean that mediated permits cannot be changed or that the mediated outcome must never be altered. Contextual considerations are relevant in deciding whether it is appropriate to amend a permit post-mediation, including changed circumstances.*

95. As such, the assessment section of this report will have regard as to whether the proposed amendments impact on any key components of the mediated settlement that might be a factor weighting against the proposal. Ultimately, the application must be assessed on it planning merits.

Policy and Strategic Support

96. The amended proposal continues to offer a high density residential/mixed use development in an area where planning policy directs such developments given the site is well serviced by infrastructure, public transport and services (Clauses 11.01-1S, 11.03-2 and 18.02-2R).

97. The proposal to increase housing yield within essentially the same approved building envelope enjoys strong policy support because housing policy encourages more housing in areas close to activity centres and public transport (Clause 16.01-2S). More compact housing in this location further planning objectives to provide more affordable housing close to jobs (Clause 16.01-4S). While the proposal changes the mix of apartments within the development, a diversity in housing type is maintained as shown in the table below:

Land Use		**Approved Development**	**Amended Plans**	**Net change**
Dwellings	1 bed 2 bed 3 bed 4 bed 6 bed	76 no. 86 no. 54 no. 0 no. 0 no.	97 no. 119 no. 23 no. 1 no. 1 no.	+21 +33 -31 +1 +1
Commercial	Office Shop Food and drinks Art and Craft	1270sqm 591sqm 892sqm 100sqm	1933sqm 0sqm 707sqm 100sqm	+663sqm -591sqm -185sqm 0sqm

98. The deletion of the shops is unfortunate but not unexpected given that the site is not located within a retail strip or in an area of heavy foot traffic, and retail vacancy rates are high within the municipality. The planning scheme does not compel developments to include certain types of uses within the MUZ therefore the deletion of the shops is not a reason for refusal of the application. Importantly, the proposal continues to provide a diversity of uses with food and drinks premises, an arts and craft centre and office space to complement the residential component of the development and the mixed use nature of the locality.

99. The deletion of all residential visitor parking is acceptable because of State Government reform in how car parking is to be managed, particularly in areas that are well connected to

public transport networks. Amendment VC148 amended the Scheme to delete the requirement for residential visitor parking on sites within the PPTN area. It also reduces car parking requirements for commercial uses within the PPTN area. As such, the proposal is entirely consistent with transport policy, which seeks to discourage people driving cars and instead using sustainable forms of transport in well serviced areas.

100. In summary, the proposal continues to enjoy broad planning policy support.

Use

101. As set out in the section above, the change to the mix of uses is not unacceptable and continues to provide a mixed use development. The VCAT negotiated agreement required delivery of a community space and the proposed art and crafts centre (100sqm) is unchanged except that it has been relocated from the back of the building at ground floor to the Wellington Street frontage. This is an improved outcome for this space as it provides it with exposure to the public realm. It will also provide a high level of activation to the street frontage. The Section 173 Agreement needs to be amended to delete reference to a management plan for use of the accessway given that the relocation of the art and craft centre to the Wellington Street frontage means it no longer relies on the accessway.

102. The increase in office floor area as a result of the deletion of the shops will continue to provide adequate activation of the street frontage (and certainly better than a vacant shop tenancy). Planning policy encourages office-based employment to be concentrated in central locations therefore the increase in office floor area (by 663sqm) enjoys support in this location. A condition restricting office hours of operation (7am to 7pm, seven days a week) will remain on the Permit.

103. The reduction in size of the food and drinks premises (by 185sqm) will likely result in less off-site impacts due to less patronage and lower levels of waste turnover needing collection. The condition restricting patron numbers for each tenancy has been amended to reflect the amended floor areas.

Built Form and Design

Height and massing

104. The application plans show the outline of the approved development in a blue line on the floor plans and in elevations. It is clear that there has been no material to change to the building height or massing of the proposed development. Minor reductions to the setbacks from Wellington Street have been described in the *Proposal* section of this report and will be inconsequential to the presentation of the development. To the laneway, there has been no reduction in building setbacks and in a few instances the setbacks have been increased. Due to the amended apartment mix and layout, some balconies have been relocated and replaced with building façade or vice versa. There is no increased overshadowing impacts on the residential properties opposite as a result of the amended western elevation presentation.

105. The following two pages in this report shows a comparison between the approved eastern elevation (to Wellington Street) and the proposed amended eastern elevation.

Wellington Street (east elevation) design detail / façade presentation

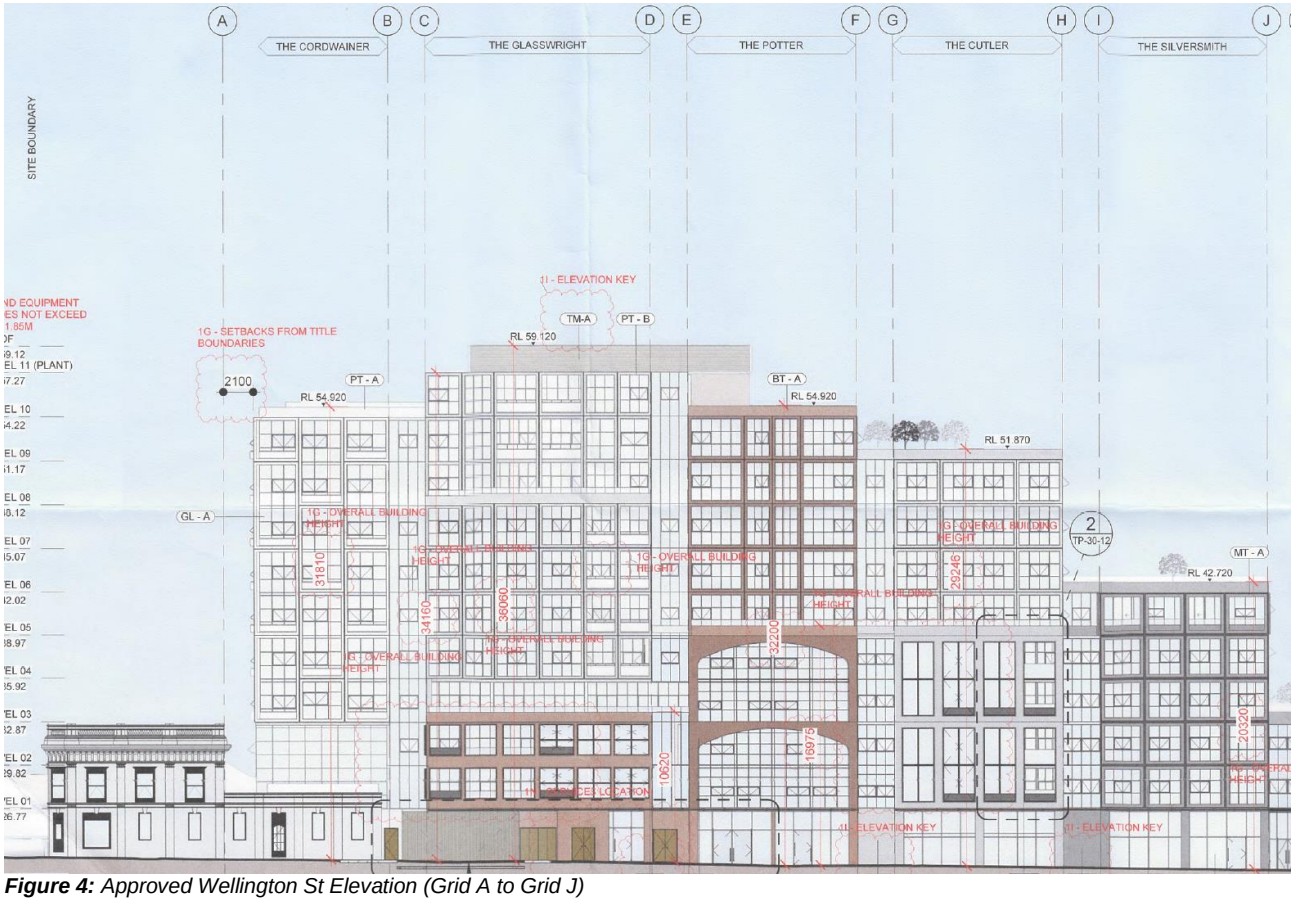


Figure 4: *Approved Wellington St Elevation (Grid A to Grid J)*

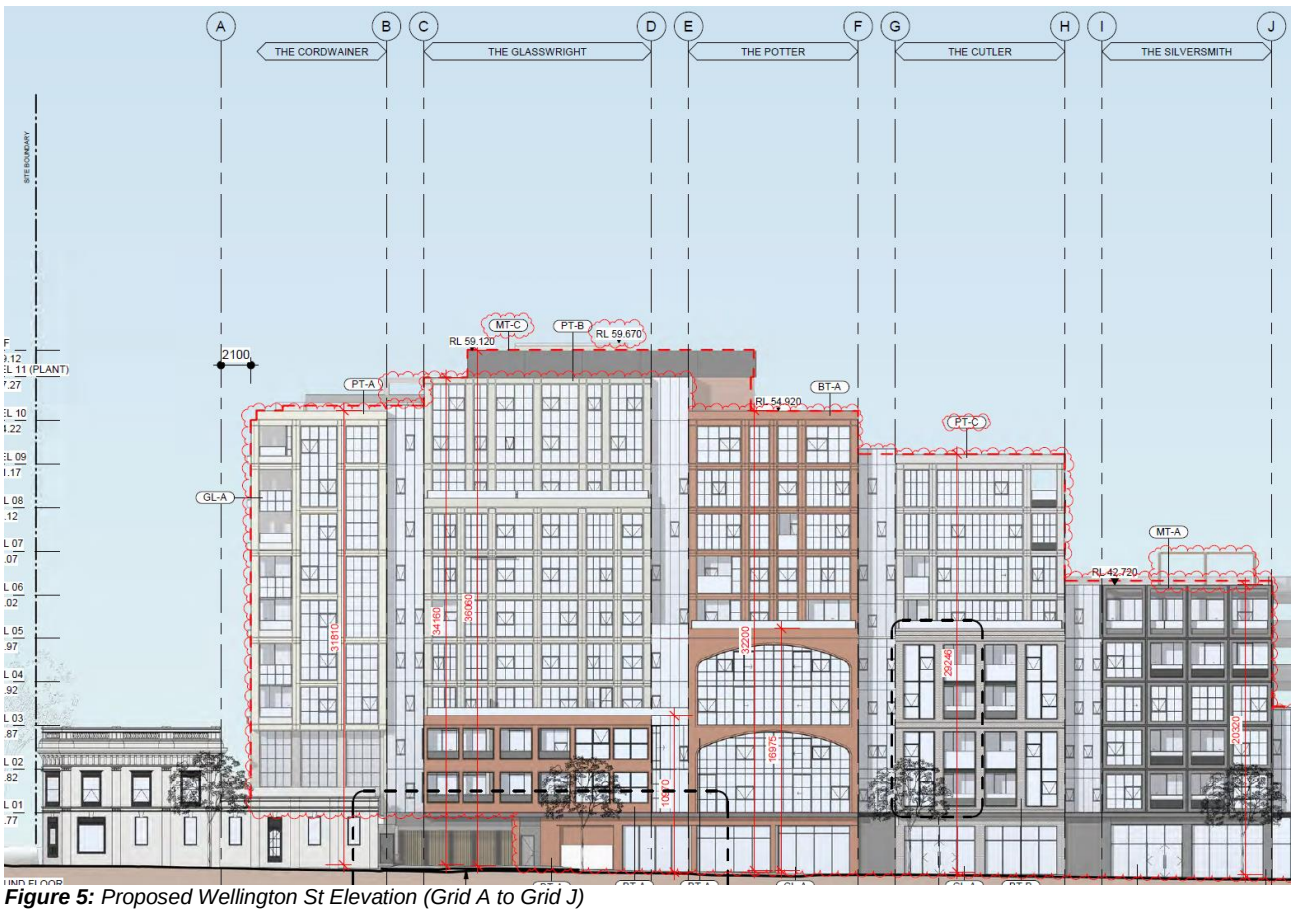


Figure 5: *Proposed Wellington St Elevation (Grid A to Grid J)*

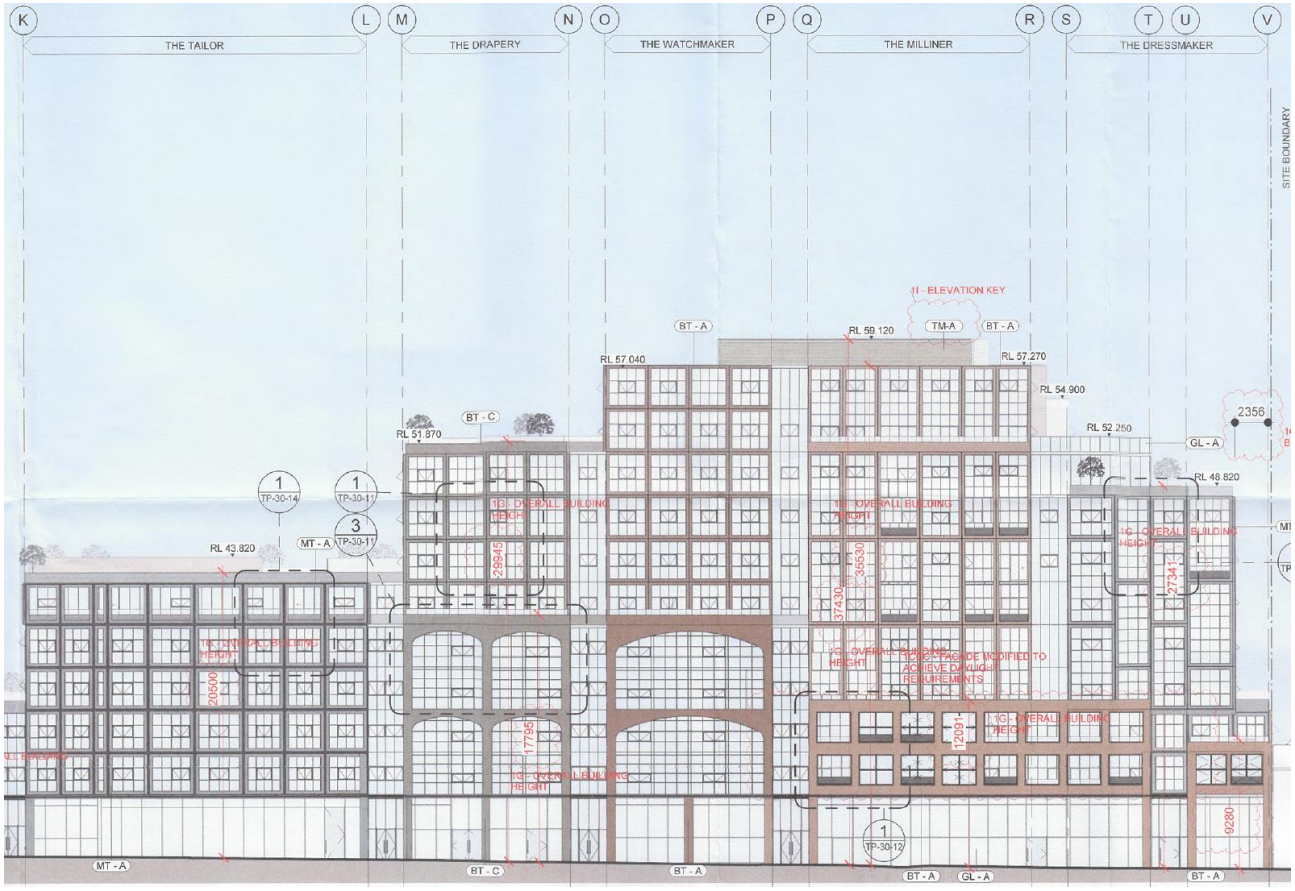


Figure 6: *Approved Wellington St Elevation (Grid K to Grid V)*

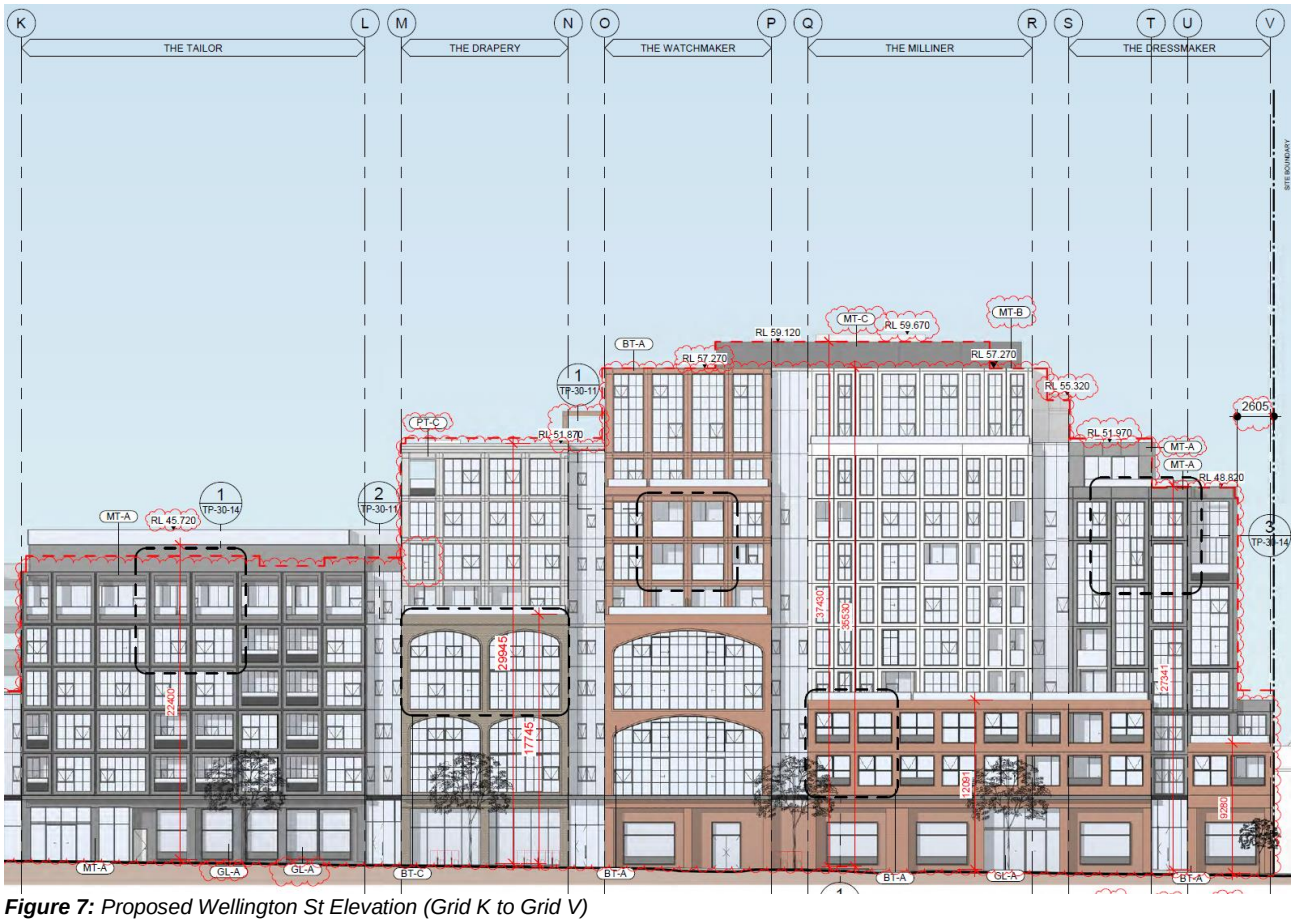


Figure 7: *Proposed Wellington St Elevation (Grid K to Grid V)*

106. The key changes to the Wellington Street (east) elevation relate to the amended ground floor layout as a consequence of the amended layout of uses. In essence the ground floor presents less glazing to the street and more masonry/brick. This is acceptable and more in keeping with the robust, hard edged character of Collingwood. There remains plenty of glazing for activation of the street frontage.

107. The other key change is the addition of new balconies for the new apartments which is creating a different punctuation to the tower facades. Previously, each tower form had a symmetrical and flat façade articulation owing to the winter gardens concealing balconies behind glazing. Where there were balconies, they were located to form a symmetrical pattern. In the amended proposal, the addition of balconies has introduced a randomised pattern of negative space to the building facade, particularly noticeable in each tower form. The applicant has advised *'the intent is to be more random and less of a glass box feel (office building) in keeping with an eclectic mix of buildings that would be found on a NYC street'.* Introducing a randomised façade articulation of negative space ("voids") in the form of balconies to the towers is not supported nor is this considered representative of the NYC street feel, which was the design rationale behind the architecture as presented by the new architects at the VCAT mediation and what was accepted by the parties as delivering a high architectural quality.

108. The approved development clearly draws inspiration from SOHO architecture in New York, which is notable for its symmetry and lack of negative space ("void") in the façade articulation.



Figure 8: *Google*



Figure 9: *Google*



Figure 10: *Council officer photo*



Figure 11: *Council officer photo*

109. The proposed randomised location of balconies punctuating the tower façades with negative space will significantly detract from the architectural composition of the development to achieve a New York converted warehouse aesthetic. Council's support for the height and massing of the development at the Compulsory Conference was based on this design rationale achieving an architectural expression of high quality. To ensure this vision was delivered, condition 1(aaa) was included on the Permit requiring *'a set of highly detailed 'typical' elevations for each building segment to demonstrate 'craftsmanship' in the quality and application of façade finishes and details, including illustrating the design logic supporting the selection of the various components'.*

110. The development has a 165m frontage to Wellington Street and is therefore creating an entirely new built form character at the southern end of Wellington Street. To ensure the integrity of the New York converted warehouse aesthetic is maintained, the high solid to void ratio of the approved façade design and its symmetry must be maintained. Consequently, some balconies should be replaced with winter gardens (glazing to the façade line) in order to maintain the architectural integrity of the façade design. These apartments are:
    (a) Glasswright building – Level 05, Apt 1502;
    (b) Potter building – Level 06, Apt 1610; Level 07, Apt 1702;
    (c) Cutler building – Level 05, Apt 1514 (in the alternative, convert Apt 1513 to balcony for symmetry), Level 06, Apt 1609 and Level 08, Apt 1807;
    (d) Drapery building – Level 08 Apt 3801/3802;
    (e) Watchmaker building – Level 06, Apt 3606 and Apt 3604; Level 07 Apt 3702 and Apt 3703;
    (f) Milliner building - Level 04, Apt 3401; Level 05, Apt 3501, Level 06, Apt 3601; Level 07, Apt 3701 and Apt 3708; and
    (g) Dressmaker building - Level 04, Apt 3414.

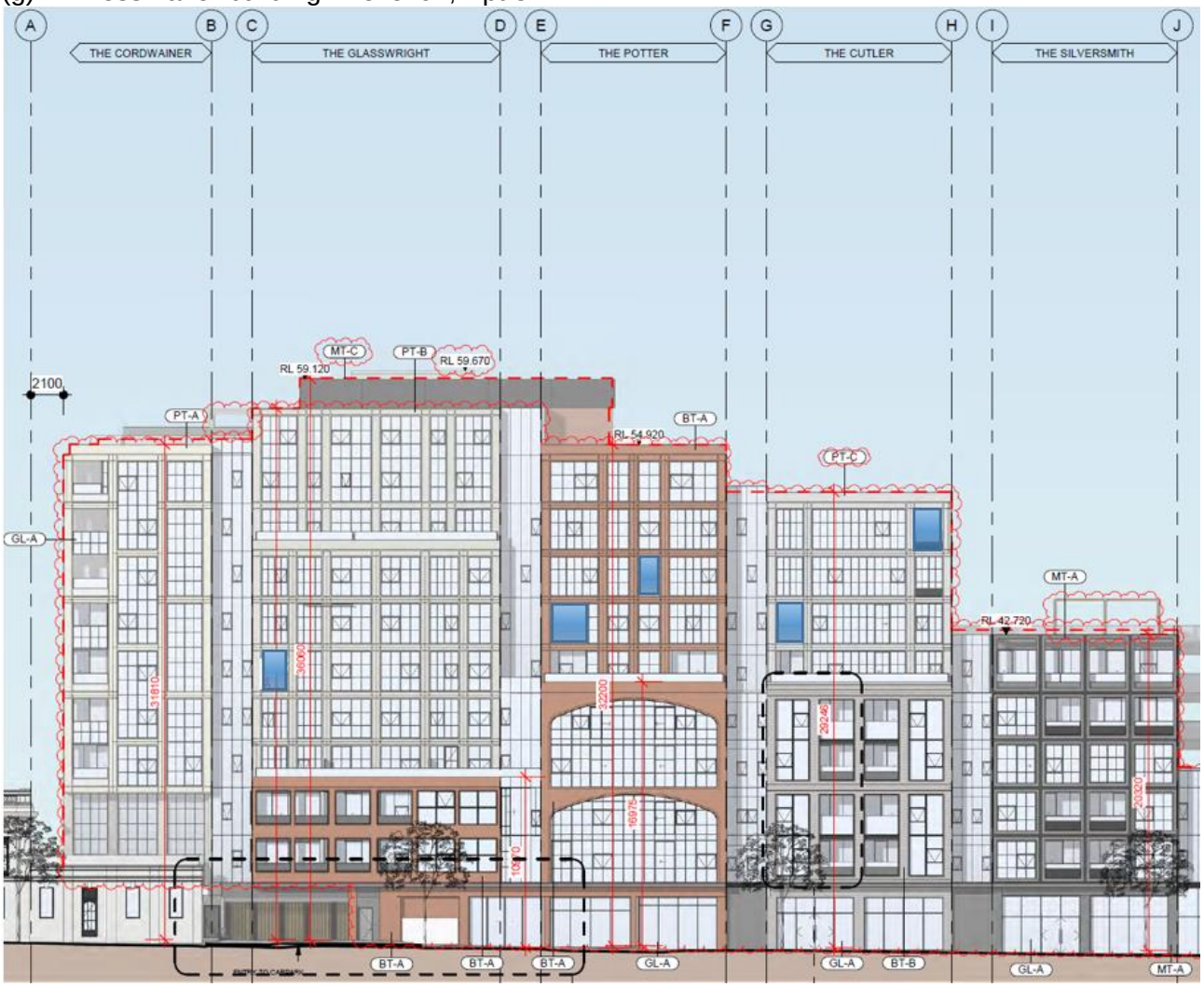


Figure 12: *Balconies to be converted to winter gardens highlighted in blue on the east elevation (Grids A-J)*

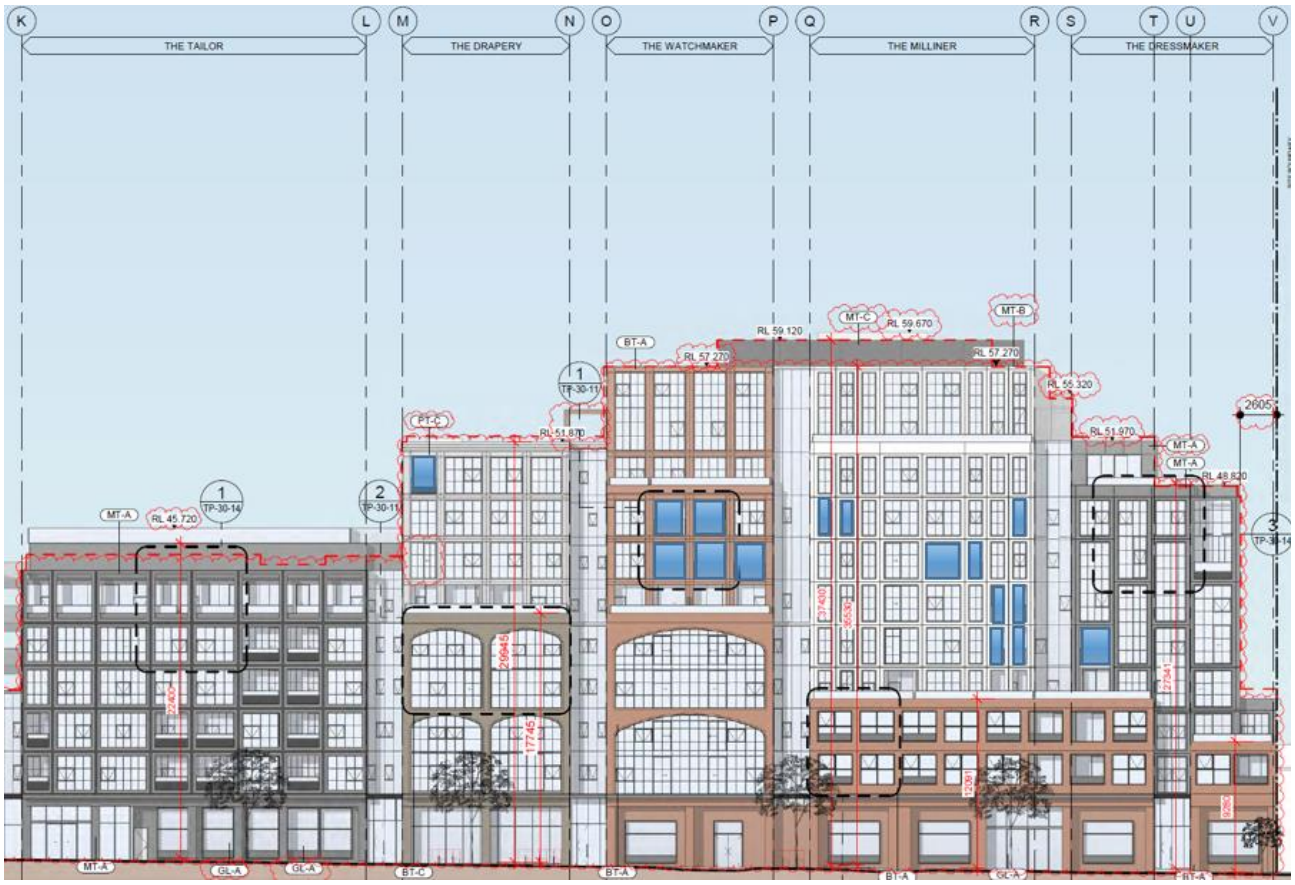


Figure 13: *Balconies to be converted to winter gardens highlighted in blue on the east elevation (Grids K-V)*

111. It is considered that the introduction of balconies ("void" space) to the podium/street walls are acceptable because openings or negative space at street level is reflective of SOHO architecture and the randomised location of balconies is not visually disruptive given the robust and "heavy" base treatment to the buildings. For this reason, the balconies are acceptable within the Silversmith and Tailor building, which are at a lower scale and present as a robust street wall. Maintaining a symmetrical façade presentation to the laneway is also not considered necessary because this elevation is not presenting to the public realm as part of a streetscape.

112. Similarly maintaining a symmetrical façade presentation to the laneway presentation is also not considered necessary because this elevation is not presenting to the public realm as part of a streetscape this will be discussed further below.

113. The material change of 'The Milliner' building from red brick to metal cladding is not supported. While the applicant has proposed this change to distinguish this building from 'The Watchmaker', the red brick finish results in a high quality finish and relates the tower form to the taller iconic buildings in Collingwood, which are the large late 19th and early 20th century red brick warehouse buildings. SOHO is also known for its red brick buildings to such an extent that manufacturers make a 'New York Soho Brick'. The high design quality of the building was a key component in Council and the VCAT parties supporting the approval of the development and part of the agreement reached at the Compulsory Conference as referenced in the Council Officer report was '*improved façade treatments to incorporate brick, steel and materials in keeping with the character of the area*'. The Officer report also went on to say *'Cheaper materials would undermine the design and would not support the 11 storey height'.* As such, a condition will require the proposed metal cladding to 'The Milliner' building be replaced with the Robertson's red brick or the like to the satisfaction of the responsible authority.

Laneway (west elevation) design detail / façade presentation

114. The key amendments to the presentation of the western elevation relate to the change in overlooking/screening mitigation techniques which apply to Levels 01, 02 and 03. The approved development had timber horizontal screening atop either a concrete, brick or “hit and miss” brick wall, which presented a consistent horizontal façade pattern.
The amended proposal has deleted the timber screening (for fire combustible reasons) and the “hit and miss” brick wall detail and instead proposes opaque screening atop a concrete or brick wall of varying heights. The resultant treatment appears haphazard and results in a “busy” elevation rather than the previous clean lines as overleaf:

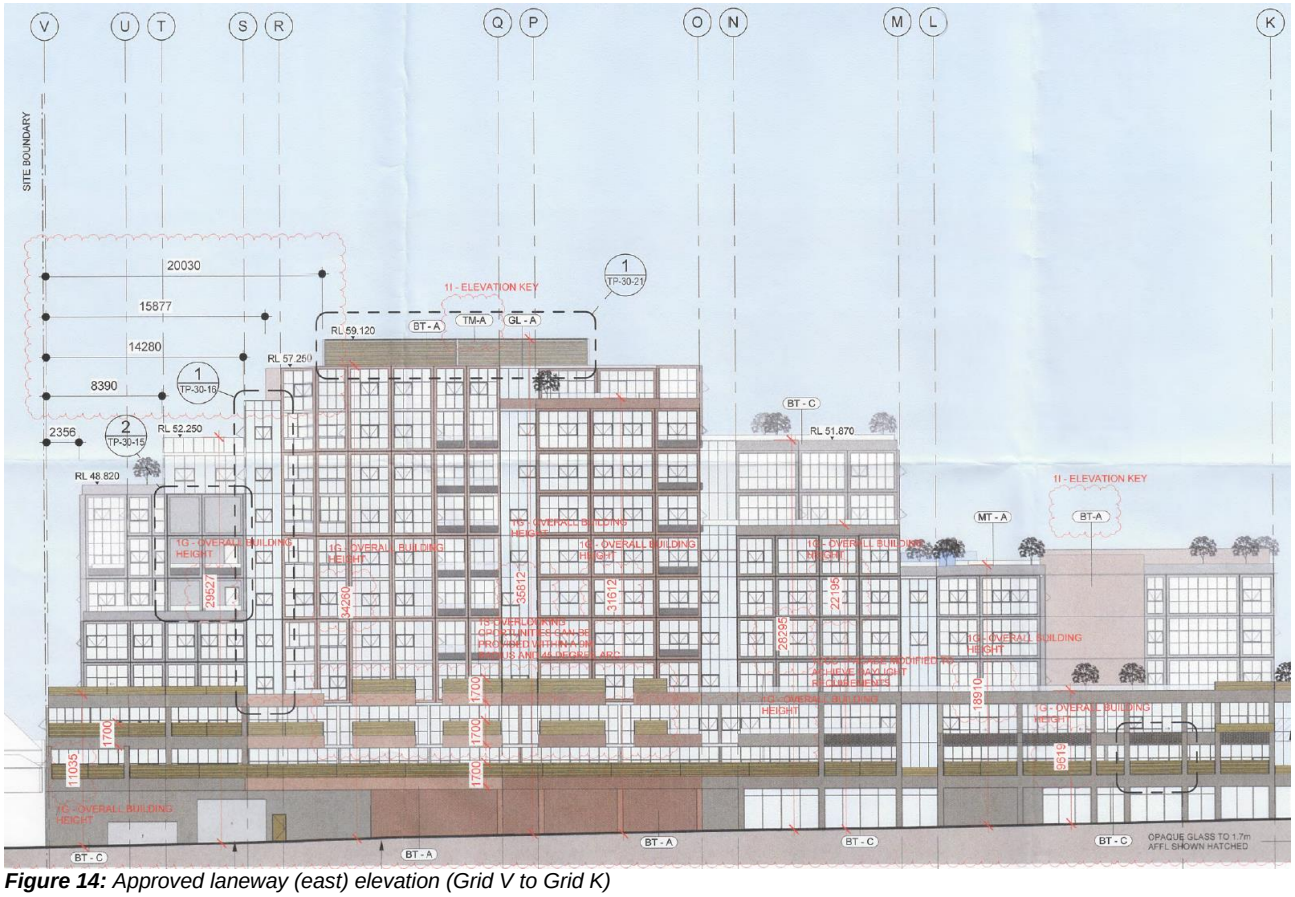


Figure 14: *Approved laneway (east) elevation (Grid V to Grid K)*

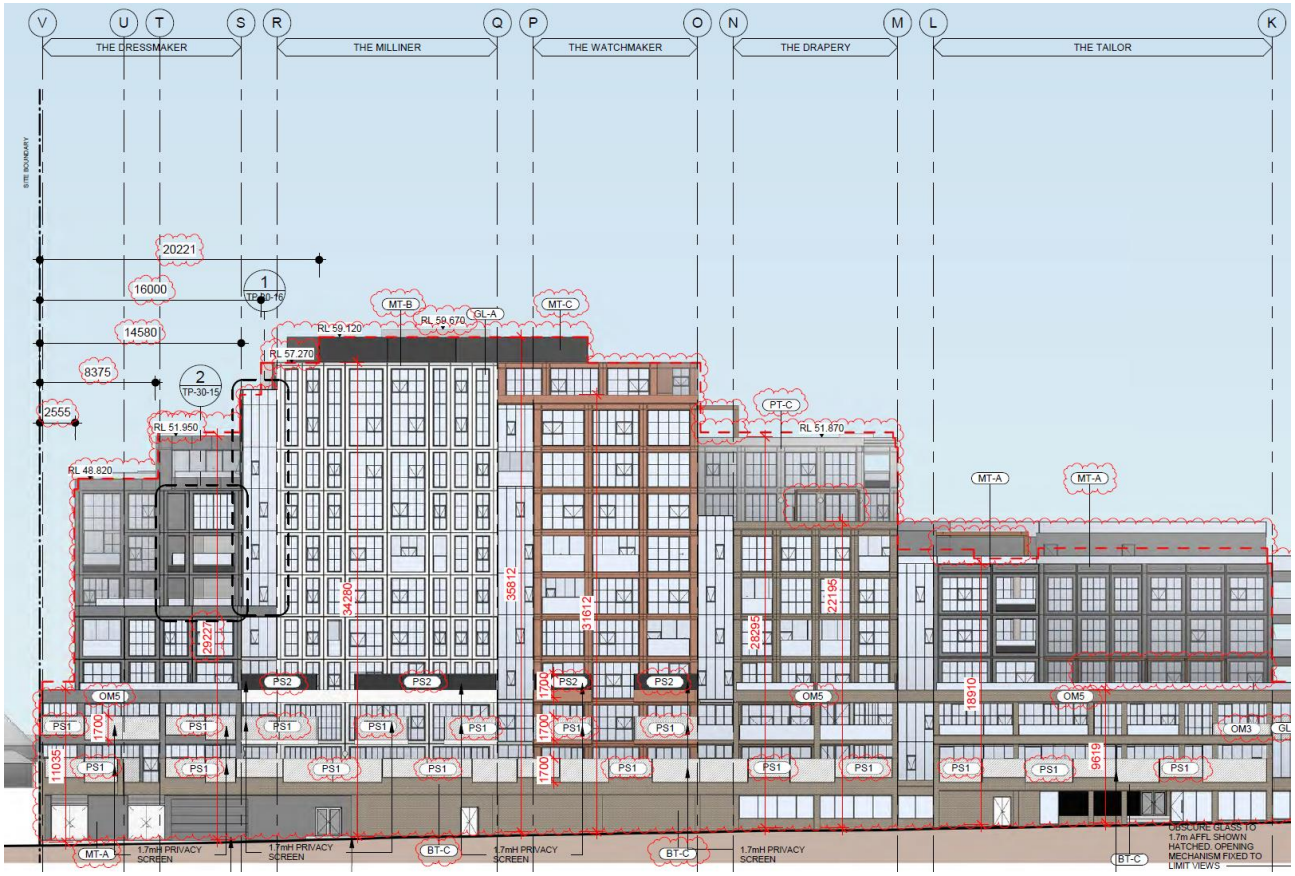


Figure 15: *Proposed laneway (east) elevation (Grid V to Grid K)*

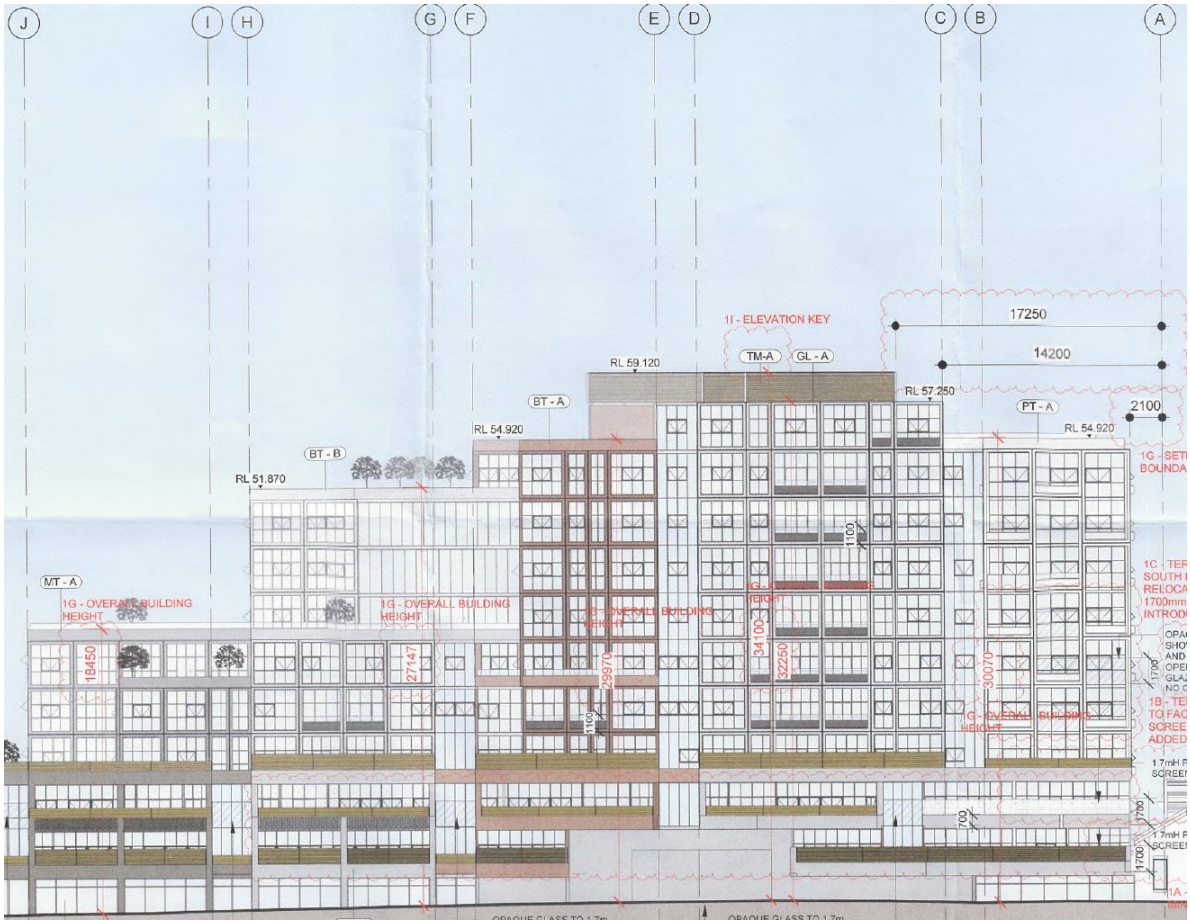


Figure 16: *Approved laneway (east) elevation (Grid J to Grid A)*

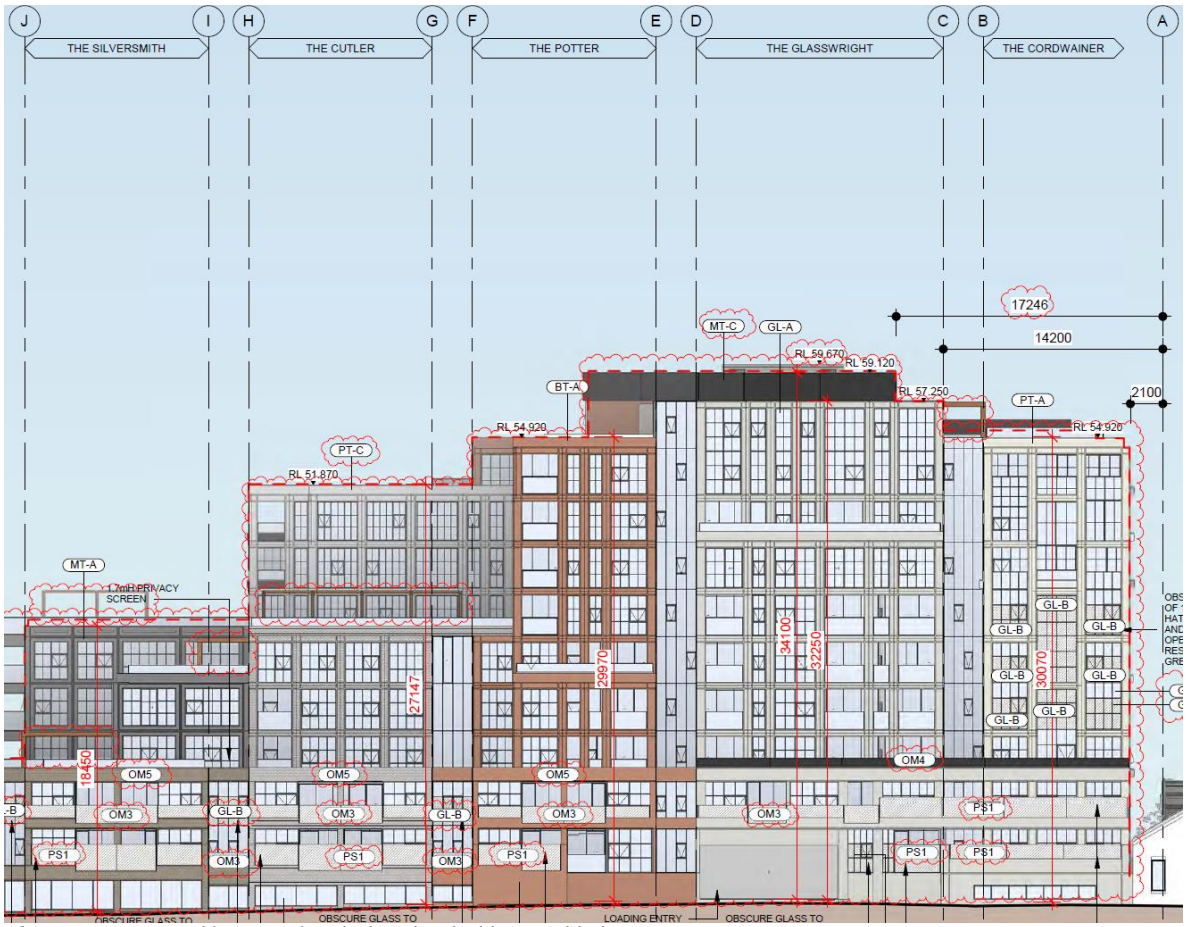


Figure 17: *Proposed laneway (east) elevation (Grid J to Grid A)*

115. The replacement of timber with opaque glass is not unacceptable but the upstand upon which the screens sit should all be at a more consistent height to achieve a continuous horizontal pattern that is visually pleasing. The applicant has agreed to this recommendation and will also retain the “hit and miss” brick wall but in a different detail (English bond pattern) as shown below:

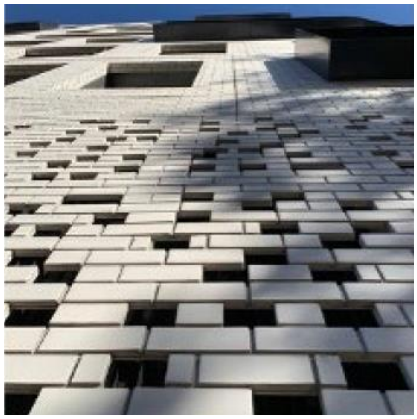


Figure 18: *English bond pattern*

116. This brick pattern is seen throughout the historical buildings in the Foy & Gibson precinct and will provide an appropriate level of visual interest. If an amended permit is to issue, a condition will require the western elevation be redesigned to incorporate the above recommendations which are shown on the amended plan TP-30-04 (Revision 6), dated 13.07.20 (Refer to Attachment G to this report). The materials schedule also needs to be updated to reference brick in an English bond pattern. The *Off-site impacts* section of this report assesses whether the new overlooking mitigation techniques adequately address overlooking.

117. The other key change to the presentation of the western elevation is the ground level treatment has amended door and window locations. These are all acceptable presenting to the laneway.

Northern elevation

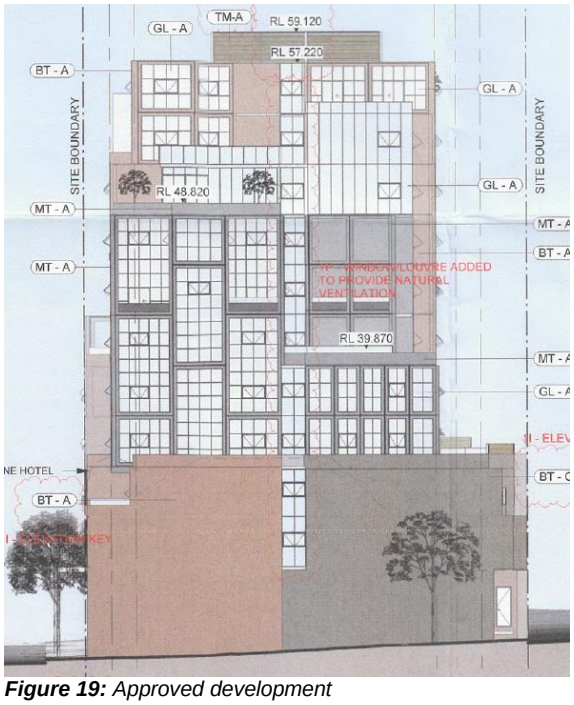


Figure 19: *Approved development*

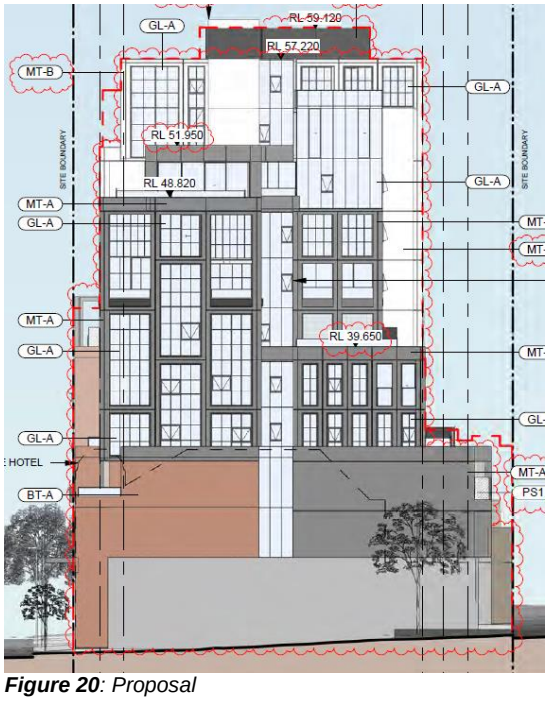


Figure 20*: Proposal*

118. There is no significant difference between the approved and proposed northern elevation. Subject to replacing the metal cladding with red brick or the like on the Milliner building for reasons already explained, the proposal is acceptable.

South elevation

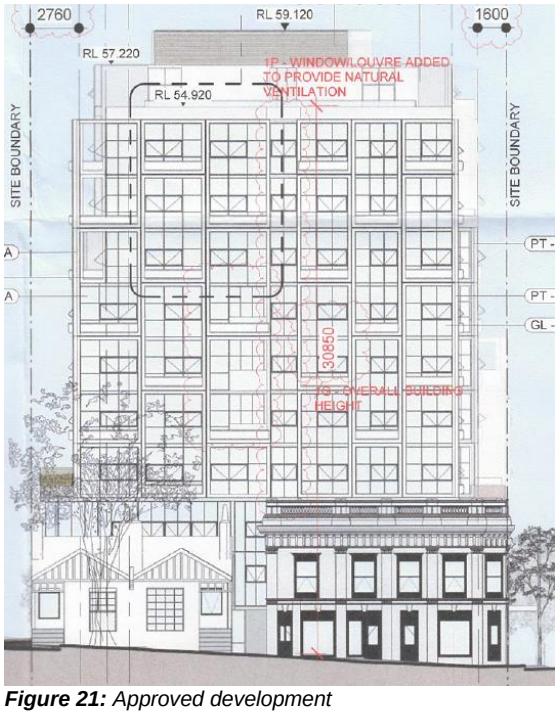


Figure 21: *Approved development*

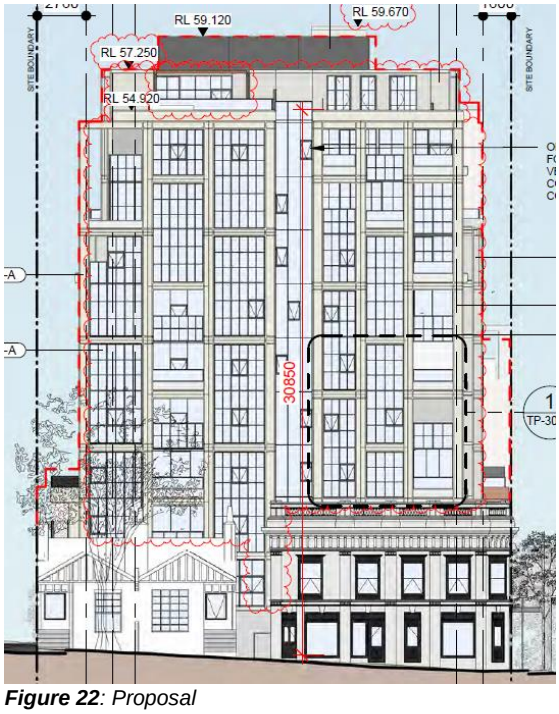


Figure 22*: Proposal*

119. The key change to the southern elevation is the introduction of balconies to the south-east building corner. The introduction of negative space in this location is acceptable because it is not a primary street frontage but a built form backdrop to the heritage buildings fronting Victoria Parade. Unlike the proposed Wellington Street façade, the introduction of balconies to the south elevation does not create disunity in the façade articulation. The design detailing is acceptable as shown below:



Figure 23: *Proposed south elevation detailing*

120. Other design detail changes are construction related and include replacing timber plant screening with metal to reduce fire combustibility risk; relocating the glazing line from inside the precast building columns to outside to allow for double height curtain wall construction; and introduction of reveals and/or amended spacing between reveals to conceal slab edges.

All these changes are considered to have a minimal impact on the quality of the building and are acceptable.

121. The proposed new pedestrian connections between Grids J and K at levels 3 to 6 is to address Melbourne Fire Brigade (MFB) building service requirements. These new connections link the Silversmith and Tailor buildings but are well setback behind the Wellington Street building facades and are located in the middle of the site so as to be visually recessive and not detract from the architectural character of the development.

Environmental Sustainability

122. The key policy considerations for assessing the environmental sustainability of the development are at Clause 52.18 (Stormwater Management in Urban Development), Clause 22.16 (Stormwater management - Water Sensitive Urban Design) and Clause 22.17 (Environmentally Sustainable Design).

123. Council's ESD officer advised that the Sustainable Management Plan (SMP) submitted with this application is highly consistent with the version endorsed under Permit with the exception of three areas - indoor environment quality, energy and urban ecology. Council's ESD officer commented:

    (a) the endorsed SMP committed to electricity consumption reduction of 61% for residential and 31% for gas consumption reduction – the updated SMP reduces this target reduction to 10% for both, but no explanation has been offered for why; and
    (b) the revised proposal reduces the effective green cover from 20% to 13%.

124. In assessing whether the amended proposal is acceptable from an ESD perspective, the relevant consideration is not whether it is a better or worse outcome than what was approved under the Permit but whether the amended development continues to achieve best practice in accordance with Clause 22.17.

125. The amended development will exceed best practice with a BESS score of 60%, with 50% being best practice and 70%+ being excellence. While energy efficiency targets appear to be downgraded, the amended SMP makes the same commitment as the SMP endorsed under the Permit for a minimum 6.5 star average NatHERS rating. Condition 26(b) will be retained on the Permit that a maximum cooling load of 30Mj/m2 be achieved for each apartment.

126. In regard to planting, the number and location of planters has been rationalised for maintenance purposes and to facilitate better daylight access to balconies. Council's Open Space Unit found '*there isn't a large loss of green amenity across the development and there is an offset of planters in other areas'.* Given that BESS Best Practice is met, the outcome is acceptable.

Landscaping

127. Clause 15.01-1S (Urban design) includes the strategy '*Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm*' and Clause 21.05-2 (Urban design) includes the objective '*To create an inner city environment with landscaped beauty'*.

128. The proposed location of the street tree planting and species is unchanged. Planters at ground level are now proposed along the Wellington St frontage between Core 2 and 3. The building manager will be responsible for maintenance of the planters and rubbish removal. If an amended permit is to issue, a condition on the amended permit will require a maintenance regime be submitted for endorsement.

129. The location of planters at Level 01 and 02 have been amended to accord with the new locations of balconies. In general the planters are in commensurate locations except for the south-west building corner whereby planters were proposed at Level 02 and not Level 01 and this has been reversed in the amended plans. A similar level of softening to the street wall to the laneway is maintained. Planting is no longer proposed at Level 01 within the two building recesses which will not materially change the presentation of the façade. The proposal has amended the plant species and a reduced plant diversity. Council's Open Space Unit has not raised any concerns.

130. The location of planters at Level 03 and 04 again have been amended to accord with the new locations of balconies. At Level 03 the level of planting is commensurate with what was approved under the development except for the northern building whereby the planters have been reduced in width. This will not have a material impact on the level of greenery presenting to the public realm and Council's Open Space Unit is satisfied that the planters are of adequate depth (no less than 400mm). A diversity of species is proposed, albeit less than the approved landscape plan. The proposed communal area has been redesigned to include a spa and is considered to provide a high level of amenity for the future occupants of the development.

131. Level 04 has deleted planting from the southern portion of the development (Grids A-J) except for 3 planters to Wellington Street. This has been done to address maintenance/access issues and is acceptable. The level of planting on the northern portion of the building is comparable to the approved scheme and proposes the same plant species. Council's Open Space Unit has raised no issues with the reduction in planters.

132. Level 05 provides a similar number of planters to the approved development but in locations that accord with the new balcony locations. A number of planters have been decreased in width but a similar level of greenery will present to the public realm on all building elevations with one change to the list of plant species. The reduction in the width of the planters is to facilitate increased balcony depths for improved amenity.

133. Level 06 communal terrace has been redesigned and is considered provide improved amenity for the development with the swimming pool converted into a lap pool plus an area for submerged sunbeds. The removal of the liftcore overrun/stairwell allows for the addition of four cabanas. The four separate outdoor covered areas are maintained in the same locations and to a similar size. The planters along the western elevation associated with the apartments have largely all been removed. This is acceptable given the extent of greenery to the communal areas and because it rationalises maintenance.

134. Levels 07 and 08 proposes similar levels of planting to the larger balconies. Planters are no longer proposed along the eastern elevation at these levels to rationalise maintenance which is acceptable.

135. Levels 09 and 10 are provided with planters that will provide a commensurate level of greening to what has been approved except some reduction in planters along the western elevation where balconies are no longer proposed.

136. In summary, the proposed reduction in landscaping will not have a material impact on the presentation of the building to the public realm and has largely been driven by maintenance and OH&S access considerations. The planters are all located on common property and will be maintained by the body corporate. The applicant has indicated that maintenance will not require individual access to apartments but will be managed externally from the building. As such, non-trafficable areas have been introduced as a safety measure so that maintenance personnel are able to abseil from the roof and land safely and not have to work on a live edge. A section drawing showing the proposed arrangement is shown overleaf:

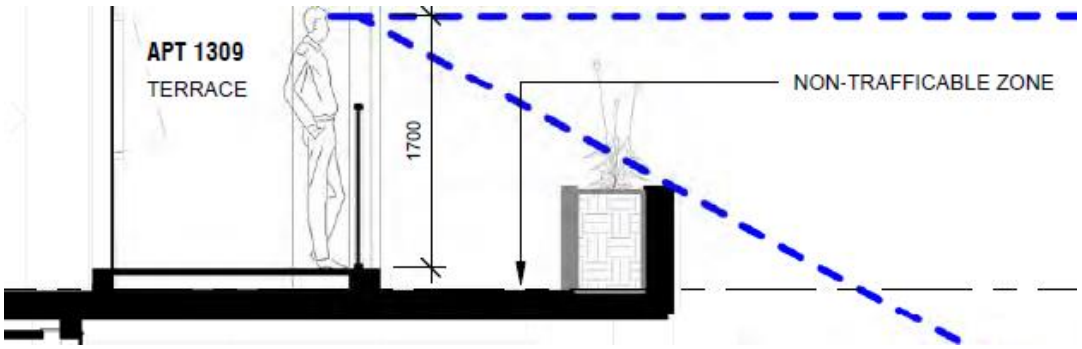


Figure 24: *Section showing private terrace and common property planter and non-trafficable zone*

137. In regard to objectors' concerns that the "non-trafficable areas" may be used by tenants, it is recommended a condition be included on the amended permit that the proposed 1.3m high balustrades be increased to 1.5m high to ensure climbing over the balustrades is discouraged. Ultimately, it will be the body corporate / building manager's responsibility to ensure these areas are not used by occupants of the development. A condition on the amended permit will require a maintenance schedule to be submitted.

Off-site Amenity Impacts

138. The key policy directives in relation to offsite amenity impacts are at clause 22.05 (Interface uses policy) and clause 22.10-3.8 (off-site amenity section of the Built form and design policy). These policies require consideration of the off-site impacts associated with loss of solar access, privacy and noise levels.

Privacy

139. The amended proposal changes the types of privacy screening and overlooking mitigation but does not undo the extent of privacy protection approved along the western elevation and is therefore an acceptable outcome. The following is proposed:

(a) Level 01:

(i) PS1 (façade upstand with glazed opaque screen to 1.7m high) to all apartments except between Grids F-G, H-I, J-K, L-M;

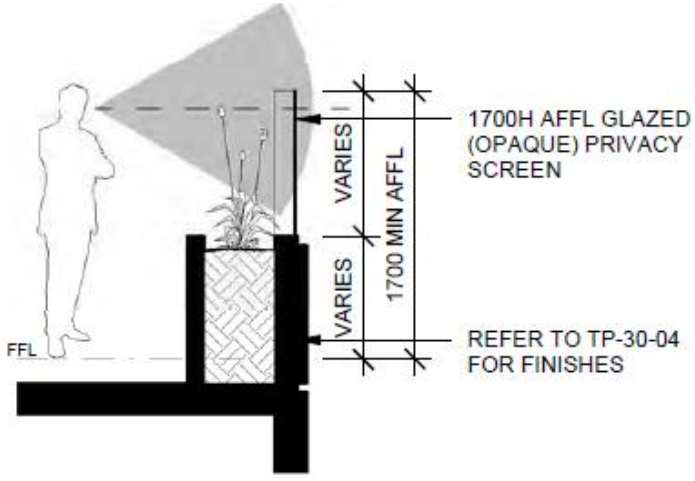


Figure 25: *PS1 overlooking treatment*

(ii) OM3 (façade upstand with opaque balustrade to 1.3m high with non-trafficable zone behind to prevent downward views) between Grids F-G and H-I; and

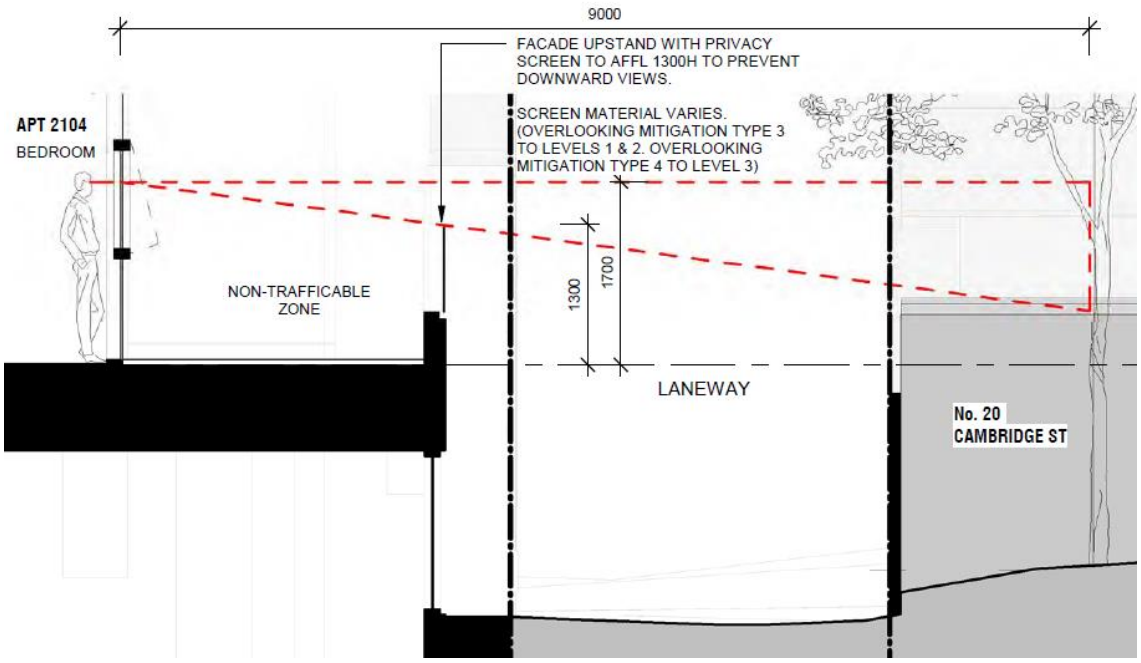


Figure 26: *OM3 overlooking treatment*

(iii) OM5 (façade upstand with opaque balustrade to 1.3m high with non-trafficable zone behind to prevent downward views) between Grids J-K and L-M.

(b) Level 02:

(i) PS1 screening between Grids V-O;

(ii) no screening between Grids O-K (opposite car parks) except Apt 2206 terrace has OM3 screening to prevent views into No. 24 Cambridge St;

(iii) OM3 screening between Grids K-C except between Grids K-J, I-H and G-F is obscure glass to 1.7m high; and

(iv) PS1 screening for Apt 1204 and 1205 to prevent overlooking into No. 69 Victoria Parade.

(c) Level 03:

(i) OM5 (planter with non-trafficable zone behind to prevent downward views) between Grids V-S;

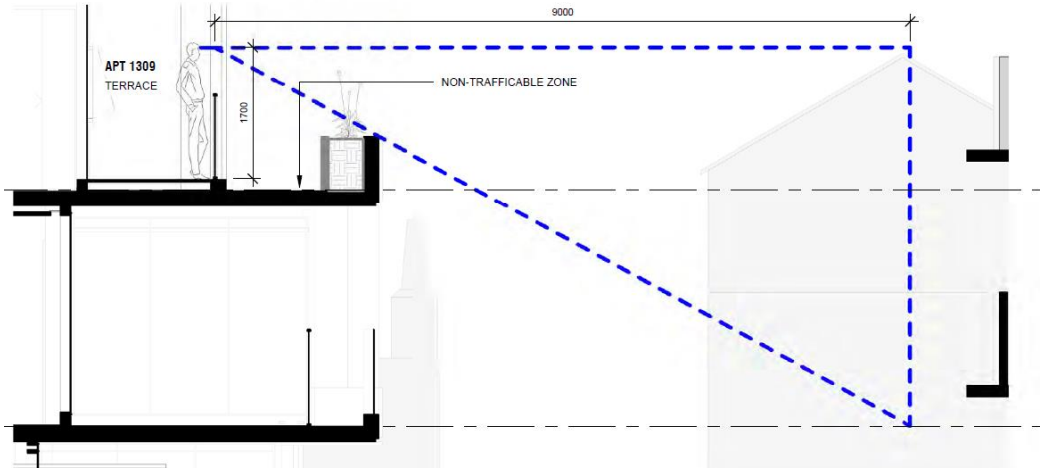


Figure 27: *OM5 overlooking treatment*

(ii) PS2 (façade upstand with perforated metal screen atop to 1.7m high) between Grids S-Q;

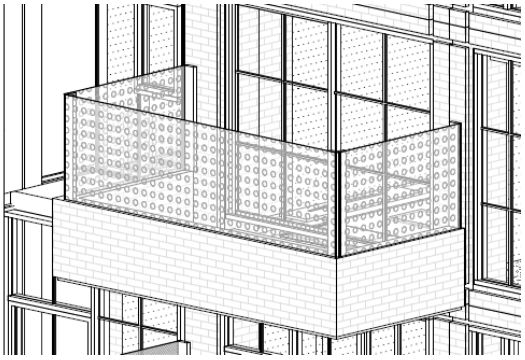


Figure 28: *PS2 overlooking treatment*

(iii) no screening between Grids Q-P (<9.0m separation distance);

(iv) PS2 screening between Grids P-O except bedrooms given <9.0m separation distance;

(v) OM5 between Grids N-D except where <9.0m separation distance; and

(vi) OM4 (façade upstand with metal screen to 1.3m high (25% openings) with non-trafficable zone behind to prevent downward views) between Grids D-A.

140. As previously mentioned, the applicant has directly consulted with some objectors and prepared sightline (overlooking) sections for the development's interface with No. 18 and No. 26 Cambridge Street (Refer to Attachment F to this report). The sections show it is not possible to get downward views into private open space or habitable room windows over a distance of 9m, which is the distance specified in the Scheme for limit views to protect privacy (Clause 22.10-3.8). A concern was raised regarding the need to screen the new pedestrian links between Grids J and K however views are not possible into private open space or habitable room windows within 9m and therefore screening is not required.

141. In addition to the screening above, the mediated agreement at VCAT specifically required screening to the southwest corner of the development at Levels 04 to 06 to minimise overlooking into No. 69 Victoria Parade. The amended proposal retains the integrity of the mediated agreement by providing 1.7m high obscure glass to the west facing windows of Apt 1404 (Level 04), Apt 1504 (Level 05) and Apt 1603 (Level 06).

Solar access

142. The amended proposal results in no change or less overshadowing on the residential properties to the west, and no change to the Wellington Street footpath on the eastern side of the street. As such, the amended proposal is an acceptable outcome.

143. More specifically, at 9am at the Equinox, the following residential properties will have a reduction in overshadowing under the amended proposal (between 4.2% - 11.9%) as shown in the hatched blue area:

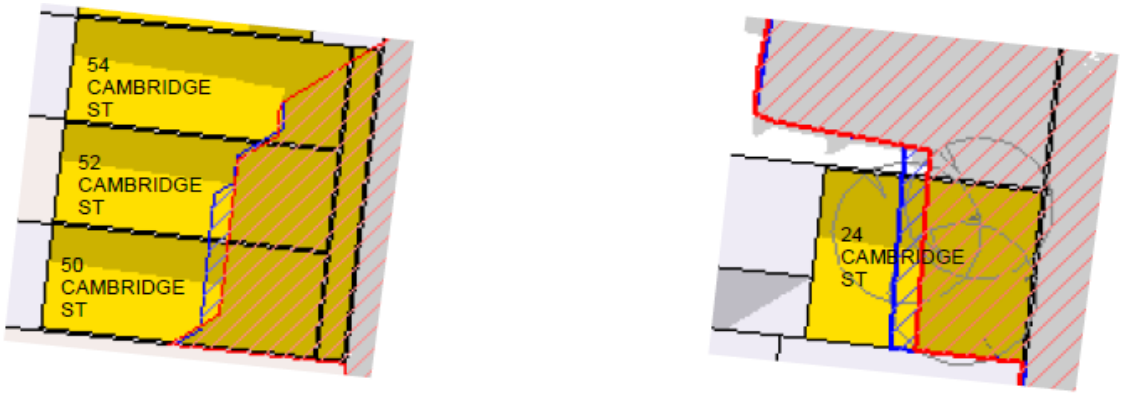


Figure 29: *Extract from 9am shadow diagrams (TP-85-01)*

144. Nos. 20 and 22 Cambridge St will also have a very slight reduction in overshadowing (0.6% and 1.6%) due to the alternative screening treatment at Level 03 allowing for removal of the 1.7m high screen on top of the planter box.

145. At 10am at the Equinox, there is no change in overshadowing impacts on the residential properties and by 11am, none of the residential properties are affected.

Noise

146. The proposed increase in the number of apartments from 216 to 241 is unlikely to give rise to any new noise impacts above what has been approved under the Permit given the overall scale of the development. Notably, the number of communal terraces has been reduced across the development which may in fact result in lower noise emissions from the development. The Level 06 communal area is also provided with higher screening to the pool (2.1m high) for acoustic screening.

147. The deletion of the shop tenancies and conversion to office, and the reduction in the size and number of food and drinks premises is likely to result in less off-site noise impacts given there will be likely be less foot traffic and less demand for deliveries to the site. The loading bays and rollerdoors are essentially in the same locations and the additional services along the laneway at ground floor are provided within the building providing acoustic attenuation. The proposed roof plant is essentially in the same location except for a small increase in area next to Core 1 as shown in yellow below:

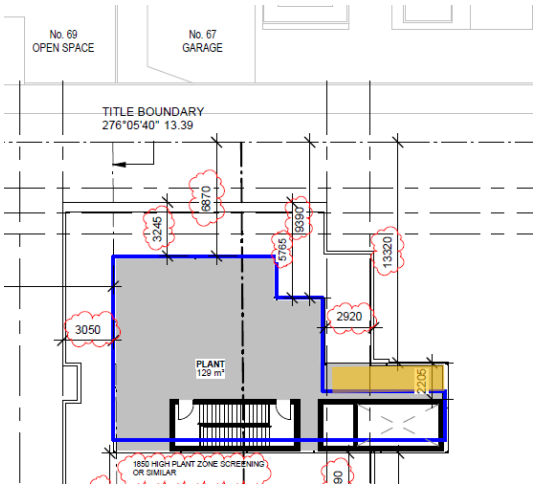


Figure 30: *Extract from Level 11 Plan*

148. Given the setback is 16.8m from the boundary with the nearest residential properties, no adverse increased noise impacts are anticipated. An amended Acoustic Report has been submitted and reviewed by SLR Consulting who advised it is remains to be satisfactory. Of note, any acoustic treatment to the rooftop plant area (if required) will be proposed at the detailed design phase once the actual plant and equipment selection is finalised. Noise emissions will be required to comply with SEPP N-1.

Waste Management

149. An amended Waste Management Plan (WMP) has been submitted and Council's Waste Services Unit has advised that it is not satisfactory because it does not address food waste diversion. The WMP also does not consider how four separate waste systems (glass, garbage, recycling and food waste) will provided in line with the State Government's recent announcement for a four-bin waste and recycling system to be rolled out starting in 2021.

150. In regard to waste management, Clause 22.17-2 includes the objective '*To ensure sufficient space is allocated for future change in waste management needs, including (where possible) composting and green waste facilities'*.

151. An impact of the four-bin waste system announced by the State Government is that different trucks will be required for the different types of collections. Whilst the frequency of the collection does not need to change in theory, in practice the number of trucks that will have to access the site is increased (due to the different types of collections required). Carlos Leigh Design who prepared the WPM estimate the number of weekly truck movements down the laneway will increase from 6 per week to 12 per week. Council's Engineering Unit has advised:

> *The laneway has a width of approximately 3.5 metres and the subject development would be providing two setback areas where the two loading dock are situated. These setback areas are each around 15 metres in length and have a setback of around 2.0 metres from the laneway alignment. In effect, these would potentially function as vehicle passing areas. The increase in truck activity to 12 trips per week (an average of 2.4, say 3 truck trips per day) should not adversely impact the traffic operation of the laneway. It would be unlikely that trucks would simultaneously and successively collect the four different streams of waste at the one time.*

152. A condition on the permit will require the WMP be updated to include provision of four waste streams to ensure the development can comply with the new system to be rolled out staring 2021.

<u>On-site Amenity</u>

153. The application benefits from the transitional provisions under Clause 58 (Apartment Developments) therefore the *Guidelines for Higher Density Residential Development* (Department of Sustainability and Environment) [DSE Guidelines] are the applicable guidelines for considering internal amenity.

Dwelling layout

154. Objective 5.3 of the DSE Guidelines is *'To create functional, flexible, efficient and comfortable residential apartments'*.

155. All apartments are provided with functional floor layouts. Consistent with condition 1(j) on the Permit, bedrooms have a minimum width of 3.0m. For clarity, existing condition 1(k) (new condition 1(l)) will remain on the Permit which requires '*floor to ceiling heights of at least 2.65m in the living areas, 2.4m in bedrooms and 2.1m in bathrooms (to be absorbed within the approved building heights)'.*

Daylight and ventilation

156. Objective 5.4 of the DSE Guidelines is *'To ensure that a good standard of natural lighting and ventilation is provided to internal building spaces'*. The amended proposal meets Council's best practice under Clause 22.17 (BESS) of a minimum 80% of living rooms achieving a daylight factor greater than 1% to 90% of the floor area (proposal achieves 97.6%) and a minimum 80% of bedrooms achieving a daylight factor of 0.5% to 90% of the floor area of each room (proposal achieves 97.7%). However, the proposed daylight access to Apt 1205 is considered very poor and unacceptable. The living room only achieves a daylight factor greater than 1% to 32.6% of the floor area, well below best practice of 90%. There is the ability to improve daylight access to the living room by reducing the building setback from the western boundary to what was approved under the Permit. The applicant has undertaken further daylight modelling and adopting this change and converting the winter garden to a balcony will result in a daylight factor of 1% to approximately 67% for the living room. The difference between the approved layout the amended apartment layout is shown overleaf:

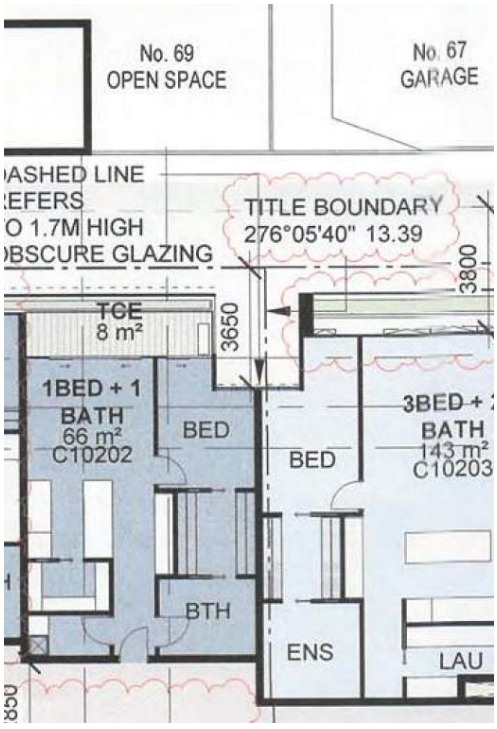


Figure 31: *Approved layout*

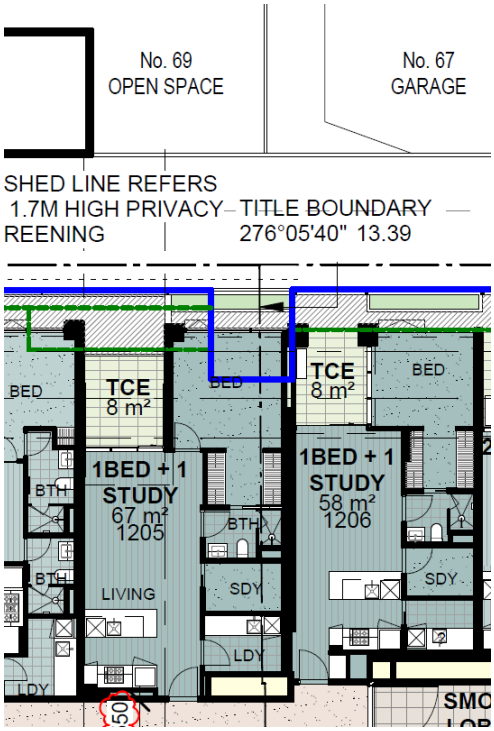


Figure 32: *Amended layout*

157. The comparison above shows that where the approved development had a terrace and planter this is now a non-trafficable area with the terrace setback to the approved glazing line. The proposed bedroom is closer to the boundary than the approved development but is located behind a planter and non-trafficable area. The proposed amended layout to Apt 1205 will not increase off-site amenity impacts on No. 69 Victoria Parade, noting that there is no increased overshadowing impact from the bedroom closer to the western boundary because the shadowing impacts are from the levels above. The amended layout will not impact the 100% daylight factor to the Level 01 apartments below and therefore is a significant improvement to the internal amenity of Apt 1205 with no adverse amenity impacts. As such, if an amended Permit is to issue, a condition will require the west facing living room window to Apt 1205 to be in accordance with the amended plan.

158. Consistent with condition 1(p) the circulation corridors are provided with access to daylight and natural ventilation via the provision of windows at the northern and southern ends of the corridors.

Internal overlooking

159. Objective 2.9 of the DSE Guidelines aims *'To maximise residential amenity through the provision of views and protection of privacy within the subject site and on neighbouring properties'.*

160. Protection of neighbouring properties privacy has been addressed in the *Off-site amenity impacts* assessment of this report. In regard to views between apartments within the development, the heights of walls / screens between balconies needs to be annotated on the plans. If an amended permit is to issue, a permit condition can address this. The location of the non-trafficable areas next to balconies eliminates the potential for downward views from balconies above into balconies below.

Private and communal open space

Objective 6.1 of the DSE Guidelines is *'To ensure access to adequate open space for all residents'.* The guidelines state that '*If a balcony is intended serve as private open space it should be of sufficient size to accommodate outdoor seating, with good connections between these spaces and the building interior.'* Minimum balcony sizes are not specified. Of note, the approved development provided balconies no less than 8m2 and 1.5m depth.

161. All apartments are provided with a minimum 8sqm balcony with direct access off the living room. Many apartments also have direct access to the balcony from a bedroom. All the balconies are a minimum 1.5m depth except for the following:

(a) Apt 1102 (1 bed) - 1.37m depth and 9sqm;
(b) Apt 1202 (1 bed) – 1.37m depth and 9sqm;
(c) Apt 1412 (1 bed) – 1.46m depth and 9sqm;
(d) Apt 3608 (2 bed) – 1.31m depth and 11sqm;
(e) Apt 3603 (1 bed) – 1.48m depth and 9sqm; and
(f) Apt 1801 (1 bed) – 1.44m and 14sqm.

162. The above balcony widths are considered to be acceptable given that it is a limited number of apartments within the development and each balcony area is greater than 8sqm and wide enough to accommodate furniture. Increasing the balcony depths would result in an unnecessary reduction in the internal amenity of these apartments, particularly given that residents have access to two high quality communal open space areas within the development. Of note, balcony widths less than 1.3m depth and 5sqm in area have been approved by VCAT in Yarra and these apartments had no access to communal open space (271 Swan St Richmond).

163. In regard to communal open space provision, a total of 277sqm (excluding perimeter planters) is provided at Level 03 and 456sqm (excluding perimeter planters) at Level 06. Small communal open space areas are no longer proposed at Levels 05, 07 and 09 and instead have been converted to private balconies. The consolidation of communal open space at Levels 03 and 06 is supported as it facilitates maintenance and management of these areas. Of note, the proposal exceeds the communal open space requirement under Clause 58.03-2 (if it applied) which states *'Developments with 40 or more dwellings should provide a minimum area of communal open space of 2.5 square metres per dwelling or 250 square metres, whichever is lesser'.* With 241 dwellings, 2.5sqm per dwelling equates to 602.5sqm. The amended proposal provides 733sqm.

Noise

164. An amended acoustic report has been submitted which addresses internal noise and activity vibration levels from the communal open space areas; traffic noise intrusion, noise from plant and equipment; noise from loading bays; noise from car park entry doors and car stackers; noise from commercial activities and noise from the Baden Powell Hotel.

Council's acoustic consultant has reviewed the amended acoustic report and advised it is acceptable subject to clarifying in relation to traffic noise that all habitable rooms (including bedrooms) are to achieve 40 dBA Leq 16 h, which is required under condition 28(b)(iii) on the Permit. This can be addressed via a permit condition.

Site services and circulation

165. Objective 4.6 of the DSE Guidelines is *'To incorporate provision for site services in the building design to ensure good function and ease of service and maintenance'*.

166. The amended proposal has provided a smoke lobby on each level at each building core to meet MFB requirements. The proposed new pedestrian connections between Grids J and K at levels 3 to 6 are also to address MFB building service requirements.

167. There is increased services provision along the communal corridors and a NBN room is now included at the ground floor. Consistent with condition 1(o) the corridors to the lift lobbies are a minimum 2.1m wide.

168. As previously mentioned in the *Off-site amenity impacts* section of this report, Council's Waste Services Unit is satisfied with the proposed waste storage and management procedures subject to including provision of four waste streams. If an amended permit is to issue, an amended Waste Management Plan will be required.

Storage

169. Objective 5.5 of the DSE Guidelines is *'To provide adequate storage space for household items'.* The approved development provides each dwelling with an external storage area of a minimum 5m3. The amended proposal has the same provision and is therefore also adequate.

Car Parking / Traffic / Loading Facilities

Car parking provision

170. As already stated in the *Policy and strategic support* section of this report, the deletion of all residential visitor parking within the development is acceptable because the planning scheme has been amended since the grant of the permit via Amendment VC148 and there is no statutory requirement to provide on-site residential visitor parking. To require the provision of visitor parking would in fact be contrary transport planning objectives in the scheme which seek to discourage people driving to areas that are well connected to public transport networks.

171. Amendment VC148 also amended car parking rates for commercial uses within the PPTN area, including lowering the car parking rate for office use and food and drinks premises. The following table shows the car parking reduction of the approved development and the car parking reduction for the amended proposal:

Land Use	**Approved Development Car Parking Reduction**	**Amended Proposal Car Parking Reduction**
Dwellings	8	8
Residential visitors	29	0
Office	29	22
Shop / Food and drinks premises / Art and crafts centre	48	19
Total	**114**	**60**

172. The table above shows that the amended proposal overall has a lower car parking reduction requirement than the approved development (by 54 spaces). Of note, the proposal has a lower car parking reduction requirement for office (by 7 spaces) and a lower car parking reduction for the food and drinks premises / arts and crafts space (by 29 spaces). The car parking reduction for the dwelling use is unchanged.

173. The following table shows the car parking provision between the approved development and amended proposal:

	Approved Development			Amended Proposal		
Proposed Use	**Quantity/ Size**	**Car Parking Provision**	**Car parking Rate**	**Quantity/ Size**	**Car Parking Provision**	**Car Parking Rate**
One-Bedroom Dwellings	76	61	0.8 space/ dwelling	97	78	0.8 space/ dwelling
Two-Bedroom Dwellings	76	86	1 space/ dwelling	119	119	1 space/ dwelling
Three-Bedroom Dwellings	54	118	2.2 space/ dwelling	25	61	2.4 space/ dwelling
Residential Visitors*	216 dwellings	14	0.06 space/ dwelling			
Office	1,270 m^2	18	1.4 space/ 100sqm	1,933 m^2	35	1.8 space/ 100sqm
Retail	1,557 m^2	15	0.9 space/ 100sqm	707 m^2	9	1.1 space/ 100sqm
Community Art & Craft	100 m^2			100 m^2		
	Total	**312 spaces**			**302 spaces**	

174. The above table shows that the amended proposal provides the same rate of car parking for one and two bedroom dwellings and a slightly higher rate of car parking from the three or more bedroom dwellings. For the other uses, the proposal provides a higher rate of car parking, albeit less than the requirements under Clause 52.06-5.

175. As such, the amended proposal provides car parking in accordance with the rates or in excess of what was approved under the Permit. It therefore follows that the car parking provision for the amended proposal is an acceptable outcome. Condition 1(ff) on the Permit requires 15 spaces be allocated to office and at least 18 spaces be shared between the other commercial uses and the art and craft centre. This condition needs to be updated to 35 spaces for office and 9 spaces for the food and drinks premises / art and crafts centre.

Car park design layout

176. Council's Engineering Services Unit has reviewed the amended car park design and layout and advised:

(a) the access arrangements are comply with the Australian/New Zealand Standard AS/NZS 2890.1:2004;

(b) the dimensions of the car spaces and aisles comply with Clause 52.06-9 of the Scheme and the accessible parking space complies with the Australian/New Zealand Standard AS/NZS 290.6:2009; and

(c) the ramp gradients comply with Clause 52.06-9 of the Scheme.

Loading bay facilities

177. Council's Engineering Services Unit has reviewed the amended loading bay arrangements and advised:

(a) loading Bay 1 can comfortably accommodate a 6.4-metre long small rigid vehicle;

(b) loading Bay 2 has a headroom clearance of 3.0m which is only suitable for smaller vehicles such as vans;

(c) the swept path analysis of both loading bays are satisfactory for a small ridged vehicle; and

(d) the proposed loading bays are satisfactory for the proposed retail tenancies subject to a warning sign being installed for Loading Bay 2 advising of the low headroom clearance.

178. A condition will be included on the permit to require signage for Loading Bay 2.

Traffic impacts

179. The trip generation for the amended proposal (adopting the same rates as the approved development) is set out in the table below:

Proposed Use	Adopted Traffic Generation Rate	Daily Traffic	Peak Hour	
			AM	PM
Residential (241 dwellings)	3.0 trips per dwelling per day Peak hour volume is 10% of daily volume	723	72	72
Commercial Uses (44 spaces)	0.5 trips per space in each peak hour	Not Provided	22	22
Total			**94 trips**	**94 trips**

180. By comparison, the endorsed proposal had a peak hour trip generation of 82 trips per peak hour. Council's Engineering Services Unit has advised the proposed increase by 12 trips in each peak hour will not be detrimental to the traffic operation of Wellington Street or the surrounding road network.

181. In regard to traffic in laneway from deliveries and loading, this is expected to decrease due to the deletion of the shop tenancies and replacement with office. The number and size of the food and drinks premises has also been reduced which is likely to further reduce deliveries to and from the site than what was approved under the Permit.

Car park Management Plan

182. Condition 17 on the Permit requires a Car Park Management Plan (CMP) be submitted. An amended CMP has been submitted and Council's Engineering Services Unit has advised that it is satisfactory. The amended CMP will be required to be endorsed under the amended Permit, if it is to issue.

Bicycle Facilities

183. The table below show the bicycle parking facilities of the approved development and the amended proposal:

Location	Approved Development	Amended Proposal
Basement level 1	76 spaces (including 24 within a secure facility)	60 spaces
Basement level 2	52 spaces	64 spaces
Basement level 3	52 spaces	84 spaces
Ground floor	93 spaces within 1 secure facility (73 wall racks and 20 horizontal at-grade spaces) 21 visitor spaces at street level 1 EOT facility with 4 shower / change rooms	90 resident/employee spaces within 2 secure facilities (82 wall racks and 8 horizontal at-grade spaces) 20 visitor spaces at street level 2 EOT facilities with 4 shower / change rooms
Total provision	273 employee / resident spaces 21 visitor spaces	298 employee / resident spaces 20 visitor spaces

184. As set out in the *Particular Provisions* section of this report, the proposal is well in excess of the statutory requirement for the provision of bicycle parking and facilities for the development. An objection has been raised that the bicycle parking is inadequate for the increase in apartments because the studies could be used as bedrooms. However none of the studies have dimensions suitable to be occupied as a bedroom. As a guide, Clause 58.07-1 of the Scheme states the minimum width and depth for a bedroom (other than a main bedroom) should be 3.0m by 3.0m.

185. While the residential bicycle parking provision exceeds the statutory requirements of Clause 52.34, the proposal does not meet BESS best practice. Clause 22.17 provides for a BESS best practice bicycle parking rate of:

(a) 1 employee space per 100sqm office floor area;

(b) 1 visitor space per 500sqm office floor area;

(c) 1 resident space per dwelling; and

(d) 1 visitor space every 4 dwellings.

186. There is no specification for retail premise therefore the statutory rate applies of 1 employee space to each 300sqm of leasable floor area and 1 visitor space to each 500sqm of leasable floor area.

187. As such, best practice bicycle parking provision for the amended development in accordance with Clause 22.17 would require 241 resident spaces; 60 resident visitor spaces; 20 office employee spaces; 4 office visitor spaces; and 2 retail employee spaces (Total 263 employee/resident spaces and 64 visitor spaces).

188. The proposal does not achieve best practice, falling short by 40 visitor spaces. However as Council's Strategic Transport Unit advised and consistent with the Green Travel Plan endorsed under the Permit, it is expected that visitors to the residential component of the building will have access to the bicycle parking within the development via contacting the resident. Of note the proposal provides an additional 35 resident/employee spaces above the best practice rate.

189. The approved development provided 20 at-grade spaces for resident/employee bicycle parking at the ground floor. The amended proposal reduces this number to 8 spaces which is considered unacceptable given the reduction in car parking sought and the site's excellent connectivity to on-ride bicycle laneways. Consistent with Council's Strategic Transport Unit's advice, if an amended permit is to issue, a condition will require at least 18 resident/ employee spaces are provided at ground floor as horizontal at-grade spaces to meet the requirement of AS2890.3 for 20% of space to be horizontal at-grade spaces.

190. The following conditions relating to bicycle parking and facilities are included on the Permit under condition 1:

    (ss) at least 20% of bicycle parking spaces to be horizontal or floor mounted;
    (tt) all walkways and bicycle storage dimensions must meet clause 52.34 of the Yarra Planning Scheme or AS2890.3 (including that vertical rails should be spaced at least 500mm apart as per AS2890.3:2015);
    (uu) bicycle parking signage as per clause 52.34-5 of the Yarra Planning Scheme; and
    (vv) at least 1 locker for every employee bicycle parking space provided.

191. The amended proposal complies with the above requirements as follows:

    (a) a total of 318 spaces are provided with 74 horizontal mounted (27%);
    (b) horizontal rails are provided with dimensions of 1.8m lengths and spaced 1.0m centres, accessible from a 1.5m aisle in compliance with Clause 52.34;
    (c) vertical rails are provided with dimensions of 1.2m lengths and spaces 0.5 metre centres, accessible from a 1.5m aisle in compliance with AS2890.3:2015;
    (d) the amended CMP provides for bicycle parking signage and wayfinding; and
    (e) 30 bicycle spaces are allocated to staff and 30 lockers are provided.

    Objectors' concerns

192. Matters raised by objectors that have been addressed within the body of the report are summarised below with associated paragraph references:

    (a) increase in the number of apartments and loss of housing diversity (paragraph 97);
    (b) mix of uses at the ground floor lacks diversity (paragraphs 98 and 102-104);
    (c) loss of all visitor car parking (paragraphs 99 and 170);
    (d) inadequate car and bicycle parking provision for the increase in apartments and the number of studies that can be used as bedrooms (paragraph 184);
    (e) amenity impacts from changes to loading zone and rubbish storage arrangements (paragraphs 149-152 and 177-178);
    (f) there should be no changes that result in overlooking, including from the new pedestrian connections between Grids J and K (paragraphs 139-141);
    (g) there should be no reduction in building setbacks (paragraphs 104);
    (h) there should be no changes to the screening treatments (paragraphs 139);
    (i) there should be no change to the communal terraces that give rise to overlooking (paragraphs 139);
    (j) the proposed screening treatments are poorly described and inadequate (paragraphs 139-141);
    (k) changes to plantings and surface treatment is unclear (paragraphs 127-137); and

(l) abuse of an existing permit and no justification for amendment to be approved (paragraphs 91-95).

193. Matters raised in objectors that are not addressed within the report are discussed below:

(a) additional apartments will create more waste and noise impacts;
  (i) while the 25 additional apartments will increase waste and noise impacts, overall there is likely to be a reduction in these impacts under the amended proposal due to the deletion of the shops and the reduction in the size and number of food and drinks premises which have a greater demand for deliveries, waste management and customers to and from the site.

(b) impacts on laneway width;
  (i) the setback from the laneway has not been reduced.

Conclusion

194. The amended development proposal, subject to conditions, is considered to comply with the relevant planning policy and continues to achieve an acceptable outcome in favour of net community benefit.

RECOMMENDATION

That having considered all objections and relevant planning policies, the Committee resolves to issue a Notice of Decision to Grant an Amended Planning Permit PLN16/0922.02 for part demolition and development of the land for the construction of an 11 storey building (plus basement Levels); use of part of the land for food and drinks premises (café), art and craft centre and offices; reduction in the car parking requirements associated with dwellings, food and drinks premises (café), art and craft centre and offices at 1-57 Wellington Street and 71-77 Victoria Parade, Collingwood, subject to the following conditions (new or amended conditions on the Permit are highlighted in bold):

1 Except with the prior written consent of the Responsible Authority, within two months of the date the permit is amended, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of this permit. The plans must be drawn to scale with dimensions, and three copies must be provided. **The plans must be generally in accordance with the application plans prepared by Cox Architects dated 05.03.20 but further modified to show:**

(a) TP-85-11 to correctly label Gym entry as Office entry;
(b) the following balconies converted to winter gardens:
  (i) glasswright building – Level 05, Apt 1502
  (ii) potter building – Level 06, Apt 1610; Level 07, Apt 1702
  (iii) cutler building – Level 05, Apt 1514 (in the alternative, convert Apt 1513 to balcony for symmetry), Level 06, Apt 1609 and Level 08, Apt 1807
  (iv) drapery building – Level 08 Apt 3801/3802
  (v) watchmaker building – Level 06, Apt 3606 and Apt 3604; Level 07 Apt 3702 and Apt 3703
  (vi) milliner building - Level 04, Apt 3401; Level 05, Apt 3501, Level 06, Apt 3601; Level 07, Apt 3701 and Apt 3708; and
  (vii) dressmaker building - Level 04, Apt 3414
(c) the proposed metal cladding to the Milliner building replaced with Robertson's red brick or the like;
(d) the façade upstand to balconies at Levels 01, 02 and 03 on the western elevation amended to achieve a more consistent horizontal alignment generally in accordance with TP-30-04 (Revision 6), dated 13.07.20;

(e) the 1.3m high balustrades between the private terraces and non-trafficable zones on the western elevation increased to 1.5m high;
(f) walls / screens between balconies to be annotated on the plans as no less than 25% visually permeable to a height not less than 1.7m above finished floor level to prevent overlooking between balconies.
(g) Apt 1205's winter garden converted to a balcony and the west facing living room window setback from the western boundary in accordance with TP-21-06 (Revision 5), dated 13.07.20;
(h) a car parking allocation schedule with at least 35 car parking spaces allocated to office and at least 9 car parking spaces to be shared between the food and drinks premises and art and craft centre. Spaces in car stackers must be allocated to staff or dwelling residents;
(i) loading Bay 2 to provide signage advising of the low headroom clearance;
(j) at least 18 resident/employee bicycle parking spaces provided at ground floor as horizontal at-grade spaces;
(k) at least 1 locker for every employee bicycle parking space provided;
(l) floor to ceiling heights of at least 2.65m in the living areas, 2.4m in bedrooms and 2.1m in bathrooms (to be absorbed within the approved building heights);
(m) a schedule of colours and materials, including samples (where relevant) and renders, showing the materials, colour and finishes of all external walls, roof, fascias, window frames, glazing, doors and privacy screening. Brick finish to be an English bond pattern; and
(n) any requirement of the endorsed WMP, SMP, Acoustic Report, Wind Report and Landscape plan (where relevant to show on plans).

2 The development and use as shown on the endorsed plans must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.

Structural report

3 Before the demolition commences, a structural report to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the structural report will be endorsed and will form part of this permit. The structural report must be prepared by a suitably qualified structural engineer and demonstrate the means by which the retained portions of buildings at 71 to 77 Victoria Parade will be supported during demolition and construction works to ensure their retention.

4 The provisions, recommendations and requirements of the endorsed structural report must be implemented and complied with to the satisfaction of the Responsible Authority.

Green travel plan

5 Except with the prior written consent of the Responsible Authority, within two months of the date the permit is amended, an amended Green Travel Plan prepared by a suitably qualified person to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Green Travel plan will be endorsed and will form part of this permit. **The Green Travel Plan must be generally in accordance with the Green Travel Plan prepared by Traffix Group, dated February 2020, but modified to show:**

(a) Consistency with the plans endorsed under condition 1 of the permit.

6 The provisions, recommendations and requirements of the endorsed Green Travel Plan must be implemented and thereafter complied with to the satisfaction of the Responsible Authority.

Landscape Plan

7 Except with the prior written consent of the Responsible Authority, within two months of the date the permit is amended, an amended Landscape Plan prepared by a suitably qualified person to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Landscape Plan will be endorsed and will form part of this permit. **The Landscape Plan must be generally in accordance with the Landscape Plan prepared by Jack Merlo Design and Landscape, dated 06.12.19 but modified to show or clarify:**

(a) planters no less than a minimum width and depth of 400mm;
(b) façade planters to comply with relevant building codes;
(c) a Landscape Management Plan, detailing:
(i) method of access and egress to planters from common property or the public realm for maintenance (and not from private property);
(ii) a maintenance schedule, including details and frequency for watering, fertilizer and pruning; and
(iii) any traffic management requirements.

8 Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the landscaping works shown on the endorsed Landscape Plan must be carried out and completed to the satisfaction of the Responsible Authority. The landscaping shown on the endorsed Landscape Plan must be maintained to the satisfaction of the Responsible Authority by:
(a) implementing and complying with the provisions, recommendations and requirements of the endorsed Landscape Plan;
(b) not using the areas set aside on the endorsed Landscape Plan for landscaping for any other purpose; and
(c) replacing any dead, diseased, dying or damaged plants.

Tree management plan

9 Before the development commences, a Tree Management Plan to the satisfaction of the Responsible Authority must be prepared by a suitably qualified Arborist and must be submitted to and approved by the Responsible Authority. When approved the Tree Management Plan will be endorsed and will form part of this permit. The Tree Management Plan must make recommendations for:
(a) the protection of existing street trees to be retained (noting 2 were omitted from the application material):
(i) pre-construction;
(ii) during construction; and
(iii) post construction;
(b) the provision of any barriers and Tree Protection Zones prior to any works within a Tree Protection Zone (TPZ), a non-destructive dig (NDD) must occur to identify roots present;
(c) any pruning necessary;
(d) watering and maintenance regimes; and
(e) a useful life expectancy (ULE) assessment of the existing trees on the west side of Wellington Street. If the existing trees have a ULE of less than 5 years, the plan must outline replacement trees and the value of the one-off contribution value the Responsible Authority to be used for the new street tree plantings (in addition to those required by condition 12) as a result of the development.

10 The provisions, recommendations and requirements of the endorsed Tree Management Plan must be complied with and implemented to the satisfaction of the Responsible Authority.

11 Before the development starts, the permit holder must provide a security bond to the Responsible Authority to protect the street trees around the site ("bonded works"). The security bond:
   (a) is to be equal to the value of the bonded works (the combined tree amenity and ecological value);
   (b) must be provided in a manner, and on terms, to the satisfaction of the Responsible Authority;
   (c) may be held by the Responsible Authority until the development is completed to the satisfaction of the Responsible Authority; and
   (d) may be applied by the Responsible Authority to replace any damaged/impacted street trees.

   Once the bonded works are completed to the satisfaction of the Responsible Authority, any portion of the security bond which has not been applied by the Responsible Authority to replace any impacted street trees will be refunded to the permit holder.

Street trees

12 Before the development commences, the permit holder must make a one off contribution of $3500 (excluding GST) to the Responsible Authority to be used for 9 new street tree plantings along the west side of Wellington Street that are required as a result of the development. As of 1 July 2018 and each financial year accordingly, this contribution will increase based on the ABS CPI rate (calculated when payment occurs).

Art and craft centre

13 **Within 6 months of the date the permit is amended,** a Public Art Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Public Art Management Plan will be endorsed and will then form part of this permit. The Public Art Management Plan must include, but not be limited to:
   (a) details of the commissioned artist(s);
   (b) description of art work, including:
      (i) materials;
      (ii) colours;
      (iii) dimensions;
      (iv) content;
      (v) special features (e.g. lighting);
   (c) details of the installation process; and
   (d) details of art work maintenance schedule.

14 Before the buildings are occupied, or by such later date as approved in writing by the Responsible Authority, the approved public art as shown in the endorsed Public Art Managements Plan must be carried out and completed. Once completed, the public art must be maintained in accordance with the endorsed Public Art Management Plan to the satisfaction of the Responsible Authority.

Wind report

15 Except with the prior written consent of the Responsible Authority, within two months of the date the permit is amended, an amended Wind Assessment Report prepared by a suitably qualified person and to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Wind Assessment Report will be endorsed and will form part of this permit. **The amended Wind Assessment Report must be generally in accordance with the Wind Assessment Report prepared by Windtech and dated 25 August 212 December 2019, but modified to include (or show):**

(a) an assessment of plans as amended under condition 1 on the permit;
(b) wind tunnel testing with appropriate mitigation measures (where required); and

(c) specific details of any required wind mitigation measures/techniques (e.g. the specific locations and heights of any wind barriers or changes to balcony screens, etc.).

16 The provisions, recommendations and requirements of the endorsed Wind Assessment Report must be implemented and complied with to the satisfaction of the Responsible Authority.

Car park management plan

17 Except with the prior written consent of the Responsible Authority, within two months of the date the permit is amended, an amended Car Park Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Car Park Management Plan will be endorsed and will form part of this permit. **The Car Park Management Plan must be generally in accordance with the Car Parking Management Plan prepared by Traffix Group, dated February 2020, but modified to show:**

(a) bicycle parking allocation and locations in accordance with condition 1 of the permit; and
(b) a car parking allocation schedule, with at least 35 car parking spaces allocated to office and 9 spaces shared for the food and drinks premises and art and craft centre. Spaces in car stackers must be allocated to staff or dwelling residents.

18 The provisions, recommendations and requirements of the endorsed Car Park Management Plan must be implemented and thereafter complied with to the satisfaction of the Responsible Authority.

Car parking, bicycles and loading

19 Vehicular access into and out of the Wellington Street vehicular entry/exit must only be left in / left out.

20 Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the areas set aside on the endorsed plans for the car parking spaces, access lanes, driveways and associated works must be to the satisfaction of the Responsible Authority and:
(a) constructed and available for use in accordance with the endorsed plans;
(b) formed to such levels and drained so that they can be used in accordance with the endorsed plans;
(c) treated with an all-weather seal or some other durable surface; and
(d) line-marked or provided with some adequate means of showing the car parking spaces.

21 Unless otherwise agreed in writing with the Responsible Authority, the loading and unloading of vehicles and the delivery of goods to and from the land must be conducted entirely within the land to the satisfaction of the Responsible Authority.

22 Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, a notice showing the location of car parking must be placed in a clearly visible position near the entry to the land. The notice must be maintained thereafter to the satisfaction of the Responsible Authority.

23 Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the car stackers must be installed in accordance with the

manufacturer's specifications by a suitably qualified person. The car stackers must be maintained thereafter to the satisfaction of the Responsible Authority.

24 The car stacker devices must be installed, operated and maintained in accordance with the manufacturer's specifications and requirements.

25 No pipes, ducting or protrusions from the ceiling or walls are to be installed above or within the space clearance envelopes for the car stacker devices, unless otherwise agreed by the Responsible Authority.

Sustainable Management Plan

26 Except with the prior written consent of the Responsible Authority, within two months of the date the permit is amended, an amended Sustainable Management Plan to the satisfaction of the Responsible Authority and prepared by a suitably qualified person must be submitted to and approved by the Responsible Authority. When approved, the amended Sustainable Management Plan will be endorsed and will form part of this permit. **The amended Sustainable Management Plan must be generally in accordance with the Sustainable Management Plan prepared by ADP and dated 18 December 2019, but modified to include or show:**

(a) demonstration that the proposal would achieve a maximum individual apartment maximum cooling load of 30MJ/m².

27 The provisions, recommendations and requirements of the endorsed Sustainable Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Acoustic report

28 Except with the prior written consent of the Responsible Authority, within two months of the date the permit is amended, an amended Acoustic Report prepared by a suitably qualified acoustic engineer and to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Acoustic Report will be endorsed and will form part of this permit. **The amended Acoustic Report must be generally in accordance with the Acoustic Report prepared by ADP and dated 06/03/2020, but modified to include (or show, or address):**

(a) consistency with the plans endorsed under condition 1;

(b) the following internal residential maximum targets and how they will be achieved, unless otherwise agreed by the Responsible Authority:

(i) 35 dBA, Leq 8h to bedrooms during the night;

(ii) 40 dBA, Leq 16h to all habitable rooms (**including bedrooms**) during the day; and

(iii) the loudest hour not to exceed 40 dBA Leq night (10pm to 7am) in bedrooms, 45 dBA Leq during the day (7am to 10pm) in all habitable rooms (**including bedrooms**);

29 The provisions, recommendations and requirements of the endorsed Acoustic Report must be implemented and complied with to the satisfaction of the Responsible Authority.

30 Before the development is occupied, an updated acoustic report prepared by a suitably qualified acoustic engineer to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The report must demonstrate the required level of noise attenuation has been achieved. The report must also:

(a) confirm compliance with the requirements of the endorsed Acoustic Report; and

(b) provide measurement data taken from inside the dwellings of the development demonstrating compliance with State Environment Protection Policy (Control of noise from industry, commerce and trade) No. N-1 (SEPP N-1), State Environment Protection Policy (Control of music noise from public premises) No. N-2 (SEPP N-2) or any other relevant requirement including relevant sleep disturbance criteria.

31 The recommendations and any works contained in the approved acoustic report must be implemented and completed and where there are recommendations of an ongoing nature must be maintained all to the satisfaction of the Responsible Authority.

Public lighting plan

32 Before the development commences, a Public Lighting Plan prepared by a suitably qualified person and to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The Public Lighting Plan must address lighting along the Wellington Street, Victoria Parade and rear (western) laneway frontage of the site and the entrance to the approved building. When approved, the Public Lighting Plan will be endorsed and will form part of this permit. The Public Lighting Plan must provide for:

(a) a lighting scheme designed for both public highway and new open public area/road/open space within the curtilage of the property that complies with uniformity requirements as per standard AS1158.3.1;
(b) the control of light spillage into the windows of existing and proposed residences to comply with the requirements of AS 4282 – 1997," Control of the obtrusive effects of outdoor lighting";
(c) the locations of any new light poles so as not to obstruct access into private garages/off and on street parking places;
(d) lighting to all primary pedestrian access points to a residential property to satisfy at least level P4 as per AS 1158.3.1;
(e) a maintenance regime for the lighting scheme within the curtilage of the property; and
(f) the use of energy efficient luminaries and/or solar lighting technologies to reduce carbon emission if possible.

33 The provisions, recommendations and requirements of the endorsed Public Lighting Plan must be implemented and complied with at no cost to Council and to the satisfaction of the Responsible Authority.

Office use (within Mixed Use Zone segment)

34 Except with the prior written consent of the Responsible Authority, the office use authorised by this permit may only operate between the hours of 7am and 7pm.

Food and drinks premises (café) use (within Mixed Use Zone segment)

35 Except with the prior written consent of the Responsible Authority, the food and drinks premises (café) use authorised by this permit may only operate between the hours of 6.30am to 10pm Monday to Saturday and 8am to 8pm Sunday

36 Except with the prior written consent of the Responsible Authority, each of the food and drinks tenancies must not have any more than the following number of patrons at any one time:

(a) Tenancy 1 (233sqm at ground floor): 150 patrons;
(b) **Tenancy 2** (319 sqm at ground floor); 200 patrons; and
(c) Tenancy 3 (155sqm at first floor); 100 patrons.

37 Except with the prior written consent of the Responsible Authority, delivery and collection of goods to and from the land may only occur between 7am and 10pm on any day.

Art and craft centre

38 Except with the prior written consent of the Responsible Authority, the art and craft centre use authorised by this permit may only operate between the hours of 8am to 8pm.

39 Before the development is occupied, the owner (or other person in anticipation of becoming the owner) must enter into an amended agreement with the Responsible Authority under section 173 of the Planning and Environment Act 1987 (Act). The agreement must provide the following:

(a) the minimum 100sqm art and craft centre shown on the endorsed plans must be subdivided and gifted to the Responsible Authority at no cost to the Responsible Authority before the development authorised by this permit is occupied;

(b) the owner will undertake the fit out of the internal art and craft centre (to include floor covering, ceiling, lighting and air conditioning) before the art and craft centre is gifted to the Responsible Authority. The fit out must be in a manner to be agreed by the owner and the Responsible Authority before the internal works commence for the fit out, all at no cost to the Responsible Authority; and

(c) deletion to any reference that the owner will agree to establish a management plan for the use of the accessway to the art and craft centre to the satisfaction of the Responsible Authority.

The owner (or other person in anticipation of becoming the owner) must meet all of the expenses of preparing, reviewing, executing and registering the agreement, including the Responsible Authority's costs and expenses (including legal expenses) incidental to preparing, reviewing, executing, registering and enforcing the agreement.

40 No more than 130 patrons are permitted on the land at any one time.

General

41 Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating access to the basement car park, pedestrian walkway, laneway and dwelling entrances must be provided within the property boundary. Lighting must be provided to the satisfaction of the Responsible Authority and:

(a) located;
(b) directed;
(c) shielded; and
(d) of limited intensity.

42 The amenity of the area must not be detrimentally affected by the use or development, including through:

(a) the transport of materials, goods or commodities to or from land;
(b) the appearance of any buildings, works or materials;
(c) the emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or
(d) the presence of vermin.

43 The use and development must comply at all times with the State Environment Protection Policy – Control of Noise from Commerce, Industry and Trade (SEPP N-1).

44 The use and development must comply at all times with the State Environment Protection Policy – Control of Music Noise from Public Premises (SEPP N-2).

45 The provision of music and entertainment on the land associated with the office, food and drinks premises (café) and art and craft centre, as authorised by this permit, must be at a background noise level. Speakers external to the building must not be erected or used.

46 Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, all screening and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority. Once installed the screening and other measures must be maintained to the satisfaction of the Responsible Authority.

47 All screening and other measures to prevent overlooking as shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority.

48 Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, all new on-boundary walls must be cleaned and finished to the satisfaction of the Responsible Authority.

49 As part of the ongoing consultant team, Cox Architects or an architectural firm to the satisfaction of the Responsible Authority must be engaged to:
(a) oversee the design and construction of the development; and
(b) ensure the design quality and appearance of the development is realised as shown in the endorsed plans or otherwise to the satisfaction of the Responsible Authority.

50 All buildings and works must be maintained in good order and appearance to the satisfaction of the Responsible Authority.

51 Before the building is occupied, any wall located on a boundary facing public property must be treated with a graffiti proof finish to the satisfaction of the Responsible Authority.

Waste

52 Except with the prior written consent of the Responsible Authority, within two months of the date the permit is amended, an amended Waste Management Plan prepared by a suitably qualified person and to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Waste Management Plan will be endorsed and will form part of this permit. **The amended Waste Management Plan must be generally in accordance with the Waste Management Plan prepared by Leigh Design and dated 6 March 2020, but modified to show:**

(a) food waste diversion as a requirement; and
(b) how four waste streams (glass, garbage, recycling and food waste) will be separated with regards to the chute system to comply with the Victorian Government's 10-year policy and action plan for waste and recycling *(Recycling Victoria, Department of Environment, Land, Water and Planning, February 2020)*.

53 The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Environmental audit

54 Before the development commences (excluding demolition), either:
(a) a certificate of environmental audit must be issued for the land in accordance with Part IXD of the Environment Protection Act 1970, or
(b) an environmental auditor appointed under the Environment Protection Act 1970 must make a statement in accordance with Part IXD of that Act that the environmental conditions of the land are suitable for the sensitive use.

The Certificate or Statement must be provided to the Responsible Authority before the development commences.

55 If, pursuant to condition 55, a Statement is issued:
(a) the development authorised by this permit must not be undertaken unless the Statement clearly states that the land is suitable for the sensitive use for which the land is being developed;
(b) the development authorised by this permit must not be undertaken until compliance is achieved with the terms and conditions that the Statement states must be complied with before the development commences (pre-commencement conditions);
(c) before the construction of the development authorised by this permit commences, a letter prepared by the Environmental Auditor appointed under section 53S of the EP Act which states that the pre-commencement conditions have been complied with must be submitted to the responsible authority.
(d) if any term or condition of the Statement requires any ongoing maintenance or monitoring, the owner of the land (or another person in anticipation of becoming the owner of the land) must enter into an agreement with the Responsible Authority pursuant to section 173 of the Planning and Environment Act 1987 (Agreement). The Agreement must:
    (i) provide for the undertaking of the ongoing maintenance and monitoring as required by the Statement; and
    (ii) be executed before the sensitive use for which the land is being developed commences; and
(e) the owner of the land, or other person in anticipation of becoming the owner, must pay all costs and expenses (including legal expenses) of, and incidental to, the Agreement (including those incurred by the Responsible Authority).

Construction

56 Before the development commences, a Construction Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of this permit. The plan must provide for:
(a) a pre-conditions survey (dilapidation report) of the land and all adjacent Council roads frontages and nearby road infrastructure, including the existing fencing and driveways along the western boundary of the lane;
(b) works necessary to protect road and other infrastructure;
(c) remediation of any damage to road and other infrastructure;
(d) containment of dust, dirt and mud within the land and method and frequency of clean up procedures to prevent the accumulation of dust, dirt and mud outside the land;
(e) facilities for vehicle washing, which must be located on the land;
(f) the location of loading zones, site sheds, materials, cranes and crane/hoisting zones, gantries and any other construction related items or equipment to be located in any street;
(g) site security;
(h) management of any environmental hazards including, but not limited to:
    (i) contaminated soil;
    (ii) materials and waste;
    (iii) dust;
    (iv) stormwater contamination from run-off and wash-waters;
    (v) sediment from the land on roads;
    (vi) washing of concrete trucks and other vehicles and machinery; and
    (vii) spillage from refuelling cranes and other vehicles and machinery;
(i) the construction program;

(j) preferred arrangements for trucks delivering to the land, including delivery and unloading points and expected duration and frequency;
(k) parking facilities for construction workers;
(l) measures to ensure that all work on the land will be carried out in accordance with the Construction Management Plan;

(m) an outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;
(n) an emergency contact that is available for 24 hours per day for residents, businesses and the Responsible Authority in the event of relevant queries or problems experienced;
(o) the provision of a traffic management plan to comply with provisions of AS 1742.3-2002 Manual of uniform traffic control devices - Part 3: Traffic control devices for works on roads;
(p) a Noise and Vibration Management Plan showing methods to minimise noise and vibration impacts on nearby properties (including businesses) and to demonstrate compliance with Noise Control Guideline 12 for Construction (Publication 1254) as issued by the Environment Protection Authority in October 2008. The Noise and Vibration Management Plan must be prepared to the satisfaction of the Responsible Authority. In preparing the Noise and Vibration Management Plan, consideration must be given to:
    (i) using lower noise work practice and equipment;
    (ii) the suitability of the land for the use of an electric crane;
    (iii) silencing all mechanical plant by the best practical means using current technology;
    (iv) fitting pneumatic tools with an effective silencer;
    (v) other relevant considerations (including impacts on the operation of businesses); and
(q) a detailed dilapidation report detailing and documenting the existing and post construction conditions of surrounding road infrastructure and adjoining private properties;
(r) if any existing public lighting assets require temporary disconnection, alternative lighting must be provided to maintain adequate lighting levels. A temporary lighting scheme can only be approved by Council and relevant power authority. Existing public lighting could only be disconnected once temporary alternative lighting scheme becomes operational; and
(s) any site-specific requirements.

57 During the construction:
(a) any stormwater discharged into the stormwater drainage system must be in compliance with Environment Protection Authority guidelines;
(b) stormwater drainage system protection measures must be installed as required to ensure that no solid waste, sediment, sand, soil, clay or stones from the land enters the stormwater drainage system;
(c) vehicle borne material must not accumulate on the roads abutting the land;
(d) the cleaning of machinery and equipment must take place on the land and not on adjacent footpaths or roads; and
(e) all litter (including items such as cement bags, food packaging and plastic strapping) must be disposed of responsibly.

58 The provisions, recommendations and requirements of the endorsed Construction Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

59 Finished floor levels shown on the endorsed plans must not be altered or modified without the prior written consent of the Responsible Authority.

60 Except with the prior written consent of the Responsible Authority, demolition or construction works must not be carried out:
(a) Monday to Friday (excluding public holidays) before 7 am or after 6 pm;
(b) Saturdays and public holidays (other than ANZAC Day, Christmas Day and Good Friday) before 9 am or after 3 pm; or
(c) Sundays, ANZAC Day, Christmas Day and Good Friday at any time.

61 Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any redundant vehicular crossing must be demolished and re-instated as standard footpath, kerb and channel and any adjacent Copenhagen bicycle lane treatment/infrastructure (as relevant):
(a) at the permit holder's cost; and
(b) to the satisfaction of the Responsible Authority.

62 Except with the prior written consent of the Responsible Authority, Council assets must not be altered in any way.

63 Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any damage to Council's infrastructure resulting from the development must be reinstated:
(a) at the permit holder's cost; and
(b) to the satisfaction of the Responsible Authority.

64 All pipes, fixtures, fittings and vents servicing any building on the land must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.

65 Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, the following works must be carried out, at the permit holder's cost and to the satisfaction of the Responsible Authority:
(a) the full-width footpath immediately outside the property's Wellington Street Road frontage must be stripped and re-sheeted;
(b) any necessary changes to the Copenhagen bicycle lane/infrastructure along Wellington Street (including reinstatement where vehicle crossings are to be removed);
(c) the right of way abutting the western boundary of the site, from Victoria Parade to Derby Street, must be fully restored; and
(d) any necessary modification of the vehicle crossings at the northern and southern ends of the Right of Way (Victoria Parade and Derby Street) so as to enable the ground clearance for the B99 design vehicle (demonstrated using a ground clearance check).

66 Unless with the further written consent of the Responsible Authority, detailed design drawings must be prepared prior to the commencement of the development by a suitably qualified person and to the satisfaction of the Responsible Authority addressing all civil and road infrastructure works associated with this development (outlined in condition 66) must be submitted to and approved by the Responsible Authority. Once approved, the plans will be endorsed and will then form part of the permit. Before the development is completed, all works shown on endorsed plans must be carried out and completed to the satisfaction of the Responsible Authority.

67 Parking restriction signs, line-marked on-street parking bays and parking sensors must not be removed, adjusted, changed or relocated without the prior written consent of the Responsible Authority and must be undertaken at the expense of the Permit Holder.

68 Before the occupation of the development, the existing electrical pole in the area to be occupied by the new vehicle crossing must be relocated to the satisfaction of the relevant power authority at the expense of the Permit Holder. The relocated electrical pole must be clear of any vehicle crossings or other road related infrastructure.

69 All service pits must be relocated from any new vehicle crossing or pedestrian entry point to the building.

70 Any services poles, structures or pits that interfere with the proposal must be adjusted, removed or relocated at the Permit Holder's expense with the prior written approval of the relevant authority/authorities.

71 Areas must be provided inside the property line and adjacent to the footpath to accommodate pits and meters. No private pits, valves or meters on Council property will be accepted.

VicRoads Condition

72 The development must be constructed and managed so as not to compromise the ability of vehicles to enter and exit the intersection of Wellington Street and Victoria Parade in a safe manner or compromise the operational efficiency of the intersection or public safety.

Public Transport Victoria Condition

73 The permit holder must take all reasonable steps to ensure that disruption to bus operation along Victoria Parade is kept to a minimum during the construction of the development. Foreseen disruptions to bus operations and mitigation measures must be communicated to Head, Transport for Victoria fourteen days (14) prior.

Expiry

74 This permit will expire if:
(a) the development is not commenced within three years of the date of this permit;
(b) the development is not completed within five years of the date of this permit; or
(c) the use is not commenced within six years of the date of this permit.

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

NOTES:

Provision must be made for drainage of the site to a legal point of discharge. Please contact Council's Building Services on 9205 5585 for further information.

This site is partially subject to a Heritage Overlay. A planning permit may be required for any external works.

A building permit may be required before development is commenced. Please contact Council's Building Services on 9205 5585 to confirm.

A local law permit (e.g. Asset Protection Permit, Road Occupation Permit) may be required before development is commenced. Please contact Council's Construction Management Branch on Ph. 9205 5585 to confirm.

The site is located within an Environmental Audit Overlay. Pursuant to Clause 45.03 of the Yarra Planning Scheme, the requirements of the Environmental Audit Overlay must be met prior to the commencement of development permitted under the permit.

All future property owners, residents, business owners and employees within the development approved under this permit will not be permitted to obtain resident, employee or visitor parking permits.

In accordance with the Yarra Planning Scheme, a 4.5 per cent public open space contribution will apply in the event of the subdivision of the land.

A vehicle crossing permit is required for the construction of the vehicle crossing(s). Please contact Council's Construction Management Branch on 9205 5585 for further information.

These premises will be required to comply with the Food Act 1984. The use must not commence until registration, or other approval, has been granted by Council's Health Protection Unit.

CONTACT OFFICER: **Katrina Thomas**
TITLE: **Planning Appeals Advocate**
TEL: **92055306**

Attachments

1 Attachment A - Planning Permit (Amended)
2 Attachment B (Part 1) - Endorsed Plans (Architectural)
3 Attachment B (Part 2) - Endorsed Plans (Architectural)
4 Attachment B (Part 3) - Endorsed Plans (Architectural)
5 Attachment B (Part 4) - Endorsed Plans (Architectural)
6 Attachment B (Part 5) - Endorsed Plans (Landscape)
7 Attachment C (Part 1) - Application Plans (Architectural)
8 Attachment C (Part 2) - Application Plans (Architectural)
9 Attachment C (Part 3) - Application Plans (Architectural)
10 Attachment C (Part 4) - Application Plans (Landscape)
11 Attachment C (Part 5) - Application Plans (Landscape)
12 Attachment C (Part 6) - Application Plans (Landscape)
13 Attachment D - Referral Comments
14 Attachment E - Location Map
15 Attachment F - Sightline (Overlooking) Sections
16 Attachment G - Amended West Elevation Levels 01, 02 and 03
17 Attachment H: Amended Layout Apt 1205 on Level 02 Floor Plan

Attachment 1 - Attachment A - Planning Permit (Amended)

Helping you understand your planning needs

PLANNING PERMIT (Amended)

Permit No: PLN16/0922

Planning Scheme: Yarra

Responsible Authority: City Of Yarra

ADDRESS OF THE LAND:

1-57 Wellington Street and 71-77 Victoria Parade, Collingwood VIC 3066

THE PERMIT ALLOWS:

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

- part demolition and development of the land for the construction of an 11 storey building (plus basement levels);
- use of part of the land for shops, food and drinks premises (café), art and craft centre and offices; and
- reduction in the car parking requirements associated with dwellings, shops, food and drinks premises (café), art and craft centre and offices

in accordance with the endorsed plans.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Amended Plans

1 Before the development commences, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of this permit. The plans must be drawn to scale with dimensions, and three copies must be provided. The plans must be generally in accordance with the application plans but modified by the plans tabled at the compulsory conference prepared by Cox Architects dated 15 February 2018 (the 'Decision Plans'), and which are further modified by these conditions to show:
   (a) on plan TP2105 level 1, apartment C10101 to be treated and/or modified to minimise overlooking opportunities to the bedroom window of 69 Victoria Parade;
   (b) on plan TP2106 level 2, apartment C10201 to have the terrace re-orientated to face south and screen the westerly orientation;
   (c) on plans TP2108 level 4 (apartment C10401), TP2109 level 5 (apartment C10501), and TP2110 level 6 (apartment C10601), relocate the terraces to the south-east corner of the

Date: 02 March 2018

Amy Hodgen
Signature for the Responsible Authority

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

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apartments and consequential relocation of the bedrooms to the west, with screens to the west to 1700mm high from finished floor level;

(d) a demolition plan and elevation (showing all walls and built form to be demolished / retained) and including notations that existing crossovers will be removed and reinstated as footpath, kerb and crossover (where applicable);
(e) details of any heritage restoration works;
(f) title boundary dimensions as per the certificate of titles;
(g) setbacks from title boundaries, wall and overall heights in metres above the natural ground level;
(h) a full set of sections;
(i) elevations modified to reference materials (i.e. with a key and labelling);
(j) all bedrooms with a minimum width of 3m;
(k) floor to ceiling heights of at least 2.65m in the living areas, 2.4m in bedrooms and 2.1m in bathrooms (to be absorbed within the approved building heights);
(l) doors and windows correctly shown (some are not shown to rooms);
(m) minimum storage areas of $5m^3$ external to the dwellings and located in basement levels (not on residential floors);
(n) the location and design of services (including meters) and mail boxes;
(o) corridors at the lift lobbies a minimum 2.1m wide;
(p) provision of natural ventilation to the northern and south communal corridors from level 1 and above;
(q) a notation confirming residential loading (moving in and out) will occur within the on-site loading bays and will be managed by either the owner's corporation or building manager (as relevant);
(r) the location of habitable room windows and private open space areas of 67 and 69 Victoria Parade;
(s) where overlooking opportunities can be provided within a 9m radius and 45 degree arc from a habitable room window or private open space area/terrace/balcony into another habitable room window or private open space area/terrace/balcony on or off-site, the following must be applied:
    i minimum 1.7m, fixed obscure glazing;
    ii minimum 1.7m high, maximum 25% transparent screens; or
    iii other method(s) to the satisfaction of the Responsible Authority;
(t) the 'community arts space' as an 'art and craft centre';
(u) windows to the western wall of the art and craft centre;
(v) windows to the offices fronting Victoria Parade (including both 'second' rooms behind the front office spaces);
(w) all habitable rooms must have an openable window;
(x) the entrance door to the art and craft centre relocated further east (approximately in line with the shop entry to the north or positioned along the eastern boundary) (with the corridor dimensioned at 2.5m);
(y) the use of the internal room to the 3BR dwellings as a laundry and/or butler's pantry, or similar;
(z) the correct location of existing street trees, confirming which would be retained or removed;
(aa) the access to the bicycle store via the ROW must be repositioned to the north (not the west as shown) so not directly via the ROW;
(bb) loading bay dimensions, confirming suitability for a small rigid vehicle and a medium sized removalist van;
(cc) details of signage/line marking and other relevant measures enforcing the 'left in left out' arrangement into/out of the Wellington Street vehicular crossover;
(dd) dimensions of the northern vehicular sightline triangle, demonstrating compliance with Design standard 1 – Accessways of Clause 52.06-9 of the Yarra Planning Scheme;

Date: 02 March 2018

Amy Hodgen
Signature for the Responsible Authority

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

(ee) cross sections of all pedestrian and vehicular entries into the site, confirming DDA access;
(ff) a car parking allocation schedule, with at least 15 car parking spaces allocated to office uses, with at least 18 car parking spaces to be shared between the shop, food and drinks premises (café) and art and craft centre uses. Spaces in car stackers must be allocated to staff or dwelling residents;
(gg) bicycle parking shown on plan as per the developer summary;
(hh) footpath widths;
(ii) minimum 2.2m headroom clearances throughout the car park;
(jj) ramp grades and lengths dimensioned as per clause 52.06-9 of the Yarra Planning Scheme;
(kk) car park aisle widths as per clause 52.06 of the Yarra Planning Scheme;
(ll) details of car stackers (including a manufacture's brochure), ensuring:
  i they are shown as per the manufacture's requirements (widths, lengths, clearances, etc.);
  ii they will be able to accommodate a B99 vehicle; and
  iii at least 25% will must be able to provide a clearance of 1.8m as per clause 52.06 of the Scheme.
(mm) details and the location of the vehicle queue control point and management system;
(nn) 1 in 20 scale cross sectional drawings of the developments vehicular entrances, showing the actual reduced levels (not interpolated levels from the application drawings) of the road profile, the lip of the channel, the invert of the channel, the top of kerb and the existing building line. The existing road profiles of the ROW and Wellington Street (from the kerb line to the centre line of the road/ROW) and the access ways inside the property must be accurately drawn. The cross section must demonstrate that vehicles can traverse the new vehicle crossing and ramp without scraping or bottoming out, using a B99 design vehicle;
(oo) a note confirming the design and construction of the new vehicle crossing must satisfy Council's Infrastructure Road Materials Policy, Council's Standard Drawings and engineering requirements;
(pp) car park column depths and setbacks as per clause 52.06-9 of the Yarra Planning Scheme or AS/NZS 2890.1:2004;
(qq) car park clearances to walls and storage cages provided at a minimum of 300 mm or satisfy Diagram 1 of Clause 52.06-9 or AS/NZS 2890.1:2004;
(rr) access doors to the stores in basement levels;
(ss) at least 20% of bicycle parking spaces to be horizontal or floor mounted;
(tt) all walkways and bicycle storage dimensions must meet clause 52.34 of the Yarra Planning Scheme or AS2890.3 (including that vertical rails should be spaced at least 500mm apart as per AS2890.3:2015);
(uu) bicycle parking signage as per clause 52.34-5 of the Yarra Planning Scheme;
(vv) at least 1 locker for every employee bicycle parking space provided;
(ww) the location of all plant and equipment, including air conditioner units. These must be appropriately screened from external view;
(xx) the core 1 and 3 lift overruns must be a non-projecting design or must not exceed a height of 1.85m (height of the plant screen);
(yy) plant and equipment on level 11 must not exceed a height of 1.85m;
(zz) a schedule of colours and materials, including samples (where relevant) and renders, showing the materials, colour and finishes of all external walls, roof, fascias, window frames, glazing and doors including:
  i the use of face brick or alternative treatment creating the same effect to the satisfaction of the Responsible Authority;
  ii the use of metal framed windows or alternative treatment creating the same effect to the satisfaction of the Responsible Authority;

Date: 02 March 2018

Amy Hodgen
Signature for the Responsible Authority

iii details of plant screens, complementing the materiality of the building;
(aaa) a set of highly detailed 'typical' elevations for each building segment to demonstrate 'craftsmanship' in the quality and application of facade finishes and details, including illustrating the design logic supporting the selection of the various components;
(bbb) a notation confirming all new on boundary walls will be cleaned and finished prior to the occupation of the development;
(ccc) 11 apartments on level 1 and 10 apartments on level 2 modified as per the Ark Resources letter dated 20 February 2018, if necessary, demonstrating BESS compliance (i.e. at least 80% of the total number of living rooms achieve a daylight factor greater than 1% to 90% of the floor area of each living area, including kitchens);
(ddd) changes, as necessary to show on the plans, as per the endorsed WMP, SMP, acoustic report, wind report, structural report, car park management plan and landscape plan;
(eee) a minimum setback of 8m from the western title boundary of the land, north of gridline 'S' of level 5 and above, and any consequential internal rearrangement of the dwellings affected by the increased setback.

2 The development and use as shown on the endorsed plans must not be altered (unless the Yarra Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.

Structural report

3 Before the demolition commences, a structural report to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the structural report will be endorsed and will form part of this permit. The structural report must be prepared by a suitably qualified structural engineer and demonstrate the means by which the retained portions of buildings at 71 to 77 Victoria Parade will be supported during demolition and construction works to ensure their retention.

4 The provisions, recommendations and requirements of the endorsed structural report must be implemented and complied with to the satisfaction of the Responsible Authority.

Green travel plan

5 Before the development commences, a Green Travel Plan prepared by a suitably qualified person to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Green Travel plan will be endorsed and will form part of this permit. The Green Travel Plan must include, but not be limited to, the following:
(a) describe the location in the context of alternative modes of transport;
(b) the provision of real time passenger information displays for nearby stops within each residential lobby;
(c) employee/resident welcome packs (e.g. provision of Met Cards/Myki);
(d) a designated 'manager' or 'champion' responsible for co-ordination and implementation;
(e) details of bicycle parking and bicycle routes;
(f) details of GTP funding and management responsibilities; and
(g) include provisions to be updated not less than every 5 years.

6 The provisions, recommendations and requirements of the endorsed Green Travel Plan must be implemented and thereafter complied with to the satisfaction of the Responsible Authority.

Landscape Plan

Date: 02 March 2018

Amy Hodgen
Signature for the Responsible Authority

7 Before the development commences, a Landscape Plan prepared by a suitably qualified person to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Landscape Plan will be endorsed and will form part of this permit. The Landscape Plan must:

(a) show the correct location of street trees;
(b) show the type, location, quantity, height at planting, height at maturity and botanical names of all proposed plants;
(c) planter details, including soil profile and irrigation systems;
(d) indicate the location of all areas to be covered by lawn, paving or other surface materials; and
(e) provide a specification of works to be undertaken prior to planting;
(f) consider strata cells for street trees to be planted as a part of this development to ensure the trees are given the best chance to thrive in urban conditions;
(g) the selection of plants must consider species that positively contribute to urban biodiversity outcomes (i.e. local indigenous species of all vegetation strata including trees, understorey and ground plants);
(h) clear definition of terraced spaces, retaining walls, seating elements and other structures independent of paving treatments;
(i) water sensitive urban design [WSUD] features;
(j) a detailed section of any green roofs, confirming/detailing:
  i vegetation layer;
  ii growing substrate and depth (plants should not be supplied as 100mm pots, but grown in the media to be used on the green roof);
  iii load bearing weights for saturated bulk density have been supported by suitably qualified engineers);
  iv irrigation;
  v filter sheet;
  vi drainage layer (specify the Elmich product, or similar);
  vii protection mat;
  viii root barrier; and
  ix waterproofing;
(k) a management plan, including irrigation and stormwater re-use;
(l) details of irrigation and drainage of planting and open space areas;
(m) the location and species of the 9 street trees as referenced in condition 12.

8 Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the landscaping works shown on the endorsed Landscape Plan must be carried out and completed to the satisfaction of the Responsible Authority. The landscaping shown on the endorsed Landscape Plan must be maintained to the satisfaction of the Responsible Authority by:

(a) implementing and complying with the provisions, recommendations and requirements of the endorsed Landscape Plan;
(b) not using the areas set aside on the endorsed Landscape Plan for landscaping for any other purpose; and
(c) replacing any dead, diseased, dying or damaged plants.

Tree management plan

9 Before the development commences, a Tree Management Plan to the satisfaction of the Responsible Authority must be prepared by a suitably qualified Arborist and must be submitted to and approved by the Responsible Authority. When approved the Tree Management Plan will be endorsed and will form part of this permit. The Tree Management Plan must make recommendations for:

Date: 02 March 2018

Amy Hodgen
Signature for the Responsible Authority

(a) the protection of existing street trees to be retained (noting 2 were omitted from the application material):
   i pre-construction;
   ii during construction; and
   iii post construction;
(b) the provision of any barriers and Tree Protection Zones prior to any works within a Tree Protection Zone (TPZ), a non-destructive dig (NDD) must occur to identify roots present;
(c) any pruning necessary;
(d) watering and maintenance regimes; and
(e) a useful life expectancy (ULE) assessment of the existing trees on the west side of Wellington Street. If the existing trees have a ULE of less than 5 years, the plan must outline replacement trees and the value of the one-off contribution value the Responsible Authority to be used for the new street tree plantings (in addition to those required by condition 12) as a result of the development.

10 The provisions, recommendations and requirements of the endorsed Tree Management Plan must be complied with and implemented to the satisfaction of the Responsible Authority.

11 Before the development starts, the permit holder must provide a security bond to the Responsible Authority to protect the street trees around the site ("bonded works"). The security bond:
(a) is to be equal to the value of the bonded works (the combined tree amenity and ecological value);
(b) must be provided in a manner, and on terms, to the satisfaction of the Responsible Authority;
(c) may be held by the Responsible Authority until the development is completed to the satisfaction of the Responsible Authority; and
(d) may be applied by the Responsible Authority to replace any damaged/impacted street trees.

Once the bonded works are completed to the satisfaction of the Responsible Authority, any portion of the security bond which has not been applied by the Responsible Authority to replace any impacted street trees will be refunded to the permit holder.

Street trees

12 Before the development commences, the permit holder must make a one off contribution of $3500 (excluding GST) to the Responsible Authority to be used for 9 new street tree plantings along the west side of Wellington Street that are required as a result of the development. As of 1 July 2018 and each financial year accordingly, this contribution will increase based on the ABS CPI rate (calculated when payment occurs).

13 Within 6 months of commencement of the development, a Public Art Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Public Art Management Plan will be endorsed and will then form part of this permit. The Public Art Management Plan must include, but not be limited to:
(a) details of the commissioned artist(s);
(b) description of art work, including:
   i materials;
   ii colours;
   iii dimensions;
   iv content;

Date: 02 March 2018

Amy Hodgen
Signature for the Responsible Authority

v special features (e.g. lighting);
(c) details of the installation process; and
(d) details of art work maintenance schedule.

14 Before the buildings are occupied, or by such later date as approved in writing by the Responsible Authority, the approved public art as shown in the endorsed Public Art Managements Plan must be carried out and completed. Once completed, the public art must be maintained in accordance with the endorsed Public Art Management Plan to the satisfaction of the Responsible Authority.

Wind report

15 Before the development commences, an amended Wind Assessment Report prepared by a suitably qualified person and to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Wind Assessment Report will be endorsed and will form part of this permit. The amended Wind Assessment Report must be generally in accordance with the Wind Assessment Report prepared by Windtech and dated 25 August 2016, but modified to include (or show):
(a) an assessment of the Decision Plans;
(b) the Wind report as a stand-alone document and not rely on development on another site (e.g. 2-12 Cambridge Street);
(c) wind tunnel testing with appropriate mitigation measures (where required); and
(d) specific details of any required wind mitigation measures/techniques (e.g. the specific locations and heights of any wind barriers or changes to balcony screens, etc.).

16 The provisions, recommendations and requirements of the endorsed Wind Assessment Report must be implemented and complied with to the satisfaction of the Responsible Authority.

Car park management plan

17 Before the development commences, a Car Park Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Car Park Management Plan will be endorsed and will form part of this permit. The Car Park Management Plan is to be prepared by a suitably qualified traffic engineer and must address, but not be limited to, the following:
(a) the number and location of car parking spaces allocated to each tenancy;
(b) any tandem parking spaces allocated to a single tenancy;
(c) the number and location of car spaces for shared use, including time of shared use;
(d) the management of visitor car parking spaces and security arrangements for occupants of the development, including details on how residential visitors are to access car parking;
(e) details of way-finding, cleaning and security of end of trip bicycle facilities;
(f) the number and allocation of storage spaces;
(g) a line marking plan (including one and two-way direction arrows);
(h) a schedule of all proposed signage including directional arrows and signage, informative signs indicating location of disabled bays and bicycle parking, exits, restrictions, pay parking system etc;
(i) proper consideration and consistency with any endorsed Waste Management Plan;
(j) details regarding the management of loading and unloading of goods and materials;
(k) details of how motorists will be warned of cyclists along Wellington Street when entering and exiting the site. Treatments could include but are not limited to:
i LED flashing lights embedded in the road;
ii green surface treatment;

Date: 02 March 2018

Amy Hodgen
Signature for the Responsible Authority

iii give way signage;
iv a roll-over kerb;
and must be supported in writing by a suitably qualified traffic engineer;

(l) a car parking allocation schedule, with at least 15 car parking spaces allocated to office uses, with at least 18 car parking spaces to be shared between the shop, food and drinks premises (café) and art and craft centre uses. Spaces in car stackers must be allocated to staff or dwelling residents; and

(m) details as to how the car park will be secured (i.e. roller door or boom gates), without unreasonably impacting vehicular access to the site (creating unreasonable queues). This arrangement must be supported by a suitably qualified traffic engineer (e.g. a memo or letter assessing possible queuing).

18 The provisions, recommendations and requirements of the endorsed Car Park Management Plan must be implemented and thereafter complied with to the satisfaction of the Responsible Authority.

Car parking, bicycles and loading

19 Vehicular access into and out of the Wellington Street vehicular entry/exit must only be left in / left out.

20 Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the areas set aside on the endorsed plans for the car parking spaces, access lanes, driveways and associated works must be to the satisfaction of the Responsible Authority and:

(a) constructed and available for use in accordance with the endorsed plans;
(b) formed to such levels and drained so that they can be used in accordance with the endorsed plans;
(c) treated with an all-weather seal or some other durable surface; and
(d) line-marked or provided with some adequate means of showing the car parking spaces.

21 Unless otherwise agreed in writing with the Responsible Authority, the loading and unloading of vehicles and the delivery of goods to and from the land must be conducted entirely within the land to the satisfaction of the Responsible Authority.

22 Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, a notice showing the location of car parking must be placed in a clearly visible position near the entry to the land. The notice must be maintained thereafter to the satisfaction of the Responsible Authority.

23 Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the car stackers must be installed in accordance with the manufacturer's specifications by a suitably qualified person. The car stackers must be maintained thereafter to the satisfaction of the Responsible Authority.

24 The car stacker devices must be installed, operated and maintained in accordance with the manufacturer's specifications and requirements.

25 No pipes, ducting or protrusions from the ceiling or walls are to be installed above or within the space clearance envelopes for the car stacker devices, unless otherwise agreed by the Responsible Authority.

Date: 02 March 2018

Amy Hodgen
Signature for the Responsible Authority

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

Sustainable Management Plan

26 Before the development commences, an amended Sustainable Management Plan to the satisfaction of the Responsible Authority and prepared by a suitably qualified person must be submitted to and approved by the Responsible Authority. When approved, the amended Sustainable Management Plan will be endorsed and will form part of this permit. The amended Sustainable Management Plan must be generally in accordance with the Sustainable Management Plan prepared by ADP and dated 19 February 2018, but modified to include or show:

(a) include sample NatHERS ratings;
(b) demonstration that the proposal would achieve a maximum individual apartment maximum cooling load of 30MJ/m²;
(c) demonstration through daylight modelling that:
  i at least 80% of the total number of living rooms achieve a daylight factor greater than 1% to 90% of the floor area of each living area, including kitchens; and
  ii at least 80% of the total number of bedrooms achieve a daylight factor greater than 0.5% to 90% of the floor area in each room;
(d) clear commitments (not 'give consideration' or 'best endeavours' etc.);
(e) the BESS report updated with actual NatHERS heating and cooling loads (not the generic figures currently entered); and
(f) a complete BESS report, demonstrating best practice. The BESS report must demonstrate how the development will achieve a BESS score of a minimum of 60%, calculated according to the standards for high density 10+ storey buildings.

27 The provisions, recommendations and requirements of the endorsed Sustainable Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Acoustic report

28 Before the development commences, an amended Acoustic Report prepared by a suitably qualified acoustic engineer and to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Acoustic Report will be endorsed and will form part of this permit. The amended Acoustic Report must be generally in accordance with the Acoustic Report prepared by ADP and dated 2 March 2017, but modified to include (or show, or address):

(a) confirmation of appropriate acoustic experience and qualifications of the author;
(b) the amended proposal / decision plans;
(c) the following internal residential maximum targets and how they will be achieved, unless otherwise agreed by the Responsible Authority:
  i 35 dBA, Leq 8h to bedrooms during the night;
  ii 40 dBA, Leq 16h to all habitable rooms during the day; and
  iii the loudest hour not to exceed 40 dBA Leq night (10pm to 7am) in bedrooms, 45 dBA Leq during the day (7am to 10pm) in all habitable rooms;
(d) appropriate data to measure traffic noise, in particular from Victoria Parade;
(e) a formal, specific assessment of noise sources on and off the site, including (but not limited) to:
  i traffic and tram noise;
  ii nearby plant and equipment;
  iii traffic noise intrusion levels and the nearby Baden Powel Hotel (including a SEPP N-2 and sleep disturbance assessment);
  iv the proposed pool and communal areas;
  v lifts, plant and equipment and the loading bay;

Date: 02 March 2018

Amy Hodgen
Signature for the Responsible Authority

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

vi noise from the carpark entry doors and loading bay activities and doors, outdoor and indoor communal and pool areas (including voice noise from communal areas) etc; and

vii the interface between commercial uses and dwellings on and off-site (including an assessment of voice noise);

calculations or specific upgrade recommendations must be included to achieve identified airborne and structure borne noise targets; and

(f) an assessment to State Environment Protection Policy (Control of noise from industry, commerce and trade) No. N-1 (SEPP N-1), State Environment Protection Policy (Control of music noise from public premises) No. N-2 (SEPP N-2), relevant sleep disturbance criteria and any other relevant criteria to the satisfaction of the Responsible Authority.

29 The provisions, recommendations and requirements of the endorsed Acoustic Report must be implemented and complied with to the satisfaction of the Responsible Authority.

30 Before the development is occupied, an updated acoustic report prepared by a suitably qualified acoustic engineer to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The report must demonstrate the required level of noise attenuation has been achieved. The report must also:

(a) confirm compliance with relevant conditions of the permit; and

(b) provide measurement data taken from inside the dwellings of the development demonstrating compliance with State Environment Protection Policy (Control of noise from industry, commerce and trade) No. N-1 (SEPP N-1), State Environment Protection Policy (Control of music noise from public premises) No. N-2 (SEPP N-2) or any other relevant requirement including relevant sleep disturbance criteria.

31 The recommendations and any works contained in the approved acoustic report must be implemented and completed and where there are recommendations of an ongoing nature must be maintained all to the satisfaction of the Responsible Authority.

Public lighting plan

32 Before the development commences, a Public Lighting Plan prepared by a suitably qualified person and to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The Public Lighting Plan must address lighting along the Wellington Street, Victoria Parade and rear (western) laneway frontage of the site and the entrance to the approved building. When approved, the Public Lighting Plan will be endorsed and will form part of this permit. The Public Lighting Plan must provide for:

(a) a lighting scheme designed for both public highway and new open public area/road/open space within the curtilage of the property that complies with uniformity requirements as per standard AS1158.3.1;

(b) the control of light spillage into the windows of existing and proposed residences to comply with the requirements of AS 4282 – 1997," Control of the obtrusive effects of outdoor lighting";

(c) the locations of any new light poles so as not to obstruct access into private garages/off and on street parking places;

(d) lighting to all primary pedestrian access points to a residential property to satisfy at least level P4 as per AS 1158.3.1;

(e) a maintenance regime for the lighting scheme within the curtilage of the property; and

(f) the use of energy efficient luminaries and/or solar lighting technologies to reduce carbon emission if possible.

Date: 02 March 2018

Amy Hodgen
Signature for the Responsible Authority

33 The provisions, recommendations and requirements of the endorsed Public Lighting Plan must be implemented and complied with at no cost to Council and to the satisfaction of the Responsible Authority.

Office use (within Mixed Use Zone segment)

34 Except with the prior written consent of the Responsible Authority, the office use authorised by this permit may only operate between the hours of 7am and 7pm.

Shop use (within Mixed Use Zone segment)

35 Except with the prior written consent of the Responsible Authority, the shop use authorised by this permit may only operate between the hours of 8am and 6pm Sunday to Wednesday and 8am to 9pm Thursday to Saturday.

Food and drinks premises (café) use (within Mixed Use Zone segment)

36 Except with the prior written consent of the Responsible Authority, the food and drinks premises (café) use authorised by this permit may only operate between the hours of 6.30am to 10pm Monday to Saturday and 8am to 8pm Sunday

37 Except with the consent of the Responsible Authority, each of the 4 tenancies must not have any more than the following number of patrons at any one time:
(a) Tenancy 1 (75 sqm): 40 patrons;
(b) Tenancy 2 (84 sqm): 40 patrons;
(c) Tenancy 3 (179 sqm): 80 patrons; and
(d) Tenancy 4 (319 sqm at ground floor): 200 patrons.

38 Except with the prior written consent of the Responsible Authority, delivery and collection of goods to and from the land may only occur between 7am and 10pm on any day.

Art and craft centre

39 Except with the prior written consent of the Responsible Authority, the art and craft centre use authorised by this permit may only operate between the hours of 8am to 8pm.

40 Before the development starts, the owner (or other person in anticipation of becoming the owner) must enter into an agreement with the Responsible Authority under section 173 of the Planning and Environment Act 1987 (Act). The agreement must provide the following:
(a) the minimum 100sqm art and craft centre shown on the endorsed plans must be subdivided and gifted to the Responsible Authority at no cost to the Responsible Authority before the development authorised by this permit is occupied;
(b) the owner will undertake the fit out of the internal art and craft centre (to include floor covering, ceiling, lighting and air conditioning) before the art and craft centre is gifted to the Responsible Authority. The fit out must be in a manner to be agreed by the owner and the Responsible Authority before the internal works commence for the fit out, all at no cost to the Responsible Authority; and
(c) the owner will agree to establish a management plan for the use of the accessway to the art and craft centre to the satisfaction of the Responsible Authority

The owner (or other person in anticipation of becoming the owner) must meet all of the expenses of preparing, reviewing, executing and registering the agreement, including the Responsible Authority's costs and expenses (including legal expenses) incidental to preparing, reviewing, executing, registering and enforcing the agreement.

Date: 02 March 2018

Amy Hodgen
Signature for the Responsible Authority

41 No more than 130 patrons are permitted on the land at any one time.

General

42 Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating access to the basement car park, pedestrian walkway, laneway and dwelling entrances must be provided within the property boundary. Lighting must be provided to the satisfaction of the Responsible Authority and:
(a) located;
(b) directed;
(c) shielded; and
(d) of limited intensity.

43 The amenity of the area must not be detrimentally affected by the use or development, including through:
(a) the transport of materials, goods or commodities to or from land;
(b) the appearance of any buildings, works or materials;
(c) the emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or
(d) the presence of vermin.

44 The use and development must comply at all times with the State Environment Protection Policy – Control of Noise from Commerce, Industry and Trade (SEPP N-1).

45 The use and development must comply at all times with the State Environment Protection Policy – Control of Music Noise from Public Premises (SEPP N-2).

46 The provision of music and entertainment on the land associated with the office, shop, food and drinks premises (café) and art and craft centre, as authorised by this permit, must be at a background noise level. Speakers external to the building must not be erected or used.

47 Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, all screening and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority. Once installed the screening and other measures must be maintained to the satisfaction of the Responsible Authority.

48 All screening and other measures to prevent overlooking as shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority.

49 Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, all new on-boundary walls must be cleaned and finished to the satisfaction of the Responsible Authority.

50 As part of the ongoing consultant team, Cox Architects or an architectural firm to the satisfaction of the Responsible Authority must be engaged to:
(a) oversee the design and construction of the development; and
(b) ensure the design quality and appearance of the development is realised as shown in the endorsed plans or otherwise to the satisfaction of the Responsible Authority.

Date: 02 March 2018

Amy Hodgen
Signature for the Responsible Authority

51 All buildings and works must be maintained in good order and appearance to the satisfaction of the Responsible Authority.

52 Before the building is occupied, any wall located on a boundary facing public property must be treated with a graffiti proof finish to the satisfaction of the Responsible Authority.

Waste

53 Before the development commences, an amended Waste Management Plan prepared by a suitably qualified person and to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Waste Management Plan will be endorsed and will form part of this permit. The amended Waste Management Plan must be generally in accordance with the Waste Management Plan prepared by Leigh Design and dated 19 February 2018, but modified to show the path by which waste will be transported to the waste rooms.

54 The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Environmental audit

55 Before the development commences (excluding demolition), either:
- (a) A certificate of environmental audit must be issued for the land in accordance with Part IXD of the Environment Protection Act 1970, or
- (b) An environmental auditor appointed under the Environment Protection Act 1970 must make a statement in accordance with Part IXD of that Act that the environmental conditions of the land are suitable for the sensitive use.

The Certificate or Statement must be provided to the Responsible Authority before the development commences.

56 If, pursuant to condition 55, a Statement is issued:
- (a) the development authorised by this permit must not be undertaken unless the Statement clearly states that the land is suitable for the sensitive use for which the land is being developed;
- (b) the development authorised by this permit must not be undertaken until compliance is achieved with the terms and conditions that the Statement states must be complied with before the development commences (pre-commencement conditions);
- (c) before the construction of the development authorised by this permit commences, a letter prepared by the Environmental Auditor appointed under section 53S of the EP Act which states that the pre-commencement conditions have been complied with must be submitted to the responsible authority.
- (d) if any term or condition of the Statement requires any ongoing maintenance or monitoring, the owner of the land (or another person in anticipation of becoming the owner of the land) must enter into an agreement with the Responsible Authority pursuant to section 173 of the Planning and Environment Act 1987 (Agreement). The Agreement must:
  - i provide for the undertaking of the ongoing maintenance and monitoring as required by the Statement; and
  - ii be executed before the sensitive use for which the land is being developed commences; and
- (e) the owner of the land, or other person in anticipation of becoming the owner, must pay all costs and expenses (including legal expenses) of, and incidental to, the Agreement (including those incurred by the Responsible Authority).

Date: 02 March 2018

Amy Hodgen
Signature for the Responsible Authority

Planning and Environment Regulations 2015 No. 33/2015 Form 4 Sections 53, 64, 64A and 86

Construction

57 Before the development commences, a Construction Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of this permit. The plan must provide for:

(a) a pre-conditions survey (dilapidation report) of the land and all adjacent Council roads frontages and nearby road infrastructure, including the existing fencing and driveways along the western boundary of the lane;
(b) works necessary to protect road and other infrastructure;
(c) remediation of any damage to road and other infrastructure;
(d) containment of dust, dirt and mud within the land and method and frequency of clean up procedures to prevent the accumulation of dust, dirt and mud outside the land;
(e) facilities for vehicle washing, which must be located on the land;
(f) the location of loading zones, site sheds, materials, cranes and crane/hoisting zones, gantries and any other construction related items or equipment to be located in any street;
(g) site security;
(h) management of any environmental hazards including, but not limited to:
    i contaminated soil;
    ii materials and waste;
    iii dust;
    iv stormwater contamination from run-off and wash-waters;
    v sediment from the land on roads;
    vi washing of concrete trucks and other vehicles and machinery; and
    vii spillage from refuelling cranes and other vehicles and machinery;
(i) the construction program;
(j) preferred arrangements for trucks delivering to the land, including delivery and unloading points and expected duration and frequency;
(k) parking facilities for construction workers;
(l) measures to ensure that all work on the land will be carried out in accordance with the Construction Management Plan;
(m) an outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services;
(n) an emergency contact that is available for 24 hours per day for residents, businesses and the Responsible Authority in the event of relevant queries or problems experienced;
(o) the provision of a traffic management plan to comply with provisions of AS 1742.3-2002 Manual of uniform traffic control devices - Part 3: Traffic control devices for works on roads;
(p) a Noise and Vibration Management Plan showing methods to minimise noise and vibration impacts on nearby properties (including businesses) and to demonstrate compliance with Noise Control Guideline 12 for Construction (Publication 1254) as issued by the Environment Protection Authority in October 2008. The Noise and Vibration Management Plan must be prepared to the satisfaction of the Responsible Authority. In preparing the Noise and Vibration Management Plan, consideration must be given to:
    i using lower noise work practice and equipment;
    ii the suitability of the land for the use of an electric crane;
    iii silencing all mechanical plant by the best practical means using current technology;
    iv fitting pneumatic tools with an effective silencer;
    v other relevant considerations (including impacts on the operation of businesses); and

Date: 02 March 2018

Amy Hodgen
Signature for the Responsible Authority

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

(q) a detailed dilapidation report detailing and documenting the existing and post construction conditions of surrounding road infrastructure and adjoining private properties;
(r) if any existing public lighting assets require temporary disconnection, alternative lighting must be provided to maintain adequate lighting levels. A temporary lighting scheme can only be approved by Council and relevant power authority. Existing public lighting could only be disconnected once temporary alternative lighting scheme becomes operational; and
(s) any site-specific requirements.

58 During the construction:
(a) any stormwater discharged into the stormwater drainage system must be in compliance with Environment Protection Authority guidelines;
(b) stormwater drainage system protection measures must be installed as required to ensure that no solid waste, sediment, sand, soil, clay or stones from the land enters the stormwater drainage system;
(c) vehicle borne material must not accumulate on the roads abutting the land;
(d) the cleaning of machinery and equipment must take place on the land and not on adjacent footpaths or roads; and
(e) all litter (including items such as cement bags, food packaging and plastic strapping) must be disposed of responsibly.

59 The provisions, recommendations and requirements of the endorsed Construction Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

60 Finished floor levels shown on the endorsed plans must not be altered or modified without the prior written consent of the Responsible Authority.

61 Except with the prior written consent of the Responsible Authority, demolition or construction works must not be carried out:
(a) Monday to Friday (excluding public holidays) before 7 am or after 6 pm;
(b) Saturdays and public holidays (other than ANZAC Day, Christmas Day and Good Friday) before 9 am or after 3 pm; or
(c) Sundays, ANZAC Day, Christmas Day and Good Friday at any time.

62 Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any redundant vehicular crossing must be demolished and re-instated as standard footpath, kerb and channel and any adjacent Copenhagen bicycle lane treatment/infrastructure (as relevant):
(a) at the permit holder's cost; and
(b) to the satisfaction of the Responsible Authority.

63 Except with the prior written consent of the Responsible Authority, Council assets must not be altered in any way.

64 Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any damage to Council's infrastructure resulting from the development must be reinstated:
(a) at the permit holder's cost; and
(b) to the satisfaction of the Responsible Authority.

Date: 02 March 2018

Amy Hodgen
Signature for the Responsible Authority

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

65 All pipes, fixtures, fittings and vents servicing any building on the land must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.

66 Before the development is occupied, or by such later date as approved in writing by the Responsible Authority, the following works must be carried out, at the permit holder's cost and to the satisfaction of the Responsible Authority:
- (a) the full-width footpath immediately outside the property's Wellington Street Road frontage must be stripped and re-sheeted;
- (b) any necessary changes to the Copenhagen bicycle lane/infrastructure along Wellington Street (including reinstatement where vehicle crossings are to be removed);
- (c) the right of way abutting the western boundary of the site, from Victoria Parade to Derby Street, must be fully restored; and
- (d) any necessary modification of the vehicle crossings at the northern and southern ends of the Right of Way (Victoria Parade and Derby Street) so as to enable the ground clearance for the B99 design vehicle (demonstrated using a ground clearance check).

67 Unless with the further written consent of the Responsible Authority, detailed design drawings must be prepared prior to the commencement of the development by a suitably qualified person and to the satisfaction of the Responsible Authority addressing all civil and road infrastructure works associated with this development (outlined in condition 66) must be submitted to and approved by the Responsible Authority. Once approved, the plans will be endorsed and will then form part of the permit. Before the development is completed, all works shown on endorsed plans must be carried out and completed to the satisfaction of the Responsible Authority.

68 Parking restriction signs, line-marked on-street parking bays and parking sensors must not be removed, adjusted, changed or relocated without the prior written consent of the Responsible Authority and must be undertaken at the expense of the Permit Holder.

69 Before the occupation of the development, the existing electrical pole in the area to be occupied by the new vehicle crossing must be relocated to the satisfaction of the relevant power authority at the expense of the Permit Holder. The relocated electrical pole must be clear of any vehicle crossings or other road related infrastructure.

70 All service pits must be relocated from any new vehicle crossing or pedestrian entry point to the building.

71 Any services poles, structures or pits that interfere with the proposal must be adjusted, removed or relocated at the Permit Holder's expense with the prior written approval of the relevant authority/authorities.

72 Areas must be provided inside the property line and adjacent to the footpath to accommodate pits and meters. No private pits, valves or meters on Council property will be accepted.

VicRoads Condition

73 The development must be constructed and managed so as not to compromise the ability of vehicles to enter and exit the intersection of Wellington Street and Victoria Parade in a safe manner or compromise the operational efficiency of the intersection or public safety.

Public Transport Victoria Condition

Date: 02 March 2018

Amy Hodgen
Signature for the Responsible Authority

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

74 The permit holder must take all reasonable steps to ensure that disruption to bus operation along Victoria Parade is kept to a minimum during the construction of the development. Foreseen disruptions to bus operations and mitigation measures must be communicated to Head, Transport for Victoria fourteen days (14) prior.

Expiry

75 This permit will expire if:
(a) the development is not commenced within three years of the date of this permit;
(b) the development is not completed within five years of the date of this permit; or
(c) the use is not commenced within six years of the date of this permit.

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

NOTES:

Provision must be made for drainage of the site to a legal point of discharge. Please contact Council's Building Services on 9205 5585 for further information.

This site is partially subject to a Heritage Overlay. A planning permit may be required for any external works.

A building permit may be required before development is commenced. Please contact Council's Building Services on 9205 5585 to confirm.

A local law permit (e.g. Asset Protection Permit, Road Occupation Permit) may be required before development is commenced. Please contact Council's Construction Management Branch on Ph. 9205 5585 to confirm.

The site is located within an Environmental Audit Overlay. Pursuant to Clause 45.03 of the Yarra Planning Scheme, the requirements of the Environmental Audit Overlay must be met prior to the commencement of development permitted under the permit.

All future property owners, residents, business owners and employees within the development approved under this permit will not be permitted to obtain resident, employee or visitor parking permits.

In accordance with the Yarra Planning Scheme, a 4.5 per cent public open space contribution will apply in the event of the subdivision of the land.

A vehicle crossing permit is required for the construction of the vehicle crossing(s). Please contact Council's Construction Management Branch on 9205 5585 for further information.

These premises will be required to comply with the Food Act 1984. The use must not commence until registration, or other approval, has been granted by Council's Health Protection Unit.

THIS PERMIT WAS ISSUED AT THE DIRECTION OF VCAT AS FOLLOWS:

Date: 02 March 2018

Amy Hodgen
Signature for the Responsible Authority

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

Attachment 1 - Attachment A - Planning Permit (Amended)

Date of Order	
2 March 2018	Planning Permit PLN16/0922 was issued in accordance with the order of the Victorian Civil and Administrative Tribunal, reference: P2232/2017.

THIS PERMIT HAS BEEN AMENDED AS FOLLOWS:

Date of amendment	Brief description of amendment
9 October 2019	Pursuant to Section 73 and 74 of the Planning and Environment Act 1987, amend condition 69 of the planning permit to apply prior to occupation of the development.
Date of Correction	**Brief description of correction**
9 October 2019	Pursuant to Section 71 of the Planning and Environment Act 1987, correction to Condition 67 to cross reference Condition 66.

Date: 02 March 2018

Amy Hodgen
Signature for the Responsible Authority

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

Page 18 of 18

Attachment 1 - Attachment A - Planning Permit (Amended)

PLANNING PERMIT

IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit.

(Note: This is not a permit granted under Division 5 or 6 of Part 4 of the **Planning and Environment Act 1987**.)

WHEN DOES A PERMIT BEGIN?

A permit operates:

- from the date specified in the permit; or
- if no date is specified, from—
  - (i) the date of the decision of the Victorian Civil and Administrative Tribunal, if the permit was issued at the direction of the Tribunal; or
  - (ii) the date on which it was issued, in any other case.

WHEN DOES A PERMIT EXPIRE?

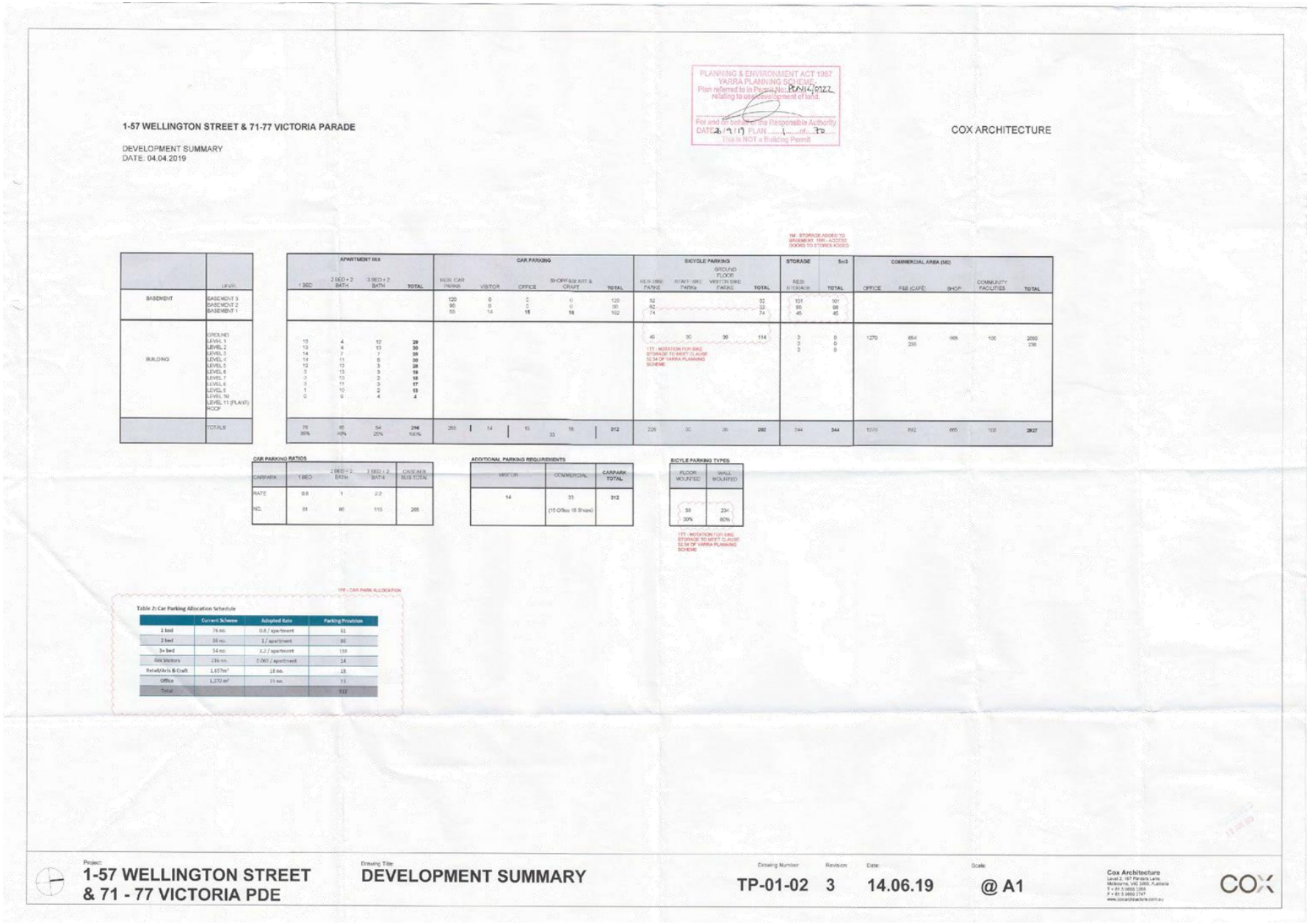
1. A permit for the development of land expires if—
   - the development or any stage of it does not start within the time specified in the permit; or
   - the development requires the certification of a plan of subdivision or consolidation under the Subdivision Act 1988 and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision; or
   - the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within 5 years of the certification of the plan of subdivision or consolidation under the **Subdivision Act 1988**.
2. A permit for the use of land expires if—
   - the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
   - the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if—
   - the development or any stage of it does not start within the time specified in the permit; or
   - the development or any stage of it is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit; or
   - the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development; or
   - the use is discontinued for a period of two years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the **Planning and Environment Act 1987**, or to any combination of use, development or any of those circumstances requires the certification of a plan under the **Subdivision Act 1988**, unless the permit contains a different provision—
   - the use or development of any stage is to be taken to have started when the plan is certified; and
   - the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

WHAT ABOUT REVIEWS?

- The person who applied for the permit may apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal, in which case no right of review exists.
- An application for review must be lodged within 60 days after the permit was issued, unless a notice of decision to grant a permit has been issued previously, in which case the application for review must be lodged within 60 days after the giving of that notice.
- An application for review is lodged with the Victorian Civil and Administrative Tribunal.
- An application for review must be made on relevant form which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the applicable fee.
- An application for review must state the grounds upon which it is based.
- A copy of an application for review must be served on the responsible authority.
- Details about applications for review and the fees payable can be obtained from the Victorian Civil and Administrative Tribunal.

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

Attachment 2 - Attachment B (Part 1) - Endorsed Plans (Architectural)



1-57 WELLINGTON STREET & 71-77 VICTORIA PARADE

DEVELOPMENT SUMMARY
DATE: 04.04.2019

PLANNING & ENVIRONMENT ACT 1987
YARRA PLANNING SCHEME
Plan referred to in Permit No: PLN14/0122
relating to use/development of land.
For and on behalf of the Responsible Authority
DATE 26/9/19 PLAN 1 of 30
This is NOT a Building Permit

COX ARCHITECTURE

	LEVEL
BASEMENT	BASEMENT 3 BASEMENT 2 BASEMENT 1
BUILDING	GROUND LEVEL 1 LEVEL 2 LEVEL 3 LEVEL 4 LEVEL 5 LEVEL 6 LEVEL 7 LEVEL 8 LEVEL 9 LEVEL 10 LEVEL 11 (PLANT) ROOF
	TOTALS

APARTMENT MIX				CAR PARKING					BICYCLE PARKING				STORAGE	5m3	COMMERCIAL AREA (M2)				
1 BED	2 BED + 2 BATH	3 BED + 2 BATH	TOTAL	RES. CAR PARKS	VISITOR	OFFICE	SHOP/GALLERY & CRAFT	TOTAL	RES BIKE PARKS	STAFF BIKE PARKS	GROUND FLOOR VISITOR BIKE PARKS	TOTAL	RES STORAGE	TOTAL	OFFICE	FEE (CAFE)	SHOP	COMMUNITY FACILITIES	TOTAL
				120 90 55	0 0 14	0 0 **15**	0 0 **18**	120 90 102	52 52 74			52 52 74	101 95 45	101 95 45					
13 13 14 14 12 7 3 3 1 0	4 4 7 11 13 13 13 11 10 9	12 13 7 6 3 3 2 3 2 4	**29** **30** **28** **30** **28** **19** **15** **17** **13** **4**						46 3 3 3	30	36	114	3 3 3	0 0 0	1270	664 230	665	100	2699 230
76 35%	88 40%	54 25%	**216** 100%	255	14	15 33	18	312	226	30	36	292	344	344	1270	892	665	100	2927

1TT - ROTATION FOR BIKE STORAGE TO MEET CLAUSE 52.34 OF YARRA PLANNING SCHEME

1W - STORAGE ADDED TO BASEMENT 1&2 - 4/2/2020
DOORS TO STORES ADDED

CAR PARKING RATIOS

CARPARK	1 BED	2 BED + 2 BATH	3 BED + 2 BATH	CAR AUS. BUS TOTAL
RATE	0.5	1	2.2	
NO.	61	66	118	265

ADDITIONAL PARKING REQUIREMENTS

VISITOR	COMMERCIAL	CARPARK TOTAL
14	33 (15 Office 18 Shops)	312

BICYCLE PARKING TYPES

FLOOR MOUNTED	WALL MOUNTED
58 20%	234 80%

1TT - ROTATION FOR BIKE STORAGE TO MEET CLAUSE 52.34 OF YARRA PLANNING SCHEME

1PB - CAR PARK ALLOCATION

Table 2: Car Parking Allocation Schedule

	Current Scheme	Adopted Rate	Parking Provision
1 bed	76 no.	0.8 / apartment	61
2 bed	88 no.	1 / apartment	88
3+ bed	54 no.	2.2 / apartment	118
Res Visitors	216 no.	0.065 / apartment	14
Retail/Gris & Craft	1,657m²	18 no.	18
Office	1,270 m²	15 no.	15
Total			312

Project:
1-57 WELLINGTON STREET & 71 - 77 VICTORIA PDE

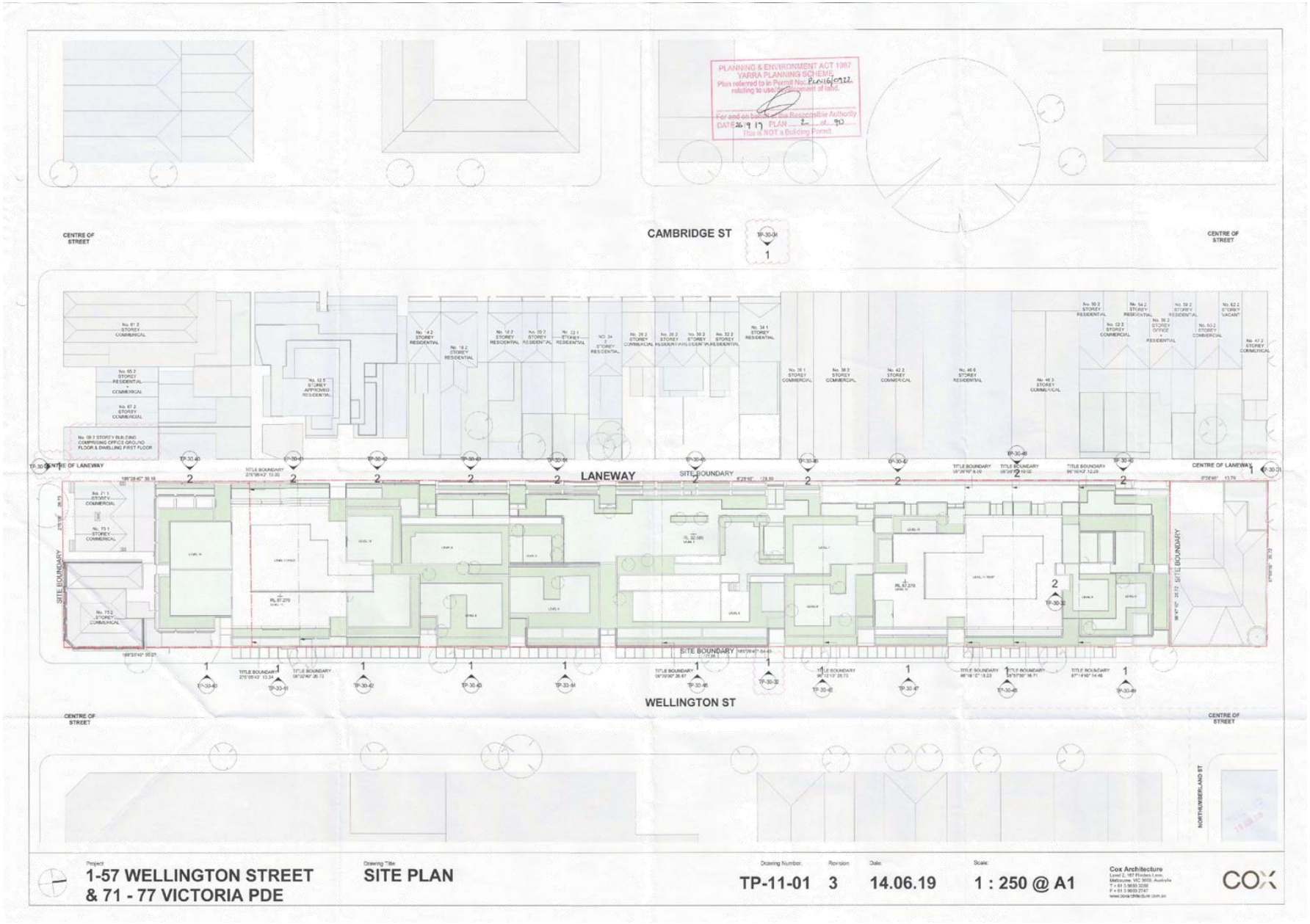
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DEVELOPMENT SUMMARY

Drawing Number: TP-01-02 | Revision: 3 | Date: 14.06.19 | Scale: @ A1

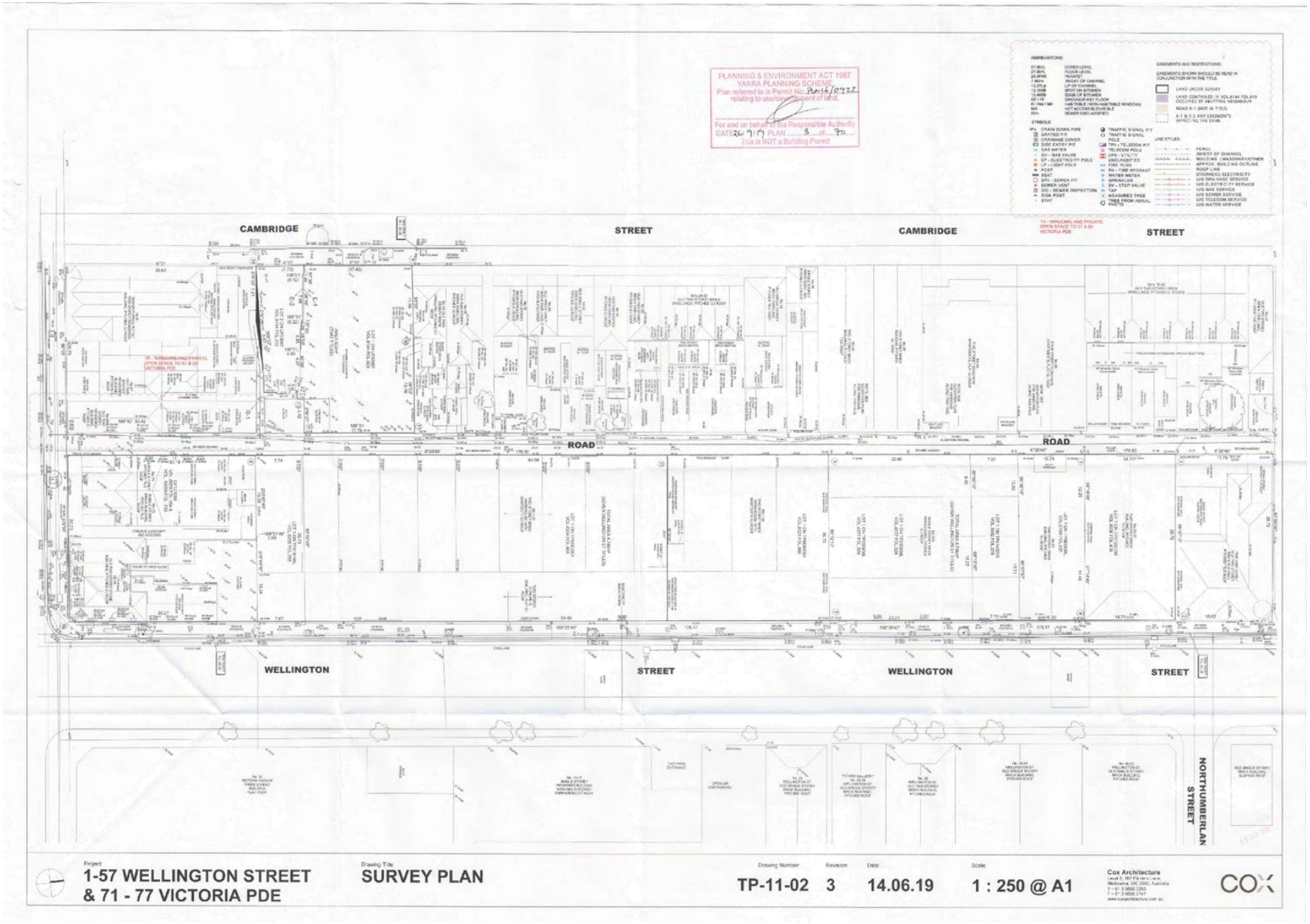
Cox Architecture
Level 2, 167 Flinders Lane,
Melbourne, VIC 3000, Australia
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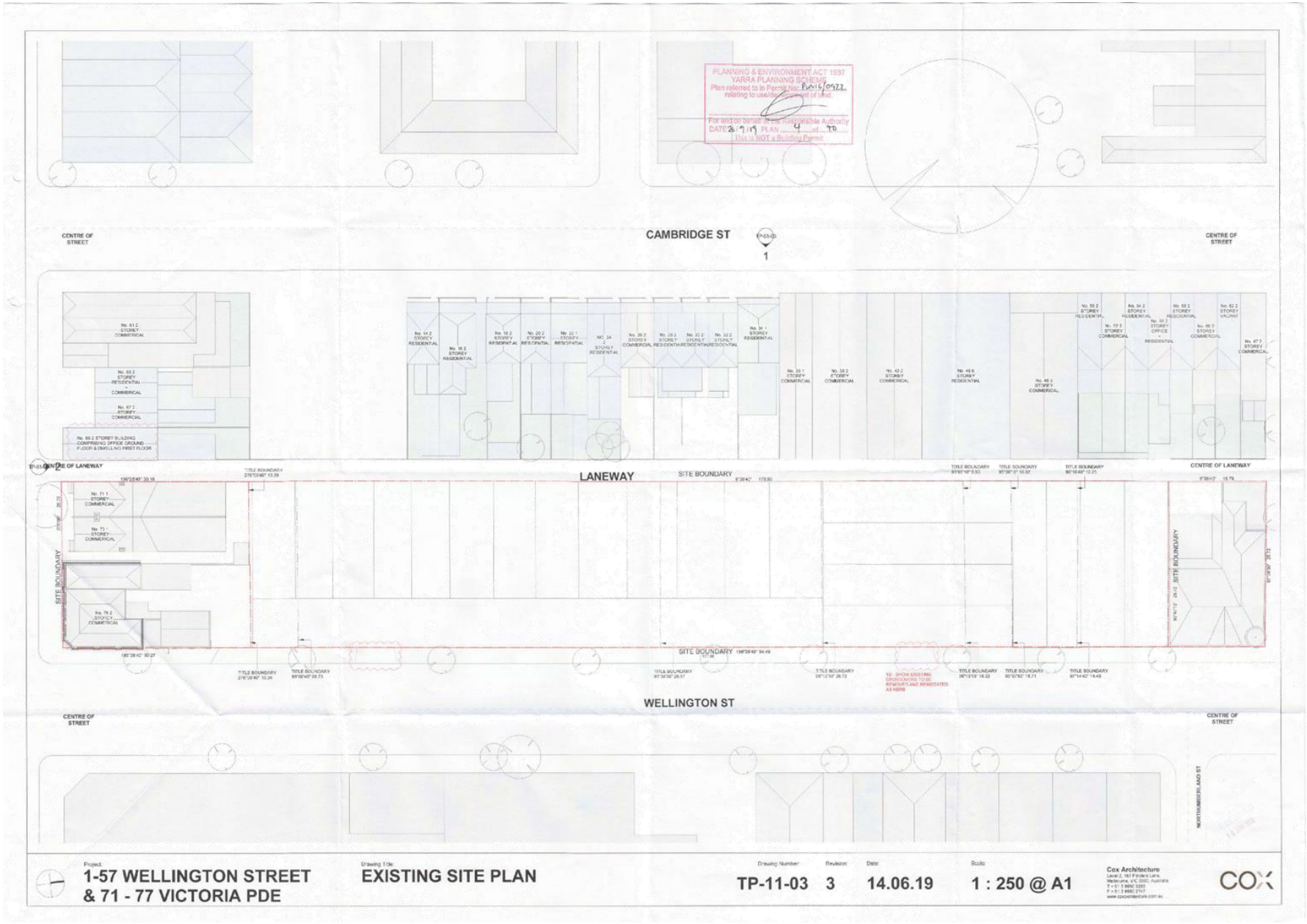
Attachment 2 - Attachment B (Part 1) - Endorsed Plans (Architectural)



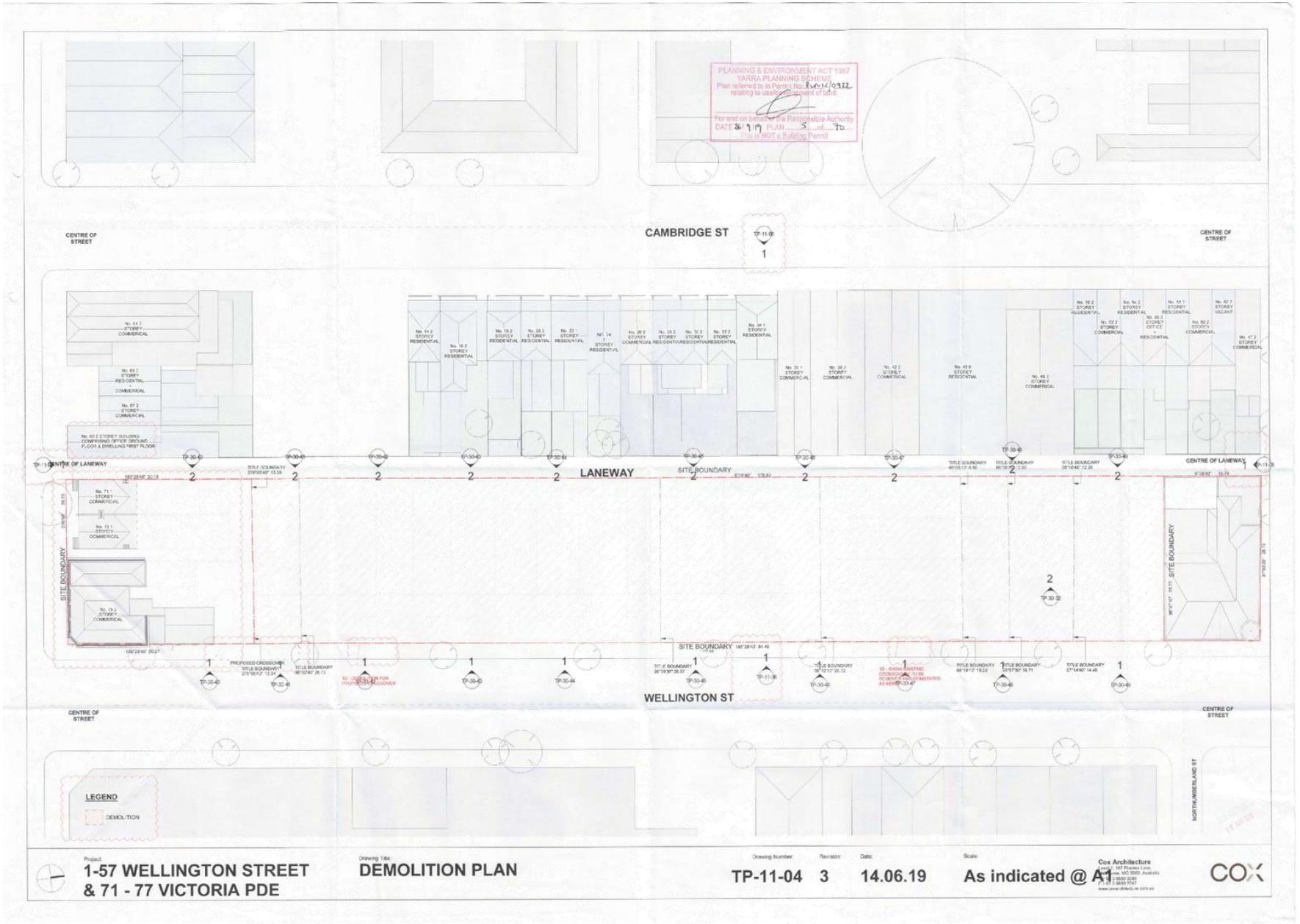
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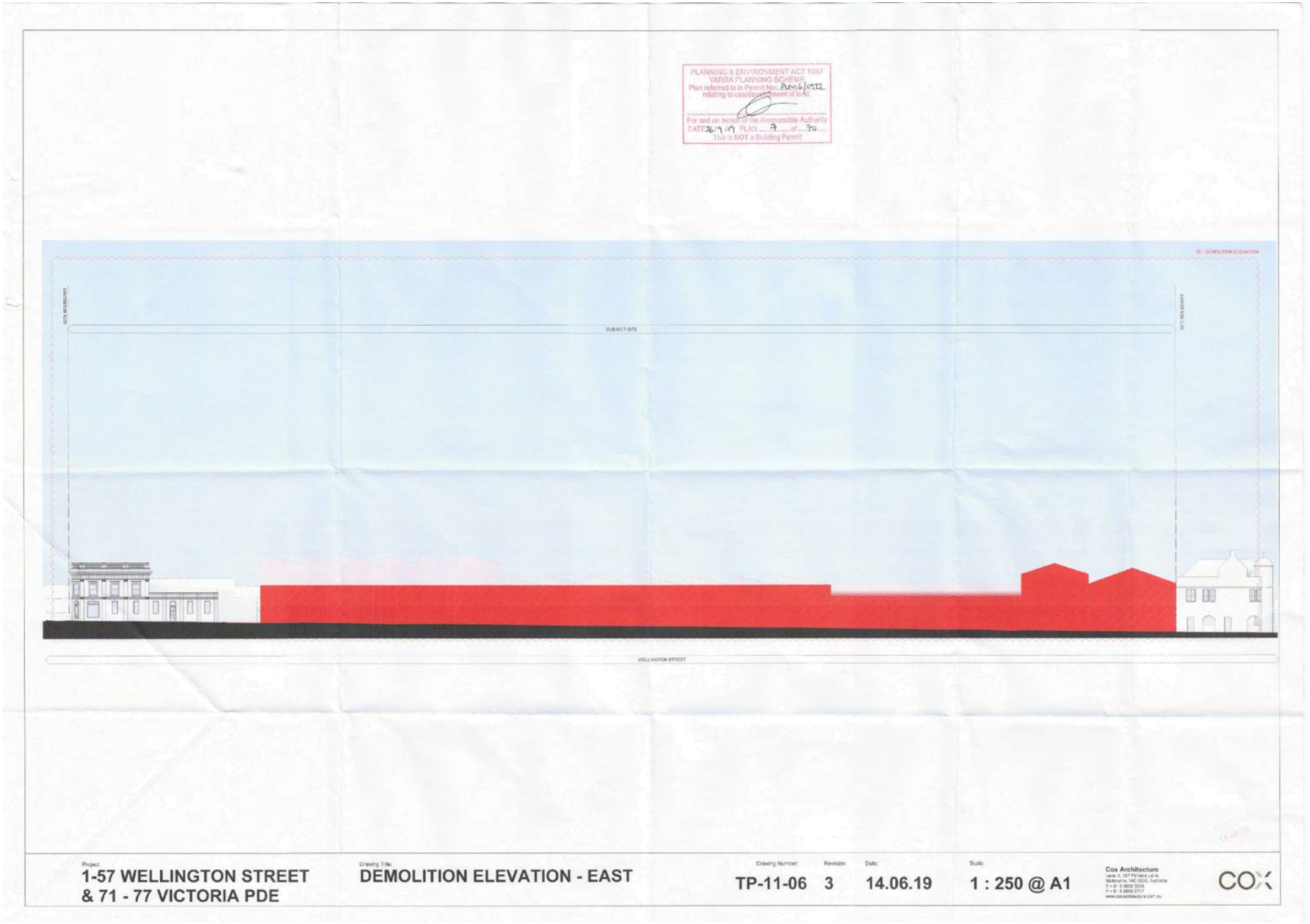
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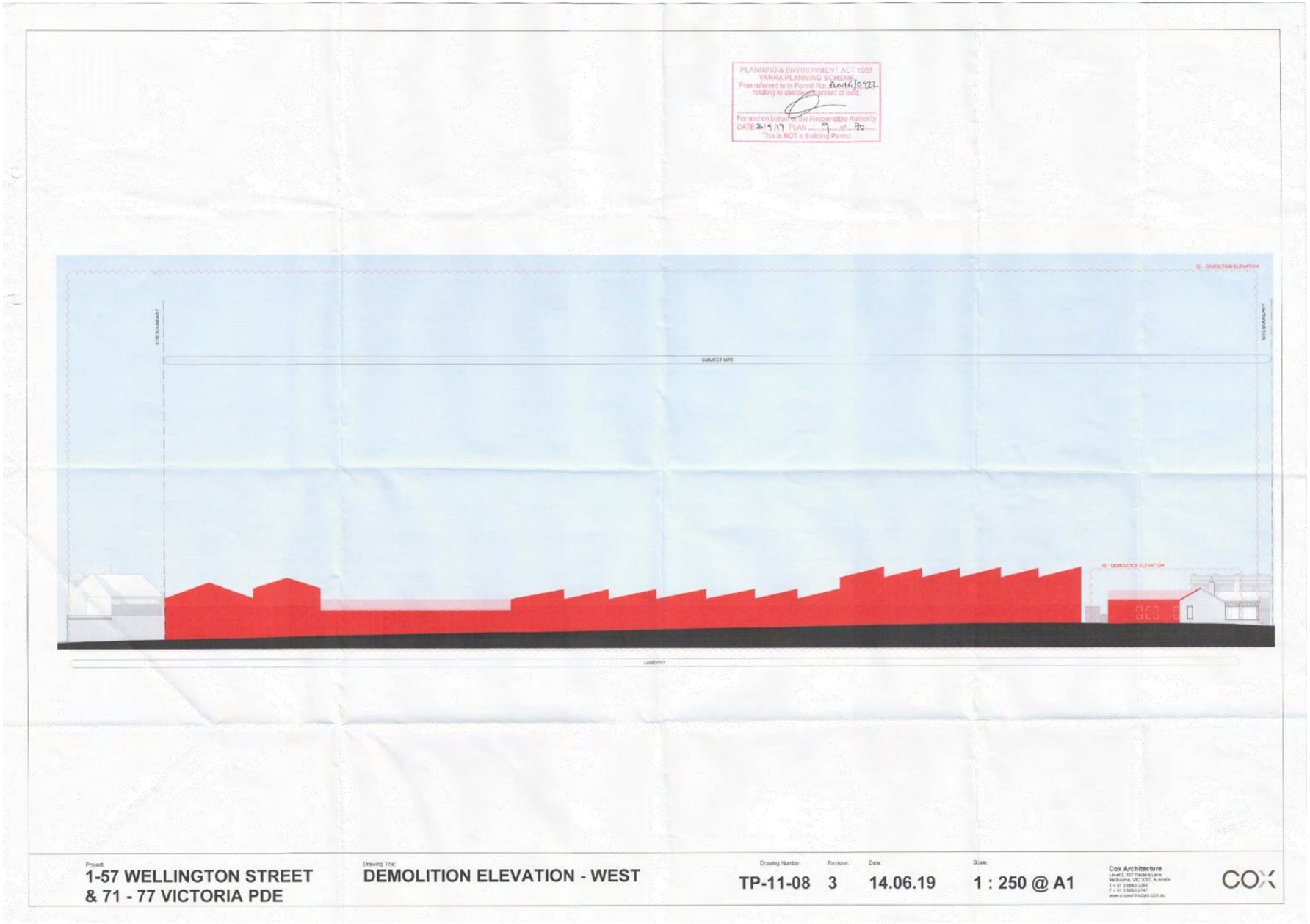
PLANNING & ENVIRONMENT ACT 1987
YARRA PLANNING SCHEME
Plan referred to in Permit No: PLN16/0912
relating to use/development of land.
For and on behalf of the Responsible Authority
DATE 26/9/19 PLAN 6 of 22
This is NOT a Building Permit



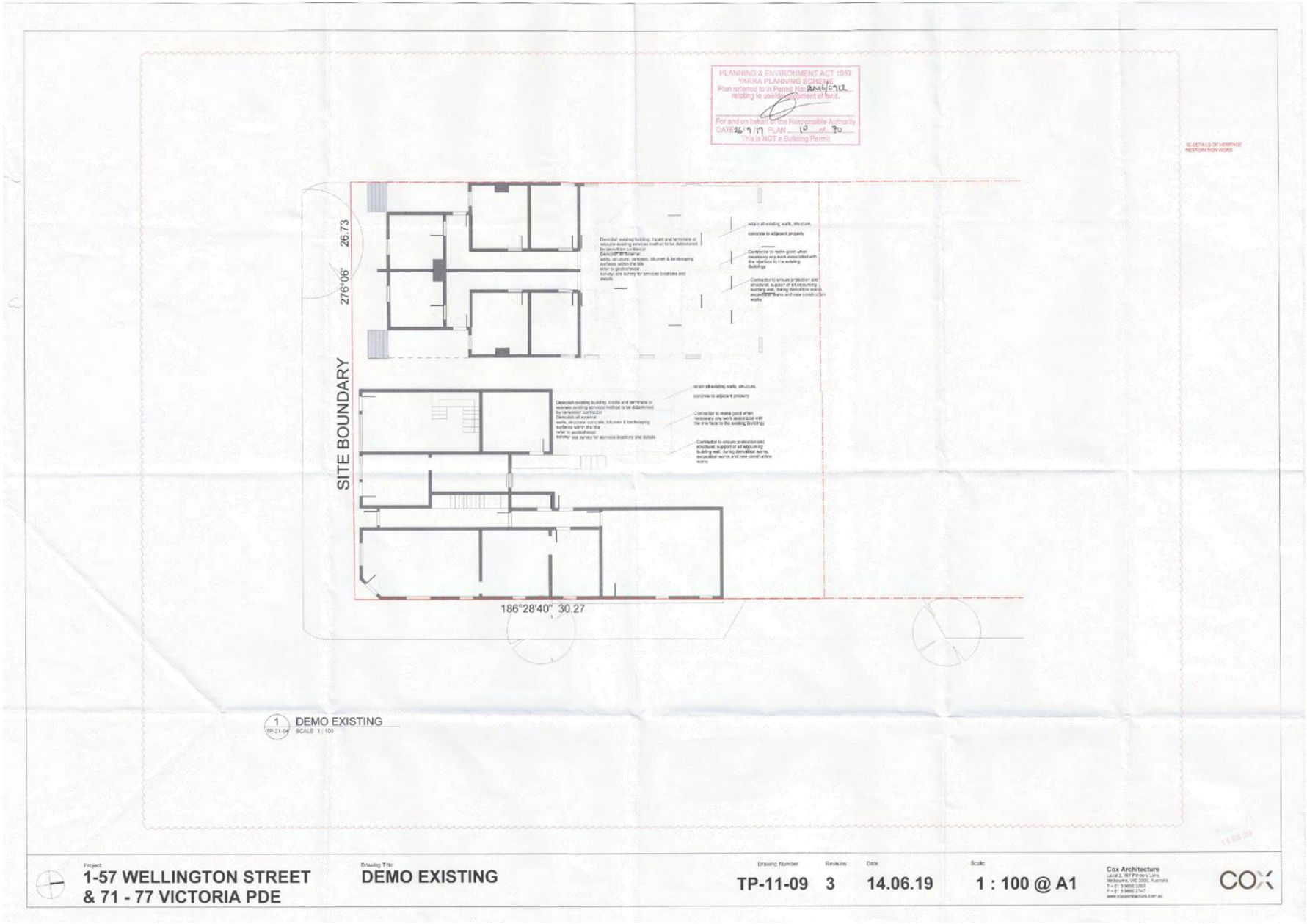
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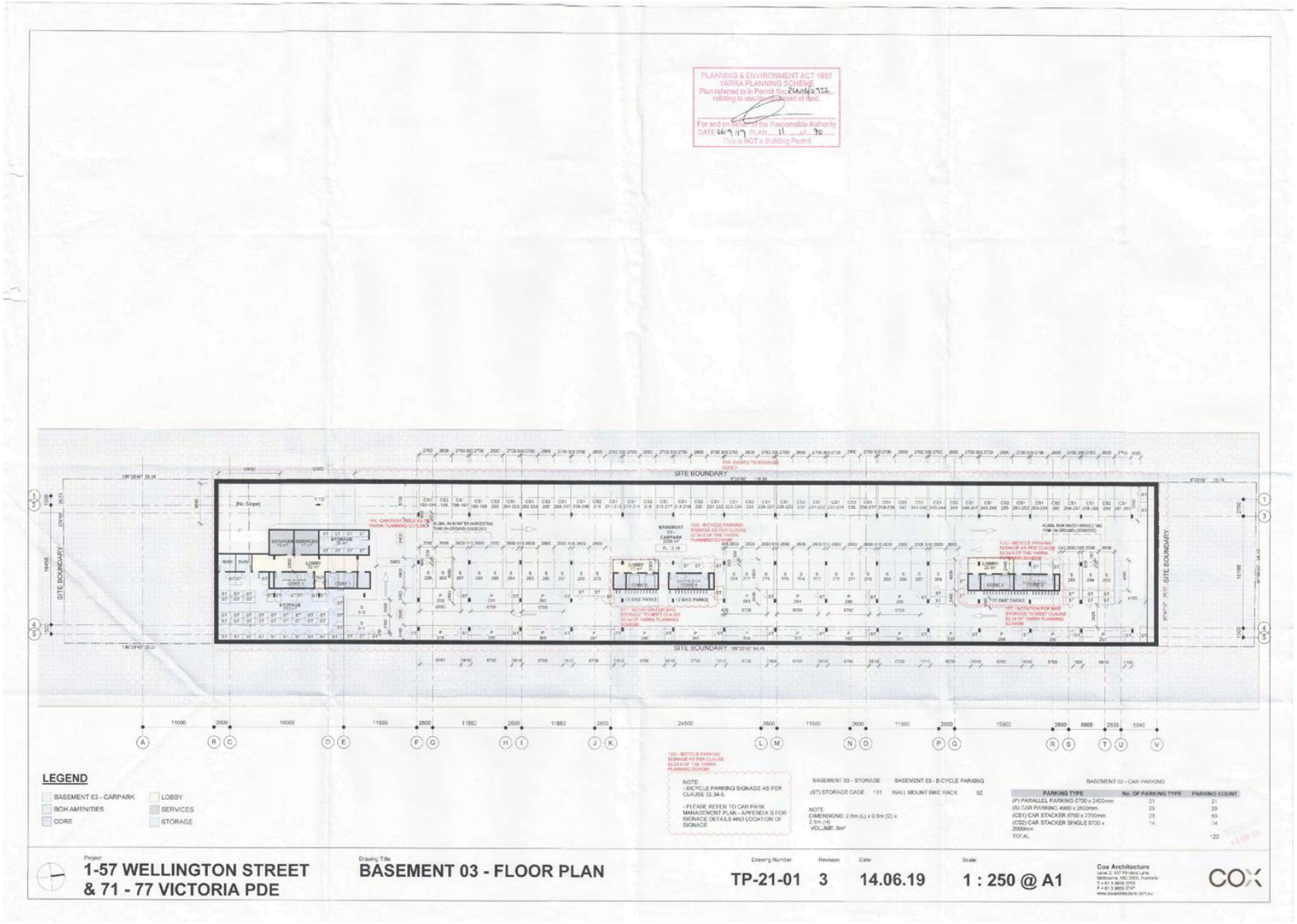
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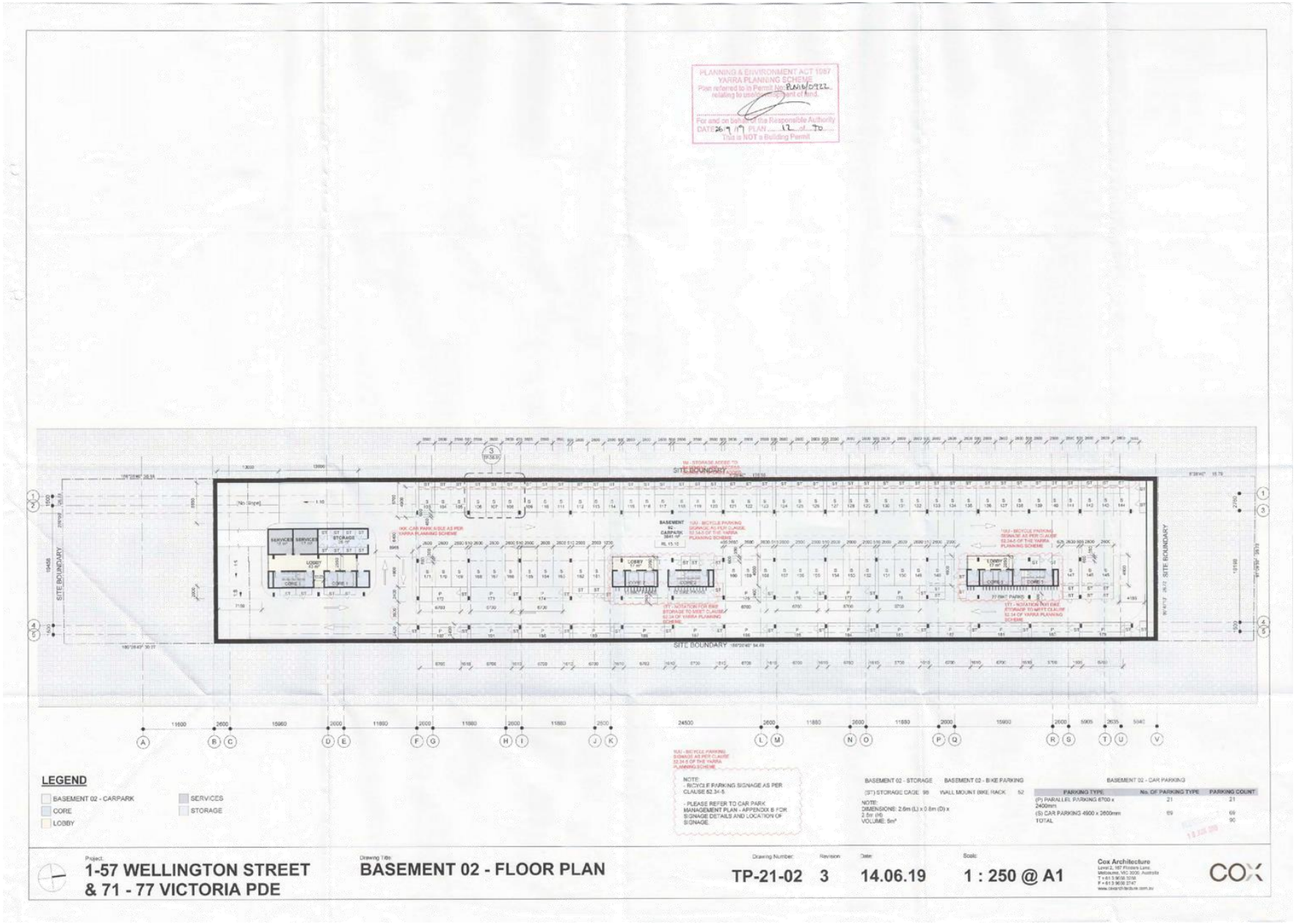
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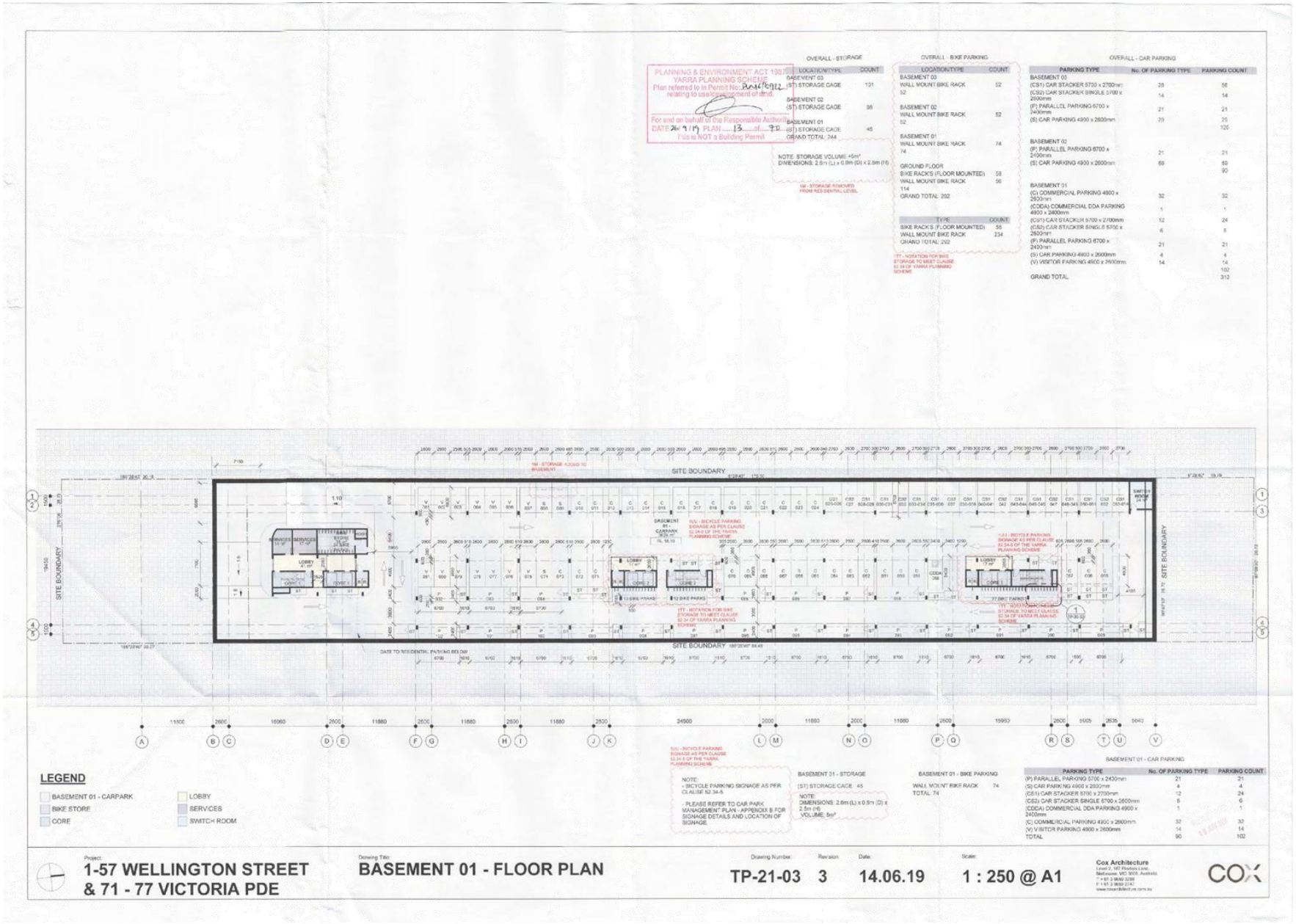
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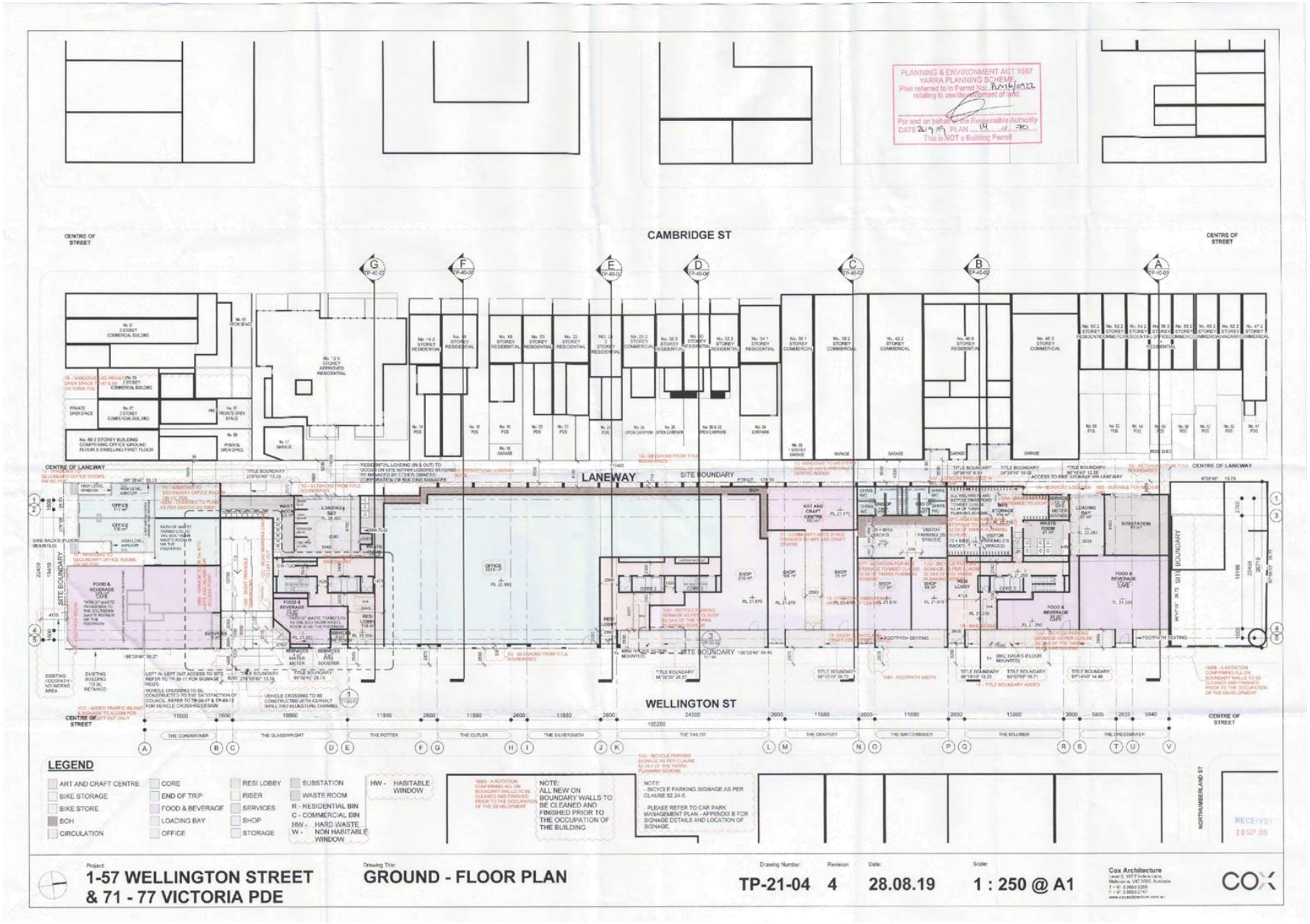
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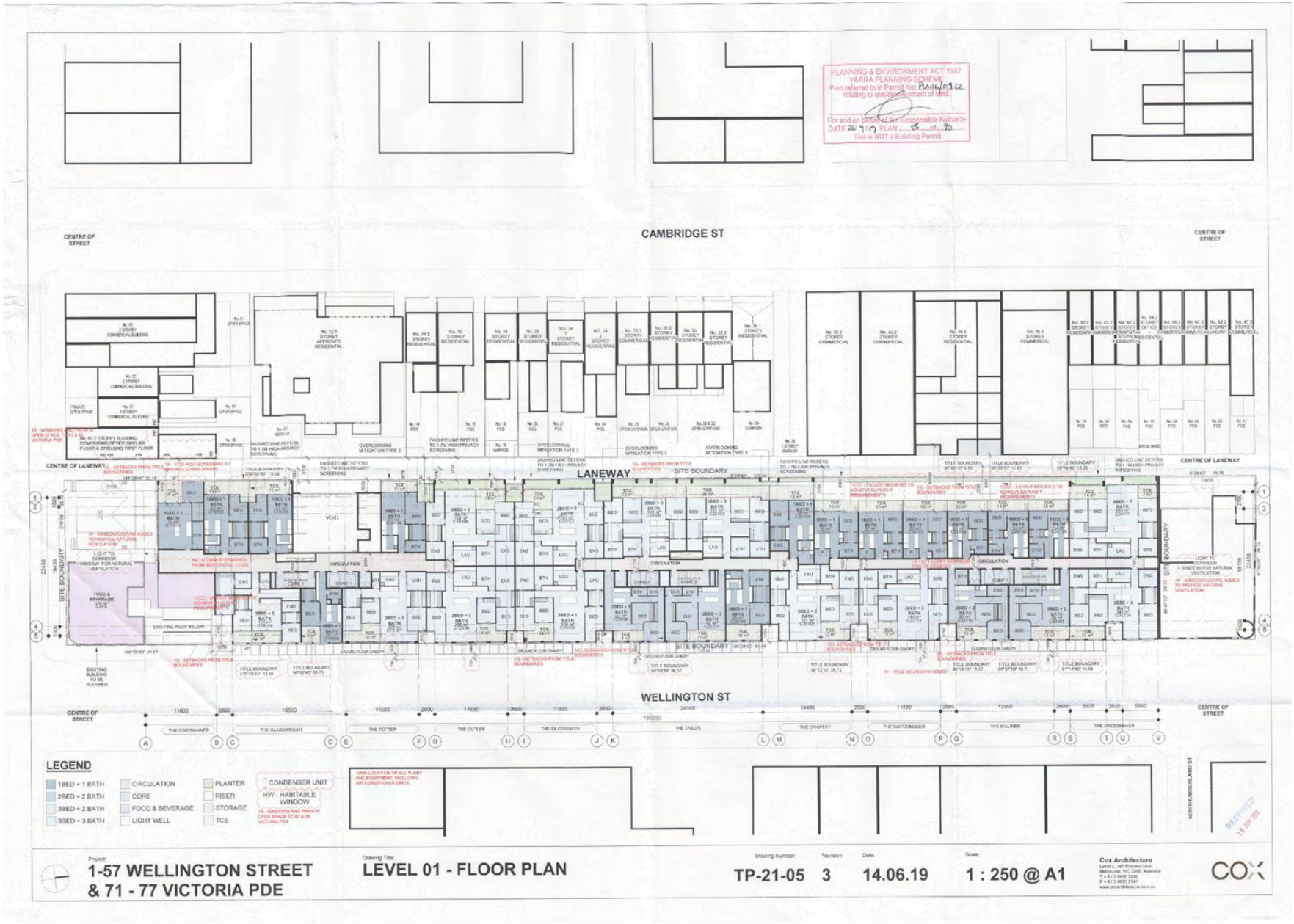
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Attachment 2 - Attachment B (Part 1) - Endorsed Plans (Architectural)



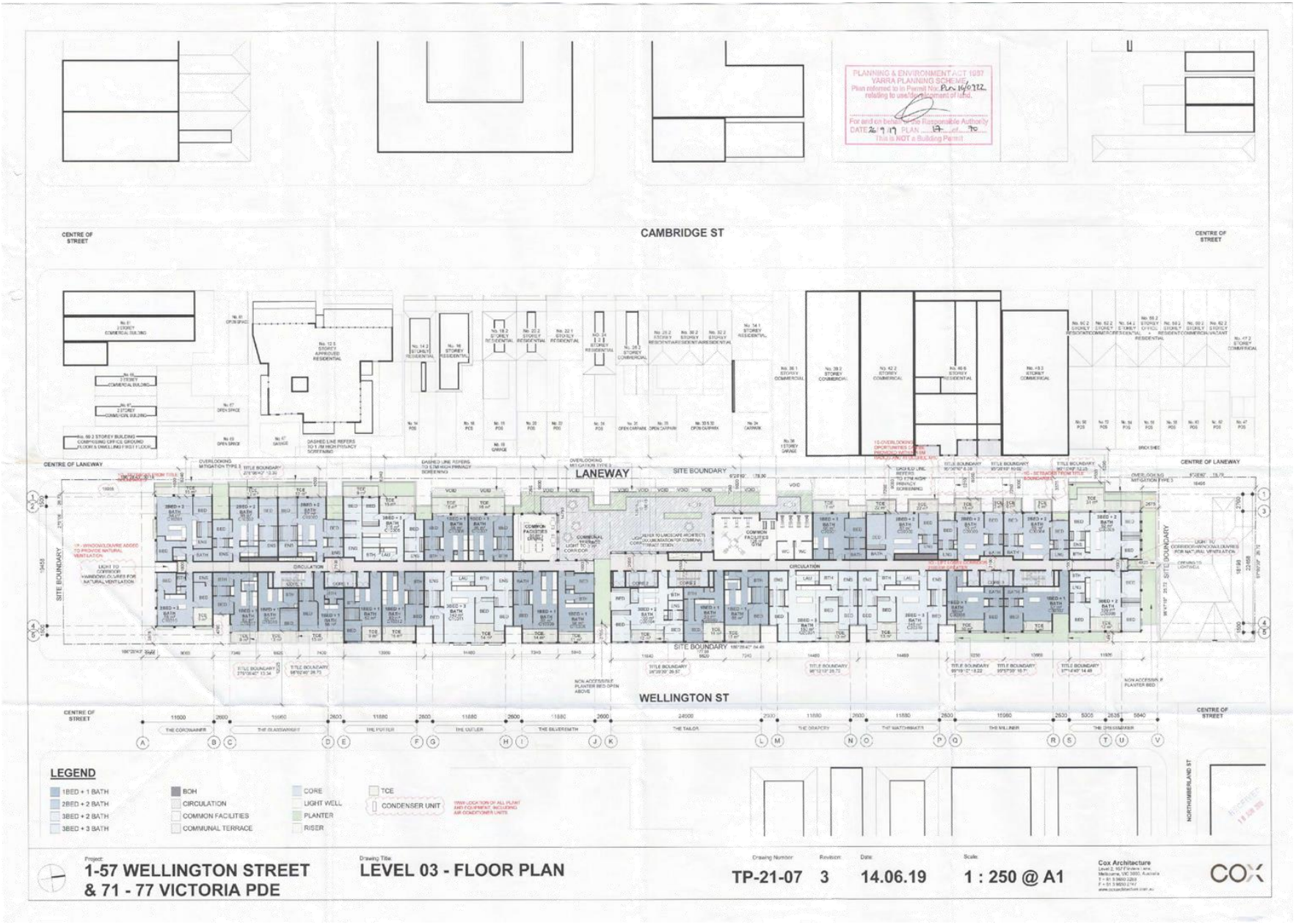
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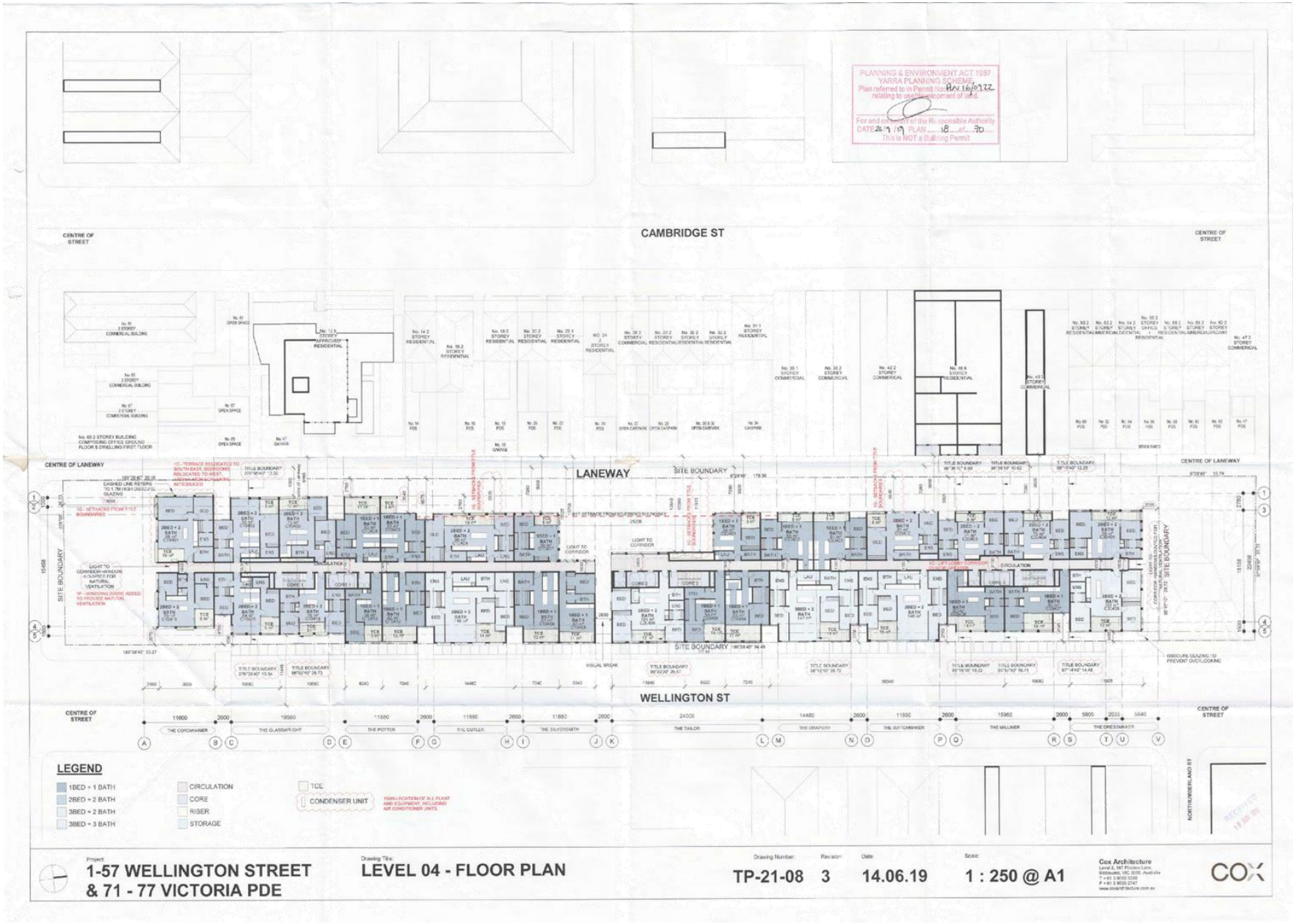
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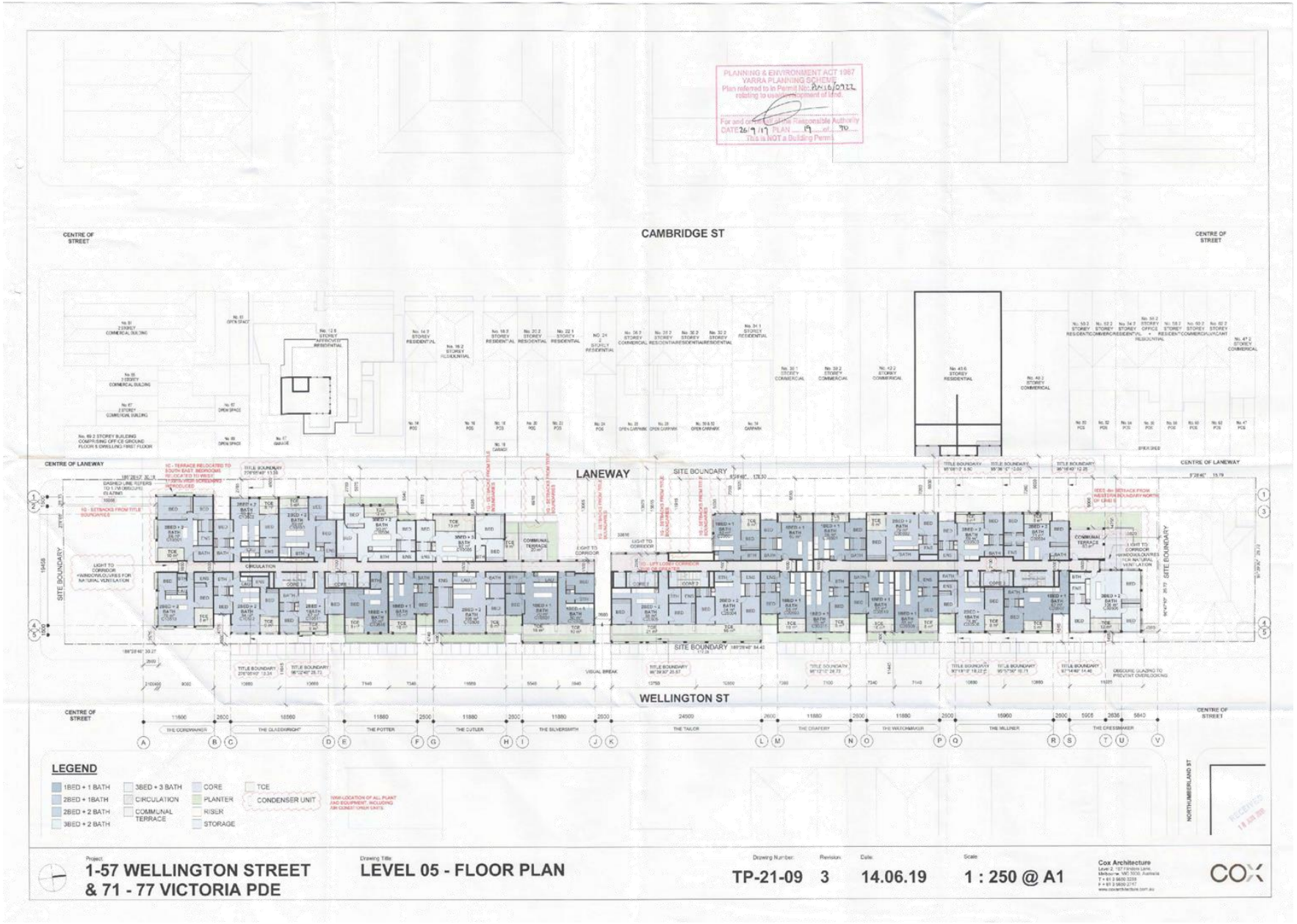
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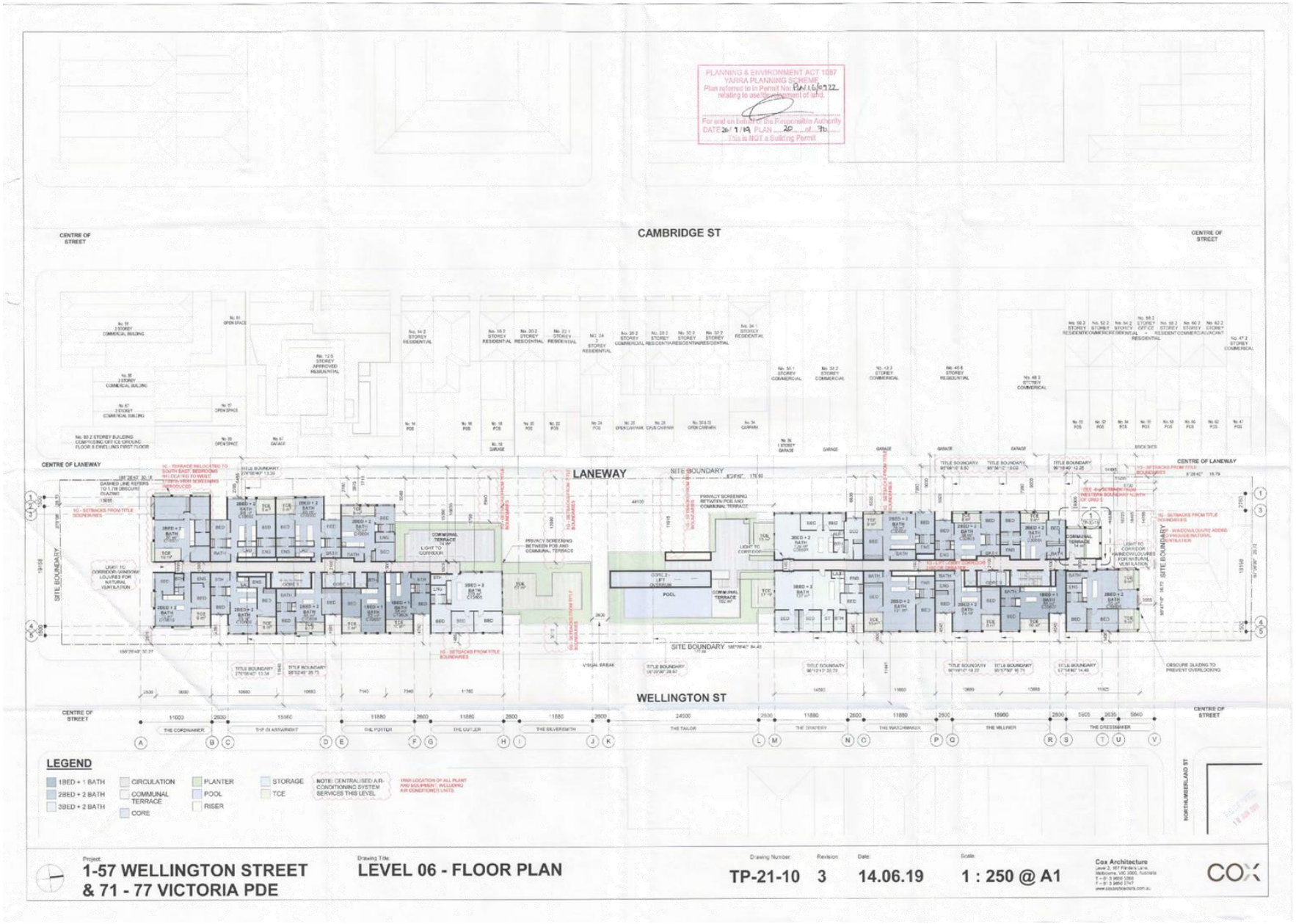
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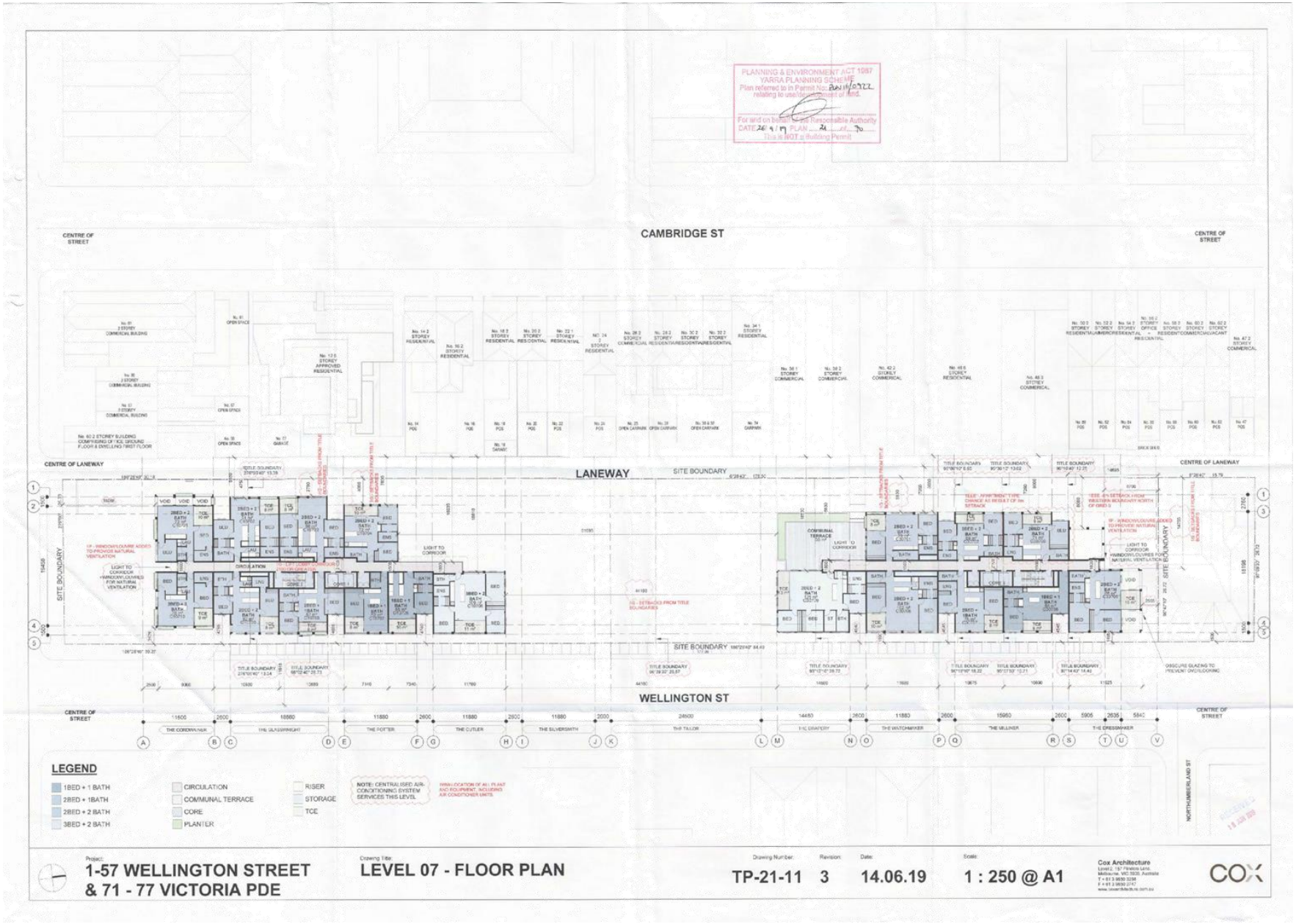
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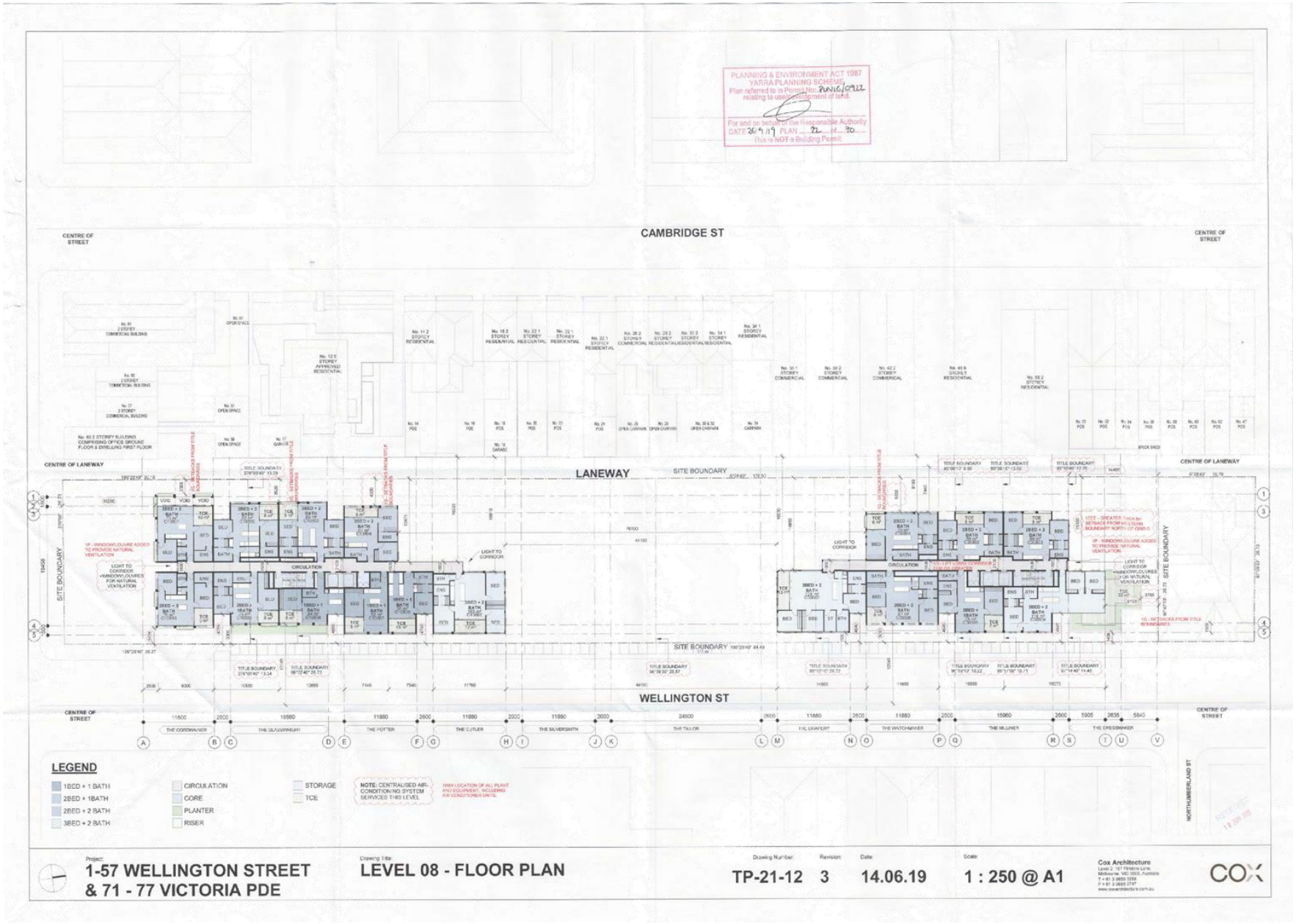
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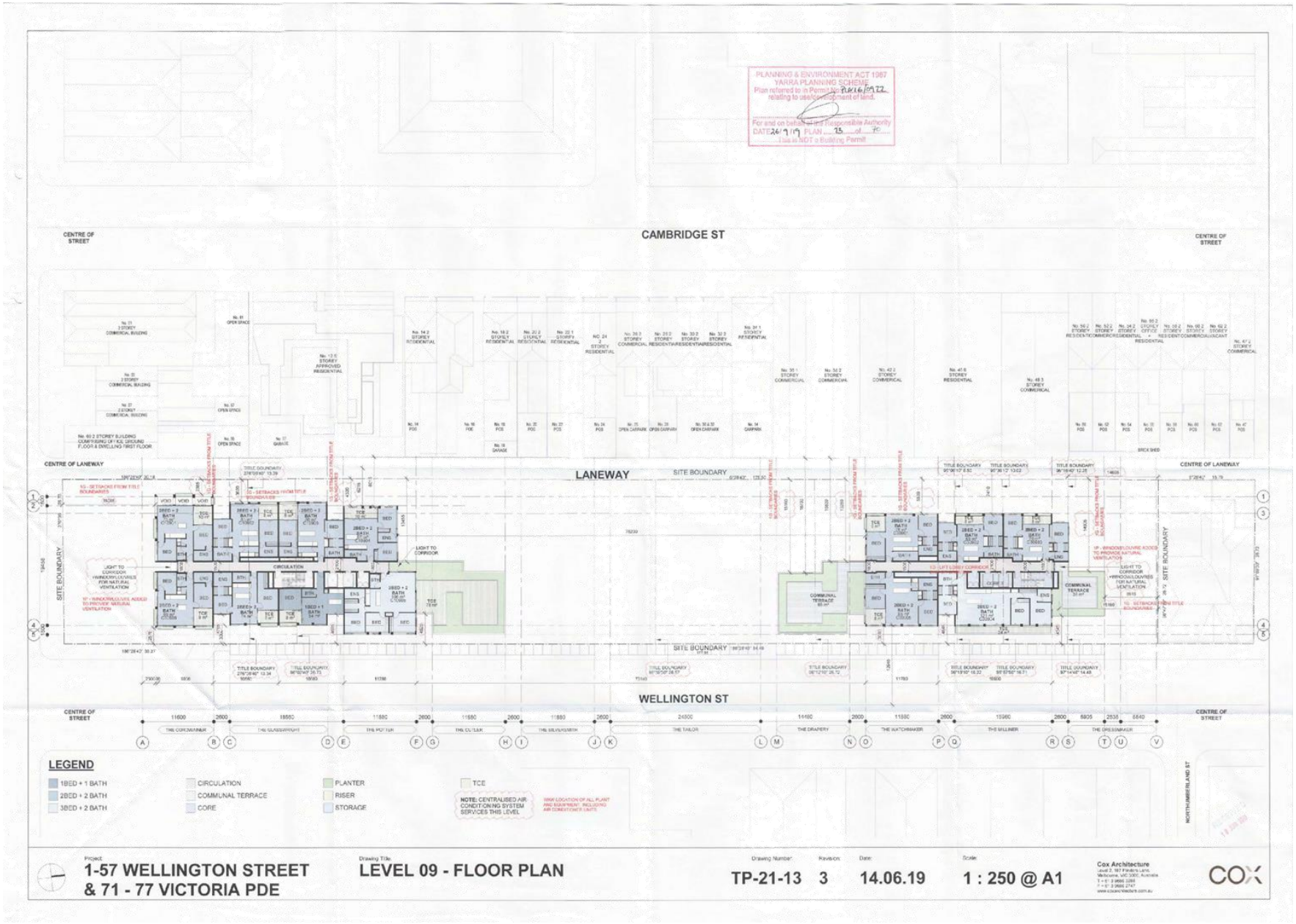
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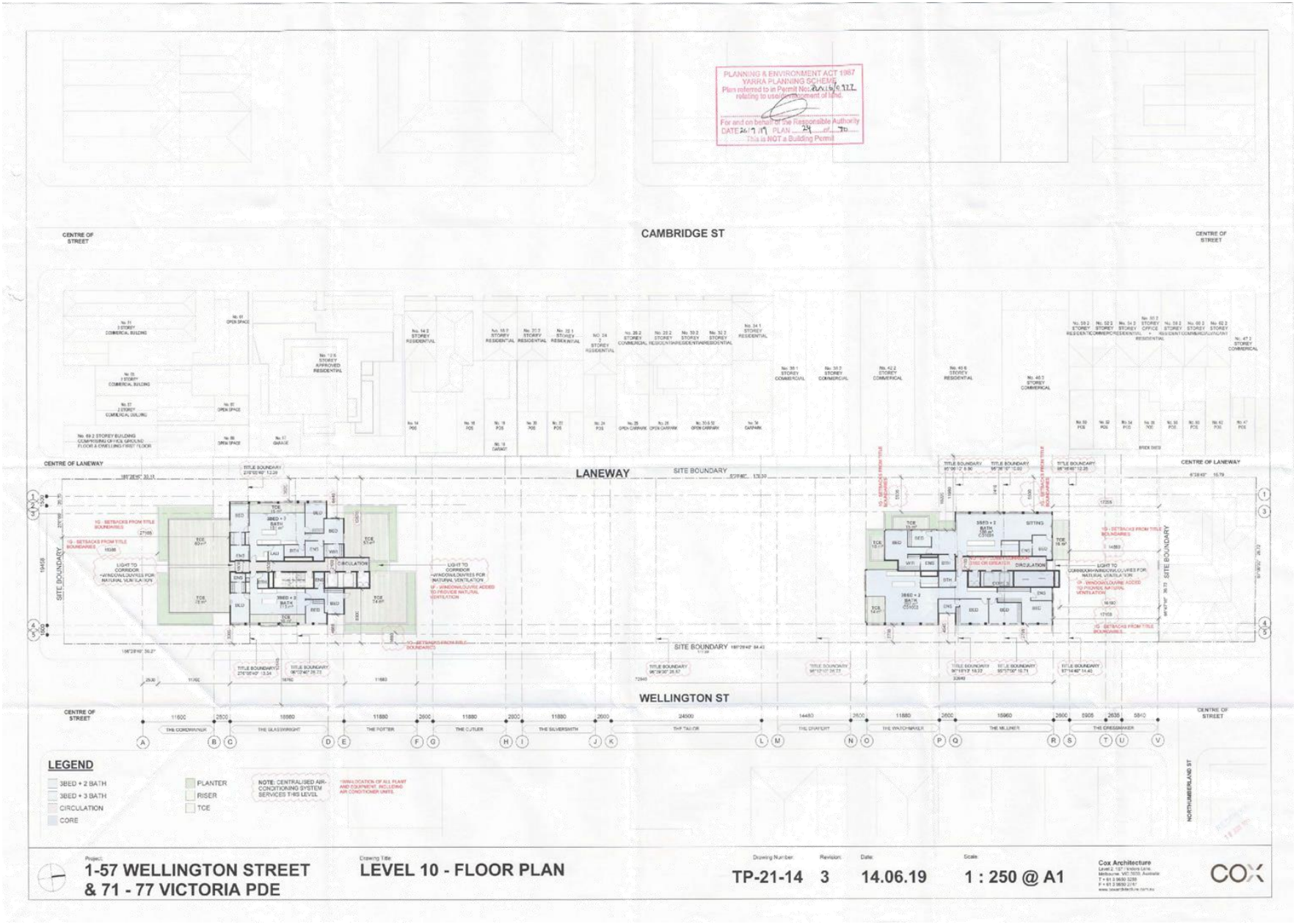
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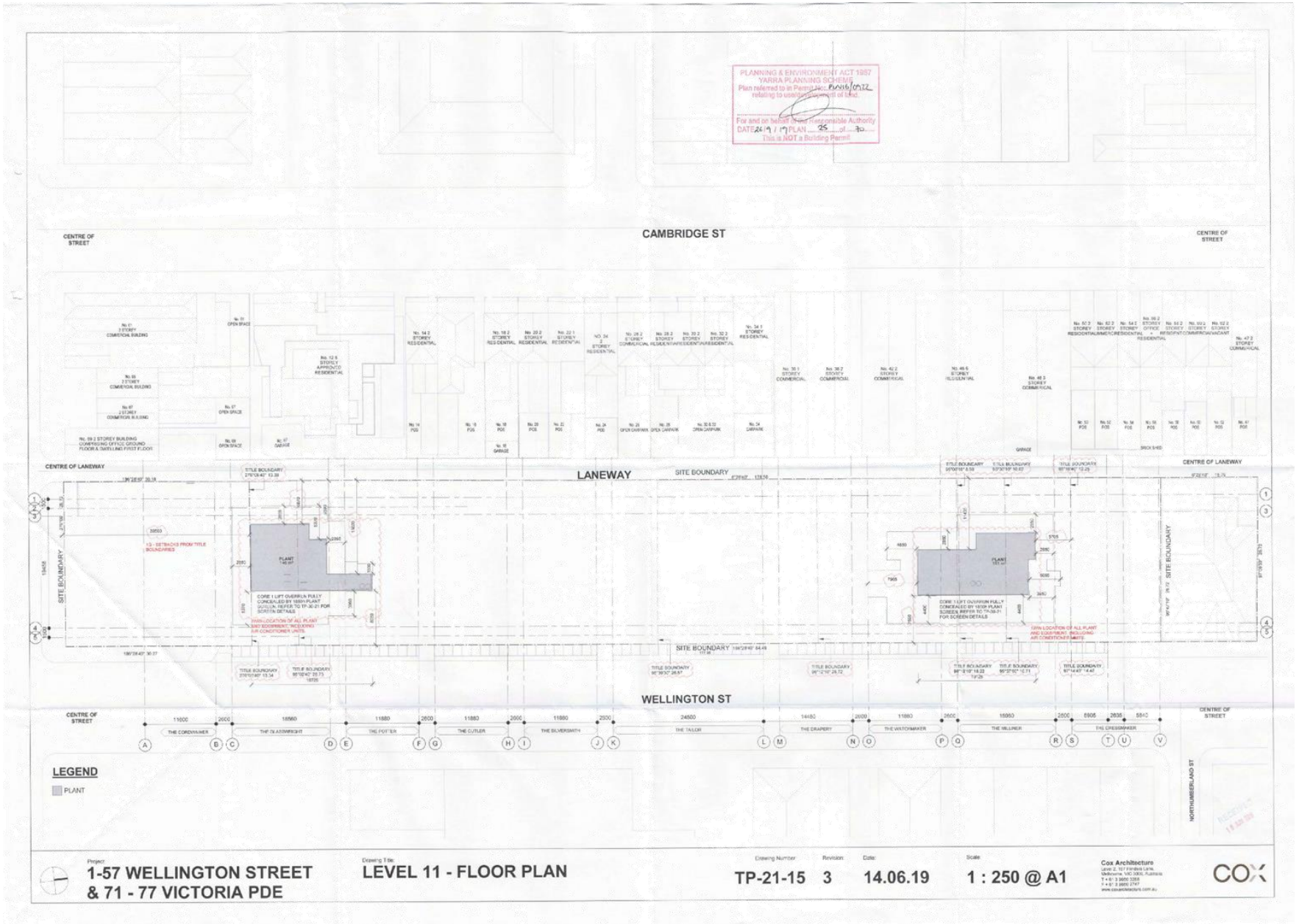
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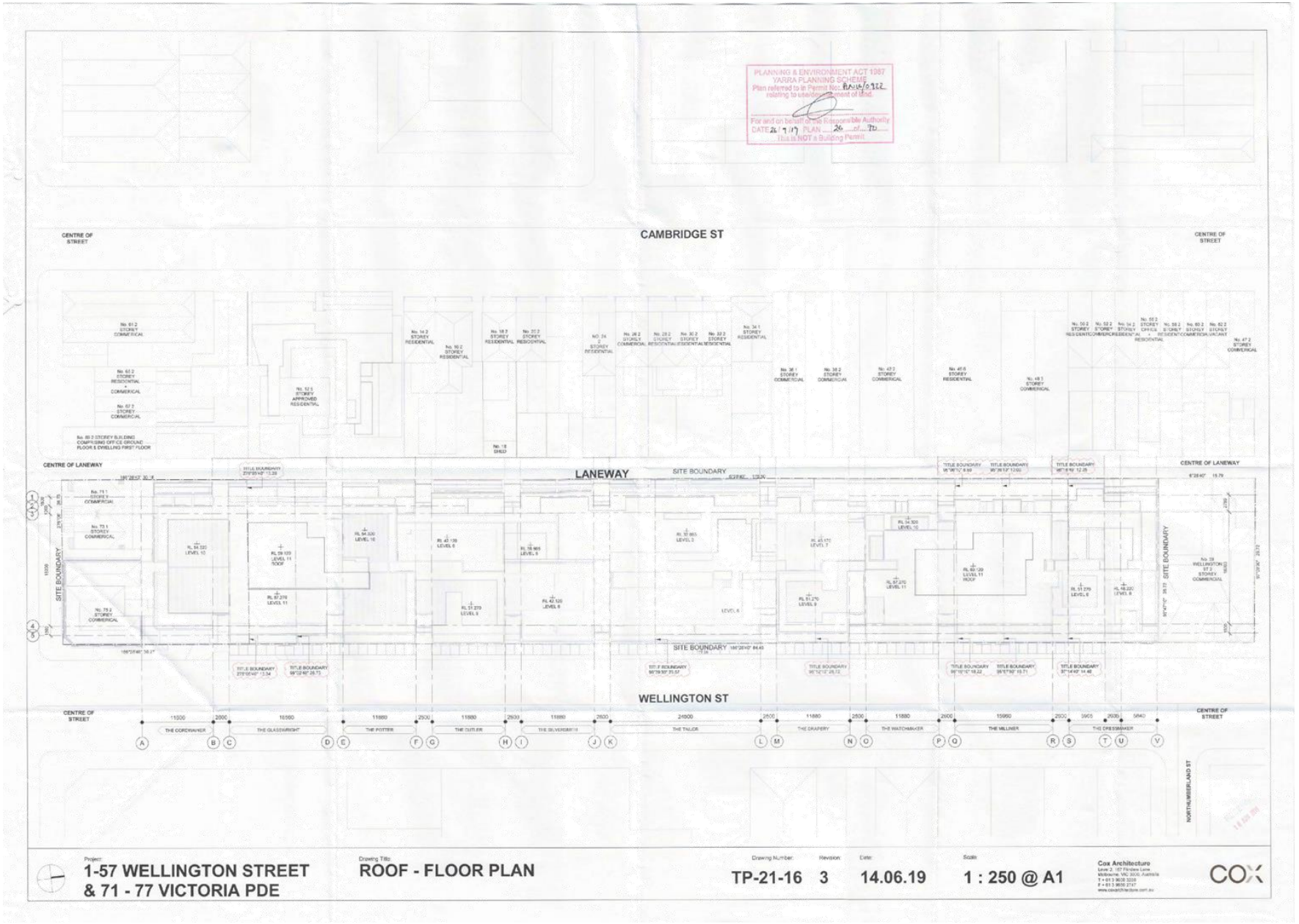
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PLANNING & ENVIRONMENT ACT 1987
YARRA PLANNING SCHEME
Plan referred to in Permit No: PLN16/0722
relating to use/development of land
For and on behalf of the Responsible Authority
DATE 26/9/19 PLAN 27 of 30
This is NOT a Building Permit



1 TP - ELEVATION - NORTH
TP-11-01 SCALE 1 : 250

MATERIAL LEGEND

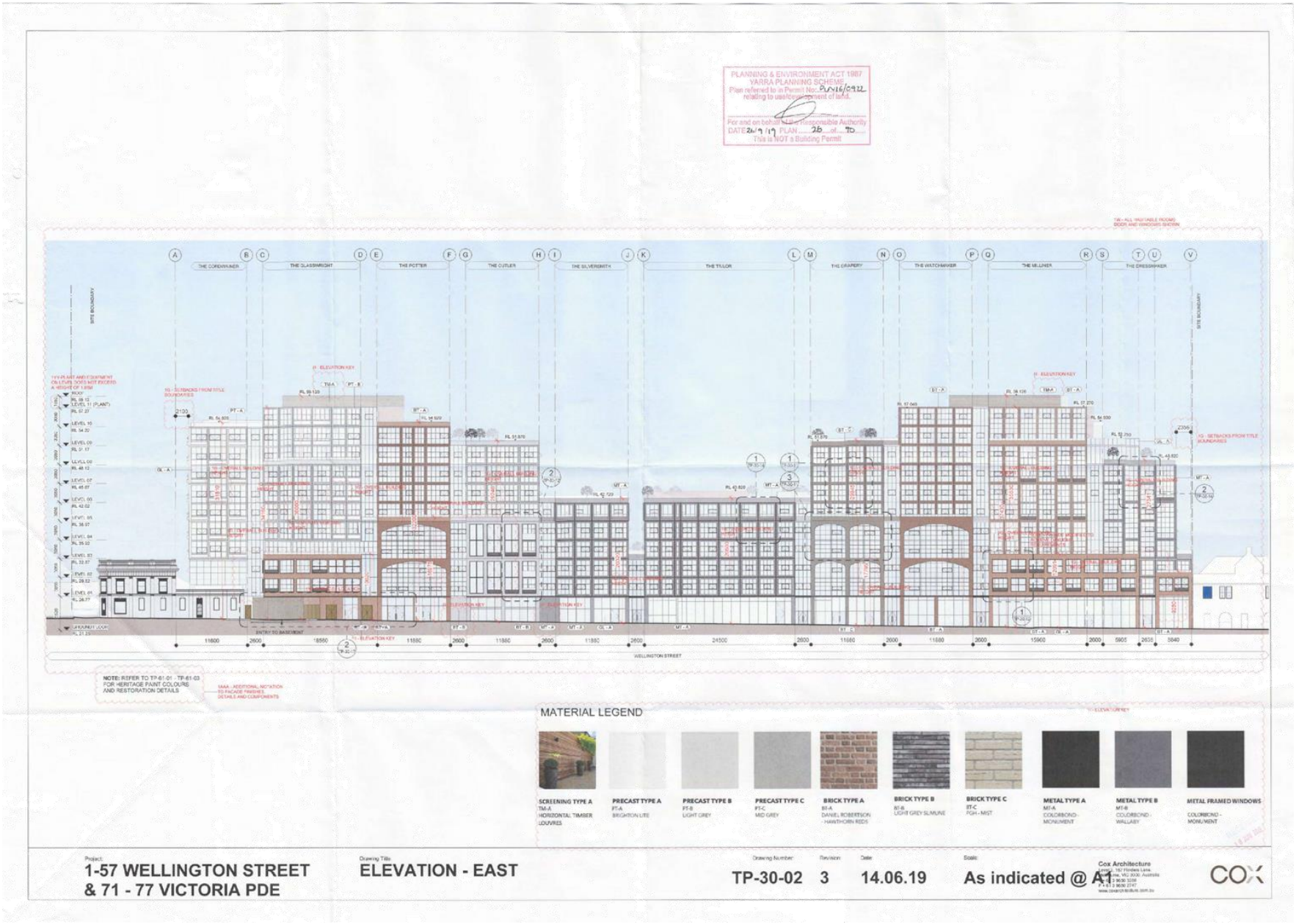


SCREENING TYPE A — TM-A — HORIZONTAL TIMBER LOUVRES
PRECAST TYPE A — PT-A — BRIGHTON LITE
PRECAST TYPE B — PT-B — LIGHT GREY
PRECAST TYPE C — PT-C — MID GREY
BRICK TYPE A — BT-A — DANIEL ROBERTSON - HAWTHORN REDS
BRICK TYPE B — BT-B — LIGHT GREY SUMLINE
BRICK TYPE C — BT-C — PGH - MIST
METAL TYPE A — MT-A — COLORBOND - MONUMENT
METAL TYPE B — MT-B — COLORBOND - WALLABY
METAL FRAMED WINDOWS — COLORBOND - MONUMENT

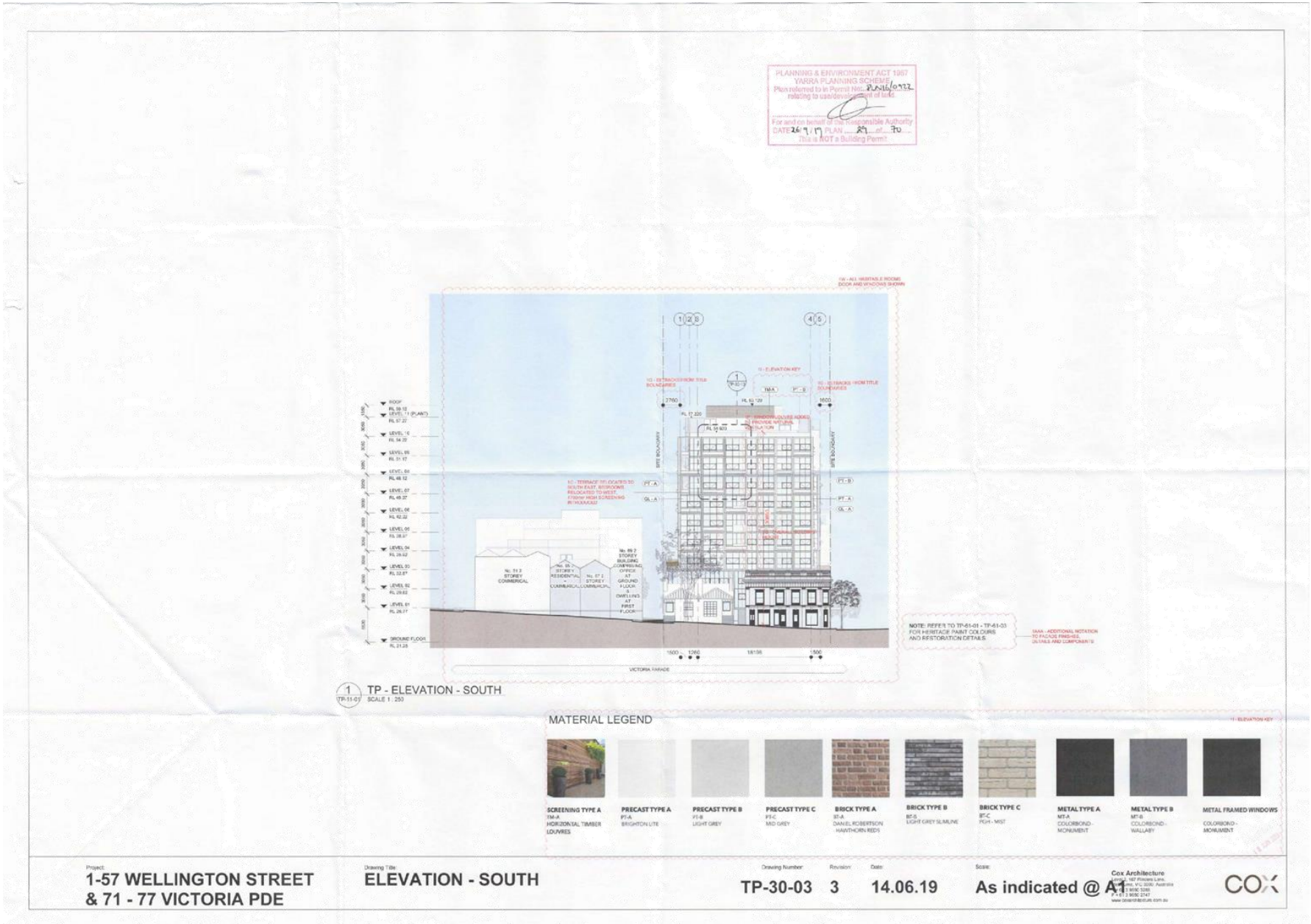
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Drawing Number: TP-30-01 | Revision: 3 | Date: 14.06.19 | Scale: As indicated @ A1

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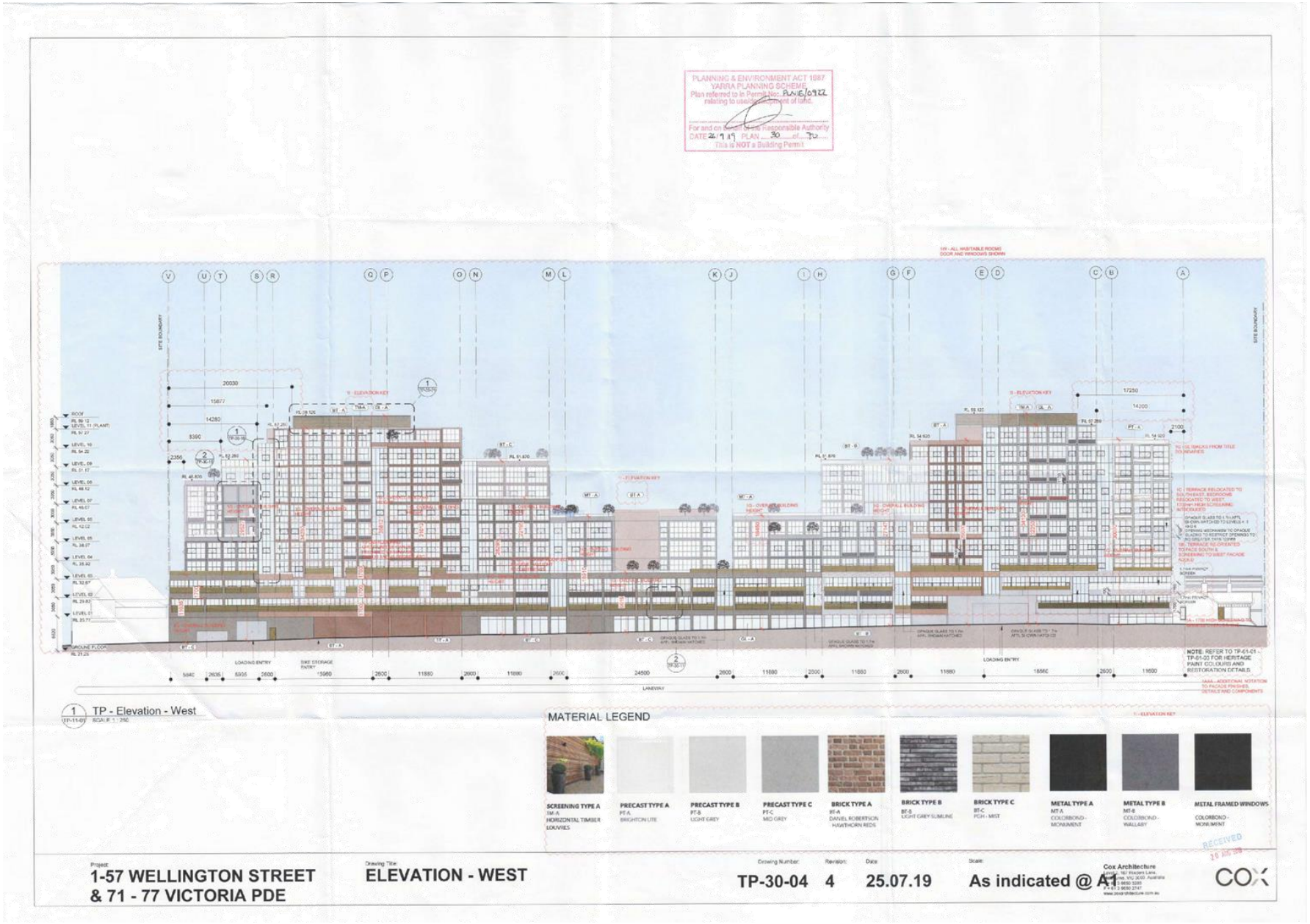
Attachment 3 - Attachment B (Part 2) - Endorsed Plans (Architectural)



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Attachment 3 - Attachment B (Part 2) - Endorsed Plans (Architectural)



Attachment 4 - Attachment B (Part 3) - Endorsed Plans (Architectural)



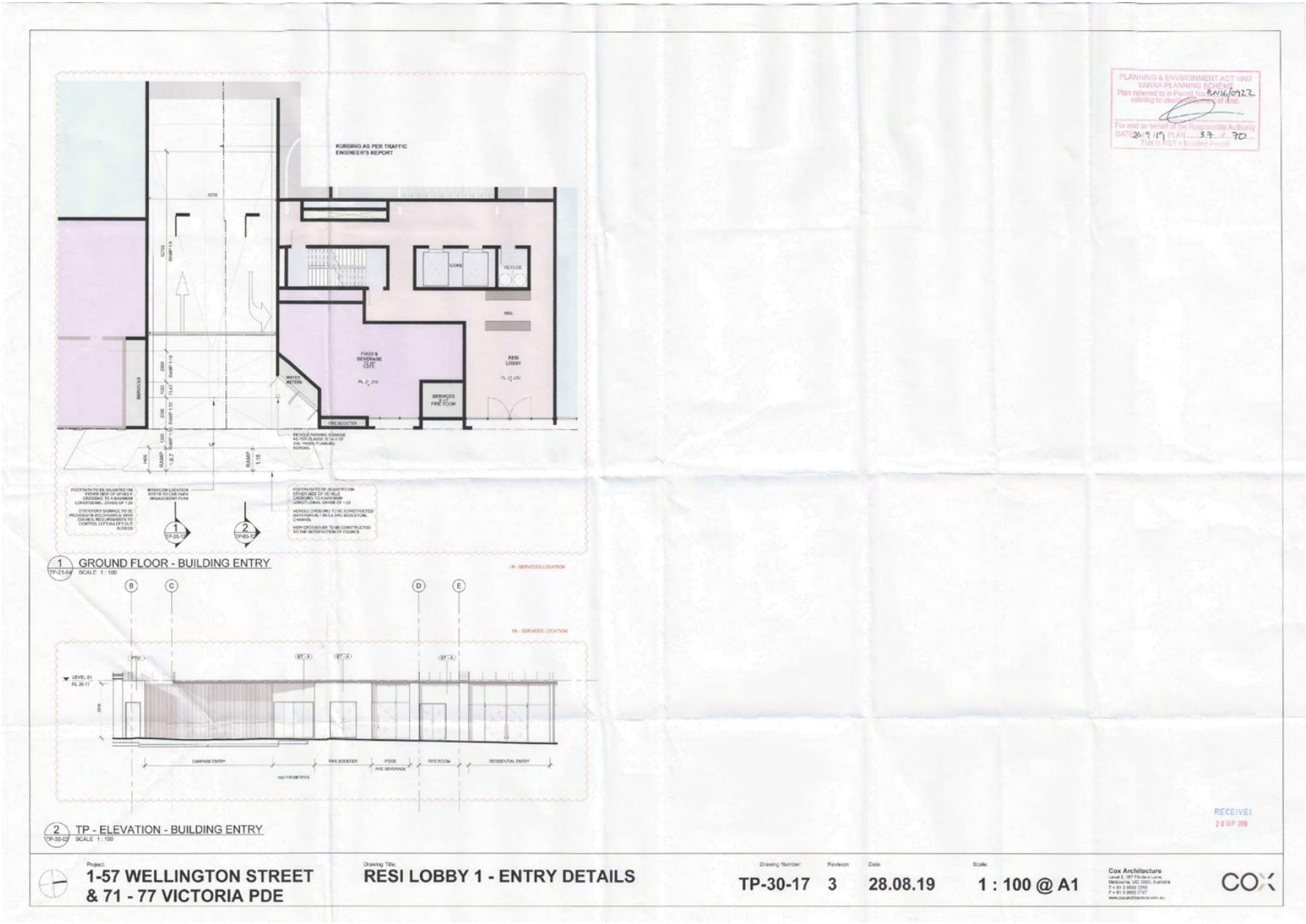
Attachment 4 - Attachment B (Part 3) - Endorsed Plans (Architectural)



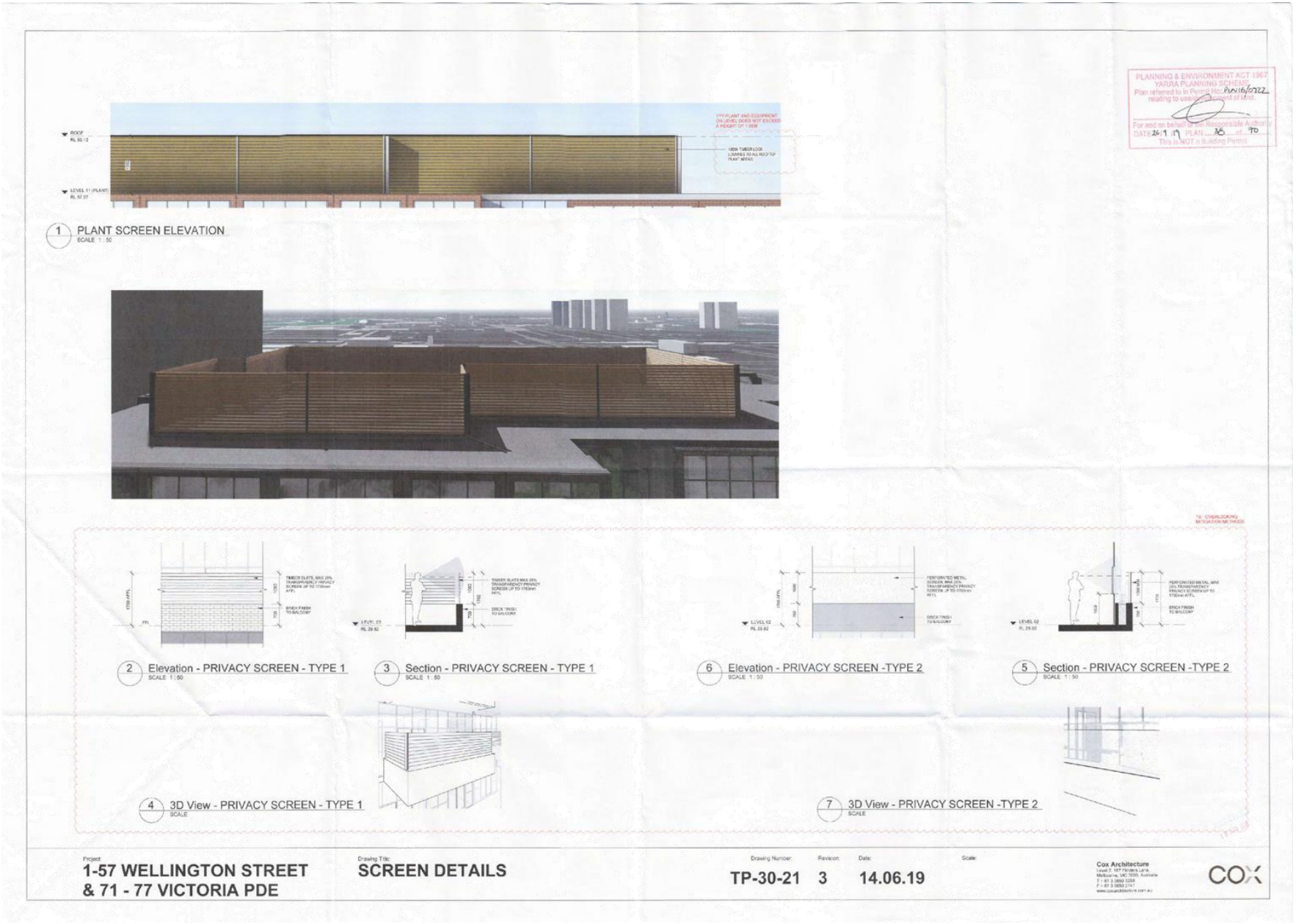
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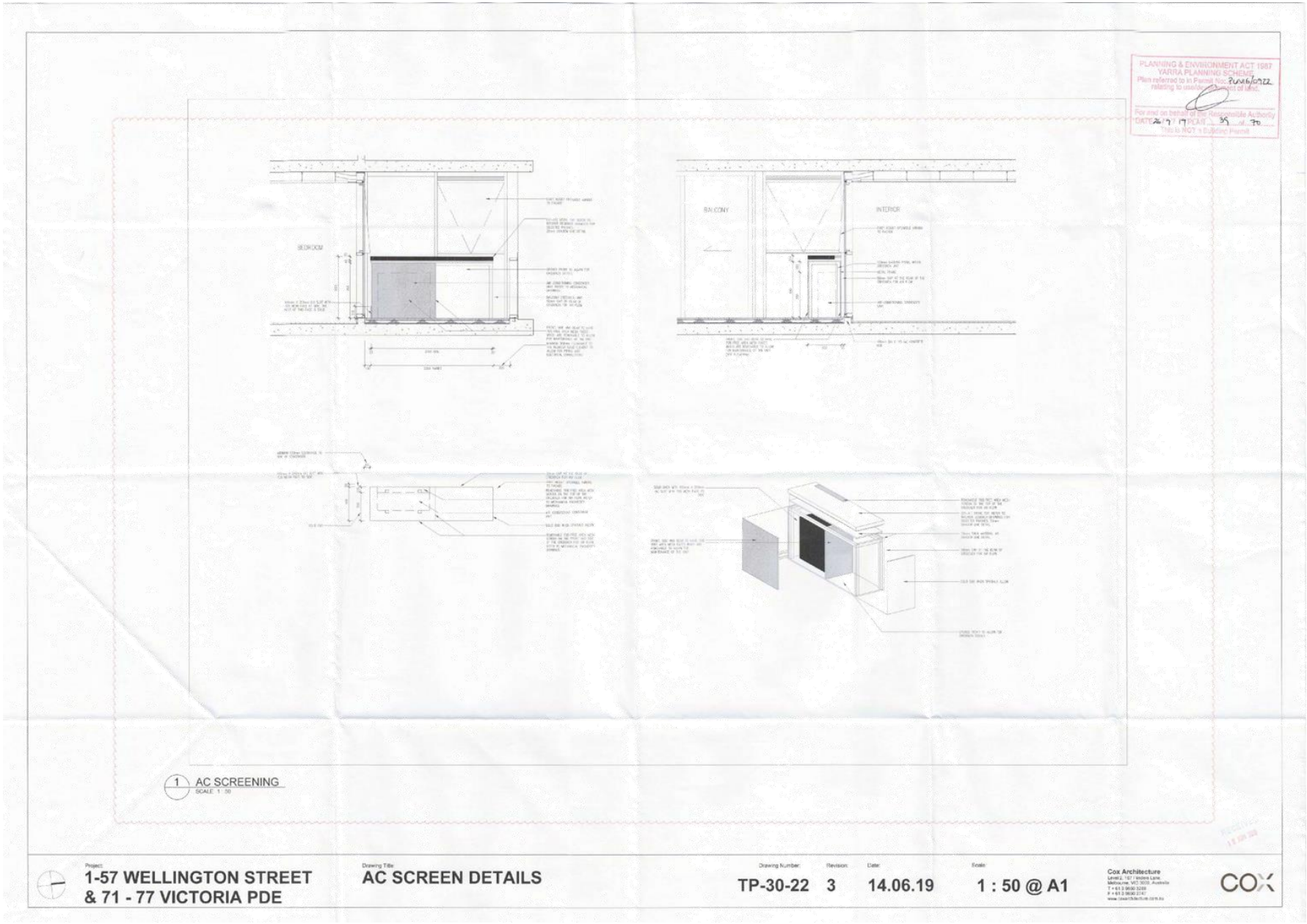
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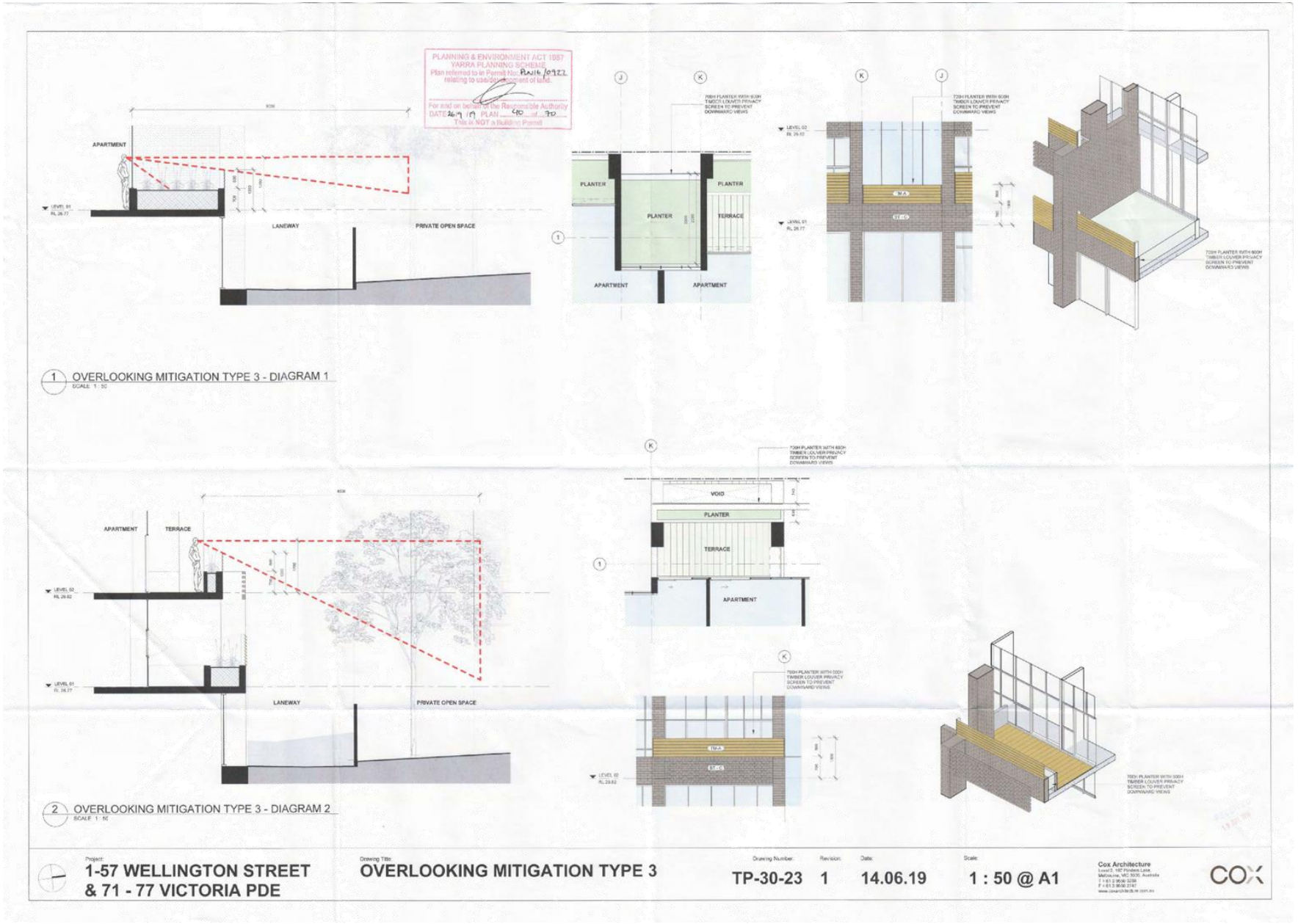
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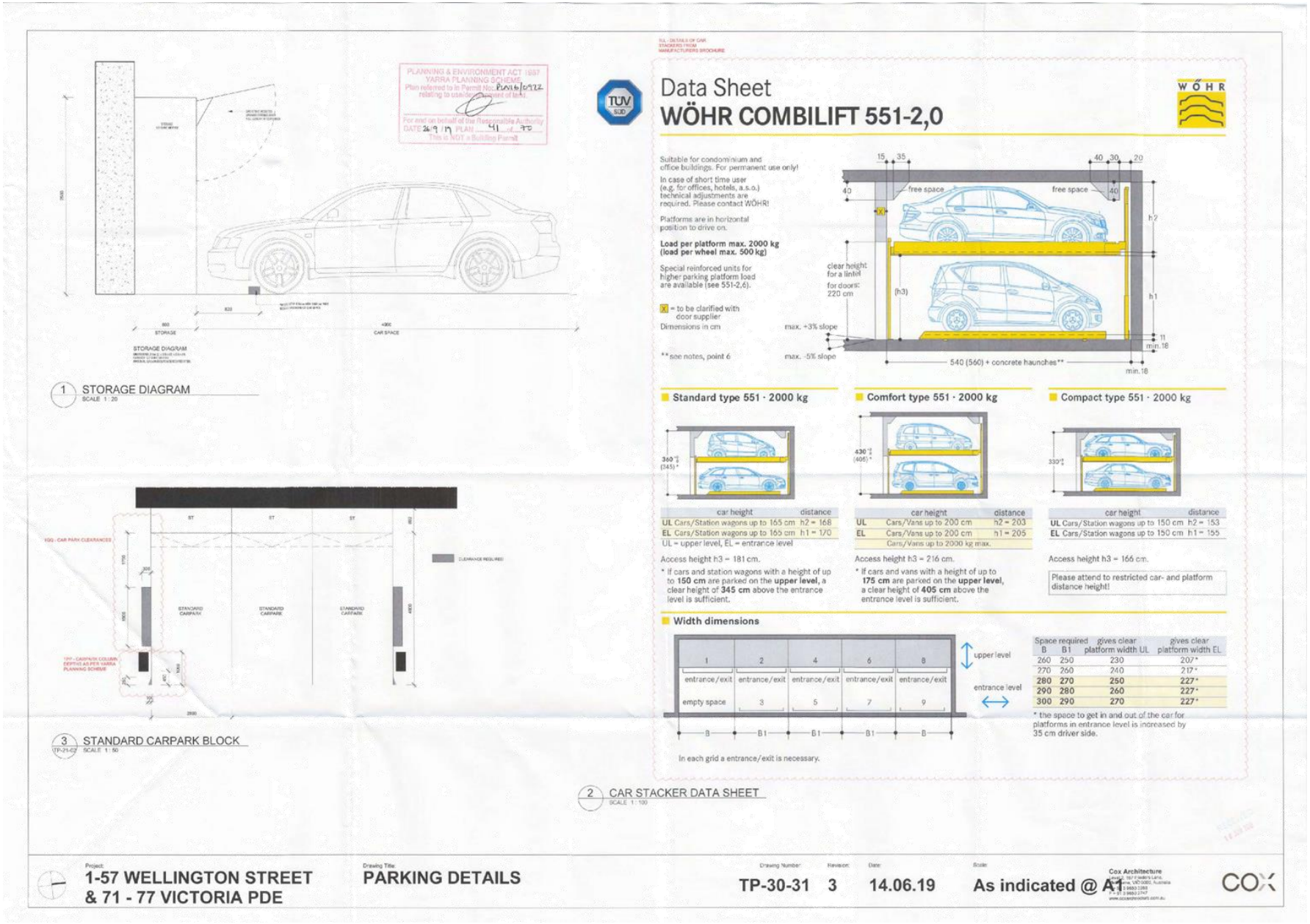
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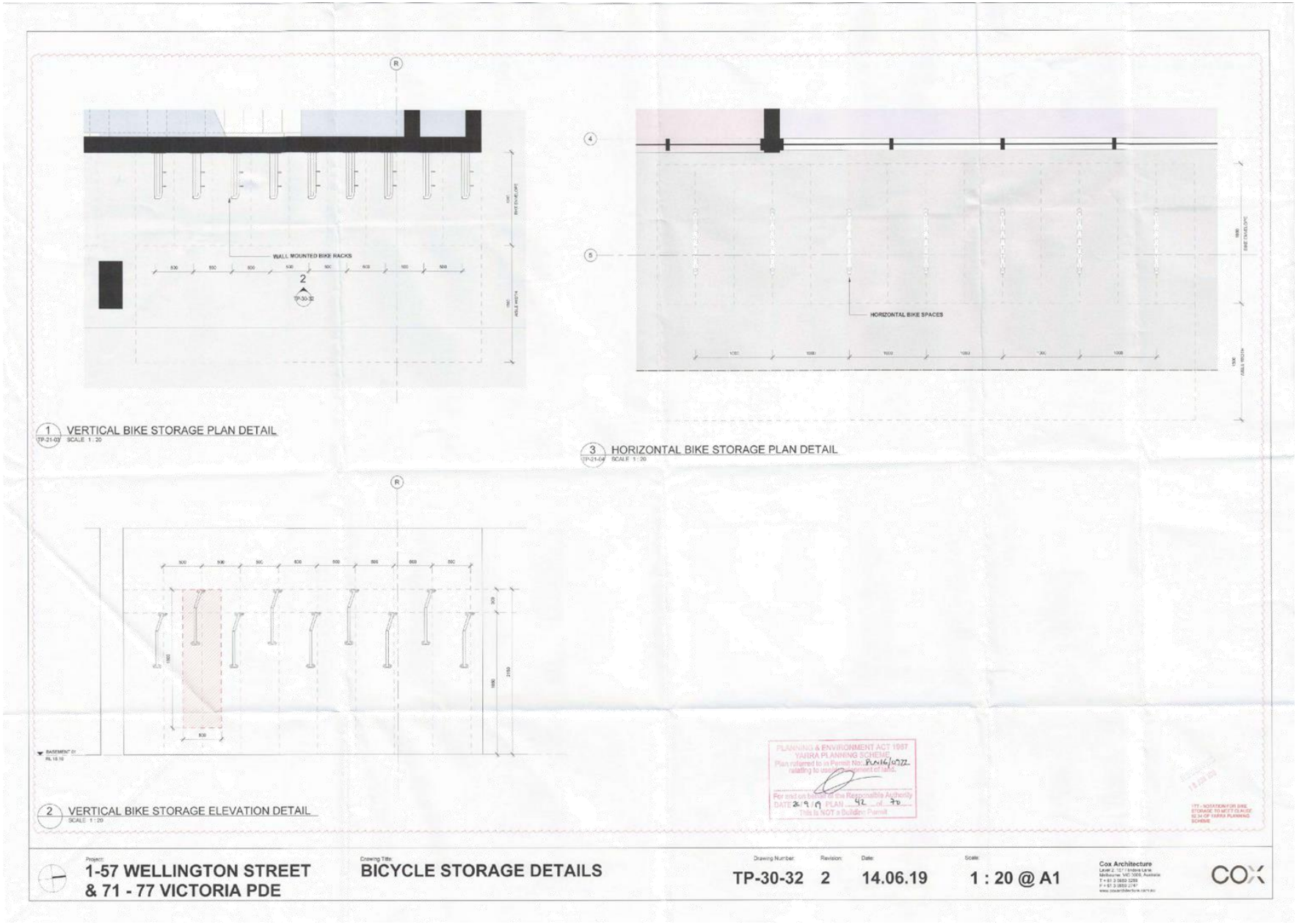
Attachment 4 - Attachment B (Part 3) - Endorsed Plans (Architectural)



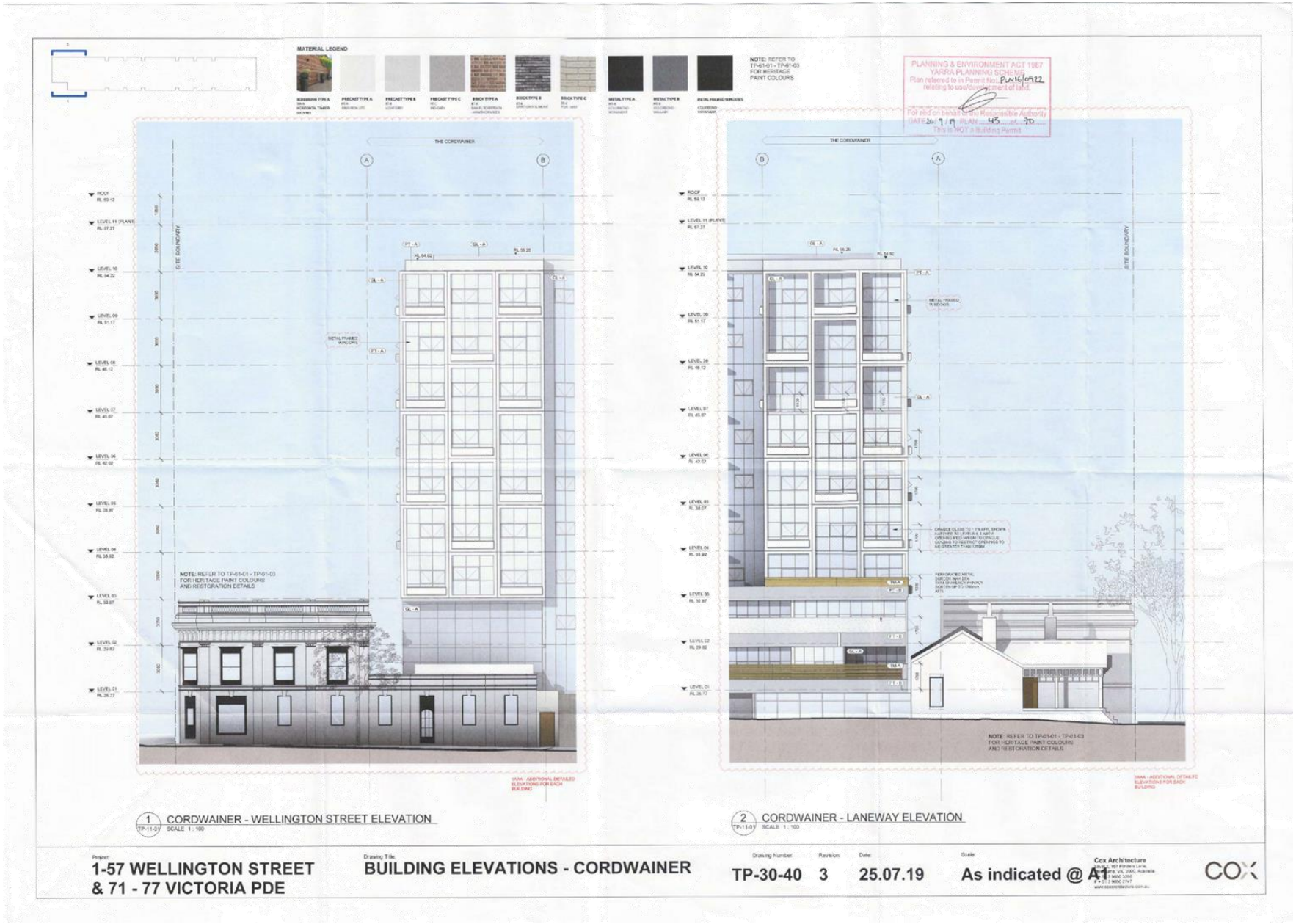
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Attachment 4 - Attachment B (Part 3) - Endorsed Plans (Architectural)



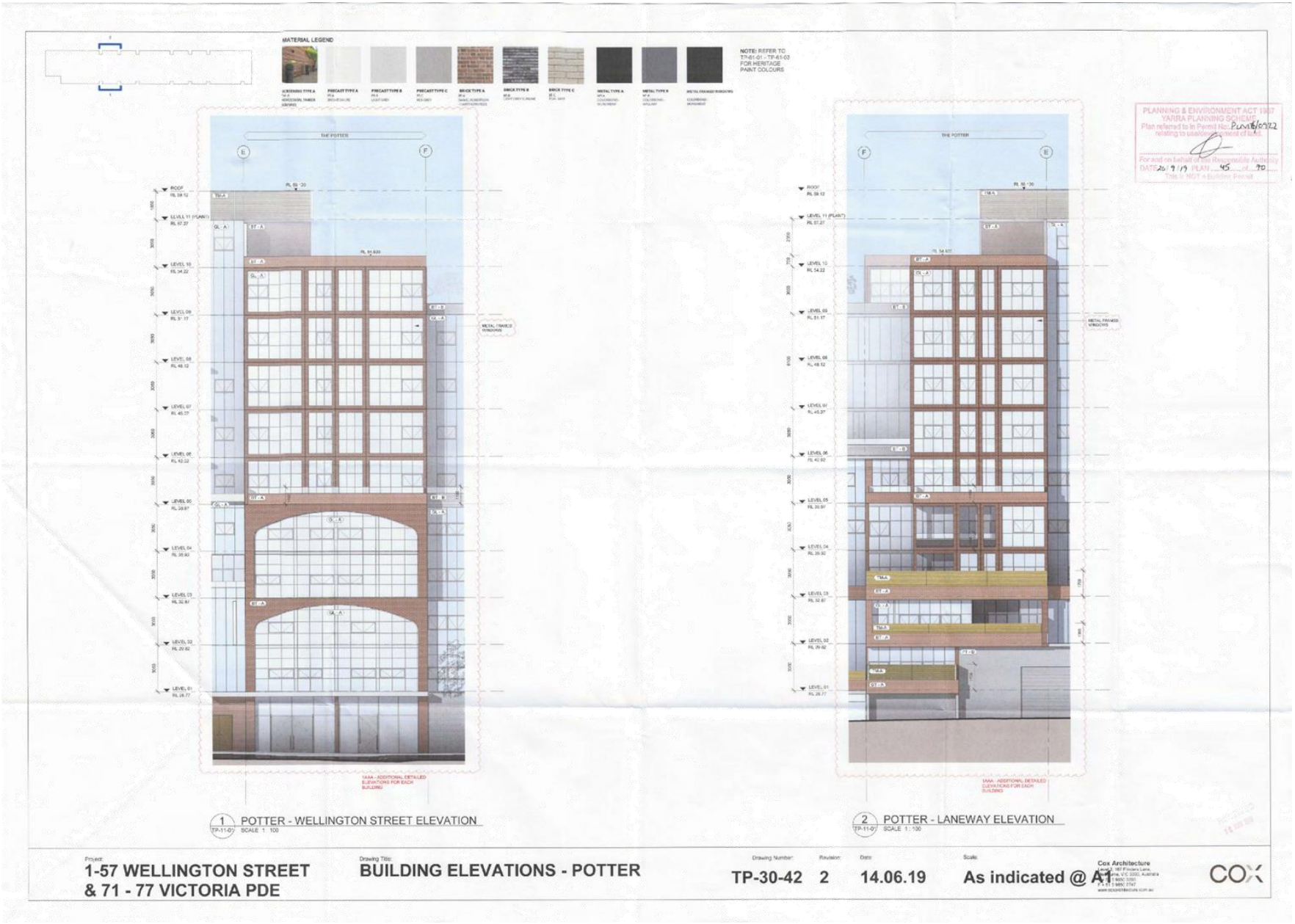
Attachment 4 - Attachment B (Part 3) - Endorsed Plans (Architectural)



Attachment 4 - Attachment B (Part 3) - Endorsed Plans (Architectural)



Attachment 4 - Attachment B (Part 3) - Endorsed Plans (Architectural)



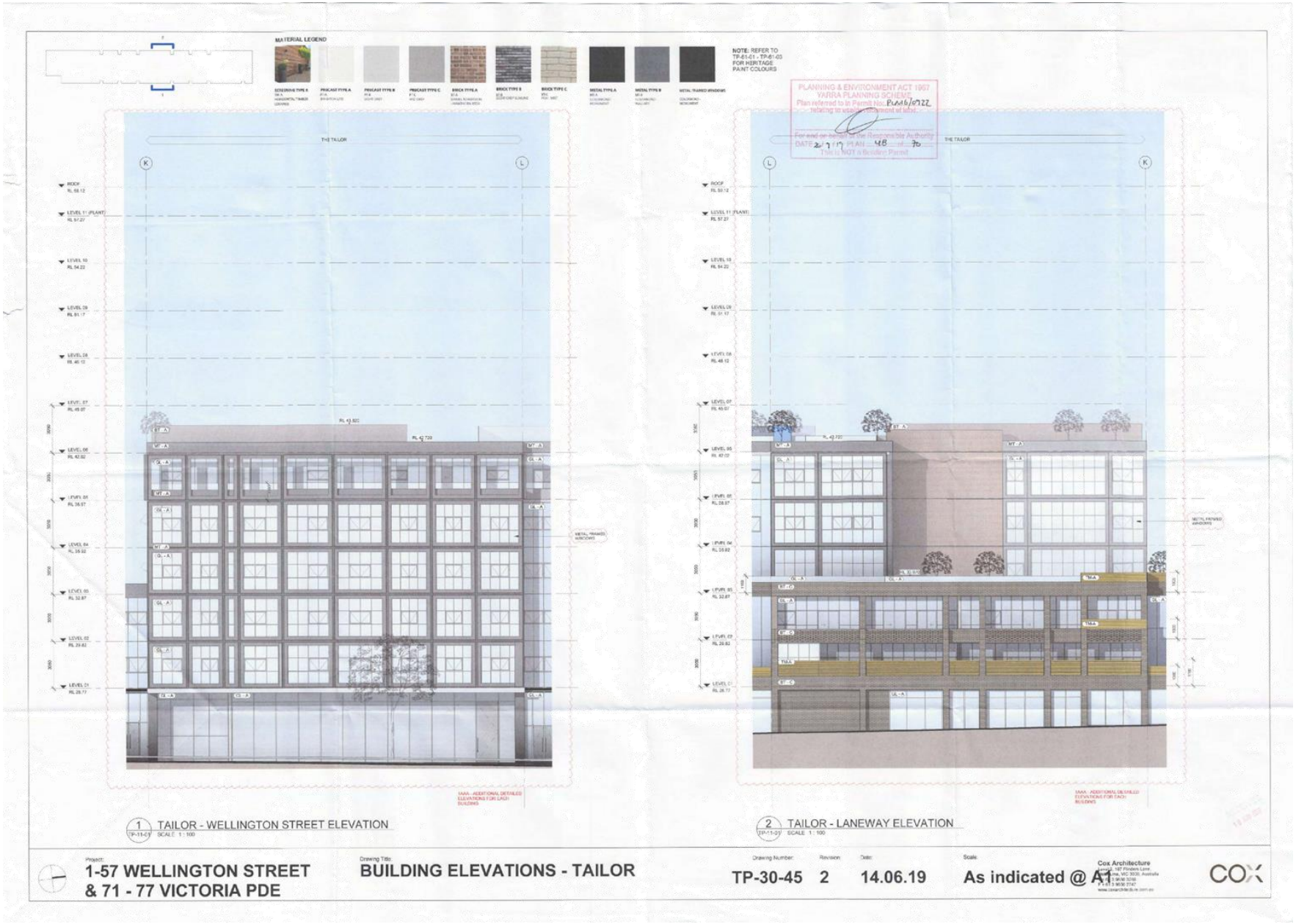
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Attachment 4 - Attachment B (Part 3) - Endorsed Plans (Architectural)



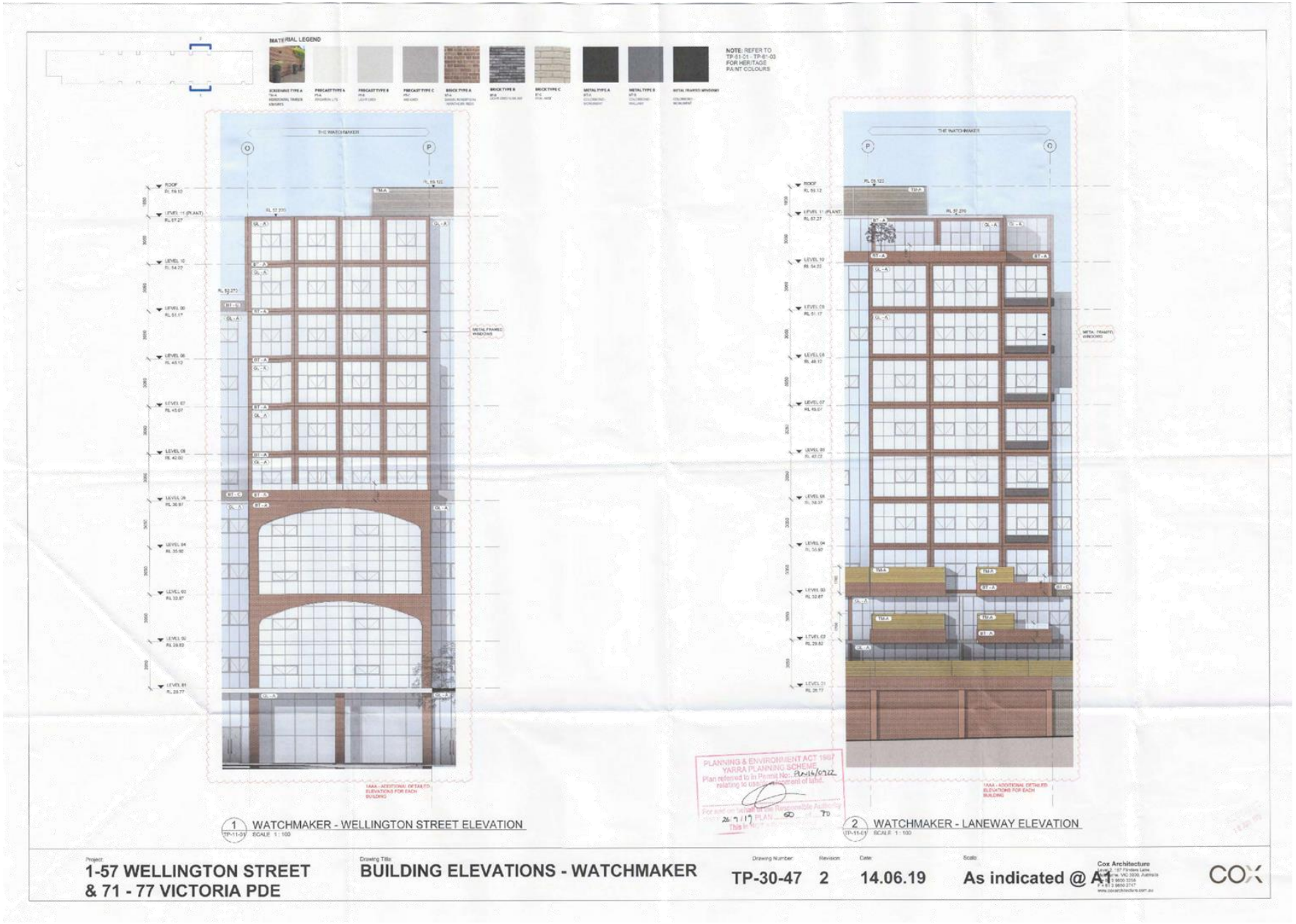
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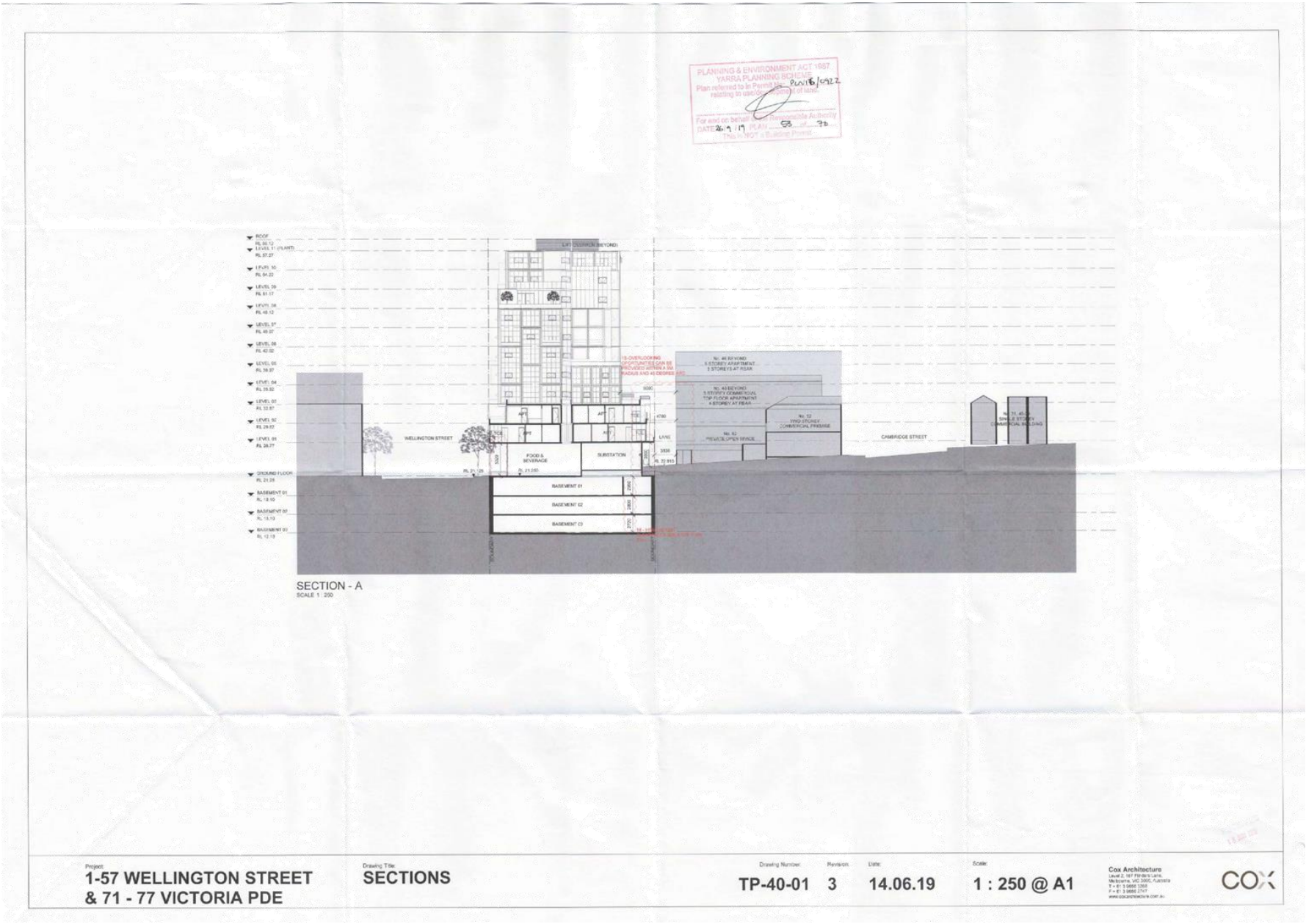
Attachment 4 - Attachment B (Part 3) - Endorsed Plans (Architectural)



Attachment 5 - Attachment B (Part 4) - Endorsed Plans (Architectural)

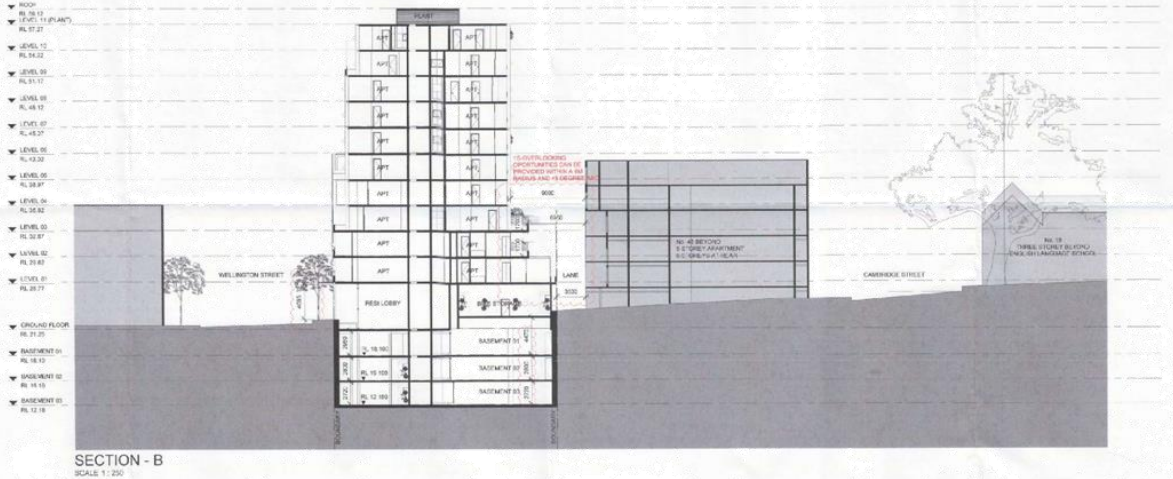


Attachment 5 - Attachment B (Part 4) - Endorsed Plans (Architectural)



Attachment 5 - Attachment B (Part 4) - Endorsed Plans (Architectural)

PLANNING & ENVIRONMENT ACT 1987
YARRA PLANNING SCHEME
Plan referred to in Permit No: PLN16/0922
relating to use/development of land
For and on behalf of the Responsible Authority
DATE 26/9/19 PLAN 54 of 70
This is NOT a Building Permit

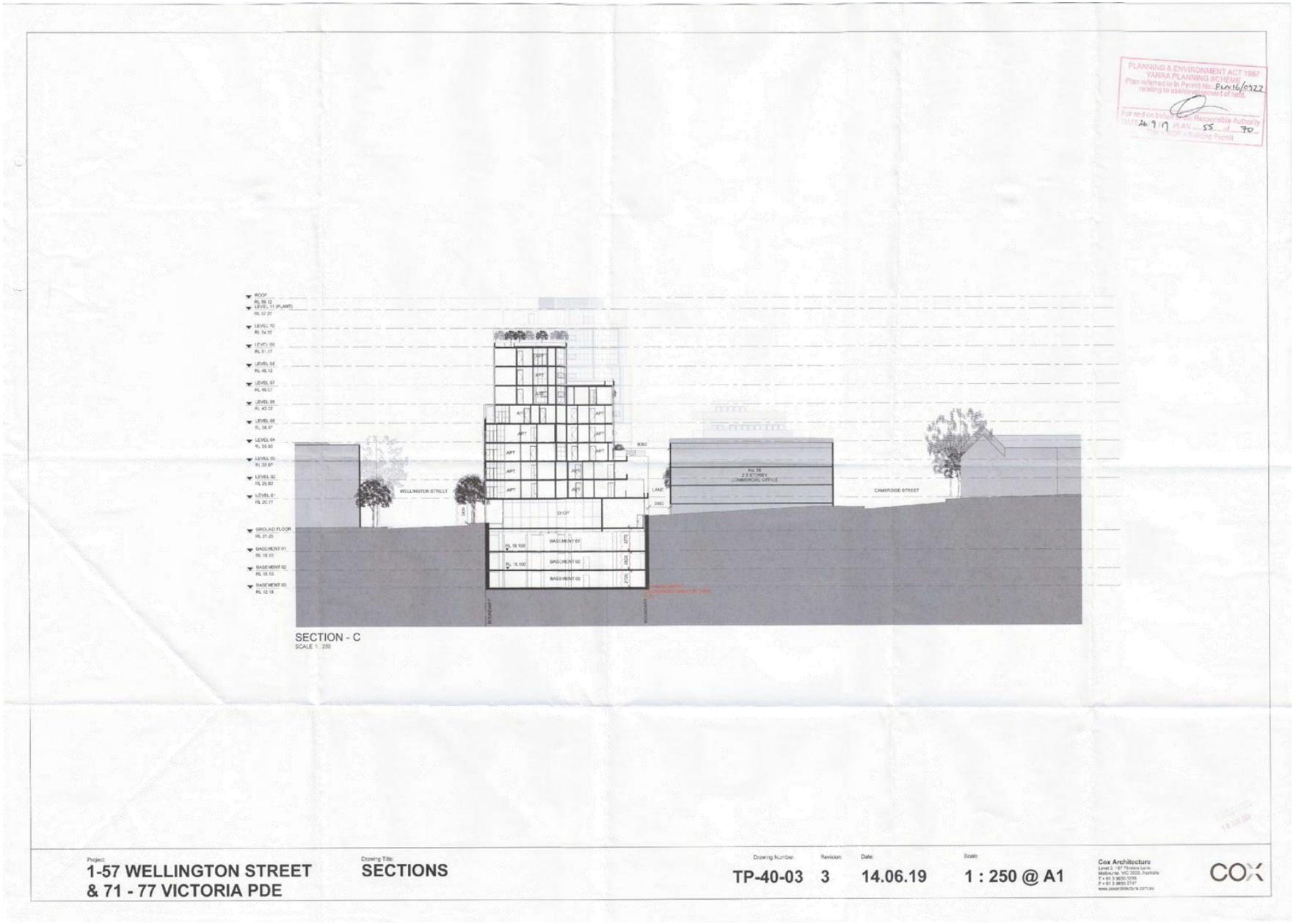


SECTION - B
SCALE 1 : 250

Project	Drawing Title	Drawing Number	Revision	Date	Scale
1-57 WELLINGTON STREET & 71 - 77 VICTORIA PDE	SECTIONS	TP-40-02	3	14.06.19	1 : 250 @ A1

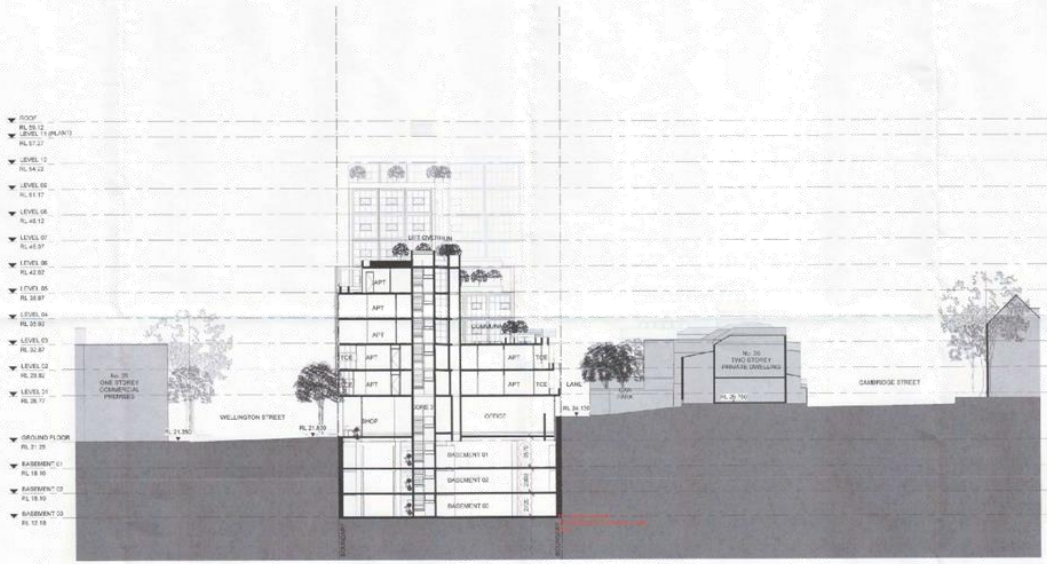
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Attachment 5 - Attachment B (Part 4) - Endorsed Plans (Architectural)



Attachment 5 - Attachment B (Part 4) - Endorsed Plans (Architectural)

PLANNING & ENVIRONMENT ACT 1987
YARRA PLANNING SCHEME
Plan referred to in Permit No: PLN16/0122
relating to use/development of land.
For and on behalf of the Responsible Authority
DATE 26/9/19 PLAN 56 of 70
This is NOT a Building Permit



SECTION - D
SCALE 1 : 250

Project: 1-57 WELLINGTON STREET & 71 - 77 VICTORIA PDE

Drawing Title: SECTIONS

Drawing Number: TP-40-04 | Revision: 3 | Date: 14.06.19 | Scale: 1 : 250 @ A1

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Attachment 5 - Attachment B (Part 4) - Endorsed Plans (Architectural)

PLANNING & ENVIRONMENT ACT 1987
YARRA PLANNING SCHEME
Plan referred to in Permit No. PLN16/0922
relating to use/development of land.
For and on behalf of the Responsible Authority
DATE 26/9/19 PLAN ... 57 ... of ... 70
This is NOT a Building Permit

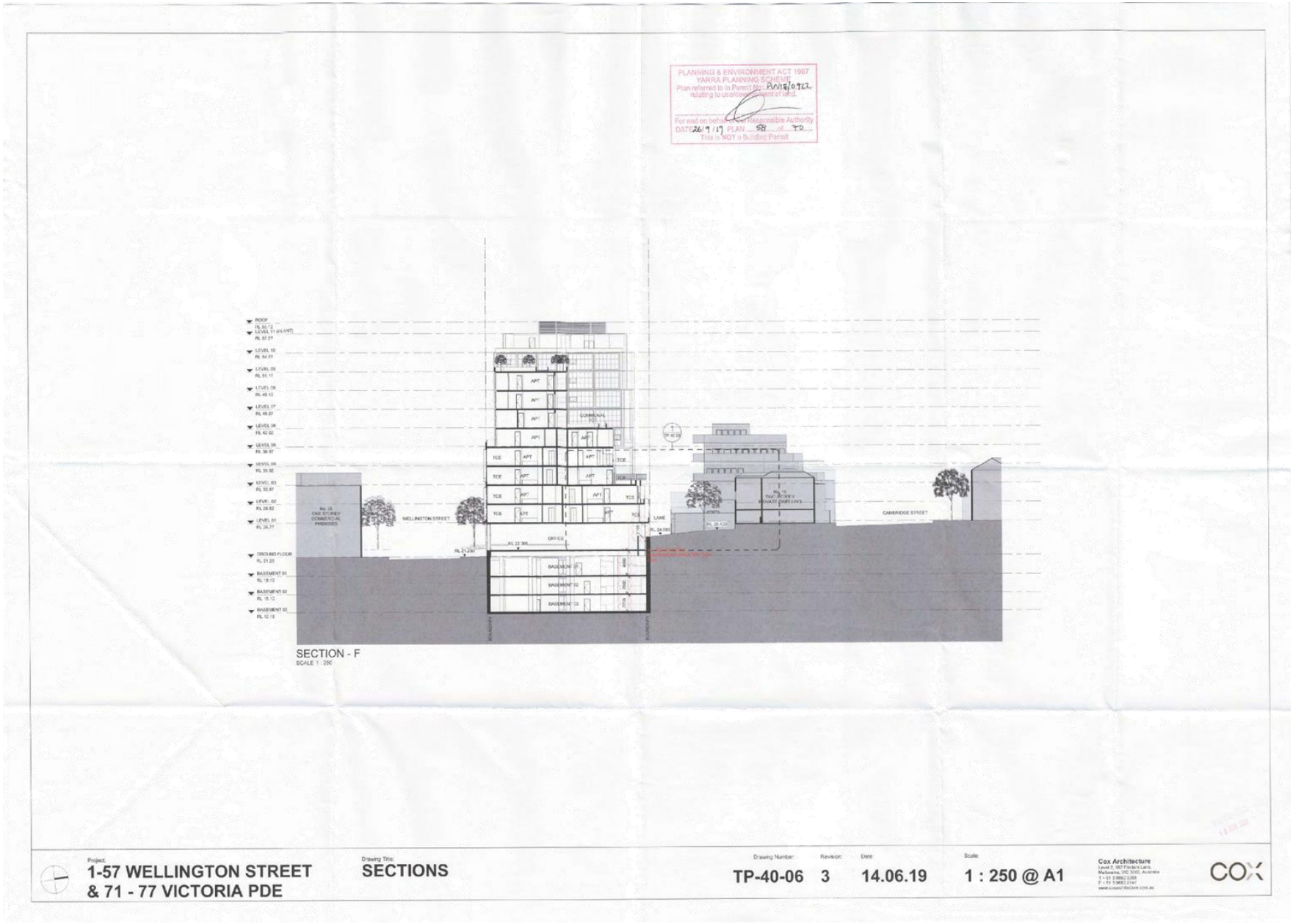


SECTION -E
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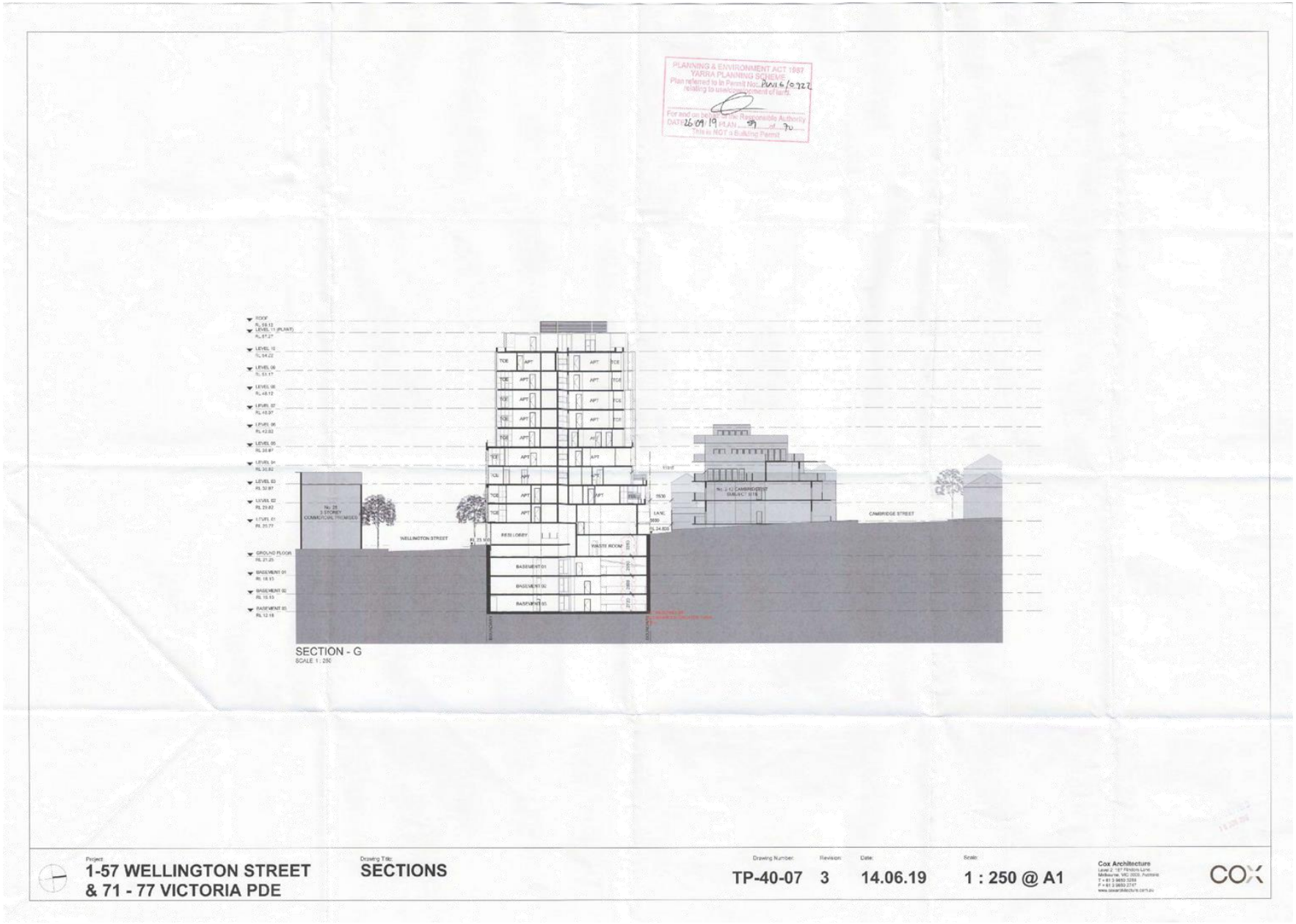
Project	Drawing Title	Drawing Number	Revision	Date	Scale
1-57 WELLINGTON STREET & 71 - 77 VICTORIA PDE	SECTIONS	TP-40-05	3	14.06.19	1 : 250 @ A1

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Level 2, 127 Lindens Lane
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F +61 3 9600 2141

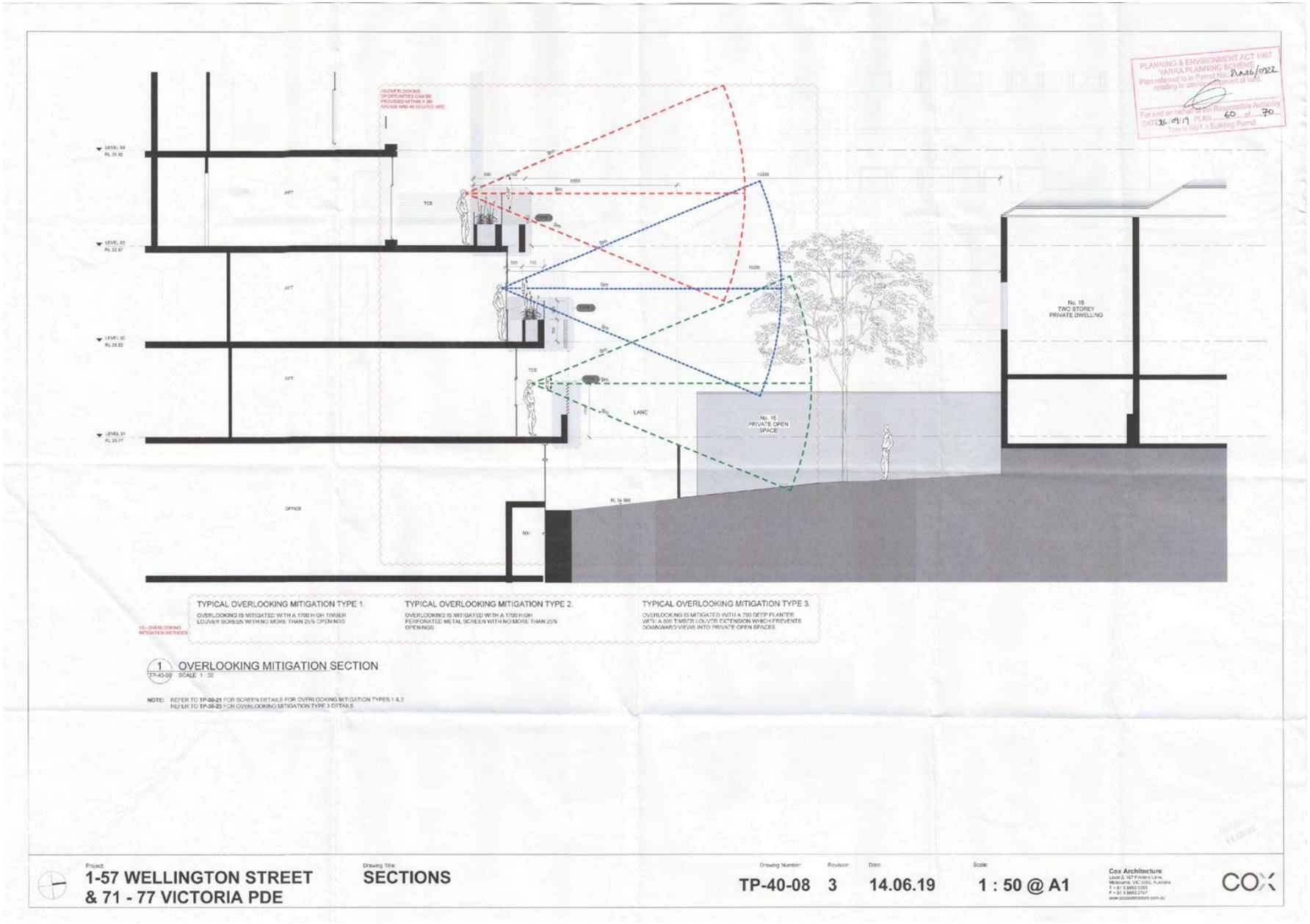
Attachment 5 - Attachment B (Part 4) - Endorsed Plans (Architectural)



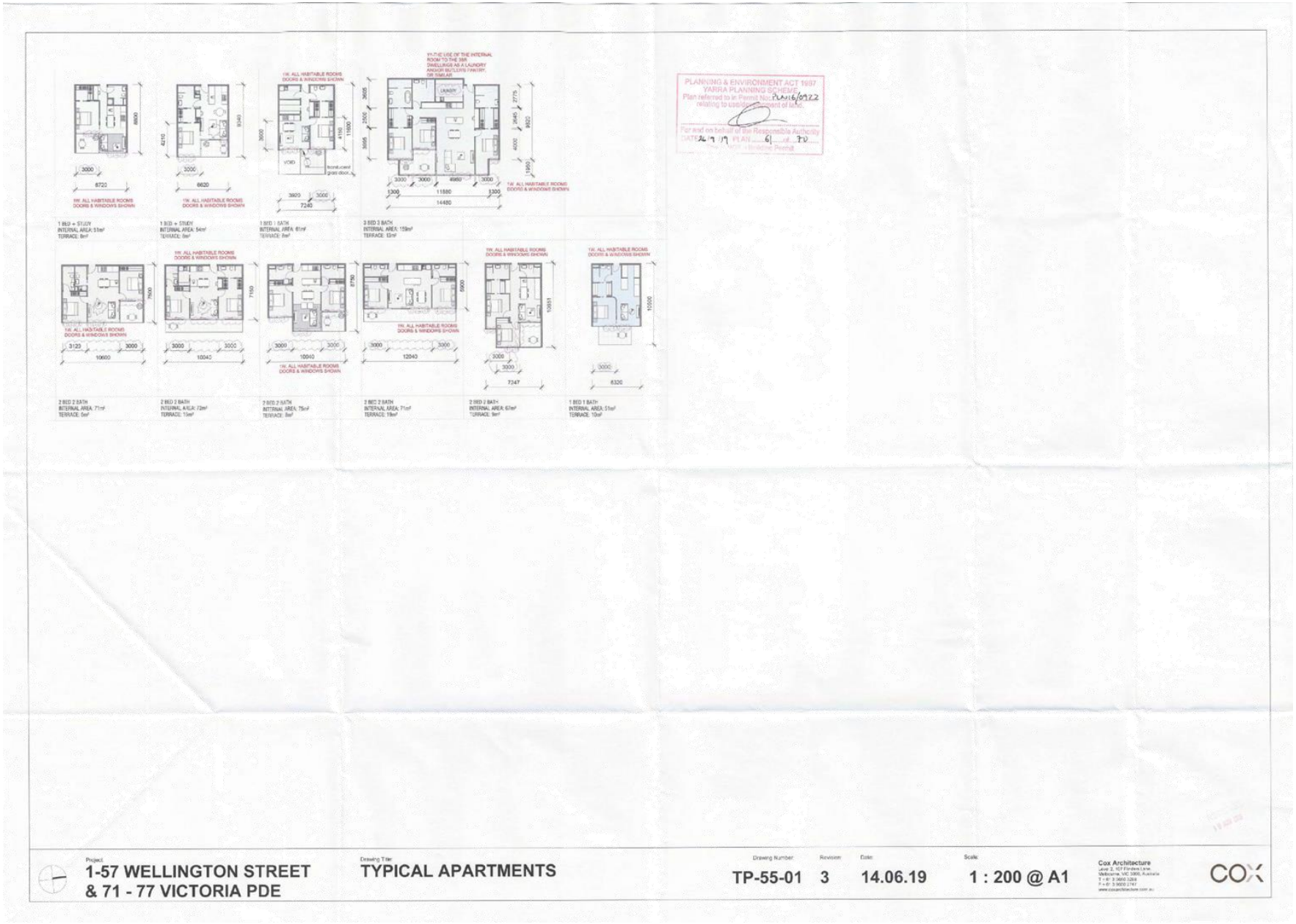
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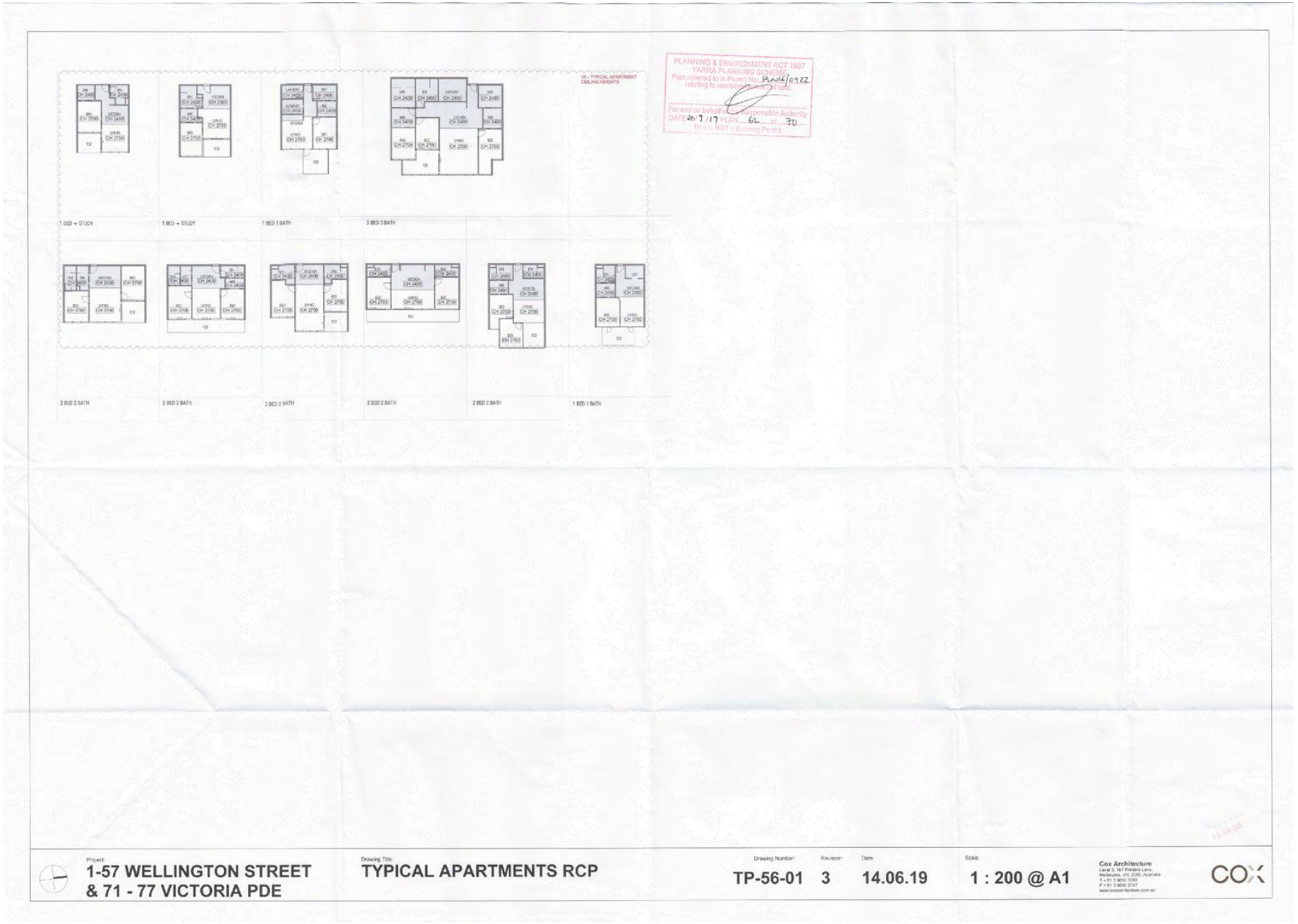
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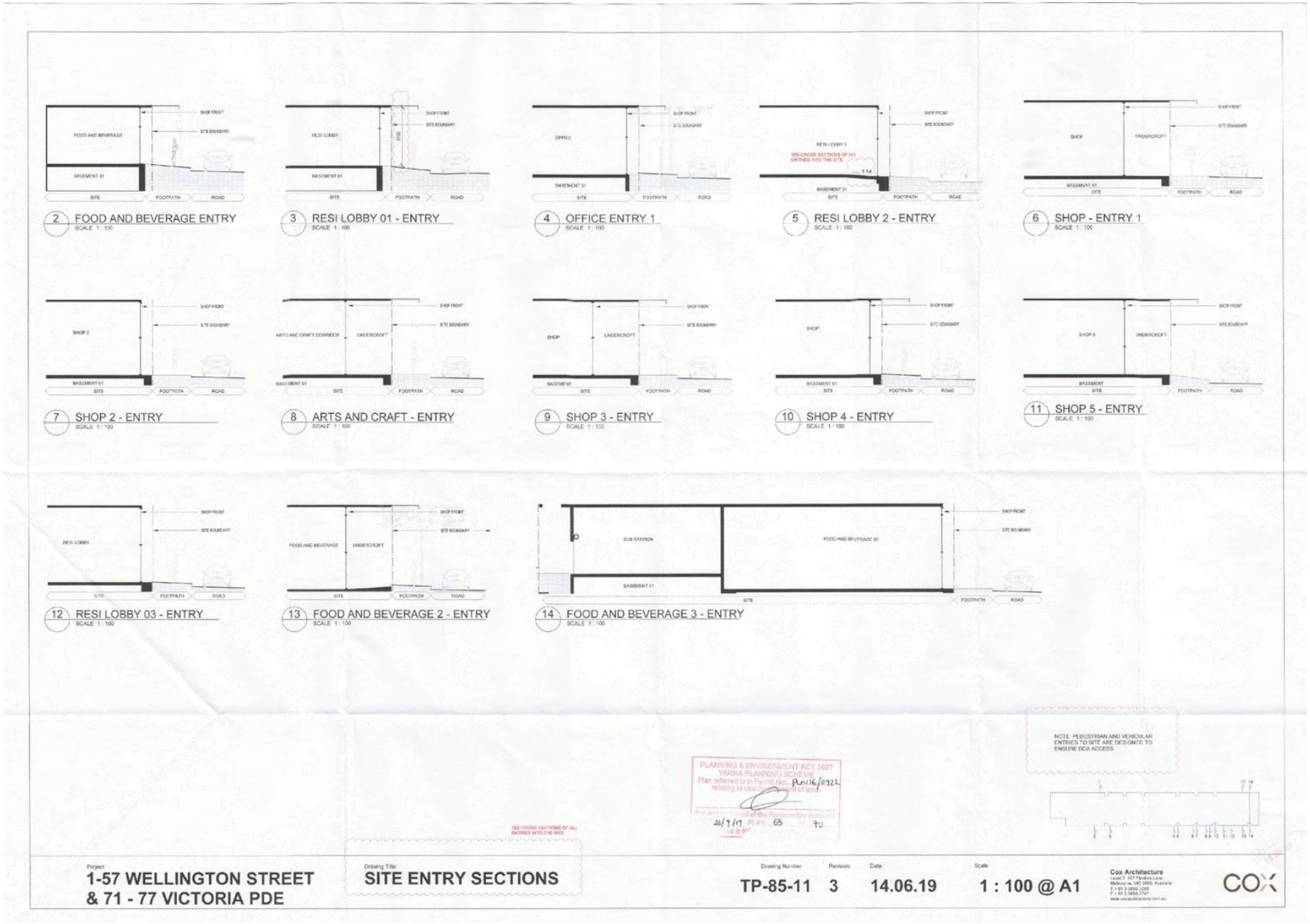
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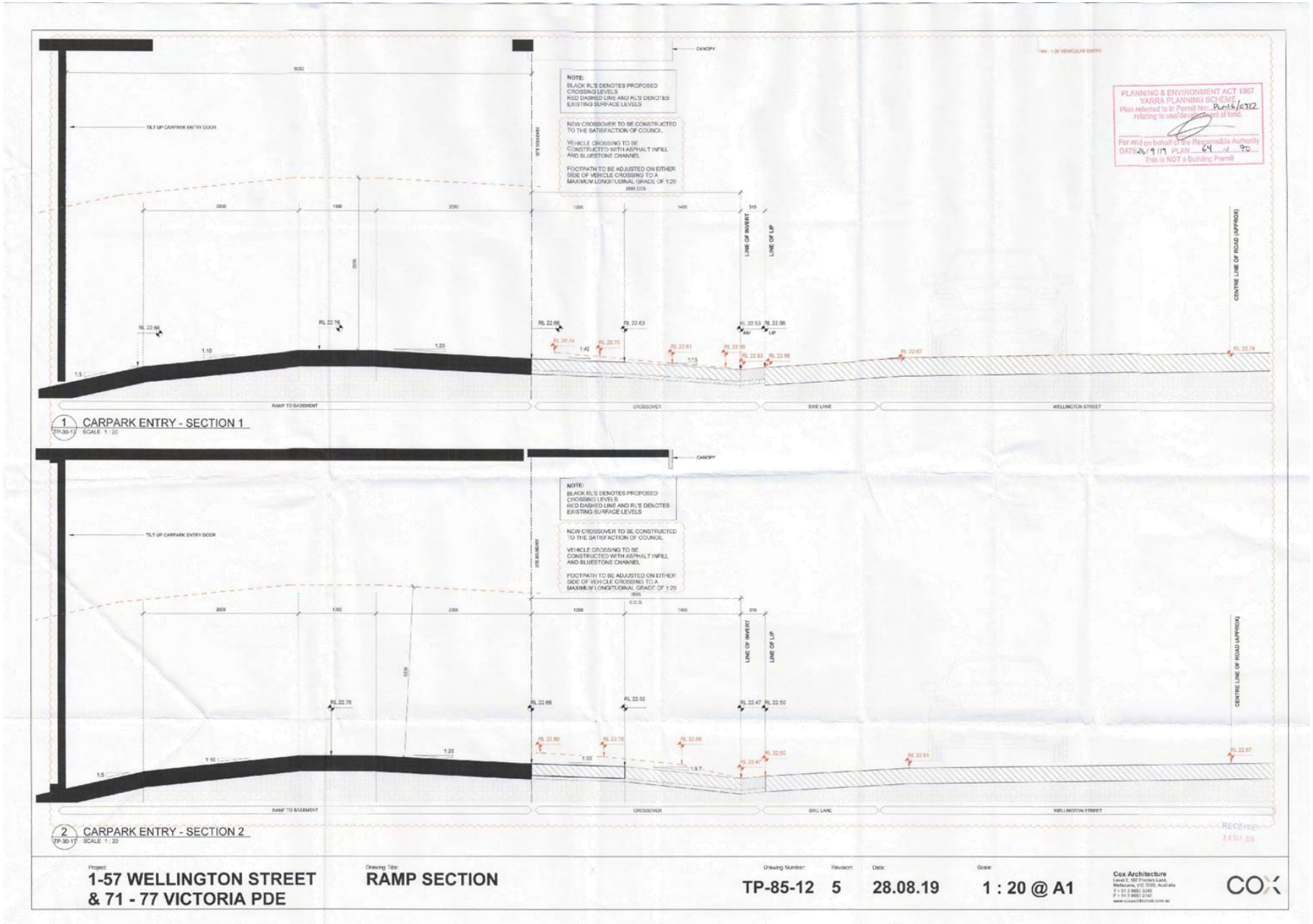
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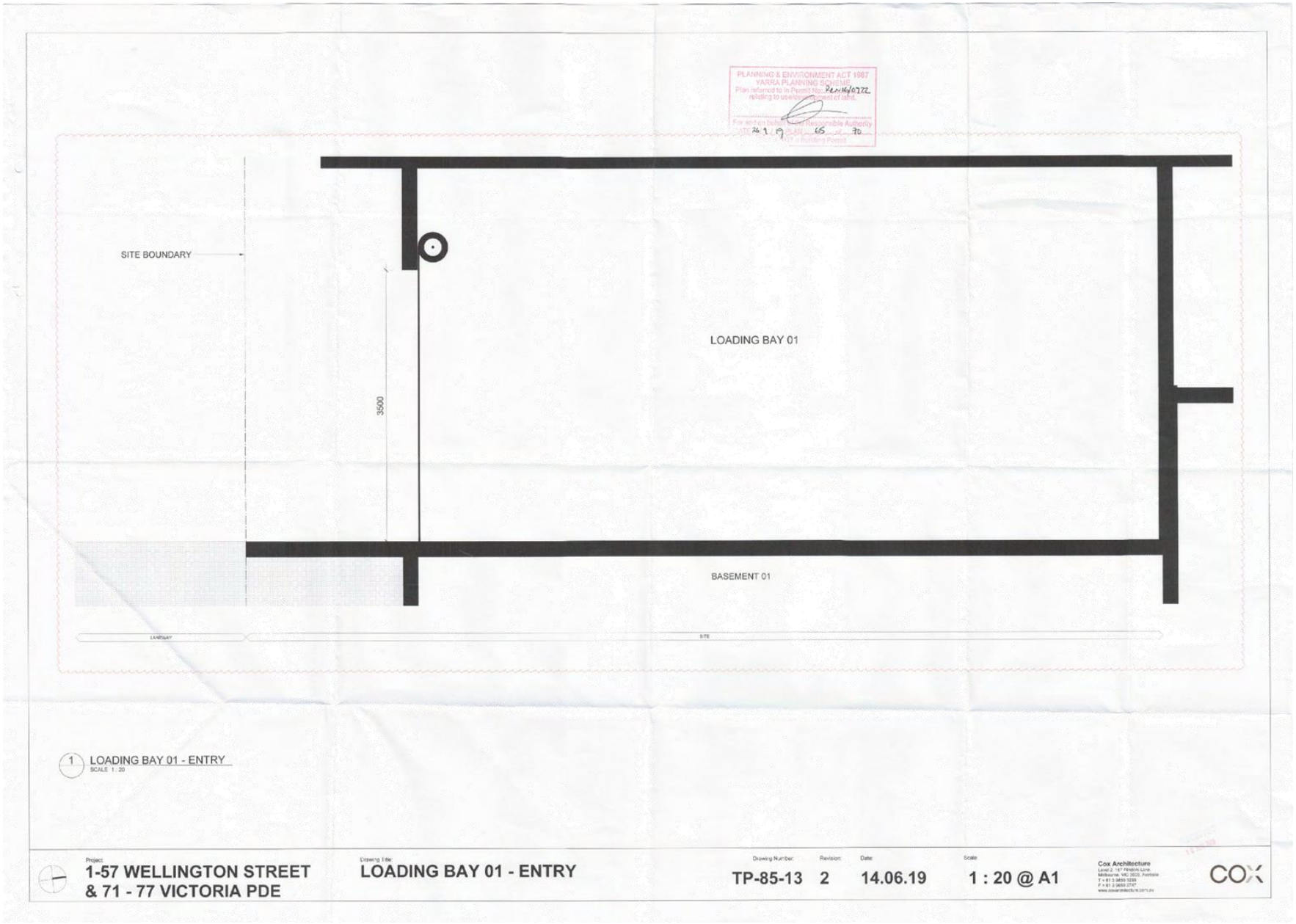
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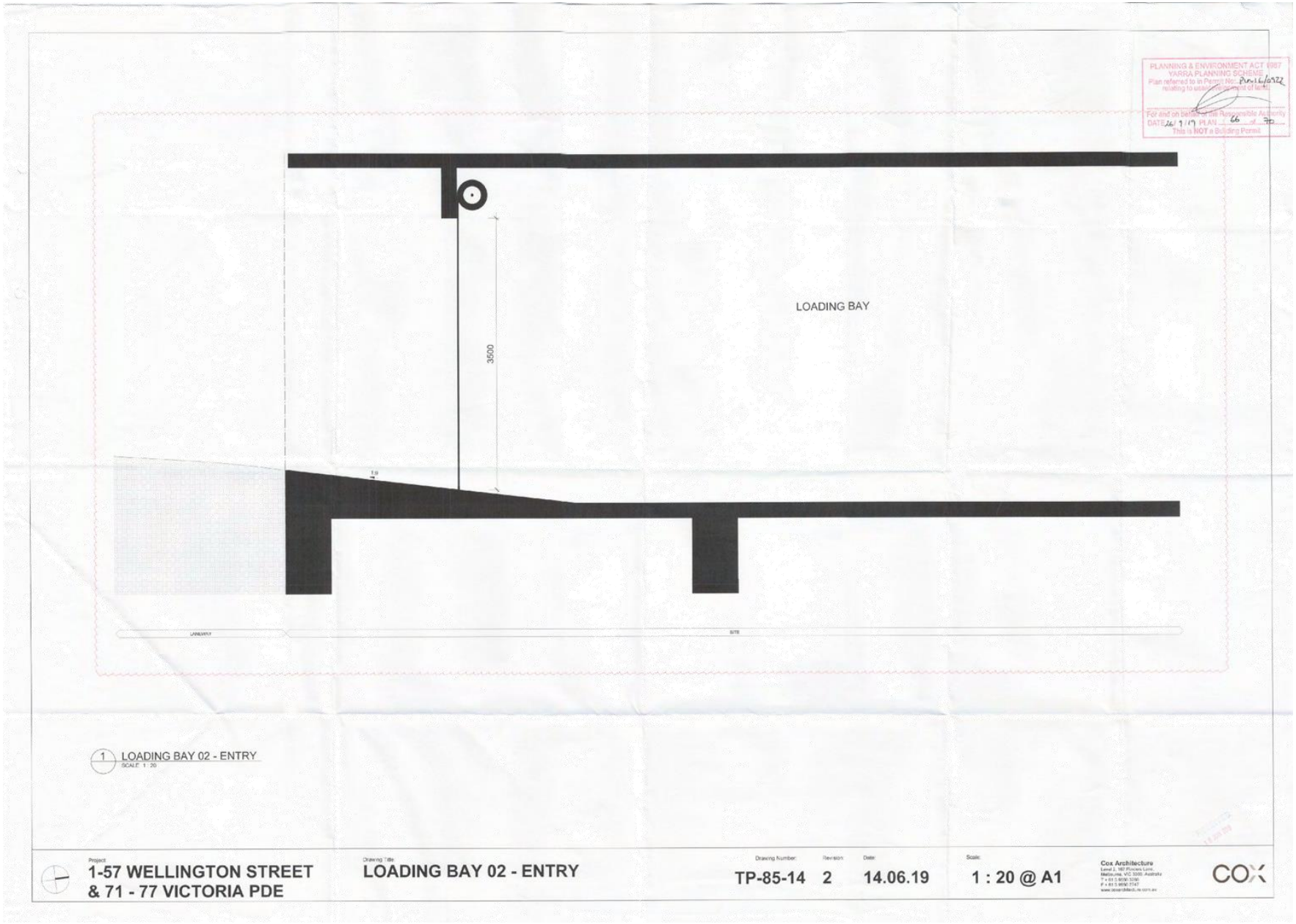
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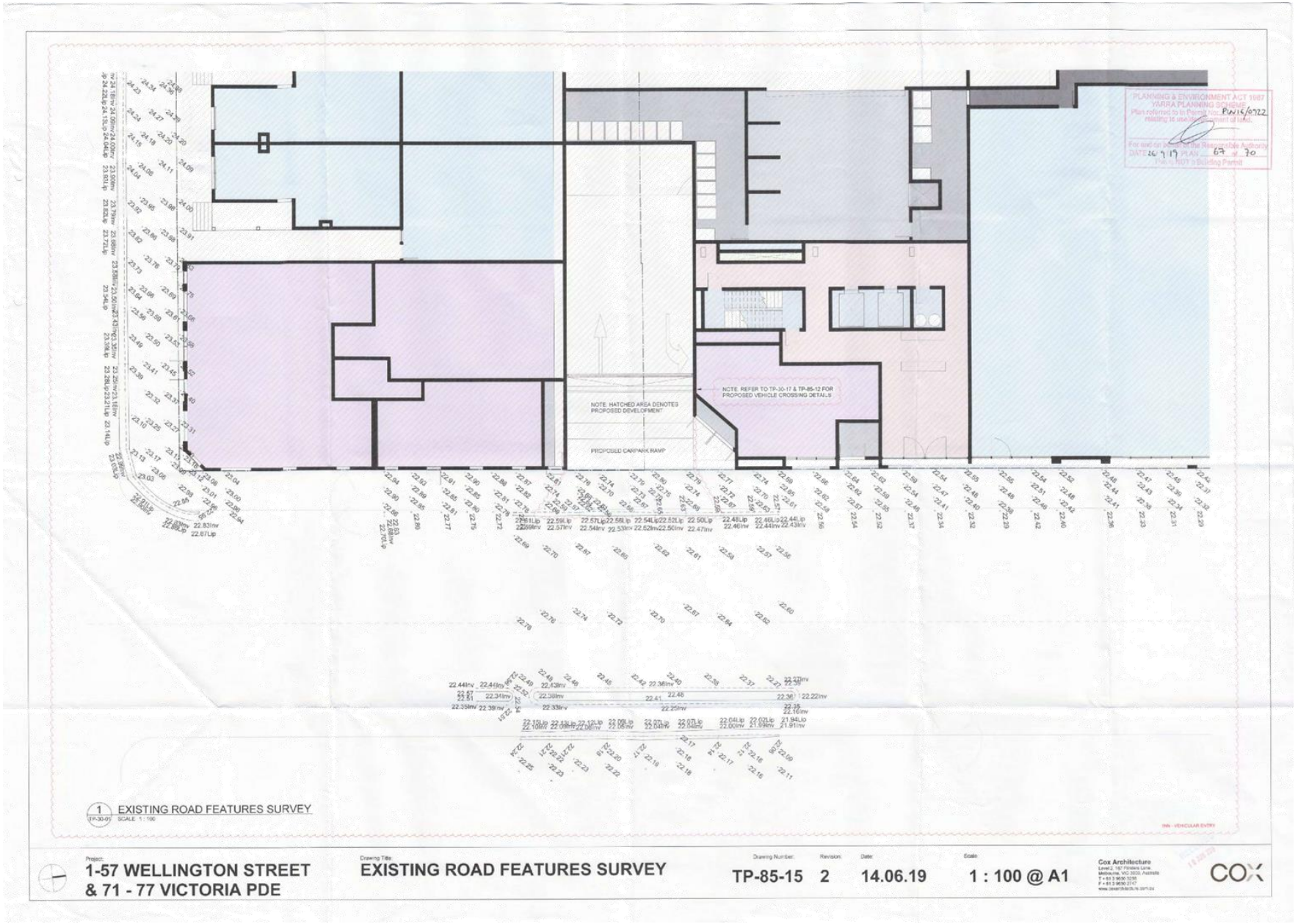
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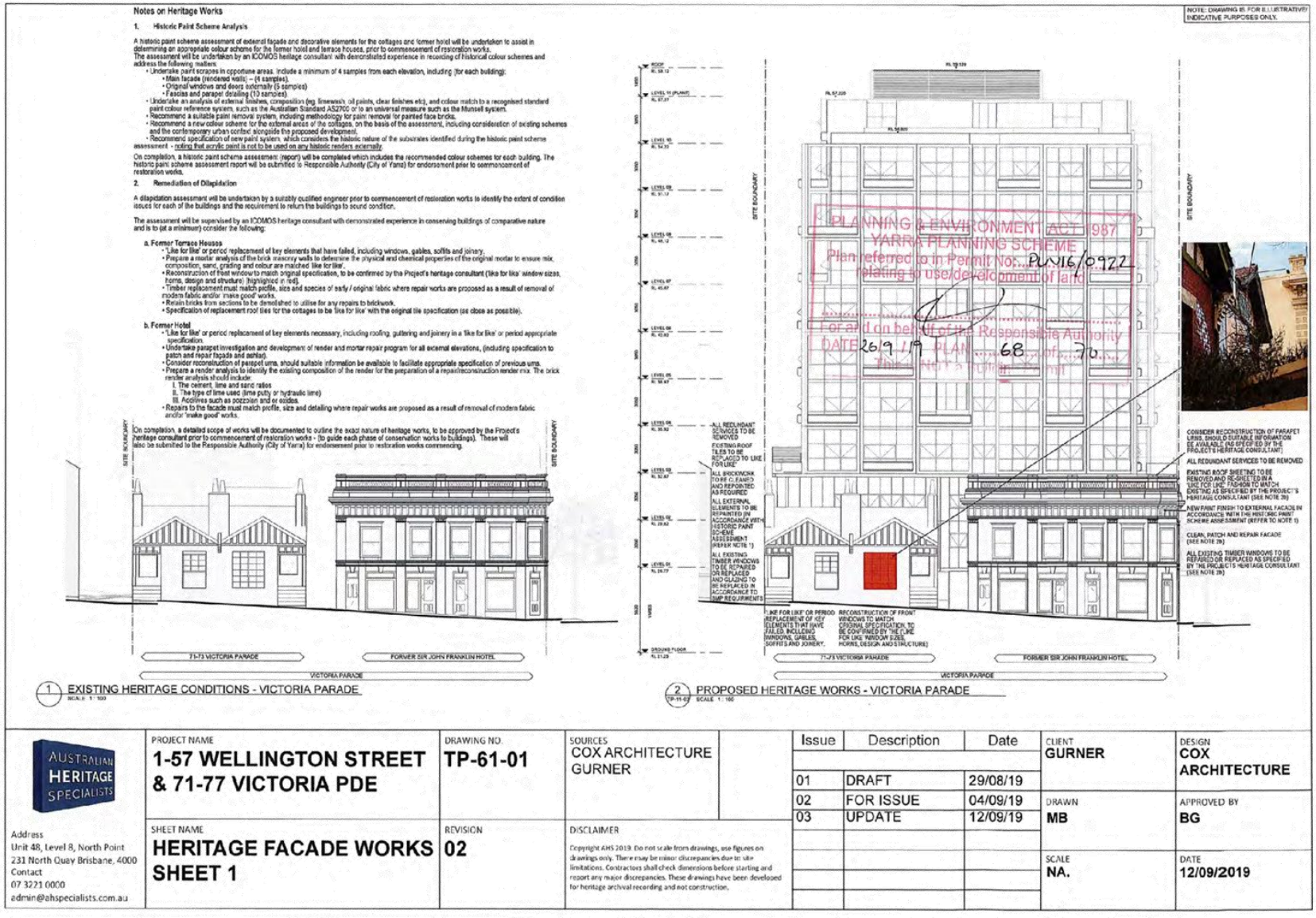
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Notes on Heritage Works

1. Historic Paint Scheme Analysis

A historic paint scheme assessment of external façade and decorative elements for the cottages and former hotel will be undertaken to assist in determining an appropriate colour scheme for the former hotel and terrace houses, prior to commencement of restoration works.
The assessment will be undertaken by an ICOMOS heritage consultant with demonstrated experience in recording of historical colour schemes and address the following matters:

- Undertake paint scrapes in opportune areas. Include a minimum of 4 samples from each elevation, including (for each building):
  - Main façade (rendered walls) – (4 samples).
  - Original windows and doors externally (5 samples)
  - Fascias and parapet detailing (10 samples).
- Undertake an analysis of external finishes, composition (eg. limewash, oil paints, clear finishes etc), and colour match to a recognised standard paint colour reference system, such as the Australian Standard AS2700 or to an universal measure such as the Munsell system.
- Recommend a suitable paint removal system, including methodology for paint removal for painted face bricks.
- Recommend a new colour scheme for the external areas of the cottages, on the basis of the assessment, including consideration of existing schemes and the contemporary urban context alongside the proposed development.
- Recommend specification of new paint system, which considers the historic nature of the substrates identified during the historic paint scheme assessment - noting that acrylic paint is not to be used on any historic renders externally.

On completion, a historic paint scheme assessment (report) will be completed which includes the recommended colour schemes for each building. The historic paint scheme assessment report will be submitted to Responsible Authority (City of Yarra) for endorsement prior to commencement of restoration works.

2. Remediation of Dilapidation

A dilapidation assessment will be undertaken by a suitably qualified engineer prior to commencement of restoration works to identify the extent of condition issues for each of the buildings and the requirement to return the buildings to sound condition.

The assessment will be supervised by an ICOMOS heritage consultant with demonstrated experience in conserving buildings of comparative nature and is to (at a minimum) consider the following:

a. Former Terrace Houses
- 'Like for like' or period replacement of key elements that have failed, including windows, gables, soffits and joinery.
- Prepare a mortar analysis of the brick masonry walls to determine the physical and chemical properties of the original mortar to ensure mix composition, sand, grading and colour are matched 'like for like'.
- Reconstruction of front window to match original specification, to be confirmed by the Project's heritage consultant ('like for like' window sizes, horns, design and structure) highlighted in red).
- Timber replacement must match profile, size and species of early / original fabric where repair works are proposed as a result of removal of modern fabric and/or 'make good' works.
- Retain bricks from sections to be demolished to utilise for any repairs to brickwork.
- Specification of replacement roof tiles for the cottages to be 'like for like' with the original tile specification (as close as possible).

b. Former Hotel
- 'Like for like' or period replacement of key elements necessary, including roofing, guttering and joinery in a 'like for like' or period appropriate specification.
- Undertake parapet investigation and development of render and mortar repair program for all external elevations, (including specification to patch and repair façade and ashlar).
- Consider reconstruction of parapet urns, should suitable information be available to facilitate appropriate specification of previous urns.
- Prepare a render analysis to identify the existing composition of the render for the preparation of a repair/reconstruction render mix. The brick render analysis should include:
  I. The cement, lime and sand ratios
  II. The type of lime used (lime putty or hydraulic lime)
  III. Additives such as pozzolan and or oxides.
- Repairs to the façade must match profile, size and detailing where repair works are proposed as a result of removal of modern fabric and/or 'make good' works.

On completion, a detailed scope of works will be documented to outline the exact nature of heritage works, to be approved by the Project's heritage consultant prior to commencement of restoration works - (to guide each phase of conservation works to buildings). These will also be submitted to the Responsible Authority (City of Yarra) for endorsement prior to restoration works commencing.

NOTE: DRAWING IS FOR ILLUSTRATIVE/ INDICATIVE PURPOSES ONLY.

PLANNING & ENVIRONMENT ACT 1987
YARRA PLANNING SCHEME
Plan referred to in Permit No: PLN16/0972
relating to use/development of land
For and on behalf of the Responsible Authority
DATE 26/9/19 PLAN 68 of 70

1 EXISTING HERITAGE CONDITIONS - VICTORIA PARADE
SCALE: 1:100

2 PROPOSED HERITAGE WORKS - VICTORIA PARADE
SCALE: 1:100

AUSTRALIAN HERITAGE SPECIALISTS	PROJECT NAME: 1-57 WELLINGTON STREET & 71-77 VICTORIA PDE	DRAWING NO.: TP-61-01	SOURCES: COX ARCHITECTURE, GURNER	Issue	Description	Date	CLIENT: GURNER
				01	DRAFT	29/08/19	
				02	FOR ISSUE	04/09/19	DESIGN: COX ARCHITECTURE
				03	UPDATE	12/09/19	DRAWN: MB
	SHEET NAME: HERITAGE FACADE WORKS SHEET 1	REVISION: 02	DISCLAIMER: Copyright AHS 2019. Do not scale from drawings, use figures on drawings only. There may be minor discrepancies due to site limitations. Contractors shall check dimensions before starting and report any major discrepancies. These drawings have been developed for heritage archival recording and not construction.				APPROVED BY: BG
							SCALE: NA.
Address: Unit 48, Level 8, North Point, 231 North Quay Brisbane, 4000. Contact: 07 3221 0000, admin@ahspecialists.com.au							DATE: 12/09/2019

Attachment 5 - Attachment B (Part 4) - Endorsed Plans (Architectural)

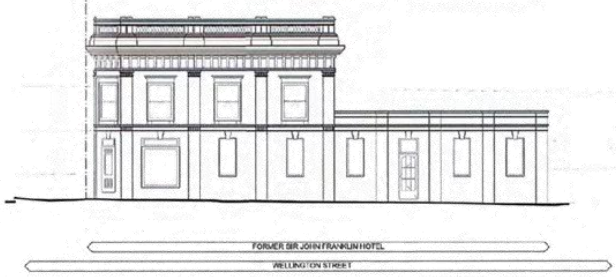
PLANNING & ENVIRONMENT ACT 1987
YARRA PLANNING SCHEME
Plan referred to in Permit No: PLN16/0922
relating to use/development of land.
For and on behalf of the Responsible Authority
DATE 26/9/19 PLAN 67 of 76
This is NOT a Building Permit

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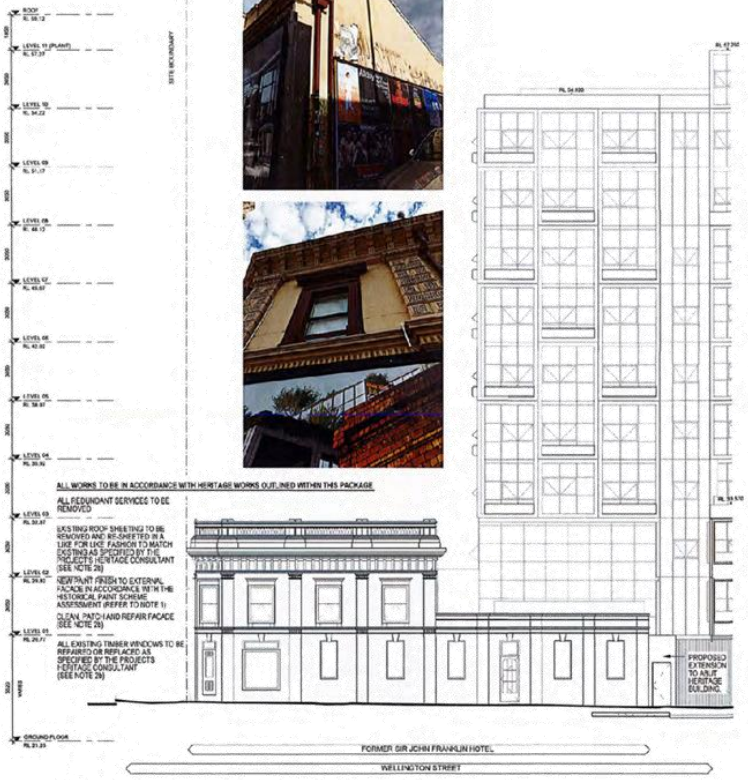








1 EXISTING HERITAGE CONDITIONS - WELLINGTON STREET
SCALE 1 : 100



2 PROPOSED HERITAGE WORKS - WELLINGTON STREET
SCALE 1 : 100

AUSTRALIAN HERITAGE SPECIALISTS

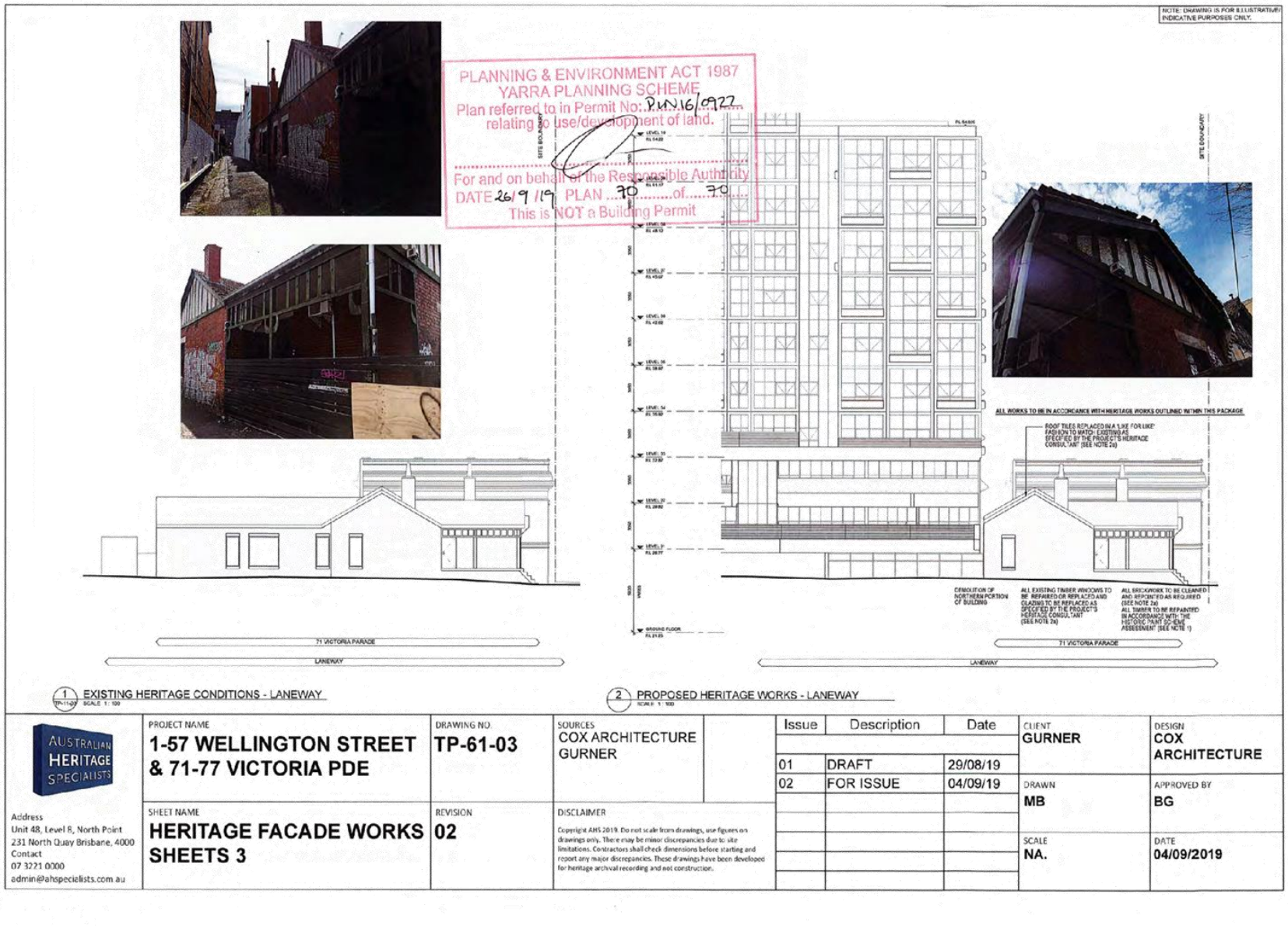
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admin@ahspecialists.com.au

PROJECT NAME	1-57 WELLINGTON STREET & 71-77 VICTORIA PDE
DRAWING NO.	TP-61-02
SOURCES	COX ARCHITECTURE GURNER
SHEET NAME	HERITAGE FACADE WORKS SHEET 2
REVISION	02
DISCLAIMER	Copyright AHS 2019. Do not scale from drawings, use figures on drawings only. There may be minor discrepancies due to site limitations. Contractors shall check dimensions before starting and report any major discrepancies. These drawings have been developed for heritage archival recording and not construction.

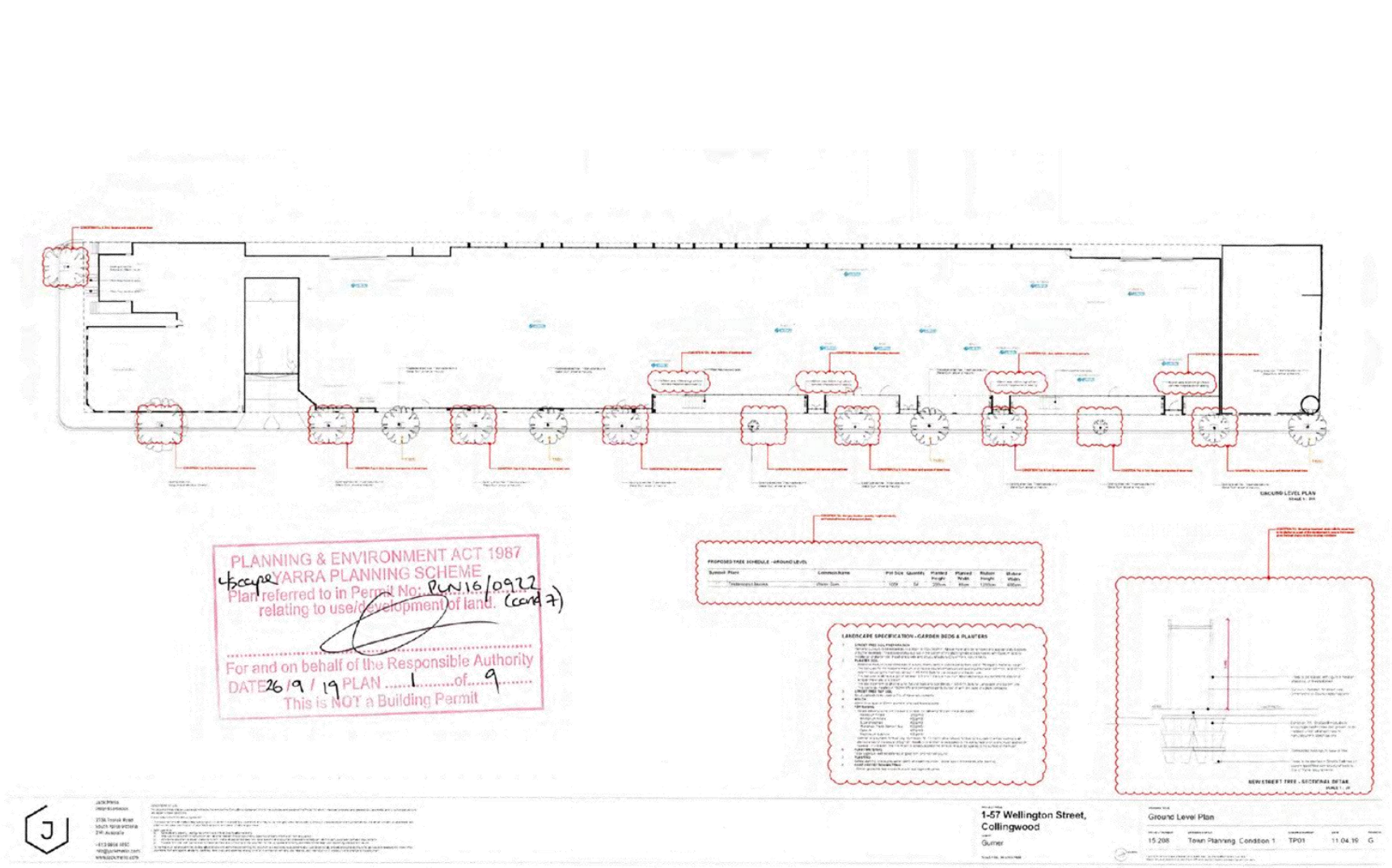
Issue	Description	Date
01	DRAFT	29/08/19
02	FOR ISSUE	04/09/19

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DESIGN	COX ARCHITECTURE
DRAWN	MB
APPROVED BY	BG
SCALE	NA.
DATE	04/09/2019

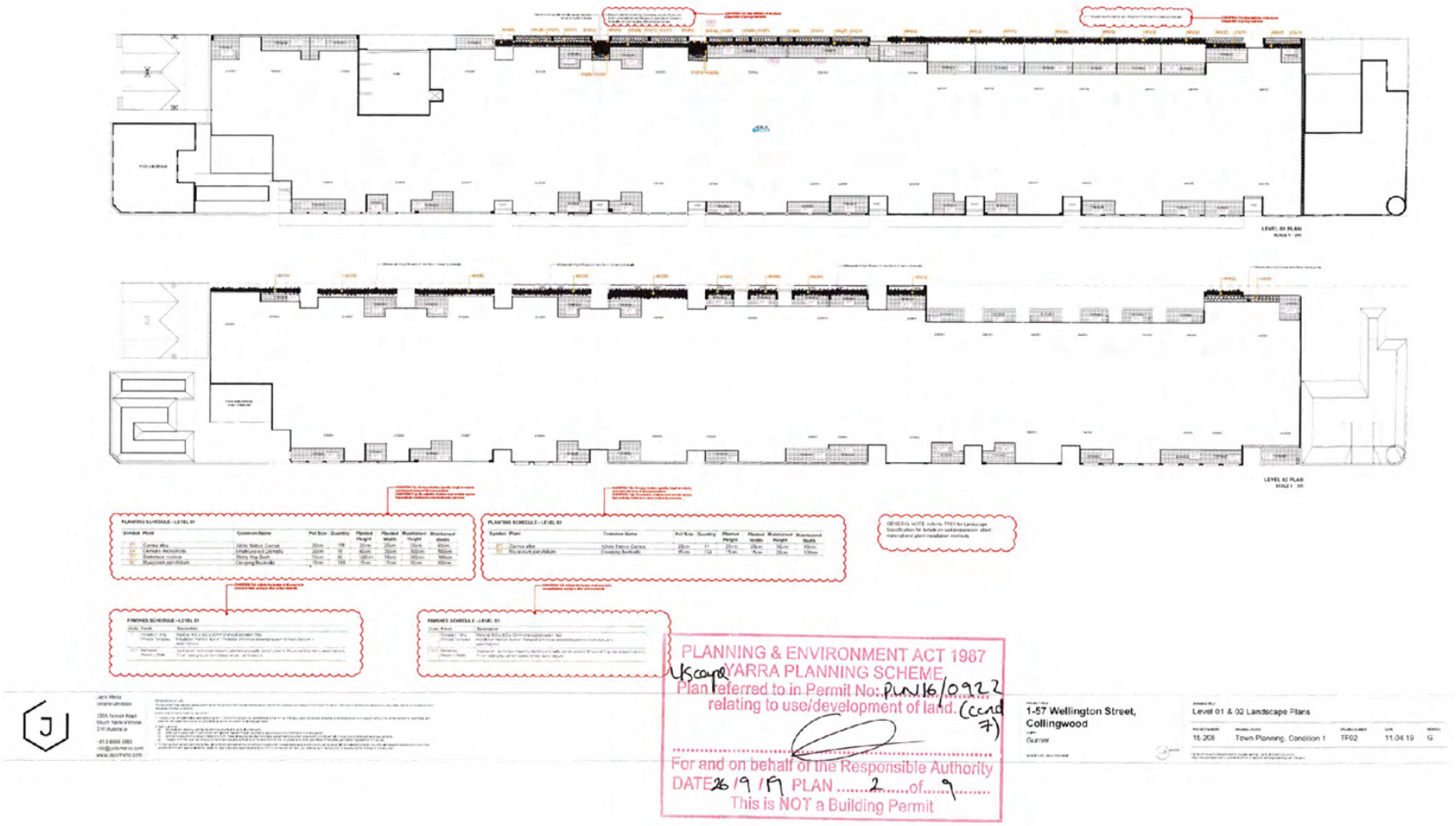
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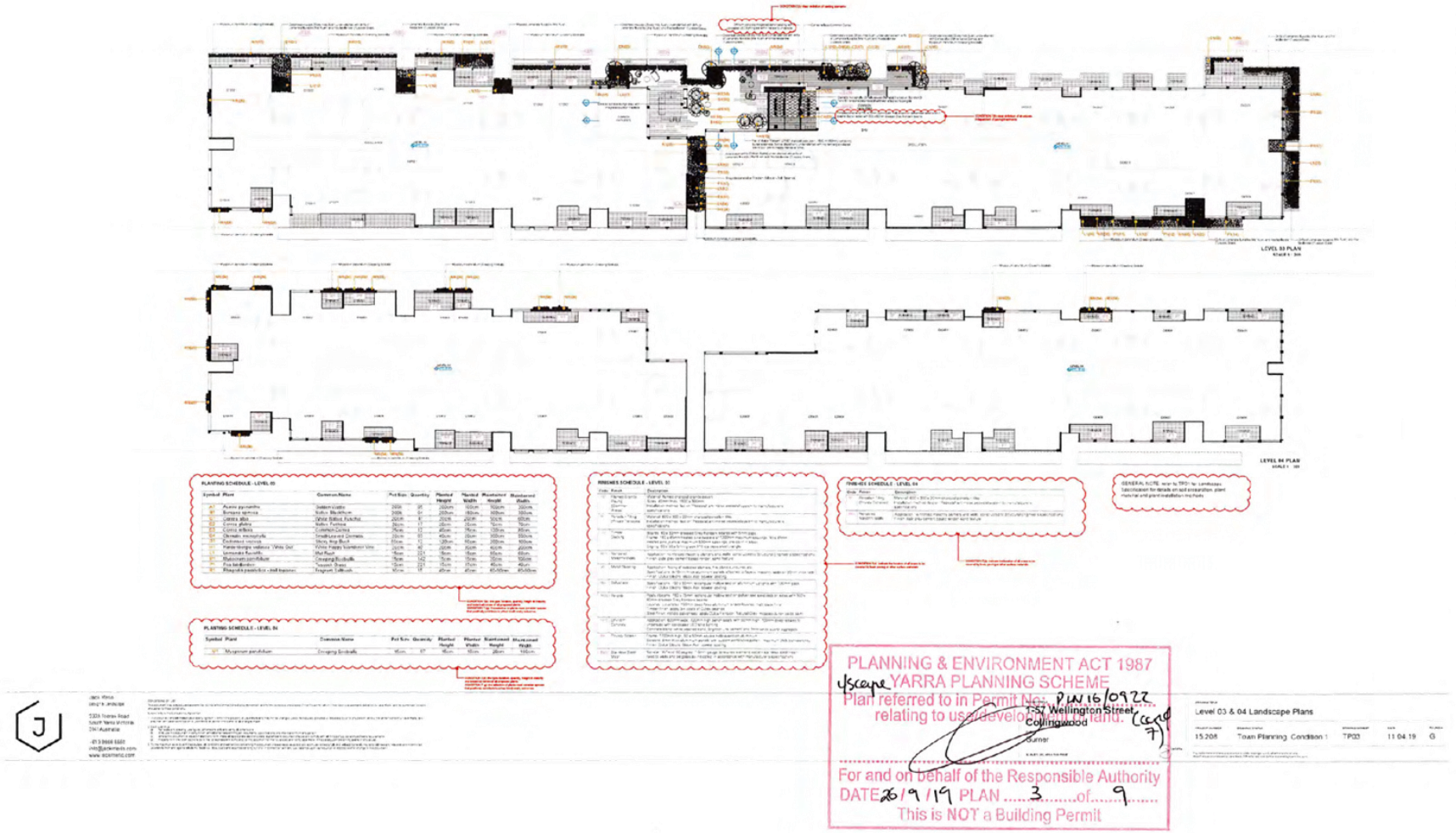
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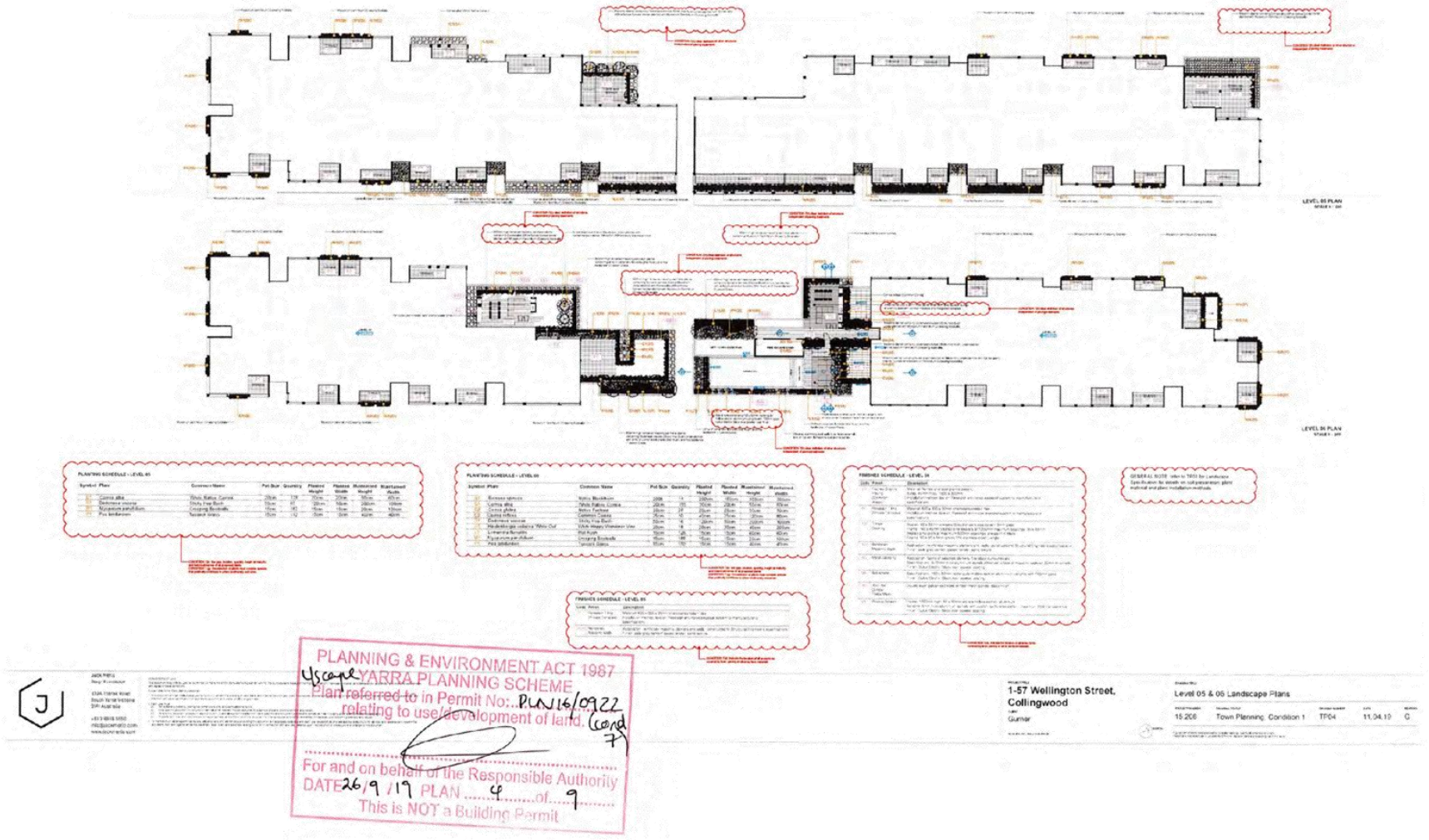
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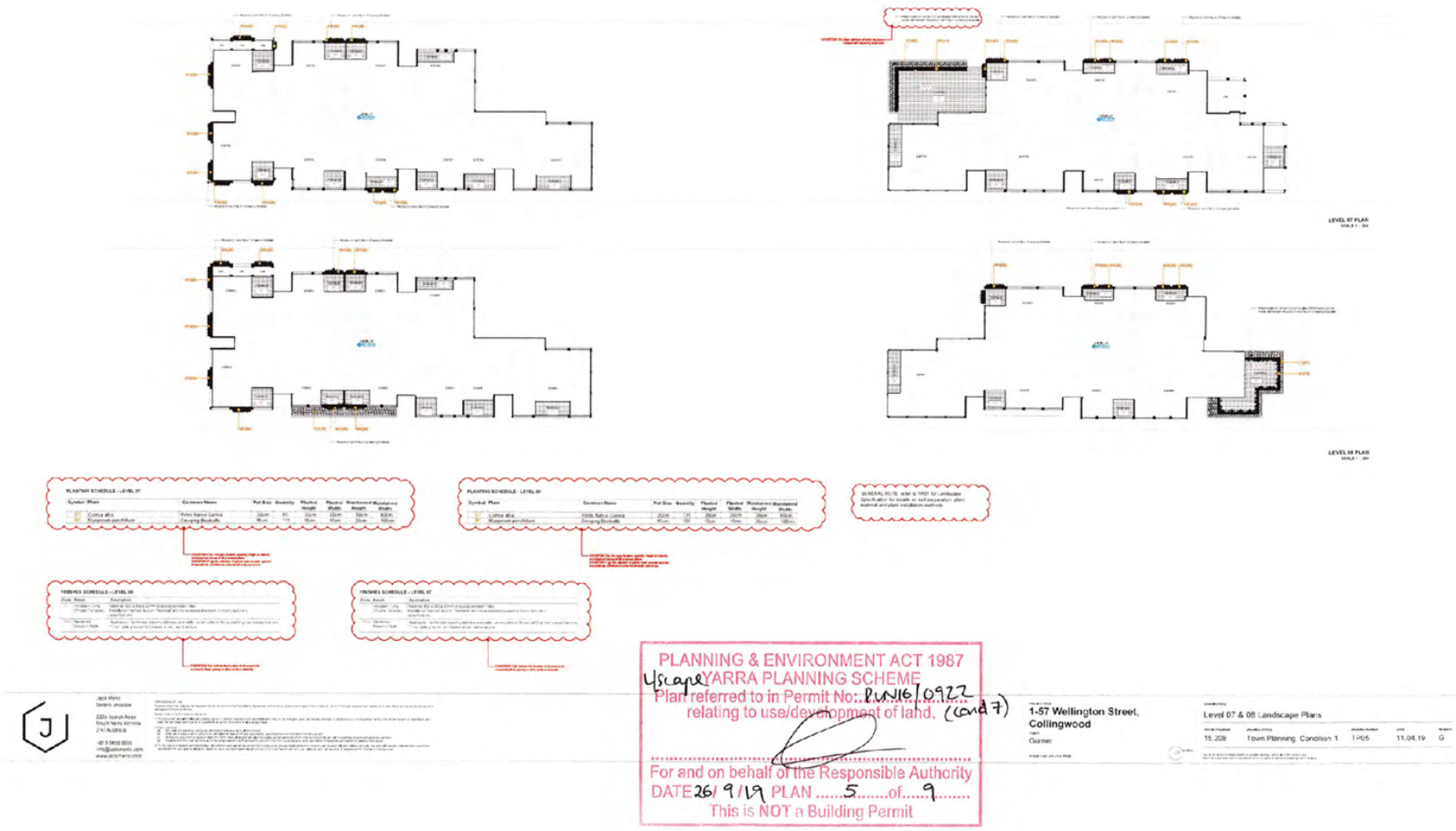
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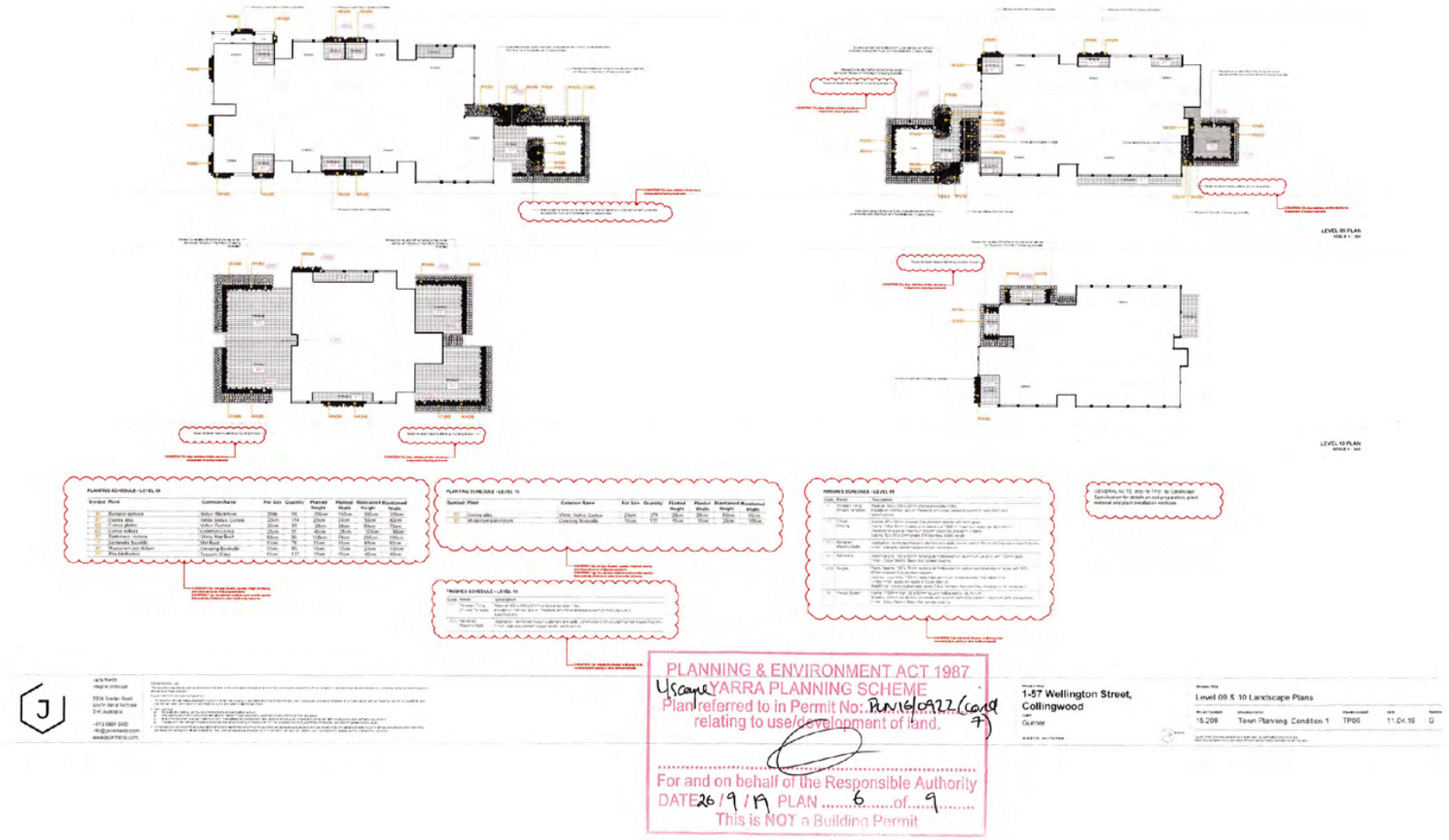
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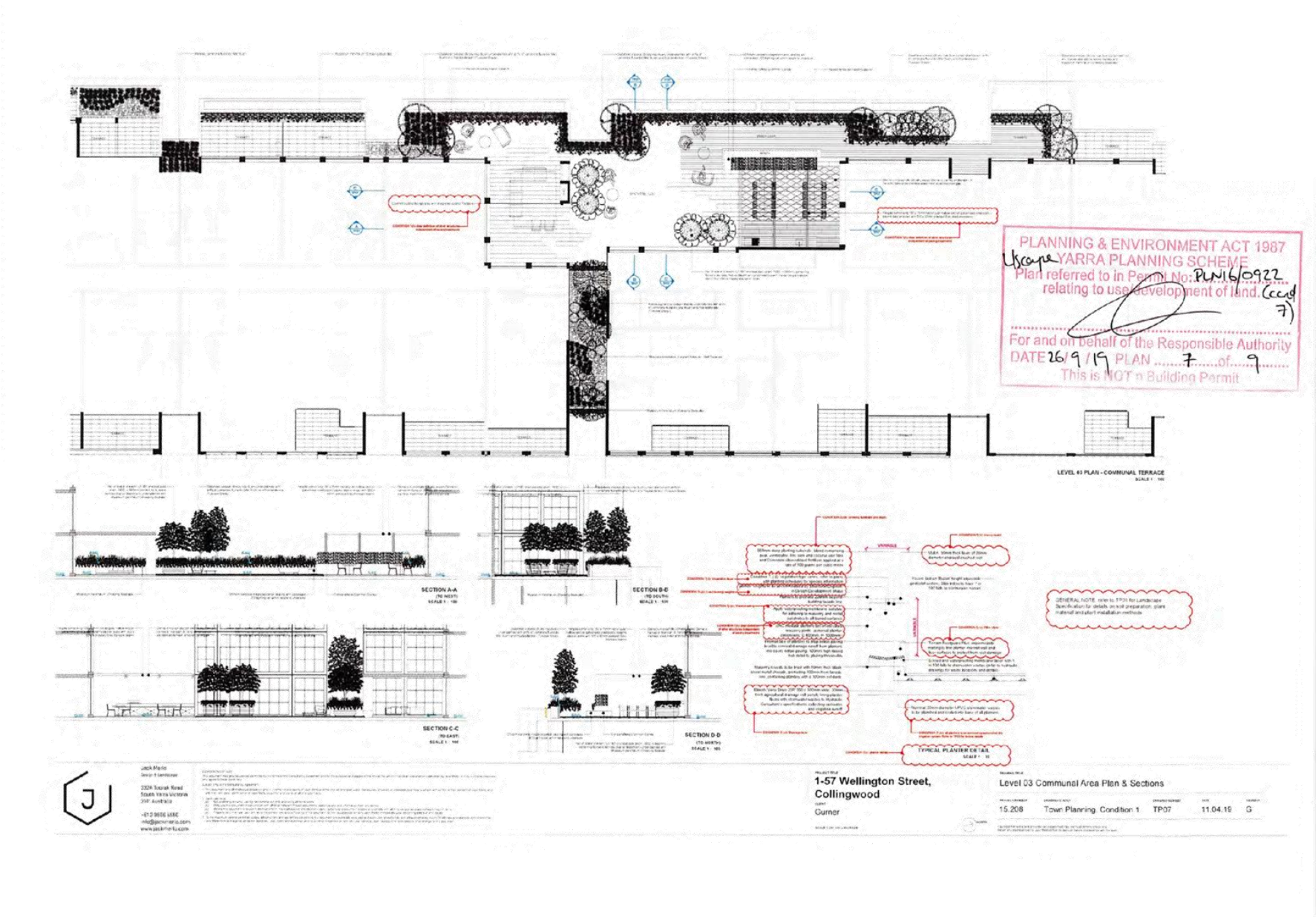
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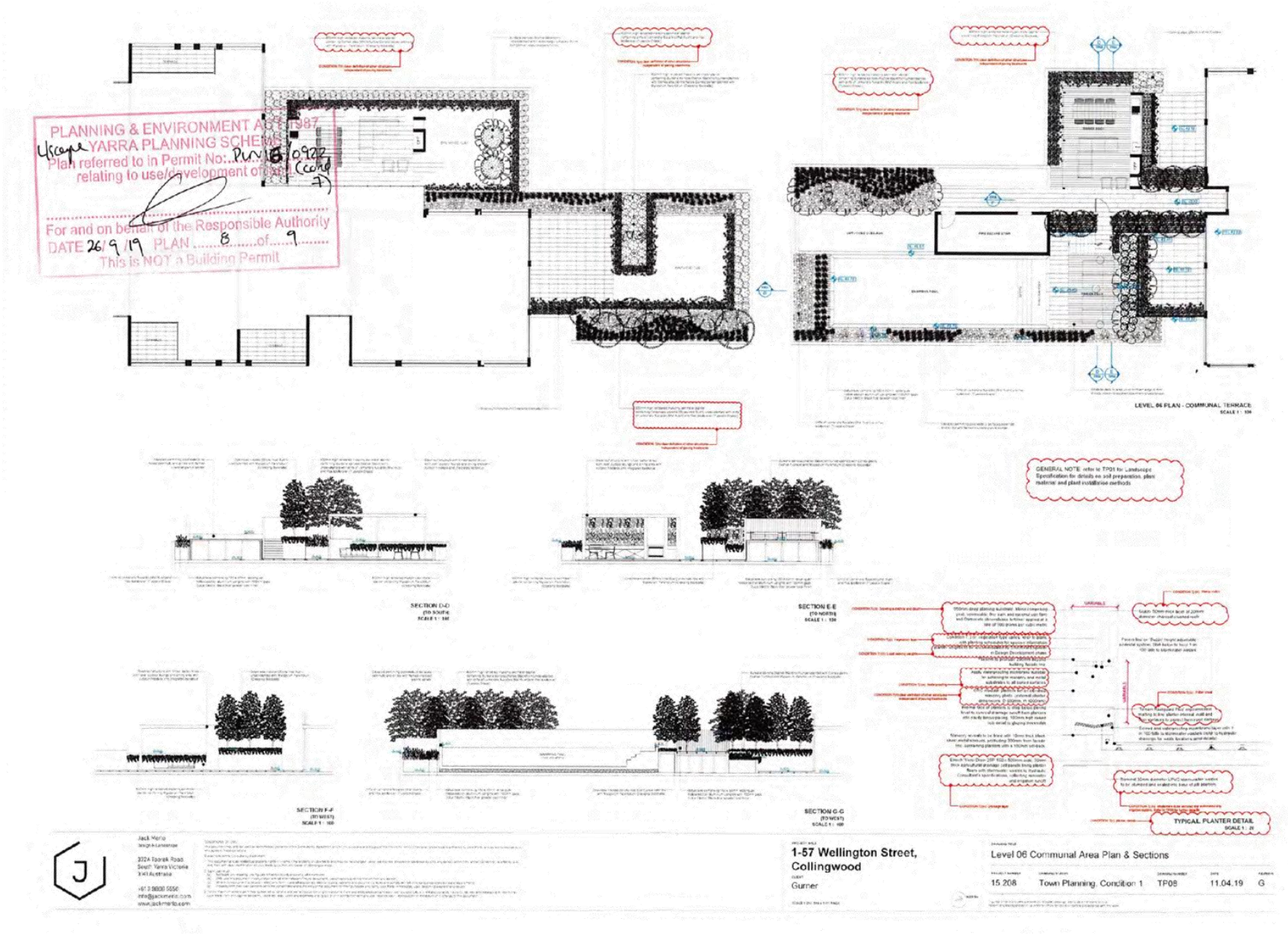
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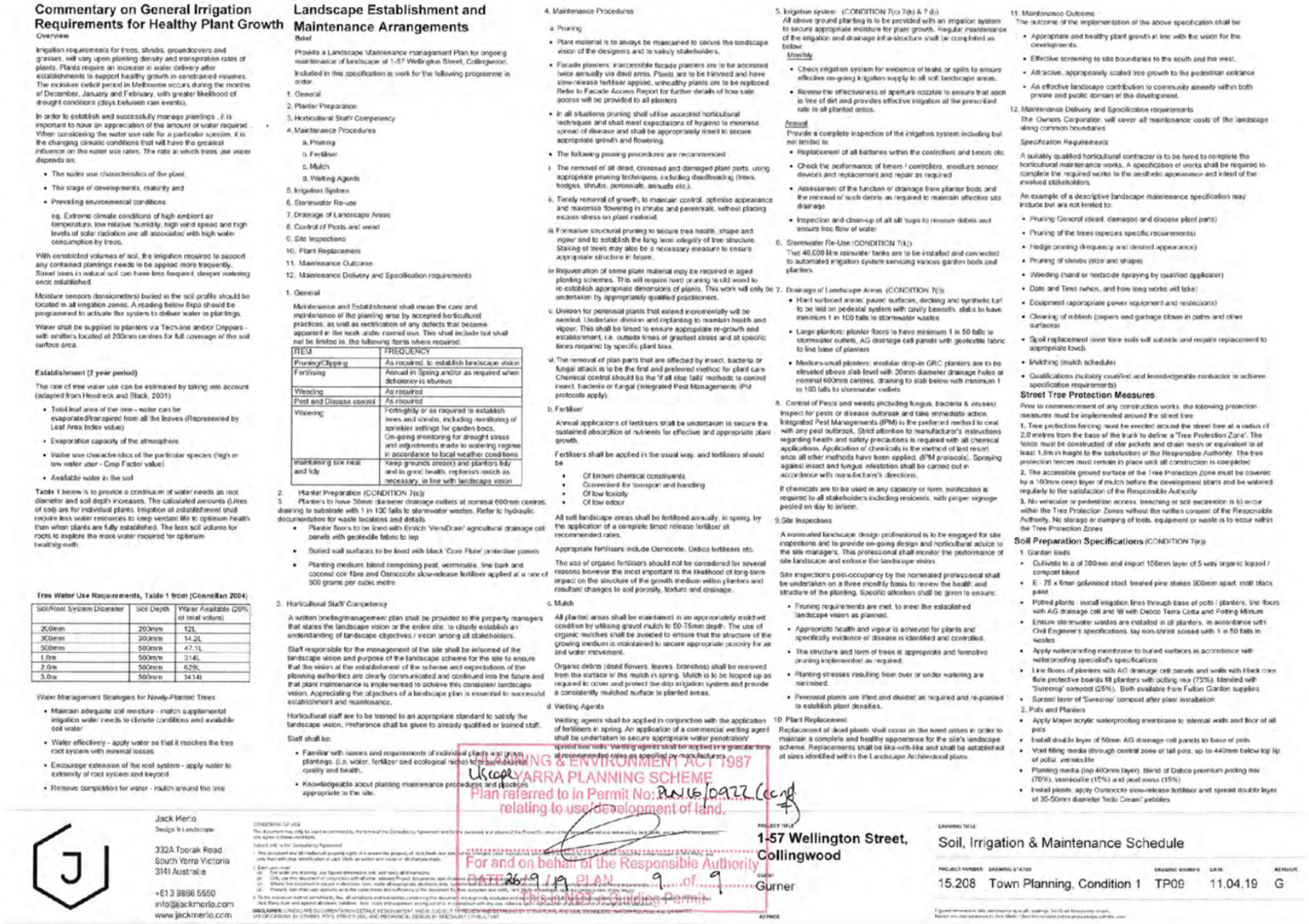
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Commentary on General Irrigation Requirements for Healthy Plant Growth

Overview

Irrigation requirements for trees, shrubs, groundcovers and grasses, will vary upon planting density and transpiration rates of plants. Plants require an increase in water delivery after establishment to support healthy growth in constrained volumes. The moisture deficit period in Melbourne occurs during the months of December, January and February, with greater likelihood of drought conditions (days between rain events).

In order to establish and successfully manage plantings , it is important to have an appreciation of the amount of water required . When considering the water use rate for a particular species, it is the changing climatic conditions that will have the greatest influence on the water use rates. The rate at which trees use water depends on:

- The water use characteristics of the plant,
- The stage of development/s, maturity and
- Prevailing environmental conditions

  eg. Extreme climate conditions of high ambient air temperature, low relative humidity, high wind speed and high levels of solar radiation are all associated with high water consumption by trees.

With constricted volumes of soil, the irrigation required to support any contained plantings needs to be applied more frequently. Street trees in natural soil can have less frequent, deeper watering once established.

Moisture sensors (densiometers) buried in the soil profile should be located in all irrigation zones. A reading below 8kpa should be programmed to activate the system to deliver water to plantings.

Water shall be supplied to planters via Tech-line and/or Drippers - with emitters located at 200mm centres for full coverage of the soil surface area.

Establishment (2 year period)

The rate of tree water use can be estimated by taking into account (adapted from Hendrick and Black, 2001).

- Total leaf area of the tree – water can be evaporated/transpired from all the leaves (Represented by Leaf Area Index value)
- Evaporation capacity of the atmosphere
- Water use characteristics of the particular species (high or low water user - Crop Factor value)
- Available water in the soil

Table 1 below is to provide a continuum of water needs as root diameter and soil depth increases. The calculated amounts (Litres of soil) are for individual plants. Irrigation at establishment shall require less water resources to keep verdant life to optimum health than when plants are fully established. The less soil volume for roots to explore the more water required for optimum health/growth.

Tree Water Use Requirements, Table 1 from (Connellan 2004)

Soil/Root System Diameter	Soil Depth	Water Available (20% of total volume)
200mm	200mm	12L
300mm	200mm	14.2L
500mm	500mm	47.1L
1.0m	500mm	314L
2.0m	500mm	629L
3.0m	500mm	1414L

Water Management Strategies for Newly-Planted Trees

- Maintain adequate soil moisture - match supplemental irrigation water needs to climate conditions and available soil water
- Water effectively - apply water so that it reaches the tree root system with minimal losses
- Encourage extension of the root system - apply water to extremity of root system and beyond
- Remove competition for water - mulch around the tree

Landscape Establishment and Maintenance Arrangements

Brief

Provide a Landscape Maintenance management Plan for ongoing maintenance of landscape at 1-57 Wellington Street, Collingwood.

Included in this specification is work for the following programme in order.

1. General
2. Planter Preparation
3. Horticultural Staff/ Competency
4. Maintenance Procedures
   a. Pruning
   b. Fertiliser
   c. Mulch
   d. Wetting Agents
5. Irrigation System
6. Stormwater Re-use
7. Drainage of Landscape Areas
8. Control of Pests and weed
9. Site Inspections
10. Plant Replacement
11. Maintenance Outcome
12. Maintenance Delivery and Specification requirements

1. General

Maintenance and Establishment shall mean the care and maintenance of the planting area by accepted horticultural practices, as well as rectification of any defects that become apparent in the work under normal use. This shall include but shall not be limited to, the following items where required.

ITEM	FREQUENCY
Pruning/Clipping	As required, to establish landscape vision
Fertilising	Annual in Spring and/or as required when deficiency is obvious
Weeding	As required
Pest and Disease control	As required
Watering	Fortnightly or as required to establish trees and shrubs, including monitoring of sprinkler settings for garden beds. On-going monitoring for drought stress and adjustments made to watering regime in accordance to local weather conditions
maintaining site neat and tidy	Keep grounds area(s) and planters tidy and in good health, replenish mulch as necessary, in line with landscape vision

2. Planter Preparation (CONDITION 7(c))

3. Planters to have 30mm diameter drainage outlets at nominal 600mm centres, draining to substrate with 1 in 100 falls to stormwater wastes. Refer to hydraulic documentation for waste locations and details.

- Planter floors to be lined with Emtech 'VersiDrain' agricultural drainage cell panels with geotextile fabric to top
- Buried wall surfaces to be lined with black 'Core Flute' protective panels
- Planting medium: blend comprising peat, vermiculite, fine bark and coconut coir fibre and Osmocote slow-release fertiliser applied at a rate of 500 grams per cubic metre

3. Horticultural Staff/ Competency

A written briefing/management plan shall be provided to the property managers that states the landscape vision or the entire site, to clearly establish an understanding of landscape objectives / vision among all stakeholders.

Staff responsible for the management of the site shall be informed of the landscape vision and purpose of the landscape scheme for the site to ensure that the vision at the establishment of the scheme and expectations of the planning authorities are clearly communicated and continued into the future and that plant maintenance is implemented to achieve this consistent landscape vision. Appreciating the objectives of a landscape plan is essential to successful establishment and maintenance.

Horticultural staff are to be trained to an appropriate standard to satisfy the landscape vision, preference shall be given to already qualified or trained staff.

Staff shall be:

- Familiar with names and requirements of individual plants and grass plantings. (i.e. water, fertilizer and ecological niche) to ensure desired quality and health.
- Knowledgeable about planting maintenance procedures and practices appropriate to the site.

4. Maintenance Procedures

a. Pruning

- Plant material is to always be maintained to secure the landscape vision of the designers and to satisfy stakeholders.
- Facade planters: inaccessible facade planters are to be accessed twice annually via davit arms. Plants are to be trimmed and have slow-release fertiliser applied, unhealthy plants are to be replaced. Refer to Facade Access Report for further details of how safe access will be provided to all planters
- In all situations pruning shall utilise accepted horticultural techniques and shall meet expectations of hygiene to minimise spread of disease and shall be appropriately timed to secure appropriate growth and flowering.
- The following pruning procedures are recommended:

i. The removal of all dead, diseased and damaged plant parts, using appropriate pruning techniques, including deadheading (trees, hedges, shrubs, perennials, annuals etc.).

ii. Timely removal of growth, to maintain control, optimise appearance and maximise flowering in shrubs and perennials, without placing excess stress on plant material.

iii. Formative structural pruning to secure tree health, shape and vigour and to establish the long term integrity of tree structure. Staking of trees may also be a necessary measure to ensure appropriate structure in future.

iv. Rejuvenation of some plant material may be required in aged planting schemes. This will require hard pruning to old wood to re-establish appropriate dimensions of plants. This work will only be undertaken by appropriately qualified practitioners.

v. Division for perennial plants that extend incrementally will be needed. Undertake division and replanting to maintain health and vigour. This shall be timed to ensure appropriate re-growth and establishment, i.e. outside times of greatest stress and at specific times required by specific plant taxa.

vi. The removal of plan parts that are affected by insect, bacteria or fungal attack is to be the first and preferred method for plant care. Chemical control should be the 'if all else fails' methods to control insect, bacteria or fungal (Integrated Pest Management (IPM protocols apply).

b. Fertiliser

Annual applications of fertilisers shall be undertaken to secure the sustained absorption of nutrients for effective and appropriate plant growth.

Fertilisers shall be applied in the usual way, and fertilisers should be

- Of known chemical constituents
- Convenient for transport and handling
- Of low toxicity
- Of low odour

All soft landscape areas shall be fertilised annually, in spring, by the application of a complete timed release fertiliser at recommended rates.

Appropriate fertilisers include Osmocote, Debco fertilizers etc.

The use of organic fertilisers should not be considered for several reasons however the most important is the likelihood of long-term impact on the structure of the growth medium within planters and resultant changes to soil porosity, texture and drainage.

c. Mulch

All planted areas shall be maintained in an appropriately mulched condition by utilising gravel mulch to 50-75mm depth. The use of organic mulches shall be avoided to ensure that the structure of the growing medium is maintained to secure appropriate porosity for air and water movement.

Organic debris (dead flowers, leaves, branches) shall be removed from the surface of the mulch in spring. Mulch is to be topped up as required to cover and protect the drip irrigation system and provide a consistently mulched surface to planted areas.

d. Wetting Agents

Wetting agents shall be applied in conjunction with the application of fertilisers in spring. An application of a commercial wetting agent shall be undertaken to secure appropriate water penetration/ spread into soils. Wetting agents shall be applied in a granular form at recommended rates as specified by manufacturers.

5. Irrigation system: (CONDITION 7(c) 7(k) & 7 (l))

All above ground planting is to be provided with an irrigation system to secure appropriate moisture for plant growth. Regular maintenance of the irrigation and drainage infra-structure shall be completed as below:

Monthly

- Check irrigation system for evidence of leaks or spills to ensure effective on-going irrigation supply to all soft landscape areas.
- Review the effectiveness of aperture nozzles to ensure that each is free of dirt and provides effective irrigation at the prescribed rate to all planted areas.

Annual

Provide a complete inspection of the irrigation system including but not limited to:

- Replacement of all batteries within the controllers and timers etc.
- Check the performance of timers / controllers, moisture sensor devices and replacement and repair as required
- Assessment of the function of drainage from planter beds and the removal of such debris as required to maintain effective site drainage
- Inspection and clean-up of all silt traps to remove debris and ensure free flow of water

6. Stormwater Re-Use (CONDITION 7(k))

Two 40,000 litre rainwater tanks are to be installed and connected to automated irrigation system servicing various garden beds and planters.

7. Drainage of Landscape Areas (CONDITION 7(l))

- Hard surfaced areas: paved surfaces, decking and synthetic turf to be laid on pedestal system with cavity beneath, slabs to have minimum 1 in 100 falls to stormwater wastes
- Large planters: planter floors to have minimum 1 in 50 falls to stormwater outlets, AG drainage cell panels with geotextile fabric to line base of planters
- Medium-small planters: modular drop-in GRC planters are to be elevated above slab level with 30mm diameter drainage holes at nominal 600mm centres, draining to slab below with minimum 1 in 100 falls to stormwater outlets

8. Control of Pests and weeds (including fungus, bacteria & viruses)

Inspect for pests or disease outbreak and take immediate action. Integrated Pest Management (IPM) is the preferred method to deal with any pest outbreak. Strict attention to manufacturer's instructions regarding health and safety precautions is required with all chemical applications. Application of chemicals is the method of last resort, once all other methods have been applied. (IPM protocols). Spraying against insect and fungus infestation shall be carried out in accordance with manufacturer's directions.

If chemicals are to be used in any capacity or form, notification is required to all stakeholder's including residents, with proper signage posted on day to inform.

9. Site Inspections

A nominated landscape design professional is to be engaged for site inspections and to provide on-going design and horticultural advice to the site manager/s. This professional shall monitor the performance of site landscape and enforce the landscape vision.

Site inspections post-occupancy by the nominated professional shall be undertaken on a three monthly basis to review the health and structure of the planting. Specific attention shall be given to ensure:

- Pruning requirements are met, to meet the established landscape vision as planned.
- Appropriate health and vigour is achieved for plants and specifically evidence of disease is identified and controlled.
- The structure and form of trees is appropriate and formative pruning implemented as required.
- Planting stresses resulting from over or under watering are minimised.
- Perennial plants are lifted and divided as required and re-planted to establish plant densities.

10. Plant Replacement

Replacement of dead plants shall occur as the need arises in order to maintain a complete and healthy appearance for the site's landscape scheme. Replacements shall be like-with-like and shall be established at sizes identified within the Landscape Architectural plans.

11. Maintenance Outcome

The outcome of the implementation of the above specification shall be:

- Appropriate and healthy plant growth in line with the vision for the developments.
- Effective screening to site boundaries to the south and the west.
- Attractive, appropriately scaled tree growth to the pedestrian entrance
- An effective landscape contribution to community amenity within both private and public domain of the development.

12. Maintenance Delivery and Specification requirements

The Owners Corporation will cover all maintenance costs of the landscape along common boundaries.

Specification Requirements

A suitably qualified horticultural contractor is to be hired to complete the horticultural maintenance works. A specification of works shall be required to complete the required works to the aesthetic appearance and intent of the involved stakeholders.

An example of a descriptive landscape maintenance specification may include but are not limited to:

- Pruning General (dead, damaged and disease plant parts)
- Pruning of the trees (species specific requirements)
- Hedge pruning (frequency and desired appearance)
- Pruning of shrubs (size and shape)
- Weeding (hand or herbicide spraying by qualified applicator)
- Date and Time (when, and how long works will take)
- Equipment (appropriate power equipment and restrictions)
- Cleaning of rubbish (papers and garbage blown in paths and other surfaces)
- Spoil replacement (over time soils will subside and require replacement to appropriate level)
- Mulching (mulch schedule)
- Qualifications (suitably qualified and knowledgeable contractor to achieve specification requirements)

Street Tree Protection Measures

Prior to commencement of any construction works, the following protection measures must be implemented around the street tree:

1. Tree protection fencing must be erected around the street tree at a radius of 2.0 metres from the base of the trunk to define a 'Tree Protection Zone'. The fence must be constructed of star pickets and chain mesh or equivalent to at least 1.8m in height to the satisfaction of the Responsible Authority. The tree protection fences must remain in place until all construction is completed.
2. The accessible ground surface of the Tree Protection Zone must be covered by a 100mm deep layer of mulch before the development starts and be watered regularly to the satisfaction of the Responsible Authority.
3. No vehicular or pedestrian access, trenching or soil excavation is to occur within the Tree Protection Zones without the written consent of the Responsible Authority. No storage or dumping of tools, equipment or waste is to occur within the Tree Protection Zones.

Soil Preparation Specifications (CONDITION 7(e))

1. Garden Beds
   - Cultivate to a of 300mm and import 150mm layer of 5 way organic topsoil / compost blend
   - E - 75 x 6mm galvinised steel, treated pine stakes 900mm apart, matt black paint
   - Potted plants - install irrigation lines through base of pots / planters, line floors with AG drainage cell and fill with Debco Terra Cotta and Potting Mixture
   - Ensure stormwater wastes are installed in all planters, in accordance with Civil Engineer's specifications, lay non-shrink screed with 1 in 50 falls to wastes
   - Apply waterproofing membrane to buried surfaces in accordance with waterproofing specialist's specifications
   - Line floors of planters with AG drainage cell panels and walls with black core flute protective boards fill planters with potting mix (75%), blended with 'Surecrop' compost (25%). Both available from Fulton Garden supplies.
   - Spread layer of 'Surecrop' compost after plant installation
2. Pots and Planters
   - Apply Mapei acrylic waterproofing membrane to internal walls and floor of all pots
   - Install double layer of 50mm AG drainage cell panels to base of pots
   - Void filling media (through central zone of tall pots, up to 440mm below top lip of pots): vermiculite
   - Planting media (top 400mm layer): blend of Debco premium potting mix (70%), vermiculite (15%) and pearl perlite (15%).
   - Install plants, apply Osmocote slow-release fertiliser and spread double layer of 35-50mm diameter 'Indo Cream' pebbles

PLANNING & ENVIRONMENT ACT 1987
YARRA PLANNING SCHEME
Plan referred to in Permit No: PLN16/0922 (cond 4)
relating to use/development of land.
For and on behalf of the Responsible Authority
DATED: 26/9/19 PLAN 9 of 9
Endorsed Plans Permit

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PROJECT TITLE
1-57 Wellington Street, Collingwood
CLIENT
Gurner

DRAWING TITLE
Soil, Irrigation & Maintenance Schedule

PROJECT NUMBER	DRAWING STATUS	DRAWING NUMBER	DATE	REVISION
15.208	Town Planning, Condition 1	TP09	11.04.19	G

Attachment 7 - Attachment C (Part 1) - Application Plans (Architectural)

TP-01-02 REVISION SCHEDULE	
REV	DESCRIPTION
1	•Apartment mix amended •Car parking numbers amended •Bicycle parking number amended •Storage cage numbers amended •Commercial areas amended

1-57 WELLINGTON STREET & 71-77 VICTORIA PARADE

COX ARCHITECTURE

DEVELOPMENT SUMMARY

	LEVEL	APARTMENT MIX STUDIO	1 BED	2 BED	3 BED	4 BED	6 BED	TOTAL	CAR PARKING RESI CAR PARKS	OFFICE	SHOP/F&B/ ART & CRAFT	TOTAL	BICYCLE PARKING RESI BIKE PARKS	STAFF BIKE PARKs	GROUND FLOOR VISITOR BIKE PARKS	TOTAL	STORAGE 5m3 RESI STORAGE	TOTAL	COMMERCIAL AREA (M2) OFFICE	F&B (CAFE)	COMMUNITY FACILITIES	TOTAL
BASEMENT	BASEMENT 3								93	0	0	93	64			64	137	137				
	BASEMENT 2								91	0	0	91	64			64	86	86				
	BASEMENT 1								74	**35**	**9**	118	60			60	36	36				
BUILDING	GROUND	0	19	24	0	0	0	**43**					36	30	46	110			1933	662 155	100	2585 155
	LEVEL 1	0	22	21	1	0	0	**44**														
	LEVEL 2	0	14	19	0	0	0	**33**														
	LEVEL 3	0	10	23	2	0	0	**35**														
	LEVEL 4	0	18	10	2	1	0	**31**														
	LEVEL 5	0	7	10	4	0	0	**21**														
	LEVEL 6	0	5	8	3	0	0	**16**														
	LEVEL 7	0	2	3	4	0	0	**9**														
	LEVEL 8	0	0	2	3	0	1	**6**														
	LEVEL 9	0	0	1	2	0	0	**3**														
	LEVEL 10	0																				
	LEVEL 11 (PLANT)																					
	ROOF																					
	TOTALS	0 0.0%	97 40.2%	119 49.4%	23 9.5%	1 0.4%	1 0.4%	**241** 100%	258	35	9 44	**302**	249	30	46	**318**	259	**259**	1933	707	100	**2740**

CAR PARKING RATIOS

CARPARK	1 BED	2 BED	3 BED	4 BED	6 BED	CARPARK SUB-TOTAL
RATE	0.8	1	2.2			
NO.	78	119	50	0	0	247

COMMERCIAL	CARPARK TOTAL
44	**302**

BICYLE PARKING TYPES

FLOOR MOUNTED	WALL MOUNTED
74 23%	244 77%

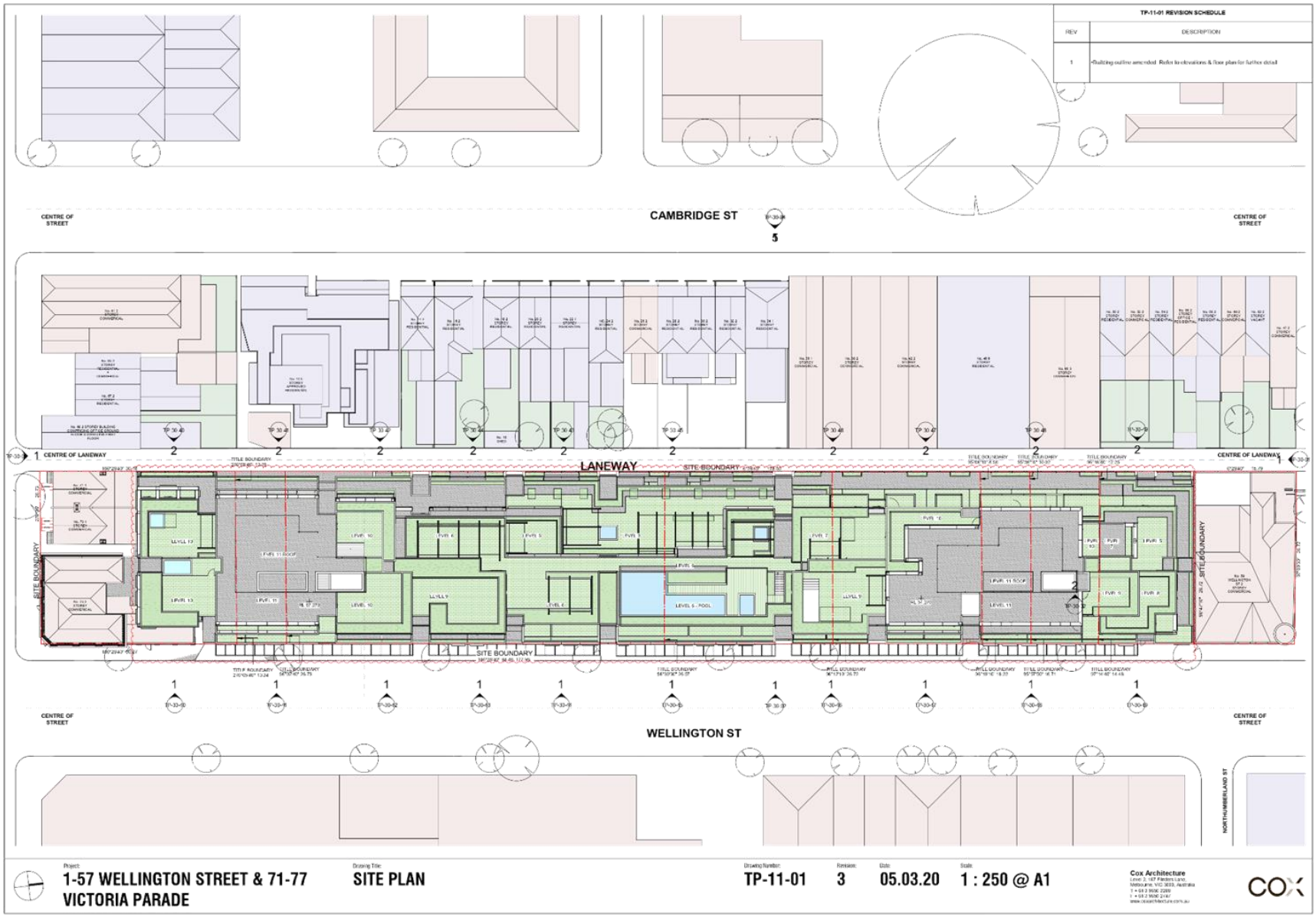
Project: **1-57 WELLINGTON STREET & 71-77 VICTORIA PARADE**

Drawing Title: **DEVELOPMENT SUMMARY**

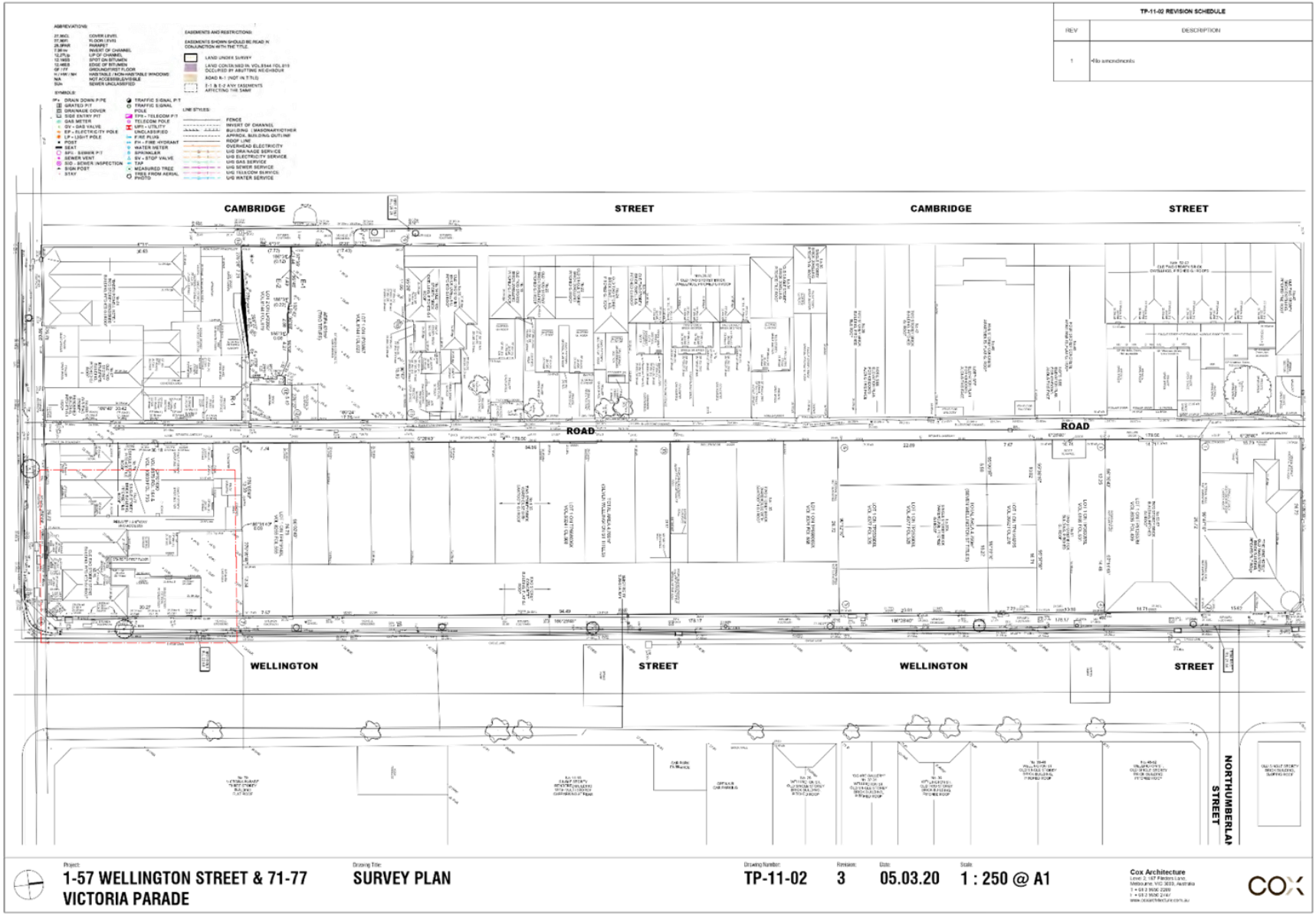
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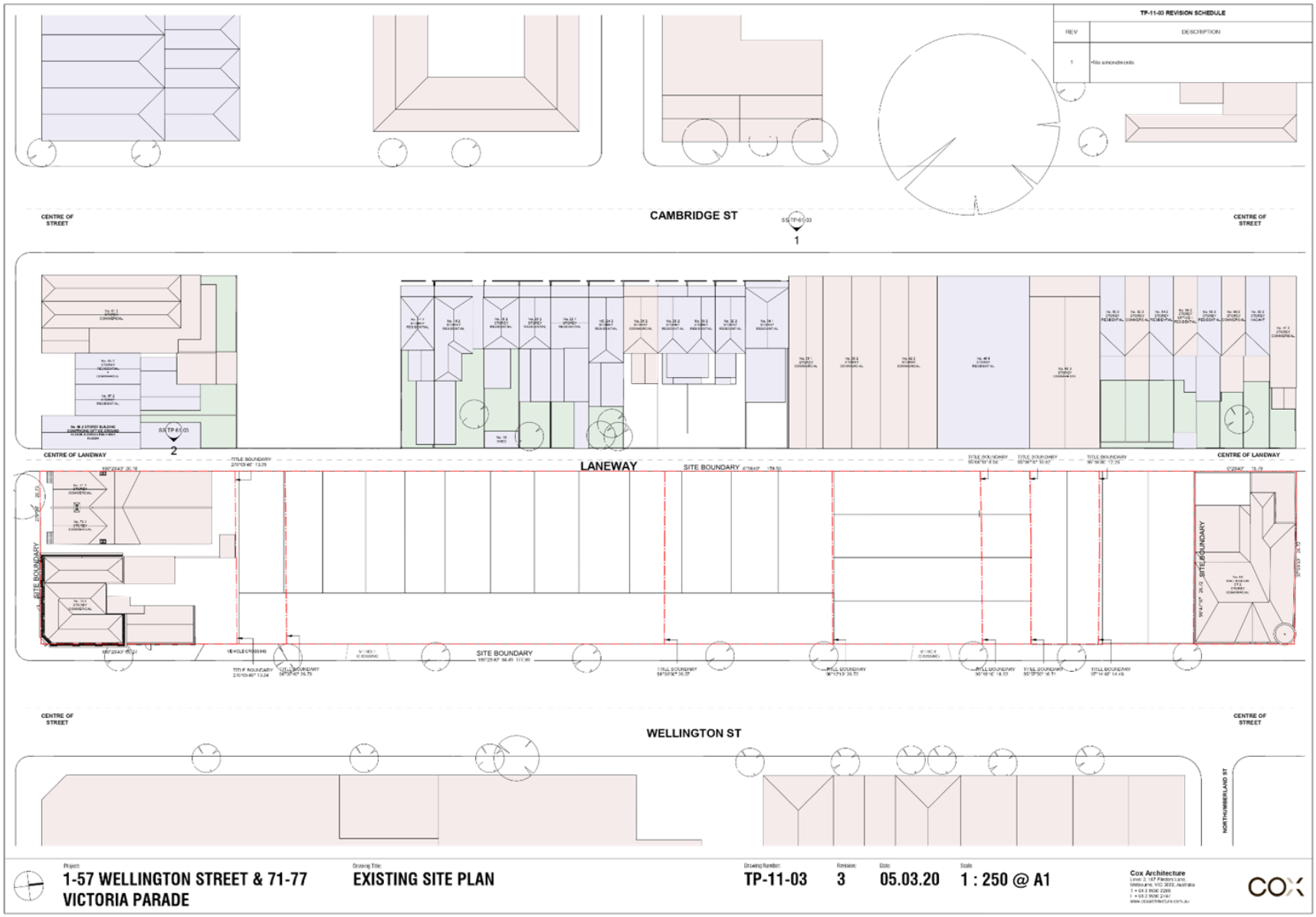
Attachment 7 - Attachment C (Part 1) - Application Plans (Architectural)



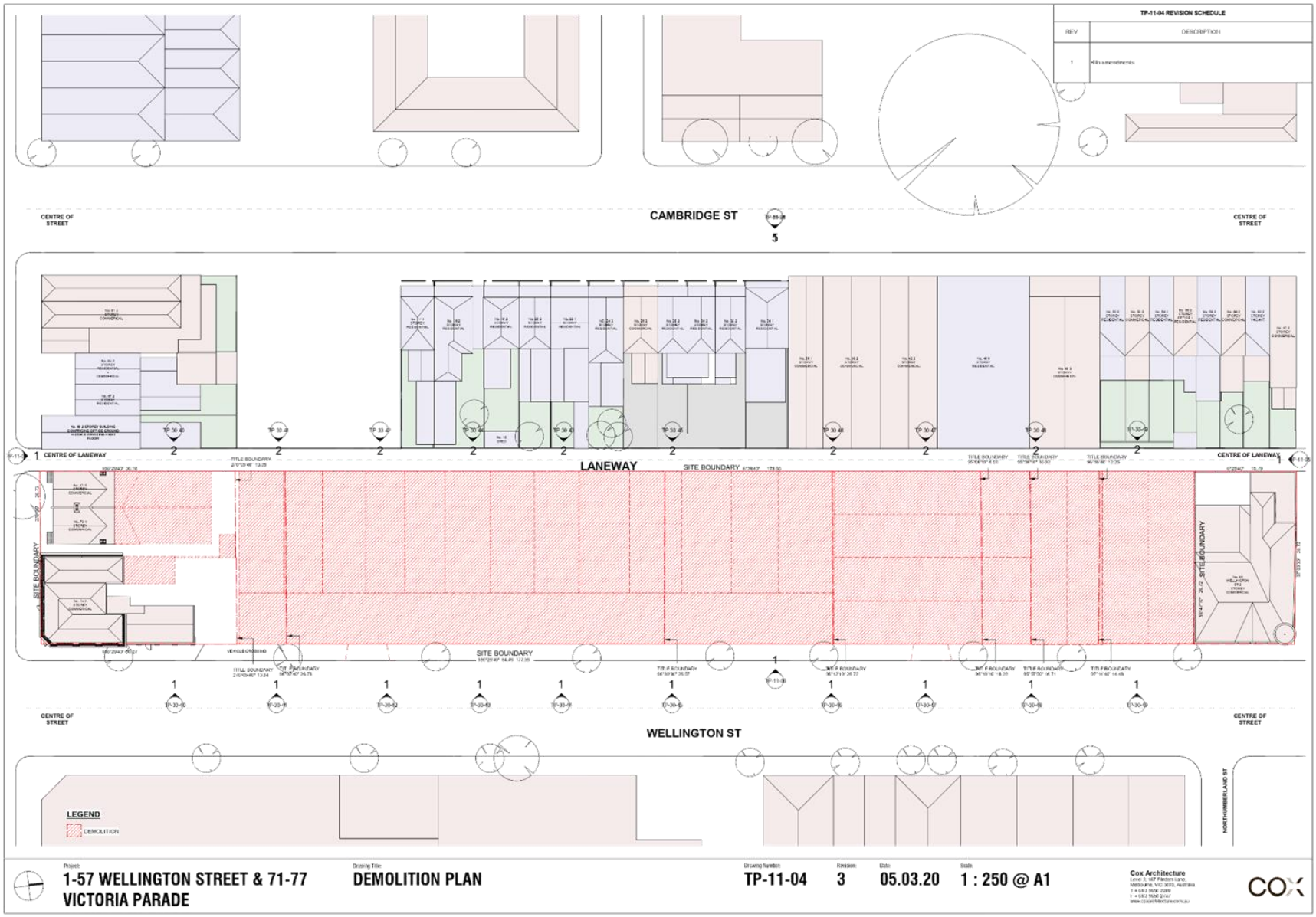
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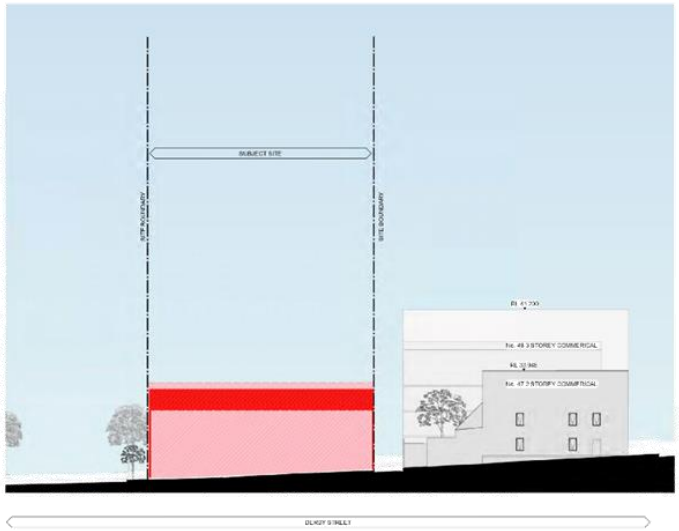


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Attachment 7 - Attachment C (Part 1) - Application Plans (Architectural)

TP-11-05 REVISION SCHEDULE	
REV	DESCRIPTION
1	*No amendments



LEGEND

DEMOLITION

Project:	Drawing Title:	Drawing Number:	Revision:	Date:	Scale:
1-57 WELLINGTON STREET & 71-77 VICTORIA PARADE	DEMOLITION ELEVATION - NORTH	TP-11-05	3	05.03.20	1 : 250 @ A1

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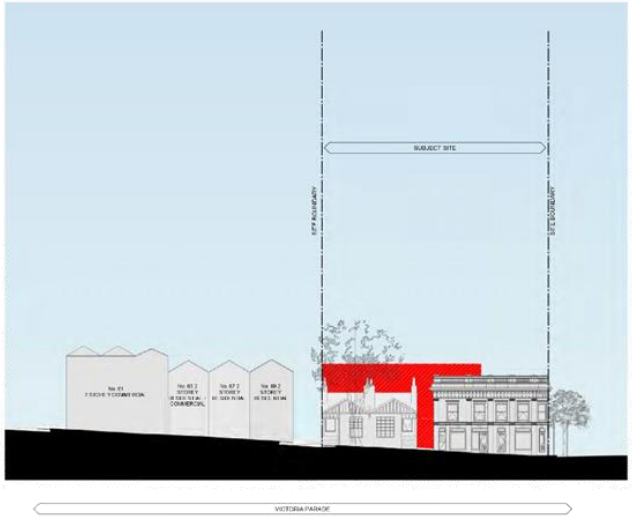
COX

Attachment 7 - Attachment C (Part 1) - Application Plans (Architectural)



Attachment 7 - Attachment C (Part 1) - Application Plans (Architectural)

TP-11-07 REVISION SCHEDULE	
REV	DESCRIPTION
1	•No amendments



LEGEND

DEMOLITION

Project	Drawing Title	Drawing Number	Revision	Date	Scale
1-57 WELLINGTON STREET & 71-77 VICTORIA PARADE	DEMOLITION ELEVATION - SOUTH	TP-11-07	3	05.03.20	1 : 250 @ A1

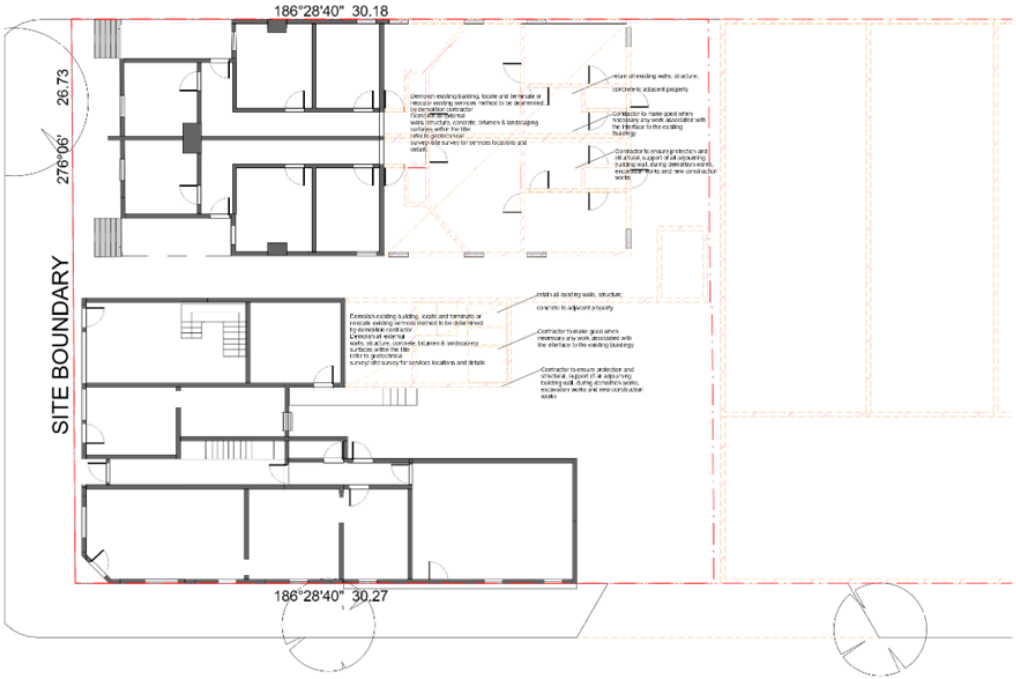
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Attachment 7 - Attachment C (Part 1) - Application Plans (Architectural)



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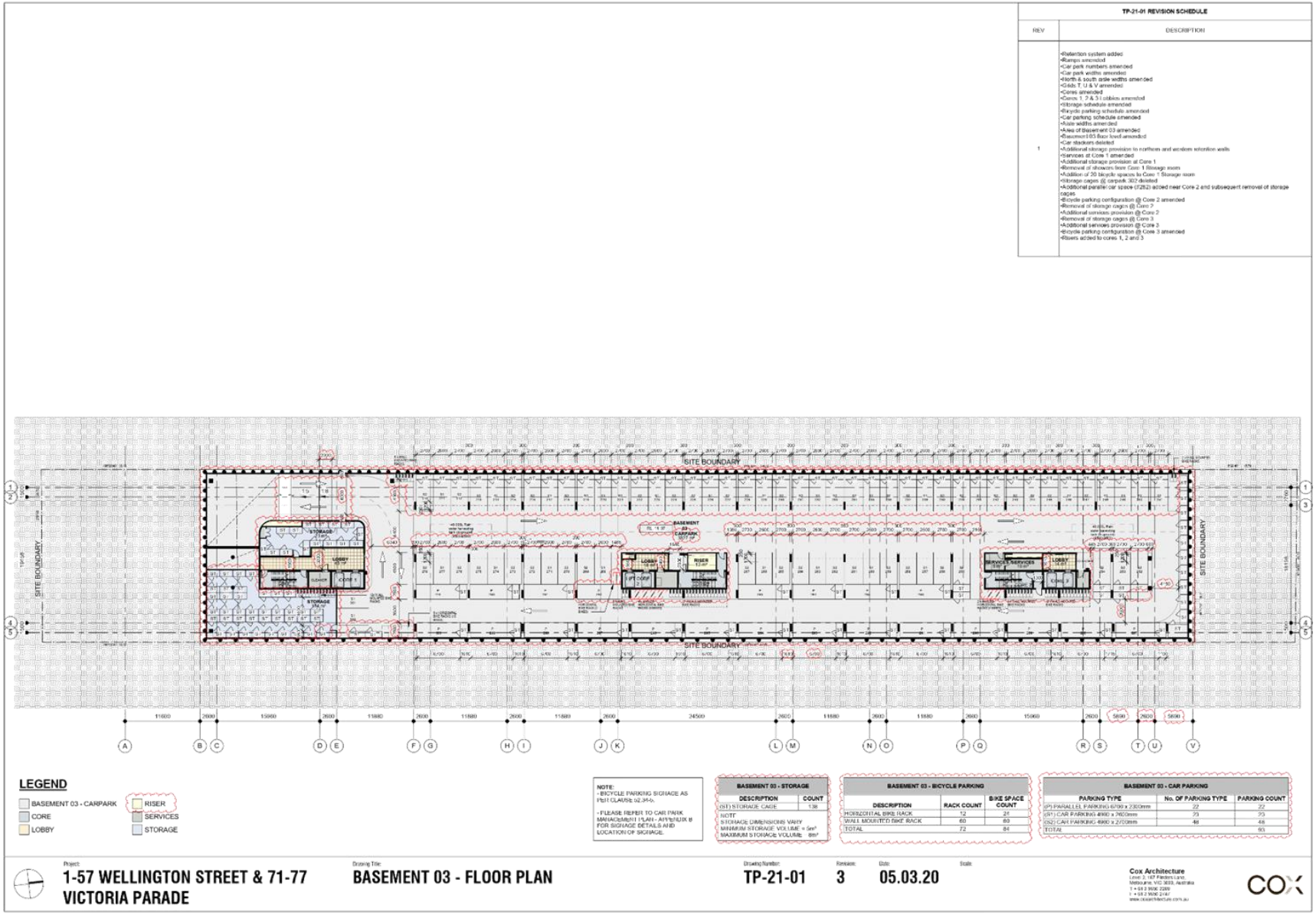
TP-11-00 REVISION SCHEDULE	
REV	DESCRIPTION
1	•No amendments



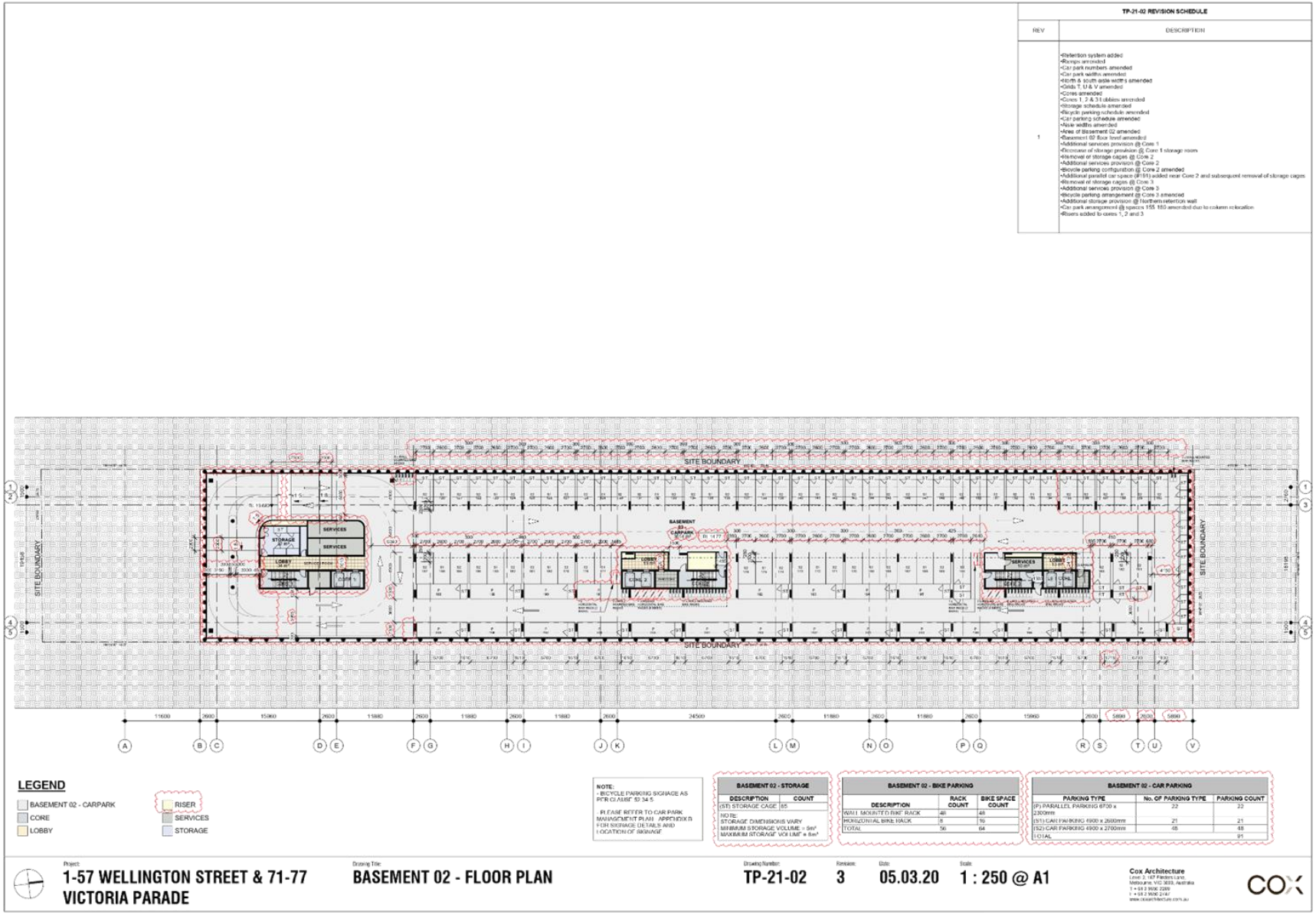
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1-57 WELLINGTON STREET & 71-77 VICTORIA PARADE	DEMO EXISTING	TP-11-09	3	05.03.20	1 : 100 @ A1

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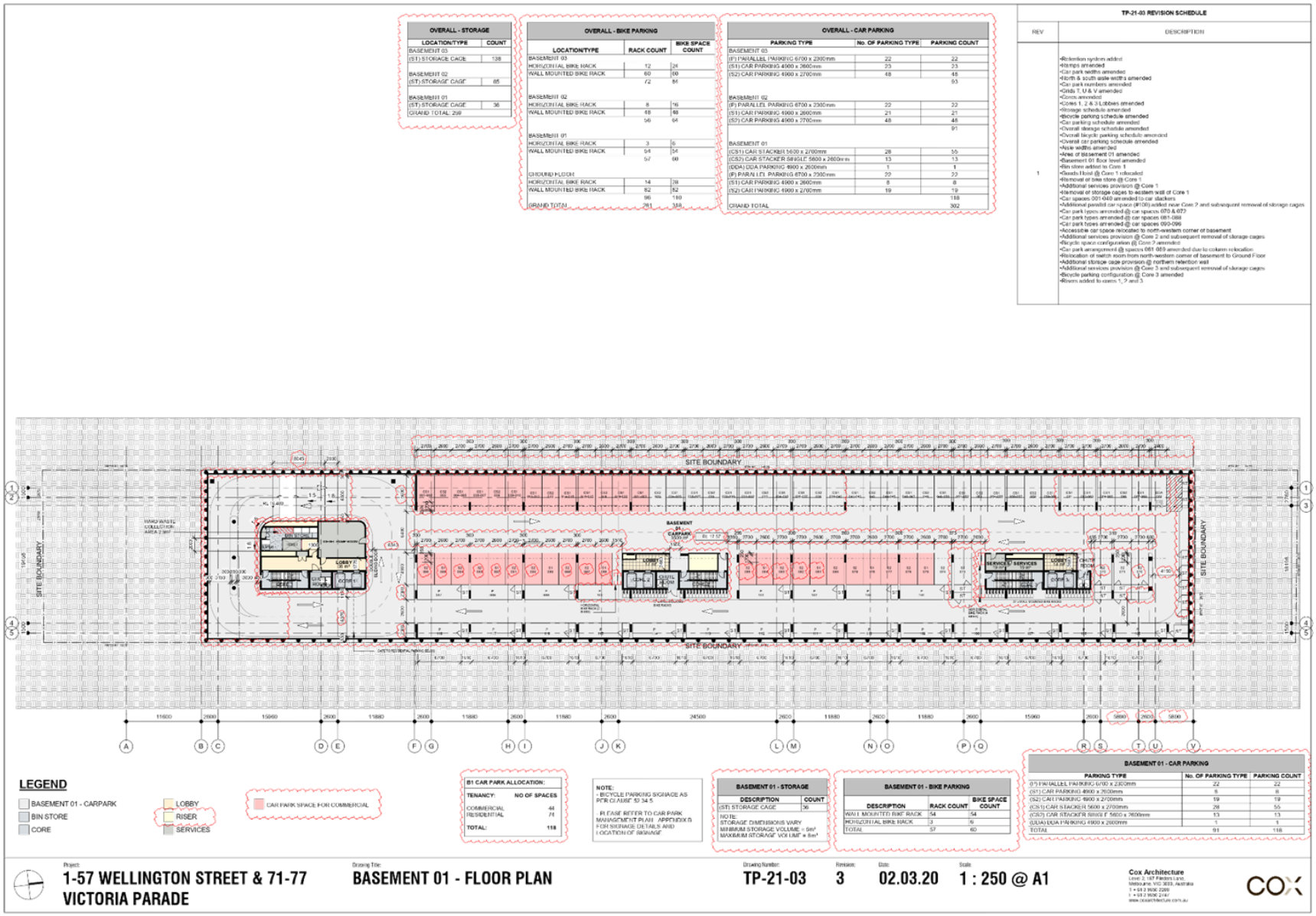
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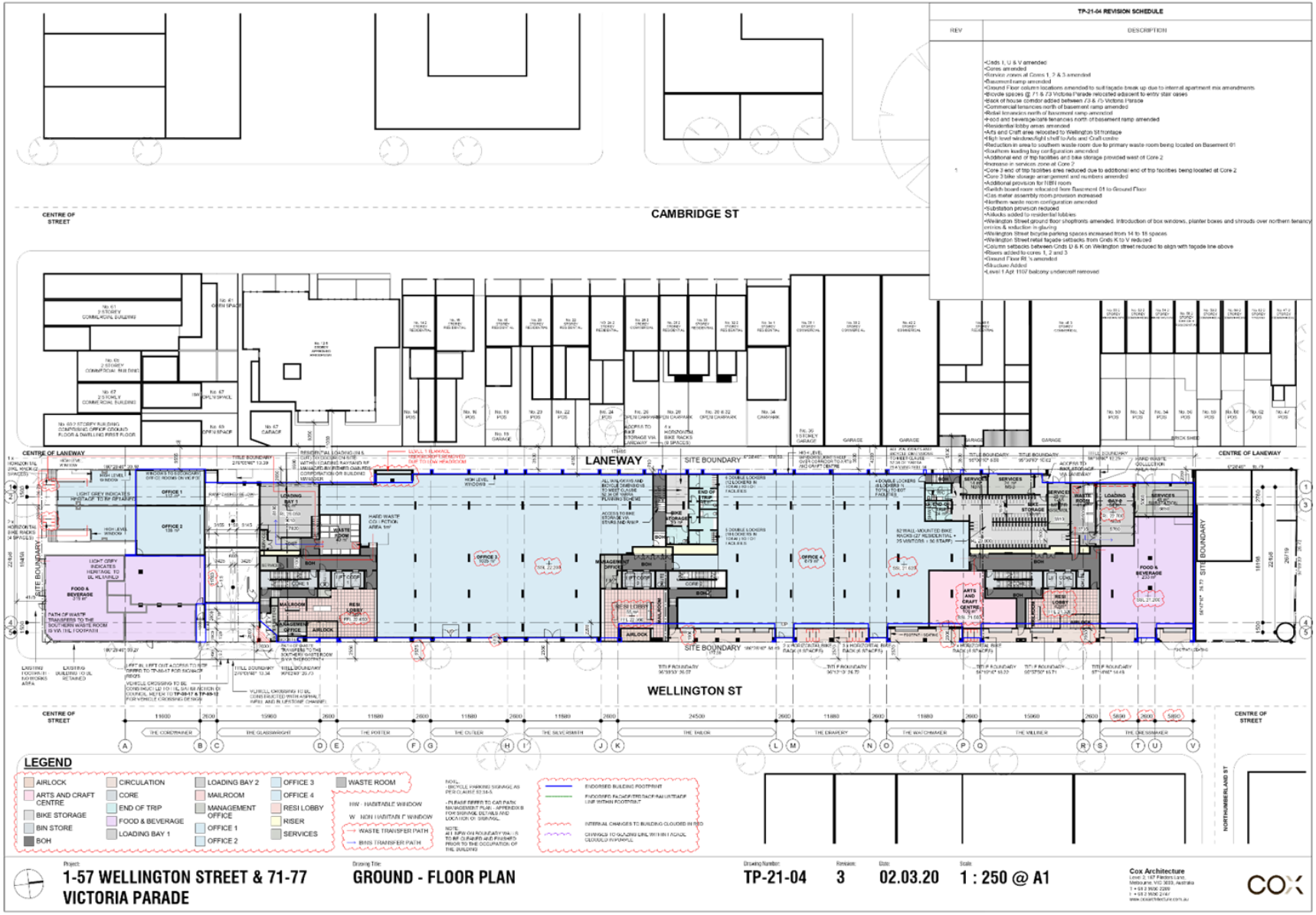
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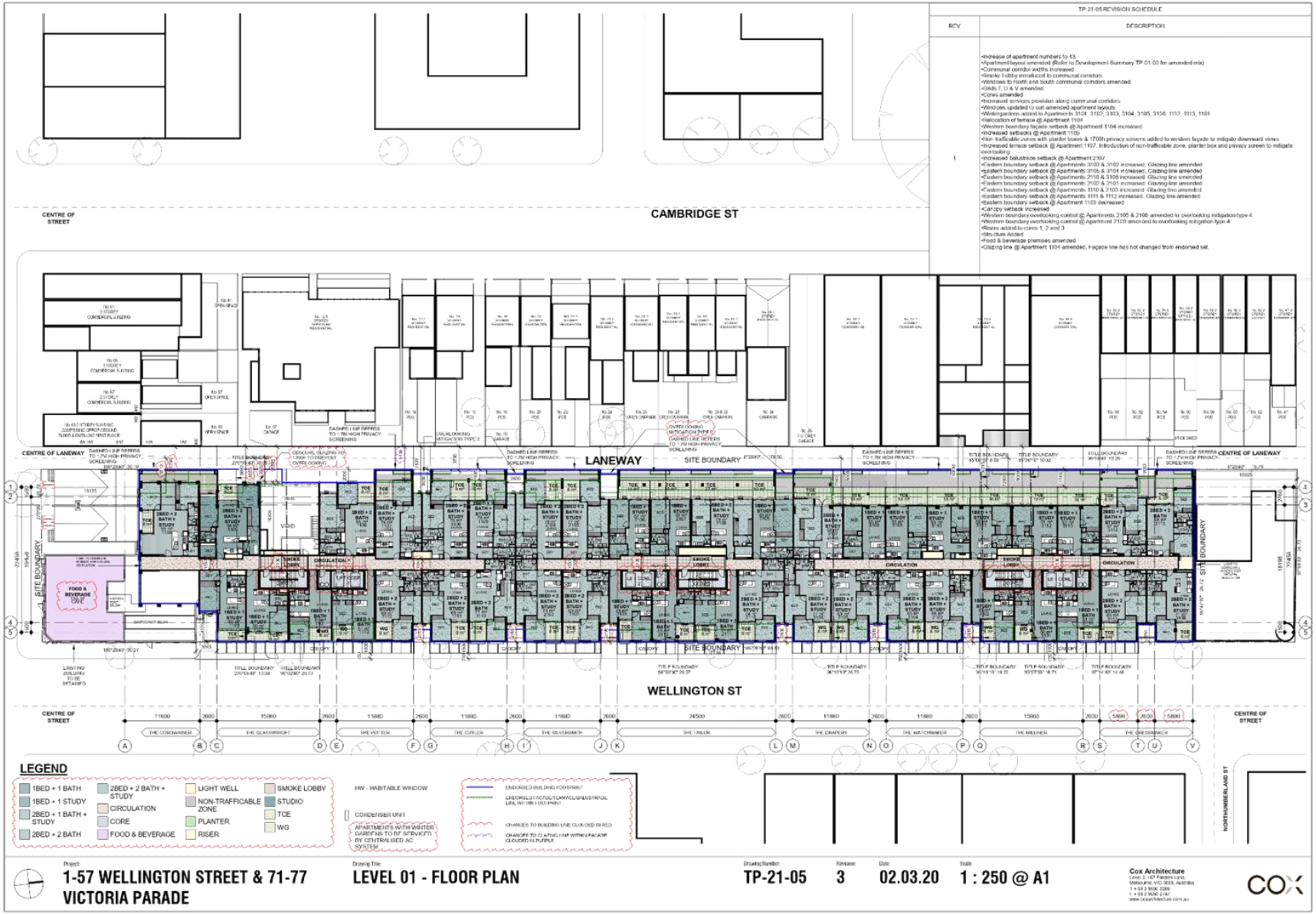
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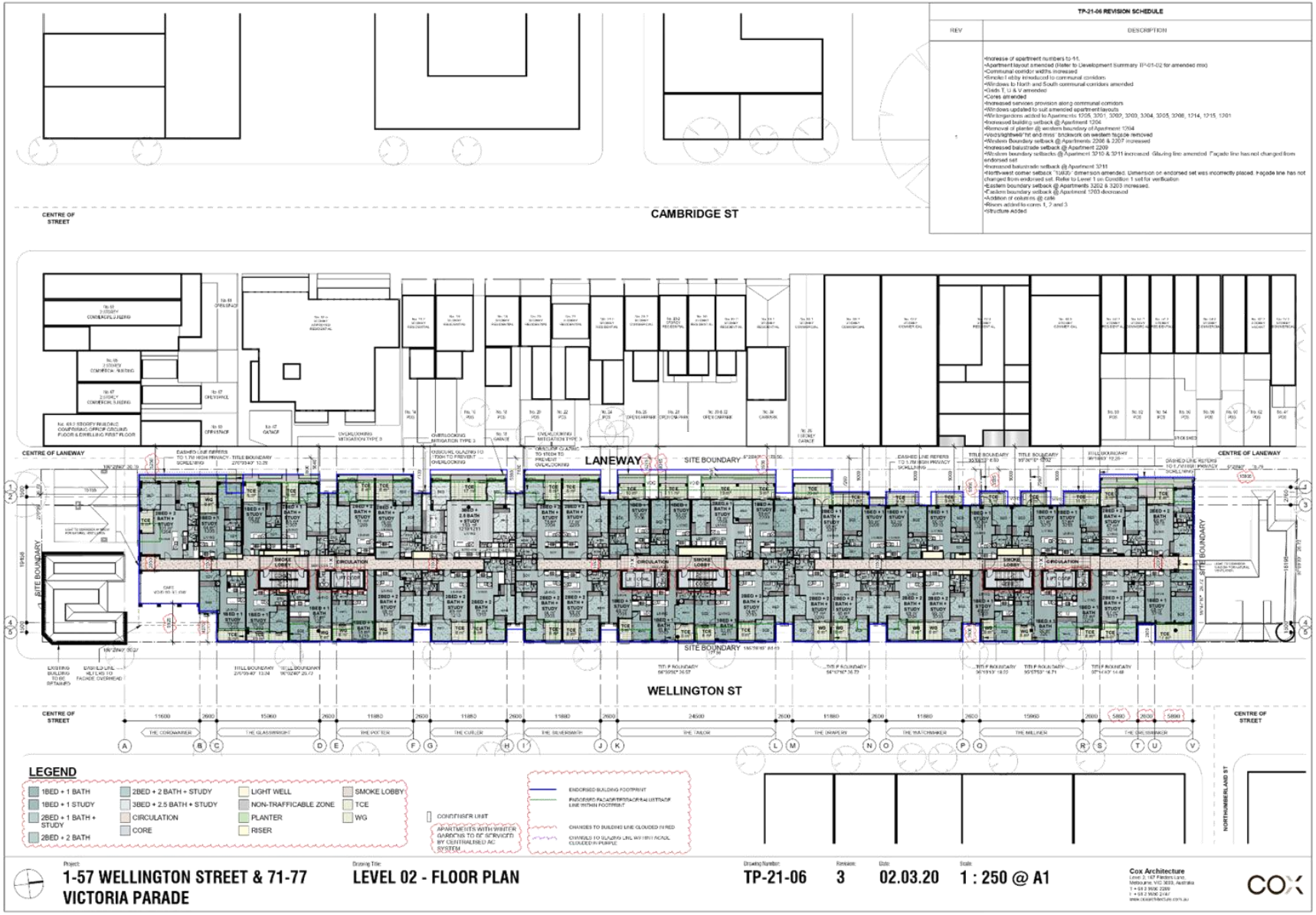
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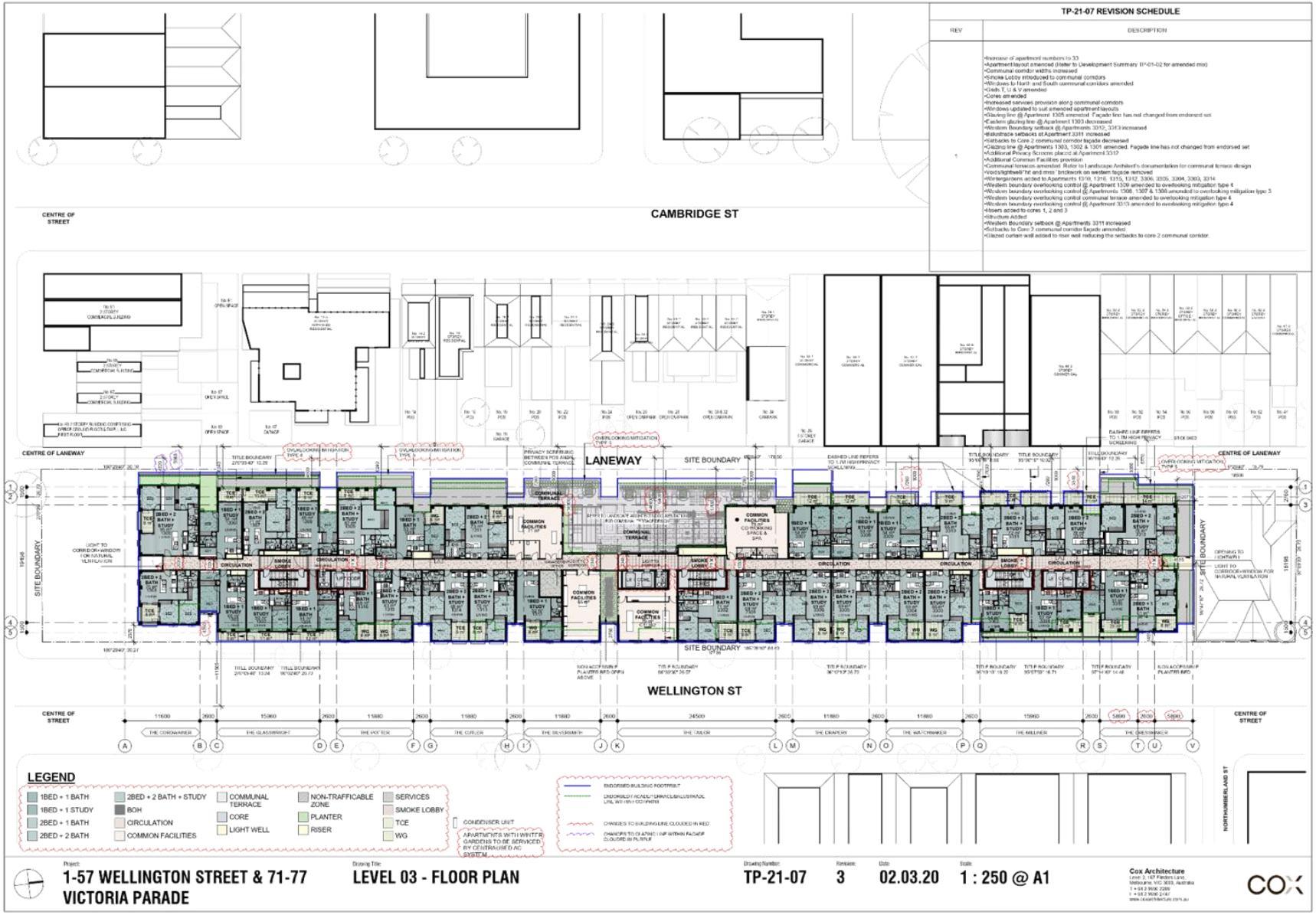
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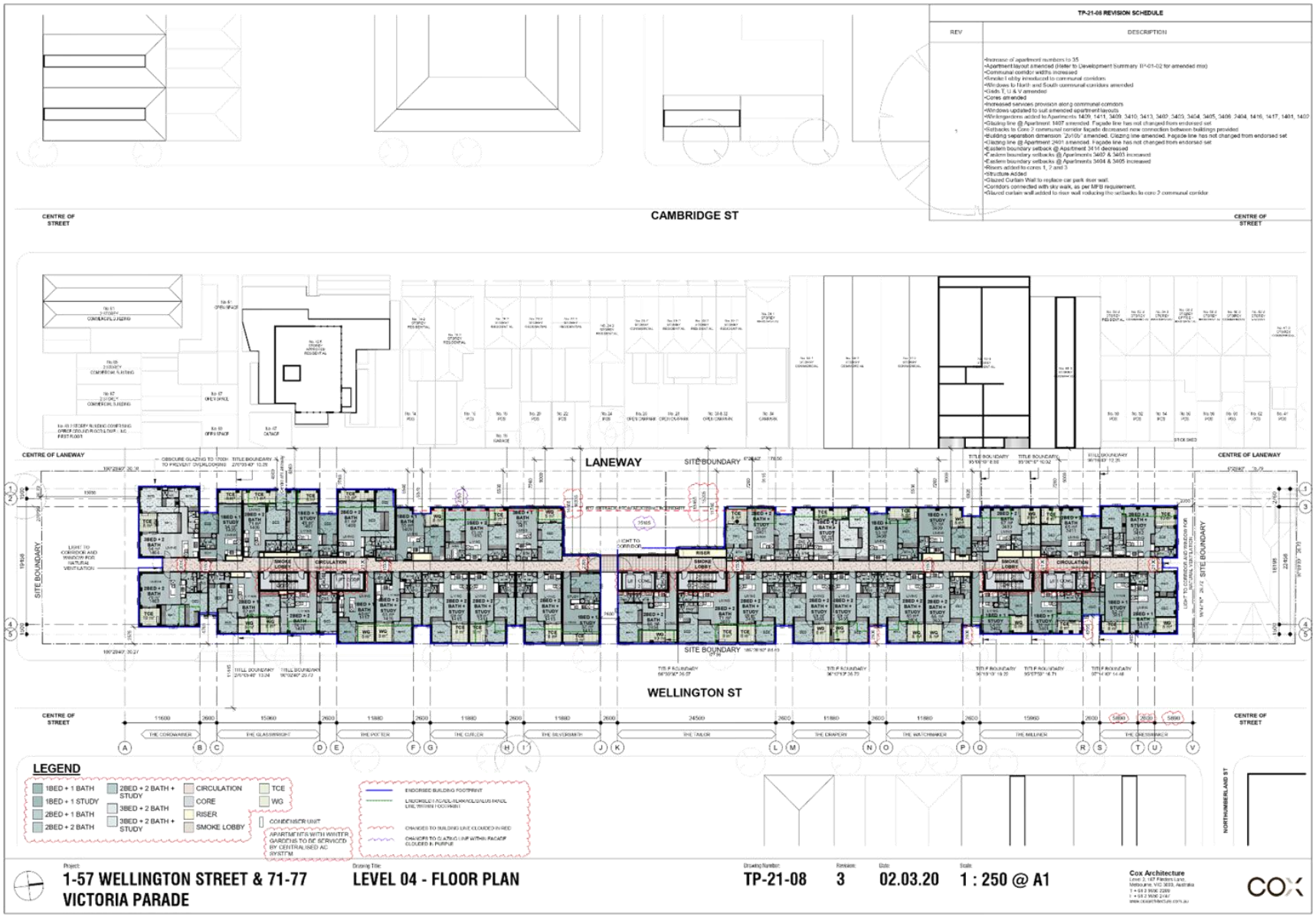
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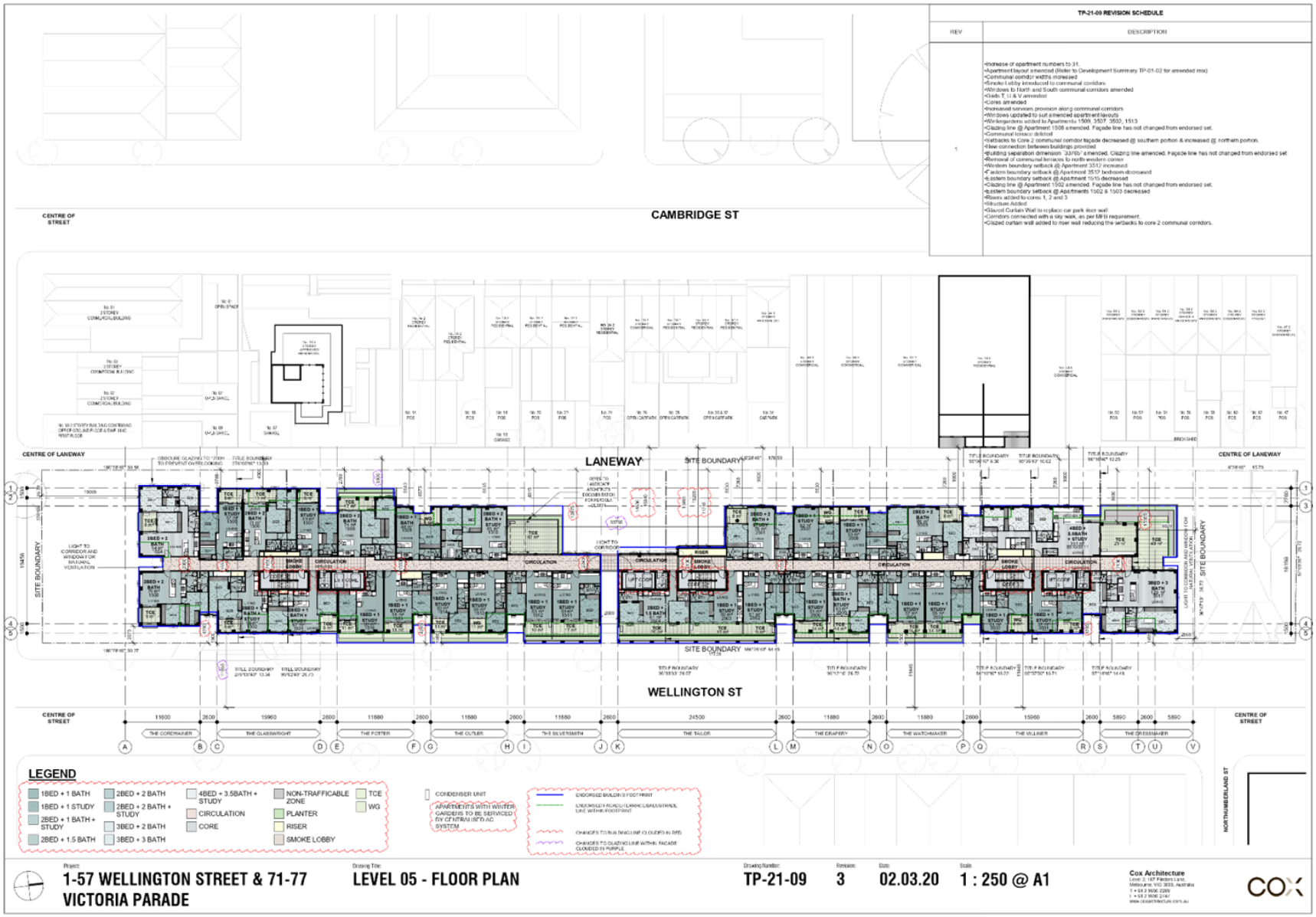
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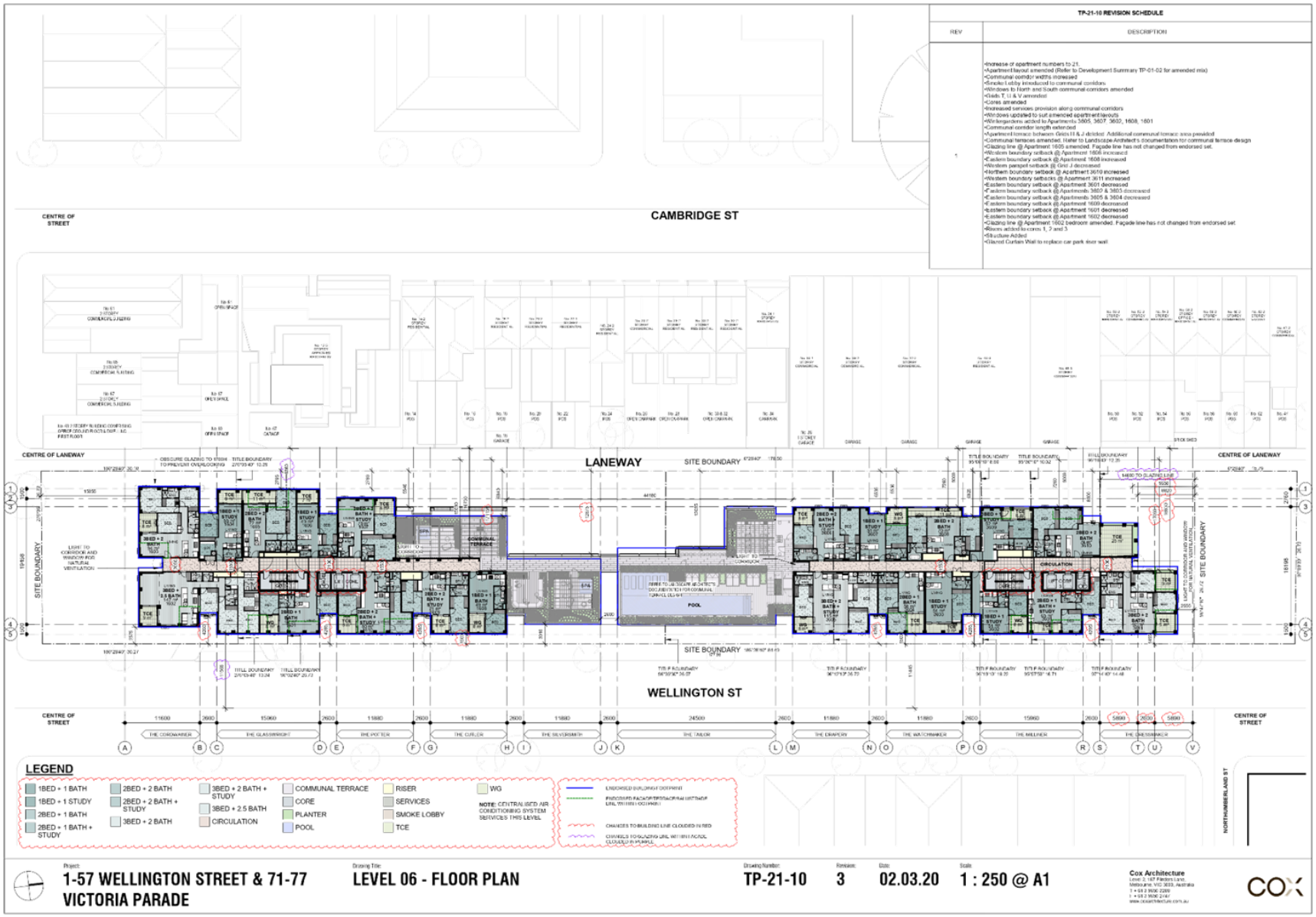
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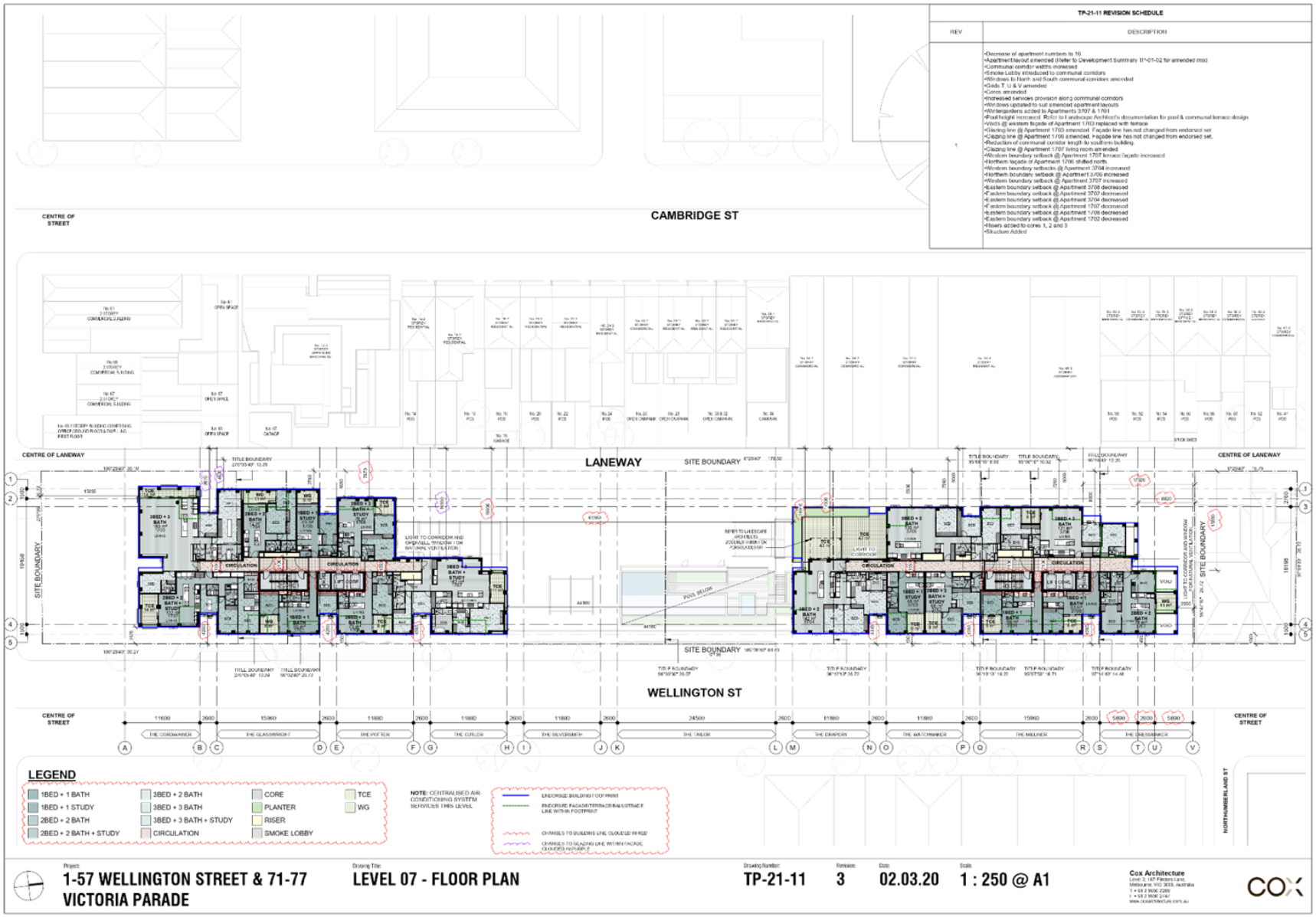
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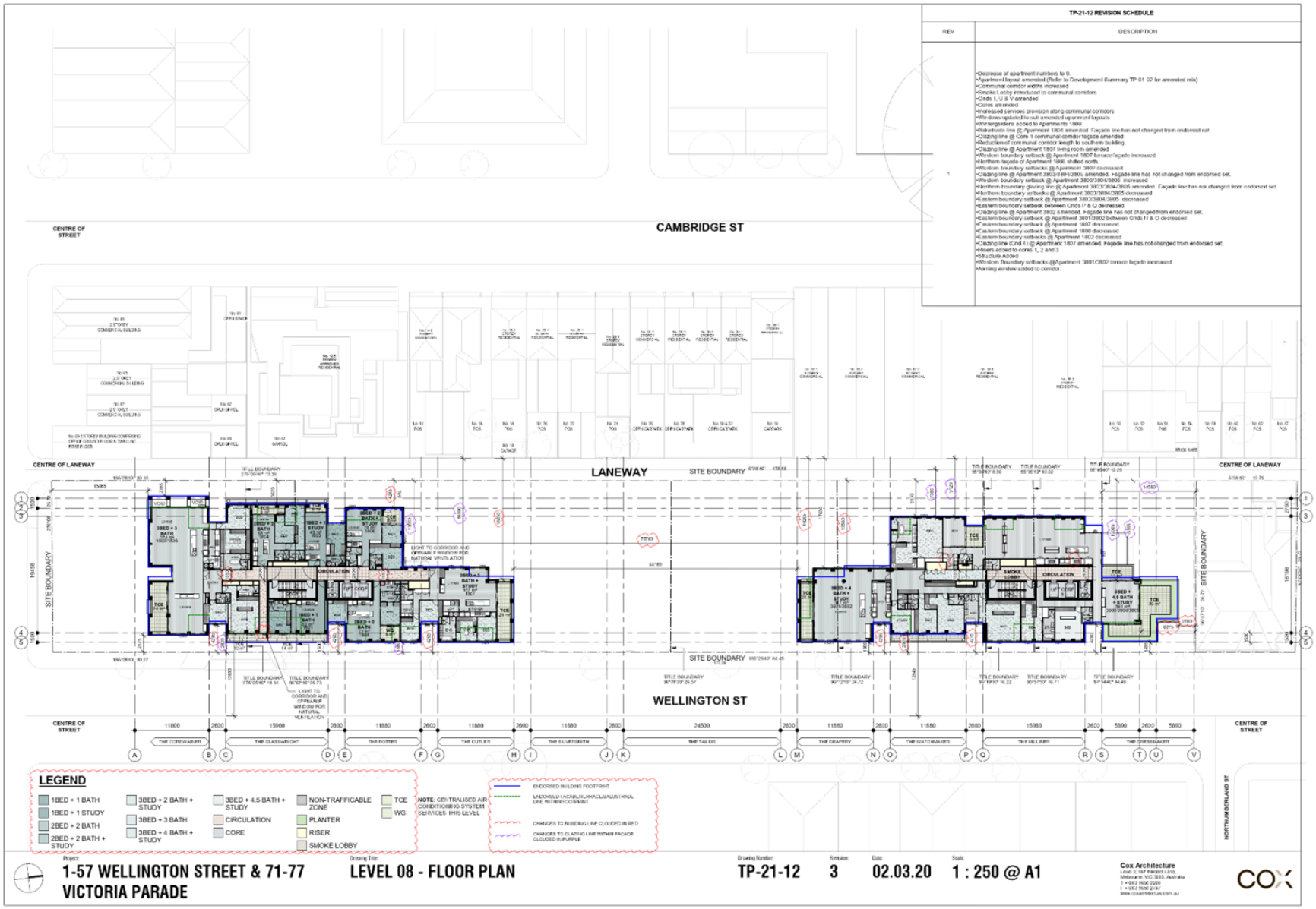
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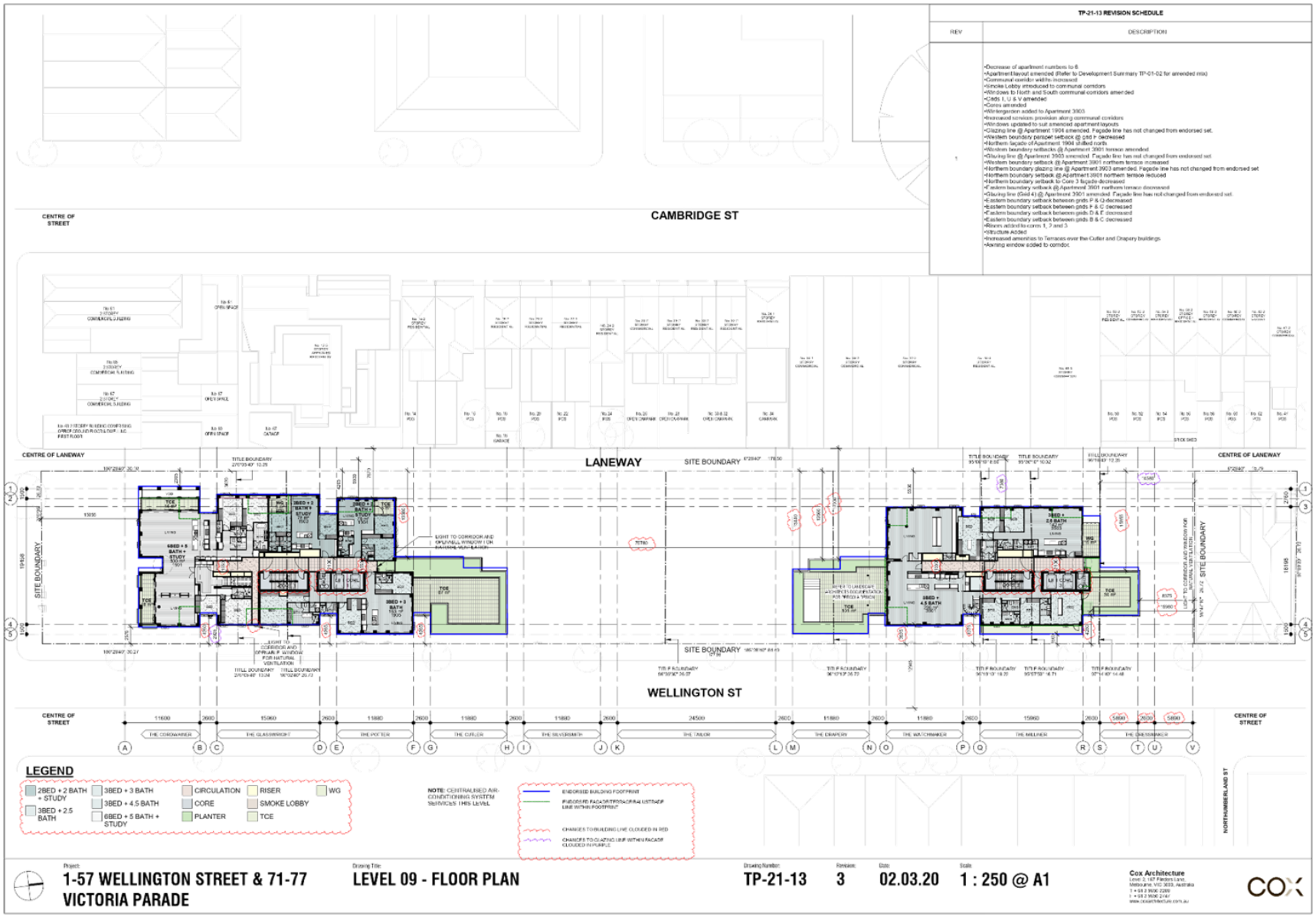
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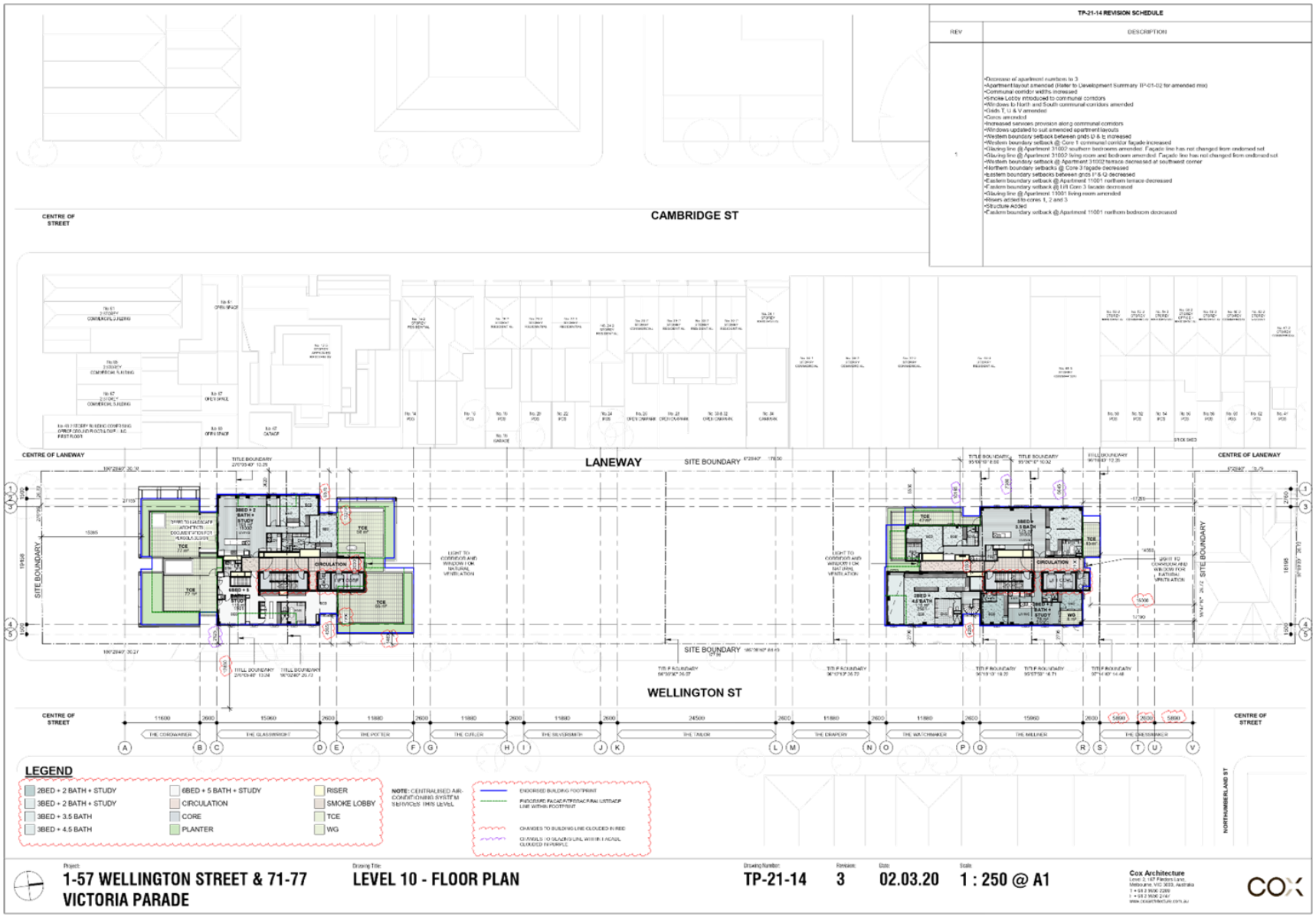
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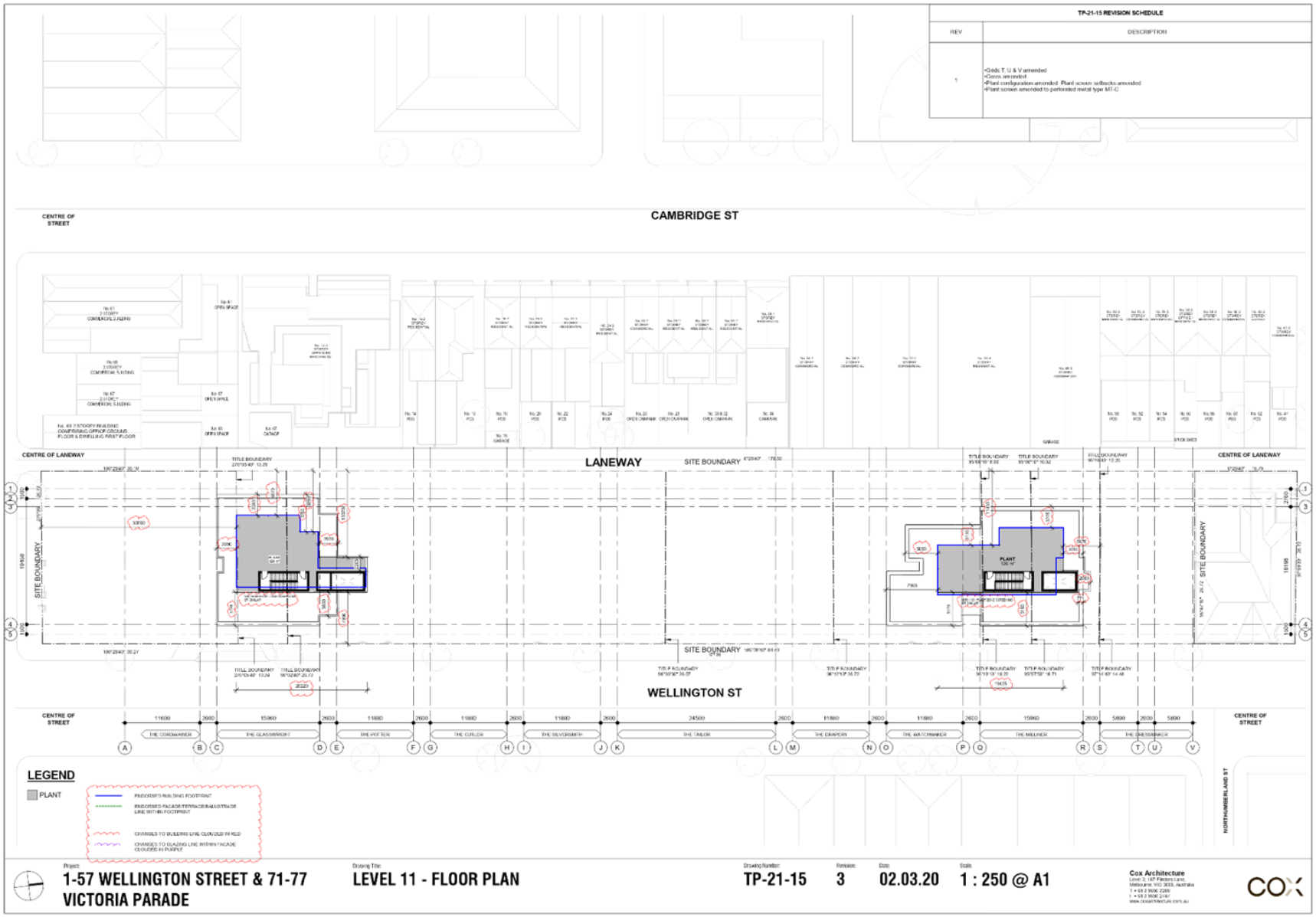
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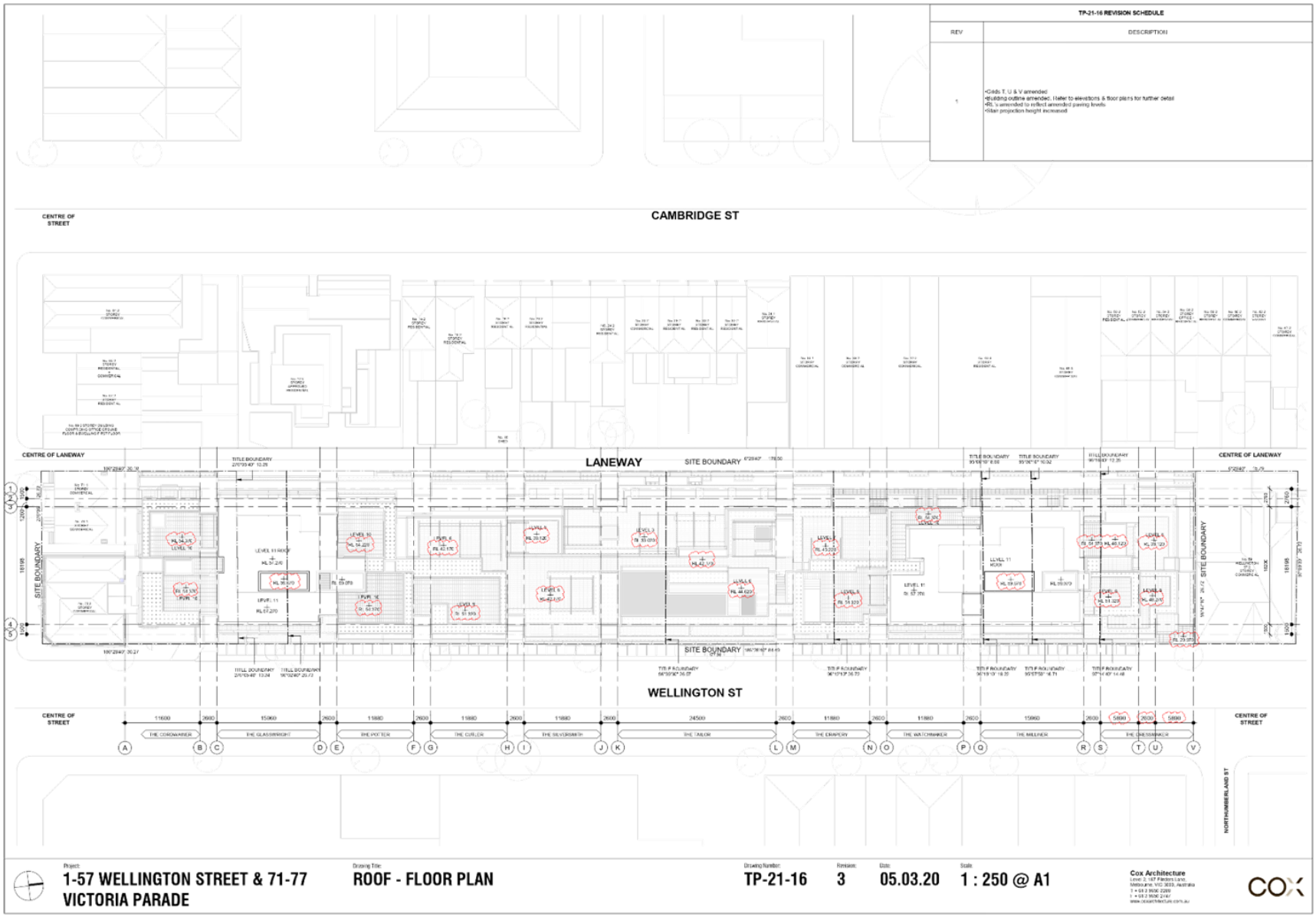
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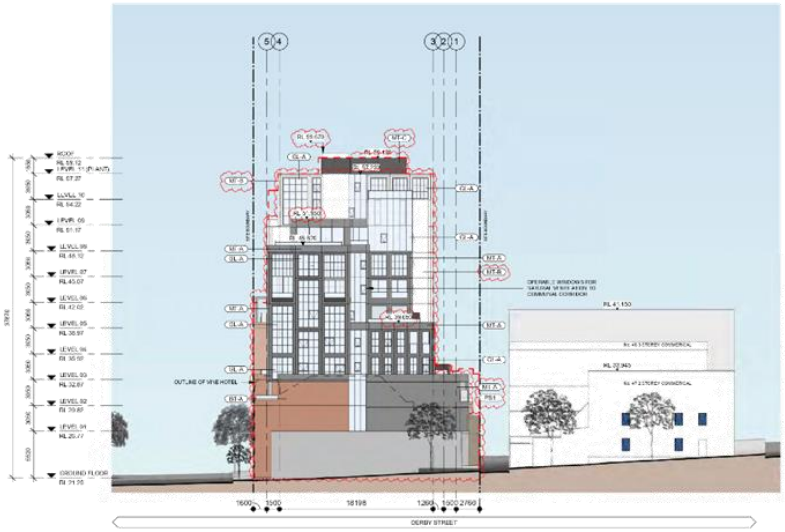
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Attachment 7 - Attachment C (Part 1) - Application Plans (Architectural)

TP-30-01 REVISION SCHEDULE

REV	DESCRIPTION
1	Note: Please refer to East & West Elevations for building names •Façade break up amended to suit amended apartment mix •Façade details amended (refer to façade details) •Window locations amended to suit revised apartment mix •Material schedule amended •"The Millinery" façade material from Level 05 to Level 08 amended to MT-B •"The Dressmaker" façade material on Level 08 amended to MT-A •"The Dressmaker" western façade material from Level 01 to Level 03 amended to MT-A •Core 3 lift stairwell projection height increased •Roof Level plant screen amended to powder coated perforated metal screen (MT-C) (1850h)



1 ELEVATION - NORTH
SCALE 1 : 250

MATERIAL LEGEND

CLEAR GLASS GL-A	OBSCURE GLASS GL-B	PRECAST TYPE A PT-A BRIGHTON LITE	PRECAST TYPE B PT-B DARK GREY	PRECAST TYPE C PT-C MID GREY	BRICK TYPE A BT-A ROBERTSON'S RED BRICK	BRICK TYPE B BT-B ROBERTSON'S GREY SLIMLINE BRICK	BRICK TYPE C BT-C ROBERTSON'S GREY SLIMLINE BRICK	METAL TYPE A MT-A COLORBOND - MONUMENT	METAL TYPE B MT-B COLORBOND - WALLABY	METAL TYPE C MT-C PERFORATED METAL SCREEN	METAL FRAMED WINDOWS COLORBOND - MONUMENT

--- OUTLINE OF APPROVED ENVELOPE

Project: **1-57 WELLINGTON STREET & 71-77 VICTORIA PARADE**

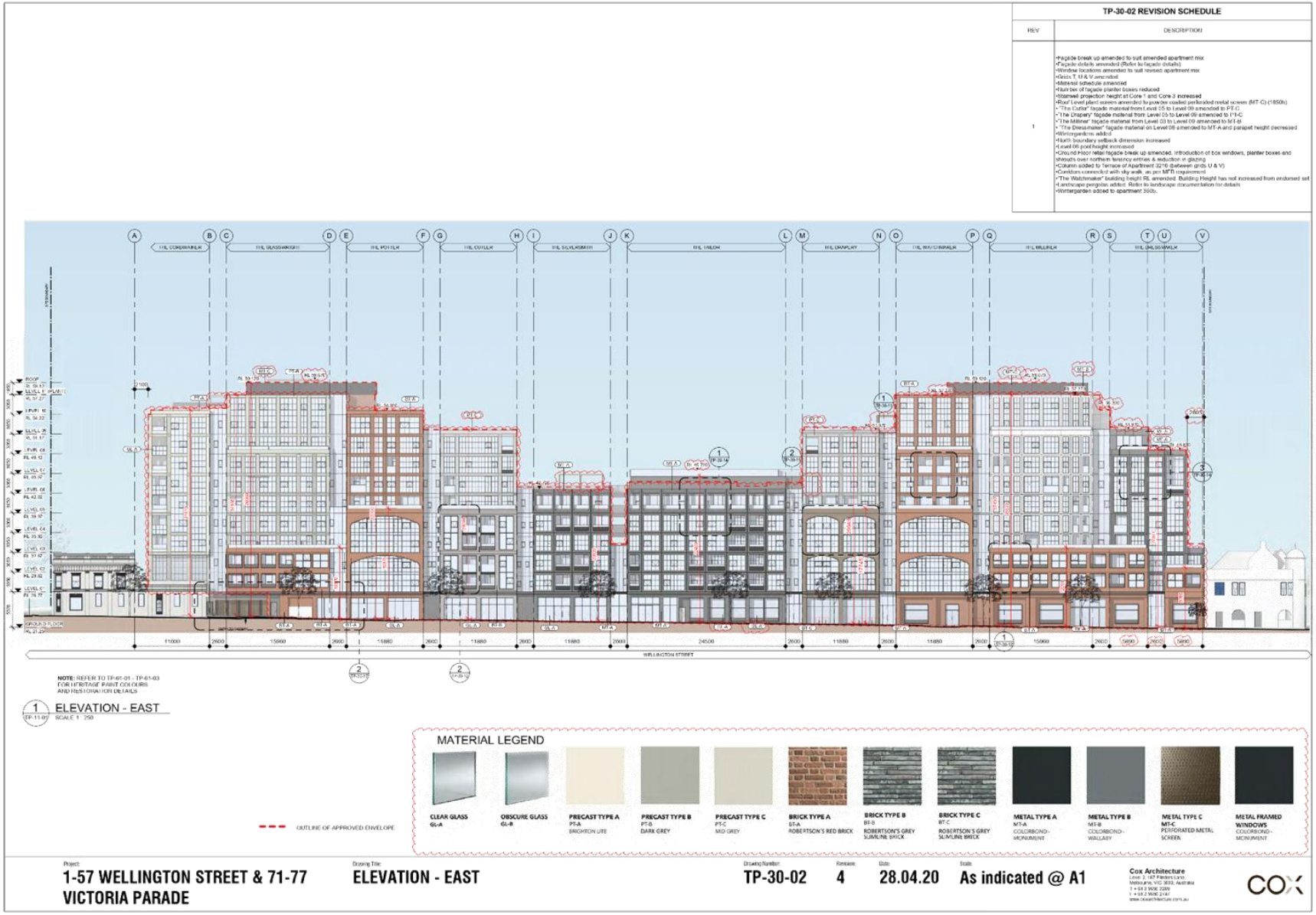
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Drawing Number: **TP-30-01** Revision: **4** Date: **28.04.20** Scale: **As indicated @ A1**

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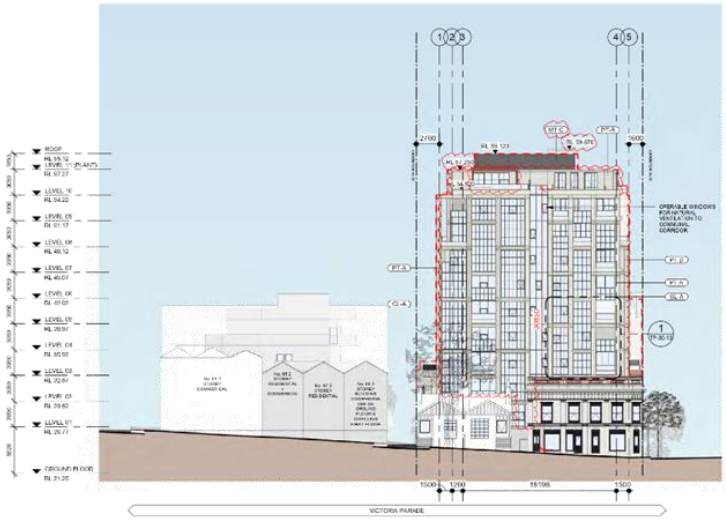
Attachment 7 - Attachment C (Part 1) - Application Plans (Architectural)



Attachment 7 - Attachment C (Part 1) - Application Plans (Architectural)

TP-30-03 REVISION SCHEDULE

REV	DESCRIPTION
1	Note: Please refer to East & West Elevations for building names •Façade break up amended to suit amended apartment mix •Material schedule amended •Façade details amended (Refer to façade details) •Window locations amended to suit revised apartment mix •Stairwell height of Core 1 increased •Roof Level plant screen amended to powder coated perforated metal screen (MT-C) (1850h) •Number of façade planter boxes reduced •Landscape pergolas added. Refer to landscape documentation for details



1 ELEVATION - SOUTH
SCALE 1 : 200

NOTE: REFER TO TP-01-01 - TP-01-03 FOR HERITAGE PAINT COLOURS AND RESTORATION DETAILS

OUTLINE OF APPROVED ENVELOPE

MATERIAL LEGEND



CLEAR GLASS	OBSCURE GLASS	PRECAST TYPE A	PRECAST TYPE B	PRECAST TYPE C	BRICK TYPE A	BRICK TYPE B	BRICK TYPE C	METAL TYPE A	METAL TYPE B	METAL TYPE C	METAL FRAMED WINDOWS
GL-A	GL-B	PT-A BRIGHTON LITE	PT-B DARK GREY	PT-C MID GREY	BT-A ROBERTSON'S RED BRICK	BT-B ROBERTSON'S GREY SLIMLINE BRICK	BT-C ROBERTSON'S GREY SLIMLINE BRICK	MT-A COLORBOND - MONUMENT	MT-B COLORBOND - WALLABY	MT-C PERFORATED METAL SCREEN	COLORBOND - MONUMENT

Project: **1-57 WELLINGTON STREET & 71-77 VICTORIA PARADE**

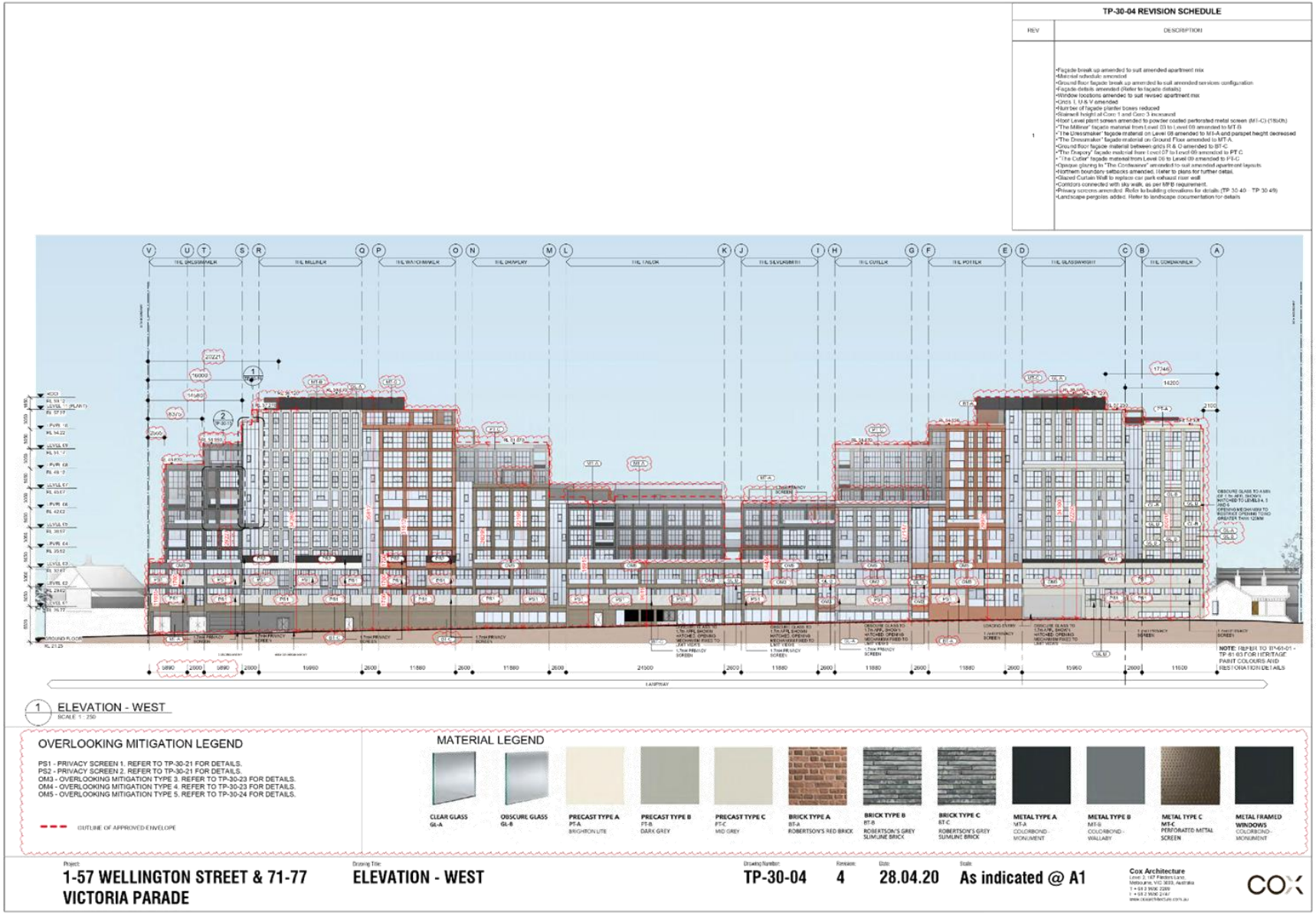
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Drawing Number: **TP-30-03** Revision: **4** Date: **28.04.20** Scale: **As indicated @ A1**

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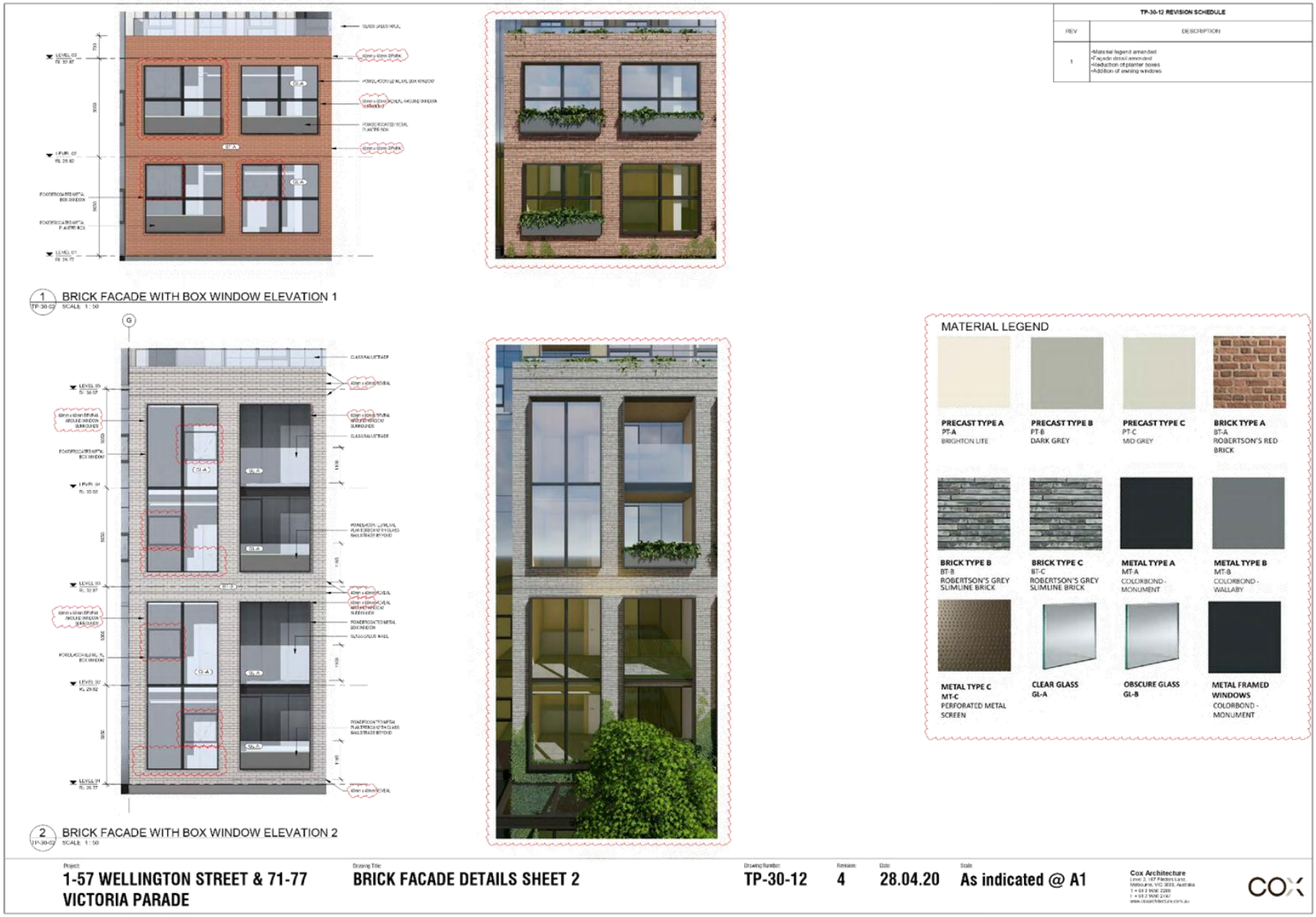
Attachment 8 - Attachment C (Part 2) - Application Plans (Architectural)



Attachment 8 - Attachment C (Part 2) - Application Plans (Architectural)



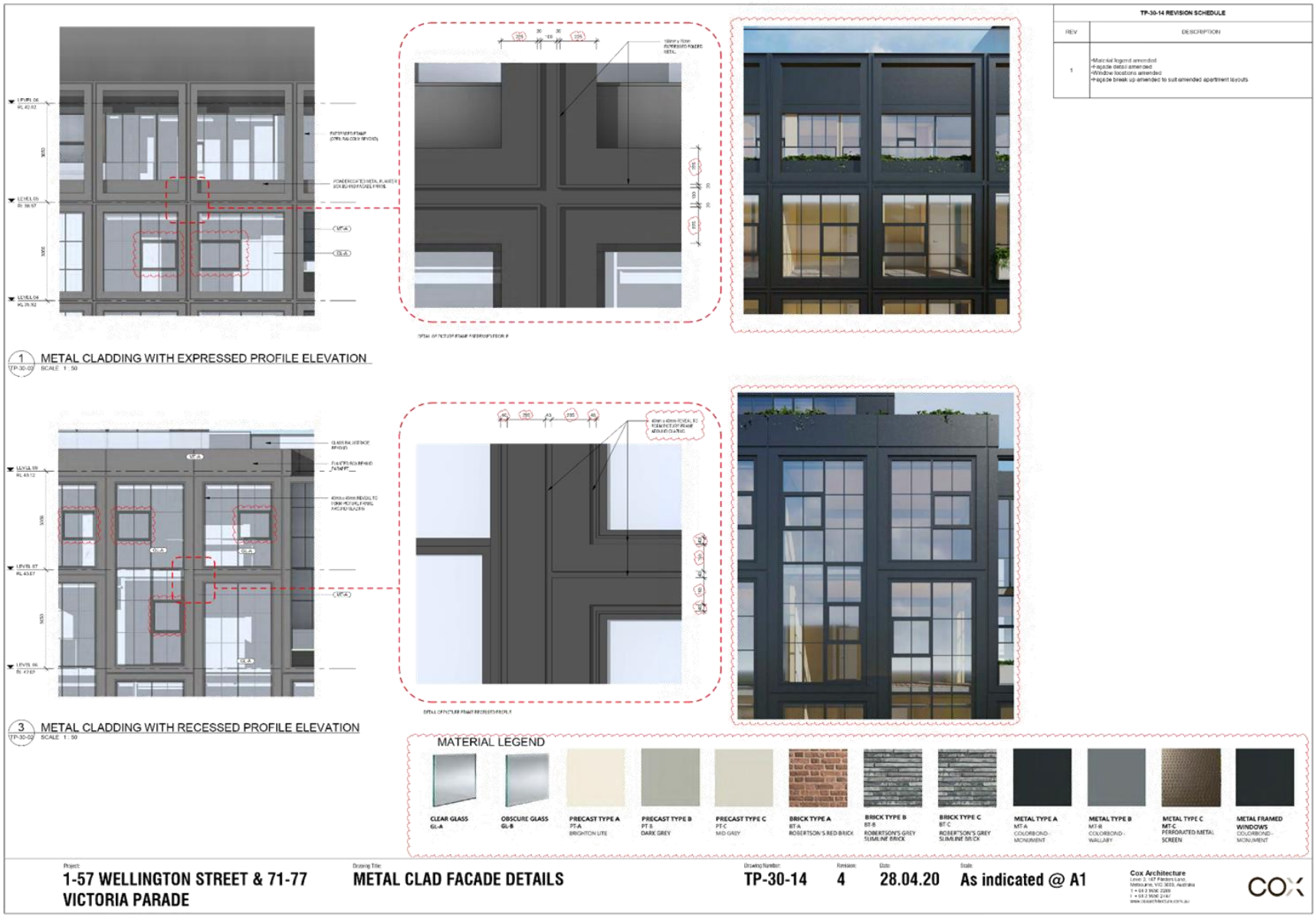
Attachment 8 - Attachment C (Part 2) - Application Plans (Architectural)



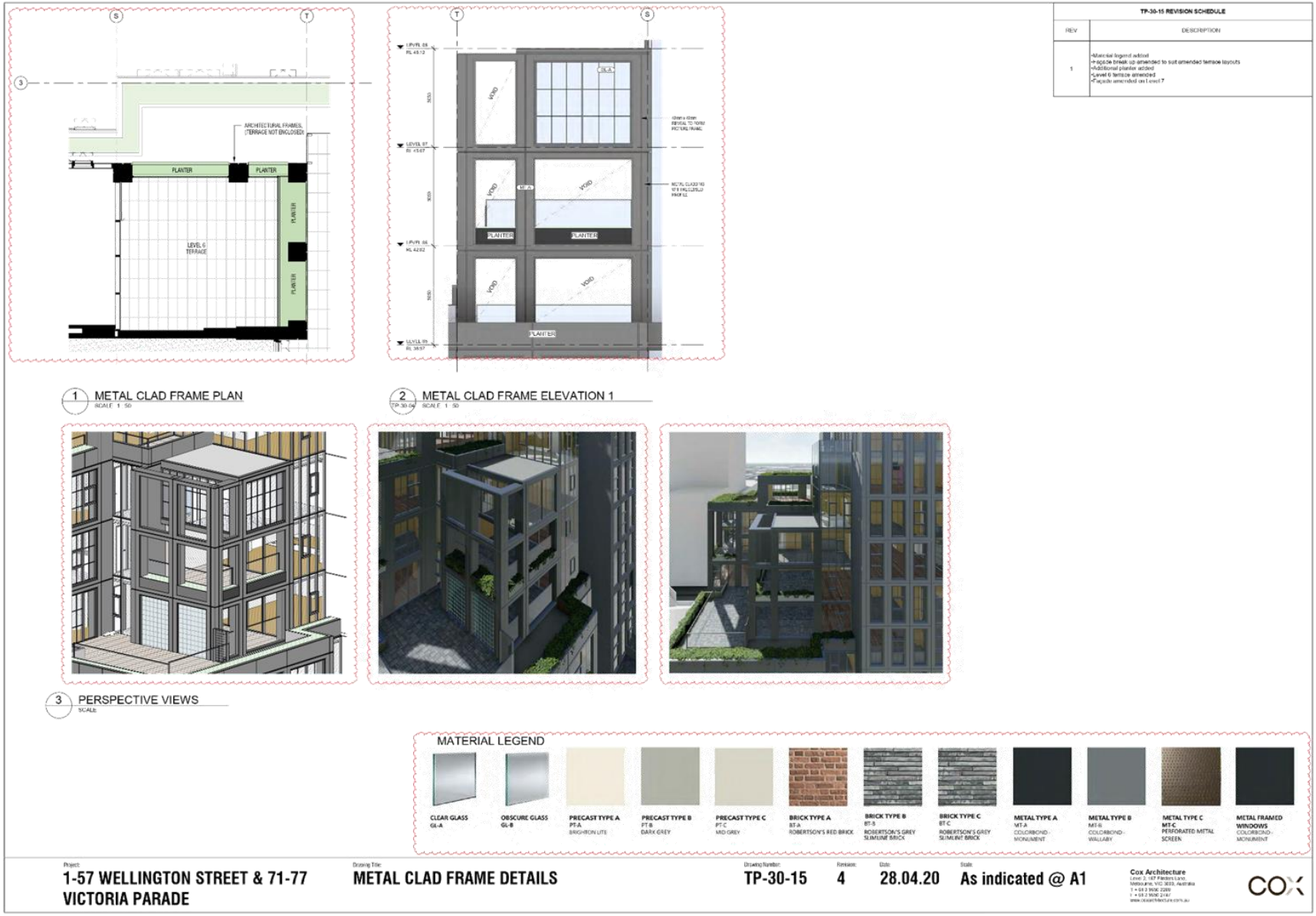
Attachment 8 - Attachment C (Part 2) - Application Plans (Architectural)



Attachment 8 - Attachment C (Part 2) - Application Plans (Architectural)

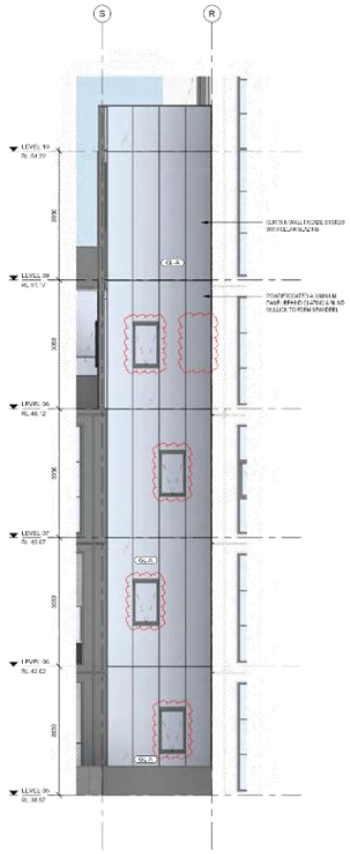


Attachment 8 - Attachment C (Part 2) - Application Plans (Architectural)



Attachment 8 - Attachment C (Part 2) - Application Plans (Architectural)

TP-30-16 REVISION SCHEDULE	
REV	DESCRIPTION
1	•Window locations amended





1 CURTAIN WALL FACADE ELEVATION
SCALE: 1:50

MATERIAL LEGEND



Project:
1-57 WELLINGTON STREET & 71-77 VICTORIA PARADE

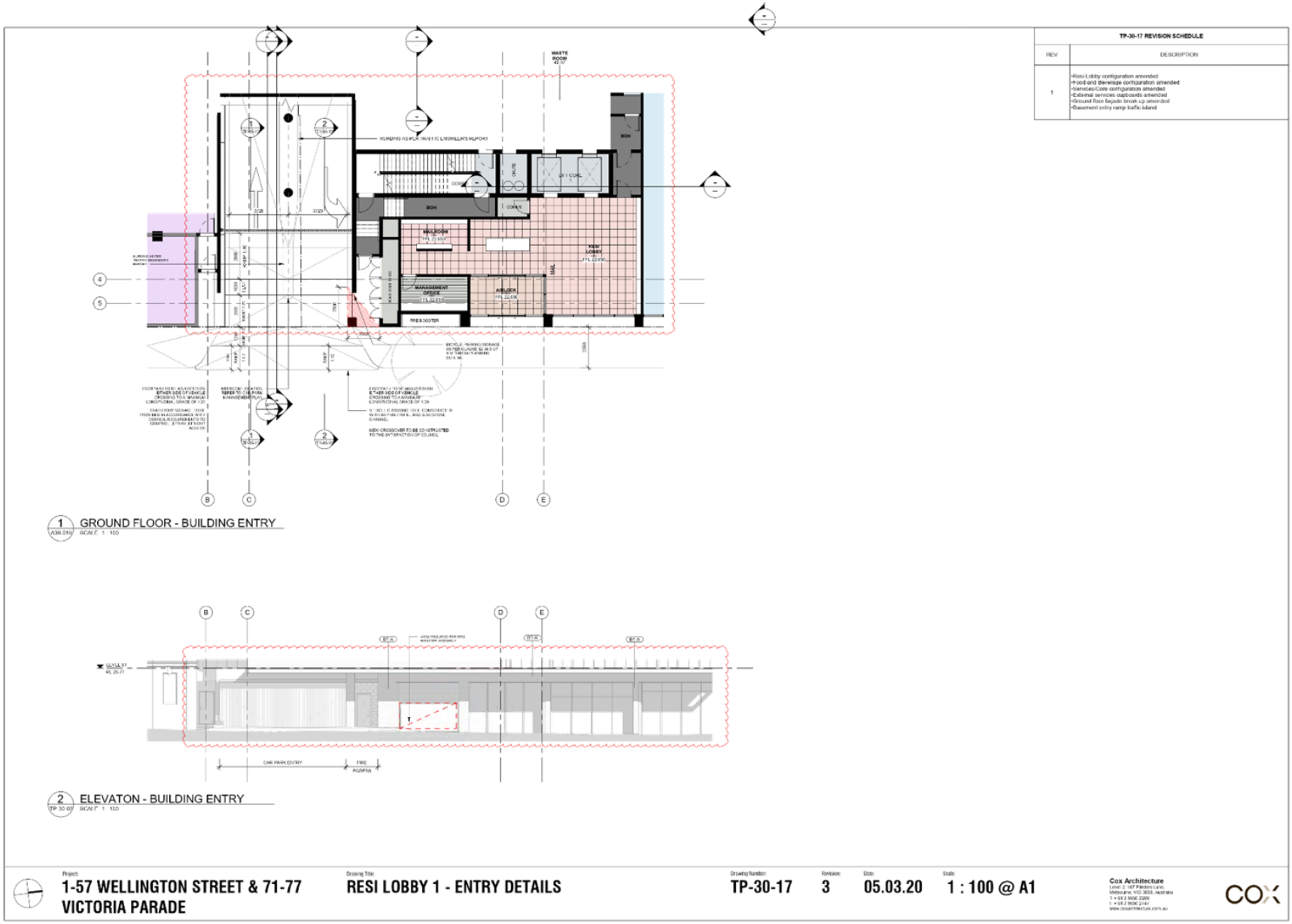
Drawing Title:
CURTAIN WALL FACADE DETAILS

Drawing Number: **TP-30-16** Revision: **4** Date: **28.04.20** Scale: **As indicated @ A1**

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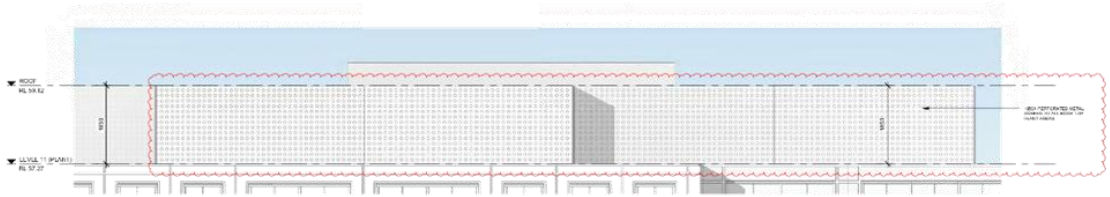
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Attachment 8 - Attachment C (Part 2) - Application Plans (Architectural)

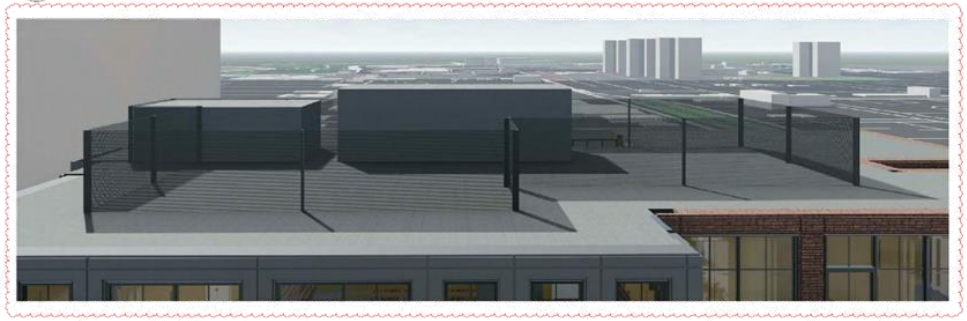


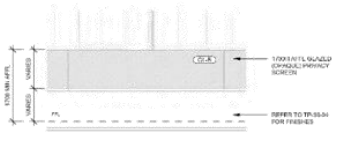
Attachment 8 - Attachment C (Part 2) - Application Plans (Architectural)

TP-30-21 REVISION SCHEDULE	
REV	DESCRIPTION
1	•Roof plant screen material amended to MT C •Privacy screen Type 1 material amended to GL-C •Privacy screen Type 2 location amended

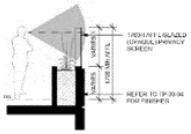


1 PLANT SCREEN ELEVATION
SCALE 1 : 50

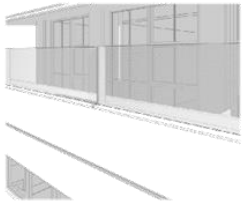




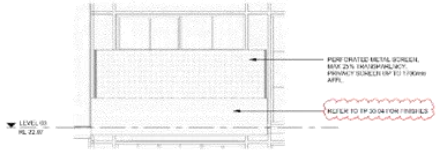
2 Elevation - PRIVACY SCREEN - TYPE 1
SCALE 1 : 50



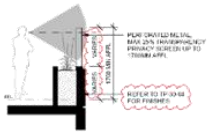
3 Section - PRIVACY SCREEN TYPE 1
SCALE 1 : 50



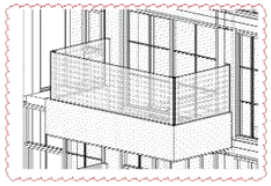
4 3D View PRIVACY SCREEN - TYPE 1
SCALE



5 Elevation - PRIVACY SCREEN - TYPE 2
TP-11-01 SCALE 1 : 50



6 Section - PRIVACY SCREEN TYPE 2
SCALE 1 : 50



7 3D View - PRIVACY SCREEN - TYPE 2
SCALE

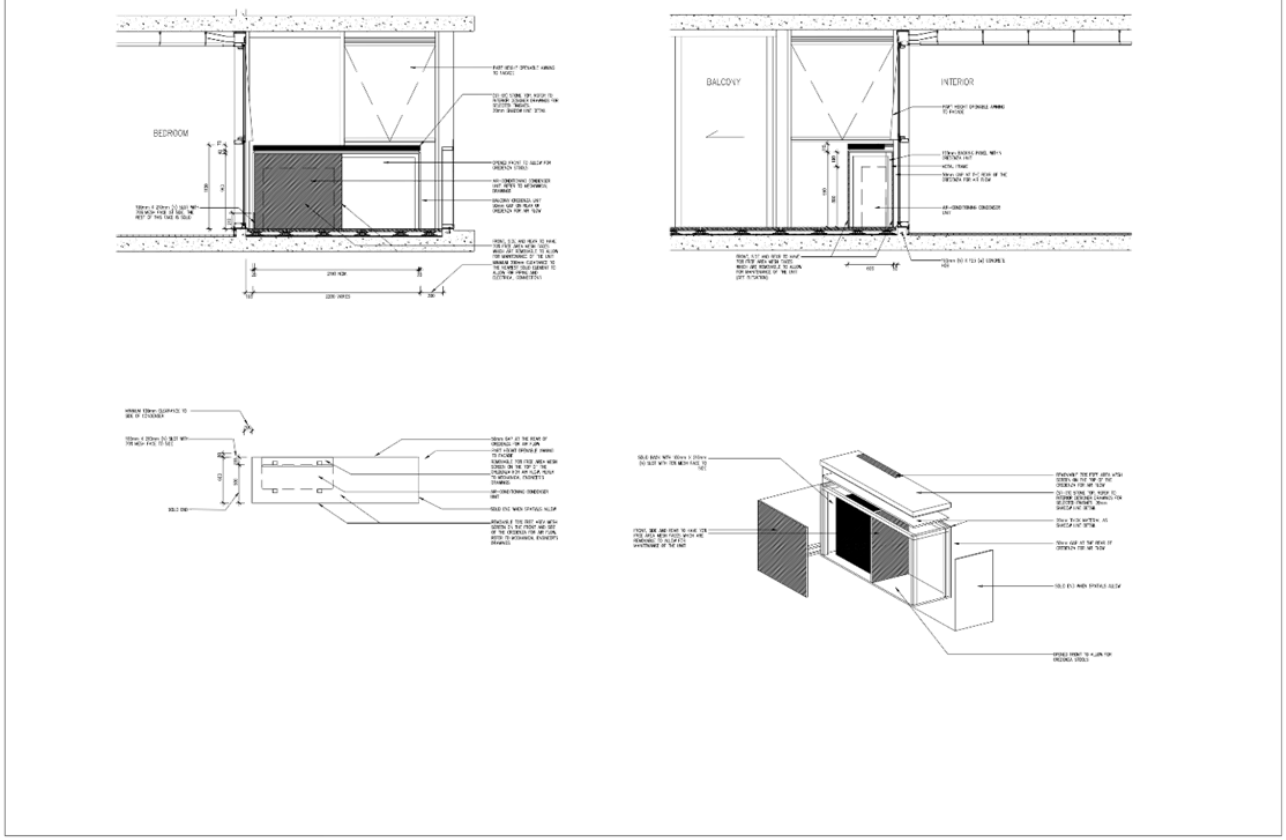
Project:	Drawing Title:	Drawing Number:	Revision:	Date:	Scale:
1-57 WELLINGTON STREET & 71-77 VICTORIA PARADE	SCREEN DETAILS	TP-30-21	3	05.03.20	1 : 50 @ A1

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TP-30-22 REVISION SCHEDULE	
REV	DESCRIPTION
1	•No amendments

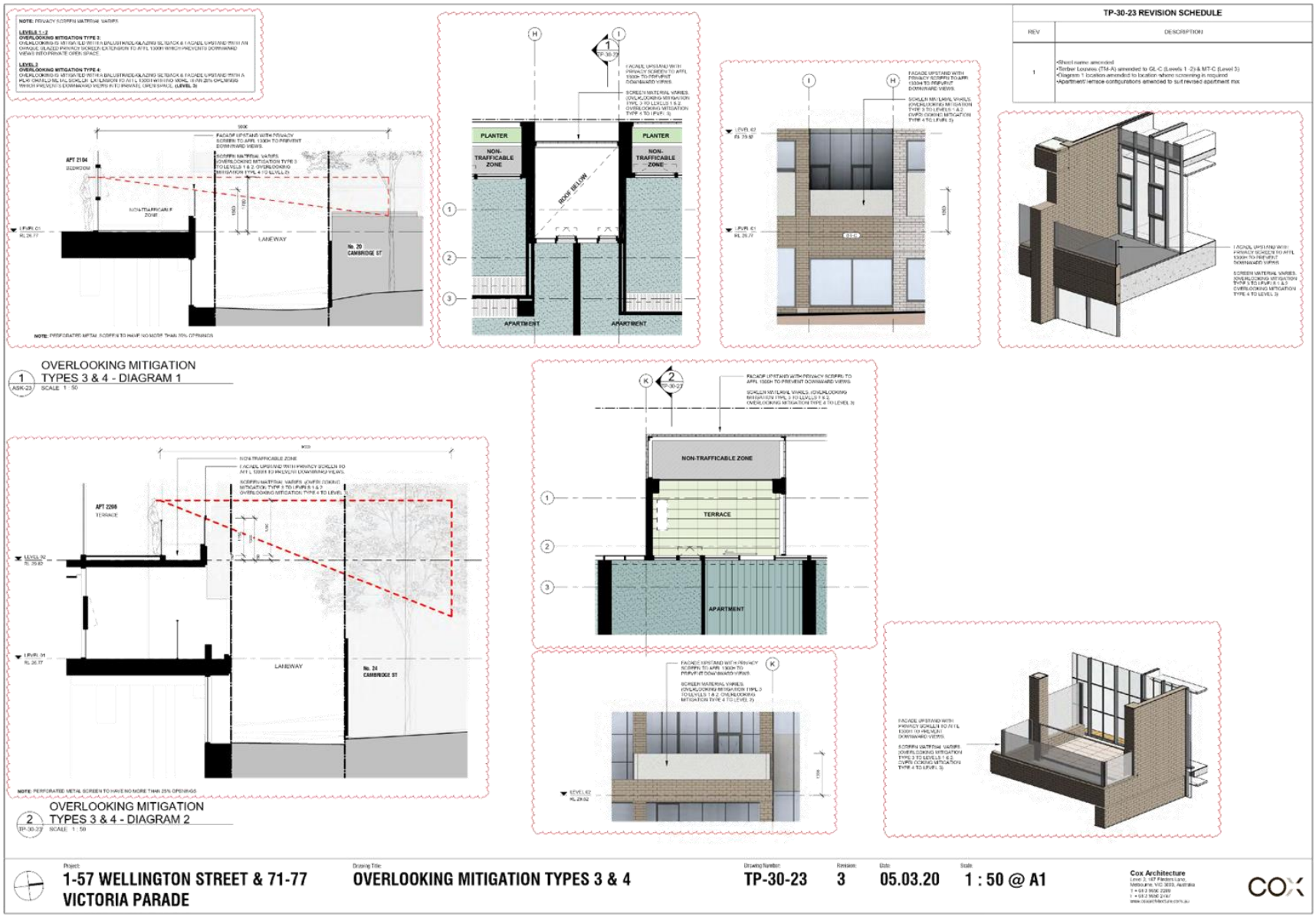


1 AC SCREENING
SCALE 1 : 50

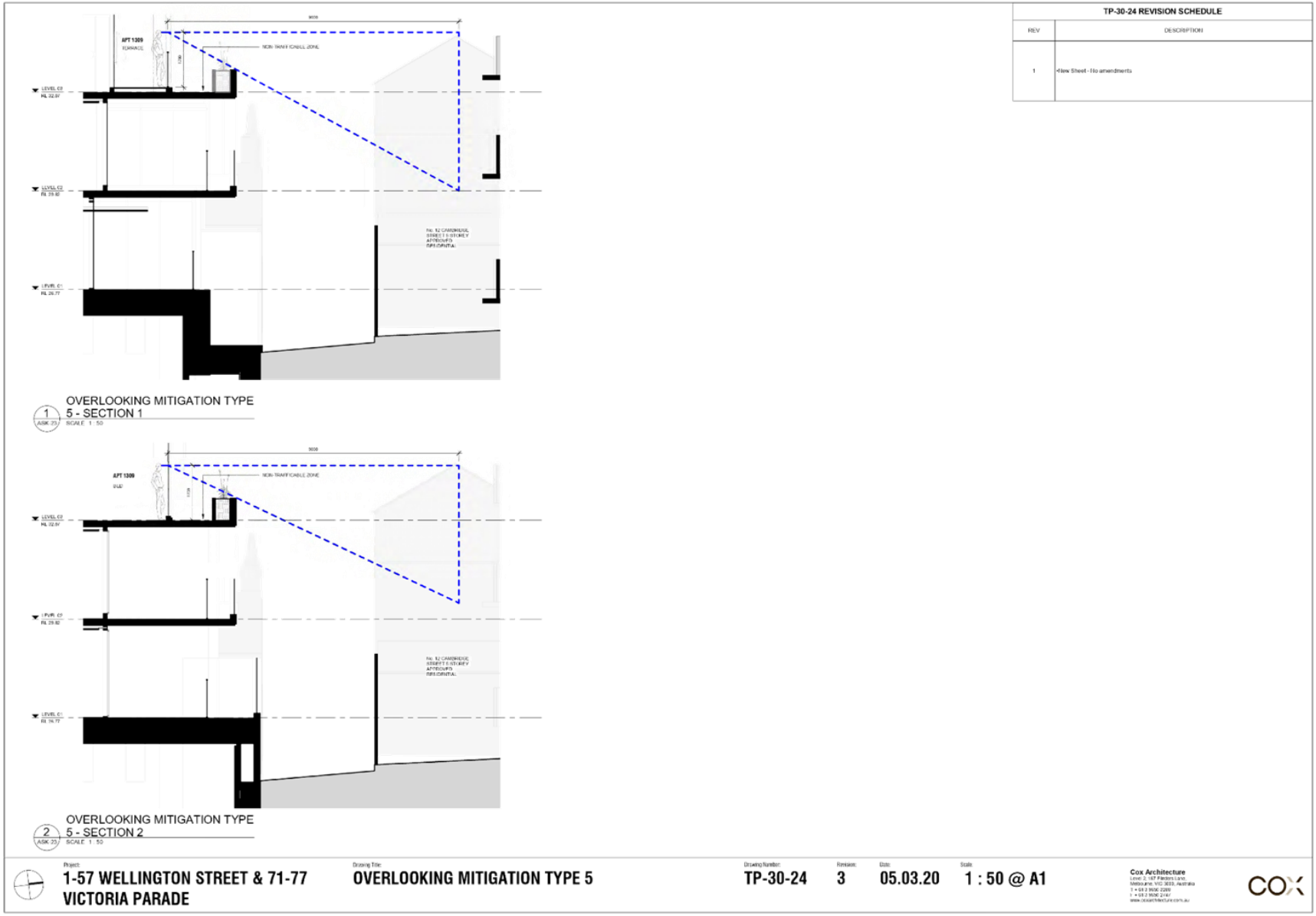
Project:	Drawing Title:	Drawing Number:	Revision:	Date:	Scale:
1-57 WELLINGTON STREET & 71-77 VICTORIA PARADE	AC SCREEN DETAILS	TP-30-22	3	05.03.20	1 : 50 @ A1

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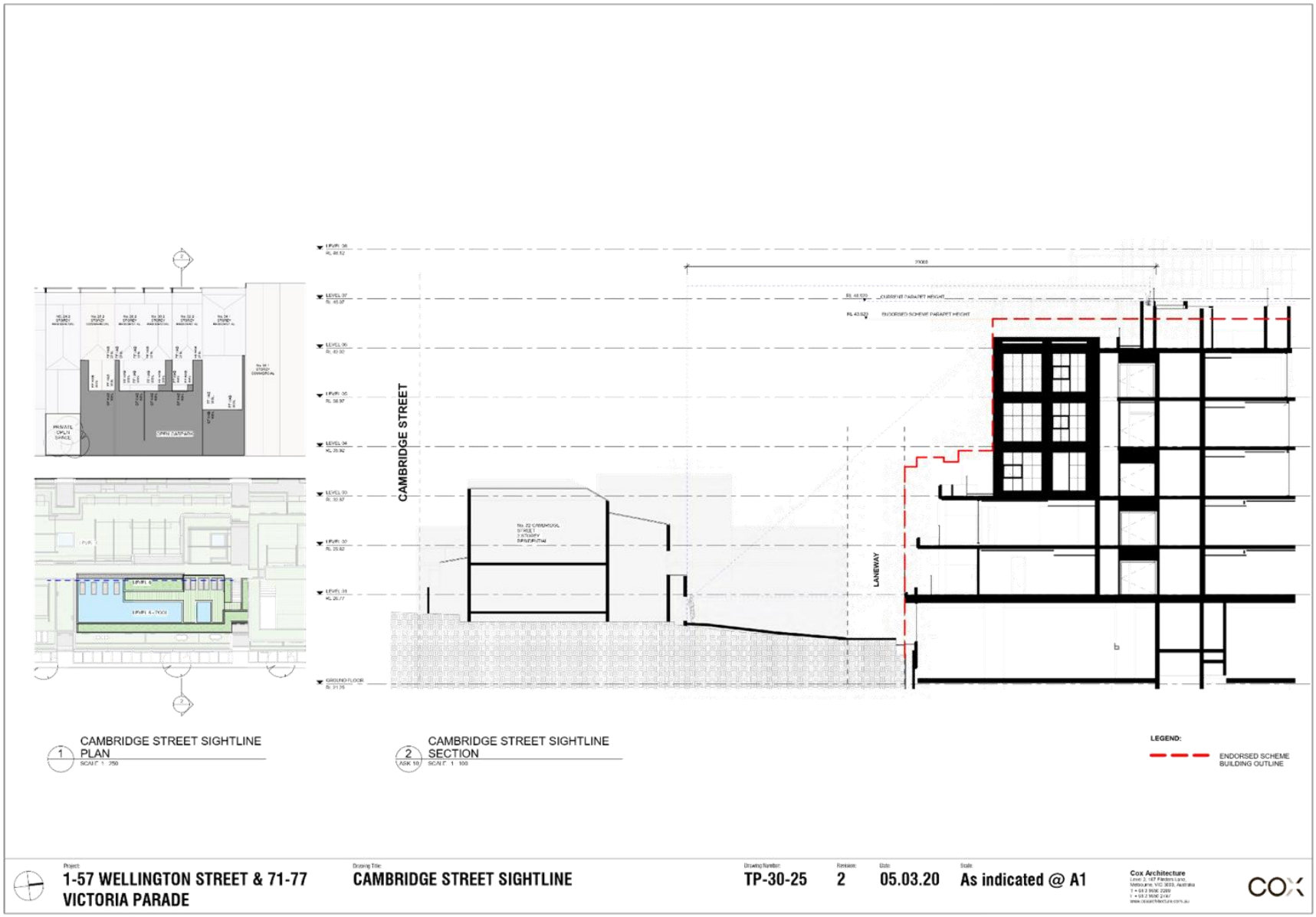
Attachment 8 - Attachment C (Part 2) - Application Plans (Architectural)



Attachment 8 - Attachment C (Part 2) - Application Plans (Architectural)

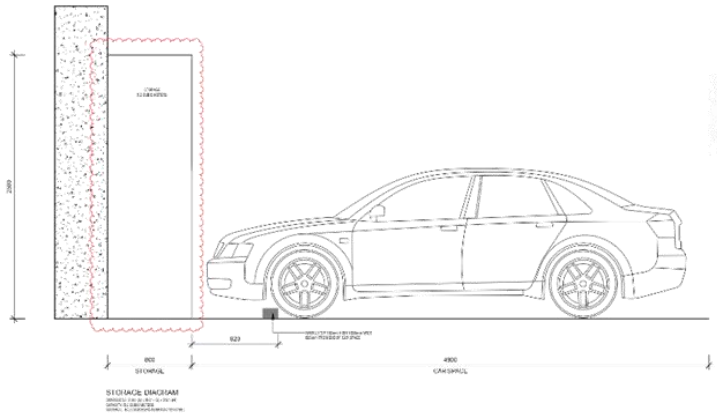


Attachment 8 - Attachment C (Part 2) - Application Plans (Architectural)

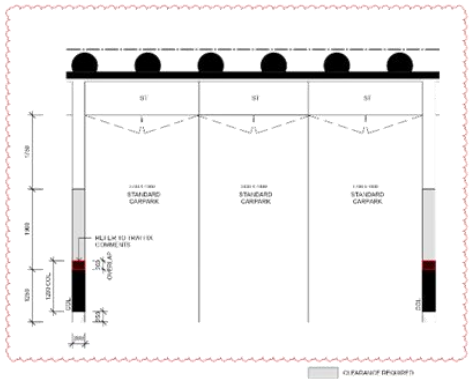


Attachment 8 - Attachment C (Part 2) - Application Plans (Architectural)

TP-30-31 REVISION SCHEDULE	
REV	DESCRIPTION
1	•Storage cage details amended •Parking sizes amended •Column sizes amended



1 STORAGE DIAGRAM
SCALE: 1:20



2 STANDARD CARPARK BLOCK
SCALE: 1:50

Data Sheet
WÖHR COMBILIFT 551-2,0

Suitable for condominium and office buildings. For permanent use only!

In case of short time user (e.g. for offices, hotels, a.s.o.) technical adjustments are required. Please contact WÖHR!

Platforms are in horizontal position to drive on.

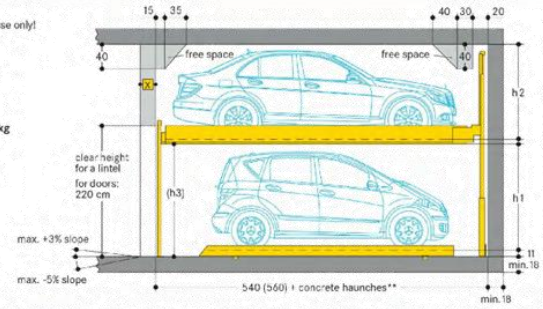
Load per platform max. 2000 kg (load per wheel max. 500 kg)

Special reinforced units for higher parking platform load are available (see 551-2,6).

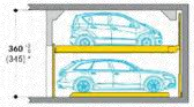
X = to be clarified with door supplier

Dimensions in cm

** see notes, point 6



Standard type 551 · 2000 kg



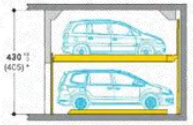
car height	distance
UL Cars/Station wagons up to 165 cm	h2 = 168
EL Cars/Station wagons up to 165 cm	h1 = 170

UL = upper level, EL = entrance level

Access height h3 = 181 cm.

* If cars and station wagons with a height of up to **150 cm** are parked on the **upper level**, a clear height of **345 cm** above the entrance level is sufficient.

Comfort type 551 · 2000 kg

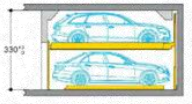


car height	distance
UL Cars/Vans up to 200 cm	h2 = 203
EL Cars/Vans up to 200 cm	h1 = 205
Cars/Vans up to 2000 kg max.	

Access height h3 = 216 cm.

* If cars and vans with a height of up to **175 cm** are parked on the **upper level**, a clear height of **405 cm** above the entrance level is sufficient.

Compact type 551 · 2000 kg

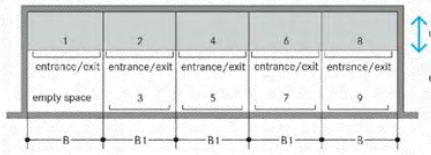


car height	distance
UL Cars/Station wagons up to 150 cm	h2 = 153
EL Cars/Station wagons up to 150 cm	h1 = 155

Access height h3 = 166 cm.

Please attend to restricted car- and platform distance height!

Width dimensions



Space required B	B1	gives clear platform width UL	gives clear platform width EL
260	250	230	207*
270	260	240	217*
280	**270**	**250**	**227***
290	**280**	**260**	**227***
300	**290**	**270**	**227***

* the space to get in and out of the car for platforms in entrance level is increased by 35 cm driver side.

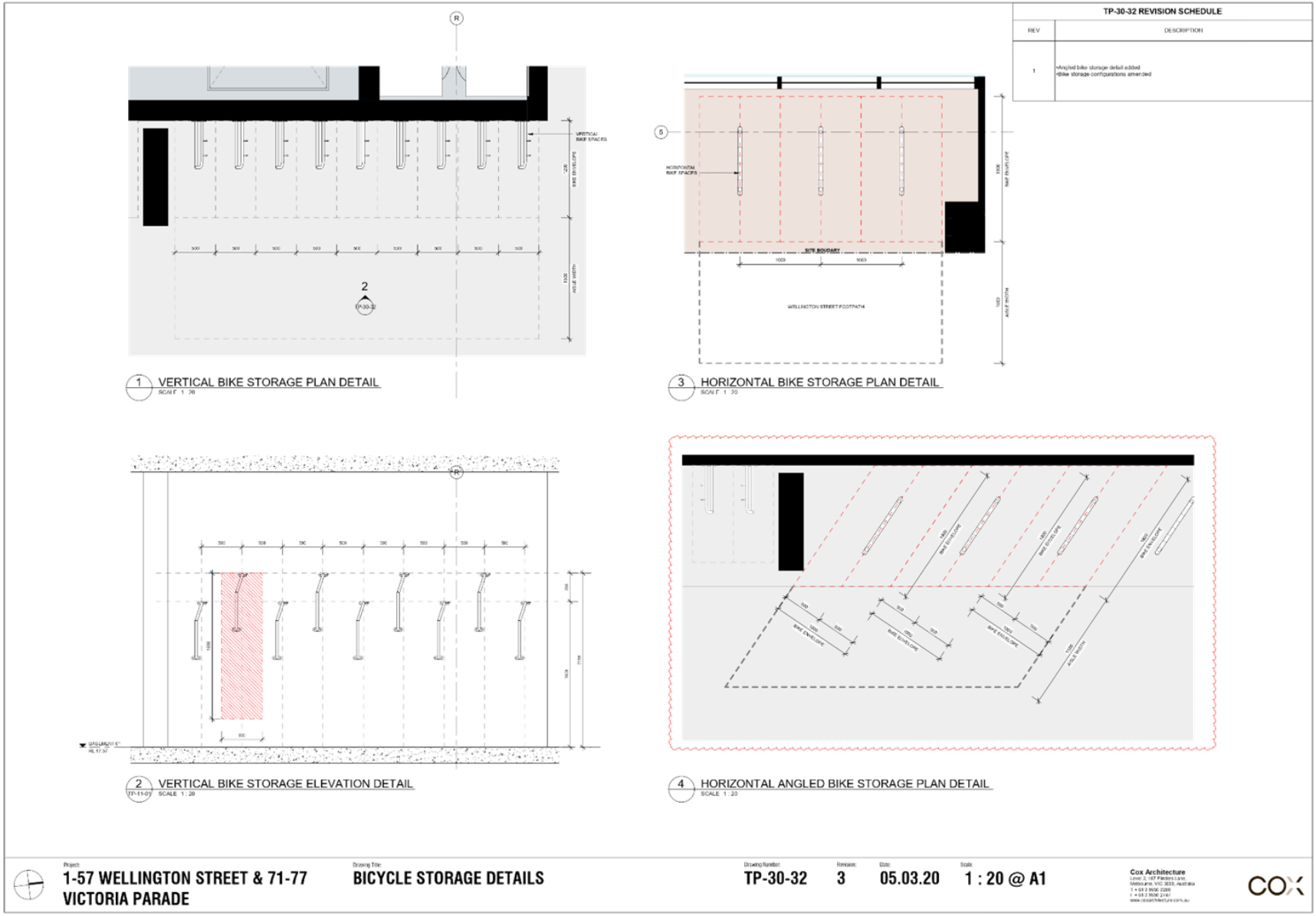
In each grid a entrance/exit is necessary.

3 CAR STACKER DATA SHEET
SCALE: 1:100

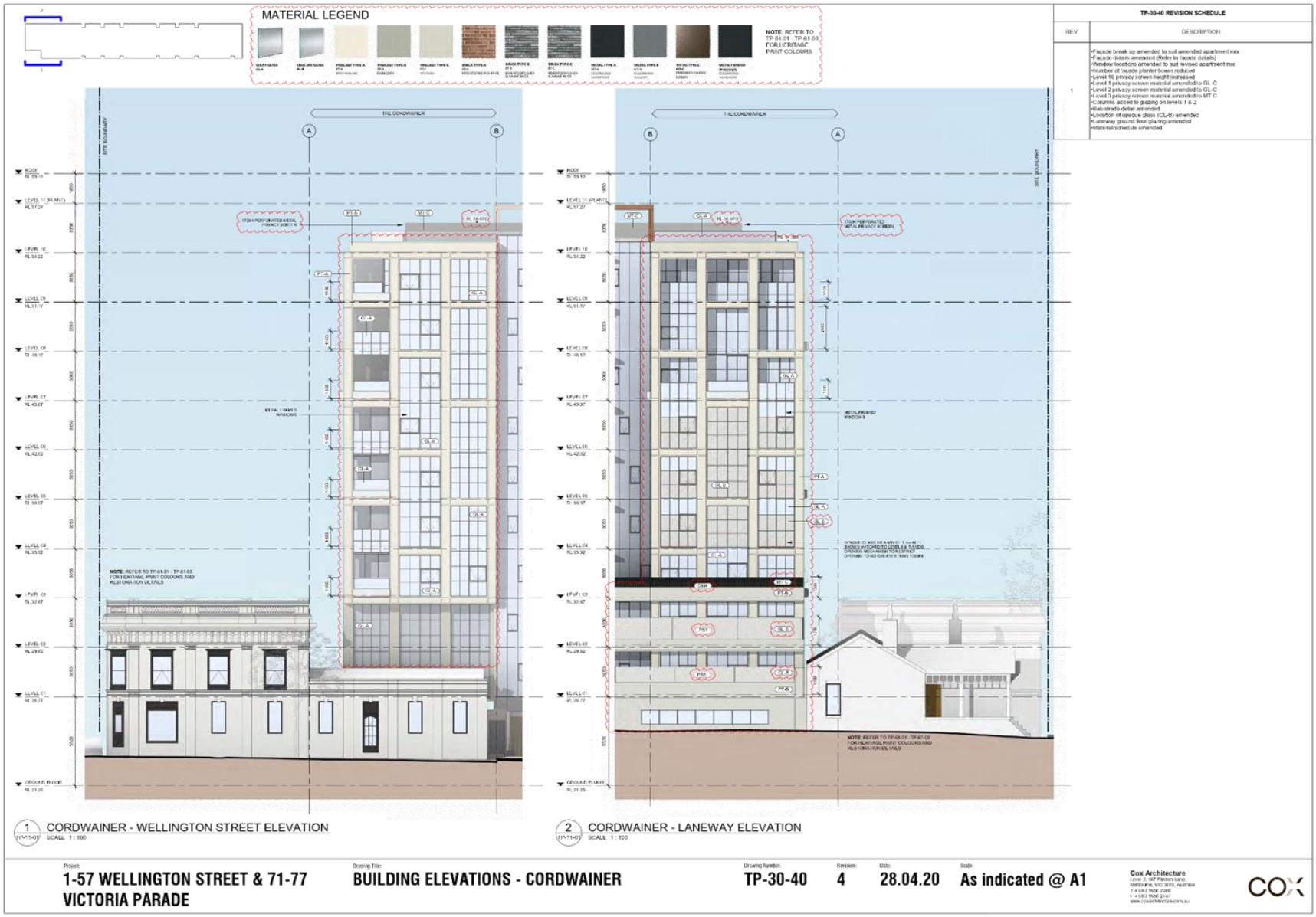
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1-57 WELLINGTON STREET & 71-77 VICTORIA PARADE	PARKING DETAILS	TP-30-31	3	05.03.20	As indicated @ A1

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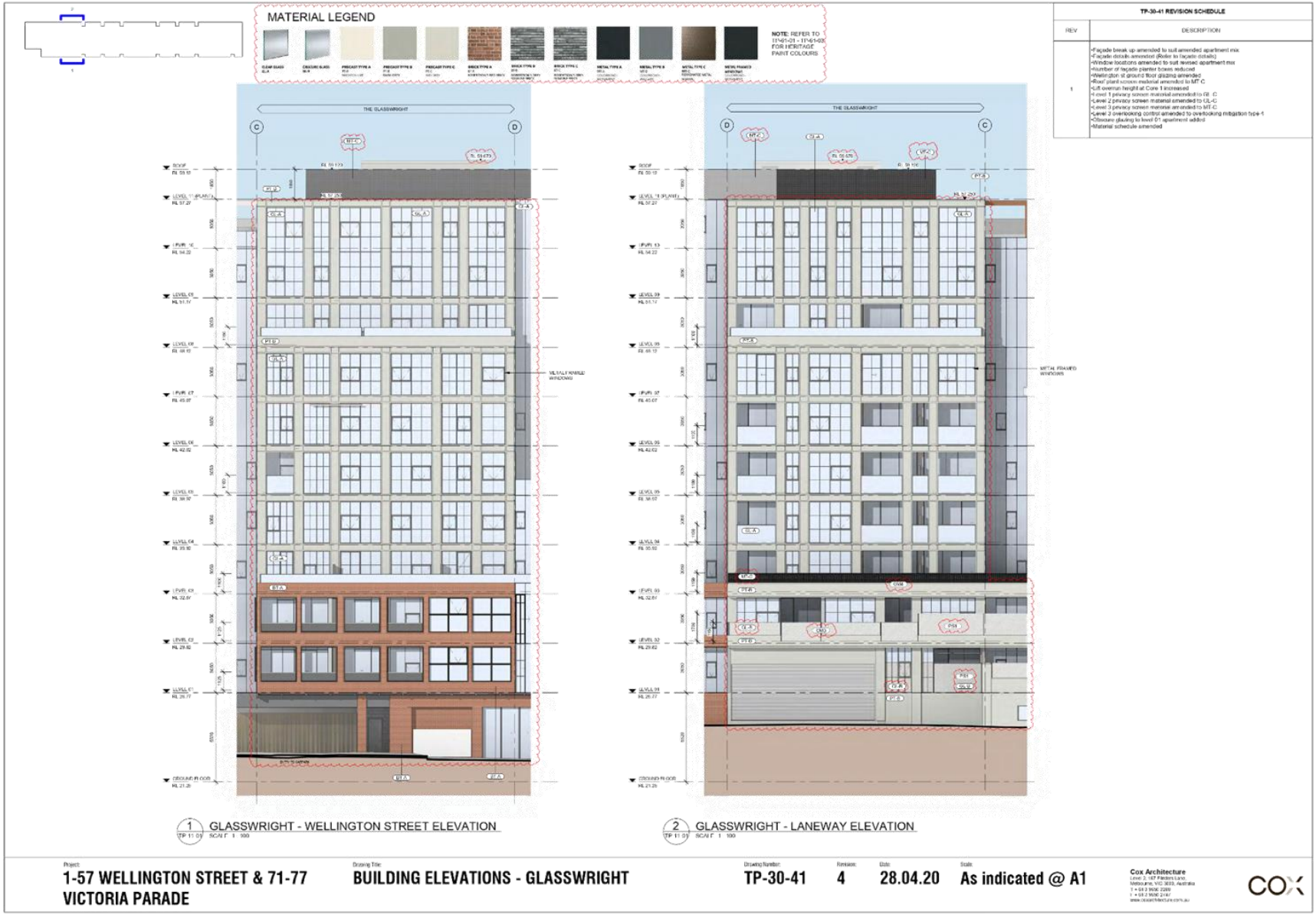
Attachment 8 - Attachment C (Part 2) - Application Plans (Architectural)



Attachment 8 - Attachment C (Part 2) - Application Plans (Architectural)



Attachment 8 - Attachment C (Part 2) - Application Plans (Architectural)



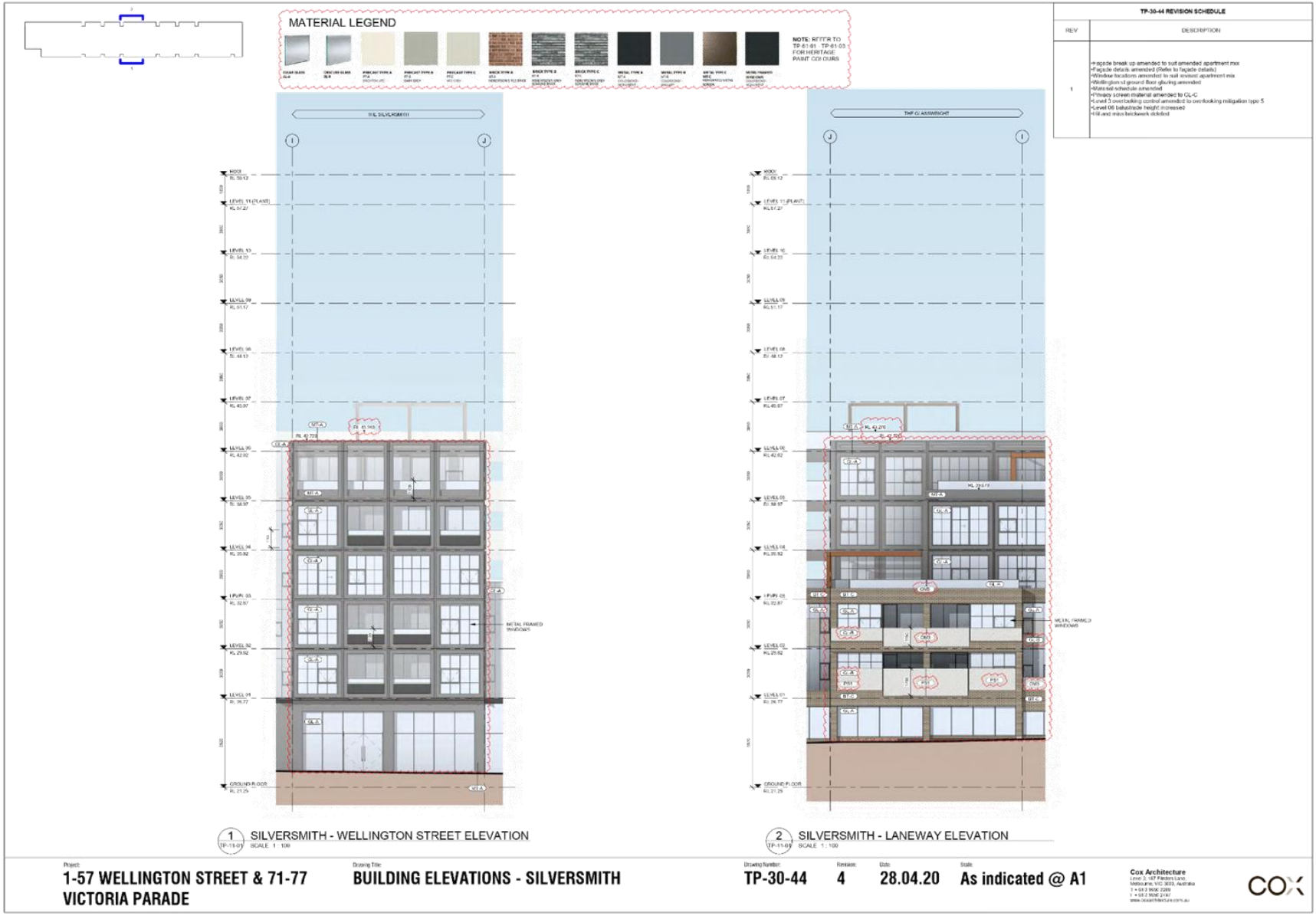
Attachment 8 - Attachment C (Part 2) - Application Plans (Architectural)



Attachment 8 - Attachment C (Part 2) - Application Plans (Architectural)



Attachment 8 - Attachment C (Part 2) - Application Plans (Architectural)



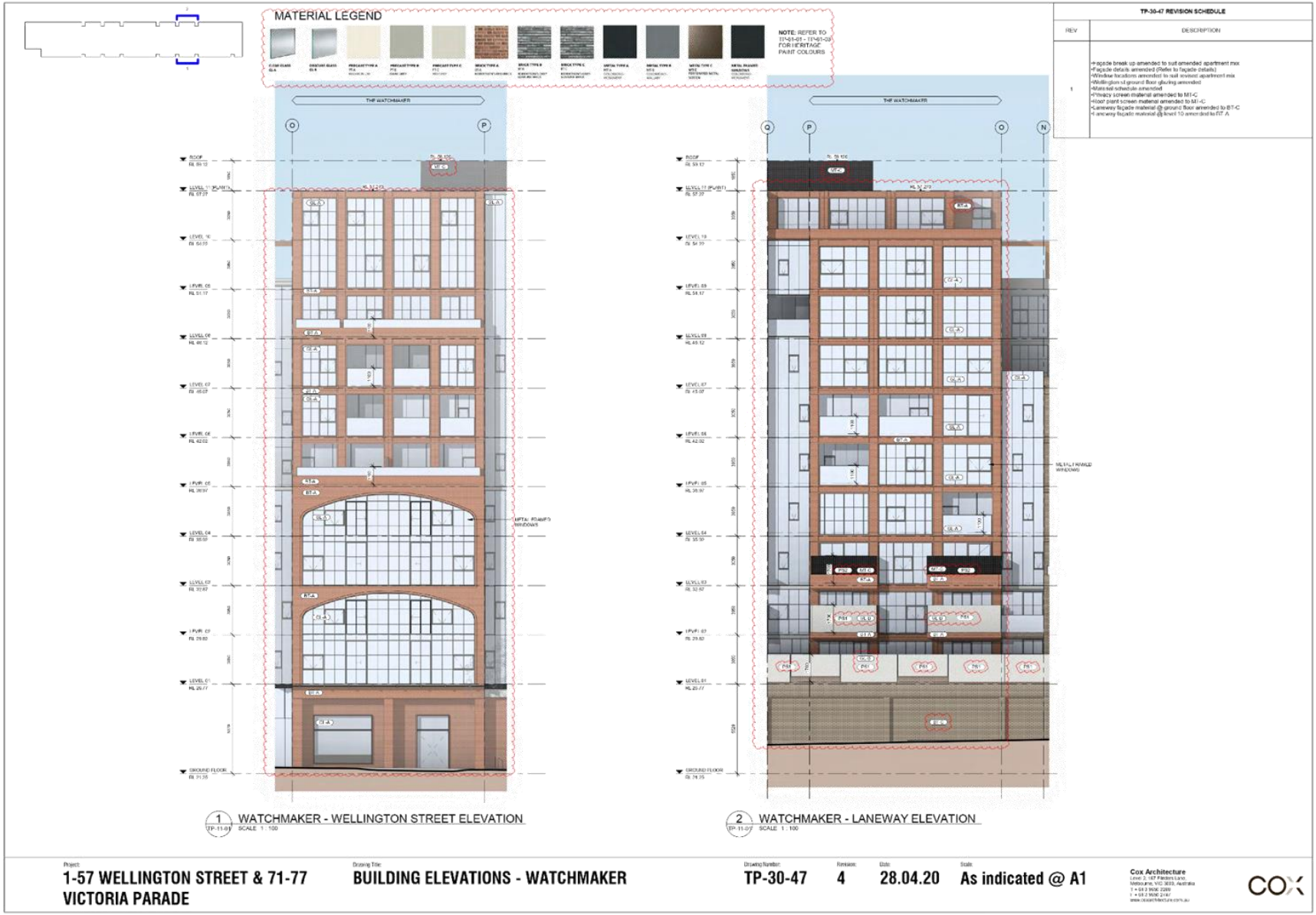
Attachment 8 - Attachment C (Part 2) - Application Plans (Architectural)



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Attachment 8 - Attachment C (Part 2) - Application Plans (Architectural)



Attachment 8 - Attachment C (Part 2) - Application Plans (Architectural)



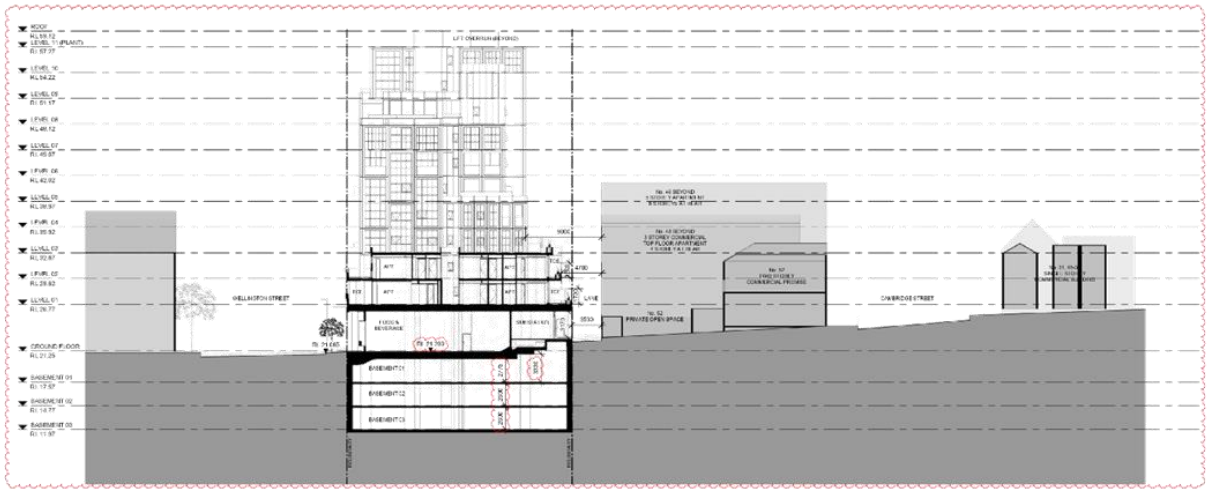
Attachment 8 - Attachment C (Part 2) - Application Plans (Architectural)



Attachment 8 - Attachment C (Part 2) - Application Plans (Architectural)

TP-40-01 REVISION SCHEDULE

REV	DESCRIPTION
1	•Section updated



A SECTION - A
ASK 23 SCALE 1 : 250

Project: 1-57 WELLINGTON STREET & 71-77 VICTORIA PARADE

Drawing Title: SECTIONS

Drawing Number: TP-40-01 | Revision: 3 | Date: 05.03.20 | Scale: 1 : 250 @ A1

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Attachment 8 - Attachment C (Part 2) - Application Plans (Architectural)

TP-40-02 REVISION SCHEDULE	
REV	DESCRIPTION
1	•Section updated



B SECTION - B
SCALE 1 : 250

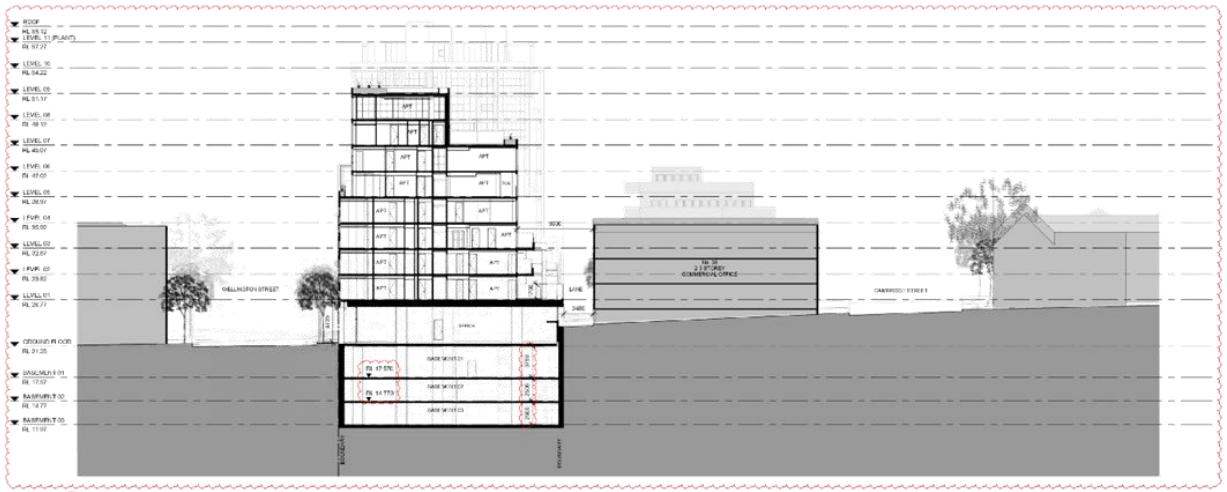
Project	Drawing Title	Drawing Number	Revision	Date	Scale
1-57 WELLINGTON STREET & 71-77 VICTORIA PARADE	SECTIONS	TP-40-02	3	05.03.20	1 : 250 @ A1

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Attachment 8 - Attachment C (Part 2) - Application Plans (Architectural)

TP-40-03 REVISION SCHEDULE

REV	DESCRIPTION
1	•Section updated



C SECTION - C
ASK 25 SCALE 1 : 250

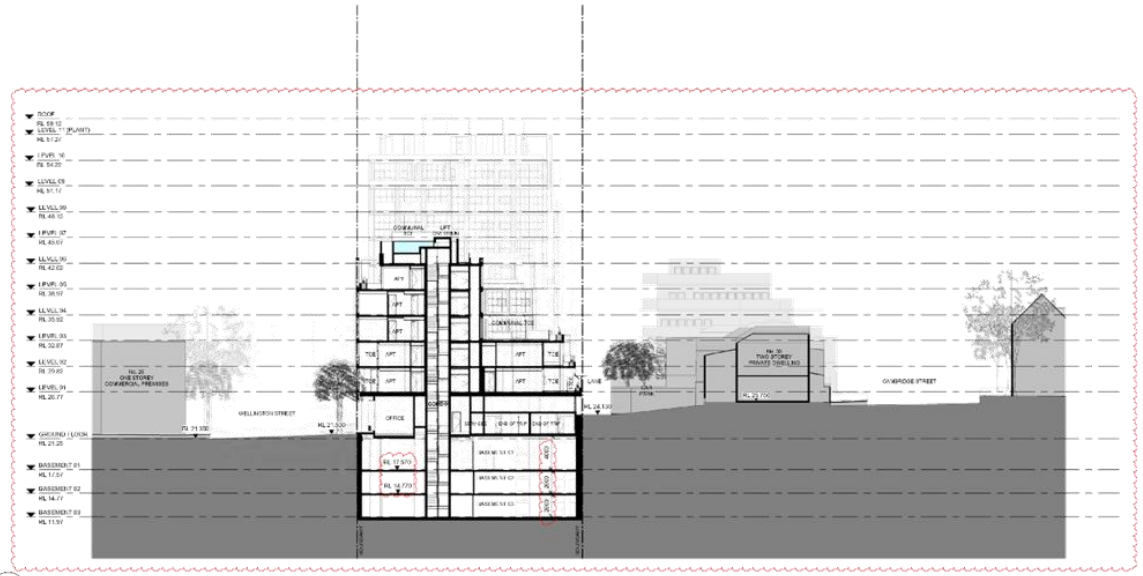
Project	Drawing Title	Drawing Number	Revision	Date	Scale
1-57 WELLINGTON STREET & 71-77 VICTORIA PARADE	SECTIONS	TP-40-03	3	05.03.20	1 : 250 @ A1

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Attachment 8 - Attachment C (Part 2) - Application Plans (Architectural)

TP-40-04 REVISION SCHEDULE

REV	DESCRIPTION
1	•Section updated



D SECTION - D
ARK 23 SCALE 1 : 250

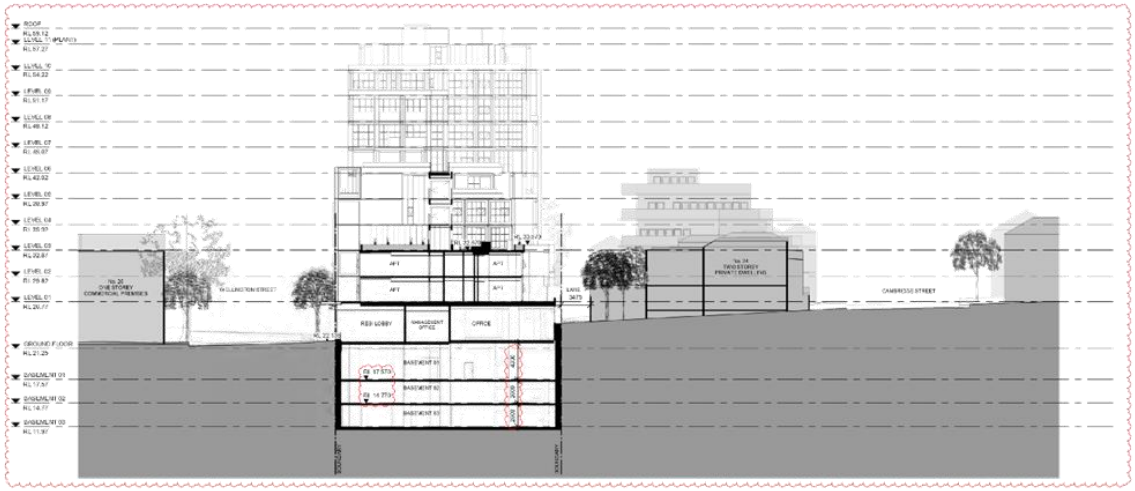
Project	Drawing Title	Drawing Number	Revision	Date	Scale
1-57 WELLINGTON STREET & 71-77 VICTORIA PARADE	SECTIONS	TP-40-04	3	05.03.20	1 : 250 @ A1

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Attachment 8 - Attachment C (Part 2) - Application Plans (Architectural)

TP-40-05 REVISION SCHEDULE	
REV	DESCRIPTION
1	•Section updated



E SECTION -E
ARK 75 SCALE: 1 : 250

Project:	Drawing Title:	Drawing Number:	Revision:	Date:	Scale:
1-57 WELLINGTON STREET & 71-77 VICTORIA PARADE	SECTIONS	TP-40-05	3	05.03.20	1 : 250 @ A1

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Attachment 8 - Attachment C (Part 2) - Application Plans (Architectural)

TP-40-06 REVISION SCHEDULE	
REV	DESCRIPTION
1	•Section updated



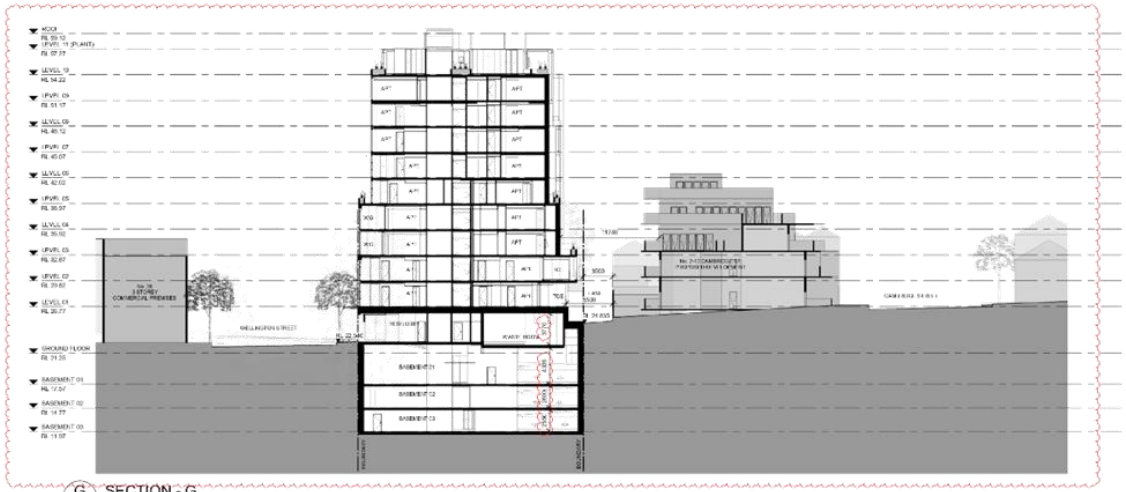
F SECTION - F
ASK-23 SCALE 1 : 250

Project	Drawing Title	Drawing Number	Revision	Date	Scale
1-57 WELLINGTON STREET & 71-77 VICTORIA PARADE	SECTIONS	TP-40-06	3	05.03.20	1 : 250 @ A1

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Attachment 8 - Attachment C (Part 2) - Application Plans (Architectural)

TP-40-07 REVISION SCHEDULE	
REV	DESCRIPTION
1	•Section updated

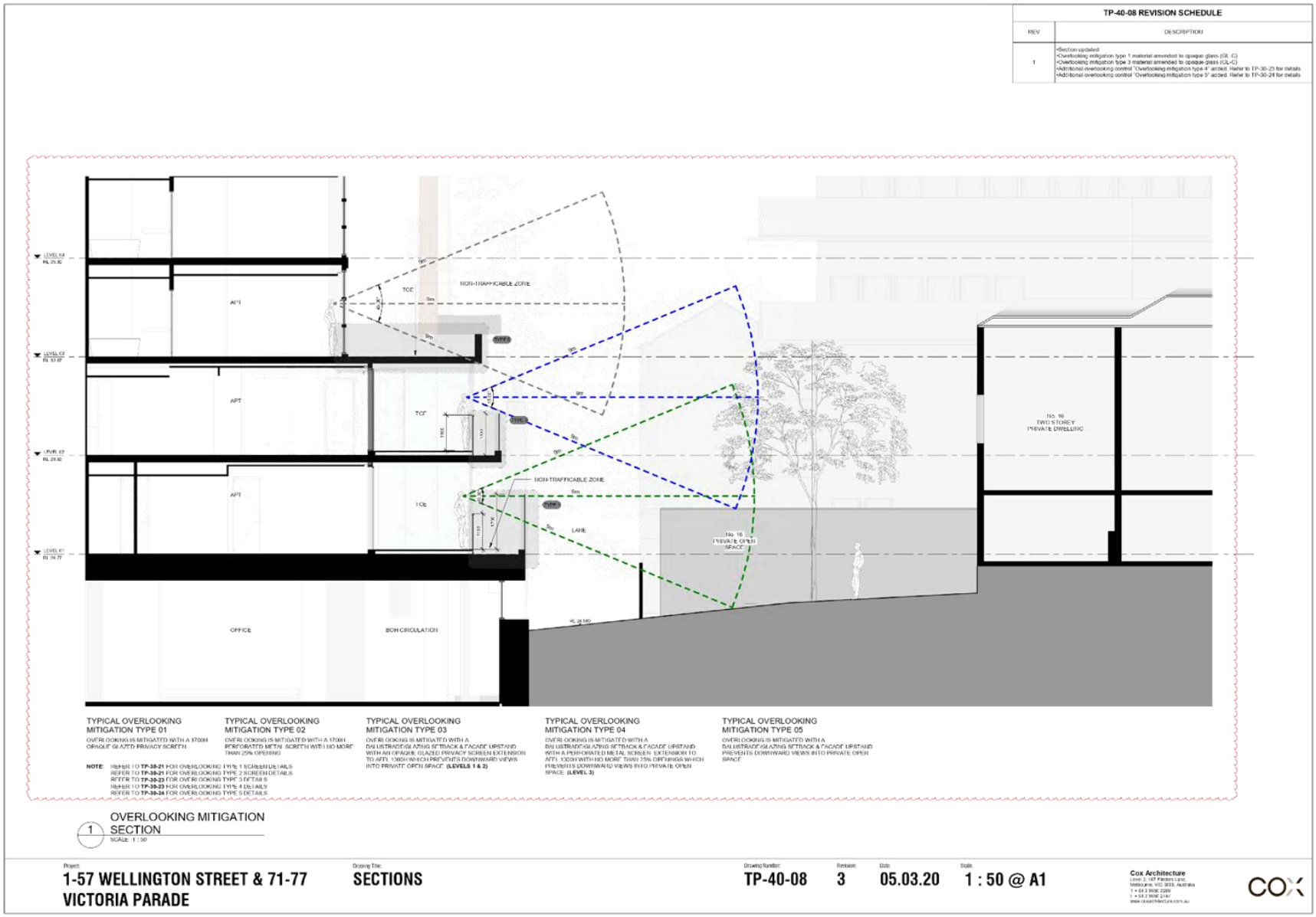


G SECTION - G
ASK-23 SCALE 1 : 250

Project:	Drawing Title:	Drawing Number:	Revision:	Date:	Scale:
1-57 WELLINGTON STREET & 71-77 VICTORIA PARADE	SECTIONS	TP-40-07	3	05.03.20	1 : 250 @ A1

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Attachment 8 - Attachment C (Part 2) - Application Plans (Architectural)



Attachment 8 - Attachment C (Part 2) - Application Plans (Architectural)

TP-55-01 REVISION SCHEDULE	
REV	DESCRIPTION
1	• typical apartments updated

TYPE: C01.1 INSTANCES: 21	TYPE: A28.1 INSTANCES: 6	TYPE: C35.1 INSTANCES: 5	TYPE: A20.1 INSTANCES: 6	TYPE: C02.1 INSTANCES: 4
2 BED 2 BATH STUDY INTERNAL AREA: 69m² TERRACE: 8m²	1 BED STUDY INTERNAL AREA: 49m² TERRACE: 8m²	2 BED 2 BATH INTERNAL AREA: 72m² TERRACE: 8m²	1 BED STUDY INTERNAL AREA: 49m² TERRACE: 8m²	2 BED 2 BATH STUDY INTERNAL AREA: 66m² TERRACE: 8m²
TYPE: C03.1 INSTANCES: 4	TYPE: C07.1 INSTANCES: 4	TYPE C26.1 INSTANCES: 5	TYPE: D01.2 INSTANCES: 3	TYPE: A50.1 INSTANCES: 3
2 BED 2 BATH + STUDY INTERNAL AREA: 78m² TERRACE: 8m²	2 BED 2 BATH + STUDY INTERNAL AREA: 74m² TERRACE: 8m²	2 BED 2 BATH + STUDY INTERNAL AREA: 78m² TERRACE: 8m²	3 BED 2 BATH INTERNAL AREA: 94m² TERRACE: 8m²	1 BED 1 STUDY INTERNAL AREA: 60m² TERRACE: 8m²

Project:
1-57 WELLINGTON STREET & 71-77 VICTORIA PARADE

Drawing Title:
TYPICAL APARTMENTS

Drawing Number:	Revision:	Date:	Scale:
TP-55-01	3	05.03.20	1 : 200 @ A1

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Attachment 8 - Attachment C (Part 2) - Application Plans (Architectural)

TP-55-02 REVISION SCHEDULE	
REV	DESCRIPTION
1	• typical apartments updated

TYPE: C01.1 INSTANCES: 21	TYPE: A28.1 INSTANCES: 6	TYPE: C35.1 INSTANCES: 5	TYPE: A20.1 INSTANCES: 6	TYPE: C02.1 INSTANCES: 4
2 BED 2 BATH STUDY	1 BED STUDY	2 BED 2 BATH STUDY	1 BED STUDY	2 BED 2 BATH STUDY
TYPE: C03.1 INSTANCES: 4	TYPE C07.1 INSTANCES: 4	TYPE C26.1 INSTANCES: 5	TYPE: D01.2 INSTANCES: 3	TYPE: A50.1 INSTANCES: 3
2 BED 2 BATH	2 BED 2 BATH + STUDY	2 BED 2 BATH STUDY	3 BED 2 BATH	1 BED 1 STUDY

Project: 1-57 WELLINGTON STREET & 71-77 VICTORIA PARADE

Drawing Title: TYPICAL APARTMENTS RCP

Drawing Number: TP-56-01 | Revision: 3 | Date: 05.03.20 | Scale: 1 : 200 @ A1

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Attachment 8 - Attachment C (Part 2) - Application Plans (Architectural)

APARTMENT TYPE	NO OF BEDS	NO OF OCCURANCES	TERRACE (m²)	LIVING (m²)	INTERNAL BED DIM 3M	APARTMENT NUMBER
C01.1	2BED	21	8 m²	18 m²	Y | Y	1111, 1213, 1313, 1314, 1413-1415, 2102, 2202, 2301, 2402, 3104, 3105, 3204, 3205, 3304-3306, 3404 - 3406
A08.1	1BED	6	8 m²	15 m²	Y	1308, 1407, 1507, 1606, 1705, 1903,
A20.1	1BED	6	8 m²	16 m²	Y	2101, 2201, 2401, 2501, 3102, 3202
C35.1	2BED	5	10 m²	14 m²	Y | Y	1307, 1406, 1506, 1704, 3308
C02.1	2BED	4	8 m²	19 m²	Y | Y	3103, 3203, 3303, 3403,
C03.1	2BED	4	8 m²	16 m²	Y | Y	2104, 2105, 2204,2205
C07.1	2BED	4	8 m²	19 m²	Y | Y	2103, 2110, 2203, 2210
C26.1	2BED	5	8 m²	19 m²	Y | Y	1607, 1706, 1806, 1904, 3301
A50.1	1BED	3	8 m²	16 m²	Y	1103, 1203, 1303
D01.2	3BED	3	8 m²	22.5 m²	Y | Y | Y	1404, 1504, 1603
A01.1	1BED	2	8 m²	19 m²	Y	1101, 1201
A02.1	1BED	2	8 m²	18 m²	Y	2112, 2212
A03.1	1BED	2	8 m²	18 m²	Y	3101, 3201
A05.1	1BED	2	8 m²	17 m²	Y	1113, 1215
A05.2	1BED	2	8 m²	17 m²	Y	2111, 2211
A06.1	1BED	2	8 m²	19 m²	Y	3118, 3218
A18.1	1BED	2	8 m²	14 m²	Y	1316, 1417
A18.1	1BED	2	9 m²	14 m²	Y	1102, 1202
A22.1	1BED	2	18 m²	18 m²	Y	3111, 3211
A25.1	1BED	2	14 m²	15.5 m²	Y	3302, 3402
A26.2	1BED	2	8 m²	16.5 m²	Y	3401, 3501
A37.1	1BED	2	11 m²	16 m²	Y	1513, 1514
A49.1	1BED	3	10 m²	14.5 m²	Y	2109, 2209
B01.1	2BED	2	8 m²	17 m²	Y | Y	3314, 3413
B07.1	2BED	2	18 m²	17 m²	Y | Y	3107, 3207
C05.1	2BED	2	8 m²	15 m²	Y | Y	3114, 3214
C08.1	2BED	2	8 m²	18 m²	Y | Y	1110, 1212
C09.1	2BED	2	8 m²	19 m²	Y | Y	3106, 3206,
C10.1	2BED	2	8 m²	16.5 m²	Y | Y	1112, 1214
C11.1	2BED	2	8 m²	16.5 m²	Y | Y	1107, 1209
C15.1	2BED	2	8 m²	12 m²	Y | Y	1315, 1416
C20.1	2BED	2	8 m²	20.5 m²	Y | Y	2401, 2501
C32.1	2BED	3	8 m²	22 m²	Y | Y	3115, 3215, 3307
C40.1	2BED	2	10 m²	22 m²	Y | Y	1403, 1503
D01.1	2BED	2	8 m²	33 m²	Y | Y	1104, 1305
A04.1	1BED	1	12 m²	14.5 m²	Y	1301
A07.1	1BED	1	8 m²	18 m²	Y	3408
A08.1	1BED	1	8 m²	16 m²	Y	1409
A09.1	1BED	1	8 m²	17 m²	Y	1509
A10.1	1BED	1	8 m²	19 m²	Y	1608
A11.1	1BED	1	8 m²	15 m²	Y	3602
A12.1	1BED	1	9 m²	24 m²	Y	3701
A13.1	1BED	1	8 m²	22 m²	Y	1701
A14.1	1BED	1	8 m²	19 m²	Y	3708
A15.1	1BED	1	14 m²	18 m²	Y	1801
A17.1	1BED	1	8 m²	17 m²	Y	1310
A19.1	1BED	1	11 m²	13.5 m²	Y	1302
A21.1	1BED	1	19 m²	17 m²	Y	3112
A21.2	1BED	1	8 m²	15.5 m²	Y	3212

APARTMENT TYPE	NO OF BEDS	NO OF OCCURANCES	TERRACE (m²)	LIVING (m²)	INTERNAL BED DIM 3M	APARTMENT NUMBER
A22.2	1BED	1	8 m²	18 m²	Y	3211
A23.1	1BED	1	8 m²	18 m²	Y	1306
A23.2	1BED	1	8 m²	18 m²	Y	1405
A24.1	1BED	1	8 m²	20.5 m²	Y	3409
A26.1	1BED	1	15 m²	16 m²	Y	3301
A27.1	1BED	1	23 m²	18 m²	Y	3315
A27.2	1BED	1	8 m²	18 m²	Y	3501
A28.2	1BED	1	8 m²	15 m²	Y	1805
A29.1	1BED	1	8 m²	24 m²	Y	1312
A30.1	1BED	1	9 m²	20 m²	Y	1412
A31.1	1BED	1	17 m²	19 m²	Y	1511
A32.1	1BED	1	8 m²	18.5 m²	Y	3507
A33.1	1BED	1	14 m²	20 m²	Y	3503
A33.2	1BED	1	9 m²	20.5 m²	Y	3603
A34.1	1DCD	1	14 m²	21 m²	Y	3504
A35.1	1BED	1	9 m²	12.5 m²	Y	3508
A35.1	1BED	1	10 m²	19 m²	Y	1512
A35.1	1BED	1	11 m²	15 m²	Y	1516
A39.1	1BED	1	11 m²	16 m²	Y	1515
A40.1	1BED	1	15 m²	17 m²	Y	2503
A41.1	1BED	1	9 m²	17 m²	Y	2502
A41.2	1BED	1	14 m²	17 m²	Y	3506
A42.1	1BED	1	8 m²	14 m²	Y	3502
A43.1	1BED	1	8 m²	12 m²	Y	3609
A44.1	1BED	1	8 m²	18.5 m²	Y	3607
A45.1	1BED	1	8 m²	14 m²	Y	3703
A45.1	1BED	1	14 m²	13 m²	Y	2106
A45.2	1BED	1	10 m²	13 m²	Y	2206
A47.1	1BED	1	8 m²	14 m²	Y	2107
A47.2	1BED	1	11 m²	14 m²	Y	2207
A48.1	1BED	1	18 m²	16 m²	Y	3113
A48.2	1BED	1	11 m²	16 m²	Y	3213
A51.1	1BED	1	6 m²	15 m²	Y	1205
A52.1	1BED	1	6 m²	17 m²	Y	1206
A53.1	1BED	1	18 m²	19 m²	Y	3108
A53.2	1DCD	1	11 m²	19 m²	Y	3208
A54.1	1BED	1	18 m²	18 m²	Y	3109
A54.2	1BED	1	9 m²	17 m²	Y	3209
A55.1	1BED	1	18 m²	15 m²	Y	3110
A55.2	1BED	1	9 m²	15 m²	Y	3210
A56.1	1BED	1	12 m²	17 m²	Y	3307
A57.1	1BED	1	12 m²	20 m²	Y	3308
A58.1	1DCD	1	10 m²	16 m²	Y	3309
A59.1	1BED	1	8 m²	15 m²	Y	1604
A60.1	1BED	1	8 m²	15 m²	Y	1505
B02.1	1BED	1	17 m²	21 m²	Y	3216
A62.1	2BED	1	6 m²	22.5 m²	Y | Y	1105
D03.1	2DCD	1	8 m²	14 m²	Y | Y	1402

Project: **1-57 WELLINGTON STREET & 71-77 VICTORIA PARADE**

Drawing Title: **TYPICAL APARTMENT TYPE MATRIX 01**

Drawing Number: **TP-57-01** Revision: **1** Date: **05.03.20** Scale: **@ A1**

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Attachment 8 - Attachment C (Part 2) - Application Plans (Architectural)

APARTMENT TYPE	NO OF BEDS	NO OF OCCURANCES	TERRACE (m²)	LIVING (m²)	INTERNAL BED DIM 3M	APARTMENT NUMBER
B04.1	2BED	1	9 m²	17 m²	Y | Y	1411
B05.1	2BED	1	8 m²	21 m²	Y | Y	1601
B06.1	2BED	1	8 m²	13 m²	Y | Y	3604
B08.1	2BED	1	8 m²	17 m²	Y | Y	1207
B09.1	2BED	1	8 m²	18 m²	Y | Y	1501
B10.1	2BED	1	8 m²	12 m²	Y | Y	1502
B11.1	2BED	1	14 m²	17 m²	Y | Y	3505
B12.1	2BED	1	20 m²	13 m²	Y | Y	2504
B13.1	2BED	1	8 m²	20 m²	Y | Y	3601
C04.1	2BED	1	8 m²	16 m²	Y | Y	1109
C06.1	2BED	1	8 m²	18.5 m²	Y | Y	3116
C06.2	2BED	1	8 m²	18.5 m²	Y | Y	3217
C12.1	2BED	1	8 m²	17 m²	Y | Y	1108
C13.1	2BED	1	8 m²	22 m²	Y | Y	1106
C14.1	2BED	1	8 m²	17 m²	Y | Y	3116
C16.1	2BED	1	22 m²	16 m²	Y | Y	3311
C17.1	2BED	1	21 m²	23 m²	Y | Y	3312
C18.1	2BED	1	23 m²	24.5 m²	Y | Y	3313
C19.1	2BED	1	9 m²	21 m²	Y | Y	1309
C19.2	2BED	1	10 m²	20.5 m²	Y | Y	1408
C21.1	2BED	1	8 m²	21 m²	Y | Y	3606
C22.1	2BED	1	10 m²	22 m²	Y | Y	3412
C23.1	2BED	1	42 m²	27 m²	Y | Y	1510
C24.1	2BED	1	8 m²	16 m²	Y | Y	1609
C25.1	2BED	1	8 m²	19 m²	Y | Y	1610
C27.1	2BED	1	8 m²	13.5 m²	Y | Y	3702
C28.1	2BED	1	9 m²	22 m²	Y | Y	1903
C29.1	2BED	1	8 m²	22.5 m²	Y | Y	31001
C30.1	2BED	1	14 m²	17.5 m²	Y | Y	1707
C31.1	2BED	1	27 m²	16 m²	Y | Y	2108
C31.2	2BED	1	11 m²	15 m²	Y | Y	2208
C33.1	2BED	1	8 m²	14.5 m²	Y | Y	1304
C34.1	2BED	1	8 m²	19 m²	Y | Y	1410
C36.1	2BED	1	8 m²	21 m²	Y | Y	1208
C37.1	2BED	1	8 m²	21.5 m²	Y | Y	1401
C38.1	2BED	1	8 m²	14 m²	Y | Y	2403
C39.1	2BED	1	9 m²	15 m²	Y | Y	3310
C41.1	2BED	1	10 m²	17 m²	Y | Y	2404
C42.1	2BED	1	8 m²	17 m²	Y | Y	3410
C43.1	2BED	1	8 m²	15 m²	Y | Y	3411
C44.1	2BED	1	17 m²	15 m²	Y | Y	1508
C45.1	2BED	1	8 m²	21 m²	Y | Y	3509
C46.1	2BED	1	8 m²	22.5 m²	Y | Y	2302
C47.1	2BED	1	25 m²	20 m²	Y | Y	3610
C48.1	2BED	1	11 m²	19 m²	Y | Y	3707
C49.1	2BED	1	11 m²	15 m²	Y | Y	3608
C50.1	2BED	1	8 m²	16 m²	Y | Y	1708
C51.1	2BED	1	8 m²	16 m²	Y | Y	1808
C52.1	2BED	1	8 m²	13 m²	Y | Y	1801

APARTMENT TYPE	NO OF BEDS	NO OF OCCURANCES	TERRACE (m²)	LIVING (m²)	INTERNAL BED DIM 3M	APARTMENT NUMBER
C53.1	2BED	1	8 m²	18 m²	Y | Y	1311
D26.1	2BED	1	8 m²	34 m²	Y | Y	1204
D02.1	3BED	1	9 m²	42 m²	Y | Y | Y	1602
D03.1	3BED	1	18 m²	16 m²	Y | Y | Y	3611
D04.1	3BED	1	8 m²	30 m²	Y | Y | Y	3706
D05.1	3BED	1	24 m²	123 m²	Y | Y | Y	1802/1803
D06.1	3BED	1	45 m²	88 m²	Y | Y | Y	3803/3804/3805
D07.2	3BED	1	15 m²	42 m²	Y | Y | Y	3903
D09.1	3BED	1	9 m²	14 m²	Y | Y | Y	3407
D10.1	3BED	1	40 m²	33 m²	Y | Y | Y	3512
D11.1	3BED	1	8 m²	34 m²	Y | Y | Y	3605
D12.1	3DED	1	43 m²	37 m²	Y | Y | Y	3704
D15.1	3BED	1	42 m²	40.5 m²	Y | Y | Y	31002
D16.1	3BED	1	135 m²	46 m²	Y | Y | Y	11002
D17.1	3BED	1	20 m²	88 m²	Y | Y | Y	3801/3802
D18.1	3DED	1	87 m²	30 m²	Y | Y | Y	1905
D20.1	3BED	1	14 m²	55 m²	Y | Y | Y	1703
D22.1	3BED	1	47 m²	38 m²	Y | Y | Y	3705
D24.1	3BED	1	11 m²	36 m²	Y | Y | Y	1707
D24.2	3DED	1	21 m²	36 m²	Y | Y | Y	1807
D25.1	3BED	1	101 m²	128 m²	Y | Y | Y	3901
D30	3BED	1	17 m²	44 m²	Y | Y | Y	1210/1211
ED1.1	4BED	1	29 m²	32 m²	Y | Y | Y | Y	3510/3511
D13.1	6BED	1	106 m²	118 m²	Y | Y | Y | Y | Y | Y	1901
	TOTAL APARTMENTS:	241				

Project:
1-57 WELLINGTON STREET & 71-77 VICTORIA PARADE

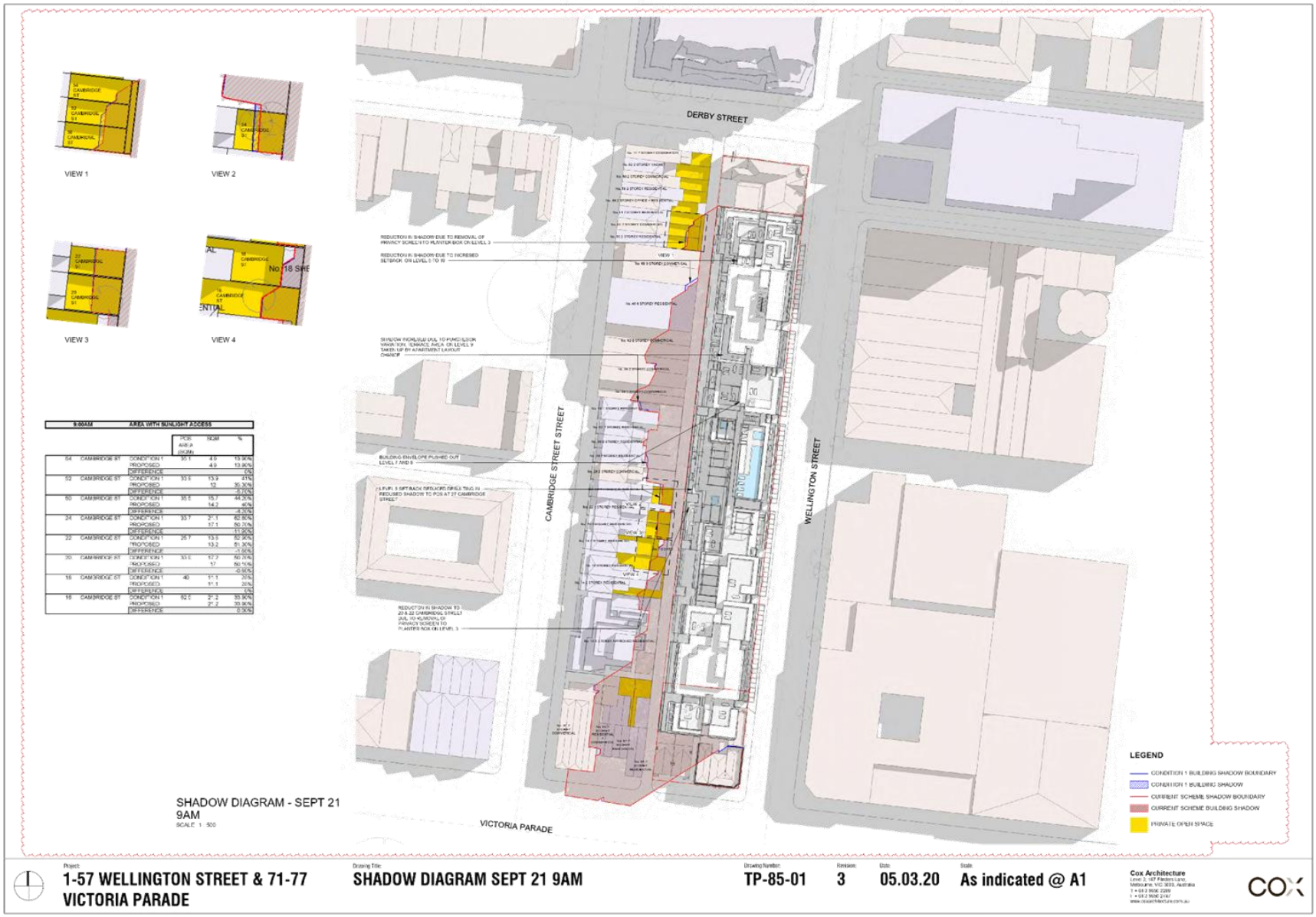
Drawing Title:
TYPICAL APARTMENT TYPE MATRIX 02

Drawing Number: TP-57-02 | Revision: 1 | Date: 05.03.20 | Scale: @ A1

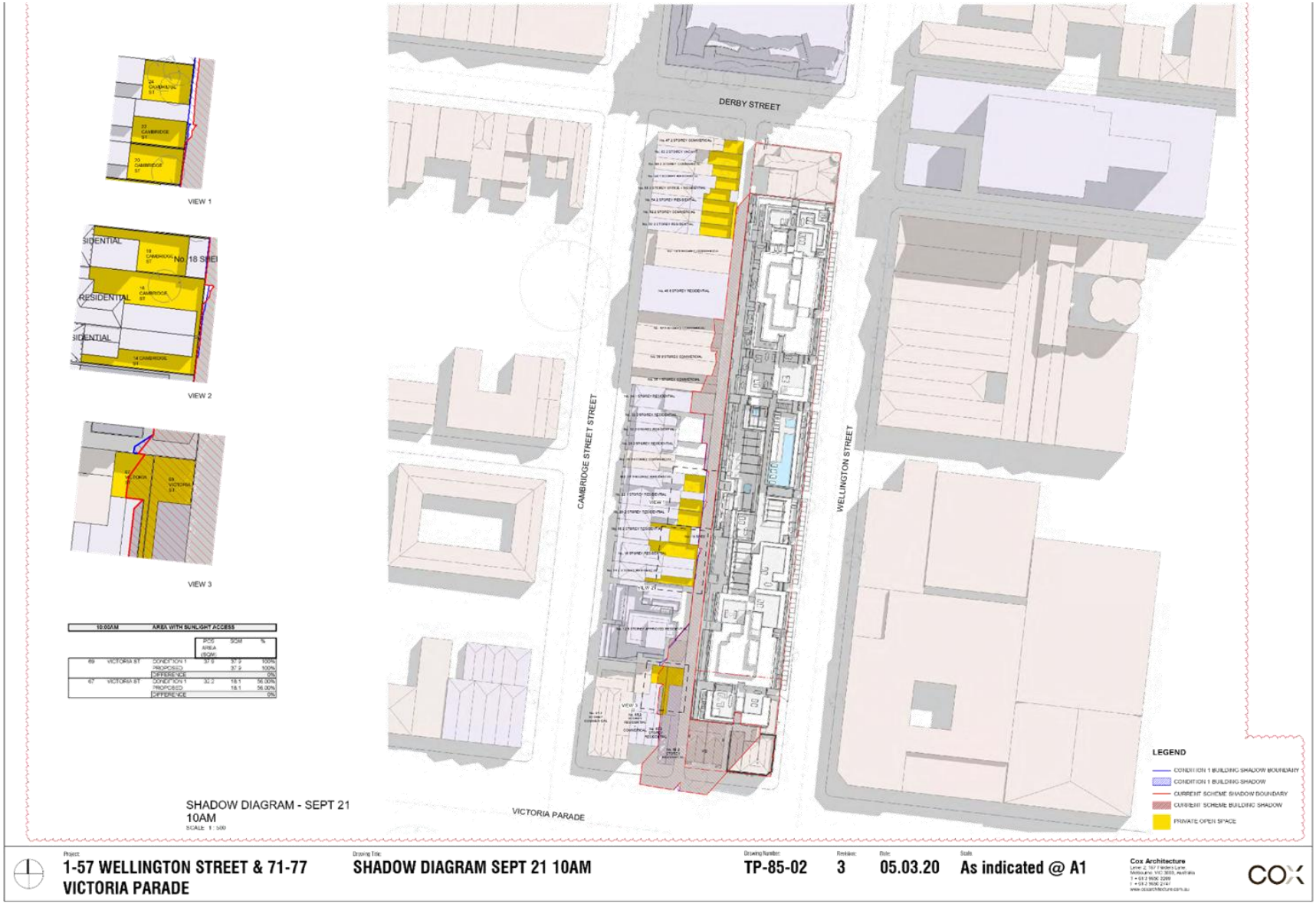
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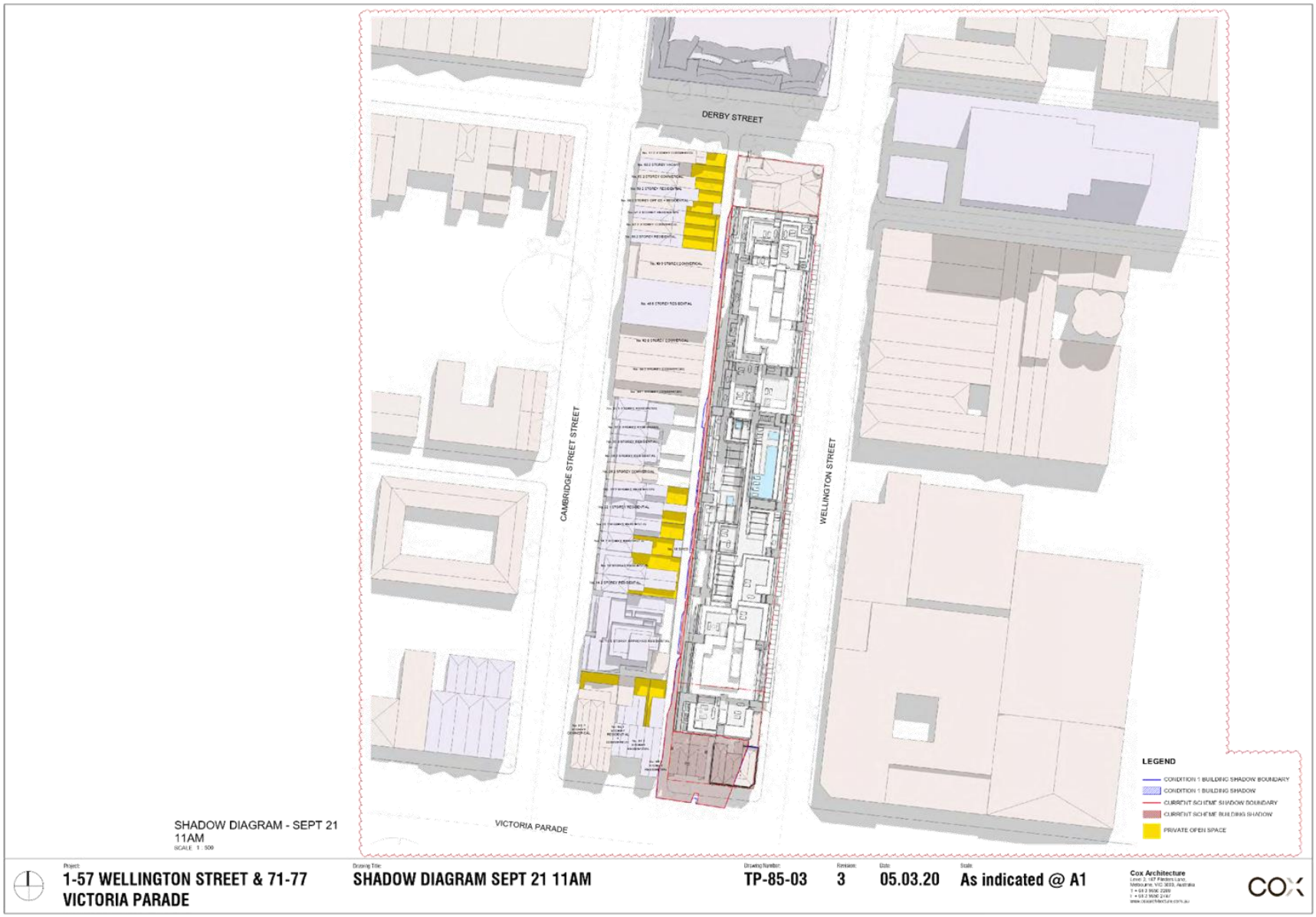
Attachment 8 - Attachment C (Part 2) - Application Plans (Architectural)



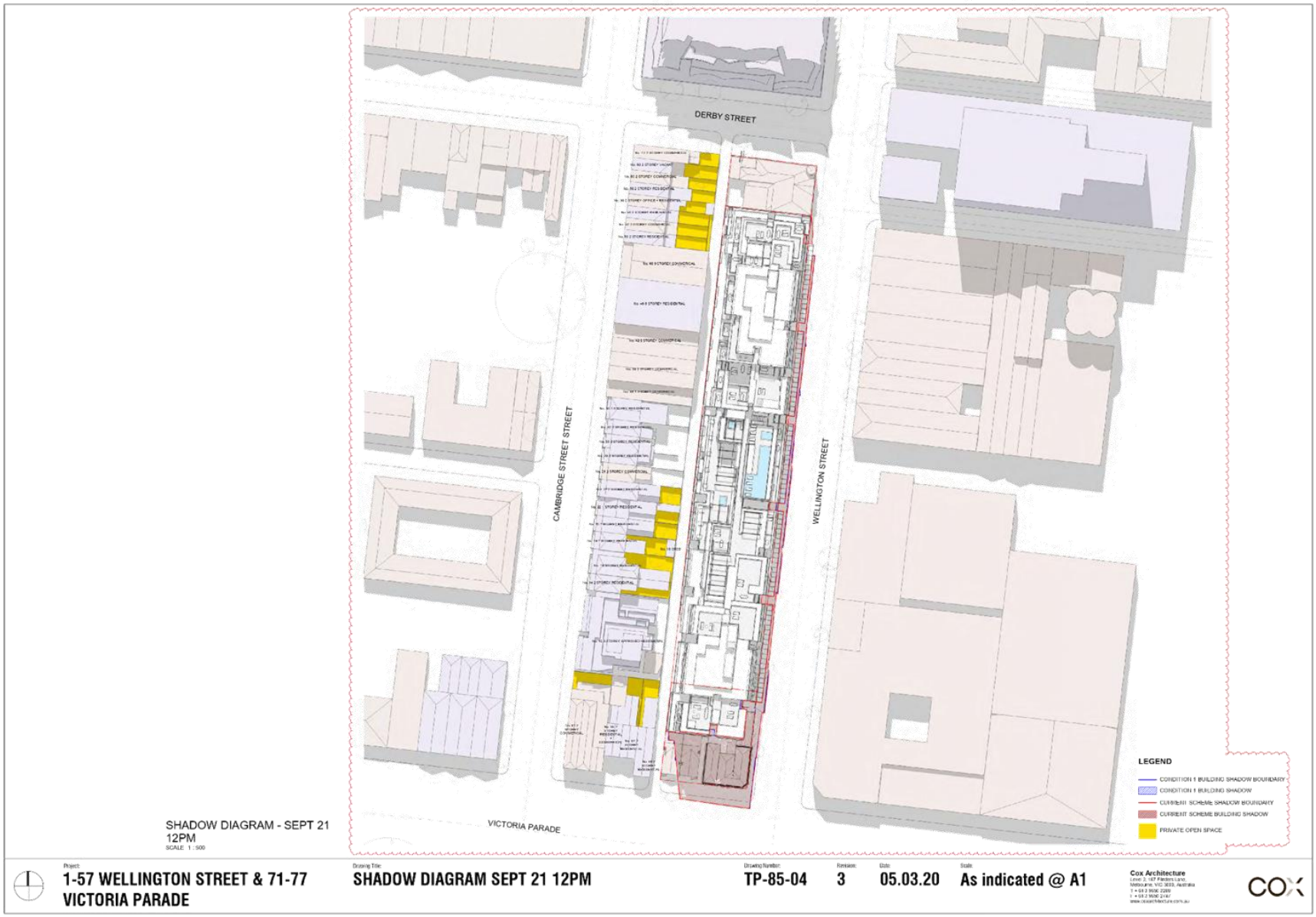
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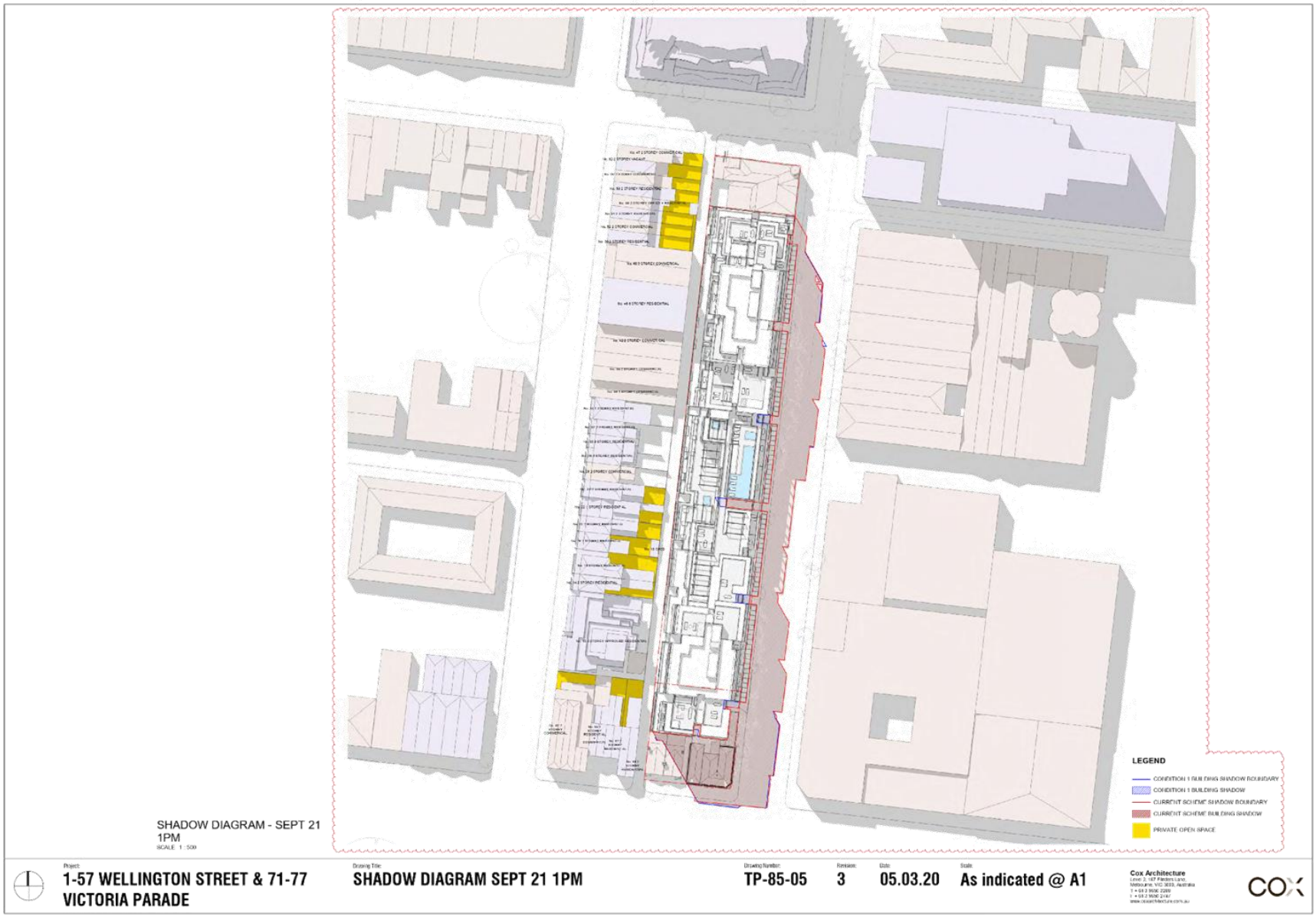
Attachment 8 - Attachment C (Part 2) - Application Plans (Architectural)



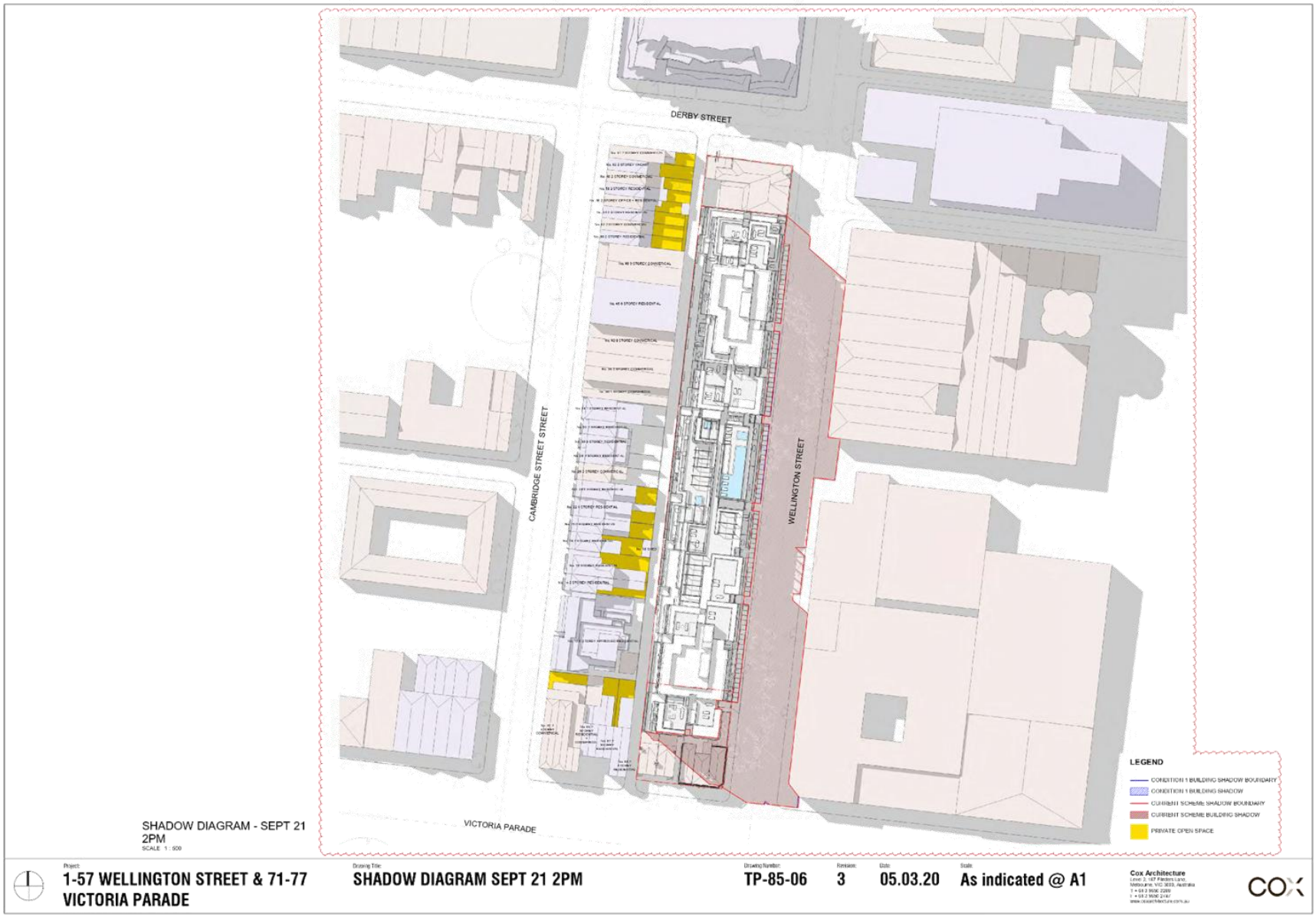
Attachment 8 - Attachment C (Part 2) - Application Plans (Architectural)



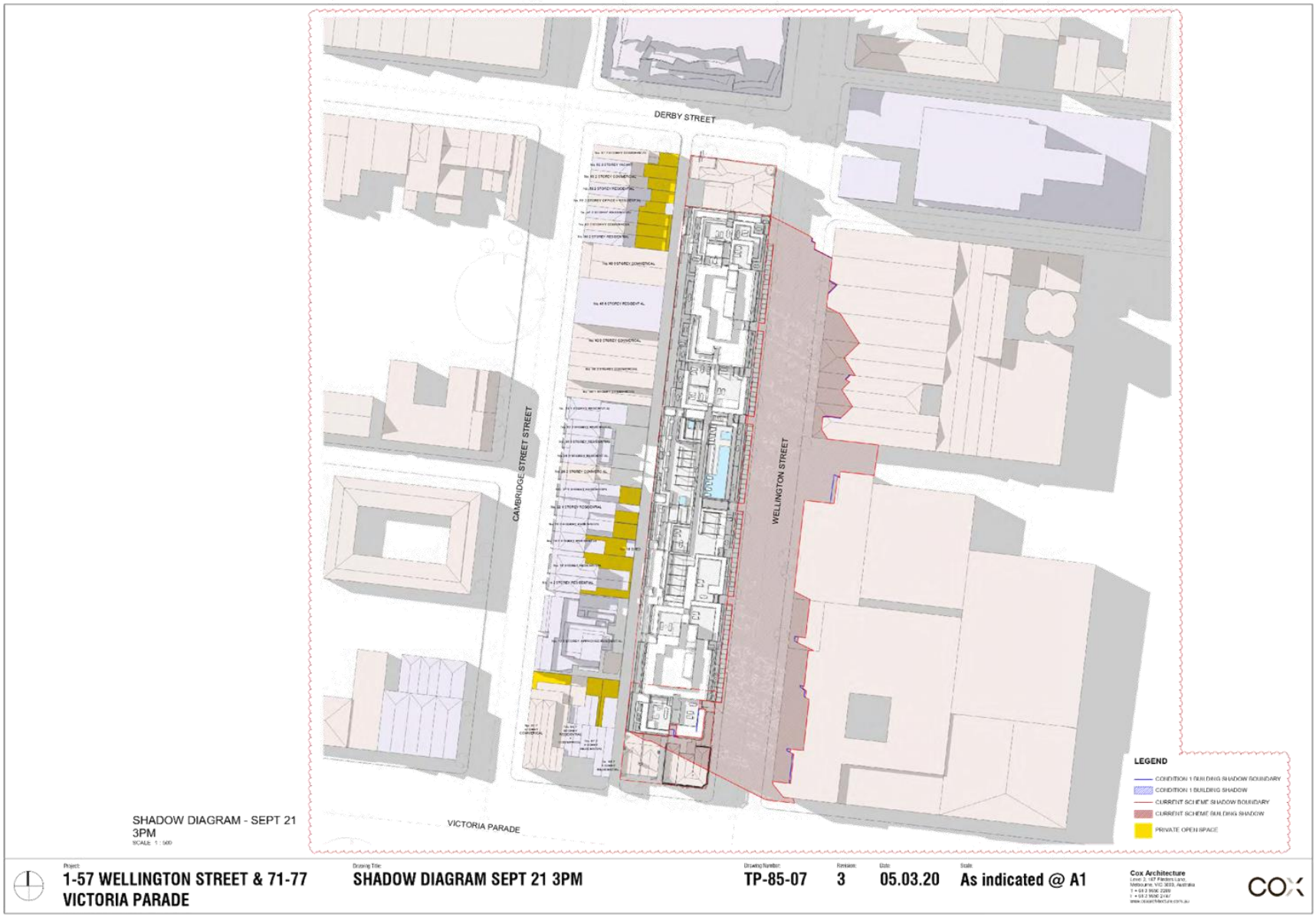
Attachment 8 - Attachment C (Part 2) - Application Plans (Architectural)



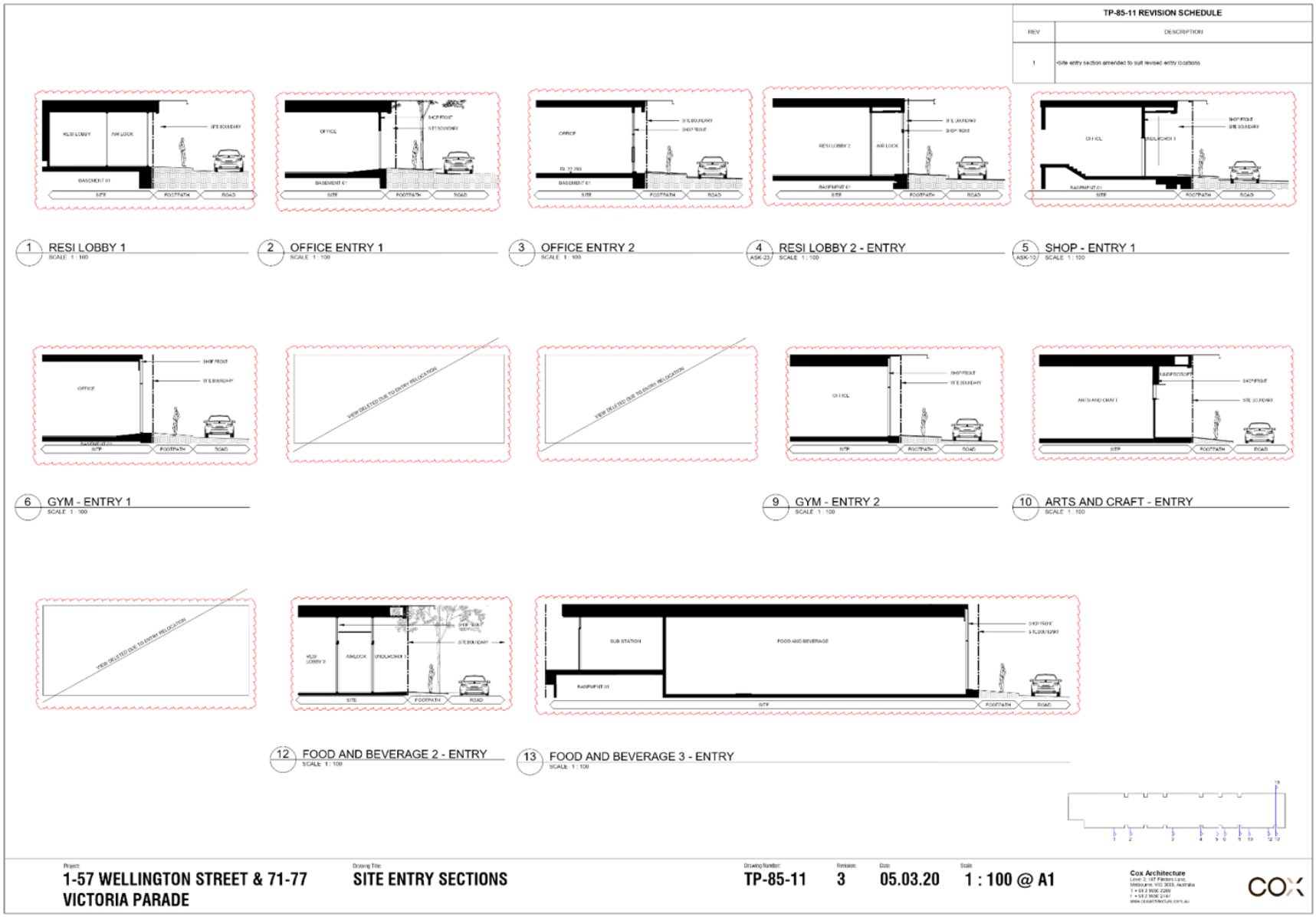
Attachment 8 - Attachment C (Part 2) - Application Plans (Architectural)



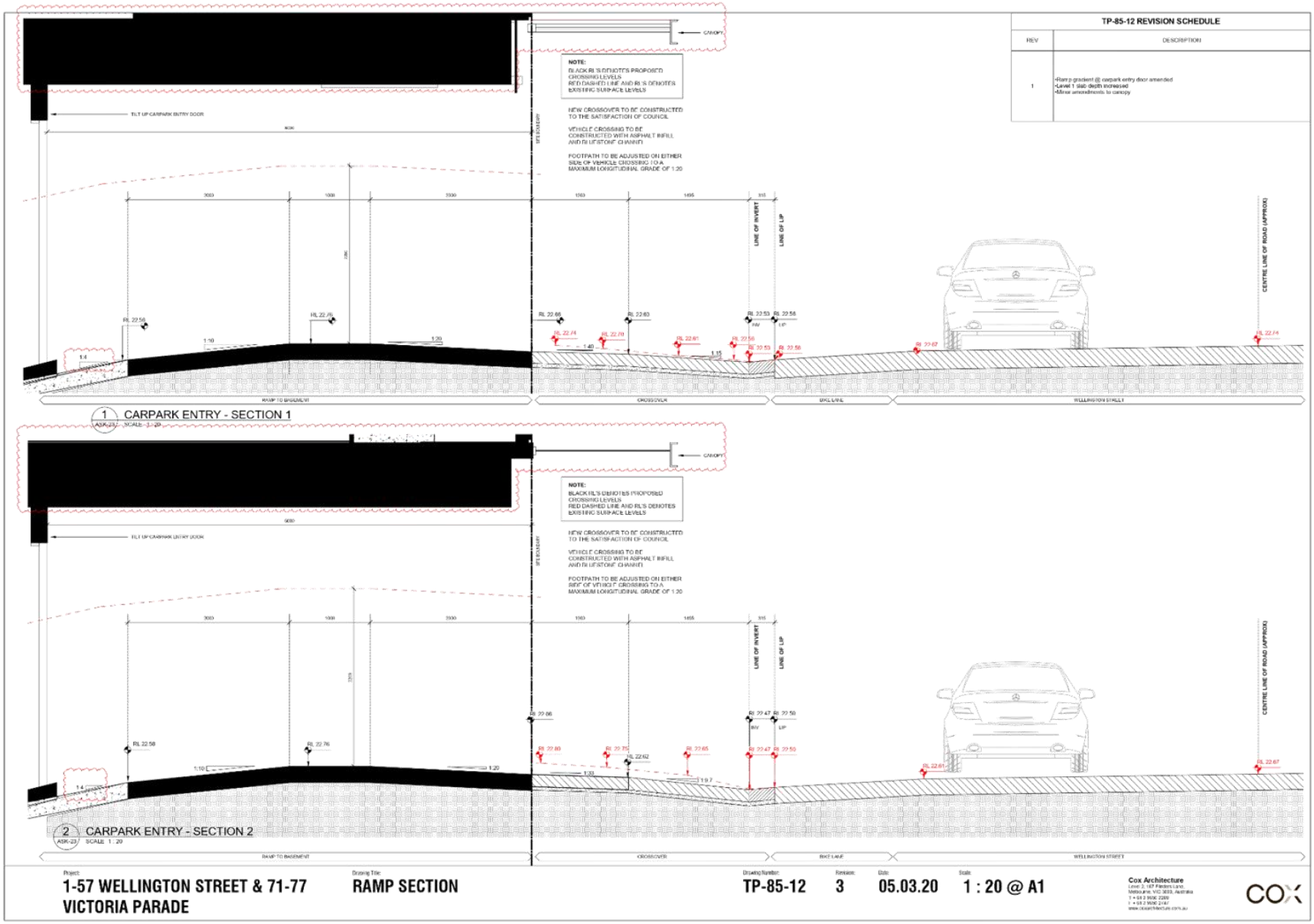
Attachment 8 - Attachment C (Part 2) - Application Plans (Architectural)



Attachment 8 - Attachment C (Part 2) - Application Plans (Architectural)



Attachment 9 - Attachment C (Part 3) - Application Plans (Architectural)

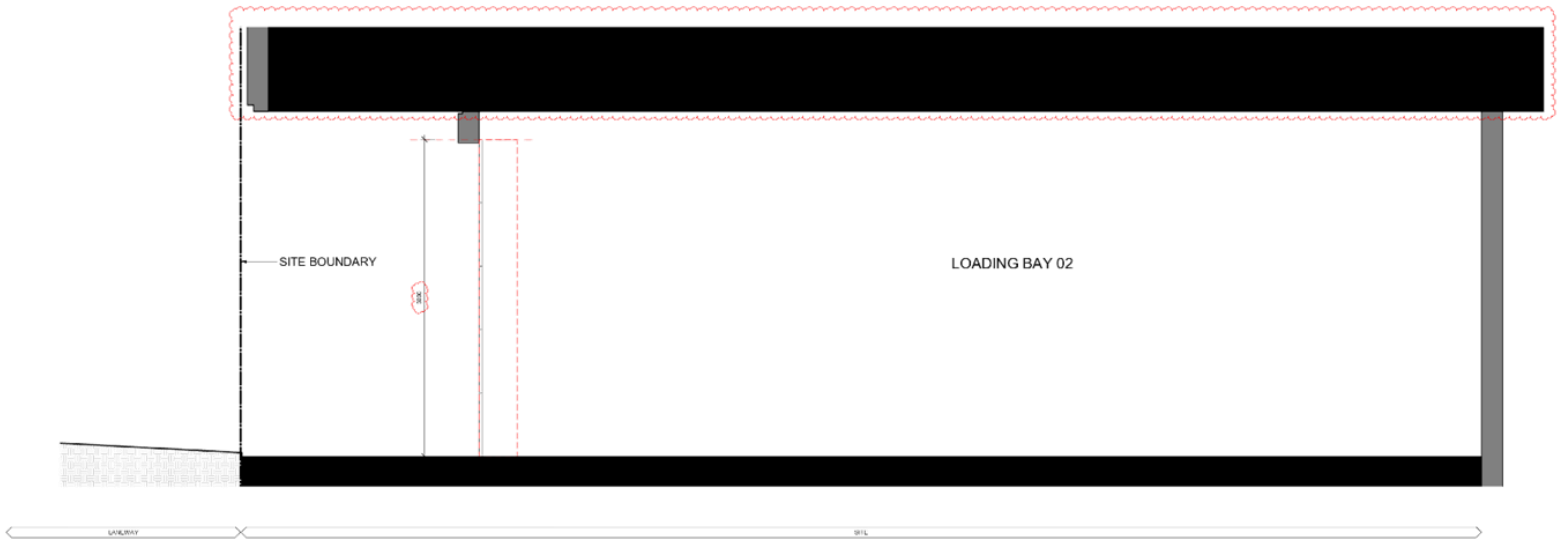


Attachment 9 - Attachment C (Part 3) - Application Plans (Architectural)



Attachment 9 - Attachment C (Part 3) - Application Plans (Architectural)

TP-85-14 REVISION SCHEDULE	
REV	DESCRIPTION
1	•Roller door clear opening height amended •Level 1 slab depth increased



1 LOADING BAY 02 - ENTRY
SCALE 1 : 20

Project	Drawing Title	Drawing Number	Revision	Date	Scale
1-57 WELLINGTON STREET & 71-77 VICTORIA PARADE	LOADING BAY 02 - ENTRY	TP-85-14	3	05.03.20	1 : 20 @ A1

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Attachment 9 - Attachment C (Part 3) - Application Plans (Architectural)



Attachment 10 - Attachment C (Part 4) - Application Plans (Landscape)

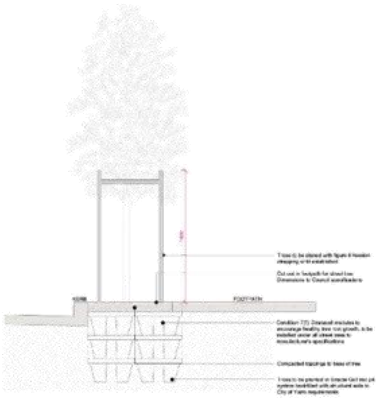


PROPOSED TREE SCHEDULE - GROUND LEVEL

Symbol	Plant	Common Name	Pot Size	Quantity	Planted Height	Planted Width	Mature Height	Mature Width
	Myoporum parvifolium	Creeping Boobialla	10 cm	68	0.10m	1.00m	0.20m	1.00m
	Tristaniopsis laurina	Water Gum	100L	04	2.00m	2.00m	1.20m	8.00m

LANDSCAPE SPECIFICATION - GARDEN BEDS & PLANTERS

1. STREET TREE SOIL PREPARATION
2. PLANTER SOIL
3. STREET TREES
4. MULCH
5. FERTILISING
6. PLANT MATERIAL
7. PLANTING
8. ROOT PROTECTION MATTING



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Ground Level Plan

Project Number	Drawing Status	Drawing Number	Date	Revision
15.208	Town Planning	TP01	06.12.19	I

Attachment 10 - Attachment C (Part 4) - Application Plans (Landscape)







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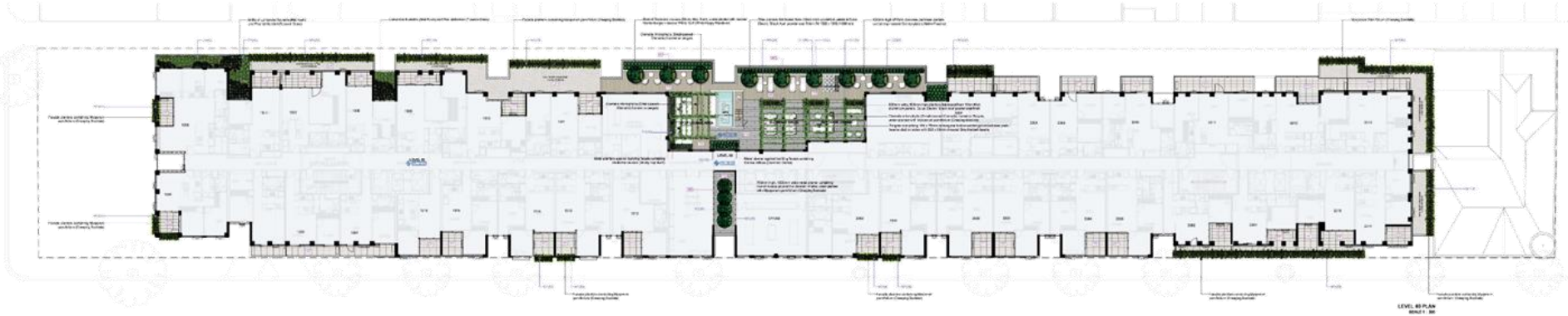
1-57 Wellington Street, Collingwood

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Level 01 and Level 02 Landscape Plans

15.208	Town Planning	TP02	08.12.19	I

Attachment 10 - Attachment C (Part 4) - Application Plans (Landscape)





PLANTING SCHEDULE - LEVEL 03

Symbol	Plant	Common Name	Pot Size	Quantity	Planted Height	Planted Width	Mature/Used Height	Mature/Used Width
PT	Prunus yedoensis	Yoshino Weeping	200 ltr	24	2.10m	1.10m	5.00m	3.00m
CA	Clematis armandii	Small-flowered Clematis	20cm	34	0.40m	0.20m	3.70m	5.00m
CJ	Carex glauca	Native Fountain	200MM	13	0.20m	0.20m	0.20m	0.20m
DS	Dianella stricta	Stiffy Flax Lily	50 ltr	19	0.20m	0.10m	0.70m	1.00m
HL	Hardenbergia violacea 'White Out'	White Happy Wanderer Vine	200MM	72	0.20m	0.20m	0.40m	2.00m
LJ	Lomandra 'Jundee'	Mat Rush	15cm	40	0.30m	0.30m	0.50m	0.60m
MJ	Myoporum parvifolium	Creeping Boobialla	15cm	225	0.15m	0.15m	0.20m	1.50m
PT	Pittosporum tenuifolium	Tawhiti Green	14cm	40	0.15m	0.15m	1.00m	0.40m

PLANTING SCHEDULE - LEVEL 04

Symbol	Plant	Common Name	Pot Size	Quantity	Planted Height	Planted Width	Mature/Used Height	Mature/Used Width
MJ	Myoporum parvifolium	Creeping Boobialla	14cm	28	0.15m	0.15m	0.20m	1.50m

FINISHES SCHEDULE

Code	Finish	Description
PT1	Planted Granite Paving (Common Areas)	Material: Boxed charcoal granite cobbles Sizes: 60mm thick, 1800 x 300mm Installation method: dry on 'Protecta' drainage system to manufacturer's specifications
PT2	Porcelain Tiling (Private Terraces)	Material: 900 x 600 x 20mm charcoal porcelain tiles Installation method: laid on 'Protecta' drainage system to manufacturer's specifications
TB	Timber Decking	Boards: 90 x 32mm charcoal Grey Ironbark boards with 5mm gaps Frame: 140 x 45mm treated pine bearers at 1213mm maximum spacings, fixed to 45mm recessed pine joists at maximum 500mm spacings, perpendicular to deck Edging: 40 x 10 x 5mm grade 316 stainless steel L angle
MW1	Rendered Masonry Walls	Application: reinforced masonry planters and walls, constructed to Structural Engineer's specifications Finish: dark grey cement based render, sand texture
WG	Metal Cladding	Application: facing of selected planters, fire place surrounds etc. Specification: 0.55 mm thick aluminium panels attached to face of masonry walls on 20mm thick rails Finish: Dulux Electric Black Ant powder coating
LP	Loose Pebbles	Double layer of 10-15mm diameter grey loose pebbles
ST	Synthetic Turf	'Signature Turf' synthetic turf laid directly on concrete slab / screed with 1 in 100 falls to drainage outlets in accordance with manufacturer's specification

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Level 03 and Level 04 Landscape Plans

Project Number	Drawing Scale	Drawing Number	Date	Revision
15.208	Town Planning	TP03	06.12.19	I

Attachment 10 - Attachment C (Part 4) - Application Plans (Landscape)











1-57 Wellington Street, Collingwood

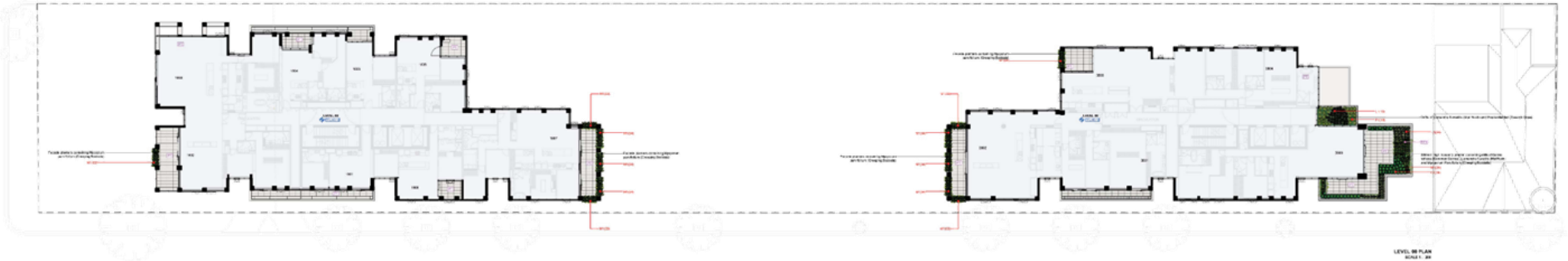
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Level 05 and Level 06 Landscape Plans

15.208	Town Planning	TP04	06.12.19	I

Attachment 11 - Attachment C (Part 5) - Application Plans (Landscape)





PLANTING SCHEDULE - LEVEL 07

Symbol	Plant	Common Name	Pot Size	Quantity	Planter Height	Planter Width	Mobilehead Height	Mobilehead Width
[illegible]	Buxus sylvica	Native Blueberry	200lt	34	2.90 m	1.10m	3.30m	1.00m
[illegible]	Camellia japonica	Native Fuchsia	200lt	28	6.20%	2.20 m	2.00m	1.10m
[illegible]	Lomandra longifolia 'Tanika'	Tanika Dwarf Mat Rush	25cm	20	0.30 m	0.30 m	0.40m	0.30m
[illegible]	Lomandra 'Nyalla'	Mat Rush	25cm	20	0.30 m	0.30 m	0.40m	0.30m
[illegible]	Myoporum parvifolium	Creeping Boobialla	15cm	97	0.15 m	0.50m	0.20m	1.00m

FINISHES SCHEDULE

Code	Finish	Description
PT	Panavarn Tilley (Private - Wrapped)	Material: 600 x 450 x 20mm charcoal pressed - flex Installation method: laid on 'Hebrides' elevated pedestal system to manufacturers specifications
MSN	Rendered Masonry Walls	Application: rendered masonry planters and walls, constructed in Structural Blueprint's specifications Finish: pale grey cement based render, sand textur

PLANTING SCHEDULE - LEVEL 08

Symbol	Plant	Common Name	Pot Size	Quantity	Planter Height	Planter Width	Mobilehead Height	Mobilehead Width
[illegible]	Correa glabra	Native Fuchsia	90cm	34	0.90 m	0.90 m	0.90m	0.70m
[illegible]	Lomandra 'Nyalla'	Mat Rush	15cm	42	0.15 m	0.50m	0.20m	1.00m
[illegible]	Myoporum parvifolium	Creeping Boobialla	15cm	97	0.15 m	0.50m	0.20m	1.00m
[illegible]	Poa labillardieri	Tussock Grass	15cm	10	0.15 m	0.50m	0.40m	1.00m

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Level 07 and Level 08 Landscape Plans

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15.208	Town Planning	TP05	06.12.19	I

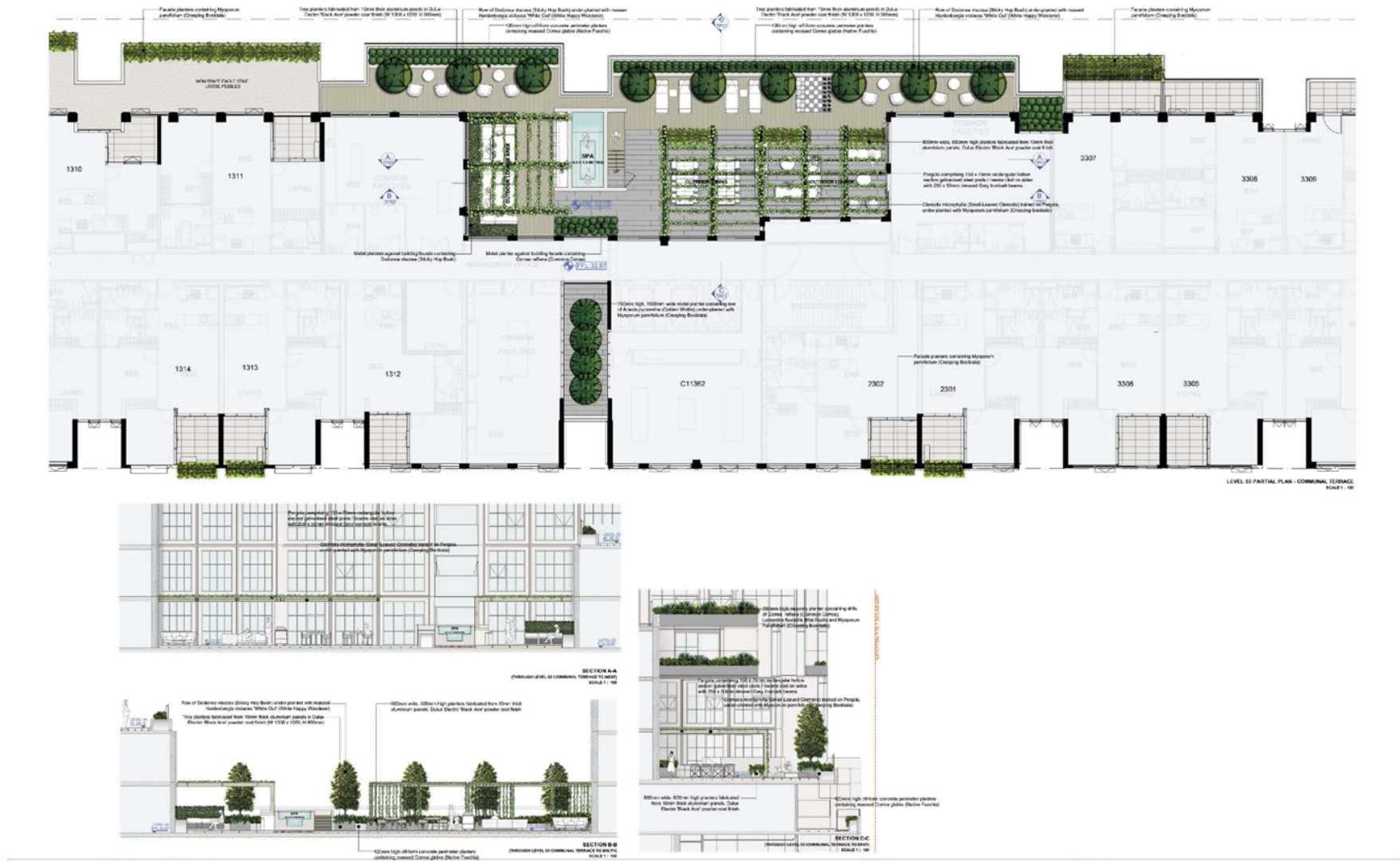
Attachment 11 - Attachment C (Part 5) - Application Plans (Landscape)



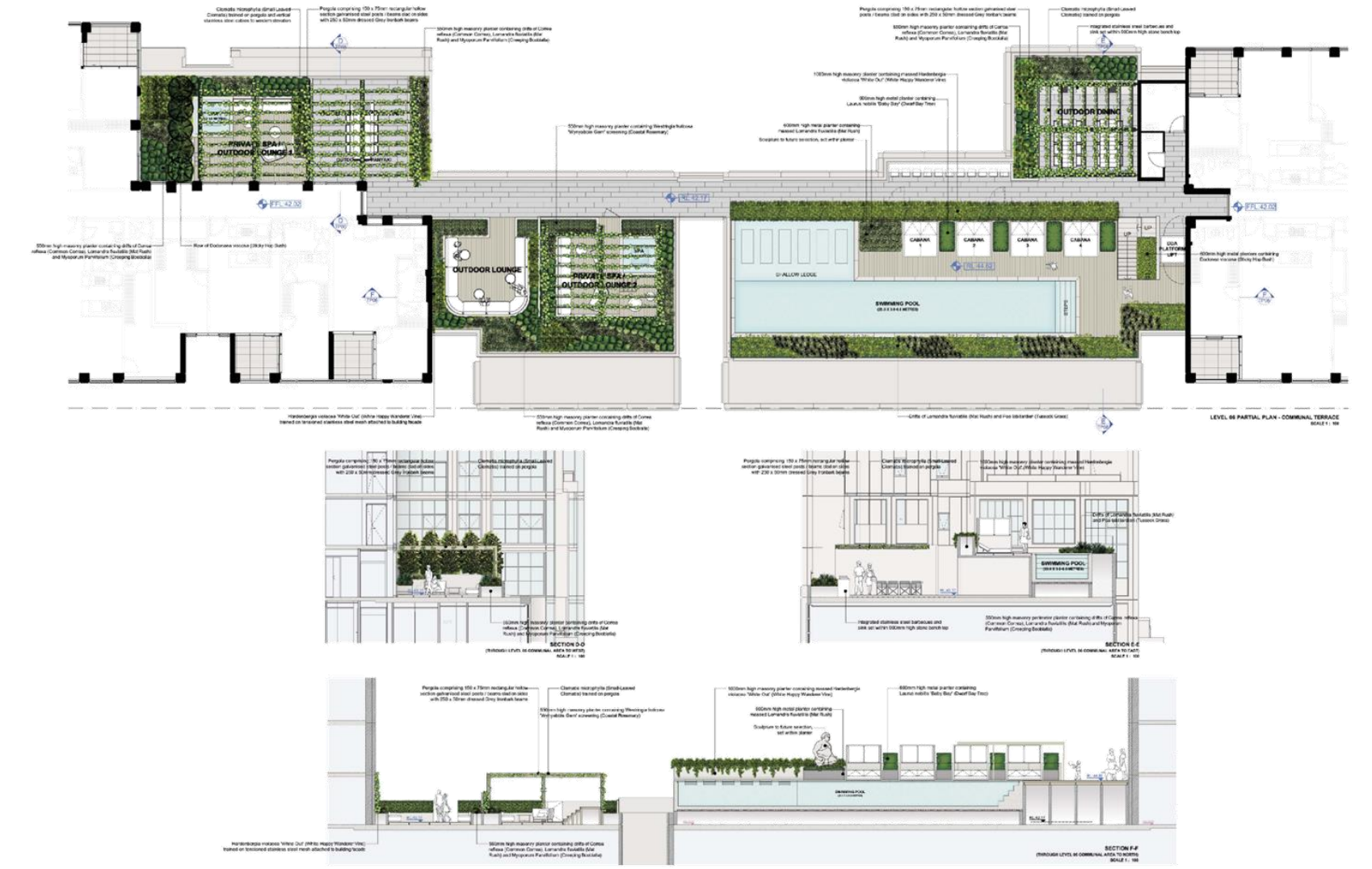
1-57 Wellington Street, Collingwood

Level 09 and Level 10 Landscape Plans

Attachment 11 - Attachment C (Part 5) - Application Plans (Landscape)



Attachment 11 - Attachment C (Part 5) - Application Plans (Landscape)



Attachment 12 - Attachment C (Part 6) - Application Plans (Landscape)

Commentary on General Irrigation Requirements for Healthy Plant Growth

Overview

Irrigation requirements for trees, shrubs, groundcovers and grasses, will vary upon planting density and transpiration rates of plants. Plants require an increase in water delivery after establishments to support healthy growth in constrained volumes. The moisture deficit period in Melbourne occurs during the months of December, January and February, with greater likelihood of drought conditions (days between rain events).

In order to establish and successfully manage plantings , it is important to have an appreciation of the amount of water required . When considering the water use rate for a particular species, it is the changing climatic conditions that will have the greatest influence on the water use rates. The rate at which trees use water depends on;

- The water use characteristics of the plant,
- The stage of developments, maturity and
- Prevailing environmental conditions

  eg. Extreme climate conditions of high ambient air temperature, low relative humidity, high wind speed and high levels of solar radiation are all associated with high water consumption by trees.

With constricted volumes of soil, the irrigation required to support any contained plantings needs to be applied more frequently. Street trees in natural soil can have less frequent, deeper watering once established.

Moisture sensors (tensiometers) buried in the soil profile should be located in all irrigation zones. A reading below 8kpa should be programmed to activate the system to deliver water to plantings.

Water shall be supplied to planters via Tech-line and/or Drippers - with emitters located at 200mm centres for full coverage of the soil surface area.

Establishment (2 year period)

The rate of tree water use can be estimated by taking into account (adapted from Hendreck and Black, 2001):

- Total leaf area of the tree - water can be evaporated/transpired from all the leaves (Represented by Leaf Area Index value)
- Evaporation capacity of the atmosphere
- Water use characteristics of the particular species (high or low water user - Crop Factor value)
- Available water in the soil

Table 1 below is to provide a continuum of water needs as root diameter and soil depth increases. The calculated amounts (Litres of soil) are for individual plants. Irrigation at establishment shall require less water resources to keep verdant life to optimum health than when plants are fully established. The less soil volume for roots to explore the more water required for optimum health/growth.

Tree Water Use Requirements, Table 1 from (Connellan 2004)

Soil/Root System Diameter	Soil Depth	Water Available (20% of total volum)
200mm	200mm	12L
300mm	300mm	14.2L
500mm	500mm	47.1L
1.0m	500mm	314L
2.0m	500mm	629L
3.0m	500mm	1414L

Water Management Strategies for Newly-Planted Trees

- Maintain adequate soil moisture - match supplemental irrigation water needs to climate conditions and available soil water
- Water effectively - apply water so that it reaches the tree root system with minimal losses
- Encourage extension of the root system - apply water to extremity of root system and beyond
- Remove competition for water - mulch around the tree

Landscape Establishment and Maintenance Arrangements

Brief

Provide a Landscape Maintenance management Plan for ongoing maintenance of landscape at 1-57 Wellington Street, Collingwood.

Included in this specification is work for the following programme in order.

1. General
2. Planter Preparation
3. Horticultural Staff/ Competency
4. Maintenance Procedures
   a. Pruning
   b. Fertiliser
   c. Mulch
   d. Wetting Agents
5. Irrigation System
6. Stormwater Re-use
7. Drainage of Landscape Areas
8. Control of Pests and weed
9. Site Inspections
10. Plant Replacement
11. Maintenance Outcome
12. Maintenance Delivery and Specification requirements

1. General

Maintenance and Establishment shall mean the care and maintenance of the planting area by accepted horticultural practices, as well as rectification of any defects that become apparent in the work under normal use. This shall include but shall not be limited to, the following items where required.

ITEM	FREQUENCY
Pruning/Clipping	As required, to establish landscape vision
Fertilising	Annual in Spring and/or as required when deficiency is obvious
Weeding	As required
Pest and Disease control	As required
Watering	Fortnightly or as required to establish trees and shrubs, including monitoring of sprinkler settings for garden beds. On-going monitoring for drought stress and adjustments made to watering regime in accordance to local weather conditions
maintaining site neat and tidy	Keep grounds area(s) and planters tidy and in good health, replenish mulch as necessary, in line with landscape vision

2. Planter Preparation (CONDITION 7(e))
3. Planters to have 30mm diameter drainage outlets at nominal 600mm centres, draining to substrate with 1 in 100 falls to stormwater wastes. Refer to hydraulic documentation for waste locations and details
   - Planter floors to be lined with Enkich 'VersiDrain' agricultural drainage cell panels with geotextile fabric to top
   - Buried wall surfaces to be lined with black 'Core Flute' protective panels
   - Planting medium: blend comprising peat, vermiculite, fine bark and coconut coir fibre and Osmocote slow-release fertiliser applied at a rate of 500 grams per cubic metre

3. Horticultural Staff/ Competency

A written briefing/management plan shall be provided to the property managers that states the landscape vision or the entire site, to clearly establish an understanding of landscape objectives / vision among all stakeholders.

Staff responsible for the management of the site shall be informed of the landscape vision and purpose of the landscape scheme for the site to ensure that the vision at the establishment of the scheme and expectations of the planning authorities are clearly communicated and continued into the future and that plant maintenance is implemented to achieve this consistent landscape vision. Appreciating the objectives of a landscape plan is essential to successful establishment and maintenance.

Horticultural staff are to be trained to an appropriate standard to satisfy the landscape vision. Preference shall be given to already qualified or trained staff.

Staff shall be:

- Familiar with names and requirements of individual plants and group plantings, (i.e. water, fertilizer and ecological niche) to ensure desired quality and health.
- Knowledgeable about planting maintenance procedures and practices appropriate to the site.

4. Maintenance Procedures

a. Pruning

- Plant material is to always be maintained to secure the landscape vision of the designers and to satisfy stakeholders.
- Facade planters: inaccessible facade planters are to be accessed twice annually via davit arms. Plants are to be trimmed and have slow-release fertiliser applied, unhealthy plants are to be replaced. Refer to Facade Access Report for further details of how safe access will be provided to all planters
- In all situations pruning shall utilise accepted horticultural techniques and shall meet expectations of hygiene to minimise spread of disease and shall be appropriately timed to secure appropriate growth and flowering.
- The following pruning procedures are recommended:

i. The removal of all dead, diseased and damaged plant parts, using appropriate pruning techniques, including deadheading (trees, hedges, shrubs, perennials, annuals etc.).

ii. Timely removal of growth, to maintain control, optimise appearance and maximise flowering in shrubs and perennials, without placing excess stress on plant material.

iii. Formative structural pruning to secure tree health, shape and vigour and to establish the long term integrity of tree structure. Staking of trees may also be a necessary measure to ensure appropriate structure in future.

iv. Rejuvenation of some plant material may be required in aged planting schemes. This will require hard pruning to old wood to re-establish appropriate dimensions of plants. This work will only be undertaken by appropriately qualified practitioners.

v. Division for perennial plants that extend incrementally will be needed. Undertake division and replanting to maintain health and vigour. This shall be timed to ensure appropriate re-growth and establishment, i.e. outside times of greatest stress and at specific times required by specific plant taxa.

vi. The removal of plan parts that are affected by insect, bacteria or fungal attack is to be the first and preferred method for plant care. Chemical control should be the 'if all else fails' methods to control insect, bacteria or fungal (Integrated Pest Managements IPM protocols apply).

b. Fertiliser

Annual applications of fertilisers shall be undertaken to secure the sustained absorption of nutrients for effective and appropriate plant growth.

Fertilisers shall be applied in the usual way, and fertilisers should be

- Of known chemical constituents
- Convenient for transport and handling
- Of low toxicity
- Of low odour

All soft landscape areas shall be fertilised annually, in spring, by the application of a complete timed release fertiliser at recommended rates.

Appropriate fertilisers include Osmocote, Debco fertilisers etc.

The use of organic fertilisers should not be considered for several reasons however the most important is the likelihood of long-term impact on the structure of the growth medium within planters and resultant changes to soil porosity, texture and drainage.

c. Mulch

All planted areas shall be maintained in an appropriately mulched condition by utilising gravel mulch to 50-75mm depth. The use of organic mulches shall be avoided to ensure that the structure of the growing medium is maintained to secure appropriate porosity for air and water movement.

Organic debris (dead flowers, leaves, branches) shall be removed from the surface of the mulch in spring. Mulch is to be topped up as required to cover and protect the drip irrigation system and provide a consistently mulched surface to planted areas.

d. Wetting Agents

Wetting agents shall be applied in conjunction with the application of fertilisers in spring. An application of a commercial wetting agent shall be undertaken to secure appropriate water penetration/ spread into soils. Wetting agents shall be applied in a granular form at recommended rates as specified by manufacturers.

5. Irrigation system (CONDITION 7(c) 7(k) & 7 (l))
All above ground planting is to be provided with an irrigation system to secure appropriate moisture for plant growth. Regular maintenance of the irrigation and drainage infra-structure shall be completed as below:

Monthly

- Check irrigation system for evidence of leaks or splits to ensure effective on-going irrigation supply to all soft landscape areas.
- Review the effectiveness of aperture nozzles to ensure that each is free of dirt and provides effective irrigation at the prescribed rate to all planted areas.

Annual

Provide a complete inspection of the irrigation system including but not limited to:

- Replacement of all batteries within the controllers and timers etc.
- Check the performance of timers / controllers, moisture sensor devices and replacement and repair as required
- Assessment of the function of drainage from planter beds and the removal of such debris as required to maintain effective site drainage
- Inspection and clean-up of all silt traps to remove debris and ensure free flow of water

6. Stormwater Re-Use (CONDITION 7(k))
Two 40,000 litre rainwater tanks are to be installed and connected to automated irrigation system servicing various garden beds and planters

7. Drainage of Landscape Areas (CONDITION 7(l))

- Hard surfaced areas: paved surfaces, decking and synthetic turf to be laid on pedestal system with cavity beneath, slabs to have minimum 1 in 100 falls to stormwater wastes
- Large planters: planter floors to have minimum 1 in 50 falls to stormwater outlets, AG drainage cell panels with geotextile fabric to line base of planters
- Medium-small planters: modular drop-in GRC planters are to be elevated above slab level with 30mm diameter drainage holes at nominal 600mm centres, draining to slab below with minimum 1 in 100 falls to stormwater outlets

8. Control of Pests and weeds (including fungus, bacteria & viruses)
Inspect for pests or disease outbreak and take immediate action. Integrated Pest Managements (IPM) is the preferred method to deal with any pest outbreak. Strict attention to manufacturer's instructions regarding health and safety precautions is required with all chemical applications. Application of chemicals is the method of last resort, once all other methods have been applied, (IPM protocols). Spraying against insect and fungus infestation shall be carried out in accordance with manufacturer's directions.

If chemicals are to be used in any capacity or form, notification is required to all stakeholders including residents, with proper signage posted on day to inform.

9.Site Inspections

A nominated landscape design professional is to be engaged for site inspections and to provide on-going design and horticultural advice to the site managers. This professional shall monitor the performance of site landscape and enforce the landscape vision.

Site inspections post-occupancy by the nominated professional shall be undertaken on a three monthly basis to review the health and structure of the planting. Specific attention shall be given to ensure:

- Pruning requirements are met, to meet the established landscape vision as planned.
- Appropriate health and vigour is achieved for plants and specifically evidence of disease is identified and controlled.
- The structure and form of trees is appropriate and formative pruning implemented as required.
- Planting stresses resulting from over or under watering are minimised.
- Perennial plants are lifted and divided as required and re-planted to establish plant densities.

10. Plant Replacement
Replacement of dead plants shall occur as the need arises in order to maintain a complete and healthy appearance for the site's landscape scheme. Replacements shall be like-with-like and shall be established at sizes identified within the Landscape Architectural plans.

11. Maintenance Outcome
The outcome of the implementation of the above specification shall be:

- Appropriate and healthy plant growth in line with the vision for the developments.
- Effective screening to site boundaries to the south and the west.
- Attractive, appropriately scaled tree growth to the pedestrian entrance
- An effective landscape contribution to community amenity within both private and public domain of the development.

12. Maintenance Delivery and Specification requirements
The Owners Corporation will cover all maintenance costs of the landscape along common boundaries

Specification Requirements

A suitably qualified horticultural contractor is to be hired to complete the horticultural maintenance works. A specification of works shall be required to complete the required works to the aesthetic appearance and intent of the involved stakeholders.

An example of a descriptive landscape maintenance specification may include but are not limited to:

- Pruning General (dead, damaged and disease plant parts)
- Pruning of the trees (species specific requirements)
- Hedge pruning (frequency and desired appearance)
- Pruning of shrubs (size and shape)
- Weeding (hand or herbicide spraying by qualified applicator)
- Date and Time (when, and how long works will take)
- Equipment (appropriate power equipment and restrictions)
- Cleaning of rubbish (papers and garbage blown in paths and other surfaces)
- Spoil replacement (over time soils will subside and require replacement to appropriate level)
- Mulching (mulch schedule)
- Qualifications (suitably qualified and knowledgeable contractor to achieve specification requirements)

Street Tree Protection Measures

Prior to commencement of any construction works, the following protection measures must be implemented around the street tree:

1. Tree protection fencing must be erected around the street tree at a radius of 2.0 metres from the base of the trunk to define a 'Tree Protection Zone'. The fence must be constructed of star pickets and chain mesh or equivalent to at least 1.8m in height to the satisfaction of the Responsible Authority. The tree protection fences must remain in place until all construction is completed
2. The accessible ground surface of the Tree Protection Zone must be covered by a 100mm deep layer of mulch before the development starts and be watered regularly to the satisfaction of the Responsible Authority
3. No vehicular or pedestrian access, trenching or soil excavation is to occur within the Tree Protection Zones without the written consent of the Responsible Authority. No storage or dumping of tools, equipment or waste is to occur within the Tree Protection Zones

Soil Preparation Specifications (CONDITION 7(e))

1. Garden Beds
   - Cultivate to a of 300mm and import 150mm layer of 5 way organic topsoil / compost blend
   - E - 75 x 6mm galvinised steel, treated pine stakes 900mm apart, matt black paint
   - Potted plants - install irrigation lines through base of pots / planters, line floors with AG drainage cell and fill with Debco Terra Cotta and Potting Mixture
   - Ensure stormwater wastes are installed in all planters, in accordance with Civil Engineer's specifications, lay non-shrink screed with 1 in 50 falls to wastes
   - Apply waterproofing membrane to buried surfaces in accordance with waterproofing specialist's specifications
   - Line floors of planters with AG drainage cell panels and walls with black core flute protective boards fill planters with potting mix (75%), blended with 'Surecrop' compost (25%). Both available from Fulton Garden supplies
   - Spread layer of 'Surecrop' compost after plant installation
2. Pots and Planters
   - Apply Mapei acrylic waterproofing membrane to internal walls and floor of all pots
   - Install double layer of 50mm AG drainage cell panels to base of pots
   - Void filling media (through central zone of tall pots, up to 440mm below top lip of pots): vermiculite
   - Planting media (top 400mm layer): blend of Debco premium potting mix (70%), vermiculite (15%) and peat moss (15%)
   - Install plants, apply Osmocote slow-release fertiliser and spread double layer of 35-50mm diameter 'Indo Cream' pebbles

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PROJECT TITLE
1-57 Wellington Street, Collingwood

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A2 PAGE

DRAWING TITLE
Soil, Irrigation & Maintenance Schedule

PROJECT NUMBER	DRAWING STATUS	DRAWING NUMBER	DATE	REVISION
15.208	Town Planning	TP09	06.12.19	I

Figured dimensions take precedence to scale readings. Verify all dimensions on site.
Report any discrepancies to Jack Merlo Office for decision before proceedings with the work.

Attachment 13 - Attachment D - Referral Comments

ATTACHMENT D – REFERRAL COMMENTS

Council's Open Space Unit – Julia Mardjuki

I have reviewed the landscape plans part 1,2 and 3 provided by Jack Merlo dated 06.12.19.

I think they are fine and appropriate for the development. The plans have been modified slightly but are not a huge departure from the endorsed landscape plans from Jack Merlo dated 11.04.19. I also think having the connecting bridges across levels 3 and 6 will provide better amenity for residents.

I just have a few points to raise:

- *Please ensure the new planters proposed for the ground floor have a minimum width and depth of 400mm to achieve adequate plant growth.*
- *Ensure the new façade planters proposed are safe and satisfy any relevant building codes. Also that they are of a sufficient width and depth to sustain plant growth. The detail provided on drawing TP02 indicates this will be achieved, however there seems to be some discrepancy with the detail and the plan, where the plan implies the plants will be growing outside the balcony and balustrade rather than within the balcony. This is only in relation to the façade planters.*

Some of the terrace planters have been removed on the higher levels, but given there isn't a large loss of green amenity across the development and there is an offset of planters in other areas, I don't think a pressing issue.

Council's ESD Consultant – Gavin Ashley

I have reviewed the updated SMP and plans for this application, noting the following:

1. *The SMP is highly consistent with the version already endorsed with the exception of three areas - indoor environment quality, energy and urban ecology.*
2. *The revised proposal includes daylight modelling which clearly demonstrates compliance with best practice daylight standards – this is satisfied.*
3. *The endorsed SMP committed to electricity consumption reduction of 61% for residential and 31% for gas consumption reduction – the updated SMP reduces this target reduction to 10% for both, but no explanation has been offered for why.*
4. *The revised proposal reduces the effective green cover from 20% to 13%.*

Prior to endorsement of the revised proposal we would require to the satisfaction of the RA:

- *Further information on why the energy efficiency targets have been revised downwards so signficantly from the previously endorsed proposal*
- *Further information, including a mark up demonstrating the 7% loss in vegetation cover resulting from the updated proposal and demonstration of how the original commitment to 20% vegetation cover could be reinstated.*

Council's Strategic Transport Unit – Chloe Wright

I've reviewed the amended plans and can confirm that the changes to bicycle parking and the revised green travel plan are generally acceptable (with two recommended changes noted in point 2 and 4):

Attachment 13 - Attachment D - Referral Comments

1. *The amendments to the mix of uses and sqm generates the following recommended provision for bicycle parking (based on the BESS best practice rates for residential and commercial uses):*
    a. *22 employee spaces*
    b. *241 resident spaces*
    c. *65 visitor spaces*
2. *The table below notes the changes to the number of bicycle spaces provided at each level. The previous proposal generated a total recommended a total provision of 294 bicycle parking spaces, and the amended proposal generates a recommendation of 328 bicycle spaces. It is recommended that 10 additional bicycle spaces are provided, to meet the total best practice rate of 328 spaces.*
3. *While 20 visitor spaces does not meet the recommended best practice rate, the traffic report notes that it is expected that visitors to the residential component of the building will have access to the bicycle parking within the development via contacting the resident they are visiting, which is consistent with the endorsed plans and endorsed traffic report*
4. *The endorsed plans include 20 at-grade spaces for resident/employee bicycle parking at the ground floor. The amended plans have reduced the number of at-grade spaces for employee/residents at the ground floor to 8. It is recommended that at least 18 resident/employee spaces at the ground floor are provided as horizontal at-grade spaces to meet the requirement of AS2890.3 for 20% of spaces to be horizontal at-grade spaces*
5. *Resident bicycle parking is located throughout the basement levels and not within a secure facility - typically this is not recommended or supported as it does not provide a secure facility and will likely result in residents walking through car park areas to search for a space, however this arrangement is consistent with the layout of bicycle parking in the endorsed plans*
6. *The location and layout of visitor bicycle parking is acceptable*
7. *The layout of resident/employee bicycle parking appears to meet clearance requirements of AS2890.3*
8. *The Green Travel Plan has been updated to include the amended plans and is adequate*

	Endorsed	***Amended***
Basement level 1	*76 spaces (including 24 within a secure facility)*	*60 spaces*
Basement level 2	*52 spaces*	*64 spaces*
Basement level 3	*52 spaces*	*84 spaces*
Ground floor	*93 spaces within 1 secure facility (73 wall racks and 20 horizontal at-grade spaces)* *21 visitor spaces at street level* *1 EOT facility with 4 shower / change rooms*	*90 resident/employee spaces within 2 secure facilities (82 wall racks and 8 horizontal at-grade spaces)* *20 visitor spaces at street level* *2 EOT facilities with 4 shower / change rooms*
Total provision	*273 employee / resident spaces* *21 visitor spaces*	*298 employee / resident spaces* *20 visitor spaces*

Council's City Works Services Unit – Atha Athanasi

The waste management plan for 1-57 Wellington St & 71-77 Victoria Pde, Collingwood authored by Leigh Design and dated 6/3/20 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.*
2. *Due to changes in waste service systems recently announced by the State Government the site must consider how the 4 waste streams will be separated especially with regards to the chute system. (Glass, garbage, recycling, food waste).*

Council's Engineering Services Unit – Mark Pisani

I refer to the above Planning Application received on 1 May 2020 in relation to the proposed development at 1-57 Wellington Street and 71-77 Victoria Parade, Collingwood. Council's Civil Engineering unit provides the following information:

Drawings and Documents Reviewed

	Drawing No. or Document	Revision	Dated
City of Yarra	Planning Permit (Amended) PLN16/0922		9 October 2019
Cox Architecture	TP-01-02 Development Summary	3	2 March 2020
	TP-11-01 Site Plan	3	5 March 2020
	TP-11-02 Survey Plan	3	5 March 2020
	TP-21-01 Basement 03 – Floor Plan	3	5 March 2020
	TP-21-02 Basement 02 – Floor Plan	3	5 March 2020
	TP-21-03 Basement 01 – Floor Plan	3	2 March 2020
	TP-21-04 Ground – Floor Plan	3	2 March 2020
	TP-21-05 Level 01 – Floor Plan	3	2 March 2020
	TP-30-02 Elevation – East	4	28 April 2020
	TP-30-04 Elevation West	4	28 April 2020
	TP-30-17 Resi Lobby 1 – Entry Details	3	5 March 2020
	TP-30-31 Parking Details	3	5 March 2020
	TP-40-01 Sections	3	5 March 2020
	TP-40-02 Sections	3	5 March 2020
	TP-40-03 Sections	3	5 March 2020
	TP-40-04 Sections	3	5 March 2020
	TP-40-05 Sections	3	5 March 2020
	TP-40-06 Sections	3	5 March 2020
	TP-40-07 Sections	3	5 March 2020
	TP-85-11 Site Entry Sections	3	5 March 2020
	TP-85-12 Ramp Sections	3	5 March 2020
	TP-85-13 Loading Bay 01 – Entry	3	5 March 2020
	TP-85-14 Loading Bay 02 – Entry	3	5 March 2020
	TP-85-15 Existing Road Features Survey	3	5 March 2020
Traffix Group	Traffic Engineering Assessment	-	28 February 2020
	Car Parking Management Plan	A	28 February 2020

CAR PARKING PROVISION

	Endorsed Proposal		Amended Proposal	
Proposed Use	**Quantity/ Size**	**Car Parking Provision**	**Quantity/ Size**	**Car Parking Provision**
One-Bedroom Dwellings	76	61	97	78
Two-Bedroom Dwellings	76	86	119	119
Three-Bedroom Dwellings	54	118	25	61
Residential Visitors*	216 dwellings	14		
Office	1,270 m²	18	1,933 m²	44
Retail	1,557 m²	15	707 m²	
Community Art & Craft	100 m²		100 m²	
	Total	**312 spaces**		**302 spaces**

** Since the site is located within the Principal Public Transport Network Area, the residential visitor parking requirement does not apply.*

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

Car Parking Demand Assessment

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

Parking Demand Consideration	Details
Parking Demand for the Dwellings	Under the endorsed proposal, the parking for the dwellings were supplied with the following rates: ▪ One-bedroom dwellings – 0.8 spaces per dwelling ▪ Two-bedroom dwellings – 1.0 space per dwelling ▪ Three-bedroom dwellings – 2.2 spaces per dwelling For the amended proposal the resident parking rates are as follows: ▪ One-bedroom dwellings – 0.8 spaces per dwelling ▪ Two-bedroom dwellings – 1.0 space per dwelling ▪ Three-bedroom dwellings – 2.4 spaces per dwelling The parking provision of the amended proposal is consistent with the endorsed proposal, with the parking rate for the three-bedroom dwellings slightly increasing. We consider the parking provision for the residential dwellings to be appropriate.

Parking Demand for Retail Use	*Although the retail and office uses have been collectively allocated 44 on-site spaces, for the purpose of this assessment, we could adopt a retail parking rate of 1.0 space per 100 square metres of floor area (for staff). This would equate to a parking demand of 7 spaces. The balance of the parking allocation (37 spaces) would be allocated to the remaining commercial uses.*

Parking Demand Consideration	***Details***
Parking Demand for the Office Use	*By adopting an on-site parking provision of 34 spaces to the office use, this would equate to a parking rate of 1.76 spaces per 100 square metres of floor area. The endorsed proposal's office parking was supplied at a rate of 1.42 spaces per 100 square metres of floor area. The amended on-site office parking provision is considered appropriate.*
Parking Demand for the Arts and Craft Use	*For the community arts and craft centre, if we adopt the statutory parking rate of 3.5 spaces per 100 square metres as per column B in Table 1: Car parking requirement of Clause 52.06, the resultant parking demand would be three spaces.*
Summary of Commercial Parking Demands	*For this assessment, the commercial uses could be provided with the following parking allocations:* ▪ *Office – 34 spaces* ▪ *Retail – 7 spaces* ▪ *Community Arts and Craft Centre – 3 spaces* *We are satisfied that a combined parking allocation of 44 spaces for the commercial uses of the site is considered appropriate and not dissimilar to that of other developments we have reviewed.*

Adequacy of Car Parking

From a traffic engineering perspective, the provision of car parking for the various uses on the site is considered appropriate in the context of the development and the surrounding area. The car parking demand rates are fairly consistent with the endorsed proposal. The site is very well positioned in terms of public transport nodes and the on-road bicycle network. The operation of the development should not adversely impact existing on-street parking conditions in the area.

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

TRAFFIC IMPACT

Trip Generation

The trip generation for the site adopted by Traffix Group in previous revisions of their Traffic Engineering Assessment reports, is as follows:

Proposed Use	Adopted Traffic Generation Rate	Daily Traffic	Peak Hour	
			AM	PM
Residential (241 dwellings)	3.0 trips per dwelling per day Peak hour volume is 10% of daily volume	723	72	72
Commercial Uses (44 spaces)	0.5 trips per space in each peak hour	Not Provided	22	22
Total			**94 trips**	**94 trips**

By comparison, the endorsed proposal had a peak hour trip generation of 82 trips per peak hour. The increase by 12 trips in each peak hour will not be detrimental to the traffic operation of Wellington Street or the surrounding road network.

DEVELOPMENT LAYOUT DESIGN

Layout Design Assessment

Item	Assessment
Access Arrangements	
Development Entrance	The entry and exit lanes are a minimum of 3.155 metres and 3.145 metres in width respectively, which satisfy the Australian/New Zealand Standard AS/NZS 2890.1:2004.
Visibility	A pedestrian sight triangle measuring 2.0 metres by 2.5 metres has been provided for the exit lane and satisfies Design standard 1 – Accessways of Clause 52.06-9.
Headroom Clearance	The headroom clearance at the development entrance has been provided at no less than 2.2 metres and satisfies AS/NZS 2890.1:2004.
Internal Ramped Accessways	The internal ramped accessways have carriageway widths of 6.0 metres with additional kerbs (no less than 300 mm wide) and satisfy AS/NZS 2890.1:2004.
Car Parking Modules and Mechanical Parking	
At-grade Parking Spaces	The dimensions of the car parking spaces (2.6 to 2.7 metres by 4.9 metres) satisfy Design standard 2 – car parking spaces.
Parallel Parking Spaces	The dimensions of the parallel parking spaces (2.3 metres by 6.7 metres) satisfy Design standard 2.
Accessible Parking Space	Design of the accessible parking bay and shared area comply with the Australian/New Zealand Standard AS/NZS 290.6:2009.
Aisles	The 6.4-metre wide widths satisfy Table 2: Minimum dimensions of car parking spaces and accessways of Clause 52.06-9.
Column Depths and Setbacks	Columns have depths of 1200 mm and are set back from the aisles by 250 mm. These columns encroach the parking space

Attachment 13 - Attachment D - Referral Comments

	clearance envelopes. Bays that abut these columns have been widened to 2.7 metres – which is consistent with the minimum Australian/New Zealand Standard parking bay for long-stay users (resident, employee parking). On that basis, the columns should not adversely impact on car door opening and are considered satisfactory for this car park.
Clearances to Walls	*Clearances to walls have been provided at no less than 300 mm and satisfy Design standard 2.*
Car Stacker Devices	*The car stacker device to be used in the development is consistent with the endorsed proposal.*
Gradients	
Ramp Grade for First 5.0 metres inside Property	*The ramp profile at the development entrance comprises an apex, with an upward grade of 1 in 20 for the first 2.0 metres inside the development, followed by a 1.0-metre long flat section and a 2.0-metre long downward grade of 1 in 10. This ramp profile satisfies Design standard 3: Gradients.*
Ramp Grades and Changes of Grade	*The ramp grades and changes of grade satisfy Table 3 Ramp Gradients of Clause 52.06-9.*

Item	***Assessment***
Loading Arrangements	
Loading Bays	*The development contains two loading bays accessed via the north-south aligned laneway abutting the western boundary of the site. Loading Bay 1, towards the south end of the site, has a depth of 8.195 metres by a minimum of 6.5 metres with a headroom clearance of 3.5 metres, and can comfortably accommodate a 6.4-metre long small rigid vehicle.* *Loading Bay 2, towards the northern end of the site, has a depth of 9.0 metres by 5.65 metres with a headroom clearance of 3.0 metres. The headroom clearance would only be suitable for smaller vehicles such vans. In instances where the headroom clearance is low, appropriate warning signage should be installed.* *The proposed loading bays are considered satisfactory for the proposed retail tenancies.*
Swept Path Analysis and Ground Clearance	
Loading Bay 1 – South Space Commercial Vehicle Ingress G20889 Sheet 01/02 Issue A*	*The swept path diagram for a 6.4-metre long small rigid vehicle reversing into the south space of Loading Bay 1 via the north-south aligned laneway is considered satisfactory.*
Loading Bay 1 – South Space Commercial Vehicle Egress G20889 Sheet 01/02 Issue A	*The swept path diagram of the forward movement out of the south space of Loading Bay 1 for the small rigid vehicle is considered satisfactory.*
Loading Bay 1 – North Space Commercial Vehicle Ingress G20889 Sheet 01/02 Issue A	*The swept path diagram for a small rigid vehicle reversing into the north space of Loading Bay 1 via the north-south aligned laneway is considered satisfactory.*
Loading Bay 1 – North Space Commercial Vehicle Egress G20889 Sheet 01/02 Issue A	*The swept path diagram of the forward movement out of the north space of Loading Bay 1 for the small rigid vehicle is considered satisfactory.*

Loading Bay 2 – Commercial Vehicle Ingress G20889 Sheet 02/02 Issue A	*The reverse-in swept path diagram for a small rigid vehicle entering Loading Bay 2 is considered satisfactory.*
Loading Bay 2 – Commercial Vehicle Egress G20889 Sheet 02/02 Issue A	*The forward exit swept path diagram for a small rigid vehicle exiting Loading Bay 2 is considered satisfactory.*
Internal Ramps – Vehicle Passing Movements G20889 Sheet 02/02 Issue A	*The vehicle passing movements for a B99 design vehicle and an oncoming B99 design vehicle within the internal ramps are considered satisfactory.*
Development Entrance and Vehicle Crossing Vehicle Ground Clearance	*The ground clearance check prepared by Traffix Group for the B99 design vehicle entering and exiting the proposed vehicle crossing and entrance via Wellington Street are considered satisfactory.* *These drawings satisfy Condition 1(nn) of the Permit.*

** Traffix Group swept path diagram drawing number.*

CAR PARKING MANAGEMENT PLAN

Condition	Engineering Comment
Condition 17 *Before the development commences, a Car Park Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Car Park Management Plan will be endorsed and will form part of this permit. The Car Park Management Plan is to be prepared by a suitably qualified traffic engineer and must address, but not be limited to, the following:* *(a) the number and location of car parking spaces allocated to each tenancy;*	*The parking spaces for each tenancy have been numbered and located on each parking level.* *This item has been satisfied.*
(b) any tandem parking spaces allocated to a single tenancy;	*Tandem spaces have not been provided in the current proposal.*
(c) the number and location of car spaces for shared use, including time of shared use;	*Since each use has been provided with allocated parking, there is no dedicated parking area for shared uses.*
(d) the management of visitor car parking spaces and security arrangements for occupants of the development, including details on how residential visitors are to access car parking;	*Visitor parking is no longer provided in this development.*
(e) details of way-finding, cleaning and security of end of trip bicycle facilities;	*End of trip for bicycles have been provided on the ground floor. Security and cleaning of these facilities would be managed by the building's owners' corporation.* *This item has been satisfied.*
(f) the number and allocation of storage spaces;	*Some 259 storage cages have been provided on each parking level. Each dwelling would be allocated a storage cage.* *This item has been satisfied.*

Attachment 13 - Attachment D - Referral Comments

(g) a line marking plan (including one and two-way direction arrows);	A line marking plan has been appended to the Car Park Management Plan. This item has been satisfied.
(h) a schedule of all proposed signage including directional arrows and signage, informative signs indicating location of disabled bays and bicycle parking, exits, restrictions, pay parking system etc;	Provided in the Car Park Management Plan. This item has been satisfied.
(i) proper consideration and consistency with any endorsed Waste Management Plan;	Waste collection to be in accordance with the endorsed Waste Management Plan. This item has been satisfied.
(j) details regarding the management of loading and unloading of goods and materials;	Loading operations would take place within dedicated loading docks accessed via the north-south aligned laneway abutting the western boundary of the site. This item has been satisfied.
(k) details of how motorists will be warned of cyclists along Wellington Street when entering and exiting the site. Treatments could include but are not limited to: i LED flashing lights embedded in the road; ii green surface treatment; iii give way signage; iv a roll-over kerb; and must be supported in writing by a suitably qualified traffic engineer	The Wellington Street entrance would be a left-in/left-out arrangement. A concrete splitter island within the vehicle crossing would be provided. Signs at the exit onto Wellington Street and the extent of the green pavement surface treatment have been provided on Ground – Way Finding and Car Parking Review drawing in Appendix B of the Car Parking Management Plan. This item has been satisfied.
(l) a car parking allocation schedule, with at least 15 car parking spaces allocated to office uses, with at least 18 car parking spaces to be shared between the shop, food and drinks premises (café) and art and craft centre uses. Spaces in car stackers must be allocated to staff or dwelling residents; and	The car parking allocation schedule has been provided in section 4.1.2 of the Car Parking Management Plan. Stacker spaces are allocated only to staff and residents. This item has been satisfied.
(m) details as to how the car park will be secured (i.e. roller door or boom gates), without unreasonably impacting vehicular access to the site (creating unreasonable queues). This arrangement must be supported by a suitably qualified traffic engineer (e.g. a memo or letter assessing possible queuing).	The secure car park entrance is controlled by swipe card access and an intercom. A storage queue of one space has been provided. Traffix Group have adopted a service time of 9 seconds for the swipe card access (this is considered reasonable). This would equate to a service rate of 400 cars per hour. With an inbound volume of 40 vehicle trips in the PM peak hour, the utilisation ratio can be determined. In this instance, it would be 0.10 (= 40 / 400). The access control point should be provided with sufficient storage to accommodate the 98th percentile queue (the queue that will be exceeded on 2% of occasions). By knowing the utilisation ratio of the boom gate, the 98th percentile queue length can be calculated. Queue Length, $N = (\text{Log}_n Pr(n>N) / \text{Log}_n \rho) - 1$ $Pr(n>N) = \rho^{N+1}$ where $\rho = r / s$ (utilisation factor)

	ρ = average arrival rate / average service rate *= 40 / 400* *= 0.10* *$N = (Log_n 0.02 / Log_n 0.10) - 1$* *= 0.70 car lengths, say 1 car length* *Our own calculation check is consistent with the result provided in the Car Parking Management Plan. It is agreed that based on the above calculation, queues should be contained within the property and not form across the footpath. This item has been satisfied.*

According to the original Traffix Group report (Issue D dated 12 October 2016), the level of traffic using the laneway was low - 5 trips in each peak hour. Since that time, this volume would not have increased significantly. Passing areas in single lane roadways are provided every 30 metres where peak hour volumes exceed 30 trips in each peak hour. I believe it is highly unlikely that the laneway traffic would have increased to 30 tips per peak hour or beyond since 2016.

The laneway has a width of approximately 3.5 metres and the subject development would be providing two setback areas where the two loading dock are situated. These setback areas are each around 15 metres in length and have a setback of around 2.0 metres from the laneway alignment. In effect, these would potentially function as vehicle passing areas. The increase in truck activity to 12 trips per week (an average of 2.4, say 3 truck trips per day) should not adversely impact the traffic operation of the laneway. It would be unlikely that trucks would simultaneously and successively collect the four different streams of waste at the one time.

Based on the above, the increase in truck movements from 6 trips per week to 12 trips per week is considered acceptable within this laneway.

SLR Consulting (Acoustic Consultant)

Sections	Findings of review of updated report	SLR Comment / Status
1	Project Summary identifies changes in ground floor layouts / usage.	Appropriate changes made
2	Measurements undertaken are unchanged from previous endorsed report	Acceptable
3	Criteria section as per previous endorsed report	Acceptable
4.1.1	Glazing specification unchanged from previous endorsed report	From our review of the latest apartment drawings we agree that the acoustic spec. for the glazing is unlikely to require amendment. In any case, the report calls up the appropriate design targets and implies a final review of glazing would still be required to be undertaken.
4.4	Existing commercial plant impacts are unchanged from previous endorsed report	Acceptable
4.5 & 4.6	Loading bay, roller doors and car stacker assessment and advice unchanged	The ground floor layout has changed but the general locations of Loading bays and roller doors is unchanged. General assessment and advice in report considered acceptable without amendments.
4.7	Changes to roof level communal uses document and reflect new spas and hot-tubs. Advice now includes vibration isolation of spas and hot-tubs as well as the pool	Acceptable
4.8	Gym section generally unchanged	Acceptable
4.10	Commercial Tenancy advice / separation unchanged from previous endorsed report	The layout of some commercial tenancies has changed but the general locations relative to apartments unchanged. General assessment and advice in report considered acceptable without amendments.
4.12	Baden Powell Hotel assessment unchanged from previous endorsed report	Acceptable

2 Permit Compliance Status

In terms of formal compliance to the permit condition, we provide the following updated summary.

Condition 28	Response and SLR Comment / review	Status with reference to Permit Condition
(a)	Details and qualifications of the consultant have been provided	Condition addressed
(b)	Latest plans referenced in report	Condition addressed
(c)	Section 3.2.1 of the acoustic report does not accurately replicate the permit condition wording in relation to traffic noise to habitable rooms. The permit calls for 40 dBA Leq 16 h to all habitable rooms during the day. The acoustic report (Table 10) calls for 40 dBA Leq 16 h to 'habitable rooms other than bedrooms'. This has been raised previously and not amended. The risk is on the consultant / developer to ensure they adhere to the permit condition wording rather than that in Section 3.2.1.	Report section 3.2.1 not entirely consistent with permit wording in Section 1.2.1. Our preference would be for the report to be updated to reflect the permit condition. However, ultimately the developer / consultant has to ensure they address this risk item.

Condition 28	Response and SLR Comment / review	Status with reference to Permit Condition
(d)	Further noise testing previously included and incorporated in the current report	Condition addressed
(e) i	Further noise testing previously included and incorporated in the current report	Condition addressed
(e) ii	Updated commentary and assessment previously included and also incorporated in current report	Condition addressed
(e) iii	Updated patron and music noise assessment previously included and also incorporated in current report. Judgement by CoY / SLR was also made that this was not a music intensive venue.	Condition addressed
(e) iv	Updated assessment previously included and also incorporated in current report. Sections also amended to include spas and hot-tubs	Condition addressed
(e) v and vi	Updated assessment previously included and also incorporated in current report.	Condition addressed
(e) vii	Updated assessment previously included and also incorporated in current report.	Generally addressed but tenancy needs to have controls / assessment implemented as part of their application.
(f)	Updated assessment previously included and also incorporated in current report.	Condition generally addressed

In summary, it is concluded that the current amended acoustic report is generally in accordance with the previously provided acoustic report (which was approved), and addresses the permit condition. In relation to item 28(c), there is some inconsistency in different sections of the acoustic report. Our preference would be for the report to be updated to reflect the permit condition. Ultimately it is the responsibility of the developer to ensure the permit condition is met.

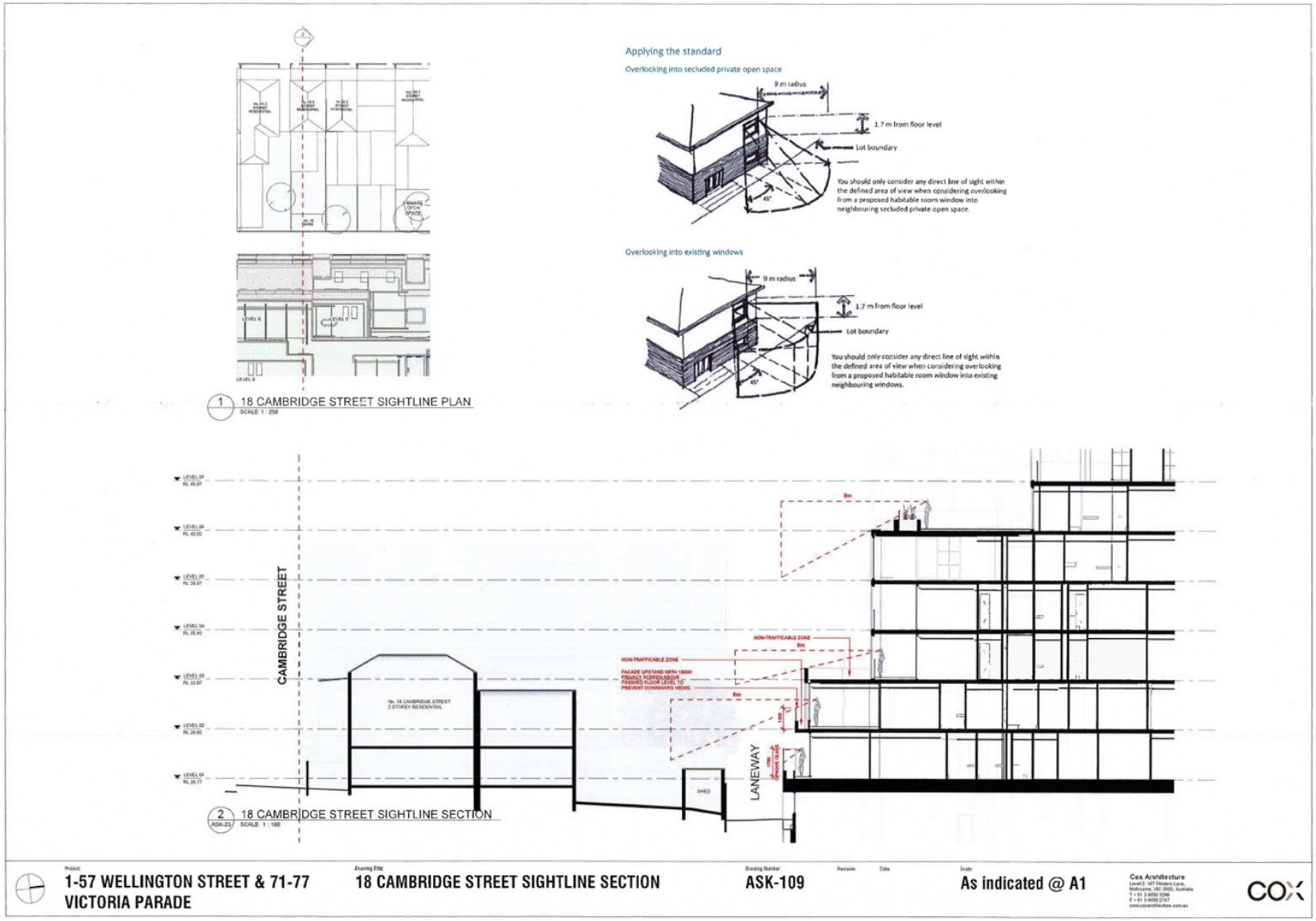
Attachment 14 - Attachment E - Location Map

ATTACHMENT E – LOCATION MAP

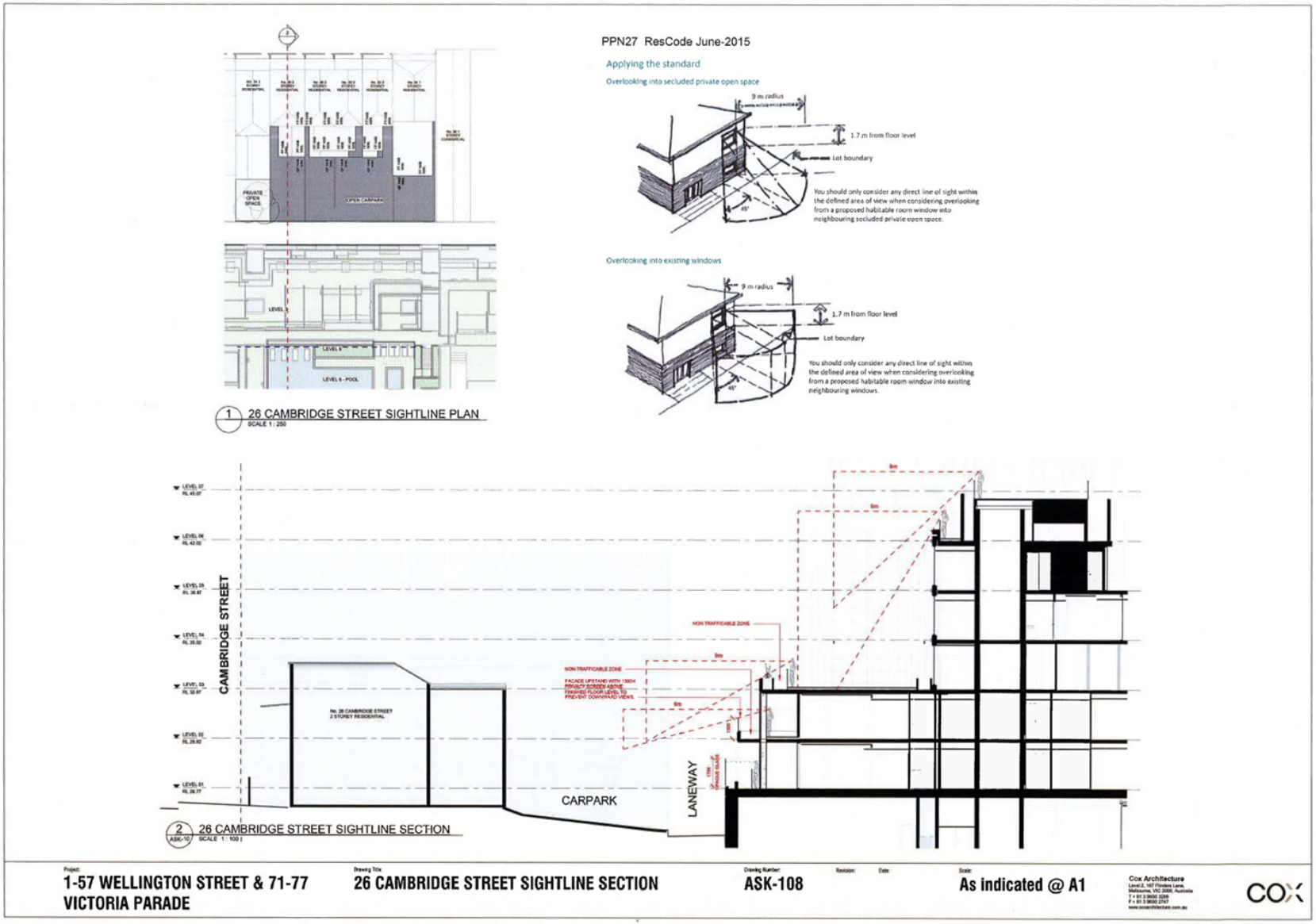


Subject site – 1-57 Wellington St & 71-77 Victoria Pde, Collingwood

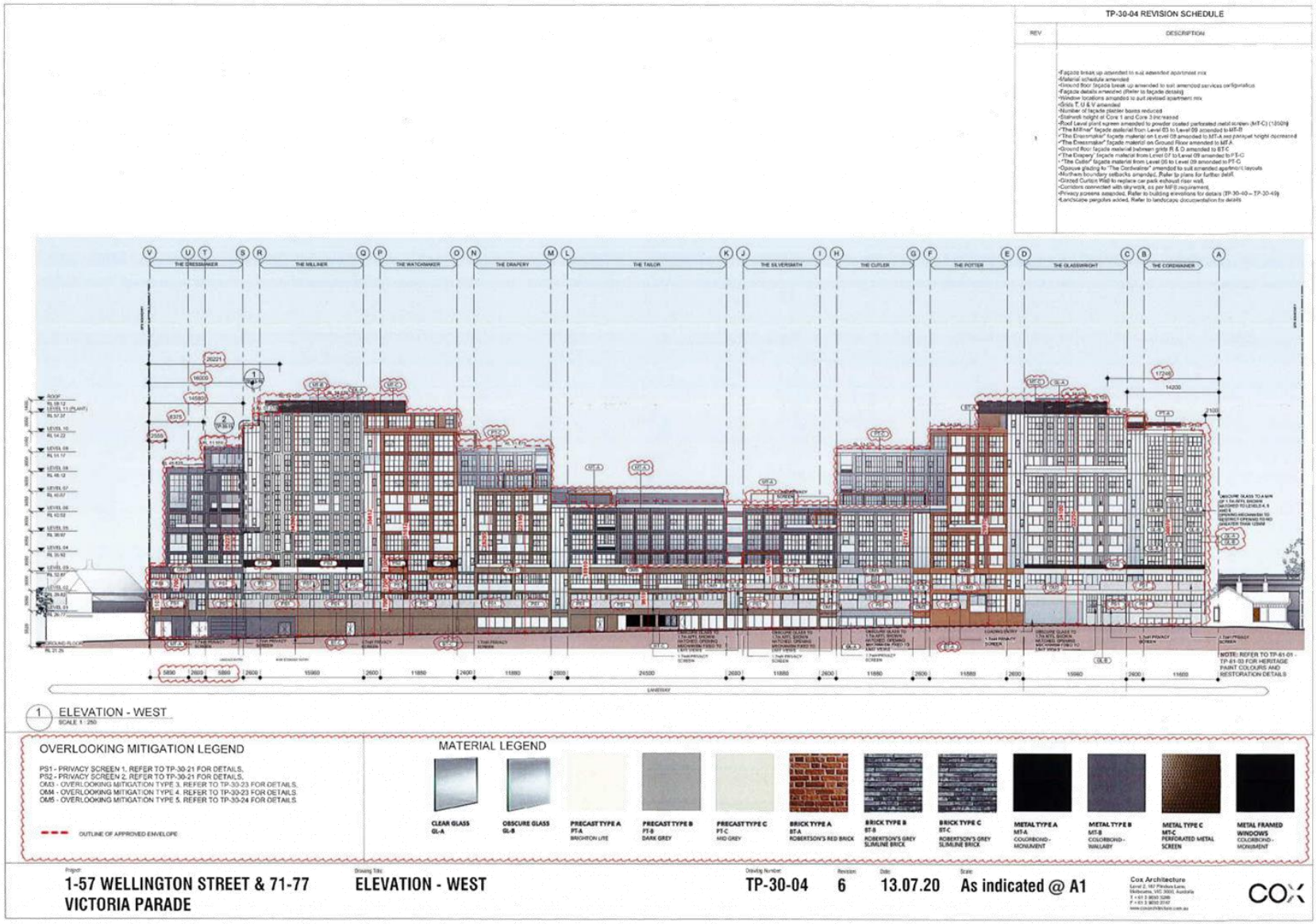
Attachment 15 - Attachment F - Sightline (Overlooking) Sections



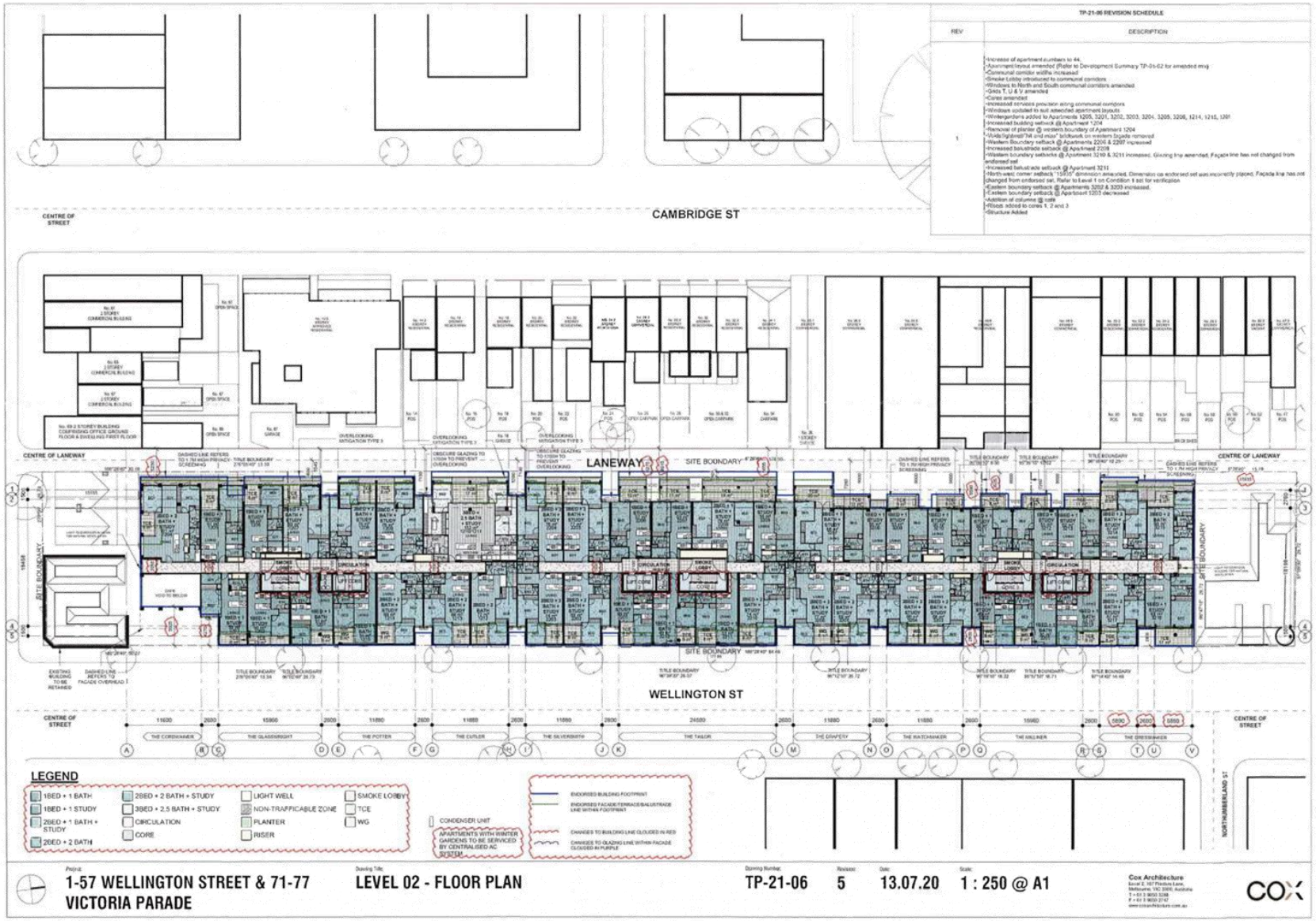
Attachment 15 - Attachment F - Sightline (Overlooking) Sections



Attachment 16 - Attachment G - Amended West Elevation Levels 01, 02 and 03



Attachment 17 - Attachment H: Amended Layout Apt 1205 on Level 02 Floor Plan



Attachment 17 - Attachment H: Amended Layout Apt 1205 on Level 02 Floor Plan