Agenda

Council Meeting

7.00pm, Tuesday 13 September 2022

Richmond Town Hall

www.yarracity.vic.gov.au

Council Meetings

Council Meetings are public forums where Councillors come together to meet as a Council and make decisions about important, strategic and other matters. The Mayor presides over all Council Meetings, and they are conducted in accordance with the City of Yarra Governance Rules.

Council meetings are decision-making forums and only Councillors have a formal role. However, Council is committed to transparent governance and to ensuring that any person whose rights will be directly affected by a decision of Council is entitled to communicate their views and have their interests considered before the decision is made.

Question Time

Yarra City Council welcomes questions from members of the community.

Registration

To ask a question, you will need to register and provide your question by 7.00pm on the day before the meeting. Late registrations cannot be accepted, and you will be unable to address the meeting without registration.

Asking your question

During Question Time, the Mayor will invite everyone who has registered to ask their question. When your turn comes, come forward to the microphone and:

- state your name;
- direct your question to the Mayor;
- don't raise operational matters that have not been previously raised with the organisation;
- don’t ask questions about matter listed on tonight’s agenda
- don't engage in debate;
- if speaking on behalf of a group, explain the nature of the group and how you are able to speak on their behalf.

You will be provided a maximum of three minutes to ask your question, but do not need to use all of this time.

Comments not allowed

When you are addressing the meeting, don't ask a question or make comments which:

- relate to a matter that is being considered by Council at this meeting;
- relate to something outside the powers of the Council;
- are defamatory, indecent, abusive, offensive, irrelevant, trivial or objectionable;
- deal with a subject matter already answered;
- are aimed at embarrassing a Councillor or a member of Council staff;
- include or relate to confidential information; or
- relate to something that is subject to legal proceedings.

Addressing the Council

An opportunity exists to make your views known about a matter that is listed on the agenda for this meeting by addressing the Council directly before a decision is made.

Registration

To ask address Council, you will need to register by 7.00pm on the day before the meeting. Late registrations cannot be accepted, and you will be unable to address the meeting without registration.

Addressing the Council

Before each item is considered by the Council, the Mayor will invite everyone who has registered in relation to that item to address the Council. When your turn comes, come forward to the microphone and:

- state your name;
- direct your statement to the Mayor;
- confine your submission to the subject being considered;
- avoid repeating previous submitters;
- don't ask questions or seek comments from Councillors or others; and
- if speaking on behalf of a group, explain the nature of the group and how you are able to speak on their behalf.

You will be provided a maximum of three minutes to speak, but do not need to use all of this time.

Comments not allowed

When you are addressing the meeting, don't make any comments which:

- relate to something other than the matter being considered by the Council;
- are defamatory, indecent, abusive, offensive, irrelevant, trivial or objectionable;
- are aimed at embarrassing a Councillor or a member of Council staff;
- include or relate to confidential information; or
- relate to something that is subject to legal proceedings.

Arrangements to ensure our meetings are accessible to the public

Council meetings are held on the first floor at Richmond Town Hall. Access to the building is available either by the stairs, or via a ramp and lift. Seating is provided to watch the meeting, and the room is wheelchair accessible. Accessible toilet facilities are available. Speakers at the meeting are invited to stand at a lectern to address the Council, and all participants are amplified via an audio system. Meetings are conducted in English.

If you are unable to participate in this environment, we can make arrangements to accommodate you if sufficient notice is given. Some examples of adjustments are:

- a translator in your language
- the presence of an Auslan interpreter
- loan of a portable hearing loop
- reconfiguring the room to facilitate access
- modification of meeting rules to allow you to participate more easily

Recording and Publication of Meetings

A recording is made of all public Council Meetings and then published on Council’s website. By participating in proceedings (including during Question Time or in making a submission regarding an item before Council), you agree to this publication. You should be aware that any private information volunteered by you during your participation in a meeting is subject to recording and publication.

Order of business

1. **Acknowledgement of Country**
2. **Attendance, apologies and requests for leave of absence**
3. **Announcements**
4. **Declarations of conflict of interest**
5. **Confidential business reports**
6. **Confirmation of minutes**
7. **Public question time**
8. **Council business reports**
9. **Notices of motion**
10. **Petitions and joint letters**
11. **Questions without notice**
12. **Delegates' reports**
13. **General business**
14. **Urgent business**

1. Acknowledgment 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."

2. Attendance, apologies and requests for leave of absence

Attendance

Councillors

• Cr Sophie Wade	Mayor
• Cr Edward Crossland	Deputy Mayor
• Cr Stephen Jolly	Councillor
• Cr Herschel Landes	Councillor
• Cr Anab Mohamud	Councillor
• Cr Claudia Nguyen	Councillor
• Cr Bridgid O'Brien	Councillor
• Cr Amanda Stone	Councillor

Council officers

• Sue Wilkinson	Chief Executive Officer
• Brooke Colbert	Group Manager Advocacy and Engagement
• Malcolm Foard	Director Community Wellbeing
• Ivan Gilbert	Group Manager Chief Executive's Office
• Gracie Karabinis	Group Manager People and Culture
• Chris Leivers	Director City Works and Assets
• Wei Chen	Director Corporate, Business and Finance
• Mary Osman	Director Planning and Place Making
• Rhys Thomas	Senior Governance Advisor
• Mel Nikou	Governance Officer

Municipal Monitor

• Yehudi Blacher	Municipal Monitor

Leave of absence

• Cr Gabrielle de Vietri	Councillor

3. Announcements

An opportunity is provided for the Mayor to make any necessary announcements.

4. Declarations of conflict of interest (Councillors and staff)

Any Councillor who has a conflict of interest in a matter being considered at this meeting is required to disclose that interest either by explaining the nature of the conflict of interest to those present or advising that they have disclosed the nature of the interest in writing to the Chief Executive Officer before the meeting commenced.

5. Confidential business reports

Nil

6. Confirmation of minutes

RECOMMENDATION

That the minutes of the Council Meeting held on Tuesday 23 August 2022 be confirmed.

7. Public question time

An opportunity is provided for questions from members of the public.

8. Council business reports

Item		Page	Rec. Page	Report Presenter
8.1	PLN17/0703.03 - 640 Heidelberg Road, Alphington - Section 72 Amendment	9	117	Amy Hodgen - Senior Coordinator Statutory Planning
8.2	Amendment C310yara - Amendment to incorporated document titled 'Walk Up Village - 81-89 Rupert Street Collingwood – August 2020'	337	360	Mary Osman - Director Planning and Place Making
8.3	Proposed discontinuance of road at Otter Street Collingwood	517	522	Bill Graham - Coordinator Valuations
8.4	Proposed discontinuance road at Cambridge Street Collingwood	553	559	Bill Graham - Coordinator Valuations
8.5	2021/2022 Annual Financial Statements and Performance Statement adoption in principle	580	582	Wei Chen - Director Corporate, Business and Finance
8.6	2021/22 Annual Plan Report - June	656	660	Julie Wyndham – Manager Corporate Planning and Performance
8.7	Motions for Municipal Association of Victoria State Council	700	701	Ivan Gilbert - Group Manager Chief Executive's Office

9. Notices of motion

Nil

10. Petitions and joint letters

An opportunity exists for any Councillor to table a petition or joint letter for Council's consideration.

11. Questions without notice

An opportunity is provided for Councillors to ask questions of the Mayor or Chief Executive Officer.

12. Delegate's reports

An opportunity is provided for Councillors to table or present a Delegate's Report.

13. General business

An opportunity is provided for Councillors to raise items of General Business for Council's consideration.

14. Urgent business

An opportunity is provided for the Chief Executive Officer to introduce items of Urgent Business.

8.1 PLN17/0703.03 - 640 Heidelberg Road, Alphington - Section 72 Amendment

Report Summary

Purpose

1. This report provides Council with an assessment of an application to amend Planning Permit PLN17/0703 at 640 Heidelberg Road, Alphington against the provisions of the Alphington Paper Mill Development Plan 2016 and the Yarra Planning Scheme.
2. The key amendments include:
   (a) Increase the number of apartments from 431 dwellings to 632 dwellings (including 150 Affordable Houses);
   (b) Increase the medical centre from 3 to 8 practitioners and the floor area of the food and drink tenancies from 383sqm to 2,586sqm;
   (c) Reduce the floor of the office from 7,465sqm to 6,101sqm and the gymnasium from 2,545sqm to 778sqm and introduce a pilates studio and a restricted retail tenancy;
   (d) Addition of a second liquor license for packaged liquor; and
   (e) Various amendments to the plans and elevations, including; Relocation of the Community facilities from the centre to the south of the site and across a single (split) level.

Key Issues

3. The key issues for Council in considering the proposal relate to consistency with the Alphington Paper Mill Development Plan (**DP**) and relevant provisions of the Yarra Planning Scheme (**the Scheme**), including Clause 58 (Apartment Developments).

Key Planning Considerations

4. The key planning considerations addressed in this report include:
   (a) Strategic justification;
   (b) Land Use and Packaged Liquor;
   (c) Compliance with the Development Plan Design Guidelines:
   (d) Clause 58 (Apartment Developments);
   (e) On and Off site Amenity;
   (f) Car parking, bicycle facilities and traffic generation; and
   (g) Design, Layout and Provision of Community facilities.

Financial implications

5. None at this stage. However, there is a risk for a challenge of any decision Council makes at the Victorian Civil and Administrative Tribunal.

Submissions Received

6. The application is exempt from notification pursuant to the Development Plan Overlay. However, a submission has been received in relation to the amendment raising concern with the building heights above the preferred height controls.

Key Recommendations

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) Any built form above 8 storeys associated with Building D to be modified to prevent additional shadow on the Village Square at 2pm on the September Equinox;

   (b) Improved articulation/visual interest to the substation doors along the Outer Circle Mews e.g. decorative panels, landscaping and or public art or similar;

   (c) Additional 64 staff car spaces provided on site and any additional visitor car spaces as determined by the revised temporal demand assessment;

   (d) The Village Square to achieve a minimum 714sqm footprint, excluding:

      (i) Any ramps, handrails, tactiles and stairs to the satisfaction of the responsible authority; and

      (ii) Retaining walls other than those required between Mills Boulevard and the Park.

CONTACT OFFICER: **Amy Hodgen**
TITLE: **Senior Coordinator Statutory Planning**
TEL: **9205 5330**

8.1 PLN17/0703.03 - 640 Heidelberg Road, Alphington - Section 72 Amendment

Reference	D22/190699
Author	Amy Hodgen - Senior Coordinator Statutory Planning
Authoriser	Director Planning and Place Making

Ward:	Langridge
Proposal:	Section 72 Amendment to make various modifications to permit conditions and the plans including: • Changes to the architectural design, massing and building heights • Increase in the number of dwellings from 431 to 632 • Deletion of the serviced apartments, modification of the scale of other uses, introduce a restricted retail tenancy and pilates studio • Additional packaged liquor • Increase car parking and bicycle facilities • Amend conditions to enable early works prior to endorsement of 'pre-commencement' conditions
Existing use:	Vacant Land (Former Amcor Paper Mill)
Applicant:	Time and Place
Zoning / Overlays:	Mixed Use Zone Development Plan Overlay – Schedule 11 Environmental Audit Overlay Heritage Overlay (HO70) Development Contributions Plan Overlay – Schedule 1
Date of Application:	7 April 2022
Application Number:	PLN17/0703.03

Planning History

1. The subject site is located within the Alphington Paper Mill (**APM**) site. The APM site has an extensive history relevant to the consideration of this application as detailed below.

2. On 18 July 2013, Schedule 11 to the Development Plan Overlay Schedule was applied to the site via Amendment C200 to the Yarra Planning Scheme. This was approved by the Minister of Planning (**the Minister**) at that time.

3. The Alphington Paper Mill Development Plan (Parts 1 & 2) was endorsed on 27 May 2016 in accordance with clause 3.0 of Schedule 11 to the Development Plan Overlay. This is the first Development Plan that has been prepared and endorsed for the site since the Development Plan Overlay Schedule 11 was introduced into the Yarra Planning Scheme on 18 July 2013.

4. Since the Alphington Paper Mill Development Plan (**DP**) was endorsed, several planning permits have been issued and constructed in accordance with the DP. Planning permits and current applications for land immediately surrounding the subject site are discussed in this report within the surrounds description.

Relevant Background

5. At the Special Council meeting on 29 May 2018, Council resolved to issue a Planning Permit PLN17/0703 for:

   (a) *Use and Development of the land for a mixed use development containing dwellings, supermarkets, shops, food and drink premises, office (including medical centre), restricted recreation facility (gym), childcare centre, education centre (primary school) and place of assembly and a reduction in the car parking requirements and creating access to a Road Zone Category 1 Road generally in accordance with the Development Plan.*

6. The permit PLN17/0703 was subsequently issued on 5 June 2018 subject to a suite of permit conditions. This included various conditions that were either added or modified at the Special Council meeting.

7. Plans have not been submitted for endorsement in accordance with the conditions of this permit.

8. On 7 December 2018, an amendment (PLN17/0703.01) was lodged to Planning Permit PLN17/0703 to make various changes to the application plans and conditions.

9. At a Council meeting on 16 April 2019, Council resolved to issue an Amended Planning Permit PLN17/0703 to facilitate the following amendments:

   (a) *Pursuant to Section 73 and 74 of the Planning and Environment Act 1987, amendment to the layout, materials and design of the approved development, introduce serviced apartments and amended various permit conditions, including provision of staging.*

10. The amended permit PLN17/0703 was subsequently issued on 6 May 2019 subject to various amended conditions.

11. On 20 July 2020, a further amendment (PLN17/0703.02) was lodged to Planning Permit PLN17/0703 to make further changes to the application plans and conditions.

12. At a Council meeting on 1 June 2021, Council resolved to issue an amended Planning Permit PLN17/0703 to update the subject address, permit preamble, make various modifications to permit conditions and the approved development incorporating:

    (a) Deletion of the education facility (school);

    (b) Include a medical centre and increase the floor area of the gymnasium;

    (c) Increase the number of apartments from 313 dwellings to 431 dwellings;

    (d) Reduce the floor area of the office and speciality shops;

    (e) Introduce liquor license for packaged liquor; and

    (f) Various amendments to the plans and elevations including an increase in height at the south-eastern section of the site from RL56m to RL60.99m.

13. The amended permit was subsequently issued on 2 June 2021. The permit conditions will be discussed as relevant in this report.

14. Early this year, some documentation including landscape plans were endorsed facilitating works to occur within Nelmoore Lane and the Outer Circle Mews to facilitate access for the adjoining development at 626 Heidelberg Road on the corner of Heidelberg Road and Chandler Highway (approved under Planning Permit PLN17/0978) that is nearing completion. These works are now largely complete, however sections adjacent to the subject site have been deferred and will be delivered in conjunction with the proposed development pursuant to the current application.

Community Facilities

15. At its meeting on Tuesday, 2 October 2018, Council considered a possible revised layout to the community infrastructure within the Village Alphington Development and resolved the following (inter alia):

    (a) *That Council, having noted Proposal 2 (being a possible revised layout) provide a preliminary comment that:*

        (i) *the indoor multi-purpose court is considered beneficial compared to the open court area; and*

        (ii) *the general configuration of the possible revised layout is broadly supportable subject to modifications, which will be further discussed later within this report; and*

    (b) *That Alpha Nominees be advised that:*

        (i) *the above resolution is based on the submission of schematic plans only, and the comments provided in this resolution are preliminary comments only to a formal statutory planning process regarding the community facility components that would be vested in Yarra City Council, and*

        (ii) *that a formal Council decision would be required based on the submission of necessary town planning plans, and other required documentation, that also show any other consequential changes to the plans determined by Council in June 2018; and*

    (c) *That Alpha Nominees be advised that any formal proposed changes to the community facilities (and other consequential changes) will require a complete town planning submission which can be processed in accordance with the statutory planning process and further, that the decision of that planning process will be determined by the full Council.*

16. The revised layout for the Community Facilities presented at the Council meeting on 2 October 2018 was formalised as part of the previous amendment issued 6 May 2019. The current amendment seeks to make further modifications to the layout of the Community Facilities. This will be discussed in greater detail later within this report.

The Proposal

17. The current amendment application seeks to make various changes to the decision plans considered in the previous amendment application. This will also result in deletion and modification of various conditions within the planning permit. These will be discussed as relevant through the report.

18. In addition to changes to permit conditions as a result of the amended plans and reports, the permit applicant is also seeking the following changes to the current conditions:

    (a) Amend various ‘pre commencement’ conditions to facilitate early works to commence by introducing the works ‘*Before the development commences (excluding retention, bulk excavation and early works’* and introduce two new conditions relating to the proposed early works;

    (b) Revise condition 2 to modify reference to the project architects (Fender Katsalidis);

    (c) Delete condition 5 reference to staging;

    (d) Amend Condition 41 to allow an increase in medical practitioners from 3 to 8 practitioners;

    (e) Amend Condition 48 to allow an increase from 192 patrons to 1,293 patrons for the food and drink premises, reflective of the increase in area;

    (f) Amend Condition 48 to reflect a reduction from 509 patrons to 156 patrons within the gymnasium;

(g) Delete condition 56 & 57, which related to the services apartments, now removed from the application;

(h) Revise Condition 62, which relates to road works, to reflect the name change from Latrobe Avenue to Mills Boulevard; and

(i) Revise the Developer Contributions Plan Condition 84 and permit note to reflect other recent approvals.

Use

19. The application seeks to delete the serviced apartments and change the size/capacity of other uses. A restricted retail tenancy and a pilates studio are also proposed

20. A comparison between the proposed uses (and area/size) from the previous amendment application is provided in the table below:

Land Use	Previous Amendment	Current proposal
Supermarket x 2	5,797 sqm	6,050 sqm
Shops	3,760 sqm	3,609sqm
Restricted Retail	Nil	2,200sqm
Food and Drink	383 sqm (192 patrons)	2,586 sqm (1,293 patrons)
Office	7,465sqm	6,101sqm
Medical Centre	428 sqm (3 practitioners)	1200sqm (8 practitioners)
Childcare Centre	739 sqm (120 children)	1112sqm (120 children)
Gymnasium	2,545 sqm (509 patrons)	778sqm (156 patrons))
Pilates studio	Nil	127sqm (25 patrons)
Community Space	2,240 sqm (200 patrons)	2,403sqm
Dwellings	431 (70 x 1 bed, 345 x 2 bed, 16 x 3 bed)*	632 (314 x 1 bed, 262 x 2 bed, 57 x 3 bed)
Serviced Apartments	32	Nil

21. *the previous amendment dwelling mix reflects that shown on the decision plans for the previous amendment, however Condition 1(ee) required the dwelling mix to be amended to provide a minimum 14% 1 bedroom dwellings and a minimum of 5% three bedroom dwellings. This will be discussed further within the report.

22. Of the 632 dwellings proposed, 150 dwellings are proposed to be allocated as ‘affordable housing’ to be managed by an independent housing provider. The remaining dwellings are intended to be managed under a ‘Built to Rent’ scheme.

Liquor Licence

23. The approved packaged liquor ‘red line’ is being reduced from 350sqm to 273sqm. An additional red line area to allow the sale and consumption of liquor is proposed within the proposed supermarket (ALDI). Both packaged liquor operators are proposed to sell packaged liquor between 9am to 11pm, 7 days, unchanged from the previous amendment.

Car parking & Bicycle facilities

24. A summary of the original and proposed car parking and bicycle facilities allocation is provided in the table below:

	Previous amendment	Proposed
Car Parking		
Visitor	471	431
Resident/staff	550	606
TOTAL	**1021**	**1037**
Bicycle Parking		
Visitor	216 (incl. 42 outside title boundaries)	244 (incl. 28 outside title boundaries)
Resident	431	632

Staff	101	105
Serviced Apt	3	N/A
TOTAL	**751**	**981**

25. As illustrated above, both the car parking and bicycle facilities have increased since the previous application.

Floor Plans

26. A summary of changes of the proposed development at each level is provided below:

Basement

27. The footprint of the basement has been enlarged to include the majority of the site, excluding the area to accommodate the Village Square park.

28. The finished floor level (FFL) is lowered from RL28.45 to RL24.2

29. The basement continues to accommodate car parking and services, however it now includes six 'click and collect' car spaces and a waste storage area. The bicycle storage area has been relocated from this level to the levels above.

Lower ground level

30. Car parking has been removed from this level, which now accommodates the uses previous located on the ground floor plan. The plans include two supermarkets and specialty shops. Added to this level are food and drink premises facing Mills Boulevard and bicycle storage facility within the western and southern portion of the site.

31. Village Square has been relocated from the ground floor level. This forms part of the public open space contribution for the overall site and is to be vested with Council as a constructed public park.

32. Vehicle access from Nelmoore Lane has been relocated from the ground floor plan to this level providing access and egress to the commercial short term car parking only.

33. The FFL is lowered from RL28.4 to RL27.7.

34. The building line has also been set back between 2.52m and 4.56m from Nelmoore Lane to the south, achieving an increased footpath width from 1.5m to a minimum of 1.85m (clear of columns) to 4.02.

Mezzanine

35. A mezzanine level has been introduced in the north-east corner of the site. This includes an entrance to the lower ground shopping centre and residential and office lobbies directly from Heidelberg Road and an bicycle end of trip (EOT) facility for the office.

36. The FFL of the mezzanine ranges from RL30.4 to RL30.7

Upper ground floor

37. The upper ground floor level retains the back of house loading area from Heidelberg Road.

38. Vehicle access to the carpark from Heidelberg Road is also retained, however will now only provide access to long term car parking spaces within the podium.

39. An office is proposed along Heidelberg Road, east of the loading bay in lieu of the supermarket (which has been relocated to the lower ground) and the shop providing a glazed frontage to Heidelberg Road.

40. A food and drink premises in now proposed in the north-western corner, replacing a commercial tenancy.

41. The stairs to the elevated paper trail has been moved further to the north, in lieu of a second commercial tenancy.

42. The substation has been increased in size and now abuts the Outer Circle Mews.

43. Six food and drink tenancies have been added to this level facing Mills Boulevard and Village Square.

44. A restricted retail tenancies and a pilates studio has been added.

45. The community facilities (including community spaces and the multipurpose court) have been relocated from the first and second floor levels, where they were situated centrally to the site, to the southern elevation, accessed from Nelmoore Lane.

46. This level has split FFL responding to the changes in natural ground level at the various points of the site, with RL32 in the north-west corner, RL 32.1 and RL34.2 for the community facilities and RL33.7 for the eastern interface and the internal areas. The residential lobbies along the Mews are also stepped, from RL32, RL31.6 and RL32.20 to provide at-grade access via the Outer Circle Mews. The FFL of the ground floor previously approved was also previously stepped, ranging from RL31.23 to RL31.61.

Medical Centre level

47. A new level has been introduced siting above the community facility facing Nelmoore Lane accommodating a medical centre (relocated from ground floor).

48. This level is 1200sqm and has an FFL of RL35.90.

Level 1

49. The office tenancy is retained within the north-east corner, all other commercial uses on this level have been removed/relocated.

50. The serviced apartments facing Heidelberg Road have been replaced with apartments.

51. The childcare centre has been relocated from Level 4 and faces Village Square and Mills Boulevard. The childcare is to be split over two levels (with the upper level at Level 2).

52. Car parking now occupies the majority of the Level 1 footprint, however, dwellings are sleaved along the north, west, south and part of the east boundaries, concealing views of the carpark from the public realm.

53. A void area is proposed above the multi-purpose court

54. The FFL has been increased from RL38 to RL39.7.

Level 2

55. This level is similar to Level 1, with the car parking extended to occupy the majority of the building footprint, with dwellings introduced along the west and south elevations to conceal views of the car park from the public realm.

56. The office is maintained in the north-east corner and the services apartments along Heidelberg Road have been replaced with dwellings.

57. The FFL has been increased from RL41.4, RL41.8 and 41.2 to RL43.1 and RL43.7.

Level 3

58. The office tenancy is retained in the north-eastern corner. The remainder of this level is composed of apartments across 6 distinct buildings, with revised footprints and orientations as illustrated in the images below:

    (a) Building A & D orientated to Heidelberg Road;

    (b) Building C orientated centrally within the site;

    (c) Building B orientated to Outer Circle Mews;

    (d) Building E orientated to Nelmoore Lane; and

    (e) Building F orientated to Mills Boulevard.

59. The central building (Building C) is set in a landscaped setting. At this level, Building C contains entirely the communal residential facilities for the residential component, including a lounge, dining area, cinema and gym with a total floor area of 1,737sqm. A smaller 46sqm lounge is also proposed at the northern end of Building B. This is significant increased from the previous proposal, which contained 434sqm of common lounge areas.

60. The podium communal residential terrace and Paper Trail (running east west across the site) connection is retained on this level.

61. The FFL has increased from RL44.8 and RL45.8 to RL47.7

Figure 1: Level 3 podium of previous decision plans (2020 approval)

Figure 2: Level 3 podium of current decision plans

Level 4

62. This level is similar to the level below, with similar changes having occurred from the previous decision plans.

63. The cinema screen facing the Village Square depicted on the previous Level 4 plan has been removed.

64. The FFL level has increased from RL47.9 and RL48.2 to RL50.8, except for the central building (Building C), which is shown as RL52.30 and the office, which is shown as RL51.7.

Level 5

65. The office level in the north-east corner has been deleted, with the roof of the building containing an inaccessible green roof with a centrally located roof top plant area.

66. The apartment building footprints are similar to the levels below.

67. An additional level of apartments is proposed along Mills Boulevard, south of Village Square.

68. The FFL has increased from RL51 to RL 53.9 and RL55.4 (for Building C)

Level 6

69. This level introduces an inaccessible roof garden (green roof) to Building F (along Mills Boulevard, south of Village Square).

70. The remaining buildings have footprints similar to the level below.

71. The FFL has increased from RL54.1 to RL 57 and RL58.5 (for Building C)

Level 7

72. This level introduces an inaccessible roof garden (green roof) to Building E (to the south, facing Nelmoore Lane)

73. The FFL has increased from RL57.2 and RL57.5 to RL 60.1 and RL61.6 (for Building C)

74. The remaining buildings have footprints similar to the level below.

Level 8

75. The footprint of the central building (Building C) and the western building (Building B) have been reduced providing inaccessible roof gardens (green roof) to the north-east and south respectively.

76. The communal roof garden for the apartment building facing Heidelberg Road has been replaced with additional apartments.

77. The FFL has increased from RL60.3 and RL60.6 to RL63.2 and RL64.7 (for Building C)

Level 9

78. This level introduces an inaccessible roof garden (green roof) to the central building (Building C)

79. The remaining buildings (Buildings A and B) have footprints similar to the level below.

80. The FFL has increased from RL63.4 and RL63.7 to RL66.3

Level 10 - 12

81. The remaining buildings (Buildings A and B) have footprints similar to the level below.

82. The FFL has increased:

    (a) from RL66.5 and RL66.8 to RL69.4 at Level 10;

    (b) from RL69.6 and RL69.9 to RL72.6 at Level 11; and

    (c) from RL72.7 and RL73 to RL75.6 at Level 12.

Level 13

83. The footprint of Building A, facing Heidelberg Road, is reduced, with the eastern portion now shown as roof space on this level accommodating solar facilities and plant and equipment.

84. The FFL has increased from RL75.8 and RL76.1 to RL78.7.

Elevation and Design

Heidelberg Road

85. The architectural expression has changed as illustrated in the images below. The general composition of multiple buildings has been retained from the previous design, however a 12m break is proposed to the upper levels, centrally along the Heidelberg Road interface.

86. The parapet height of the eastern building has reduced from RL60 to RL56.59, with the parapet height of the western building increasing from RL79.6 to RL83.35 (3.75m). The centrally located building is also increasing from RL62.3 to RL67.2, with a plant screen introduced, reaching a height of RL70.38.

87. Increased glazing has been provided at street level, with a more prominent entrance into the shopping centre.

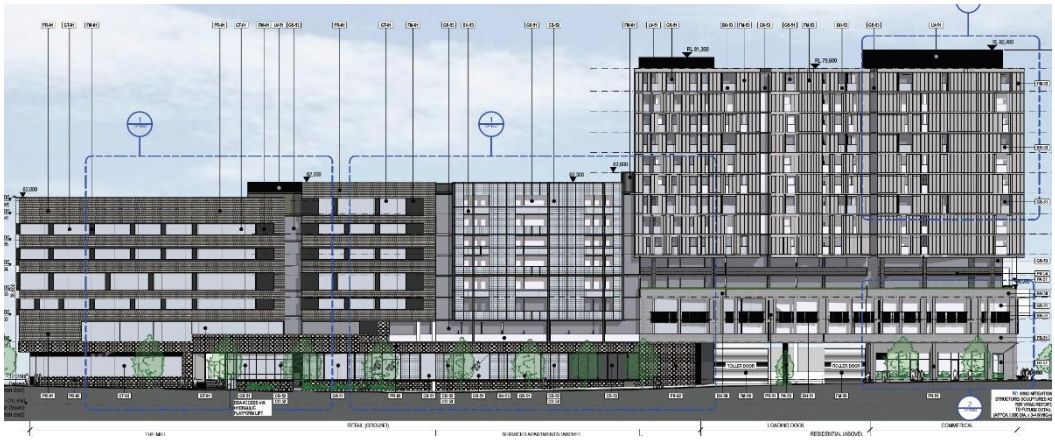


Figure 3: Previous approved amendment Heidelberg Road (north) elevation

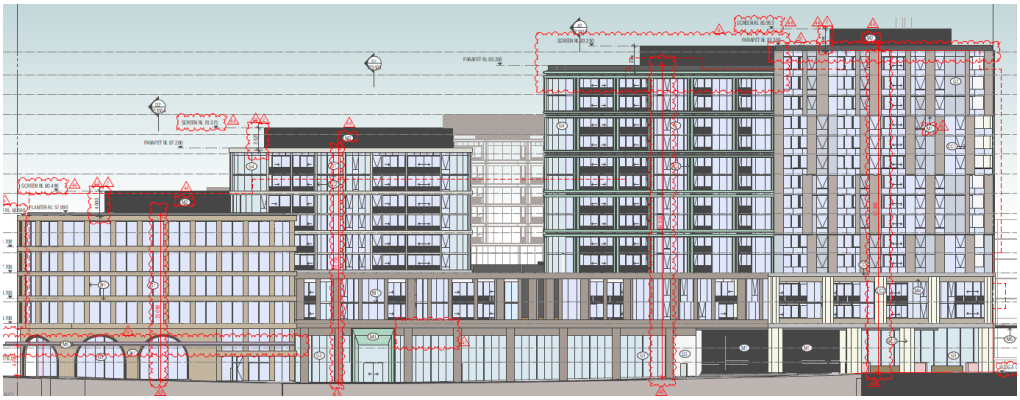


Figure 4: current amendment Heidelberg Road (north) elevation

Outer Circle Mews

88. The architectural expression has changed as illustrated in the images below, however the building composition is generally consistent with the previous approval.

89. The activation of the upper levels of the podium has increased with the ‘sleaving’ of these levels with apartments (concealing the carparking).

90. The introduction of a substation fronting onto Outer Circle Mews creates a ‘dead space’ which will need attention to ensure an appropriate ground floor interface with this public space.

91. Stair access to the paper trail has been reorientated and presents as a series of switch back stairs leading up to the trial.

92. The podium has increased in height by 2.9m, from RL44.8 to RL47.7 and the overall height of the building (Building B) facing the Mews also increasing from RL79.2 (and RL82 to the top of the plant screen) to RL83.35 (and RL85.88 to the top pf the plant screen).

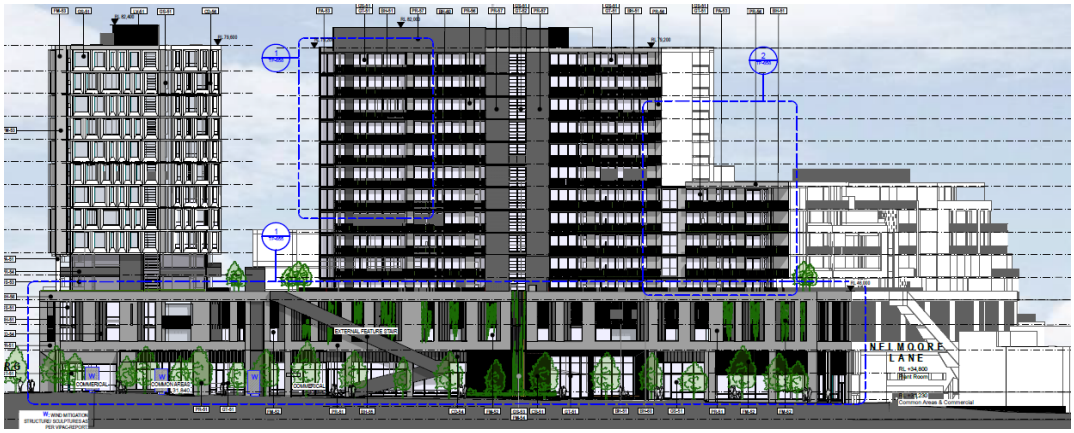


Figure 5: Previous approved Outer Circle Mews (West) elevation

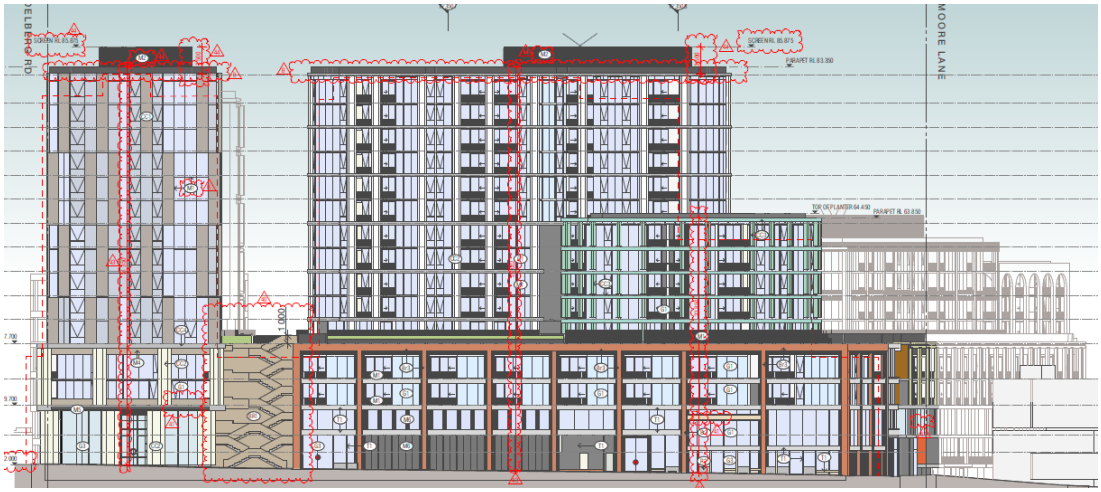


Figure 5: current amendment Outer Circle Mews (West) elevation

Southern Access Lane (Nelmoore Lane)

93. The architectural expression has changed as illustrated in the images below

94. The centrally located apartment building to the southern elevation has been reorientated to face Nelmoore Lane. This building has reduced in height from RL61.1 (RL63.23 to the top of the service screen) to RL60.75 (RL64.125 to the top of the service screen).

95. The podium has increased in height at the western end from RL44.8 to RL47.7 and the eastern end from RL41.8 to RL48.4. A greater level of activation has been introduced into the podium, with the visible car park to be replaced by active uses including the community facilities to the upper ground level, the medical centre within a mezzanine level and residential uses from Level 1. Stairs have also been added from Nelmoore Lane leading to the community facilities within the upper ground floor.

96. A prominent entrance to the lower ground retail centre has been added toward the corner of Mills Boulevard.

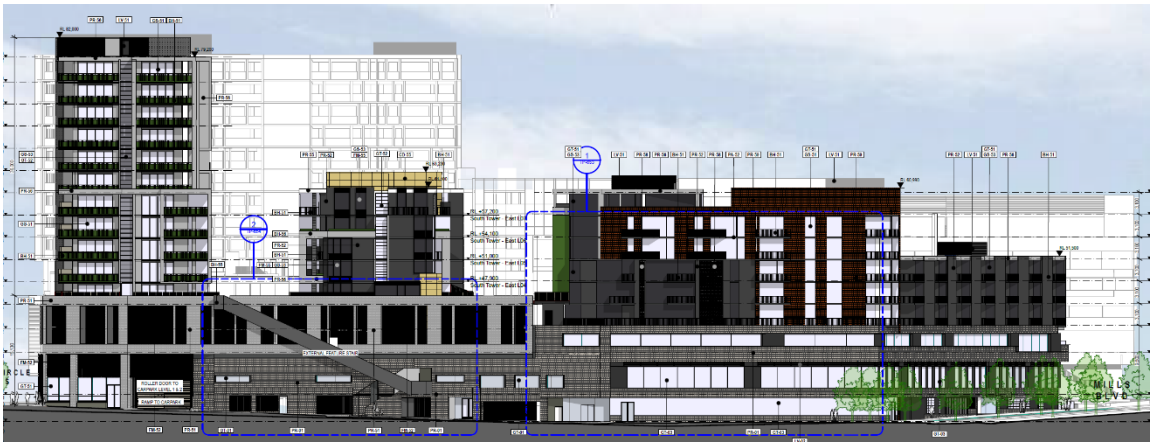


Figure 6: Previous amendment Nelmoore Lane (southern) elevation

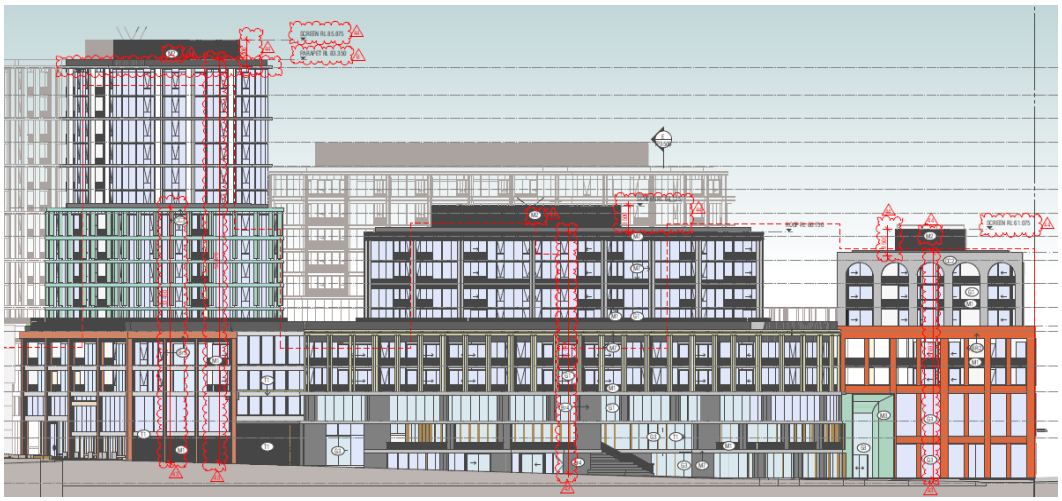


Figure 7: Current amendment Nelmoore Lane (southern) elevation

Mills Boulevard (formally Latrobe Avenue)

97. The architectural expression is proposed to be amended as illustrated in the images below.

98. The podium is increasing in height from RL41.8 to RL47.7. The apartment building toward the south-eastern corner is reducing in height from RL60.99 to RL58.

99. The centrally located five storey civic building has been replaced with Building C, a curved 'U-shaped' building centrally located to the site. The height of this building is to be 9 to 10 storeys.

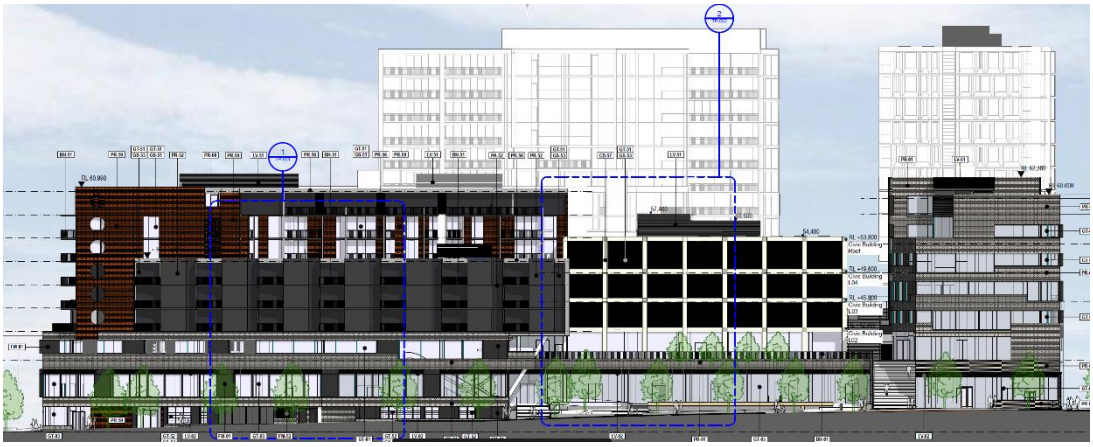


Figure 8: Previous amendment Mills Boulevard (Eastern) elevation

Figure 9: Current amendment Mills Boulevard (Eastern) elevation

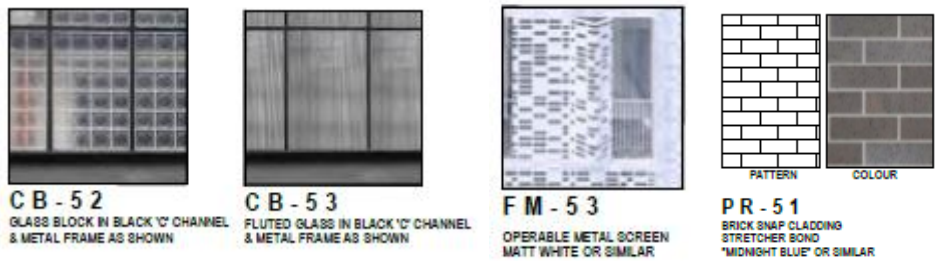
Materiality

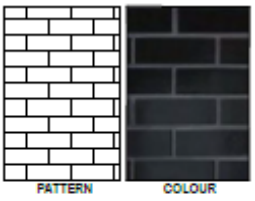
100. The key changes in the materiality include the deletion of the following materials:'

(a) 'midnight blue' and black bricks;

(b) Glass blockwork and fluted glass; and

(c) Operable white screens.





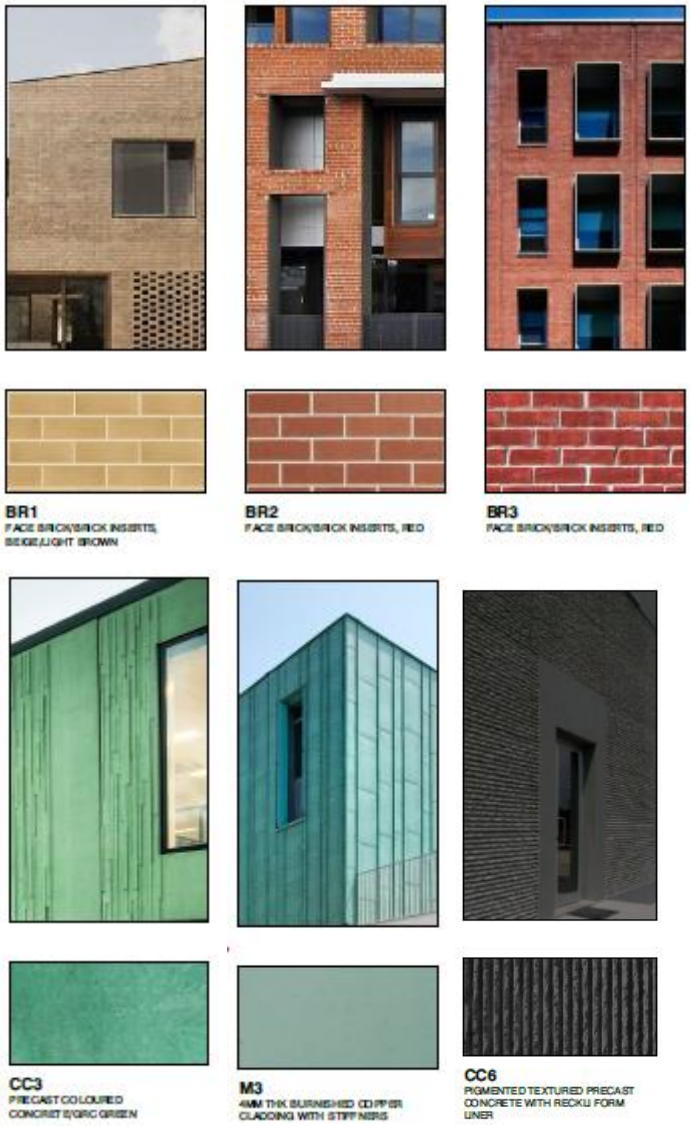
101. The following materials have been added:

(a) Mix of light brown and red brick shades;

(b) Precast coloured green concrete;

(c) Burnished copper cladding; and

(d) Precast textured concrete with Reckli form liner.



Existing Conditions

Subject Site

102. The subject site is an irregular shaped site with a frontage to Heidelberg Road of 163.85m and a frontage to Mills Boulevard (previously Latrobe Avenue) of 171.71m and an overall area of 2.066ha.

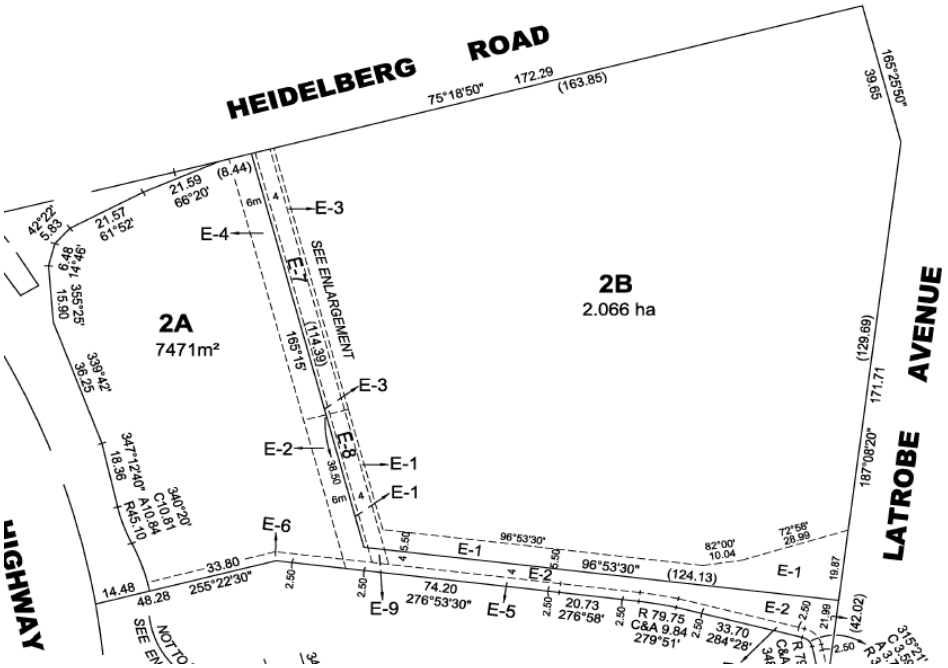


Figure 10: Excerpt from Title Plan of Subject site (Lot 2B)

103. The northern portion of the site previously contained Building F6 (the Machine Room), however that was demolished under Planning Permit PLN16/0178 and the land has been vacant for some time.

104. There are several easements that extend along the western and southern edges of the site, which relate to footways and services (drainage, sewerage, data transmission, electricity, gas and water).

105. There are two Section 173 Agreements registered on Title:

    (a) Instrument No. AT494048Y - This agreement contains Owner obligations that prior to the issue of an occupancy permit for Stage 2B (which includes the subject site), the owner must enter into an agreement to Council's satisfaction to provide a minimum of 150 dwellings on the subject land to an accredited housing association; and

    (b) Instrument No. AQ280136W – This agreement contains Owner obligations requiring the Footway Land to be kept clear of any obstructions and maintained in good trafficable condition.

106. The proposed amendments will not affect any easements nor will they be contrary to the obligations of the Section 173 Agreements on title.

Surrounding Land

107. The former Alphington Paper Mill site is a large former industrial site of approximately 16.5ha in area. It is bounded by Heidelberg Road to the north, Parkview Road to the east, Chandler Highway to the west and the Yarra River to the south. The current application relates specifically to Precinct 2B and part of Precinct 2A as highlighted on the map below:

Figure 11: Amcor site

108. Since the previous amendment (in 2021), the surrounding land within the former Amcor site has continued to develop as illustrated in the aerial images below:

Figure 12: Yarra GIS Aerial images 8 January 2021 (left) to 15 April 2022 (right) (subject site shaded blue)

109. Details of the surrounding land is further described within the appendix to this report.

Relevant Planning Scheme Amendments

110. Since the previous Section 72 Amendment to the Planning Permit, the following changes to the Planning Scheme have occurred or are proposed;

Amendment C269

111. Amendment C269 proposes to update the local policies in the Yarra Planning Scheme (the Scheme) by replacing the Municipal Strategic Statement (MSS) at Clause 21 and Local Planning Policies at Clause 22 with a Municipal Strategic Strategy and Local Policies within the Planning Policy Framework (PFF), consistent with the structure recently introduced by the State Government.

112. Amendment C269 was on public exhibition between 20 August 2020 and 4 December 2020 and proceeded to a panel hearing in October 2021.

113. The Panel report was released on 18 January 2022. Council resolved on 19 April 2022 that having considered the Panel report, to submit the adopted Amendment to the Minister for Planning for approval in accordance with section 31(1) of the Act. As such, Amendment C269 is a seriously entertained planning policy and relevant to the consideration of this application.

Amendment VC174

114. Amendment VC174 was gazetted on 20 December 2021 and includes updates to the following aspect of Clause 58 (Better Apartment Design Standards);

    (a) A revised landscaping objective that requires a minimum soil area and number of canopy trees;

    (b) Revised communal open space objectives to improve the onsite external amenity and exclude smaller development from the requirements;

    (c) Street interface improvements including changes to site access and active street frontages to support passive surveillance as well as the safety and amenity of pedestrians and cyclists;

    (d) Revised private open space requirements to allow for greater flexibility of the highest dwellings of tall apartment buildings and narrow balconies for some apartments;

    (e) A new standard for external walls and materials that requires building facades to use materials that are durable, attractive and respond to the existing urban context or preferred future development of the area; and

    (f) A new wind impact development standard that requires apartment buildings of five or more storeys to be designed so they do not cause unsafe or excessive wind conditions within the site or on surrounding land.

    Pursuant to Clause 32.04-6 of the Scheme, as the application was lodged prior to this amendment, the Clause 58 requirements that applied at the time of lodgement apply to the proposal under transitional provisions.

Amendment VC205

115. Amendment VC205 was gazetted on 20 January 2022 and introduces a new Transport Zone to replace the Road Zone Categories 1 and 2 and Public Use Zone Schedule 4.

116. While the Road Zone Category 1 has been renamed to a Transport Zone 2, the requirements under clause 52.29 of the Scheme are largely unchanged, with a permit still required to create or alter access to a road in a Transport Zone 2 and referral to the Head, Transport for Victoria pursuant to clause 66.03.

Planning Scheme Provisions

Zoning

117. The subject site is included within the Mixed Use Zone.

118. Pursuant to clause 32.04-2 (Table of uses), the following applies:
    (a) A 'dwelling' is a Section 1 – no permit required use;
    (b) The following proposed Section 1 uses require a planning permit because they exceed the associated area condition contained within Section 1:
        (i) Food & drink premises (as the leasable floor area exceeds 150sqm);
        (ii) Office (as the leasable floor area exceeds 250sqm);
        (iii) Shop (as the leasable floor area exceeds 150sqm);
        (iv) Medical Centre (as the leasable floor area exceeds 250sqm)
    (c) The following proposed uses are Section 2 – permit required uses:
        (i) Retail premises including restricted retail premises (other than food & drink premises and shop);
        (ii) Place of Assembly (other than art gallery, carnival, circus, museum or place of worship); and
        (iii) Leisure and recreation (includes restricted recreation facility); and
    (d) The following proposed uses fall into Section 2 as 'any other use not in Section 1 or 3:
        (i) Childcare centre.

119. Pursuant to clause 32.04-8, 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.

120. Pursuant to clause 32.04-6, a permit is required to construct two or more dwellings on a lot. An apartment development of five or more storeys, excluding a basement, must meet the requirements of clause 58.

121. Clause 58, as in force immediately before the approval date of Amendment VC174 (20/12/21), continues to apply to an application for an amendment of a permit under section 72 of the Act, if the original permit application was lodged before that date. As the original permit application was lodged before 20 December 2021, these transitional provisions apply.

Overlays

Development Plan Overlay, Schedule 11 – Amcor Site, Heidelberg Road, Alphington

122. Pursuant to Clause 43.04-1, a planning permit must not be granted to use or subdivide land, construct a building or construct or carry out works until a development plan has been prepared to the satisfaction of the responsible authority.

123. As outlined in the history section earlier, the Alphington Paper Mill Development Plan was endorsed on 27 May 2016.

Heritage Overlay

124. Heritage Overlay HO70 is site specific to 626 Heidelberg Road - Australian Paper Mills. The overlay covers all land west of Latrobe Avenue within the former paper mill site.

125. Pursuant to clause 43.01-1, a permit is required to demolish a building, to construct a building and to construct or carry out works. The Schedule to the Heritage Overlay indicates external paint controls apply to HO70.

126. As identified earlier, the subject site is devoid of all buildings and structures, having already removed these under Planning Permit PLN16/0178.

Environmental Audit Overlay

127. Pursuant to 45.03-1, before a sensitive use (residential use, child care, pre-school centre or primary school) commences or before the construction or carrying out of buildings and works associated with a sensitive use commences, 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 hat Act that the environmental conditions of the land are suitable for the sensitive use.

128. As the proposed development includes sensitive uses, the requirements of this overlay apply. A Statement of Environmental Audit has been issued for the land (EPA SO No. 8005354).

Development Contributions Plan Overlay

129. Pursuant to Clause 45.06-1 a permit granted must;

    (a) Be consistent with the provisions of the relevant development contributions plan; and

    (b) Include any conditions required to give effect to any contributions or levies imposed, conditions or requirements set out in the relevant schedule to this overlay

130. A condition and a note were included on the permit as part of the previous amendment to require the development contributions to be met.

131. As will be discussed, the applicant has requested the wording to be amended. This will be discussed in more detail in the report.

132. A planning permit is not required for works under the overlay.

Particular Provisions

Clause 52.06 – Car Parking

133. Pursuant to Clause 52.06-2, before a new use commences, the required car parking spaces must be provided on the land. The following tables identifies the statutory car parking requirement under Clause 52.06-5 based on the previous scheme and the proposed scheme:

134. *Previous scheme:*

Table 3.1: Statutory Car Parking Requirements

Description	Use	Size/No.	Statutory Parking Rate	Statutory Parking Requirement
Supermarket	Supermarket	5,797 sqm	5 spaces per 100 sqm LFA	289 spaces
Specialty Retail	Shop	3,860 sqm	4 spaces per 100 sqm LFA	154 spaces
Food and Drink	Food and Drink	383 sqm	4 spaces per 100 sqm LFA	15 spaces
Office	Office	7,465 sqm	4 spaces per 100 sqm NFA	261 spaces
Childcare Centre	Childcare Centre	90 children	0.22 spaces per child	19 spaces
Gymnasium	Gymnasium	2,545 sqm	Not specified	-
Medical Centre	Medical Centre	3 practitioners	5 spaces to the first practitioner and 3 spaces to every additional practitioner	11 spaces
Community Centre	Place of Assembly	200 patron capacity	0.3 spaces per patron admitted	60 spaces
Service Apartments	Residential Building	32 dwellings	Not specified	-
Residential Dwellings [1]	Dwelling (Residents)	431 dwellings (70 x one-bedroom + 345 x two-bedroom + 16 x three-bedroom)	1 space per one or two bedroom dwelling 2 spaces per three+ bedroom dwelling	447 spaces
	Dwelling (Visitors)	431 dwellings	1 space per five dwellings	86 spaces
Total				1,342 spaces

Source: GTA Consultants Transport Impact Assessment dated 20/7/2020 (Issue 4)

135. *Current proposal:*

Use		Size/No.	Parking Rate	Parking Requirement
Supermarket (Coles)		4,214 sqm	5 spaces per 100 sqm LFA	210 spaces
Supermarket (Aldi)		1,836 sqm		91 spaces
Shop		3,609 sqm	4 spaces per 100 sqm LFA	144 spaces
Restricted Retail		2,200 sqm	3 spaces per 100 sqm LFA	66 spaces
Food & Drink		2,586 sqm	4 spaces per 100 sqm LFA	103 spaces
Place of Assembly		200 patrons	0.3 spaces per patron admitted	60 spaces
Office		6,101 sqm	3.5 spaces per 100 sqm NFA	213 spaces
Childcare Centre		120 children	0.22 spaces per child	26 spaces
Medical Centre [1]		8 practitioners	5 spaces to the first practitioner & 3 spaces to every additional practitioner	26 spaces
Gym		905 sqm	No rate provided	-
Residential	1-bedroom BTR apartment	319 dwellings	1 space per one or two bedroom dwelling	319 spaces
	2-bedroom BTR apartment	256 dwellings		256 spaces
	3-bedroom BTR apartment	57 dwellings	2 spaces per three or more bedroom dwelling	114 spaces
	Visitors	632 dwellings	1 space per 5 dwellings	126 spaces
Total				1,754 spaces

Source: Ratio Consultants Transport Impact Assessment dated 31/06/2022

136. *As illustrated in the tables above, the current amendment results in an increased car parking requirement by 390 car parking spaces.*

137. *Pursuant to Clause 52.06-3, a permit is required to reduce the number of car spaces required under Clause 52.06-5, the application must be accompanied by a Car Parking Demand Assessment.*

138. *A permit is required to create or alter access to a road in a Road Zone Category 1. As Heidelberg Road is a Road Zone Category 1 road and it is proposed to create a new access*, a permit is required under this provision. An application must be referred to the Road Corporation under Section 55 of the Act.

Clause 52.27 – Liquor License

139. Pursuant to Clause 52.27, a permit is required to use land to sell or consume liquor if a licence is required under the *Liquor control Reform Act* 1998. A licence for packaged liquor is required under this Act, as such, a planning permit is also triggered.

Clause 52.29 – Land Adjacent to the Principal Road Network

140. A permit is required to create or alter access to a road in a Transport Zone 2. As Heidelberg Road is a Transport Road Zone 2 road and it is proposed to create a new access, a permit is required under this provision. An application must be referred to the Roads Corporation (Head, Transport for Victoria – previously VicRoads) under Section 55 of the Act.

141. The current amendment does not seek to further alter access to Heidelberg Road.

Clause 52.34 – Bicycle Facilities

142. Pursuant to Clause 52.34-1, a new use must not commence until the required bicycle facilities and associated signage are provided on the land. The following table identifies the car parking requirement under Clause 52.34-3 based on the previous scheme and the current amendment.

143. *Previous Scheme:*

Table 8.1: Statutory Requirement for Bicycle Facilities

Use	Size/No.	Statutory Rate		Statutory Requirement	
		Employee/ Resident	Visitor/Shopper	Employee/ Resident	Visitor/Shopper
Supermarket [1]	5,797 sqm	1 space per 600sqm LFA	1 space per 500sqm LFA	10 spaces	12 spaces
Specialty Retail [1]	3,860 sqm	1 space per 600sqm LFA	1 space per 500sqm LFA	6 spaces	8 spaces
Food and Drink [2]	383 sqm	1 space per 300sqm LFA if greater than 1000sqm	1 space per 500sqm LFA if greater than 1000sqm	-	-
Office	7,465 sqm	1 space per 300sqm NFA	1 space per 500sqm LFA	25 spaces	7 spaces
Childcare Centre [3]	90 children	N/A	N/A	-	-
Gymnasium	2,545 sqm / 15 employees [4]	1 space per 4 employees	1 to each 200 sqm of NFA	4 spaces	13 spaces
Medical Centre	3 practitioners	1 space per 3 practitioners	1 space per 8 practitioners	1 space	0 spaces
Community Space	2,215 sqm	1 space per 1500sqm NFA	2 + 1 space per 1500 sqm of NFA	1 space	3 spaces
Serviced Apartments [5]	32 dwellings	1 to each 10 lodging rooms	1 to each 10 lodging rooms	3 spaces	3 spaces
Residential Dwellings [6]	431 dwellings	1 space per 5 dwellings	1 space per 10 dwellings	86 spaces	43 spaces
Totals				**136 spaces**	**89 spaces**

Source: GTA Consultants Transport Impact Assessment dated 20/7/2020 (Issue 4)

144. *Current proposal:*

Land Use	No.	User	Parking Rate	Requirement
Supermarket [1]	6,050 sqm	Employee	1 space per 600 sqm LFA	10 spaces
		Visitor	1 space per 500 sqm LFA	12 spaces
Shop	3,609 sqm	Employee	1 space per 600 sqm LFA	6 spaces
		Visitor	1 space per 500 sqm LFA	7 spaces
Restricted Retail [1]	2,200 sqm	Employee	1 space per 600 sqm LFA	4 spaces
		Visitor	1 space per 500 sqm LFA	4 spaces
Food & Drink [2]	2,586 sqm	Employee	1 space per 300 sqm LFA	9 spaces
		Visitor	1 space per 500 sqm LFA	5 spaces
Gymnasium [3]	905 sqm 6 employees [4]	Employee	1 space to every 4 employees	2 spaces
		Visitor	1 space per 200 sqm NFA	5 spaces
Office	6,101 sqm	Employee	1 space per 300 sqm NFA	20 spaces
		Visitor	1 space per 1,000 sqm NFA	6 spaces
Childcare Centre	120 children	Employee	No rate provided	0 spaces
		Visitor		0 spaces
Medical Centre [5]	8 practitioners	Employee	1 space to every 8 practitioners	1 space
		Visitor	1 space to every 4 practitioners	2 spaces
Community Space	2,404 sqm	Employee	1 space per 1,500 sqm NFA	2 spaces
		Visitor	2 spaces plus 1 space per 1,500 sqm NFA	4 spaces
Residential Dwellings [6]	632 dwellings	Resident	1 space per 5 dwellings	126 spaces
		Visitor	1 space per 10 dwellings	63 spaces
Total				**288 spaces**

Source: Ratio Consultants Transport Impact Assessment dated 31/06/2022

145. As illustrated in the tables above, the total bicycle facilities requirement has increased by 63 spaces from 225 to 288 bicycle spaces. However, the total provision is also increasing by 230 spaces from 751 to 981 bicycle spaces.

Clause 53.18 – Stormwater

146. This clause applies to an application under a provision of a zone to construct a building or construct or carry out works. An application to construct a building or to construct or carry out works:

(a) Must meet all of the objectives of Clauses 53.18-5 and 53.18-6; and

(b) Should meet all of the standards of Clauses 53.18-5 and 53.18-6.

Clause 58 – Apartment Developments

147. This clause applies to an apartment development of five or more storeys, excluding a basement. A development should meet all the standards and must meet all the objectives.

148. The purpose of this clause is:

(a) *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies;*

(b) *To encourage apartment development that provides reasonable standards of amenity for existing and new residents; and*

(c) *To encourage apartment development that is responsive to the site and the surrounding area.*

149. As identified under the Zone controls, pursuant to clause 32.04-6, Clause 58 as in force immediately before the approval date of Amendment VC174 continues to apply to the current amendment application.

General Provisions

Clause 65 – Decision Guidelines

150. 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 State and Local Planning Policy Frameworks, as well as the purpose of the zone, overlay or any other provision.

Clause 66.02 – Use and Development Referrals

151. Pursuant to 66.02-11 of the Scheme, an application to construct:

(a) *a residential development comprising 60 or more dwellings,*

(b) *a new retail premises of 4000 sqm or more of leasable floor area or*

(c) *an office development of 10,000sqm or more,*

is to be referred to Head, Transport for Victoria as a Determining Referral Authority.

152. However, pursuant to Clause 66, any requirement for referral under this clause does not apply if in the opinion of the Responsible Authority, the proposal satisfies requirements or conditions previously agreed in writing by the Responsible Authority and the Referral Authority.

Planning Policy Framework (PPF)

Clause 11.04-1 – Open Space Planning

153. The objective of this clause is:

(a) *To assist creation of a diverse and integrated network of public open space commensurate with the needs of the community.*

Clause 11.06-2 - Housing Choice

154. The objective of this clause is:

(a) *To provide housing choice close to jobs and services.*

155. Relevant strategies include:

(a) *Manage the supply of new housing in locations that will meet population growth and create a sustainable city;*

(b) *Facilitate increased housing in the established areas to create a city of 20 minutes neighbourhoods close to existing services, jobs and public transport;*

(c) *Support housing growth and diversity in defined housing change areas and redevelopment sites;*

(d) *Direct new housing to areas with appropriate infrastructure;*

(e) *Provide certainty about the scale of growth in the suburbs by prescribing appropriate height and site coverage provisions for different areas;*

(f) *Direct new housing and mixed0use development to urban renewal precincts and sites;*

(g) *Support new housing in activity centres and other places that offer good access to jobs, services and public transport;*

(h) Facilitate development that increased the supply of affordable and social housing in suburbs across Melbourne;

(i) Facilitate diverse housing that offers choice and meets changing household needs through:

(i) Provision of a greater mix of housing types;

(ii) Adaptable internal dwelling design; and

(iii) Universal design.

Clause 11.06-4 – Place and identity

156. The objective of this clause is:

(a) *To create a distinctive and liveable city with quality design and amenity.*

157. The relevant strategy:

(a) *Improve the design quality of public spaces and the interfaces between private development and the public domain.*

Clause 11.06-5 – Neighbourhoods

158. The objective of this clause is:

(a) *To create a city of inclusive, vibrant and healthy neighbourhoods that promote strong communities, healthy lifestyles and good access to local services and jobs.*

159. Relevant strategies include:

(a) *Create a city of 20 minute neighbourhoods, that give people the ability to meet most of their everyday needs within a 20 minute walk, cycle or local public transport trip of their home;*

(b) *Create mixed-use neighbourhoods at varying densities that offer more choice in housing, create opportunities for local businesses and jobs and deliver better access to services and facilities;*

(c) *Support a network of vibrant Neighbourhood Activity Centres;*

(d) *Create neighbourhoods that support safe community's and healthy lifestyles;*

(e) *Create neighbourhoods that enable and promote walking and cycling as part of daily life; and*

(f) *Develop a network of local open spaces that are accessible and of high-quality and include opportunities for new local open spaces through planning for urban redevelopment projects.*

Clause 13.03-1 – Use of contaminated and potentially contaminated land

160. The objective of this clause is:

(a) *To ensure that potentially contaminated land is suitable for its intended future use and development, and that contaminated land is used safely.*

Clause 13.04 – Noise and Air

161. The objective of this clause is:

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

162. The relevant strategy:

    (a) *Ensure that development is not prejudiced and community amenity is not reduced by noise emissions, using a range of building design, urban design and land use separation techniques as appropriate to the land use functions and character of the area.*

Clause 15.01.1 – Urban Design

163. The objective of this clause is:

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

Clause 15.01-2 – Urban Design Principles

164. The objective of this clause is:

    (a) *To achieve architectural and urban design outcomes that contribute positively to local urban character and enhance the public realm while minimising detrimental impact on neighbouring properties.*

165. This clause also states that planning must consider as relevant:

    (a) *Urban Design Guidelines for Victoria (Department of Environment, Land, Water and Planning, 2017);*

    (b) *Apartment Design Guidelines for Victoria (Department of Environment, Land, Water and Planning, 2017); and*

    (c) *Urban Design Charter for Victoria (Department of Planning and Community Development 2009).*

Clause 15.01-4 – Design for Safety

166. The objective of this clause is:

    (a) *To improve community safety and encourage neighbourhood design that makes people feel safe.*

Clause 15.01-5 – Cultural Identity and Neighbourhood Character

167. The objective of this clause is:

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

Clause 15.02 – Sustainable Development

168. The objective of this clause is:

    (a) *To encourage land use and development that is consistent with the efficient use of energy and the minimisation of greenhouse gas emissions.*

Clause 15.03 - Heritage

169. The objective of this clause is:

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

Clause 16.01-1 – Integrated Housing

170. The objective of this clause is:

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

Clause 16.01-2 – Location of residential development

171. The objective of this clause is:

    (a) *To locate new housing in or close to activity centres and employment corridors and at other strategic redevelopment sites that offer good access to services and transport.*

Clause 16.01-3 – Housing opportunity areas

172. The objective of this clause is:

(a) *To identify areas that offer opportunities for more medium and high density housing near employment and transport in Metropolitan Melbourne.*

Clause 16.01-4 – Housing Diversity

173. The objective of this clause is:

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

Clause 16.01-5 – Housing affordability

174. The objective of this clause is:

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

Clause 17.01.1 - Business

175. The objective of this clause is:

(a) *To encourage development which meets the communities' needs for retail, entertainment, office and other commercial services and provides net community benefit in relation to accessibility, efficient infrastructure use and the aggregation and sustainability of commercial facilities.*

Clause 18.01 – Integrated Transport

176. The objective of this clause is:

(a) *To create a safe and sustainable transport system by integrating land-use and transport.*

Clause 18.02-1 – Sustainable personal transport

177. The objective of this clause is:

(a) *To promote the use of sustainable personal transport.*

Clause 18.02-2 - Cycling

178. The objective of this clause is:

(a) *To integrate planning for cycling with land use and development planning and encourage as alternative modes of travel.*

Clause 18.02-3 – Principal Public Transport Network

179. The objective of this clause is:

(a) *To facilitate greater use of public transport and promote increased development close to high-quality public transport routes in Metropolitan Melbourne.*

Clause 18.02-5 – Car parking

180. The objective of this clause is:

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

Local Planning Policy Framework (LPPF)

Clause 21 – Municipal Strategic Statement (MSS)
Clause 21.04 – Land Use

181. The relevant objectives of this clause are:

(a) *Objective 1 To accommodate forecast increases in population:*

(i) *Strategy 1.1 Ensure that new residential development has proper regard for the strategies applicable to the neighbourhood in question identified in clause 21.08;*

(ii) *Strategy 1.2 Direct higher density residential development to Strategic Redevelopment Sites identified at clause 21.08 and other sites identified through any structure plans or urban design frameworks;*

(b) *Objective 2 To retain a diverse population and household structure;*

(i) *Support the provision of affordable housing for people of all abilities particularly in larger residential developments and on Strategic Redevelopment Sites; and*

(c) *Objective 3 To reduce potential amenity conflicts between residential and other uses.*

Clause 21.04-2 – Activity Centres

182. The relevant objective and strategies of this clause is:

(a) Objective 5 To maintain the long term viability of activity centres:

(i) Strategy 5.2 Support land use change and development that contributes to the adaptation, redevelopment and economic growth of existing activity centres;

(ii) Strategy 5.3 Discourage uses at street level in activity centres which create dead frontages during the day; and

(iii) Strategy 5.4 Permit residential development that does not compromise the business function of activity centres.

Clause 21.04-3 – Industry, office and commercial

183. The objective of this clause is '*to increase the number and diversity of local employment opportunities*.'

Clause 21.04-4 – Community facilities, hospitals and medical services

184. The relevant objective and strategies of this clause is:

(a) Objective 9 To provide community services that meet the needs of a diverse and changing community:

(i) Strategy 9.2 Consider opportunities for the appropriate provision of, or contribution towards, community facilities or services to support new residents, for large scale residential development proposals; and

(b) Objective 10 To provide accessible community services.

Clause 21.04-5 – Parks, gardens and public open space.

185. The relevant objectives:

(a) Objective 12 To establish a linked open space network; and

(b) Objective 13 To provide an open space network that meets existing and future community needs.

Clause 21.05-1 Heritage

186. The relevant objective:

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

Clause 21.05-2 – Urban design

187. The relevant objectives and strategies of this clause is:

(a) Objective 16 To reinforce the existing urban framework of Yarra;

(b) Objective 17 To retain Yarra's identity as a low-rise urban form with pockets of higher development:

(i) *Strategy 17.2 Development on strategic redevelopment sites or within activity centres should generally be no more than 5-6 storeys unless it can be demonstrated that the proposal can achieve specific benefits such as:*

a. *Significant upper level setbacks;*

b. *Architectural design excellence;*

c. *Best practice environmental sustainability objectives in design and construction;*

d. *High quality restoration and adaptive re-use of heritage buildings;*

e. *Positive contribution to the enhancement of the public domain; and*

f. *Provision of affordable housing; and*

(c) *Objective 18 To retain, enhance and extend Yarra's fine grain street pattern;*

(d) *Objective 20 To ensure that new development contributes positively to Yarra's urban fabric;*

(e) *Objective 21 To enhance the built form character of Yarra's activity centres; and*

(f) *Objective 22 To encourage the provision of universal access in new development.*

Clause 21.05-4 Public environment

188. The relevant objectives and strategies of this clause is:

(a) *Objective 28: To a provide a public environment that encourages community interaction and activity:*

(i) *Strategy 28.1 Encourage universal access to all new public spaces and buildings;*

(ii) *Strategy 28.2 Ensure that buildings have a human scale at street level;*

(iii) *Strategy 28.3 Require buildings and public spaces to provide a safe and attractive public environment;*

(iv) *Strategy 28.5 Require new development to make a clear distinction between public and private spaces;*

(v) *Strategy 28.8 Encourage public art in new development; and*

(vi) *Strategy 28.9 Apply the Public Open Space Contribution policy at clause 22.12.*

Clause 21.06 - Transport

189. The relevant objectives of this clause is:

(a) *To provide safe and convenient pedestrian and bicycle environments.*

(b) *To facilitate public transport usage;*

(c) *To reduce the reliance on the private motor car; and*

(d) *To reduce the impact of traffic.*

Clause 21.07 – Environmental Sustainability

190. The relevant objectives of this Clause are:

(a) *To promote environmentally sustainable development; and*

(b) *To improve the water quality and flow characteristics of storm water run-off.*

Clause 21.08 – Neighbourhoods
Clause 21.08-6 – Fairfield and Alphington

191. Clause 21.08-6 identifies that '*the Heidelberg Road neighbourhood activity centre is on the boundary between the Cities of Yarra and Darebin. It is a small convenience centre, with limited furniture and home wares outlets and a small amount of office space.'*

192. *Implementation of the built form strategies at cause 21.05 includes:*

    (a) *Encouraging the redevelopment of the following strategic re-development sites in a way that contributes positively to the urban fabric and public domain of Yarra, and where subject to the Heritage Overlay, protects the heritage of the site and of the are:*

        (i) *Site 1 626 Heidelberg Road (AMCOR); and*

        (ii) *Site 2 224 – 252 Heidelberg Road.*

193. Figure 16; the built form character type identifies the subject site within a Main Road precinct, which seeks to:

    (a) *Maintain the hard urban edge of development; and*

    (b) *Reflect the fine grain of the subdivision pattern in building design where this exists along main roads.*

Relevant Local Policies

Clause 22.02 – Development Guidelines for Sites Subject to the Heritage Overlay

194. This policy applies to all new development included in a heritage overlay. The relevant objectives of this clause are:

    (a) *To conserve Yarra's natural and cultural heritage;*

    (b) *To conserve the historic fabric and maintain the integrity of places of cultural heritage significance;*

    (c) *To retain significant view lines to, and vistas of, heritage places;*

    (d) *To preserve the scale and pattern of streetscapes in heritage places; and*

    (e) *To ensure that additions and new works to a heritage place respect the significance of the place.*

195. The design guidelines contained within the Development Plan addresses matters on heritage, therefore this policy will not be specifically referenced within the report.

Clause 22.05 – Interface Uses Policy

196. The objectives of this clause 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; and*

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

Clause 22.09 – Licensed Premises

197. The relevant objective of this clause is; *to protect the amenity of nearby properties and areas by effectively managing the location, size, operation and hours of licensed premises.*

198. *Relevant policy includes:*

    (a) *Packaged liquor outlets should not provide for the sale of liquor after 11pm; and*

    (b) *Licensed premises (including packaged liquor outlets) should not commence the sale and consumption of liquor before 9am.*

Clause 22.12 – Public Open Space Contribution

199. This policy applies to all residential proposals, mixed use proposals incorporating residential uses and proposals incorporating residential subdivision. The public open space contribution is to be in the form of a land contribution of 4.5 per cent (7,500m^2) of the total Alphington Paper Mills site. The proposed Public Open Space areas are nominated on Figure 27 on p.43 of the Development Plan. Alphington Square is nominated within the eastern portion of the subject site and is to measure 17m by 42m.

Clause 22.16 – Stormwater Management (Water Sensitive Urban Design)

200. The relevant objectives of this clause are:

(a) To achieve the best practice water quality performance objectives set out in the Urban Stormwater Best Practice Environmental Management Guidelines, CSIRO 1999 (or as amended). Currently, these water quality performance objectives require:

(i) Suspended Solids - 80% retention of typical urban annual load;

(ii) Total Nitrogen - 45% retention of typical urban annual load;

(iii) Total Phosphorus - 45% retention of typical urban annual load;

(iv) iv. Litter - 70% reduction of typical urban annual load; and

(b) To promote the use of water sensitive urban design, including stormwater re-use.

Clause 22.17 – Environmentally Sustainable Development

201. This policy applies to residential development with more than one dwelling. The overarching objective is that development should achieve best practice in environmentally sustainable development from the design stage through to construction and operation. The Development Plan has specific environmental sustainability standards that will be referenced within the assessment section.

Proposed Amendment C269 – Local Policy re-write

202. As covered in the background section, Amendment C269, the local policy re-write is a seriously entertained policy, as such, consideration needs to be given to the amended policies. Of relevance to this application, Amendment C269 proposes:

Proposed C269 Local Policy reference	Brief Assessment
Clause 02.03-4 – Built Environment and heritage	This policy seeks to '*Reinforce Yarra's low rise neighbourhoods by directing mid-rise buildings to appropriate locations, within… major regeneration areas as show on the Framework Plan in clause 02.04* (includes Alphington Paper Mill)
Clause 02.03-5 - Housing	This policy seeks to *'Direct housing growth to appropriate locations: Major Regeneration Areas (including Alphington Paper Mill)*
Clause 02.04 – Strategic Framework Plan	This policy includes a plan depicting the Alphington Paper Mill site as a Major Regeneration Area.
Clause 11.03-1L – Activity Centres	The northern section of the Alphington Paper Mill Site is now shown within the Heidelberg Road Neighbourhood Activity Centre. This includes the following relevant policy: *'Support the expansion of the activity centre by directing taller development to its western end within the Alphington Paper Mill Major Regeneration Area.'*
Clause 13.07-1L – Interfaces and Amenity	This is largely consistent with clause 22.05 and 22.09
Clause 15.01-1L – Urban Design	As it applies to the subject site, this is largely consistent with existing policy at Clause 21.05-2.
Clause 15.01-2L – Building Design	Similar to the proposed clause 02.03-4, this policy directs a mid-rise development in Major Regeneration areas (among others), noting that building heights should be in accordance with any building height requirements.
Clause 15.02-1L – Environmentally Sustainable Development	This is largely consistent with existing local policies at Clause 21.07 and 22.17

Clause 16.01-1L – Location or residential development	The relevant strategy states that in High Change areas; '*encourage higher density residential development and mixed use development in the form of apartment buildings that establish a new character for the site or precinct.'* The Alphington Paper Mill is shown as a high change area.
Clause 16.01-2L – Housing Affordability	The strategies include to '*support development that includes a provision of affordable housing within its mix of dwellings'* and *'support development that caters for key workers (employed within essential services…) within or close to activity centres, health and education precincts.* In addition to the 150 affordable houses required under the DP, the remaining dwellings are proposed to be provided under a 'Built to Rent' scheme.
Clause 17.01-1L – Employment	This is largely consistent with Clause 21.04-3
Clause 18.02-1L – Sustainable Transport	This is largely consistent with clause 21.06
Clause 18.02-4L – Car Parking	This is largely consistent with Clause 21.06
Clause 19.02-6L – Public Open Space Contribution	This is largely consistent with Clause 22.12
Clause 19.03-2L – Infrastructure Contributions	The proposed development includes community facilities as required under the DP. Additionally, the Development Contribution requirements pursuant to the DCPO were included as a condition as part of the previous amendment.
Clause 19.03-3L – WSUD	This is largely consistent with existing local policies at Clause 21.07 and 22.16
Clause 19.03-5L – Waste	Waste management is discussed in the assessment section below and addressed via a Waste Management Plan that will be implemented by permit condition.

Other Relevant Documents

Alphington Paper Mill Development Plan (Parts 1 & 2).

203. Part 1 of the Development Plan (DP) contains design guidelines for each precinct. An assessment of the design guidelines for the Gateway Precinct is undertaken within this report.

204. Part 2 of the DP contains various supporting technical documents. Those relevant to the current application include:

(a) ESD Strategy prepared by Cundall dated August 2015;

(b) Traffic management Plan prepared by GTA Consultants dated 19 August 2015;

(c) Integrated Transport Plan prepared by GTA Consultants dated 19 August 2015;

(d) Preliminary Acoustic Assessment prepared by ARUP dated 21 August 2015; and

(e) Conservation Management Plan prepared by Lovell Chen dated May 2014 (Re-Issued August 2015); and

(f) Economic Assessment Report prepared by Marco Plan Dimasi dated August 2015

Car Share Policy 2019-2024

205. Council's Car Share Policy was adopted by Council on 16 July 2019. The objectives of the Car Share Policy are to increase the use of car sharing in the City of Yarra, and ensure that the expansion of the car share network within the City is well-governed and transparent.

Advertising

206. The application was not advertised under the provisions of Section 52 of the *Planning and Environment Act (1987)*. Pursuant to Clause 43.04-2, an application under any provision of the scheme which is generally in accordance with the development plan is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64 (1), (2) and (3) and the review rights of Section 82(1) of the Act.

207. Whilst the application is exempt from advertising, a submission has been received to the amendment. This submission raises concerns with building height above the preferred height limits. This will be discussed within the assessment.

Referrals

External Referrals

208. The application was referred to Head, Transport for Victoria.

209. Referral responses/comments have been included as attachments to this report.

Internal Referrals

210. The application was referred to the following units within Council:

(a) Urban Design Unit (internal) for comments on building interfaces, publicly accessible areas the landscape concept plan;

(b) Environmental Sustainable Development (ESD) Advisor;

(c) Engineering Services Unit on car parking and public realm works;

(d) Strategic Transport Unit;

(e) City Works on the Waste Management Plan;

(f) Social Planning (on the packaged liquor);

(g) Compliance Unit (on the packaged liquor);

(h) Facilities and Recreation on the Community Facilities; and

(i) Family, Youth and Children's services on the Community Facilities.

211. The application was referred to the following external consultants:

(a) Urban Design Consultant (Global South);

(b) Acoustic Engineers (SLR Consulting);

(c) Traffic Engineers (Traffix Group) and

(d) Wind Consultants (MEL Consultants).

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

OFFICER ASSESSMENT

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

(a) Principles relevant to assessment of an application under section 72 of the Act;

(b) Strategic justification;

(c) Generally in accordance;

(d) Land Use;

(e) Packaged Liquor;

(f) Development Plan Design Guidelines:

(i) Built Form;

(ii) Connectivity & Interaction;

(iii) Building layout & Design;

(iv) Open space and landscape design;

(v) Environmentally sustainable Design;

(vi) Apartment Specific Guidelines;

(g) Clause 58 (Apartment Developments);

(h) Car parking, bicycle facilities and traffic generation;

(i) Community facilities;

(j) Amendments to conditions; and

(k) Community facilities.

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

214. 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 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).

215. As such, the application must be assessed on its planning merits.

Strategic Justification

216. The proposed amendments to the previous scheme, while numerous, are not significant from a strategic planning sense. As will be discussed, the amendments will continue to positively contribute to the surrounding area in a manner consistent with the aspirations of the Development Plan (**DP**).

217. The development will maintain a mixture of uses albeit an increased provision for dwellings and food and drink premises and a reduced provision for office. As will be discussed in greater detail, the proposed amended development will continue to achieve the vision for the Village Precinct which is for '*a mixed use precinct with significant retail, commercial and community focus with residential development at upper levels'*.

218. The proposed amendments maintain a similar standard of environmentally sustainable credentials, which meet Council's sustainability aspirations subject to some further refinement.,

219. A greater provision for car parking and bicycle parking is provided on site, corresponding with the increase in residential apartments on the land.

220. Overall, the proposed amendments maintain a strong level of consistency with the State and local strategic policy guidance for this site.

Generally in Accordance

221. As outlined within the permit triggers, pursuant to the Development Plan Overlay, a permit granted must be *'generally in accordance'* with the approved development plan. Therefore, in assessing the current application it is necessary to consider whether the proposal is 'generally in accordance' with the Alphington Paper Mill Development Plan.

222. What constitutes 'generally in accordance' has been explored within the decision of Fabcot Pty Ltd v Whittlesea CC [2014] VCAT 600 at paragraph 34:

    (a) *'Generally in accordance' is a question to be judged on the facts and circumstances of each case;*

    (b) *The less precision there is in the primary document/s, the more flexibility is given by the phrase 'generally in accordance'.*

    (c) *'Generally in accordance' does not require the proposed development to be identical to that described in the development plan or incorporated plan; and*

    (d) *It is appropriate to read the development plan or incorporated plan as a whole when making this assessment, and to have regard to the objectives, responses and plans comprise the approved plan.*

223. The Alphington Paper Mill Development Plan contains varying degrees of detail guiding future development of the wider Amcor site, including a mixture of "mandatory" controls and "preferred" provisions (discretionary).

224. As illustrated in the image below, mandatory maximum heights (in aqua) apply to the central, eastern and southern sections of the former APM site, interfacing with Alphington Park and the Yarra River. The discretionary, or preferred heights, (in purple) apply to sites along Heidelberg Road and the majority of Chandler Highway (the subject site is overlayed in yellow).

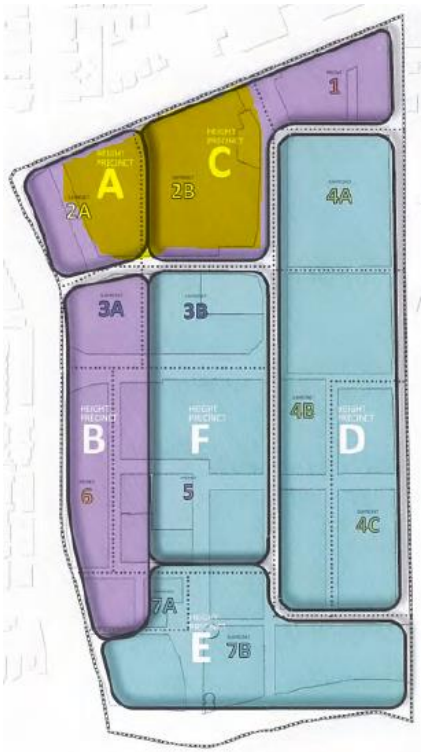


Figure 13 – Preferred (purple) and mandatory (aqua) maximum heights Figure 98 of the DP (subject site highlighted)

225. Where heights are specified as “mandatory”, a permit cannot be granted to exceed these heights. A permit may be granted to exceed a “preferred” height, however it is subject to Council’s consideration.

226. As will be explored within the following assessment of the DP, departures from the design guidelines are limited to a select number of discretionary items. Based upon the following assessment against the DP guidelines, the proposed development is considered to be ‘generally in accordance’ with the Alphington Paper Mill Development Plan and subject to a number of conditions, presents as an acceptable outcome.

Land use

227. Section 3.6 (land uses) of the DP anticipates a significant proportion of non-residential uses within the Village Precinct as follows:

(a)	Commercial	7,650sqm – 11,500sqm
(b)	Community	1,250sqm – 6,800sqm
(c)	Retail (incl. supermarkets)	12,750sqm

228. While a reduced proportion of office tenancies is proposed, the amended will continue to align with the non-residential use expectations for the site. The commercial activities, which includes the office, medical centre, gymnasium and the pilates studio have a combined area of 8,206sqm, which is less than the previous proposal of 10,438 sqm, however it will still be within the anticipated range outlined above.

229. The community facilities, including the childcare centre, would account for 3,515sqm, slightly greater than the previous proposal of 2,979sqm, however consistent with the floor area range for community facilities within the DP.

230. The retail uses, including the food and drink premises, shops, restricted retail and supermarket, at 14,445sqm (previously 10,196sqm) will exceed the anticipated floor area for retail space by 1,695 sqm. However, having regard to the endorsed Economic Assessment Report prepared by Marco Plan Dimasi (MPD) dated August 2015 (which forms part of Volume 2), the increase is considered acceptable. The executive summary of the MPD report identified that Alphington had a '*substantial under provision of retail facilities within the main trade area'* and combined with the population growth which will be accommodated within the APM site, *'there is a clear need and demand for appropriate supermarket floor space, and related retail facilities, to be provided within the Alphington Paper Mill.'*

231. The executive summary also identifies certain economic and social benefits associated with the development of a retail centre, this included:

    (a) Greater convenience and diversity of choice for local residents;

    (b) Addressing the under-provision of supermarket floor space in the main trade area;

    (c) Increased competition and potentially lower food and grocery prices for consumers;

    (d) A focal point for local businesses and the community; and

    (e) Additional employment opportunities.

232. Having regard to the above factors, the additional retail floor space is considered acceptable and will contribute to the mixed offering within the Village development. Implications on car parking and traffic will be discussed later in the report.

233. As outlined in the planning controls section, a permit continues to be required for all the non-residential uses proposed. However, the food and drink premises, office, medical centre and shops (including restricted retail) only trigger a planning permit as the 'as of right' floor areas nominated within the Mixed Use Zone are exceeded.

234. The appropriateness of the majority of uses proposed was already considered as part of the original and previous applications, however further consideration needs to be given to the amendments proposed to these approved uses. The key policy consideration for new uses is contained within clause 22.05 (Interface Uses Policy) of the Scheme.

235. The following paragraphs will consider each permit-required use in turn.

    Childcare

236. The childcare centre has been re-located from Level 5 to Levels 1 and 2. The outdoor area is no longer directly adjoining any apartments, however, it is still within close proximity (separated by plant equipment and a corridor). The existing permit includes a condition (condition 14(f)), which requires *'Assessment of noise from the childcare centre, measures at external targets of 'background and 10dB' with sound power reference levels from the AAAC Guidelines for Childcare Centres Acoustic Assessment.'* An acoustic report, prepared by Acoustic Logic and dated 25 March 2022 has been submitted with the application addressing these conditions. The Acoustic Logic report has been reviewed by SLR Consulting (SLR), who advised that the assessment is reasonable, however recommended that the assessment should be updated to reflect 35 dBA Leq for all habitable rooms during the day and evening periods to align with patron noise criteria. A condition requiring an updated acoustic report will be included on permit accordingly.

237. The Acoustic Logic report also recommended that the use of the outdoor areas be restricted to 7am to 6pm. This will also be included as a condition of permit.

238. The childcare centre and outdoor space now have an outlook toward Village Square and Mills Boulevard, rather than inward to the apartments, as previously proposed. This will provide a better outlook and amenity for the childcare centre.

239. The existing permit contains conditions regarding the childcare operating hours (6am-10pm), capacity (120 children and 10 teaching staff), which are not proposed to be amended.

Office

240. Whilst the office floor area is reducing by 1,364sqm, the location of the office tenancies within the north-eastern section of the site is consistent with the previous approval, and not anticipated to create any offsite amenity impacts. The existing permit conditions relating to the hours of operation will be unchanged.

241. While the Office use is not anticipated to generate excessive noise, SLR has recommended that impact from road traffic noise and voice noise from the childcare centre be considered, with façade upgrade advice to be provided for the office spaces such that AS/NZS2108 design levels be met internally. This will be conditioned accordingly.

Medical Centre

242. The medical centre is proposed to be increased in size by 772sqm and seeks to increase the number of practitioners from 3 to 8. Given that the DP specifically lists 'medical centre' as an intended use under the category of 'commercial', its expansion within the centre is considered to have strategic support.

243. The impact of additional practitioners on car parking and traffic will be discussed in greater detail later in the report.

244. The hours of operation (6am -10pm), included on the existing permit are not proposed to be changed and are still considered to be reasonable, notwithstanding the expansion of the centre.

245. The location of the medical centre within the southern section of the site, facing Nelmoore Lane is unchanged, however the medical centre has been elevated from ground level to sit above the community facilities. There are no anticipated amenity impacts resulting from its location.

246. A standard condition requiring infectious waste to be removed by a commercial waste contractor is retained on permit.

Restricted Retail/shop/food and drink premises.

247. The retail uses, including the proposed restricted retail use, are now proposed to be split across two levels (lower and upper ground) rather than be limited to a single level, however their location remains within the commercial centre of the development away from the residential uses and is therefore not expected to result in any unreasonable amenity impacts.

248. The hours for the food and drink premises, shops (including the restricted retail tenancy) and supermarkets will be unchanged by the current amendment, with this allowing the food and drink premises and shops to trade until 10pm and the supermarkets until 12midnight.

249. In line with the increased floor area of the food and drink premises, the total patron capacity is proposed to increase from 192 patrons to 1,293 patrons. To ensure that this can be adequately managed, a condition will be introduced requiring a plan showing the distribution of patrons across each tenancy.

250. The delivery/loading arrangement associated with the retail component is unchanged.

Community Centre/Place of Assembly

251. There are to be two community spaces, a 326sqm space, which is proposed to be occupied by a maternal and child health (MCH) centre and the larger 1001sqm area, which use will be used more generally as a place of assembly, and may include music performance. The MCH centre is not anticipated to have any noticeable amenity impacts, with activities contained internally and unlikely to generate significant noise impacts external to the site.

252. Potential noise impacts from the larger community facility were identified in the previous amendments, resulting in the following condition of permit:

(a) Provide adequate acoustic treatment to the community spaces and multipurpose court to enable live music/performance in accordance with SEPP N2 base noise limits, to protect the adjacent residential uses and the school building.

253. The school building was removed as part of the first amendment in 2019, as such, the reference to the school building is no longer relevant. The Acoustic Logic report notes that the floor/ceiling separating the community space from the apartments above is proposed to have an Rw+Ctr rating of not less than 55dB. Music noise limiters are also proposed to be installed to manage music emissions.

254. SLR in their review, advised that the proposed measures are generally appropriate, however recommended that the report also include a specification for external walls and glazing to enable these areas to be used for live or loud music. SLR also concurred with the recommendation for a noise limiter to be installed. These items will be addressed via permit conditions accordingly.

255. Further discussion regarding the amendments to the design and location of the community facilities will be provided later within this report.

Multi-purpose court

256. The multi-purpose court has been relocated from centrally within the site at Level 1 to the upper ground floor, toward the southern section of the site. It no longer has an interface with the office tenancies, sharing its walls with the restricted retail and the medical centre, with car parking located above.

257. The relocation of the multi-purpose court, however, will result in an interface to residential uses within the Artisan precincts south of Nelmoore Lane. In respect to light spill from the court, this is not expected to be unreasonable, noting that the multipurpose court is set back from Nelmoore Lane and will be partially covered by the levels above. Furthermore, given the use of the multi-purpose court will cease at 10pm, light spill from the court is not anticipated to cause unreasonable sleep disturbance on the adjacent residential uses.

258. Noise impacts from the court was identified in the previously application, resulting in the following permit conditions:

(a) Acoustic specifications of the external walls to the multi-purpose court to achieve improved external noise levels on adjacent apartment balconies;

(b) Structure borne noise from ball bouncing within the multipurpose court and measure to address potential impacts on adjoining land uses; and

(c) Provide a high level of structure-borne sound isolation between the multi-purpose court and adjacent uses, such as could be achieved with a structural break or a ‘floating’ concrete floor.

259. The Acoustic Logic report submitted with the application has been reviewed by SLR who noted that the design changes to the multi-purpose court, which include reducing external walls and glazing, would assist with noise mitigation. However, as the external wall of the court is still within 25m of residential uses to the south within the Artisan Precinct, confirmation that these dwellings are protected is still required. The report also has not included details of the external walls to the multipurpose court as required via the current Condition 14 (a), as such this condition will be retained on permit.

260. The Acoustic Logic report advises that the ground floor court is proposed to incorporate a secondary isolated floating floor on damped springs. SLR has advised that this will satisfactorily address both existing permit conditions Condition 14(b) and (c). To ensure that this detail is not missed, a condition of permit will require a notation to be added to the plans that the floor of the multi-purpose court is to incorporate a secondary isolated floating floor on damped springs in accordance with the endorsed Acoustic Report.

261. Condition 14(f) also required that adequate acoustic treatment to enable live music/performance in accordance with SEPP N2 base noise limits, to protect the adjacent residential uses. SLR in their review, recommended that the report include specification for external walls and glazing to enable these areas to be used for live music. This has not been addressed in the Acoustic Logic report and will be conditioned accordingly. The Acoustic Report also recommended a noise limiter be installed, which was supported by SLR and will be conditioned on the amended permit.

262. The hours of operation are unchanged from the previous amendment.

Gym (Restricted Recreational Facility)

263. The size of the gym has reduced from 2,545sqm to 778sqm and the capacity is also proposed to be reduced from 509 patrons to 156 patrons. This reduction will reduce the potential impacts from the proposed use.

264. The use has also been relocated from the southern section of the site to centrally within Level 1, between the back of house loading area and the restricted retail. It also now sits above retail uses and below the carparking level, rather than the apartments. This relocation separates the use from more noise sensitive activities, such as office and dwelling.

265. The current permit included the following conditions relating to noise:

    (a) Consider structure borne sound from the indoor recreational facility on surrounding commercial premises; and

    (b) Provision for a high deflective gym floor to the indoor recreation facility.

266. The Acoustic Logic report submitted with the application has been reviewed by SLR, who were largely satisfied with the impact on the surrounding commercial premises, however recommended that maximum noise levels of $25L_{Amax}$ be adopted for bedrooms at night, consistent with *The Association of Australian Acoustic Consultants Guidelines for Acoustic Assessment of Gymnasiums of Exercise Facilities.* This will be conditioned accordingly. Details of the proposed floor have not been provided within the acoustic report as required by the required by condition, with SLR recommending that this information be provided, or a specification for the type of floor e.g. minimum static deflection. This will also be conditioned accordingly.

267. The gym is still proposed to operate 24 hours a day. The requirement for a management plan is already included on the permit requiring details of staff presence, after-hours access and security/safety measures. This condition will be retained on permit.

Pilates Studio (Restricted Recreational facility)

268. A pilates studio has been introduced as part of the current amendment, comprising an area of 127sqm. The pilates studio is located centrally to the Level 1, adjacent to the gym and abutting the loading dock and office tenancies.

269. The applicant has advised that the pilates studio is to have a maximum of 25 patrons and will operate from 6am to 10pm, aligning with the hours of the retail tenancies. This is not anticipated to have any adverse amenity impacts. Conditions will be added to the amended permit regulating the hours and capacity of the pilates studio.

Packaged Liquor

270. The current amendment seeks to introduce a second packaged liquor offering within one of the supermarkets. The key considerations are the decision guidelines within Clause 52.27 (Licensed premises) and Council's Licensed Premises policy at Clause 22.09. The latter contains five relevant key elements, which have been considered in turn below.

Location and access

271. The location of the licenced premises is consistent with policy in that it is within a commercial shopping centre, within the proposed supermarket and away from any sensitive residential uses. The location within a shopping centre also offers high levels of public safety and surveillance of customers as they enter and leave the premises.

Venue design

272. The relevant policy for the bottle shop relates to waste management and storage on-site. Given that packaged liquor will be consumed off the premises, waste generation would be limited and largely consist of cardboard packaging. It is considered that this can be readily accommodated within the waste management procedures outlined in the Waste Management Plan for the overall site, which includes provision for a $25m^3$ cardboard compactor. This has been reviewed by Council's City Works Unit and deemed to be acceptable.

Hours of Operation

273. Pursuant to Clause 22.09-3 of the Scheme, it is policy that:

(a) Packaged liquor outlets should not provide for the sale of liquor after 11pm; and

(b) Licensed premises (including packaged liquor outlets) should not commence the sale and consumption of liquor before 9am.

274. The proposed operating hour of between 9am to 11pm, as reflected within the existing permit conditions, continue to comply with the above policy and are acceptable.

Noise and Amenity

275. Packaged liquor will be consumed off-premises and therefore will have minimal impact upon noise and the amenity of the area. Deliveries and waste collection is to occur within the designated loading bay area for the entire site. Noise associated with the use of the loading bay/waste collection area has already been considered under the acoustic report for the larger site. The proposed 'red line' area to facilitate the sale of packaged liquor within one of the supermarkets is not anticipated to noticeably increase noise as a result of its operations.

Cumulative Impact Assessment

276. Pursuant to Clause 22.09-4 of the Scheme, a cumulative impact assessment is not required for an application for a packaged liquor outlet where the preferred hours of operation specified at Clause 22.09-3 of the Scheme are met. The proposal meets the referred hours of operation specified at Clause 22.09-3 of the Scheme, therefore a cumulative impact assessment is not warranted. Nevertheless, the application has been referred to Council's Social Policy and Community Amenity Unit for comment and there have not been any concerns raised. General amenity can be adequately enforced by way of Council's standard amenity condition, which is already contained on the permit at condition 54.

Development Plan Design Guidelines

Building Height

277. The DP suggests that buildings should be up to14 storeys within Precinct 2A and 6-8 storeys within Precinct 2B, reducing to 4-6 storeys along the eastern edge of the site. These heights are displayed as preferred rather than mandatory heights.

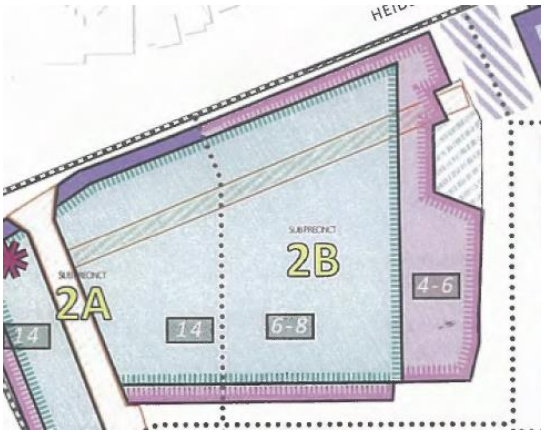


Figure 14: Built Form Treatment Plan (Figure 99) p. 111 of the DP

278. A comparison between the proposed heights (in storeys) from the previous approval and the current application is shown below.

Figure 15: Left: previous site plan (with heights overlayed by officer), right: excerpt from external Urban Design advice of current proposal with heights overlayed.

Heidelberg Road

279. As illustrated in the site plans above, the current amendment does not propose to exceed the maximum preferred height of 14 storey to the west of the site. However, due to the increase in floor to ceiling heights within the podium levels, the overall height of the building in the north-west corner is proposed to be increased by 3.75m. Given the scale of the building, this increase in height will not have a significant or appreciable visual impact to the streetscape of Heidelberg. The building will continue to read as a lower scale to the corner building on Heidelberg Road and Chandler Highway transition down in scale as you approach the Mills Boulevard corner. The increase in height also does not result in any unreasonable shadow impacts as will be discussed within the report.

280. The buildings centrally located along the Heidelberg Road frontage within Precinct 2B proposed to be increased in height from 6, 7 and 8 storeys to 5, 9 and 13 storey, with the 13 storey form extending marginally from Precinct 2A as illustrated in the site plan above.

281. The amendment exceeds the preferred 6-8 storey height for Precinct 2B. The plans were referred to external Urban Designer Mr Simon McPherson who advised that the amended proposal provides *'a clearer transition in heights along Heidelberg Road in comparison to the approved proposal…'* This is illustrated in the comparison render views shown below in images at Figures 16 and 17.

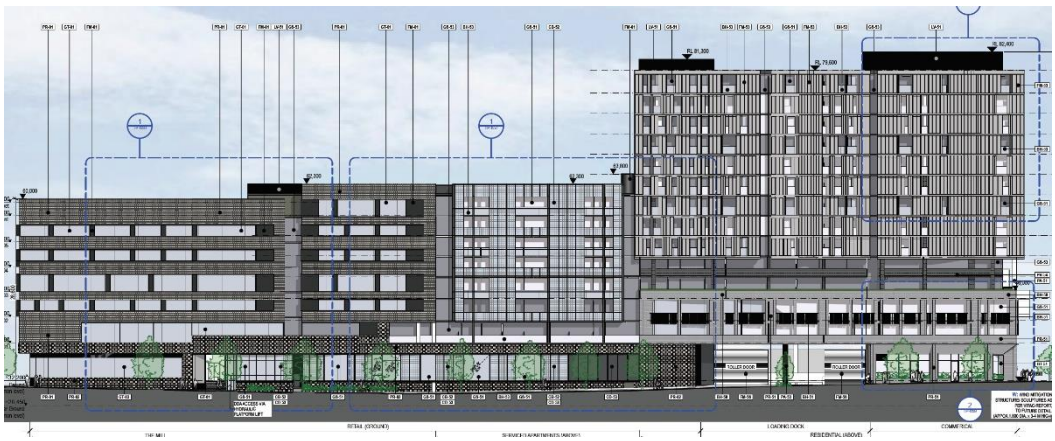


Figure 16: Previous approved amendment Heidelberg Road (north) elevation

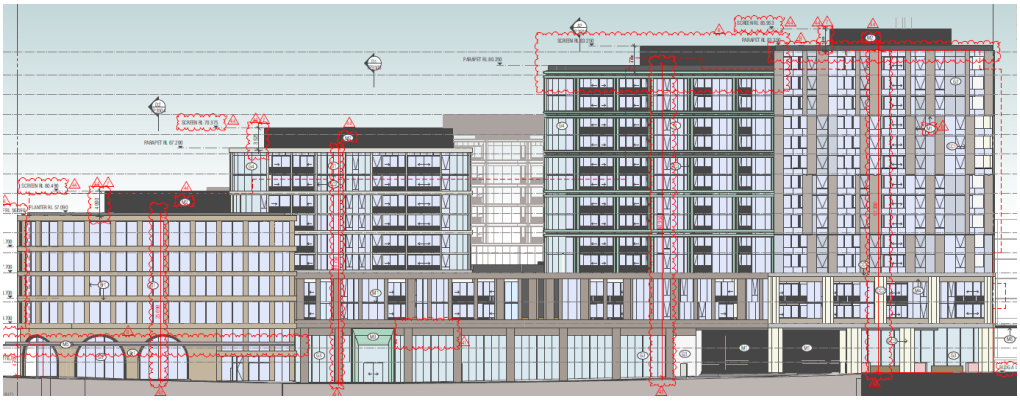


Figure 17: current amendment Heidelberg Road (north) elevation

282. The amended proposal has also introduced a 12m wide break in built form between the 13 storey and 9 storey forms. This break provides visual relief to the built form as viewed from Heidelberg Road, as well as providing opportunities for sunlight to penetrate through to the rest of the site. The revised design, while exceeding the preferred heights within the DP, is considered acceptable on the basis that it provides a less abrupt change in height from west to east and includes a genuine break in the built form to mitigate any adverse amenity impacts from the height increase.

283. However, as will be discussed later in the report, the 9 storey portion of Building D generates additional overshadowing to the Village Square, which is considered unreasonable. This will be required to be reduced via condition.

284. Building D in the north-east corner has been reduced in height from 6 storeys to 5 storeys. The revised height continues to comply with the DP, and will marginally reduce the shadow impact to Village Square, as will be discussed later in the report.

Mills Boulevard

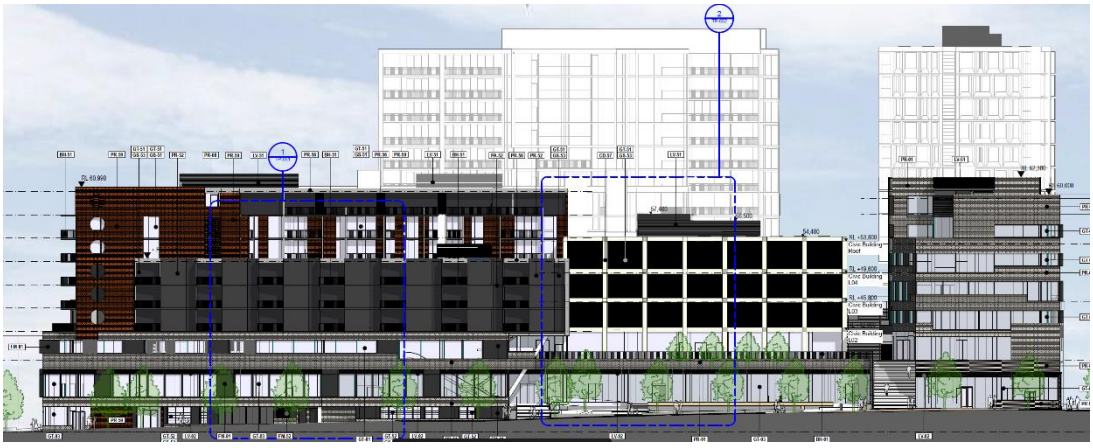


Figure 18: Previous amendment Mills Boulevard (Eastern) elevation

Figure 19: Current amendment Mills Boulevard (Eastern) elevation

285. Building D, which marks the corner of Heidelberg Road and Mills Boulevard is a storey lower than the previous proposal, however still compliant with the preferred heights in the DP as discussed above.

286. Building F, to the south of Village Square, is proposed to increase from 5 to 7 storeys, and will be one storey higher than the preferred height under the DP. Mr McPherson, in his urban design review, was supportive of the increase in storeys noting that '*The height of Building F appears proportionate to that of Building D, and these effectively buildings 'frame' the Village Square space, and do not appear dominant or overbearing in relation to the Square, based on the render at drawing TP3001.'* As has been identified by Mr McPherson, while the proposal is taller in storeys, given the upper levels are associated with residential use, the building height remains similar to the five storey office building previously approved in this similar location.

287. The existing approval steps up to 8 storey in the south-eastern corner, whereas the current amendment retains a consistent 7 storey height, and a greater setback from the southern boundary. Therefore, as viewed from the southern end of Mills Boulevard, including from Artisan Park, the current proposal is likely to have a lesser visual impact than the current approval. For the reasons discussed, the proposed exceedance to the preferred building height by one storey is considered acceptable.

288. While set back, Building C will be visible from Mills Boulevard between Buildings D and F. This replaces the five storey Civic building previously proposed.

289. Building C is to be 9 and 10 storeys in height, however, from Mills Boulevard, the 9 storey form will predominately be visible. Building C is one to two storeys taller than the preferred DP height in this location, however the increase is considered acceptable. The significant setback from Mills Boulevard and the orientation of the building sitting askew from Mills Boulevard means that the taller built form is not anticipated to cause any unreasonable amenity impacts. It is also noted that Mr McPherson, in his urban design review, was supportive of the proposal scale of Building C.

Nelmoore Lane

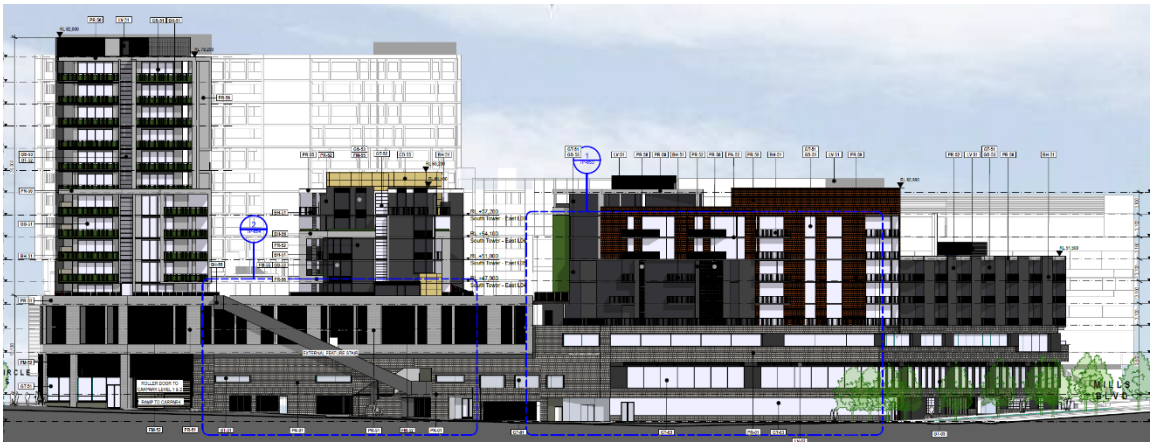


Figure 20: Previous amendment Nelmoore Lane (southern) elevation

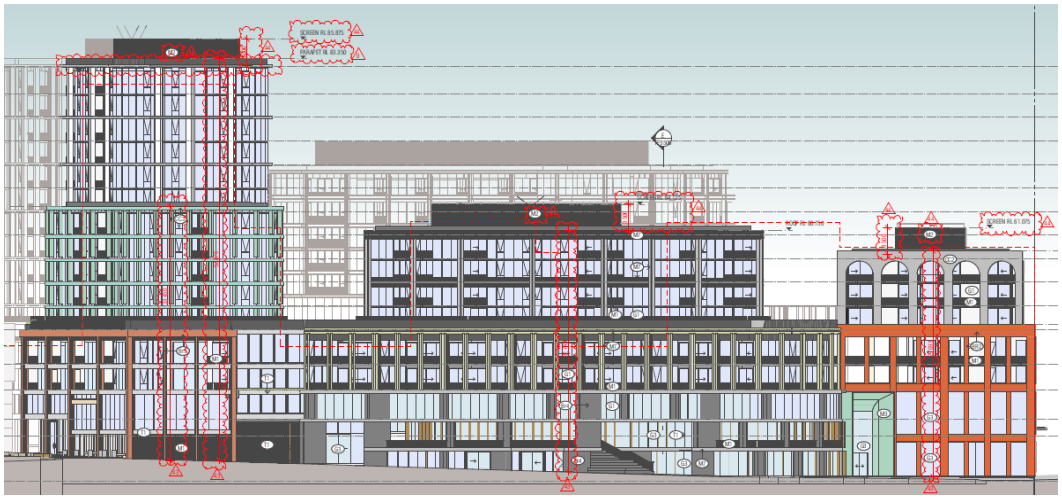


Figure 21: Current amendment Nelmoore Lane (southern) elevation

290. Building F at 7 storey, as previously identified is one storey taller than the preferred height within the DP, however, it will be one storey lower than the 8 storey building previously approved facing Nelmoore Lane.

291. Building E, which is located centrally to the Nelmoore Lane elevation, is 9 storeys, one storey higher than the preferred DP height. The previous approval included a 9 storey building that ran north-south in this location, re-orientating the building to face Nelmoore Lane provides a greater activation to this elevation and a better outlook for these apartments. The upper levels are also set back approximately 10m from the podium levels (well in excess of the 2.2m required), which assists in ameliorating potential visual bulk and overshadowing impacts to the south.

292. Building B, in the south-western corner steps down from 14 to 8 storeys. This is compliant with the DP and is considered acceptable.

Outer Circle Mews

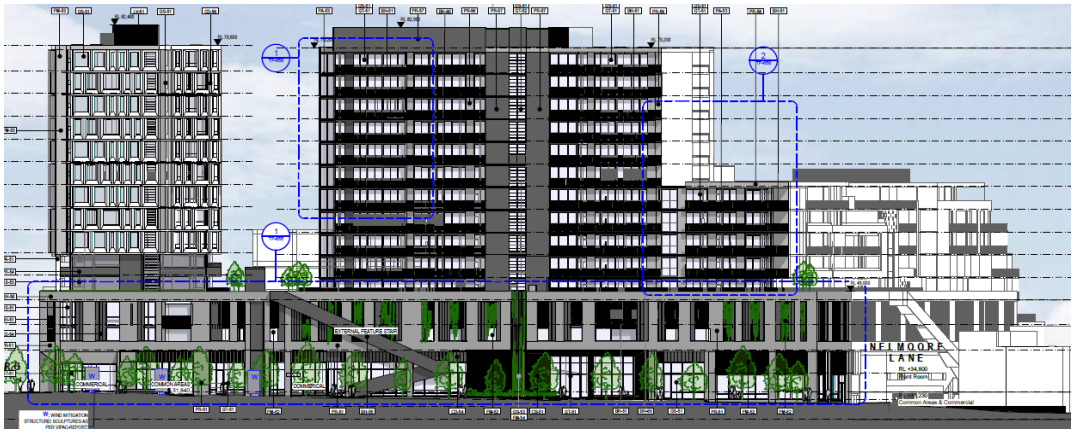


Figure 22: Previous approved Outer Circle Mews (West) elevation

Figure 23: current amendment Outer Circle Mews (West) elevation

293. Building B primarily faces Outer Circle, and as mentioned above, is 14 storeys, stepping down to 8 storeys to the rear. This is compliant with the DP and similar in scale to the previous approval.

Setbacks

294. The design guidelines for the Village Precinct state that buildings above the podium level should be recessive. The guidelines refer to the Built Form Treatment Plan (below). This plan indicates an 'above podium' treatment is to be provided along Heidelberg Road and the Nelmoore Lane to the south. There is also a podium treatment along Mills Boulevard, however, this is shown to be well set back and beyond a 4-6 storey form. Notably there is no podium/tower treatment required along the Outer Circle Mews (to the west).

Figure 24: Built Form Treatment Plan (Figure 99) p. 111 of the DP

295. The general requirement for the 'above podium' interface is that '*upper levels should be set back from the podium edge to mitigate overshadowing or to diminish the apparent height abutting sensitive interfaces (as applicable).'* The minimum upper level setback for the Village Precinct is to be '*greater than 2.2m'* and *'to have regard to the building type, transition in height and adjoining interfaces'* .

296. The upper level setbacks from Heidelberg Road are comparable to the approved development, however, the podium level has been set back from the boundary in parts, and as a consequence, the upper level setback from the podium has reduced from 2.1m to 1.2m (as measured by officers). Whilst this does not comply with the DP, given that the tower itself is not closer to Heidelberg Road, it will have a similar impact as viewed in oblique angles. Furthermore, having regard to the general requirement for upper level setbacks (as outlined in Paragraph 295 above), the variation to the upper level podium setback is considered acceptable given that it would not generate any additional overshadowing and there are no adjoining sensitive interfaces that it would impact. On this basis, the variation is considered acceptable.

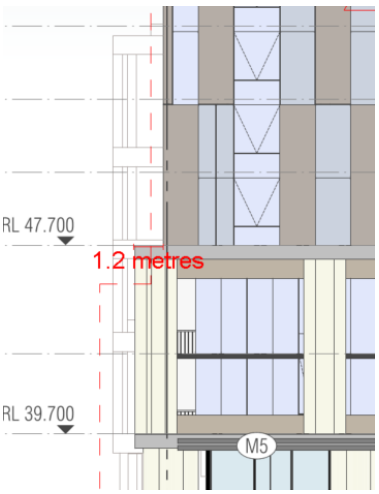


Figure 25: Building A showing upper level setback from Heidelberg Road

297. The five storey office building is proposed to the Mills Boulevard Street edge, consistent with the current approval and the DP. Building F to the southern end of Mills Boulevard, proposes a setback of 2m to the balcony edge from Level 3 (and a 2.8m setback to the façade as measured by officers). While the DP supports a 4-6 storey podium treatment to the street boundary, providing a setback is supported given the slightly taller form (at 7 storey). This will assist in reducing the perceived height of the building and will break up the vertical massing of this building.

298. Along Nelmoore Lane, as previously discussed, Building E is set back approximately 10m from the podium, well in excess of the 2.2m required. This assists in reducing the potential visual bulk and shadowing to the upper levels and is supported.

299. As previously identified, an upper level setback is not required adjacent to the Outer Circle Mews. Nevertheless, the proposed upper levels have maintained a comparable or greater setback to the previous approval. This will assist in reducing the perceived vertical scale of the building within this pedestrian link and continues to be supported.

300. Building A does not propose a set back from the Outer Circle Mews, which as stated above, is consistent with the DP and is therefore acceptable.

Street wall height

301. The design guidelines stipulate a preferred street wall height of up to three storeys for Precinct 2A, which may be higher along Heidelberg Road. The preferred street wall height for Precinct 2B is between 4 and 6 storeys. As identified previously, the Built Form Treatment Plan does not indicate that a podium/tower form is to be provided along the Outer Circle Mews.

302. The street wall heights have been increased from the previous approval, however, they remain compliant with the DP.

303. A more consistent three storey podium is provided for the majority of the Heidelberg Road frontage, except for Building D (within Precinct 2B), which proposes to extend to the boundary to all 5 storeys. This is consistent with the DP and provides a suitable response to Heidelberg Road.

304. Along Mills Boulevard, Building D continues to extend to the boundary for the full five storey height. Building F toward the south, provides a four storey podium, with the upper three storeys set back, as previously discussed. This is consistent with the 4-6 storey podium recommended under the DP.

305. The podium along Nelmoore Lane has increased from three storeys to five storeys. This better aligns with the preferred podium height within the DP (of 4 to 5 storeys) along this interface and also assists in reducing the visibility and prominence of the upper levels.

306. As previously identified, a podium/tower form is not required along Nelmoore Lane. The proposed amendment seeks to increase the podium height of the previous approval from 3 to 4 storeys. This continues to be acceptable in reducing the visual impact from the upper levels.

Floor heights

307. The design guidelines suggest that residential floors should have a minimum 3m floor to floor height and commercial floors should have a minimum 4m floor to floor height. The residential floor to floor heights are unchanged from the previous approval at 3.1m (to achieve a 2.7m internal floor to ceiling height). The lower and upper ground retail floor levels are increasing from 5.8m to 6m. This slight increase is considered acceptable and will contribute to a sense of openness within the retail centre. The office floor levels have a floor to floor height of 4m in accordance with the design guidelines and slightly greater than the 3.8m heights in the previous approval. The medical centre and the community facilities will be slightly lower at 3.8m floor to floor, but consistent with the previous approval and continue to be acceptable

308. The multipurpose court will have a floor to ceiling height of 8.3m, which is lower than the previous approval of 11.6m, but sufficient for the use of the multi-purpose court, as will be discussed later in the report.

Roof forms

309. The design guidelines encourage consideration of the composition of roof forms to creating a legible and visually appealing silhouette. The amended proposal continues to comprise a collection of buildings of different scales, forms materials and finishes. This creates variation between the buildings, contributing to a legible and visually appealing silhouette as sought by the design guidelines.

Built Form Articulation

310. The design guidelines encourage modulated building forms with vertical and horizontal breaks in the massing. Flat and continuous facades should also be avoided where they repeat the same form without variation or create a single horizontal form.

311. The revised amendment maintains the modulated forms, enhancing the articulation and resolving concerns with the previous amendment, which were sought to be addressed via conditions. For example, the northern wall to the building to the Outer Circle Mews was blank and sought to provide articulation via concrete detailing. The amended design has re-introduced glazing to the northern elevation of Building B, which will provide an improved outlook from within the site and from Building A, with sufficient separation (12m) to ameliorate unreasonable overlooking impacts.

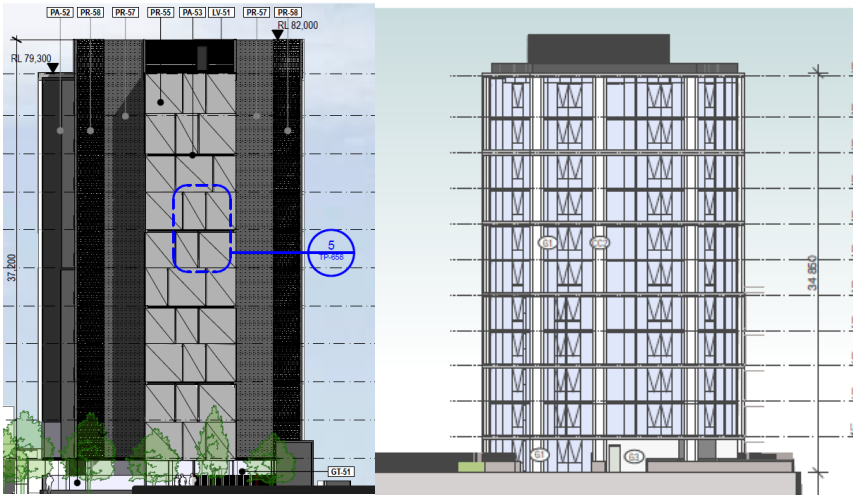


Figure 26: Northern elevation of the building along the Outer Circle Mews, with the previous amendment to the left and the current amendment to the right

312. The other concern with the previous design was the unarticulated wall to the south of Village Square. Additional articulation and visual interest to this wall was required via condition. The amended proposal has addressed this concern with a significantly more resolved and articulated elevation as illustrated in the images below.

Figure 27: elevation to the south of village square, with the previous amendment to the left and the current amendment to the right

313. Overall, the amended design presents an improved well-articulated and high quality design, incorporating a mixture of horizontal and vertical articulation to provide visual interest and minimise potential visual bulk.

Corner lots

314. The design objective encourages façade treatments that address both streets and provide design treatments that emphasis the corner, including building up to the lot line.

315. The proposed amendments continue to meet this objective, with buildings addressing all corners and elevations. The amendments further contribute to this objective by re-orientating Apartment Building E to run lengthwise along the southern side of the site, improving its address to Nelmoore Lane. The podium level maintains a hard edge to the site boundaries. The exception to this is the south-east corner, which opens up to provide a more welcoming entrance into the retail centre.

Wind protection

316. The design guidelines state that for higher built form, proposals should demonstrate that building forms and articulation will mitigate adverse wind conditions at street level, public spaces, balconies and adjoining properties.

317. An amended Wind Report was submitted with the current application prepared by Vipac (dated 10 May 2022). This was reviewed by MEL Consultants (MEL) on behalf of Council who raised the following concerns:

(a) The 'Existing Configuration' has included the podium of the proposed building on the subject site. This is an incorrect description of the existing conditions, with the subject site currently vacant other than for hoarding. While built form along the boundary, this was demolished circa 2015 and therefore cannot be accurately considered as 'existing conditions';

(b) Study Location 1 in front of Precinct 2B to the west is shown to exceed walking comfort, with MEL advising that this exceedance is likely caused by the proposed development;

(c) The seating area within the Lower Ground level has not been tested, however it is expected to achieve seating criteria. Nevertheless, Council officers recommend that this be included in a revised assessment; and

Figure 28: Lower Ground floor dining area

(d) The Vipac assessment has considered an earlier set of plans. These omit an outdoor terrace to the food and drink premises at the Upper Ground floor. As such, this has not been tested and will need to be considered.

Figure 29: Upper Ground floor outdoor dining area

318. An updated wind report addressing the above items will be required via amended conditions on permit.

319. The existing permit also contains conditions requiring an amended wind tunnel test to be submitted. A response to these is provided below:

(a) *Assessment of the amended plans pursuant to Condition 1 of this permit;*

(i) This condition is still relevant given that the current wind report has not considered the latest plan set. Further changes to built form included via condition may also trigger a further review.

(b) *'Walking' rather than 'fast walking' used as the minimum acceptable criterion;*

(i) While this has been met in the latest wind report, this condition will be retained to ensure that any further test locations continue to meet this standard.

(c) *Confirm assumptions contained in the desktop assessment dated 22 December 2020 including, but not limited to:*

(i) *"walking" comfort criteria achieved along Outer Circle Mews;*

(ii) *Wind mitigation measures for Testing Location 14 (outdoor dining area adjacent to the Village Square;*

- MEL has confirmed that the wind report has demonstrated that 'walking' comfort within the Outer Circle Mews has been achieved
- As discussed earlier, a section of the outdoor dining adjacent to Village Square has not been tested, with this to be addressed via condition

(d) *Level 1 terrace to achieve sitting criterion where outdoor dining is proposed;*

(i) As outlined above, the larger terrace to the food and drink premises has not been tested in the Vipac report and will be addressed via condition. The outdoor terraces along the eastern side of the food and drink premises have been considered, with wind barrier screens depicted to achieve sitting criteria. These are considered sufficient to ameliorate wind impacts in the event these are used for outdoor dining.

(e) *Level 4 childcare terrace to achieve areas of standing and siting criteria;*

(i) The childcare terraces have been relocated to Levels 1 and 2 and now have an outlook over Village Square. These have been shown to achieve standing and siting criteria. MEL has not raised any concern with these areas. Therefore this condition has been met and can be deleted from the amended permit;

(f) *Clarification of the sensor location for Location 3 i.e. whether it was shifted into the recessed entrance; and*

(i) MEL has raised no concerns with the sensor locations in the latest Vipac report. As such, this condition is deemed to be satisfied and can be deleted; and

(g) *Minimum acceptable criterion achieved for Configuration 2 at all locations, excluding vegetation*.

(i) Configuration 2 referred to the scenario with the adjoining development to the west constructed. This has been largely demonstrated with the exception of Location 1 as previously discussed and to be addressed by way of condition.

320. Having regard to the above, it is considered that the proposal will adequately mitigate adverse wind impacts subject to the additional conditions as discussed.

321. In addressing wind impacts at the corner of Heidelberg Road and Mills Boulevard, a canopy has been added, extending around the corner. Council's Urban Designer has requested that this canopy does not impact upon the approved street tree planting be considered. This will be included as a condition accordingly.

Building separation & overshadowing

322. A 12m separation or greater is encouraged in the design guidelines, considering orientation, building positioning, solar access, overshadowing, outlook, facade length and alignments between the buildings requiring more distance.

323. The revised design has re-orientated the apartment buildings so they no longer directly face one another, thereby improving their outlook. There are two pinch points where the proposed separation is less than 12m; between Buildings E and F, which have a separation of 10.4m and Building B and E, which have a minimum separation of 11.4m. The separation between Buildings E and F is considered acceptable, given that only two of the apartments in Building F facing Building E and the apartments in Building E have their primary orientation to the north and south, away from Building F. The separation between the buildings, exceeding 9m, is also sufficient to mitigate overlooking opportunities and wide enough to provide a genuine break between the buildings.

324. The separation between Buildings B and E ranges from 11.4m to 14m, with the buildings angled away from one another to improve outlook and amenity. The proposed variation from 12m is considered acceptable given that it only occurs at a point and will not result in any unreasonable overlooking opportunities, being greater than 9m.

325. The changes in the layout of the apartment buildings has improved the outlook and amenity of the apartments, with a greater proportion of north facing apartments and greater outlooks between buildings.

Connectivity & Interaction;

Public/Private Interaction

326. The design guidelines refer to the Connectivity and Interaction Plan, which is found at pp. 102 and 103 of the Development Plan. Of relevance, this promotes:

(a) Urban legibility and public access to and through the site;

(b) Street level interface treatments to contribute to high levels of pedestrian amenity and safety;

(c) Provide safe and convenient vehicular and pedestrian access;

(d) Minimise the impact of vehicles on public space where practical; and

(e) Support the preferred neighbourhood character sought by the site masterplan for each individual precinct and the place as a whole.

327. The pedestrian connectivity plan at Figure 94 of the DP identifies that pedestrian priority routes extend along all sides of the site (refer to image below). There is also an east-west connection that is shown toward the north of the site. This is identified also as a publicly accessible space.

Figure 30: Pedestrian Connectivity (Figure 94) p. 102 of the DP

328. The current amendment maintains the pedestrian connectivity through the site. Specifically, the through-connection from Mills Boulevard to the Outer Circle Mews via the podium communal courtyard (the Paper Trail). This is to be publicly accessible.

329. Council's Urban Designer has raised concern with the stairs from Mills Boulevard connecting with the podium terrace. As the revised plans have removed the Level 1 Terrace, the break in the stairs from Mills Boulevard to the podium has been removed, with now only modest landings provided. Council's Urban Designer has recommended additional planting and seating opportunities are integrated along the full length of the stairway, and potentially along both sides to soften the bulk of the stairway and provide immediate opportunities for rest. A condition requiring the landscape plan to be updated will be included on the amended permit accordingly.

Figure 31: Stairs proposed from Mills Boulevard to the podium terrace

330. Furthermore, whilst planters adjacent to the stairs are shown on the landscape plan, these have been omitted from the architectural plans. A condition will also require consistency between the landscape plans and architectural plans.

331. Council's Urban Design Unit has also recommended removal of the central hand railing in lieu of handrails along either side of the staircase. This was discussed with the applicant, who raised concern that requiring handrails along either site of the staircase would prevent access to the integrated seating and landscaped areas that are proposed to be provided up the stairs, with this illustrated in the following image from the landscape plans. On this basis, relocation of the handrail will not be pursued.

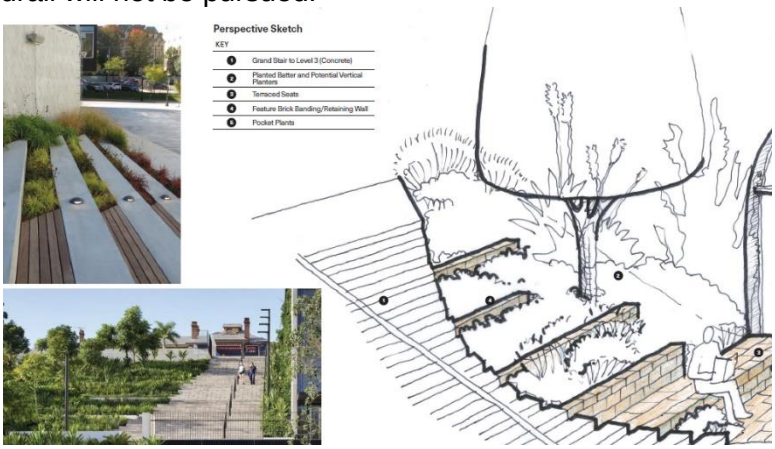


Figure 32: Excerpt from the landscape package depicting proposed landscape seating treatment to stairs from Mills Boulevard

332. Council's Urban designer has raised concern with the connection between the staircase leading to the podium terrace and the lower ground floor retail and Village Square. They have suggested that this be re-aligned or rotated to merge with the landing threshold. However, as illustrated in the images below, this is largely unchanged from the previous approval and therefore not considered necessary.

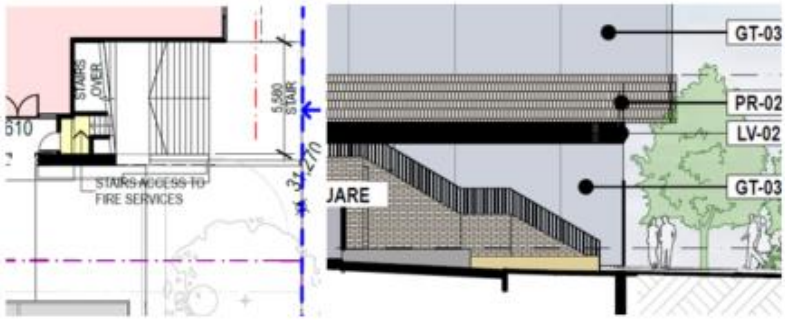


Figure 33: existing interface between stairs and Village Square as per previous approval

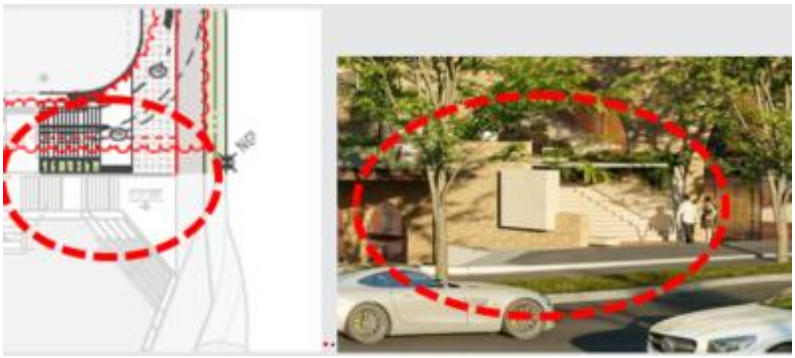


Figure 34: proposed interface between stairs and Village Square as per current amendment

333. Council's Urban Design Unit has also raised concerns with the stairway from the Paper Trail podium to the Outer Circle Mews. Specifically, that its height would deter some users and that no resting points have been provided. They have also requested confirmation as to whether the lift will be accessible 24 hours and how a safe environment would be created. In the previous approval, a continuous stair was provided along the edge of the building, with one switch back/landing. The amended proposal comprises a series of switchbacks and landings. Therefore, in comparison the approved design, the amended proposal does provide greater moments for rest. The landscape plans appear to show some indicative planting, however no details have been provided. To assist in breaking the visual mass of the stairs, a condition will require planting to be incorporated along these stairs, with details to be included within the landscape plan. A condition will be added that the lift from the Paper Trail to the Outer Circle Mews is available 24hrs.

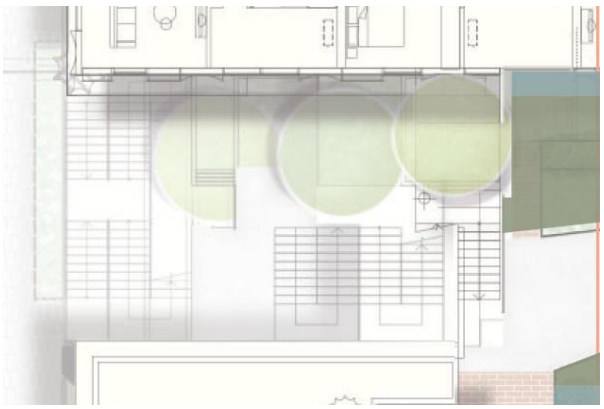


Figure 35: indicative planting for Outer Circle Paper Trail stairs as shown on landscape plans.

334. Council's Urban Designer has raised concern that the western setback area adjacent to Village Square would be an uninviting and unsafe environment with high risk of loitering and anti-social behaviour at times when shops are closed. The applicant subsequently provided perspectives from this area, which demonstrate that there would be clear view lines across Village Square to Mills Boulevard, thereby reducing the potential for an unsafe space to be created. While the area is partially covered by the levels above, it is sufficiently open to avoid creating a concealment space. Furthermore, there is an existing condition on permit requiring external lighting capable of illuminating pedestrian walkways to be provided. On this basis, Council officers are satisfied that this area would not create an unsafe environment.

Figure 36: perspective of the ramp and Village Square as viewed from the west within the lower ground seating area

Figure 37: perspective of the ramp and Village Square as viewed from the north-west within the lower ground seating area

335. A wayfinding and signage strategy has also been requested by Council's Urban Design Unit. Existing Condition 27 requires an amended Wayfinding and Interpretation Strategy, which was based upon the Wayfinding and Interpretation Strategy prepared by Urban & Public and Aspect Studios and dated August 2017. This was based on the original plan and is therefore not applicable to the subject site. The condition for the Wayfinding and Interpretation Strategy will therefore be amended to remove reference to this earlier report.

336. Concern was raised in the original application regarding the poor street level treatment along Heidelberg Road. This was addressed somewhat in the subsequent amendments through the combination of glass blocks, clear glazing and display cabinets. The current amendment is a significant improvement, with double height glazing provided the full extent of the façade, providing views into the centre as illustrated in the images below.

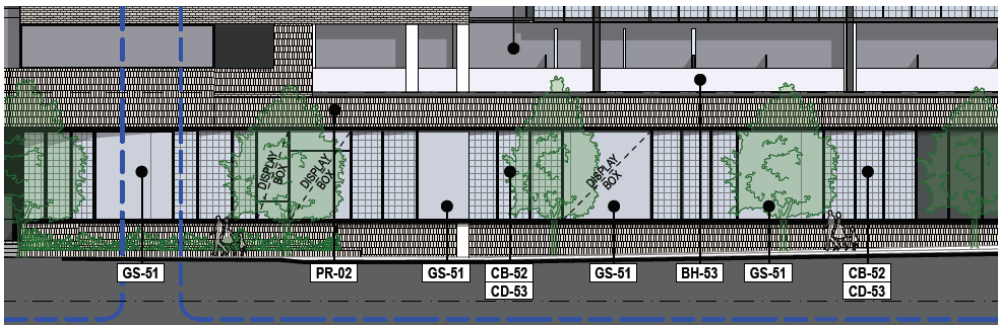


Figure 38: Previous approval - Heidelberg Road Elevation with combination of glass bricks, clear bricks and display cabinets above a brick plinth

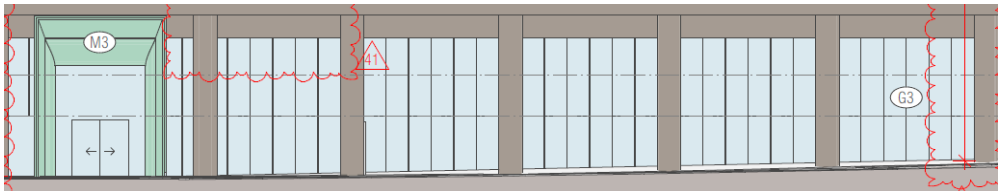


Figure 39: proposed Heidelberg Elevation with full clear glazing and a prominent entrance

337. Council's Urban Designer has however, recommended that the threshold treatment to the pedestrian entrance from Heidelberg Road be changed from exposed aggregate concrete (PV5) to a bluestone unit paver (PV6). This will be included via condition accordingly.

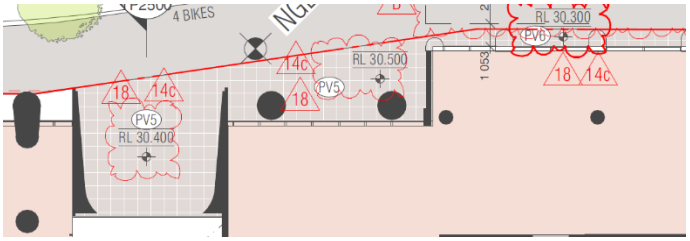


Figure 40: Heidelberg Road pedestrian entry

338. The street activation along Mills Boulevard and Nelmoore Lane has also significantly improved, with active uses and glazing now extending along these elevations. Council's Urban Designer has requested additional details of the service cabinets along Mills Boulevard. The location of the service cabinets along Mills Boulevard are largely unchanged, the applicant has indicated that the fire booster cabinet doors are proposed to be glazed. The material of the gas meter doors has not been shown and will need to demonstrate that it is a high quality material, integrated into the facade. These items will be included via condition accordingly.

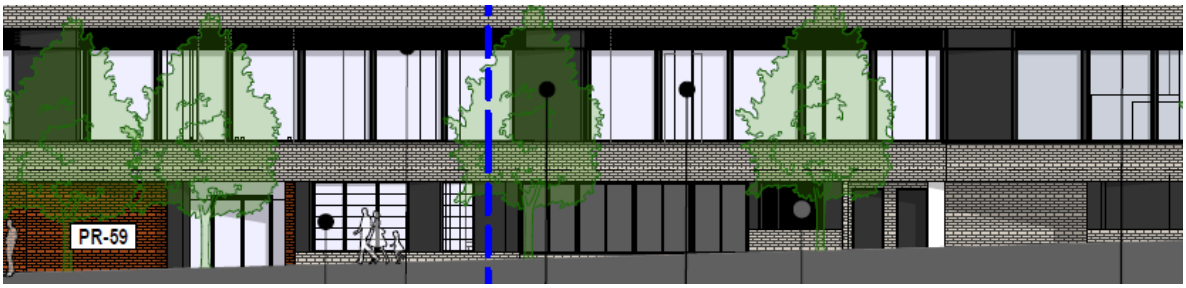


Figure 41: Previous approval of Mills Boulevard elevation, south of Village Square

Figure 42: Proposed amendment of Mills Boulevard elevation, south of Village Square

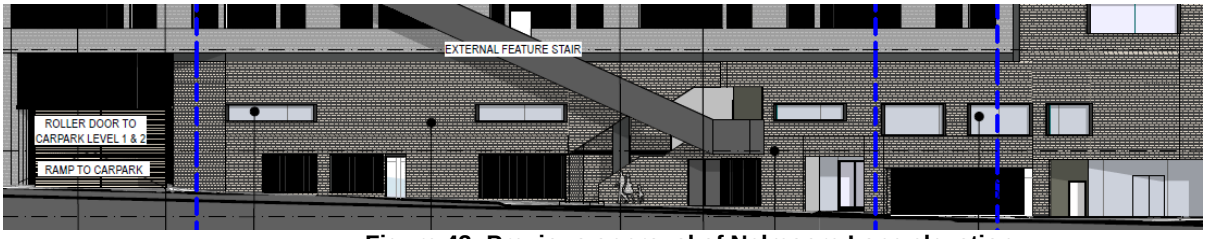


Figure 43: Previous approval of Nelmoore Lane elevation

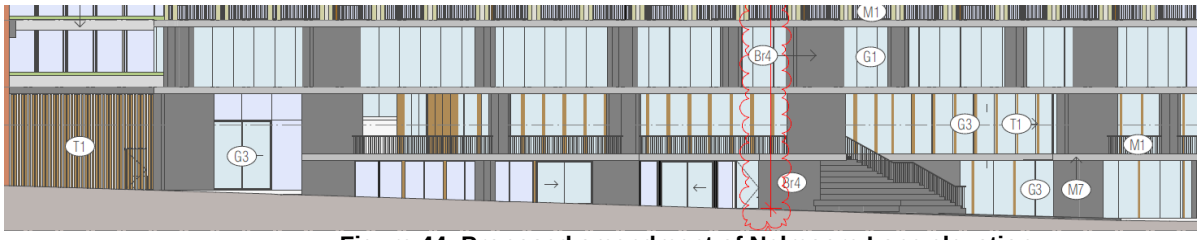


Figure 44: Proposed amendment of Nelmoore Lane elevation

339. The current amendment also proposes to widen the northern footpath along Nelmoore Lane by setting back the ground floor building line. These design changes will contribute to an improved public realm experience and are supported.

340. As will be discussed later in relation to the provision of services, the ground level activation to the Outer Circle Mews has reduced as a consequence of the substation location. An improved treatment to the substation will be required via condition.

341. The main vehicle entrance points from Heidelberg Road and Nelmoore Lane are largely unchanged from the previous approval, however the second vehicle access point from Nelmoore Lane is proposed to be removed. This is an improved outcome, consistent with the design guidelines to minimise the impact of vehicles on the public realm.

342. Council's Engineers have noted some discrepancies with the approved levels along both Heidelberg Road and Mills Boulevard. The finished floor levels at access points will need to be adjusted to align with these levels to avoid steps or tripping hazards. This will be conditioned accordingly.

Ground floor level

343. The design guidelines state that the ground floor should be designed to provide convenient access from the adjacent public realm. The proposed amendments improve the shopping centre accessibility from the public realm by introducing a direct north-south link through the Lower Ground retail centre from Heidelberg Road through to the corner of Nelmoore Lane and Mills Boulevard. While the level change requires stairs from Heidelberg Road, a DDA lift is proposed immediately adjacent to the stairs to facilitate equitable access into the shopping centre. The previous approval also only provided stair access from Heidelberg Road, with lift access only available via the serviced apartment lobby. The current proposal demonstrates an improvement in this regard.

344. As a consequence of the grade changes within the development, access into the centre from Mills Boulevard north of Village Square now includes stairs, however a 1.8m wide 1:20 ramp into the centre will be provided to the south of Village Square. As such, on balance, it is considered that adequate accessibility into the centre is maintained from Mills Boulevard. Direct and convenient stair access to the south of Village Square into the centre is also maintained.

Entry definition

345. The design guidelines state that common entrances for apartments should be well lit, transparent and in a visually prominent location. Individual residential lobby access points are maintained at ground level, well-lit by the adjacent streets or accessways, generally consistent with the previous decision except for an additional lobby introduced from Heidelberg Road, replacing the serviced apartment lobby.

346. In the previous design, there was a concern with the limited transparency to the residential lobby along Mills Boulevard, which composed a solid brick wall for much of the lobby. Condition 1(f) of the permit required a picture window be added to the brick wall on the Lower Ground level adjacent to the residential lobby. The concern with the legibility of the entrance has been addressed in the current amendment, with the residential lobby to Mills Boulevard now celebrated with an exaggerated canopy and a high level of glazing as illustrated in the image below.

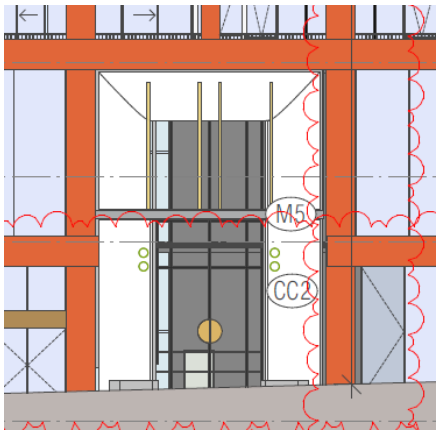


Figure 45: Residential entrance from Mills Boulevard

347. The residential entrances will meet the entry definition design guidelines.

<u>Building Layout & Design;</u>

Internal Amenity

348. The design guidelines seek to avoid privacy screening to habitable rooms, particularly main living areas. Borrowed light or ventilation is also to be avoided.

349. As previously discussed, a separation between apartment buildings exceeding 9m is provided, minimising the need for excessive screening to provided. As will be discussed below, windows facing lightcourt cut outs within individual buildings may require additional screening to be provided, however this is not expected to unreasonably impact main living areas.

350. All habitable room windows continue to have direct access to natural light, with none relying on borrowed light or ventilation. Operability of windows is depicted on the individual apartment type plans.

Overlooking

351. The design guidelines discourage direct overlooking to habitable rooms and private open space. As discussed above, the separation between apartment buildings is sufficient to mitigate unreasonable overlooking opportunities, however the lightcourt cut outs proposed within Buildings A, B, C may create overlooking opportunities between apartments as illustrated in the images below. It is not clear whether overlooking treatment is provided in these instances, such as between Apartments 413 and 414 of Building A, Apartments A415 and A416 of Building B and 501 and 522 of Building C (and levels above) as illustrated in the below images. This will need to be addressed by way of condition.

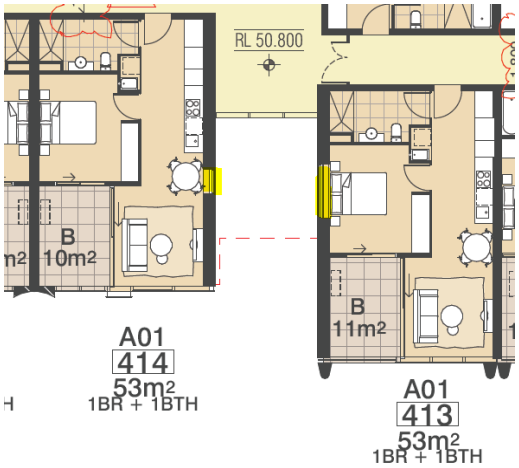


Figure 46: Overlooking between Apartments 413 and 414 of Building A

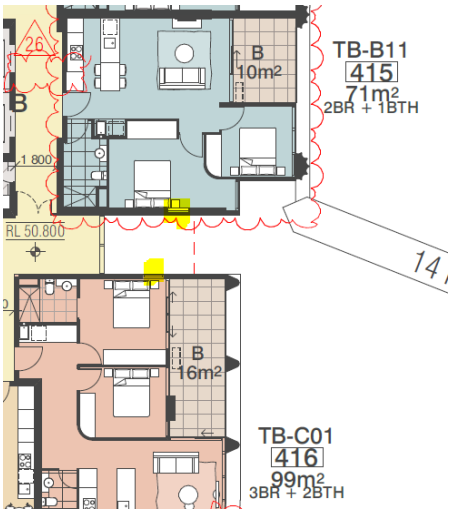


Figure 47: Overlooking between Apartments 415 and 416 of Building B

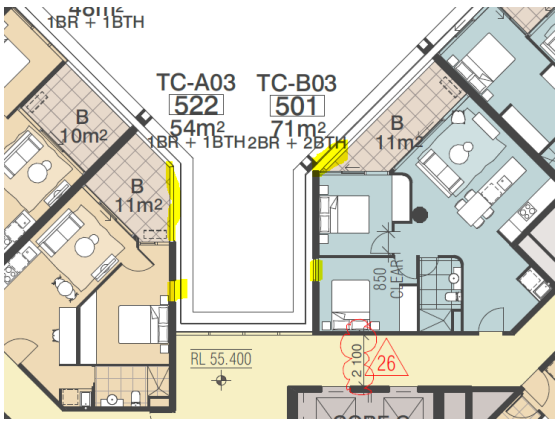


Figure 48: Overlooking between Apartments 501 and 522 of Building C

352. While there may be views between apartments 405 and 406 of Building B, borrowing from Standard 22 of clause 55.04-6, screening is not required from windows that are offset a minimum of 1.5m from the edge of one window to the edge of the other. On this basis, screening between these apartments (and the levels above) is not considered necessary.

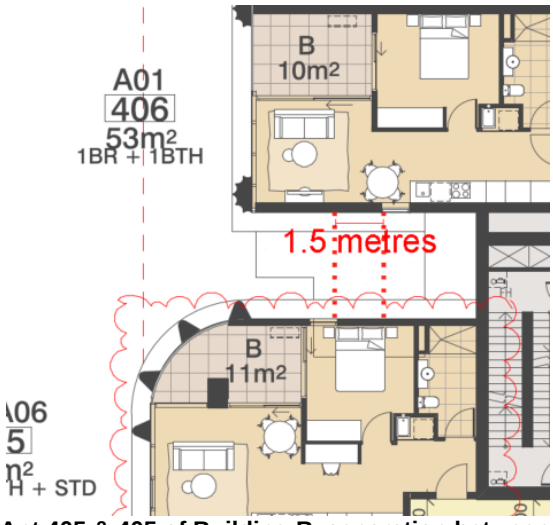


Figure 49: Apt 405 & 405 of Building B, separation between windows

Acoustic Treatments

353. The design guidelines require acoustic treatments to be provided to comply with the Preliminary Acoustic Assessment within Volume 2 of the DP.

354. The Preliminary Acoustic assessment states that acoustic treatments would be required for development within 20m from Heidelberg Road. The recommended design sound levels for houses and apartments near major roads are 35-40L_{Aeq} dB(A) for living areas and 30-40L_{Aeq} dB(A) for sleeping areas near busy roads.

355. The acoustic report submitted with the amendment continues to demonstrate that the above targets will be met. This was reviewed by Council's external acoustic engineer, SLR, who concurred with the recommendations in the report.

356. SLR however has identified that the nominated Lmax criteria for noise from the loading dock are undesirably high and recommend criteria of 40 dBA in bedrooms and 45 dBA in living rooms, in line with the AAAC guidelines for 3 star apartments. A specification should also be provided for the slab / floor ceiling separating the loading bay from apartments above, such that the Noise Protocol and Lmax criteria will be met. This will be included as a condition of permit accordingly.

357. Acoustic treatments for noise generated by the specific uses have been discussed within the assessment of the land uses.

Design Detail

358. The design guidelines suggest that designs should be contemporary and demonstrate design excellence. A distinctive architectural response for landmark built form and within the gateway zone.

359. The revised facades comprise a range of expressions and components that contribute to the design detail guidelines, succinctly summarised by Mr McPherson in his Urban Design advice as follows:

(a) *Grid-based facades with protruding columns and edge beams (but in caried materials and details);*

(b) *Curved building corners, to 'soften' the forms;*

(c) *Arched openings at Ground Floor, in response to the Ground Floor frontage to the existing landmark corner building, and at upper levels in some buildings;*

(d) *Varied materials and colours, including distinction between street walls and upper levels, and between individual buildings, and*

(e) *Varied spacing of vertical and horizontal elements, for changing streetscape modulation and rhythm.*

360. The proposed components of the design are considered to achieve an overall improved architectural response reflective of design excellence. Mr McPherson also stating in his advice that '*the resultant architectural expression is highly considered and resolved, and indicates a sense of visual quality and 'craft' through materials and details. The language is restrained and refined yet visually interesting through the diversity of materials and components.'*

Figure 50: view of Village Square from Mills Boulevard

Figure 51: Southern perspective as viewed from Artisan Park to the south

Figure 52: Heidelberg Road perspective as viewed from the north-east

361. To ensure that the design quality is maintained through the build phase, the existing Condition 3 requiring the architects to oversee the project will be updated to reflect the revised architects. There is also an existing Condition 4 requiring a façade strategy to be prepared, this condition will also be retained to ensure that the specific components of the proposed development are clearly documented.

Materials & Finishes

362. The design guidelines encourage high quality materials that will age gracefully, generally in muted tones with large expanses of highly reflective surfaces to be avoided. A material palette drawn from industrial heritage of the site, including natural concretes and render, face brickwork, steel and unfinished timber is also encouraged.

363. The materials continue to be drawn from industrial heritage, with a predominate mixture of brick, concrete and metal cladding in different colours and finishes. The variation in materials also continues to contribute to the individual identity of each building in a complementary way that bonds the overall development together.

364. The material palette includes silver and grey glazing, which based on the thumbnail image appears to be highly reflective. While most of the building have glazing broken up with masonry, Building B is largely composed of glass. To ensure that glass does not result in excessive glare, a condition will be added to the permit that a reflective glare assessment be provided within the façade strategy to demonstrate that the glazing would not result in excess glare.

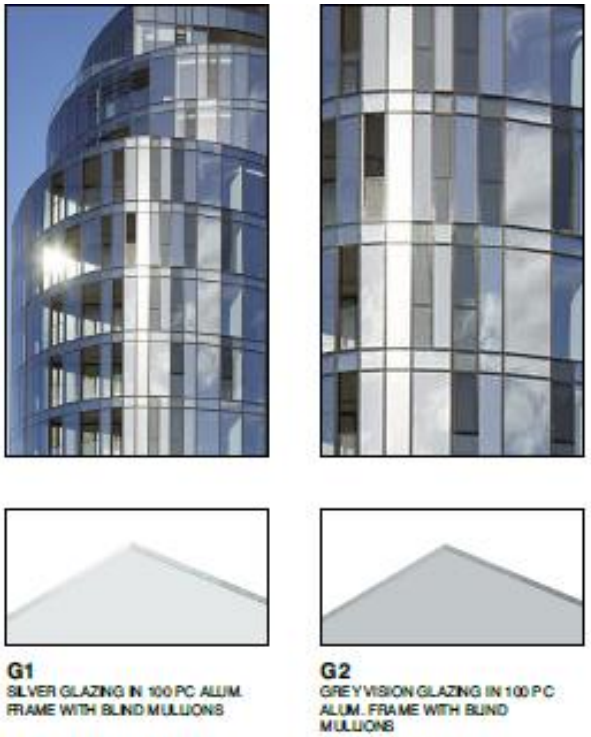


Figure 53: Silver and Grey glazing within the material schedule

365. The previous amendment included a note that all ground floor publicly accessible areas will be treated with a graffiti proof finish. This note has been omitted from the latest amendment and will be required to be reinstated via condition.

Car Parking and Bikes

366. The design guidelines refer to the Integrated Transport Plan. This plan includes initiatives to encourage sustainable travel behaviours such as:

(a) Provision for bicycle end of trip facilities;

(b) Car parking at lower rates; and

(c) Green travel planning.

367. Further discussion regarding the car parking provision is provided later within this report.

368. A revised GTP has been prepared by Ratio Consultants dated 7 April 2022, which reflects the bicycle parking and end of trip facilities provided on the amended plans. This has been reviewed by Council's Strategic Transport Unit, with the following amendments requested:

(a) the types of bicycle storage devices proposed to be used for employee, resident and visitor spaces (i.e. hanging or floor mounted spaces);

(b) the types of lockers proposed within the change-room facilities, with at least 50% of lockers providing hanging storage space;

(c) security arrangements to access the employee bicycle storage spaces;

(d) signage and wayfinding information for bicycle facilities and pedestrians pursuant to Australian Standard AS2890.3;

(e) Reference to a minimum 40A single phase electrical sub circuit should be installed to the car park areas for 'EV readiness';

(f) Reference to arrangements for parking larger bicycles (e.g. cargo and recumbent bicycles; and

(g) Reference to arrangements and locations for electric bicycle charging for both residents/employees and visitors.

369. The above items will be required via condition on an updated Green Travel Plan. Further discussion regarding bicycle parking provision is provided later within this report.

Mail and building services

370. The design guidelines encourage building services to be visually unobtrusive, screened or located away from active street frontage zones wherever possible. Mail collection points should also be secure, weather protected and close to the main building entrances.

371. The location of site services is similar to the previous approval, with these mostly concealed from the public realm and away from the active street frontage zones where possible. However, the amendment includes a larger substation, with this to extend along the Outer Circle Mews for a length of 34m and at a height of 3m. Previously the substation in this location was smaller and set back behind the stairs to the podium so that it was largely concealed from the Outer Circle Mews. The substation doors are to be composed with a brushed bronze-like metal cladding, however given the extent of the substation along the pedestrian walkway, an improved treatment is required such as decorative panels, landscaping and or public art or similar to enhance the visual interest along this elevation. This will be included as a condition on permit accordingly.

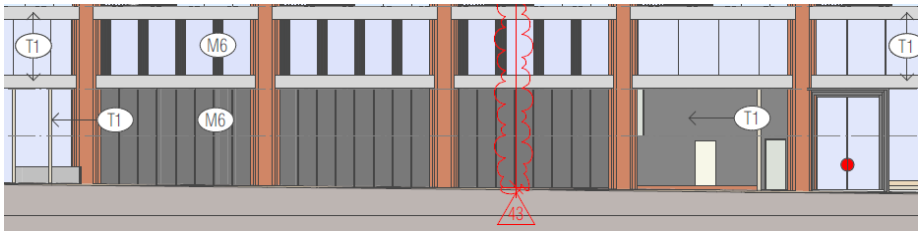


Figure 54: substation doors presenting along the Outer Circle Mews

372. Fan rooms have been introduced adjacent to the car parking areas, three of which will be externally visible. These are located centrally to the Heidelberg Road frontage, at Levels 1 and 2 and facing Nelmoore Lane at Level 2. The fan rooms are set back 6.8m from Heidelberg Road and 2.5m from Nelmoore Lane (as measured by officers), assisting to reduce their visual impact on the facade. In elevation, they appear as vents and are unlikely to significantly impact the overall façade. However, insufficient detail of the material has been provided. A condition will be added to the amended permit requiring details of the material to be provided, confirming these will be integrated into the overall façade.

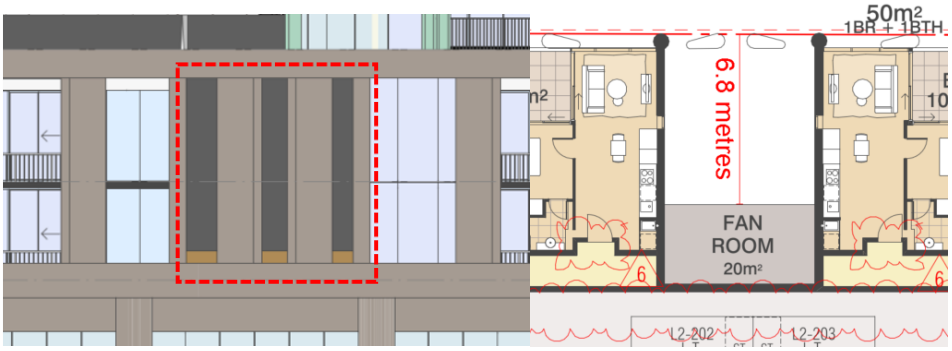


Figure 55: Fan rooms facing Heidelberg Road elevation (left) and plan (right)

373. Residential mailboxes are appropriately retained within the residential lobbies as per the previous proposal.

Open space and landscape design;

Streets and publicly accessible spaces

374. The design guidelines state that the Heidelberg Road frontage should provide for wide footpaths and generous public arrival zones at gateway locations with high quality public space. The guidelines also refer to the Landscape Concept Plan, which is at section 4.0 of Part 1 of the DP.

375. A landscape concept plan was submitted with the previous amendment application for all publicly accessible areas. This was reviewed by Council's Open Space and Urban Design Units who provided various comments and recommendations with respect to each area. These were translated into permit conditions for a revised landscape plan. A revised landscape plan was submitted with the current application and has been reviewed again by Council's Urban Design team. An assessment against the current conditions and any new items is discussed in the following sections.

General

376. The following are conditions of the existing planning permit at Condition 19:

(a) Consistency with the architectural drawings pursuant to Condition 1;

(b) Greater detail of the planter boxes and vertical planting proposed to the South-West Building and the podium along the Outer Circle Mews regarding plant species type, irrigation and maintenance details;

(c) Any maintenance requirements for steel inlay (PV-02.1);

(d) Annotate accurate area calculation for the East Building podium terrace;

(e) Location of the timber and metal fencing (and gates) to be shown on TP-LAN-L3-101 and TP-LAN-L3-102;

(f) Residential Garden on Level 3 podium, annotation of seating in south-east corner to be shown as LF.06.1; and

(g) Incorrect annotation GB-01.3 between terraces along the eastern side of South-East Building deleted.

377. Conditions (b) to (d), (f) and (g) above are no longer relevant in the amended landscape plans submitted with the application. Condition (a) has not been met and will be retained on permit. Specially, the following discrepancies have been identified by Council's Urban Design Unit:

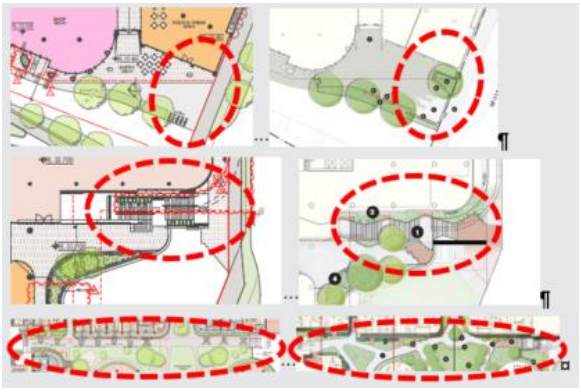


Figure 56: discrepancies between architectural plans and landscape plans

378. In regard to condition (e), fences and gates have been shown on the relevant plans, however additional details are required e.g. height, batten spacing/transparency.

379. In comparison to the landscape plan submitted with the previous amendment, the current landscape concept plan provides limited detail. Council's Urban Design Unit has requested the following additional details to be incorporated within the landscape plan, which will be required via condition:

(a) Details of plant species and quantities for each planted area;

(b) Confirmation that none of the proposed species are on DELWP's list of environmental weeds;

(c) Pot sizes and install sizes for trees and plants;

(d) Confirm soil volume for each tree and confirm suitability;

(e) Confirmation that planting on the podium is suitable having regard to the micro climate e.g. sun/shade and wind levels including the Coymbia, Melaleuca and Elaeocarpus species;

(f) Ensure drainage has been considered;

(g) Details of maintenance and irrigation systems;

(h) Detailed paving plan (with consistency provided with the architectural plans); and

(i) Landscape technical specification.

Heidelberg Road frontage

380. Condition 19(h) of the current planning permit required the following amendments to the previous design in respect to the Heidelberg Road frontage:

(a) *Tree species 'Angophora Costata' nominated on plans;*

(b) *Consistency with any approved civil and detailed design drawings; and*

(c) *Details of any landscaping proposed along the building line, including details to confirm durability and maintenance;*

381. Condition (c) is no longer relevant, with landscaping along the building line having been deleted. The revised Landscape plan has removed all details of Heidelberg Road, therefore Condition (a) and (b) have not been met. However, Heidelberg Road has been designed by others outside the current planning permit, with landscaping plans having already been prepared and conditional approval has been given by Council's Engineering Unit (in consultation with Urban Design and Open Space Units). The intent of condition 19(h) was to ensure that landscape plan details were consistent with these plans. Given that Heidelberg Road is outside the scope of the proposed works under this permit, the removal of Heidelberg Road from the landscape plan is considered acceptable. Existing Condition 62 (renumbered Condition 71), which requires the Heidelberg Road frontage to be delivered prior to occupation of the development to the satisfaction of the Responsible Authority will be retained, ensuring the timely delivery of the works.

382. Council's Urban Design Unit has requested details of the Heidelberg Road streetscape and relationship to the proposed development. Given that this level of detail has been prepared by others outside the planning permit, the omission of this information is considered acceptable. However, discrepancies in levels and details of Heidelberg Road are present on the architectural plans that will need to be resolved via condition.

Outer Circle Mews

383. The Outer Circle Mews Landscape plan was endorsed on 11 May 2022 in accordance with Condition 19(i) of the permit. This plan includes rain gardens along the building line that will no longer align with the building entrances as a result of the amended plans. Furthermore, the planters have not been shown on the architectural drawings. To ensure that there is consistency between the drawings, a condition will require an amended Outer Circle landscape plan generally in accordance with the endorsed plan, but updated to show details of the amended building design and relocation of the raingardens to resolve any conflicts with building entrances. The architectural plans will also need to be updated to show locations of the raingardens to align with the landscape plan.

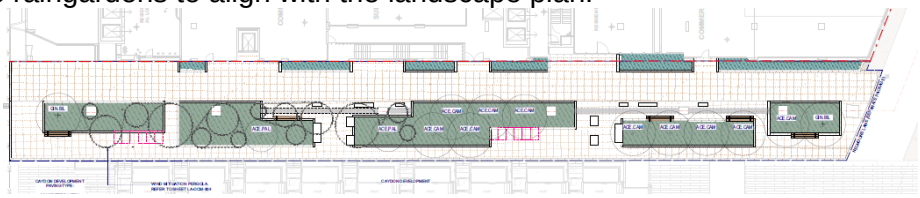


Figure 57: Excerpt from endorsed Outer Circle Mews landscape plan

Nelmoore Lane

384. The Nelmoore Lane plan was endorsed on 25 March 2022 in accordance with Condition 19(j) of the permit. There are some minor discrepancies between the endorsed plan and the landscape detail as depicted on the proposed lower ground floor, including the propose building set back and the outdoor dining area and change in pavement type. The bicycle hoops have also been omitted. These discrepancies will need to be addressed via condition.

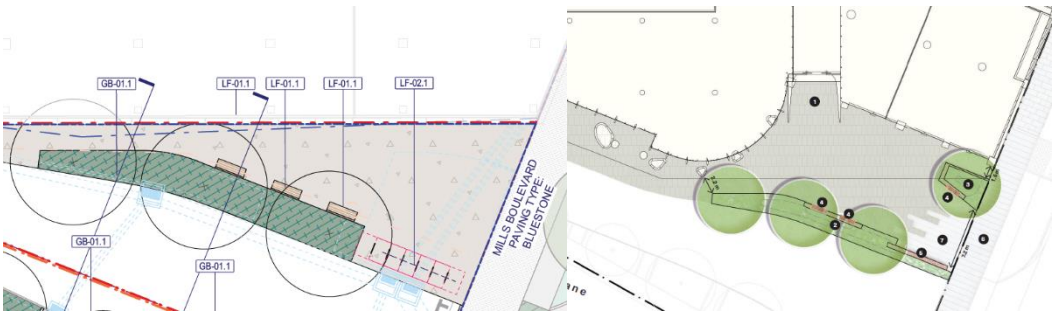


Figure 58: Excerpt from endorsed Nelmoore Lane landscape plan (left) ad proposed Nelmoore Lane landscaping plan detail (right)

385. Council's Urban Designer has requested that the design of Nelmoore Lane is shown on all relevant plans, including kerb, lighting, trees etc. It is noted that the architectural plans already show the location of kerbs and trees. The location of lighting is not considered necessary as this is included within a separate lighting plan. The urban designer has also requested the trees to be a Corymbia citriodora as per the endorsed plans, with available soil volume for all trees and planting provided. Given that this species has already been nominated and details of the soil volume identified on the endorsed Nelmoore Lane landscape plan, no further action is required.

386. Council's Urban Design has also requested the provision of both a litter and recycling bin, to be located within the title boundaries. This will be included as a condition accordingly.

Upper Ground Terrace (Previous Level 1 Terrace)

387. Condition 19(k) of the existing planning permit required the following amendments to the previous design:

(a) *Seating to be provided in clusters including details of seating capacity;*

(b) *comprehensive levels and grading information;*

(c) *Clear drainage strategy (including raised planter);*

(d) *Provision for trees within the central planters;*

(e) *Tree species and available soil volumes nominated;*

(f) *Ensure trees are suitably offset from the edges of planters; and*

(g) *Clarification of material GR-02.1 in Legend (TP-LAN-00-002).*

388. The upper ground terrace, previously at Level 1 has been significantly reduced in size. Conditions (b) to (g) are no longer applicable. Council's Urban Designer continues to recommend some seating, however given the significant reduction, this no longer needs to be provided in clusters, condition (a) above will be amended to reflect this change.

389. Council's Urban Designer has also recommended that the trees proposed within the planters are deciduous to avoid overshadowing the Village Square in winter. This will be added by way of condition.

390. Concerns have been raised by Council's Urban Designer regarding the safety within this area after hours and recommends installing a gate to restrict access to the upper ground terrace when the retail tenancies are not in operation. This will be included as a condition of permit accordingly.

Figure 59: Approved Level 1 terrace (left) and proposed amended Upper Ground terrace (right)

Paper Trail (Residential podium)

391. Condition 19(l) of the current planning permit required the following amendments to the previous design in respect to the Paper Trail, which is the east/west connection through the residential podium:

    (a) Any recommendations from the endorsed Playground Safety Assessment pursuant to Condition 20;

    (b) Measures to minimise gravel spill onto the Paper Trail pathway; and

    (c) Public lift and security fencing/gates to be shown on TP-LAN-L3-101.

392. The above conditions (and condition 20) are no longer relevant to the amended design layout.

393. The revised podium design provides a generous area of publicly accessible space, improving the amenity of this area.

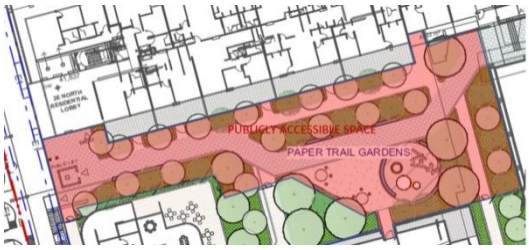


Figure 60: Existing approval publicly accessible Paper Trail Gardens

Figure 61: proposed amended publicly accessible Paper Trail Gardens

394. Council's Urban Designer has raised concern with the elevation of the podium terrace from RL44.8 to RL47.7 as part of the current amendment and the impact this has with its connectivity to Mills Boulevard. Council's Urban Design Unit recommended that this be reviewed by an accessibility consultant and that additional public lifts and stairway access be provided. Whilst the podium will be 2.9m higher than the previous approval, this is not considered to significantly impact the level of accessibility. The public lift at the western end, connecting to the Outer Circle Mews is retained. There were no other lifts proposed as part of the original design. While the stairs would not be accessible to persons of limited mobility, this is not changed from the previous approval. Nevertheless, a condition will be introduced requiring an access report to be provided by a suitably qualified access consultant to review all publicly accessible areas.

Village Square

395. The requirement for a landscape concept plan for Village Square is included in Condition 25, which was based upon an initial design concept for the scheme. The application has not included details of the Village Square, however the footprint, levels and connections have been modified, which needs to be considered.

396. Figure 27 within the DP states that the Village Square is to achieve dimensions of 17m and 42m, or rather a minimum area of 714sqm. While the Village Square is shown as 716sqm, it includes areas that should not be considered such as:

(a) circulation such as steps or ramps;

(b) the section of terrace landscaping facing the outdoor seating area. This area does not contribute to the amenity of the square, rather it provides amenity to the outdoor dining area. Whilst the terracing is supported, it should not form part of the minimum 714sqm area; and

(c) any handrails or tactiles which may be required for the stairs.

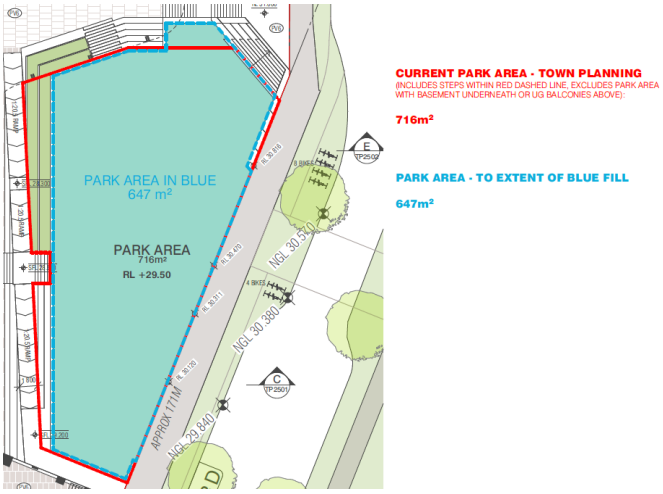


Figure 62: Village Square area calculation

397. As illustrated in the image above, excluding these areas will result in a park area less than 714sqm. A condition will require these elements to be excluded from the area calculations, with a minimum 714sqm to be provided.

398. Village Square must also be unencumbered by structures either beneath or above. The plans clearly demonstrate that the basement levels will not encroach into the area, however there is a slight projection from the terrace of Level 1 above. A condition will require the Square in unencumbered by the levels above.

399. The level of Village Square is nominated as RL29.50. Based on advice from Council's Engineers, the levels of Mills Boulevard ranges from RL31.207 at the northern end to RL29.609 at the southern end, therefore the park will be marginally lower than the footpath.

Existing condition 25(d) already requires more information to confirm that the added entrance will align with Mills Boulevard crossing, whilst this wording does not strictly relate to the revised design, interconnectivity between the Square and the Mills Boulevard crossing is required. As requested by Council's Urban Design Unit, DDA compliant access into the Square is also required. This will be included as a condition accordingly. Council's Engineers have also requested details of retaining structures and noted that retaining structures adjacent to Mills Boulevard can be included within the park title area, however those supporting private property must be entirely within private property. This will be dealt with via condition. Council's Urban Designer has also requested detail cross sections through the proposed building/square/road, demonstrating the proposed interface typologies. This will be required via condition as part of the Village Square Landscape Concept Design.

400. Council's Urban Design Unit has raised concern with the 1.8m wide ramp along the western side of Village Square, noting that the ramp alignment creates a convoluted and lengthy entrance into the shopping centre from Mills Boulevard and also it reduces the usability of the seating/steps wrapping around the perimeter of the Square. Council's Urban Design Unit has recommended removing the ramp in lieu of a DDA lift (similar to the entrance from Heidelberg Road) located adjacent to the stairs to the north and south of the Square. whilst the level change does require a lengthy ramp, it is considered more convenient than the lifts and would enable more people to undertake this movement concurrently. Also with the lifts being 'open to the elements' would likely cause maintenance concerns. As illustrated in the images below, there would continue to be amble seating opportunities without impacting on the ramp.

401. Council's Urban Design Unit has requested that the edges, steps and stairs along the interfaces of Village Square to be shown as indicative only, with the final design to be pending full integration with the approved design for Village Square. A condition will be added enabling these elements to be modified as required by the landscape concept design for Village Square.

402. Council's Urban Design has requested 3D views demonstrating all aspects have been carefully considered, such as raised edges, handrails, tactiles and drainage. They have also raised concern with the projection of a step within the dining area. To ensure these elements are considered in the overall design, a condition will require an accessibility report to be undertaken to determine whether any additional handrails, tactiles are required. 3D images will also be required via condition depicting any elements as required by the accessibility report.

403. Based upon the revised layout and levels, Council's Engineering Unit has also requested the following additional drainage details are provided for Village Square, which will be include on permit accordingly:

    (a) In addition to existing permit condition 25(j) which requires details of a clear drainage strategy, confirmation is required on how stormwater will be captured and drained to a legal point of discharge;

    (b) Confirm how the 1% AEP rain event will be managed within the park e.g. how it will be contained and directed through an overland flow path (if applicable) to discharge into the public road reserve; and

    (c) Indicate where utilities within the park are to be connected to service the park area, noting all connections must be independent of the private property.

404. In regard to solar access to Village Square, the applicant has provided shadow diagrams comparing the previous approval and the current amendment:

Sunlight	*9am*	*10am*	*11am*	*12pm*	*1pm*	*2pm*	*3pm*
Previous approval	*711sqm (99%)*	*709sqm (98%)*	*699sqm (93%)*	*611sqm (85%)*	*524sqm (73%)*	*458sqm (64%)*	*242sqm (33%)*
Proposed	*647sqm (90%)*	*693sqm (96%)*	*679sqm (95%)*	*576sqm (80%)*	*480sqm (67%)*	*260sqm (50%)*	*56sqm (8%)*
difference	*-9%*	*-2%*	*+2%*	*-5%*	*-6%*	*-14%*	*-25%*

405. As illustrated in the table above, the amendment will reduce the sunlight to the Square except at 11am, where there will be a 2% increase in sunlight. Section 5.10 (p173) of the DP encourages the development to '*provide at least 3 hours of solar access between 11am and 2pm to the majority of the open space, measured at the equinox*.'. With the exception of 2pm, the amendment continues to meet the objective, with a majority of the Square receiving solar access between 11am and 2pm. At 2pm however, 50% will receive solar access, which is not a majority. In analysing the shadow for 2pm, it appears that the increase in shadowing is driven by the increase in height of Building D (highlighted yellow in the image below), which exceeds the preferred height limit by 1 storey. It is therefore considered that the increase in building height above the preferred height limit is having a detrimental impact upon the amenity of the park. To resolve this, a condition of permit will require that no additional shadow is cast by Building D beyond a compliant (i.e. 8 storey) building.

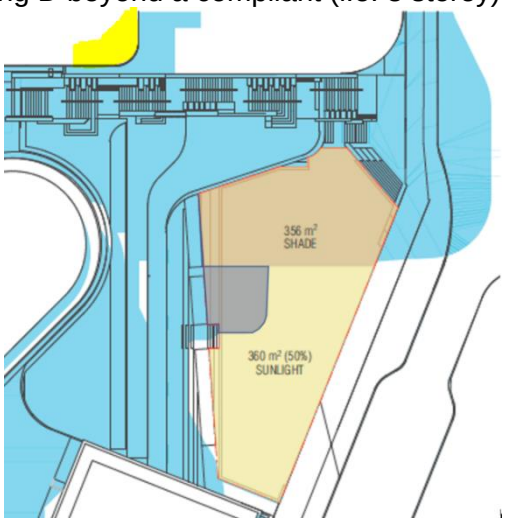


Figure 63: 2pm shadow diagram with additional shadow cast by the 9 storey section of Building D shaded blue, and Building D highlighted yellow.

Communal Open Space

406. The design guidelines encourage the provision of communal open space on roof areas. The proposed amendment retains the podium roof communal terrace, providing more generous, usable areas through the re-orientation of the buildings above the podium. The Level 8 roof terrace facing Heidelberg Road has been deleted, as has the Level 7 roof terrace in the south-eastern corner facing Mills Boulevard. These terraces were provided to these buildings in lieu of access to the podium terrace. However, under the current amendment, the podium is intended to be accessible for all residents.

407. Further discussion regarding the communal open space areas is provided within the assessment of clause 58 later in this report.

Private Open Space

408. The design guidelines recommend private open space in accordance with Clause 55 of the Scheme. At the time the DP was prepared, the open space requirements in Clause 55 were for an 8sqm balcony with a minimum dimension of 1.6m. Since the DP controls were created, Clause 55.07 (apartment developments up to 4 storeys) and Clause 58 (apartment developments of 5 storeys or more) have been introduced and now also apply to the proposed development.

409. The Private Open Space is assessed under the Clause 58 assessment later in this report.

Environmentally Sustainable Design;

Material re-use

410. As discussed within the original application, the proposed development does not propose to re-use existing materials on site, noting the existing buildings on site have already been demolished and removed from the site.

411. Council's ESD advisor requested as part of the original application that recycled materials (from off-site) still be used. This was addressed in the Sustainable Management Plan (SMP) submitted with the previous amendment (prepared by Normal Disney Young and dated 9 July 2020) which proposed concrete (>30% recycled aggregate nominated), steel, insulation and plasterboard with a recycled content and all engineered timber to be FSC certified. This was deemed to be acceptable by Council's ESD Advisor.

412. This commitment has been removed from within the latest SMP, which proposes 3% of materials of the total project contract to be re-used products, recycled content products, environmental product declarations, third-party certification or stewardship programs. This commitment is vague and does not sufficiently address the design guidelines for material re-use. The commitment for engineered timber has now also been changed to permit either FSC or PEFC certified. To ensure that the proposal maintains an acceptable level of material re-use, a permit condition will be added requiring the recycled content of materials and certification of timber as per the previous commitments.

Solar access and passive energy efficiency

413. The design guidelines seek to minimise the number of indoor and outdoor living areas with a southerly orientation. The re-orientation of the apartment towers proposed as part of the current amendment has increased the number of dwellings with a northerly orientation. Overall, there are a similar portion of south facing apartments, however these mostly designed with a slight orientation to the east or west, rather than due south, improving their amenity.

414. The guidelines also require that ESD compliance is achieved at planning application stage through to architectural and landscape designs consistent with or exceeding the requirements of the ESD technical reports. The endorsed ESD strategy within Part 2 of the DP relies heavily on the Urban Development Institute of Australia (UDIA) EnviroDevelopment tool. The endorsed report commits to meeting all UDIA EnviroDevelopment Criteria and all SDAPP best practice standards.

415. The SMP submitted with the previous amendment confirmed that the project was certified under all six categories of the UDIA EnviroDevelopment Tool, however all reference of this has been removed from the SMP report submitted with the current amendment. To ensure that the amendment continues to respond to the endorsed ESD strategy for the overall APM site, a condition of the amended permit will require the reinstatement of the UDIA EnviroDevelopment Tool and conformation that the project will continue to be certified under all six categories.

416. The existing permit required the previous SMP to be updated to include:

(a) *The following improvements in relation to the community facilities:*

(i) *Thermal envelope with a minimum 20% improvement on NCC insulation requirements and double-glazing to windows; and*

(ii) *Operable windows to all areas, including remote window operation for highlight windows (e.g. to the multi-purpose court); and*

(b) *Amend BESS report credit to align with 2019 NCC 2019 Standards or reduce the illumination power density (IPD) to meet BESS claim of 20% improvement.*

417. The revised SMP has been reviewed by Council's ESD advisor who has confirmed that condition a(i) and (b) above has been met and therefore these conditions can be deleted. However, additional information is required to confirm Condition a(ii) has been achieved. As noted by the ESD advisor, no additional information has been provided in the SMP or indicated on the plans confirming the provision of operable windows to the community facilities. This condition will be retained on the amended permit.

418. In an earlier amendment, there were also additional conditions relating to the community facilities, which had been met in the previous SMP report, however have been removed from the latest amendment. These have been highlighted by Council's ESD advisor as follows:

(a) *Provision for ceiling fans including high-volume, low-speed fans (HVLS) within the multi-purpose court; and*

(b) *Hot water to be solar-boosted gas, with minimum 60% boost.*

419. The above items will be re-instated on the amended permit as conditions to ensure these commitments continue to be met.

420. Whilst the NatHERS modelling within the SMP report suggests reasonable energy efficiency, Council's ESD advisor has recommended external shading treatment be provided for Building A (for north and west facades) and Building B (west façade). This is considered a reasonable request noting that the previous approval provided decorative screens to the northern elevation of (what is now) Building A and the west facing glazing line of (what is now) Building B was set back and protected behind covered balconies. In comparison to the previous approval, the current amendment has a substantially more exposed north and western glazing for Buildings A and B. While on average, the apartments will achieve a reasonable level of efficiency, the comfort levels of habitable spaces in proximity to exposed north and west facing glazing is likely to be impacted. To ensure that these apartments are adequately protected, a condition will be included for the revised SMP to include a shading study to be undertaken, with recommendations of the study to be incorporated into the design to the satisfaction of the responsible authority.

Water Cycle Management

421. The design guidelines refer to the Water Cycle Management section of the ESD and services technical reports. The guidelines also encourage green roofs for areas exceeding 100sqm.

422. An updated Stormwater Management Plan has been provided, which specifies the use of 'StormFilter and OceanSave GPT (or equivalent). The plan also includes a MUSIC model, which confirms achievement of Green Star Credit 25 Column B pollution reduction targets, maintaining post-development flows as per pre-development levels. This was considered to be satisfactory by Council's ESD consultant.

423. The proposal significantly increases the provision of green roofs from the previous amendment, with 4,191sqm of dedicated green roofs proposed. This is in addition to the soft landscaping proposed to the Level 3 podium. Council's Urban Design Unit however has requested confirmation that green roof planter drainage (and irrigation) is integrated into the built form/roof slab, to ensure all pipes are concealed. This will be included as a condition accordingly.

Heritage Interpretation

A Wayfinding and Interpretation Strategy was submitted with the original application. As previously discussed, an amended condition will require a new Wayfinding and Interpretation Strategy based upon the current layout and design.

Apartment Specific Guidelines

Design treatment for common areas

424. The design guidelines encourage external lighting and seek to minimise concealment points. In response to this, condition 30 of permit requires a detailed lighting plan to be provided, which includes provision for lighting of residential entrances. This will be retained on the amended permit. The proposed amendments otherwise do not create any new concealment points or areas of safety concern.

425. The design guidelines also seek to minimise the length of common area internal corridors and encourage natural light and ventilation. It also encourages minimum corridor widths of 1.8m wide. The corridor lengths are similar to the previous proposal and therefore continue to be acceptable. Most common area internal corridors have been designed to provide access to natural light. There are two exceptions at both Level 1 and Level 2. These corridors are situated between the apartments and the car parking areas and are not afforded any natural light or ventilation. This is a new condition that did not occur in the previous amendment, as the car parking areas were not 'sleaved' by apartments as now proposed. Overall, the design outcome is considered an approvement, and given the corridors without natural light represents a small proportion of the overall development, this is considered acceptable. Of the internal corridors that do have access to natural light, it is unclear on the plans whether these will be operable. This will be required as a condition of permit accordingly.

426. Most of the common internal corridors achieve a minimum width of 1.8m, with the exception of the Level 1 and 2 corridor to apartments facing Heidelberg Road and Nelmoore Lane. While the lift lobbies and apartment entrances have been designed at 1.8m wide, the remainder of the corridor is between 1.265m and 1.4m wide. This is unacceptable, with the previous amendment achieving a width of 1.8m for all common corridors. The applicant has advised that the minimum corridor width could be widened to 1.5m. Whilst still less than the 1.8m preferred, the combination of 1.5m wide corridors, with1.8m wide sections at lift lobbies and apartment entrances, will facilitate sufficient passing areas and adequate openings to navigate bulky items and furniture. Increasing the minimum width of these corridors from 1.265m and 1.4m to a minimum of 1.5m will be required via condition.

Parking and driveways

427. The design guidelines encourage car parking within basements, or otherwise it should be sleeved with habitable or active uses. Car park entrances should be visually recessive and located generally in accordance with site guidelines.

428. The current amendment is a significant improvement to the previous approval, with the car parking areas within Level 1 and 2 now extensively 'sleaved' by apartments and active uses, with the exception of a small area along Nelmoore Lane. This is a preferred response to the design guidelines for parking and will contribute positively to passive surveillance and activation of the podium.

429. The access points from Heidelberg Road and Nelmoore Lane are maintained as per the original application. Access arrangements are discussed in greater detail with the traffic and car parking assessment later within the report.

Waste management and loading areas

430. The amendment does not propose to alter the waste management and loading bay arrangements. These were considered satisfactory under the original application (and the previous amendment). An updated Waste Management Plan (WMP) has been prepared reflecting the amendments to the proposal. This has been reviewed by Council's City Works Unit and deemed acceptable.

431. Given the extensive loading bay activity anticipated from the proposed uses on the site, condition 74 of the existing permit requires a loading bay management plan to be submitted prior to occupation of the building. This condition will be retained on the amended permit.

Clause 58 (Apartment Developments)

432. The following guidelines are applicable to apartment developments of 5 storeys or greater lodged prior to Amendment VC210 (4 May 2022).

Standard D1 – Urban Context

433. Matters relating to urban context have been covered within the assessment of the DP earlier in the report.

Standard D2 – Residential Policies

434. The amended proposal continues to be consistent with the applicable residential policies as covered earlier in this report.

Standard D3 – Dwelling diversity

435. The amended proposal contains 314 one bedroom dwellings (50%), 262 two bedroom dwellings (41%) and 57 three bedroom dwellings (9%). This complies with the existing condition 1(ee), which required a dwelling mix to provide a minimum of 14% one bedroom dwellings and a minimum 5% three bedroom dwellings. As such, it is considered that Standard D3 has been met.

Standard D4 - Infrastructure

436. The proposed amendments are not expected further impact upon the existing infrastructure. Previously approved building services, such as a substation and rainwater tanks, continue to be shown on the plans.

Standard D5 – Integration with the street

437. Integration with the abutting streetscapes has been discussed within the DP assessment earlier within this report.

Standard D6 – Energy Efficiency

438. The proposed amendments do not have a noticeable impact on the energy efficiency of the approved development as previously assessed.

439. The amended SMP included a sample of dwellings demonstrating that NatHERS annual cooling loads would not exceed the 21MJ/MJ threshold (Moorabbin area). This detail has been provided within the SMP submitted with the current amendment and deemed acceptable by Council's ESD Advisor. However, as previously discussed, Council's ESD advisor has recommended additional shading to be provided to Buildings A and B, which will be required via condition.

440. Further discussion regarding the energy efficiency of the development was provided within the DP assessment.

Standard D7 - Communal open space

441. The applicable standard requires developments with greater than 40 dwellings to provide a minimum of 2.5sqm of communal open space per dwelling or 250sqm, whichever the lesser. In the case of the subject site, the lesser is 250sqm.

442. The proposed amendment maintains the communal open space within the podium terrace, providing a total area of 4,604sqm, significantly exceeding the open space requirements of Standard D7. While the amendment removes the Level 7 and Level 8 roof terraces previously proposed, the reconfiguration of the apartment towers has resulted in more generous and usable landscaped areas. The amendment also includes the provision of indoor communal facilities centrally located to the podium, with a high level of connectivity to the external open space areas.

Standard D8 – Solar Access to communal open space

443. The relevant standard encourages communal outdoor open space to be located on the northern side of a building if appropriate. It also seeks to ensure that at least 50%, or 125sqm, whichever the lesser, of the primary outdoor open space area receives a minimum two hours of sunlight a day between 9am and 3pm on 21 June.

444. Updated shadow diagrams for 21 June have been provided. The proposed amendment will continue to comply with Standard D8, with between 245sqm and 452sqm provided for 5 hours a day (between 9am and 1pm) on 21 June, exceeding the standard.

Standard D9 - Safety

445. The proposed amendments do not affect the safety and security of residents and properties as previously assessed.

Standard D10 – Landscaping

446. The proposed amendments seek to increase the provision of landscaping on the site. This has been further assessed within the landscaping discussion within the DP.

Standard D11 - Access

447. The access arrangements are discussed within the assessment of the DP as well as the car parking section below.

Standard D12 – Parking location

448. This standard continues to be met. The amendments maintain a similar level of accessibility to the car parking areas as the approved development. This is further discussed within the car parking section below.

Standard D13 – Integrated water and stormwater management

449. These matters have been discussed previously within the DP assessment of Water Cycle Management.

Standard D14 – Building Setbacks

450. The DP contains specific setback requirements, which have been discussed earlier within the report.

Standard D15 – Internal Views

451. Internal views have been discussed within the DP assessment previously.

Standard D16 – Noise impacts

452. A revised acoustic report has been provided in accordance with the DP requirements as has been discussed earlier within this report.

Standard D17 – Accessibility Objective

453. This standard requires at least 50 percent of dwellings to have:

(a) *Clear opening width of at least 850mm at the entrance to the dwelling and main bedroom;*

(b) *Clear path with a minimum width of 1.2m connecting a dwelling entry to the main bedroom, an adaptable bathroom and living area;*

(c) *Main bedroom with access to an adaptable bathroom; and*

(d) *At least one adaptable bathroom meeting Design A and B within Table D4 contained within the Standard.*

454. A revised clause 58 compliance table was provided with the amendment application confirming that the accessibility standard has been met for 54% of dwellings within the development, exceeding the requirement for 50% compliance.

Standard B18 – Building entry and circulation

455. This standard encourages visible and identifiable entrances, safe, functional and efficient layout of internal areas and internal communal areas with adequate access to daylight and ventilation. These matters have all been discussed under the relevant design guidelines within the DP assessment.

Standard D19 – Private Open space

456. The applicable private open space standard states that a dwelling should have a balcony convenient access from a living room and consistent with Table D8 below :

Dwelling Size	**Min area***	**Min dimensions**
Studio/1 bedroom	8sqm	1.8m
2 bedroom	8sqm	2m
3 or more bedroom	12sqm	2.4m

457. *If a cooling or heating unit is located on a balcony, the minimum balcony area specified in Table D8 should be increased by at least 1.5 square metres.

458. Most apartment types are compliant with Table D8. Exceptions include:

(a) Apartment Types TE-A02 and TE-A03, which are both one bedroom types. These have a minimum balcony dimension of 1.2m to 1.55m and a total area of 13sqm and 14sqm respectively. This applies to 12 apartments in total;

(b) Apartment Type TA-B08, TD-B02, which are both two-bedroom apartments with a minimum dimension of 1.8m and an area of 10.6sqm and 9.9sqm respectively. This applies to 14 apartments;

(c) Apartment Type TA-C01, a three bedroom apartment type with a minimum dimension of 2.12 and an area of 13.5sqm. This applies to 20 apartments;

(d) Apartment Type TC-C02, a three bedroom apartment type with a minimum dimension of 2.16m and an area of 15sqm. This applies to 1 apartment; and

(e) Apartment Type TE-C01, a three bedroom apartment type comprising a min dimension 1.2m and a total area of 31sqm. This applies to two apartments.

459. This accounts for 49 apartments in total, or rather 8% of the development. In all cases, the minimum area has been met, however the minimum dimension is not compliant.

460. Most of these also relate to south facing apartments. If assessed under the current private open space standard (introduced by Amendment VC210), these south facing balconies would comply, which state that south facing balconies only need to provide a minimum width of 1.2m (irrespective of dwelling size).

461. Given that the non-compliance applies to a small portion of the apartments and that the proposal provides communal open space facilities significantly greater than the minimum requirements (of both the applicable and the current communal open space requirements), the variation is considered acceptable.

Standard D20 - Storage

462. The standard encourages each dwelling to have convenient access to usable and secure storage space in accordance with Table D6 (below).

Table D6 Storage

Dwelling type	Total minimum storage volume	Minimum storage volume within the dwelling
Studio	8 cubic metres	5 cubic metres
1 bedroom dwelling	10 cubic metres	6 cubic metres
2 bedroom dwelling	14 cubic metres	9 cubic metres
3 or more bedroom dwelling	18 cubic metres	12 cubic metres

463. The previous amendment complied with the storage requirements. The apartment type layout plans for the proposed amendment demonstrate that the minimum storage volume within the apartments will be met for all apartment types except Apartment Type TP-B10, which is a two bedroom type comprising 8 cubic metres of storage rather than 9 cubic metres. This applies to 11 apartments. Additionally, not all apartment types demonstrate compliance with the total minimum storage volume (i.e. inclusive of external storage). The development summary indicates there are 645 storage cages ranging from 1sqm to 5sqm, however the allocation is unclear.

464. A condition will be included on the amended permit requiring that the proposal demonstrate that all apartments will comply with the total minimum storage volume pursuant to Table D6.

Standard D21 – Common Property

465. This standard states that developments should clearly delineate public, communal and private areas. Common property should also be functional and capable of efficient management.

466. The common property areas within the development continue to meet this objective as per the original application.

Standard D22 – Site services

467. Site services and mailbox locations have been discussed earlier within the assessment of the DP design guidelines.

Standard D23 – Waste and Recycling

468. These matters have previously been discussed under the DP Design Guidelines.

Standard D24 – Functional Layout

Bedrooms

469. Table D7 within Standard D24 states that the main bedroom should have minimum dimensions of 3.4m x 3m with remaining bedrooms of 3m x 3m. The proposed amendment largely complies with these requirements, with the exception for some minor variations due to irregular shaped rooms such as Apartment Type TC-B06 (image below). However a sufficient overall area is provided to these rooms ensuring that adequate circulation and functionality is maintained. This variation is therefore considered acceptable.

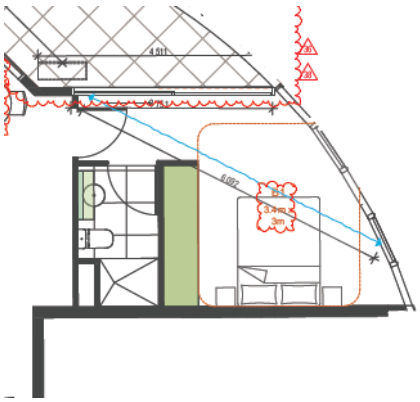


Figure 64: Main bedroom of Apartment Type TC-B06

470. The amendment has also introduced studies, which would not comply with the bedroom dimension requirements. There are no standard requirements for studies, however the inclusion of studies reflects the increase in 'work from home' practices and are supported. The studies have been introduced into Apartment Type TP-A01 and will achieve minimum dimensions of 2.5m by 3.6m as illustrated in the image below, offering a functional study space. The amenity of these spaces is also good, with direct access to natural light and ventilation.

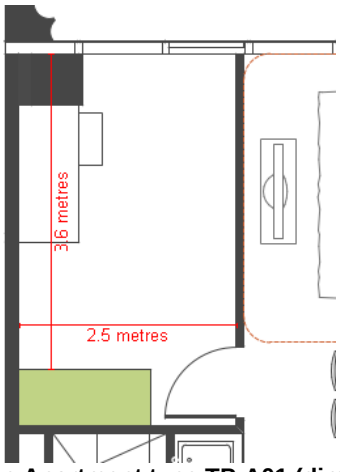


Figure 65: Study within Apartment type TP-A01 (dimensions added)

Living areas

471. Table D8 within Standard D24 specifies a minimum living room area of 10sqm and width of 3.3m be provided for single bedroom dwellings, and for two or more bedroom dwellings; a minimum area of 12sqm and minimum width of 3.6m. This is to exclude kitchen and dining areas. The living areas largely comply with this standard, except for some minor incursions such as Type TB-B01, TD-B04, TF-B02 and TB-B03 which show dining seating projecting slightly into the minimum room area, this is considered acceptable and would not unreasonably impact the overall usability of the room.

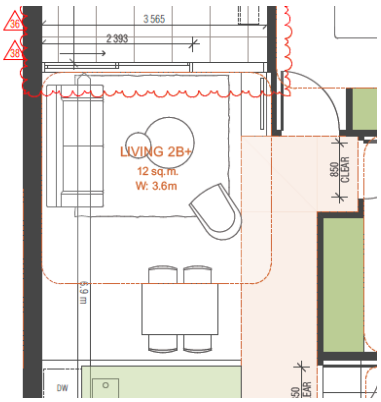


Figure 66: Living area of Apartment Type TB-B01

472. The amended plans have also included structural column details. Where these are required in living spaces, they have been appropriately positioned to the edge of the living areas so not to obstruct the usability of the rooms.

473. There are a number of apartments that have identified the maximum, rather than minimum width of the living space, with the minimum width not complying with Table D8. This includes Apartment Types TD B04 (min dimension of 2.9m), TA-B08 (2.8m) and TC-B01 (2.7m). In the case of Apartment Types TD-B04 and TA-B08, there is a wider living area available subject to the placement of dining furniture. The functionality of these spaces is, therefore, considered acceptable. Apartment Type TC-B01, however, provides a less functional space due to the curved wall. As illustrated in the image below, the placement of furniture would be difficult. A condition will require the layout of the apartment to be amendment to achieve an average width of at least 3.6m.

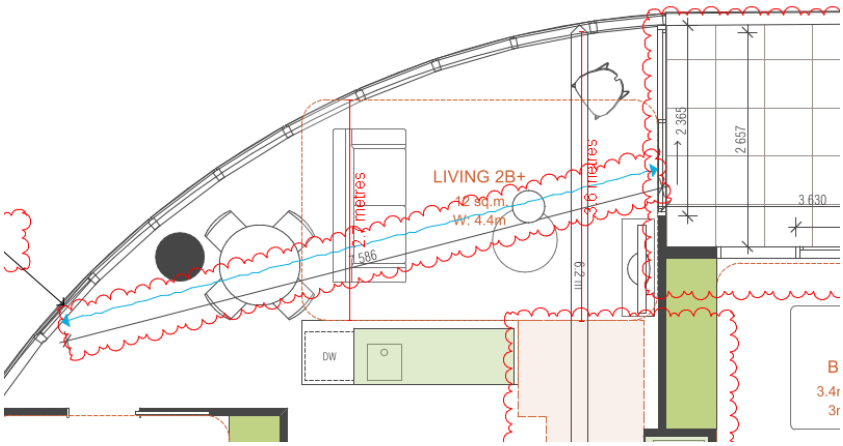


Figure 67: Living area of Apartment Type TC-B01

474. There is an existing condition on permit (Condition 1(aa)) that required the minimum dimensions of the living areas to be shown in accordance with Standard D24. This condition is still applicable to the proposed amendment and will be retained on permit accordingly.

Standard D25 – Room depth

475. This Standard discourages single aspect rooms exceeding a room depth of 2.5m times the ceiling height. The floor to ceiling heights to living rooms are 2.7m, thus room depths should not exceed 6.75m. The standard states however, that this can be increased to a depth of 9m for open plan habitable rooms, provided that the kitchen is the furthest from the window and the ceiling is at least 2.7m.

476. One of the bedrooms, within Apartment Type A01.2, has a depth of 6.9m, exceeding the standard by 15cm. This is to accommodate a study nook within the bedroom. The variation is considered acceptable given that the majority of the external wall is to be glazed, thereby maximising daylight into the room. Also having the study nook closest to the window will reduce the need for artificial light when working in this space.

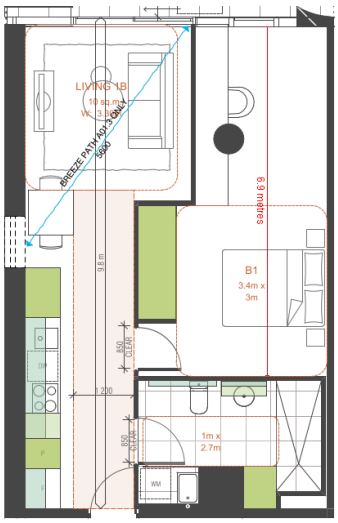


Figure 68: Type A1.02

477. The only other habitable rooms that exceed a depth of 6.75m relate to living areas. In these cases, the kitchen is located the furthest from the window and the depth generally does not exceed a maximum depth of 9m in accordance with Standard D25. Exceptions to this are discussed as follows. Apartment Types TF-B05, TB-A07, exceed a depth of 9m, however the section furthest from the window is associated with a laundry and entry/circulation space and is not considered to form part of the habitable space. The depth of the habitable space to the end of the kitchen will not exceed 9m and is therefore considered acceptable.

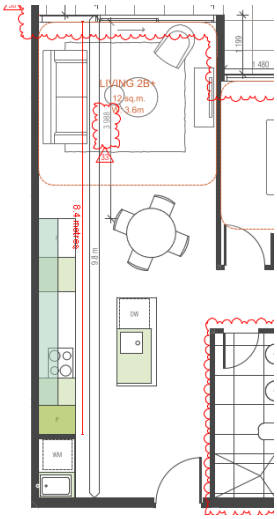


Figure 69: Apartment Type TF-B05

478. The main living area of Apartment Type A1.02 (refer to figure above) at a depth of 9.8m, exceeds the allowable depth. The diagram indicates that a window is provided for some of the apartments between the living and kitchen areas, which will provide additional light and amenity. However, those apartments that do not have this window would receive insufficient daylight into the kitchen area. A condition will require that for apartments without the additional side window, the depth of the room to the end of the kitchen must not exceed 9m.

Standard D26 – Windows

479. This standard requires all habitable room windows to have a window to an external wall of a building. This continues to be the case for all bedrooms and main living spaces. This was not the case with the previous amendment, with Condition 1(cc) of the permit requiring full compliance with this standard. As this has been achieved, this condition can be deleted.

Standard D27 – Natural ventilation

480. This standard encourages that at least 40 per cent of dwelling provide effective cross ventilation that has:

(a) A maximum breeze path through the dwelling of 18m;

(b) Minimum breeze path through the dwelling of 5m; and

(c) Ventilation openings with approximately the same area.

481. The development summary indicates that cross ventilation has been provided for 45% of dwellings within the development, compliant with Standard D27. The breeze paths have been shown on the individual apartment layouts. These were omitted from the previous amendment, with Condition 1(dd) of the permit requiring these to be shown. As this has now been met, this condition can be deleted.

Car parking, bicycle facilities and traffic generation

482. As a consequence of the amendments, the statutory car parking requirement has increased from 1,342 spaces to 1,754 spaces. The number of car spaces on site has also increased from 1,021 to 1,043. Considering the additional car parking spaces, the gross reduction in the statutory rate has increased from 321 spaces to 711 spaces, thus an increased overall reduction by 390 spaces.

483. As outlined in the report for the original application, the DP anticipates a variation to some of the statutory rates, referencing the endorsed Traffic Management Plan within Volume 2 of the DP, which requires the following rates:

Table 5.7: Summary of Recommended Car Parking Rates

Land Use	Category	Recommended Parking Rate
Residential	One Bedroom Dwelling	1 space per dwelling
	Two Bedroom Dwelling	1 space per dwelling
	Three Bedroom Dwelling	2 spaces per dwelling
	Visitor (Low Density) [1]	0.5 car spaces per dwelling
	Visitor (Medium Density) [1]	0.15 car spaces per dwelling
	Visitor (High Density) [1]	0.12 car spaces per dwelling
	Affordable Housing	0 spaces per dwelling
Specialty Retail [1]	Staff / Employee	0.5 spaces per 100sqm
	Visitor	1.8 spaces per 100sqm
Supermarket [1]	Staff / Employee	0.9 spaces per 100sqm
	Visitor	3.6 spaces per 100sqm
Office [1]	Staff / Employee	3.15 carspaces per 100sqm
	Visitor	0.35 carspaces per 100sqm
Community Use [1]	Childcare Centre	0.19 carspaces per child

[1] Where a "shared" parking pool is determined to be appropriate the recommended design rates are to be used together with use specific temporal activity profiles. Any variations to these rates would be subject to Council approval.

Dwellings

484. The previous amendment adopted a rate of 0.66 spaces per dwelling for the affordable housing component, which was supported. Based upon 150 affordable dwellings, this equates to a parking demand of 99 car spaces.

485. The applicant has indicated that the remaining apartments are to be provided under a 'Built to Rent' scheme. The TIA suggests that it is commonly accepted that Built to Rent apartments generate parking demands at a lower rate than typical apartments. The TIA suggests a reduced rate of 0.7 spaces per apartment is appropriate. This results in the allocation of 442 car spaces, rather than 472 car spaces as per the approved rates.

486. In the original application, a reduced rate of 0.5 spaces for one bedroom dwellings and 0.7 spaces for two bedroom dwellings was sought. The reduced rates for one and two bedroom dwellings were supported by Council's Traffic Engineers and Traffix Group (who had provided external engineering advice to Council) as well as Council officers in their recommendation. Nevertheless, the resolution at the Council meeting in 2018 was to increase the car parking provision to 1 space per dwelling.

487. In the previous amendment, a reduced rate of 0.5 spaces per dwelling (and 1 space per two or more bedroom dwellings) was approved. This was supported noting that since the original permit was issued (with the requirement for 1 car space per dwelling), the development to the immediate west within Precinct 2A had been approved by VCAT with a reduced residential parking rate of 0.38 spaces for 1-bedroom dwellings. This development has the same locational attributes as the subject site (being immediately adjacent) and therefore the reduced rate was considered equally justified on the subject site.

488. The reduced car parking rate was also considered acceptable given the accessibility to everyday services provided on the site, including supermarkets, shops and community facilities. The site has reasonable access to public transport located just outside the Principal Public Transport Network (PPTN), being 450m from Alphington train station. There is also a bus stop on Heidelberg Road within 100m of the subject site which runs from Heidelberg to the Melbourne University.

489. As un-restricted on-street parking will be extremely limited within the APM development site, and residents will not be eligible for Council parking permits, car owners would be dissuaded from occupying apartments without a car space. The allocation of a portion of apartments without a car space also aligns with Council's municipal strategic statement at Clause 21.06, which seeks to reduce car dependence by '*promoting walking, cycling and public transport use as viable and preferable alternatives.'*

490. The applicant is also proposing two on-site car share spaces. These could be utilised by the future residents in the event that they require access to a car and will further assist in reducing the demand. As identified in the Green Travel Plan submitted with the application, the City of Yarra Car Share Policy 2019-2024 (adopted by Council on 16 July 2019) notes the following at section 6.1 in respect to the benefits of car share facilities:

    (i) *Independent research indicates that one car share vehicle in urban Melbourne can replace between 7-10 privately owned vehicles thereby reducing congestion and parking demand."*

491. Based on the above, the provision of 2 on-site car share spaces equates to a likely reduction of 14-20 car parking spaces to the total overall demand, thus creating a greater buffer between the expected demands against the car parking quantum provided.

492. To ensure that the car share spaces continue to be available on site, a condition of the amended permit will require the owner of the land to enter into an agreement that the car share spaces continue to be made available on site.

493. Furthermore, Council's Engineering Services Unit and Council's external traffic engineers, Traffix Group have reviewed the current proposal and is supportive of the reduced rate for the Built to Rent dwellings. Traffix Group note that car parking for the 'Built to rent' model is 'unbundled' from the apartments i.e. not allocated to a specific dwelling, therefore there are greater opportunities for sharing car parking thereby improving the efficiency of car parking. Therefore, Traffix Group are of the opinion that the provision for flexible car parking would offset the small overall net loss of car parking. A condition will be included in the amended Car Parking Management Plan that parking for the dwellings, other than the affordable housing component, must be 'unbundled'

494. Having regard to the above, it is considered that there has been a sufficient change in circumstance since the original permit was issued to support a reduction in the residential car parking requirement to 0.7 spaces per dwelling.

Residential visitors

495. The existing permit includes a Condition 71(c)(ii), which requires a car parking management plan to adopt a residential visitors' rate of 0.12 space per dwelling. This was in response to the previous application which sought a residential visitor rate of 0.1 spaces per dwelling. The Traffic Impact Assessment (TIA) submitted with the current application has maintained a car parking rate for visitors of 0.1 spaces per dwelling as per the previous amendment, equating to a maximum demand of 63 car spaces. In the original assessment and based on advice from Council's external traffic engineers, it was recommended that a rate of 0.12 spaces per dwelling should be adopted as per the DP table. As there has been no change in circumstance, this position is maintained. Based upon a rate of 0.12 spaces per dwelling, the residential visitor car parking demand equates to a maximum of 76 spaces, an additional 13 visitor spaces than anticipated in the TIA. This shortfall is discussed further within the allocation of spaces assessment below.

Office

496. Office land use within the DP has a reduced rate of 3.5 spaces (3.15 spaces for staff and 0.35 spaces for visitors). Notwithstanding this, a reduced rate of 2.5 spaces per 100sqm was supported in the original application. This was informed by external traffic advice provided to Council, which stated:

    (a) *The TIA adopts an empirical office parking rate of 2.5 car spaces per 100m2. In our view, this is on the low side for an office in this location. However, in the context of the City of Yarra's sustainable transport objectives, this rate is accepted.*

497. In the previous amendment, the applicant sought to reduce this further to 1.5 spaces per 100sqm. This further reduction was not supported, with Condition 71 (c)(i) requiring a revised car parking management plan to revert to the previously supported rate of 2.5 spaces per 100sqm. Based on the previous amendment, this also required an additional 65 staff spaces to be provided, which formed part of the requirement of Condition 71(d)

498. The office floor area is to be decreased as part of the current amendment by 1,364sqm (from 7,465sqm to 6,101sqm), however the applicant continues to seek the reduced rate of 1.5 spaces per 100sqm.

499. Within the TIA, the same empirical data was put forward as in the previous amendment, with the following response provided in the previous officer report:

    (a) *To justify this reduction, the Traffic Impact Assessment has used case studies from Macquarie Park in NSW, Forrest Hill in South Yarra, Bridge Road in Richmond and Box Hill. Macquarie Park, being a NSW example, is not considered of particular relevance. The remaining examples, excluding Box Hill, are immediately outside the CBD and are not considered comparable examples to Alphington. Whilst Box Hill is located further from the CBD, it has a transit score of 79%. This is noticeably better than the 51% score achieved at the subject site. Given that a car parking rate of 2 spaces per 100sqm has been adopted for Box Hill, the 2.5 spaces per 100sqm previously adopted for the subject site is considered to remain appropriate.*

500. Council's external traffic engineers, Traffix Group, agree that the public transport services available to the site could not be described as being at a similar level to any of the cited case studies.

501. The applicant has advanced that the impact of COVID-19 and 'working from home' arrangements is justification for the further reduced rates. Whilst Council officers agree that this has had an impact on existing office occupation rates, it would be expected that future tenants would be more likely to reduce their floor area requirements such as through hot desking arrangements, rather than maintaining low occupation rates. As such, it is not expected that reduced car parking demand would apply to future office space. Traffix Group also anticipate that overtime that office occupation rates will increase through offices changing lease agreements and returning to pre-pandemic operation.

502. It is the view of Traffix Group that *'the site location and its access to public transport services does not support the substantial office car parking rate proposed and the approved 2.5 car spaces/100m2 rate remains appropriate.'* On this bases, Council Officers do not support a further reduction to the office car parking rate.

503. Given the reduction in office floor area, applying the approved car parking rate of 2.5 spaces per 100sqm, the parking demand would reduce from 170 to 152 spaces. The current amendment has allocated 91 spaces for the office component, therefore an additional 61 car spaces are required.

Medical Centre

504. The size of the medical centre has increased for 3 practitioners to 8 practitioners as part of the current amendment. The TIA maintains the statutory rates as per clause 52.06 of the Scheme, allocating 8 staff spaces and 18 visitor spaces (an increase of 5 staff spaces and 10 visitor spaces from the previous amendment). Compliance with the statutory car parking rates is supported for this use.

Childcare

505. The TIA maintains the previously recommended rate of 0.04 employee spaces per child, generating a requirement for 4 staff spaces. However, in line with the previous car parking management plan, a minimum of 10 spaces will be allocated for staff.

506. The TIA also anticipates a peak demand of 18 spaces for visitors, based on an applied rate of 0.15 spaces per child for visitors.

Supermarket

507. The statutory car parking rate of 4 spaces per 100 square metres has been applied for the car parking demand, consistent with the previous amendment. A reduced staff parking rate of 0.25 spaces per 100sqm has applied to both supermarkets, also consistent with the previous amendment. This was considered acceptable given that a proportion of supermarket staff are often below driving age and typically live locally to the area. However, as the floor areas of the two supermarkets are increasing slightly from 5,797sqm to 6,050sqm, the expected visitor parking demand will also increase from 261 to 265 spaces, with staff parking demand increasing from 14 to 15 spaces.

Food and drink premises

508. The floor area for the food and drink premises is to be substantially increased from 383sqm to 2,586sqm. The proposed amendment proposes to apply the same reduced rate as the previous amendment, which is 2.3 spaces per 100sqm, with 20-25% of the reduced rate allocated to staff (i.e. 0.5 spaces per 100sqm). This aligns with the rate applied to the specialty shops and has been accepted. Due to the increased floor area, this now equates to an allocation of 47 spaces for visitors, increasing by 38 spaces (from 9 spaces) and 13 spaces for staff, increasing by 11 spaces (from 2 spaces). The further reduction is considered to be acceptable, noting also that staff of the food and drink premises are likely to live locally to the area.

Shops (i.e. speciality retail)

509. The speciality retail floor area is being reduced by 151sqm. The car parking rate of 2.3 spaces per 100sqm is not sought to be changed, with visitor parking demand expected at 65 spaces, reducing from 70 spaces. Staff parking is also proposed to continue to be allocated at a rate of 0.5 spaces per 100sqm of the total demand, resulting in a slightly reduced demand from 19 spaces to 18 spaces in accordance with the reduction in floor area. The car parking allocation for the shops continues to be acceptable.

Restricted Retail

510. Restricted retail is a new used introduced as part of the current amendment. The DP does not specify a rate for this use. The statutory car parking rate is 3 spaces per 100sqm of leasable floor area. The TIA proposes a reduced rate of 1.4 spaces per 100sqm, equating to an empirical demand of 31 spaces. The TIA states that in adopting this rate that '*guidance has been taken from traffic surveys undertaken by other traffic consultants for various restricted retail businesses'*. This does not provide a clear justification for the reduced rate proposed. However, Traffix Group has advised that within their database of 29 sites across Metropolitan Melbourne that an 85th percentile demand for 1.45 car spaces per 100sqm applies on weekdays, and slightly more on weekends applies, as such Traffix Group was supportive of the reduced car parking rate. Council's Engineering Unit were also comfortable with the reduced rate. On this basis, the proposed rate of 1.4 spaces per 100sqm is considered acceptable.

511. The TIA also assumes staff parking demand will be at a rate of 0.4 spaces per 100sqm, or rather 9 staff spaces. While this rate has also not been justified in the Ratio report, noting the large format retail tenancies is likely to have fewer staff than smaller individual speciality shops, a slightly reduced rate is considered reasonable.

Gym & Pilates Studio

512. The floor area of the gym has been substantially reduced from 2,545sqm to 905sqm (inclusive of the pilates studio). The anticipated car parking demand of 3 spaces per 100 square metres is unchanged from the previous approval, however as a result of the reduced floor area, the car parking demand has reduced from 76 spaces to 28 spaces i.e. a reduction of 48 spaces.

513. The staff car parking rate is not sought to be changed from the previous amendment, with staff parking maintained at a rate of 0.5 spaces per 100sqm. Due to the reduction in floor area, the allocation of staff spaces is to reduce from 13 to 5 spaces. This continues to be acceptable.

Community facilities (incl. sports court);

514. The original application allocated a demand of 90 car spaces for the community facilities, with 9 of those spaces (10%) associated with staff parking. This was based on an anticipated maximum capacity of 300 patrons i.e. 0.3 spaces per patron. The previous amendment suggested that the capacity would be reduced from 300 to 200 patrons, thereby reducing the anticipated demand to 60 spaces with 6 spaces allocated to staff. The basis for this reduction was unclear given that the floor areas of the community facilities are unchanged. As a consequence, condition 71 c(ii) required a car parking management plan accounting for a 300 patron capacity. This condition has not been met, with the TIA again indicating a maximum 200 patron capacity for the community facilities. As such the aforementioned condition will be retained on the permit. This shortfall is discussed further within the allocation of spaces assessment below.

Allocation of spaces

515. The amended proposal provides 606 staff/resident spaces within the Basement Level, Level 1 and Level 2. Based upon the shortfall in staff parking in relation to the office and community facilities, an additional 64 staff spaces are required to be accommodated on site to meet the anticipated demand i.e. a total of 670 staff/resident spaces. This is to be included as a condition on the amended permit, should one issue.

516. The TIA calculation of the total visitor demand for all uses is 564 spaces, however accounting for the combined 40 space shortfall in visitor spaces associated with the residential uses and community facilities outlined above, the total visitor demand is considered to be 604 spaces.

517. It is not anticipated that the maximum visitor demand for each use will occur at the same time, with different uses having different 'peak' times. Furthermore, as the visitor spaces are to be shared across all uses, the total number of visitor spaces required at any one time is reduced.

518. The temporal parking assessment within the TIA anticipates a peak demand of 423 spaces, which would be met by the proposed 437 short term visitor car spaces, however the assessment has not accounted for the additional 40 visitor car spaces required. To ensure these are considered in the temporal demand, a condition of the amended permit will require an updated temporal parking assessment taking into account the additional visitor demand. A condition will also require additional car spaces to be provided on site if this assessment determines that additional visitor parking is required.

Car Parking Management Plan

519. Condition 71 of the existing permit required an updated Car Parking Management Plan (CPMP) to be provided to include a schedule of proposed signage within the car parking areas as well as the following:

(a) Car parking rates updated as follows:

(i) office rate of 2.5 spaces per 100sqm;

(ii) residential visitors' rate of 0.12 space per dwelling; and

(iii) maximum capacity of 300 patrons within the community facilities; and

(b) Staff/resident car parking increased to 618 car spaces.

520. An amended CPMP was not submitted with the current application. As discussed above, the staff car parking provision for the office and community facilities is considered insufficient, with an additional 65 staff spaces for the office component (i.e. total of 170 spaces) and an addition 3 staff spaces for the community facility (i.e. 9 spaces). This will be required to be updated within the CPMP via condition on any permit that issues.

<u>Car parking design and layout</u>

521. The car parking areas are within a similar location of the development, however the layout and design of the parking area has been amended. This has been reviewed by Council's internal Engineering Services Unit, who has identified the following items to be addressed:

(a) The entry and exit lanes from Heidelberg Road to be dimensioned;

(b) Pedestrian sight triangles should be super-imposed on the drawings to demonstrate compliance with Design Standard 1 of Clause 52.06-9 of the Scheme;

(c) The entrance lane off Nelmoore Lane needs to be widened from 3m to 3.3m in accordance with AS/NZS 2890.1:2004;

(d) Convex mirror to be added to the easternmost exit lane to view pedestrians/footpath conditions;

(e) Headroom clearances to be dimensioned on section drawings, including demonstrating a 2.5m clearance for accessible parking spaces as per AS/NZS 2890.6:2009;

(f) Length of the tandem spaces to be dimensioned on the drawings and be no less than 10.3m in accordance with Design Standard 3 of Clause 52.06-9 of the Scheme;

(g) Accessible parking bays B1-336, B1-316, B1-415 and B1-394 to be a minimum of 2.4 metres in width as required by AS/NZS 2890.6:2009;

(h) Relocate columns that encroach on the parking spaces' clearance envelopes as shown in *Diagram 1: Clearance to parking spaces* in Clause 52.06-9 of the Scheme;

(i) Transition grades at the basis of 1 in 4 ramp sections to be dimensioned and no less than 2.5m;

(j) Swept path diagrams for a B99 design vehicle undertaking left and right turn movements at the top of the Level 1 car park ramp to demonstrate adequate clearance from nearby parking spaces and the column in the centre of the ramp; and

(k) Ground clearance check on dimensioned cross sectional drawings for the vehicle crossover to Heidelberg Road.

522. These matters will be included as conditions on the amended permit.

523. The previous application provided 40 electric vehicle (EV) charging points. Council's Sustainable Transport officer recommended that this be increased to 52 charging points, based on 5% of the total vehicle provision, to be shared across the long and short term parking areas. Given that there is only an increase of 22 car spaces from the previous approval, the 5% of EV ready spaces should only apply on this increase i.e. 1 additional EV space. As such, a condition of the amended permit will require 41 EV charging points to be provided

524. To allow for easy future expanded provision for electric charging, Council's Strategic Transport officer has also recommended that all car parking areas are electrically wired to be 'EV' ready. This has also been conditioned accordingly.

525. Existing permit conditions 1(n) to (p) required further changes to the design and layout based on the previous drawings. These are no longer relevant to the current amendment and can be deleted.

Traffic Generation

526. The current amendment includes an additional 22 car spaces than the previous approval, however Council's Engineers are satisfied that this increase *'is not expected in a significant increase in trips generated.'* Whilst a permit condition is proposed to increase the onsite parking by 64 staff spaces as previously discussed, this is also comparable to the existing approval, which required an additional 68 staff spaces.

527. A traffic generation analysis was carried out as part of the original application confirming that the traffic generation would be expected to be either similar or slightly less than anticipated in the DP. A similar exercise was undertaken as part of the previous amendment. In both cases, Council's external traffic consultant confirmed that the traffic generation was satisfactory noting *'the differences are not substantial and the traffic impacts of the changes are acceptable'.*

528. However, historically the application proposed short-term parking accessed from both Heidelberg Road and Nelmoore Lane, with long-term parking only accessed from Nelmoore Lane. The previous approval changed this so both users could use either access point. The current amendment however, proposes to limit the long-term parking entry/exit to Heidelberg Road only and the short-term parking entry/exit to Nelmoore Lane only. Traffix Group has identified that this change may have the following impacts:

(a) Nelmoore Lane may carry considerably more traffic than previously assumed; and

(b) The capacity of the external intersections of Mills Boulevard may also be impacted.

529. Traffix Group notes that traffic impacts at a local level for this development have not been assessed by detailed traffic modelling. They also recommend that the preferred arrangement would be:

(a) Short term access to be access from both Heidelberg Road and Nelmoore Lane; and

(b) Long term access provided from Nelmoore Lane or both access points.

530. A condition of permit will require the access arrangements to be modified in accordance with the advice from Traffix Group, or alternatively, detailed traffic modelling will be required to demonstrate that the access as currently proposed would not unreasonably impact the internal street network and would continue to provide convenient access into the site.

Bicycle Facilities

531. The current amendment seeks to increase the number of bicycle spaces provided on site to 981 spaces (from 751 spaces), with 632 resident spaces (increased from 431 spaces), 105 employee spaces (increased from 101 spaces), and 244 visitor spaces (increased from 216 spaces). The bicycle provision substantially exceeds the statutory requirement of 180 resident/staff spaces and 108 visitor spaces and also meets 'best practice', with a minimum 1 space per dwelling and exceeds 1 space per 100sqm of office floor area. Council's Strategic Transport officer has recommended that two bicycle spaces should be provided for three bedroom dwellings. However, given that 1 space per dwelling is consistent with best practice and the requirements of the development plan, and that the previous approval also only provided 1 space per dwelling, this recommendation is not considered justified.

532. Council's Strategic Transport Officer has queried whether bicycles would be permitted to be ridden in the following areas;

    (a) Accessway between Heidelberg Road and Nelmoore Lane;

    (b) All foyers and entrance ways; and

    (c) Any other access ways or entrances leading to employee, resident or visitor bicycle parking.

533. In response, the permit applicant has confirmed that the accessways will be trafficable by bicycle.

Visitor spaces

534. There are 48% of the visitor spaces proposed as vertical or hanging spaces. Pursuant to Clause 52.034-3, all visitor spaces must be provided as horizontal space. However, given the scale of the development, Council's Strategic Transport Unit has advised that 80% on-ground spaces should be provided. This will be conditioned accordingly.

535. Council's Strategic Transport officer has recommended that additional visitor bicycle parking is installed along Mills Boulevard. However Mills Boulevard is outside the scope of the current application, with this being delivered by others, with design detail going through a separate process. There are 5 bicycle hoops (accommodating 10 bicycles) proposed at the corner of Nelmoore Lane and Mills Boulevard. The plans show opportunity for an additional hoop (2 bicycle spaces). This will be included as a condition of permit.

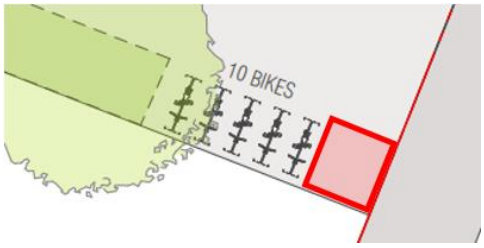


Figure 70: Bicycle parking along Nelmoore Lane with area able to accommodate additional bicycle hoops highlighted

Resident/staff spaces

536. Council' Strategic Transport Officer has raised concern with the reliance on one dedicated bicycle lift for the Lower Ground bicycle storage area given the high volume of bicycle spaces. It is noted that there is a second lift from the Outer Circle Mews, shared with residents and three further lifts from the north-western lobby. Additionally, there is also at grade access available from the main retail entrance off Nelmoore Lane. In this regard, there is considered to be amble access provision into the basement. However, the applicant has agreed to undertake an assessment of the estimated trip generation for the AM and PM peaks to further assess whether additional dedicated lifts/access arrangements are required. This will be conditioned within the Green Travel plan accordingly.

537. Additionally, Council's Strategic Transport officer has raised concern regarding access for non-standard bicycles such as cargo, electric and recumbent bicycles. As noted above, there is access via the retail entrance from Nelmoore Lane, however this is some distance from the bicycle store area and is unlikely to be accessible after hours, therefore appropriate lift access is required. The applicant has advised that the size of the lifts can be reviewed to ensure that access for non-standard bicycles is available. This will be conditioned accordingly.

538. There are 14% of resident spaces provided at grade and 12% of office spaces, which does not comply with the 20% required pursuant to clause 52.34 of the Scheme and Australian Standard AS2890.3. A condition will therefore be added to the amended permit that a minimum of 20% at grade spaces be provided for the staff/resident bicycle provision. To ensure an equal distribution of at-grade spaces, the condition will require 20% at-grade spaces within each bicycle storage area. Council's Strategic Transport officer has recommended that 30% of spaces should be provided at grade given the scale of the development. This request is considered unjustified on the basis that both the Yarra Planning Scheme and the relevant Australian Standard would be met at 20%. Requiring additional horizontal spaces would also potentially result in a loss of total bicycle spaces provided. For these reasons, this recommendation will not be pursued.

539. The staff and resident bicycle parking is appropriately located within a dedicated enclosed storage area. Nevertheless, Council's Strategic Transport officer has requested information of the proposed operation of the secure storage area. This will be required via condition as part of an amended Green Travel Plan.

540. Council's Strategic Transport officer has raised concern that the Lower Ground bicycle storage area is a significant distance to the retail uses and has suggested increasing spaces in the eastern portion of the site. Council officers however, do not share this concern. The main staff bicycle area is located on the same level as the retail shops, there is also convenient access from the back of house areas. There is also convenient access into the main bicycle store area from the Outer Circle Mews. The location of the bicycle parking is also an improvement from the previous approval, which proposed staff parking within the basement level. For these reasons, Council officers are satisfied with the location of bicycle parking.

541. Concern has also been raised by the Strategic Transport officer that the 2m wide corridor is insufficient for bicycle access and has recommended that access corridors to large areas of bicycle parking are widened to 2.5m in accordance with Australian Standard AS2890.3. The applicant has advised that they are accepting of this change and it will be included as a condition of the amended permit.

542. End of Trip facilities have been provided within both staff bicycle parking storage areas. Concern has been raised by Council's Strategic Transport regarding the uneven distribution of showers between the two bicycle storage areas. There are 64 staff spaces provided within the lower ground area, with 7 showers provided. Pursuant to Table 2 at Clause 52.34-5, 1 shower is required for the first 5 employee spaces and 1 further shower to each 10 employee bicycle spaces thereafter. Therefore, the provision of 7 shower is compliant with the scheme. The mezzanine level comprises 41 staff bicycle spaces and 12 showers, while only 5 showers are required pursuant to Clause 52.34-5 of 5, this excess is acceptable as it provides additional amenity. Given that shower provision is compliant in both areas, redistribution of the facilities is not considered necessary. However, it is not clear on the plans whether lockers have been provided. To ensure sufficient storage is available for staff, a condition will require provision for a locker per staff bicycle space, conveniently located to the bicycle parking and shower facilities.

543. Council's Strategic Transport Officer has also recommended that a minimum 20 charging points are added for electric bicycles to horizontal on-ground resident/staff bicycle storage areas. The application has agreed to including this via condition.

544. Council's Strategic Transport Unit has also requested that dimensions of all accessways, aisles and lifts proposed for bicycle access demonstrate compliance with Australian Standard AS2890.3. This will also form a condition of the amended permit.

545. Existing Condition 1(q) of the permit required design changes to the access gate based on the previous drawings. As the plans have been amended, this condition is no longer relevant and can be deleted.

Community Facilities

546. In the Council Resolution of December 2015, it was resolved that the applicant would provide (to be vested with Council) a community space (not less than 300sqm "fitted out") and a floor area of not less than 1,400sqm "warm shell" in the activity centre with a single roof top, multi-purpose court (netball standard) with associated sports pavilion and store (approx. 300sqm) to the satisfaction of the Responsible Authority.

547. These requirements were met in the original permit issued 5 June 2018; however they were not met in the subsequent amendment issued on 6 May 2019. Prior to determining the amendment application, the variation to the community facilities was contemplated at a Council meeting on 2 October 2018. Council advised that it broadly supported the reconfiguration of the community facilities subject to some further modifications. These additional modifications will be discussed later in relation to the current proposal.

548. In the 2019 amendment, it was proposed to provide two community spaces of 938sqm and 432sqm respectively and an indoor multi-purpose court of 820sqm. While these plans did not meet the Council resolution of December 2015, it did result in various improvements to the original design as discussed below.

549. Replacing the rooftop sports court with an indoor multipurpose court, specifically, would deliver the following benefits:

    (a) An indoor facility would allow for all-weather activity;

    (b) Noise and light spill amenity impact on the adjacent apartments are significantly reduced by enclosing the court; and

    (c) The indoor multipurpose court could also be used for a variety of other uses, including school concerts and presentation nights.

550. The larger of the community spaces (i.e. the "warm shell") was reduced in area, falling short of the December 2015 resolution by 462sqm. However, the increased functionality of the indoor multipurpose court was considered to offset the loss in area from the community space. Additionally, the smaller community space area was proposed to be increased from the Council resolution from 300sqm to 432sqm, thereby increasing the potential capacity of this area.

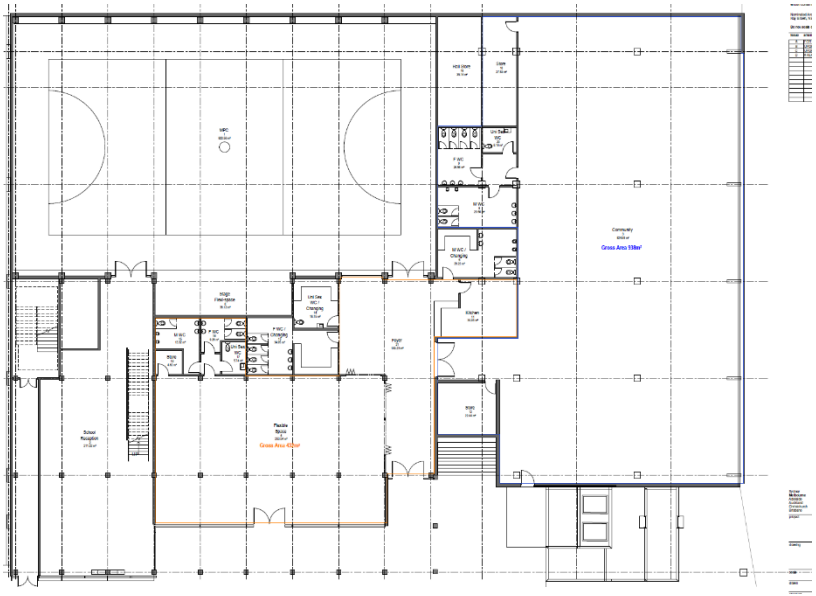


Figure 71: Community Facilities layout in the first 2019 amendment

551. The amended layout of the community activities also resulted in other improvements to the original design. In particular, the larger community space was relocated from centrally within the site, with limited access to windows for daylight and outlook, to instead face Heidelberg Road. This provided substantially improved access to daylight and outlook to this space. Furthermore, the smaller community space was reorientated to extend lengthways adjacent to the Level 1 podium landscape area, also enhancing the outlook and daylight opportunities to this space.

552. As a result of the previous amendment, the layout and design of the community facilities was further modified and was also proposed to extend across two levels as shown on the images below.

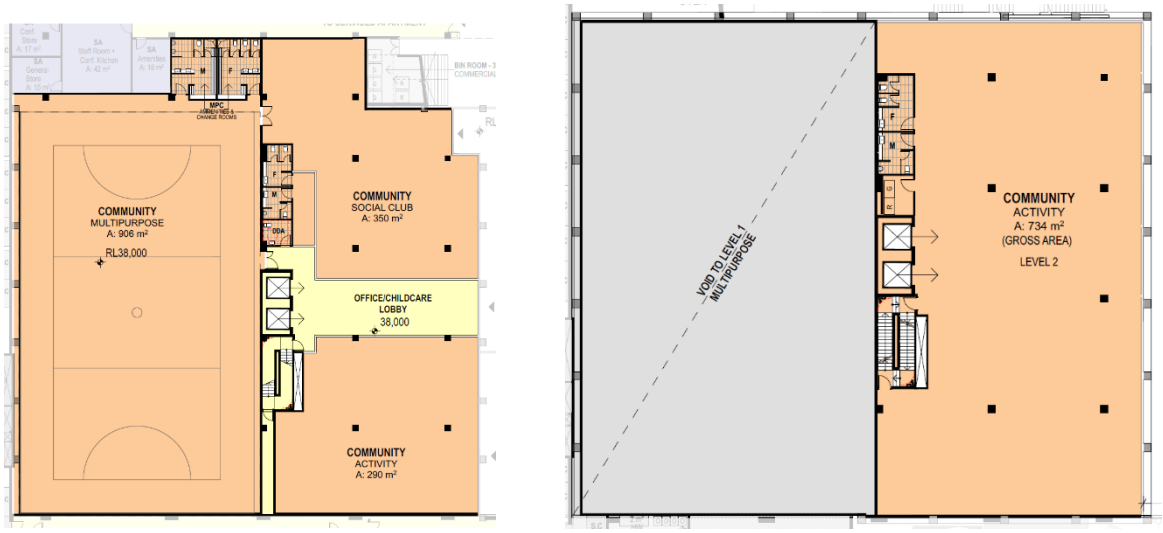


Figure 72: Community Facilities layout in current amendment

553. The revised design was supported subject a number of conditions, which are outlined at Condition 1(ff) of the existing permit. The current amendment has responded to those conditions and has also made some additional changes to the location and the layout of the facilities The key change is that the community facilities have been relocated from the centre of the site, accessible from Mills Boulevard to the south of the site, accessible from Nelmoore Lane to the south. The community facilities are also now located on the upper floor plan, rather than split over Levels 1 and 2.

554. The relocation to the south of the site has also brought the facilities closer to the street (Nelmoore Lane), so that they are more readily visible at street level and accessible from the public realm. The facilities will have good access to natural light, with the larger 1000sqm community facility 'warm shell' having an outlook onto Artisan Park to the south and the smaller community space having an outlook over Mills Boulevard. Relocating the facilities onto a single level (albeit a split level), improves the connectivity between the spaces and the flexibility for the spaces to be used together or separately. The 'warm shell' is also provided with a second access point directly into the shopping centre. This allows the space to be used flexibly, and improved the connectivity with the retail component.

555. The following table provides a response to each of the existing conditions.

Existing Permit condition	**Response to condition**
Multipurpose court amended to include: a. Spectator stage, connected but not encroaching on court (minimum 38sqm); b. Male change rooms/toilets containing minimum 2 toilets, 2 urinals, 2 basins, 1 shower and bench change area; c. Female change rooms/toilets containing minimum 4 toilets, 3 basins, 1 shower and bench changing area; d. DDA compliant unisex toilet, shower and change room; e. Storage area (minimum 35sqm); f. Direct access to a kitchen/canteen (minimum 30sqm); g. Main doors increased in width (i.e. full-sized double doors) and relocated to have direct line of sight to the Level 1 terrace;	a) a 43sqm spectator stage is provided in the north-western section of the multipurpose court, b) male toilets facilities are consistent with condition b) however the shower is not clearly marked on the plans and will be included as a condition accordingly. c) female toilet facilities are consistent with condition c) however the shower is not clearly marked on the plans and will be included as a condition accordingly. d) a DDA compliant unisex toilet and change roof has been provided. It is not clear whether a shower has been provided. This will be conditioned accordingly. e) A storage area of 42sqm has been provided in accordance with the condition. f) direct access to a 36sqm kitchen has been provided in accordance with the condition g) two double doors have been provided from the court directly onto the terrace area, consistent with the condition.
(ii) "Spill out" area between the court and the Level 1 terrace;	A 126sqm 'spill out' area has been provided adjacent to the multipurpose court on the Upper Ground Floor, consistent with the condition.
(iii) Re-label 'Community Social Club' as 'Community space';	The 'Community Space' has been relabelled accordingly.
(iv) Kitchen/Canteen (minimum 30sqm) with direct access to the multipurpose court, the community space and the lobby;	The 36sqm kitchen has been located to have direct access to the multipurpose court and the community space. The lobby has been removed from the current amendment, as such this element of the condition is no longer relevant.
(v) Community space fitted out to accommodate the following: a. Two Consultation rooms/office (minimum 20sqm with minimum dimension of 3m), accommodating: − sink and bench area; − Hard service area for scales; − Access to natural light; b. Activity space (minimum 40sqm); c. Waiting area (minimum 25sqm);	a)Two consultation rooms of 27sqm and 3.9m in width have been provided, both with access to natural light. A sink and bench area has not been shown and will be retained as a condition on permit. b) an activity space of 62sqm has been provided c), d) & g) A combined waiting/play area of 39sqm is provided, while slightly smaller than the 41sqm anticipated, it is supplemented by a second waiting area as discussed below. e) & f) a 22sqm storage area was initially provided, however based on advice from Family Services Unit, this has been relabelled as a second waiting area,

d. Play area (adjacent waiting area) (minimum 8sqm); e. Storage (minimum 12sqm); f. Pram storage room (minimum 8sqm); g. Toy/play space (minimum 8sqm); h. Kitchenette; i. All doorways, hallways designed to accommodate double prams; j. Male/female/DDA toilets and parents' room;	however it could also be used for prams and general storage. An additional storage area of 7sqm has been provided between the two consultation rooms as requested by the Family Services Unit. There are also further storage cupboards along the hallway. While the layout does not strictly meet this condition, the overall area that can be used for storage exceeds that anticipated by the condition. h) a kitchen has been provided, which is shared with the multipurpose court. i) the main entrance and corridor space to the waiting room maintains a minimum clearance of 2.1m, comfortably accommodating double prams. The access to the second consult is narrowed to 1.5m, however, this was considered acceptable by Council's Family Services Unit. f) a DDA toilet, a standard toilet and a wider toilet with a change table has been provided. While the toilet facilities are not gendered, the bathroom provision is consistent with that requested.
Re-label 'Community Activity' as 'warm shell';	The 'Community Activity' space has been relabelled as 'community centre' rather than 'warm shell'. For clarity this condition will be updated for the 'community centre to be relabelled as 'warm shell'
(vii) Level 1 Warm Shell amended to include: a. Separate Male/female/DDA unisex bathrooms; b. Storage (minimum 12sqm);	The 'warm shell' is now provided as a single space on the Upper Ground Floor and provides bathroom facilities and 17sqm of storage.
(viii) Level 2 Warm Shell amended to include: a. Male toilets containing a minimum 1 toilet, 2 urinals, 2 basins; b. Female toilets containing a minimum 3 toilets, 2 basins; c. DDA unisex toilet; d. Storage (minimum 20sqm); and e. A kitchen	As noted above, the 'warm shell' is now a single space on the Upper Ground Level. The male toilets provide two toilets, two urinals and 2 basins The female toilets provide four toilets and two basins A unisex DDA toilet has also been provided. No additional storage has been shown to the 17sqm previous noted, however, if required, additional storage could be provided between the male bathrooms and the eastern wall or by reducing the lounge area shown on the western section of the warm shell. Given that this space is to be delivered as a 'warm shell' i.e. not fitted out, these aspects can be addressed at a later date. An area identified as 'k' has been shown, which is intended for a future kitchen.
(ix) Bathroom facilities provided for each area within a secure location, e.g. not publicly accessible from the lobby;	Secure bathroom facilities are provided for each of the three uses (community space, Multipurpose court and community centre)

556. The amended community facilities were also referred to Council's Family Services and Recreation and Leisure Units. Their initial comments were included within a revised set of plans, which now form the decision set. The only outstanding request was raised by Family Services, which was to have the access to the store room between the consult rooms to be from the consultation rooms, rather than from the corridor. This will be included as a condition on permit accordingly.

Permit Conditions

Early works

557. The permit applicant is seeking to amend various conditions to enable retention, bulk excavation and early works to commence prior to endorsement of various plans and documents.

558. The following conditions sought to be amended are as follows:

Condition	
1	Plans
5	Staging Plan
12	Sustainable Management Plan
14	Acoustic Report
17	Wind Assessment Report
19	Landscaping
25	Village Square
26	Section 173 Agreement – Village Square
31	Lighting Plan
33	Waste Management Plan
35	Section 173 Agreement – Community Facilities
62	Section 173 Agreement – Road Works
63	Road Infrastructure
67	Council Assets – Surface Materials
70	Relocation of Council Stormwater Drainage & Sewerage Infrastructure
71	Car Parking
77	Road Safety Audit
84	Development Contributions Plan

559. An additional condition will also be added to the amended permit requiring an Early Works plan to be submitted and approved prior to commencement. This will ensure the scope of early works is clear and consistent with the approved development.

560. Given the scale of the proposal, it is anticipated that the ‘early works’ phase will take some time. Allowing early works to commence while plans for endorsement are being prepared and assessed, will reduce the overall delay in completing the project. Given the strategic and civic importance of the proposed development for the APM site, which includes retail and community facilities, this acceleration is considered appropriate.

561. The commencement of early works is not expected to prejudice the amendments required to the plans before they can be endorsed, with the exception for the finished floor levels and their integration with the public realm. As has been highlighted in the report, there are discrepancies with the approved levels of Heidelberg Road and Mills Boulevard as depicted on the plans. This will need to be resolved before early works can commence levels to ensure that piles and caping beams are set to the correct levels. This will be required to be detailed as part of the early works plans.

562. It is not considered necessary to amend conditions 31 or 63 as these have already been met. The Development Contributions Plan condition is required to be met prior to any works commencing on site, this includes early works. It is not expected that this will delay the process as such, this condition is not proposed to be amended. Condition 70, which relates to the relocation of Council Stormwater drainage and sewerage infrastructure, must also occur prior to any site excavation, as such this condition will not be amended. The remaining conditions will be amended accordingly.

Developer Contributions Conditions and Notes:

563. The permit applicant has requested that the existing Condition 84 is amended to align with more recent approvals. Specifically:

564. *84. * Prior to the issue of a building permit, commencement of the development, or issue of a Statement of Compliance (whichever occurs first) the Development Infrastructure Levy must be paid to Yarra City Council in accordance with the approved Development Contributions Plan, or the Owner must enter into an agreement with Yarra City Council to pay the amount of the levy within a time specified in the agreement.*

565. To*: Unless the development is exempt pursuant to clause 4.0 of Schedule 1 of the DCPO, prior to the commencement of the development, the Development Infrastructure Levy must be paid to Yarra City Council in accordance with the approved Development Contributions Plan; or the Owner must enter into an agreement with Yarra City Council to pay the Development Infrastructure Levy within a time specified in the agreement.*

566. Additionally, it has also been requested that the existing permit note is replaced with a condition, consistent with more recent approvals:

567. ** Prior to the issue of a building permit for the development allowed by this permit, the Community Infrastructure Levy must be paid to Yarra City Council in accordance with the approved Development Contributions Plan.*

To

568. *Unless the development is exempt pursuant to clause 4.0 of Schedule 1 of the DCPO, prior to the issue of a building permit, the Community Infrastructure Levy must be paid to Yarra City Council in accordance with the approved Development Contributions Plan; or the Owner must enter into an agreement with Yarra City Council to pay the Community Infrastructure Levy within a time specified in the agreement.*

569. This wording is consistent with the wording that has been used for the more recent permits issued at the direction of VCAT for the APM site including PLN19/0841 at 1-15 Mills Boulevard (previously known as 81 Latrobe Avenue) and PLN19/0606 at 60 Chandler Highway. Council officers are therefore supportive of the update in wording.

Changes to existing conditions

570. The existing permit conditions have been discussed throughout the report where relevant. The applicant has also sought to amend conditions to enable early works to commence prior to the endorsement of documents

571. The following is a list of the existing permit conditions that are proposed to be modified within the officer recommendation:

572. The following existing preamble replaced to reflect the addition of the restricted retail tenancy and the pilates studio and the amended wording to the Road Zone Category 1 Road pursuant to Amendment VC205. It is noted that the existing preamble erroneously did not reference the serviced apartments. Given that this use is proposed to be deleted, a correction to the permit is not required:

> *Use and development of the land for a mixed use development containing dwellings, supermarkets, shops, food and drink premises, office (including medical centre), restricted recreation facility (gym), childcare centre, and place of assembly, sale of packaged liquor, a reduction in the car parking requirements and creating access to a Road Zone Category 1 Road generally in accordance with the Development Plan.*

573. The following Condition 1 replaced as outlined in the recommendation:

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 decision plans prepared by NH Architects and Bird de la Coeur dated 18 September 2020 but modified to show:

Design

(a) Northern elevation of the South-West building amended to:

(i) Increase the angle of the concrete panels (PR-55) to a minimum 150mm recess at the lowest point; and

(ii) Punctuate the concrete panels with windows at each level to better articulate this wall;

(b) Additional articulation to the northern wall of the East apartment building, including provision for windows to the lobby on Level 2, habitable rooms on Levels 2 to 4, and corridors in accordance with Condition 1(y)(ii);

(c) Demonstrate that the three windows to the supermarket fronting Heidelberg Road will allow clear views into the supermarket;

(d) Detailed north (upper levels) and west elevation of the East Building and west elevation of the Civil Building, providing adequate articulation i.e. no blank, sheer walls);

(e) Detailed east and west elevations of the East Building facing the central courtyard;

(f) Picture window added within the brick wall on the Lower Ground level adjacent to the residential lobby entry at the southern end of Mills Boulevard;

ESD

(g) Annotation 'provision of' deleted in reference to the PV solar panel system on the roof plans;

(h) Operable windows to the Civic Building;

Materials

(i) Coloured elevations of all buildings including coloured perspectives for all key interfaces reflective of the proposed colours and materials;

(j) White painted concrete (CD-57) replaced with a white aggregate concrete such as Brighton Lite;

(k) Material tags on elevations to identify glass (GL-51/GL-51) as spandrel, clear or frosted;

(l) Delete reference to "or similar" where specified within the material schedule;

Bike and Car Parking

(m) Additional 68 staff car spaces provided on site i.e. total 618 staff/resident car spaces;

(n) Resident/staff car space dimensions to comply with the design guidelines within clause 52.06-9 of the Yarra Planning Scheme;

(o) Bay of three car spaces within the north-western section of the Lower Ground floor plan realigned;

(p) Lower ground basement to be extended to accommodate any additional car parking as a result of a loss of car parking elsewhere;

(q) Access gate into bicycle storage cages on Basement 1 amended so not to obstruct aisle width;

General

*(r) **deleted***

(s) Delete all references to the cinema screen;

(t) East Building to be constructed within title boundaries;

(u) Rationalise external screening to south-eastern corner apartment of East Building facing the courtyard where views are beyond 9m;

(v) Detailed section and elevation of privacy screens, including relevant dimensions and materials;

(w) Details (height, material) of private courtyard fencing to apartments within the East Building shown on floor plans and elevations to prevent overlooking from the central courtyard and walkway to the west;

(x) Screening measures to prevent overlooking from the roof top communal terrace of the East Building into the abutting dwelling;

(y) Operable windows provided to the following common areas of the East Building:

(i) Level 2 main lobby; and

(ii) Level 5 and 7 lift lobby,

(z) Natural light and ventilation to be introduced into the common areas within Level 3 and 4 of the East Building via:

(i) Stairwell to the south-west lift core to be predominately glazed; and

(ii) Corridor extended to the north-eastern end (and subsequent modification to the north-western corner apartment) to allow for an external, operable window to the corridor overlooking the Village Square,

(aa) Minimum widths of living areas to be shown in accordance with Standard D24 of Clause 58 of the Yarra Planning Scheme;

(bb) Clause 58 compliance table updated to accurately reflect the maximum depth of Apartment Type A.15;

(cc) Demonstrate full compliance with Standard D26 (Windows), with room extension depths measured from the external surface of the window;

(dd) Breeze paths to be shown on plans, where cross ventilation is proposed, in accordance with Standard D27 (Natural Ventilation);

(ee) Dwelling mix to provide a minimum of 14% one bedroom dwellings and a minimum of 5% three bedroom dwellings

Community Facilities

(ff) Community Facilities to show/include:

(i) Multipurpose court amended to include:

a. Spectator stage, connected but not encroaching on court (minimum 38sqm);

b. Male change rooms/toilets containing minimum 2 toilets, 2 urinals, 2 basins, 1 shower and bench change area;

c. Female change rooms/toilets containing minimum 4 toilets, 3 basins, 1 shower and bench changing area;

d. DDA compliant unisex toilet, shower and change room;

e. Storage area (minimum 35sqm);

f. Direct access to a kitchen/canteen (minimum 30sqm);

g. Main doors increased in width (i.e. full-sized double doors) and relocated to have direct line of sight to the Level 1 terrace;

(ii) "Spill out" area between the court and the Level 1 terrace;

(iii) Re-label 'Community Social Club' as 'Community space';

(iv) Kitchen/Canteen (minimum 30sqm) with direct access to the multipurpose court, the community space and the lobby;

(v) Community space fitted out to accommodate the following:

a. Two Consultation rooms/office (minimum 20sqm with minimum dimension of 3m), accommodating:

- *sink and bench area;*
- *Hard service area for scales;*
- *Access to natural light;*

b. Activity space (minimum 40sqm);

c. Waiting area (minimum 25sqm);

d. Play area (adjacent waiting area) (minimum 8sqm);

e. Storage (minimum 12sqm);

f. Pram storage room (minimum 8sqm);

g. Toy/play space (minimum 8sqm);

h. Kitchenette;

i. All doorways, hallways designed to accommodate double prams;

j. Male/female/DDA toilets and parents' room;

(vi) Re-label 'Community Activity' as 'warm shell';

(vii) Level 1 Warm Shell amended to include:

a. Separate Male/female/DDA unisex bathrooms;

b. Storage (minimum 12sqm);

(viii) Level 2 Warm Shell amended to include:

a. Male toilets containing a minimum 1 toilet, 2 urinals, 2 basins;

b. Female toilets containing a minimum 3 toilets, 2 basins;

c. DDA unisex toilet;

d. Storage (minimum 20sqm); and

e. A kitchen

(ix) Bathroom facilities provided for each area within a secure location, e.g. not publicly accessible from the lobby;

574. The following condition 2 updated to reflect the change in architect:

As part of the ongoing consultant team, NH Architects and Bird de la Coeur or an architectural firm to the satisfaction of the Responsible Authority must be engaged to:

(a) oversee 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.

575. Deletion of Condition 5, which related to staging:

Before the development starts, a Staging plan must be submitted to and be approved to the satisfaction of the Responsible Authority. The Staging Plan must include, but not limited to, plans and information detailing any public realm works, proposed temporary treatment and use of vacant land. The development must proceed in order of the stages as shown on the endorsed plan(s), unless otherwise agreed to in writing by the Responsible Authority.

576. The following Condition 12 replaced (and renumbered) as outlined in the recommendation:

Before the development commences, an amended Sustainable Management Plan (SMP) to the satisfaction of the Responsible Authority 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 SMP must be generally in accordance with the Sustainable Management Plan prepared by Norman Disney Young and dated 9 July 2020, but modified to include or show:

(a) The following improvements in relation to the community facilities:

(i) Thermal envelope with a minimum 20% improvement on NCC insulation requirements and double-glazing to windows; and

(ii) Operable windows to all areas, including remote window operation for highlight windows (e.g. to the multi-purpose court); and

(b) Amend BESS report credit to align with 2019 NCC 2019 Standards or reduce the illumination power density (IPD) to meet BESS claim of 20% improvement.

577. The following Condition 14 replaced (and renumbered) as outlined in the recommendation:

Before the development commences, an amended Acoustic Report 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 Norman Disney Young Pty Ltd and dated 14 July 2020, but modified to include (or show, or address):

(a) Acoustic specifications of the external walls to the multi-purpose court to achieve improved external noise levels on adjacent apartment balconies;

(b) Structure borne noise from ball bouncing within the multipurpose court and measure to address potential impacts on adjoining land uses;

(c) Provide a high level of structure-borne sound isolation between the multi-purpose court and adjacent uses, such as could be achieved with a structural break or a 'floating' concrete floor;

(d) Consider structure borne sound from the indoor recreational facility on surrounding commercial premises;

(e) Provision for a high deflective gym floor to the indoor recreation facility;

(f) Provide adequate acoustic treatment to the community spaces and multipurpose court to enable live music/performance in accordance with SEPP N2 base noise limits, to protect the adjacent residential uses and the school building; and

(g) Assessment of noise from the childcare centre, measured at external targets of 'background and 10dB' with sound power reference levels from AAAC Guideline for Childcare Centres Acoustic Assessment, version 3.0.

578. The following Condition 17 replaced (and renumbered) as outlined in the recommendation:

Before the development commences, an amended Wind Tunnel Test to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Wind Tunnel Test will be endorsed and will form part of this permit. The amended Wind Tunnel Test must be generally in accordance with the Wind Tunnel Test prepared by Vipac Engineers and Scientists and dated 25 October 2018, but modified to include (or show):

(a) Assessment of the amended plans pursuant to Condition 1 of this permit;

(b) 'Walking' rather than 'fast walking' used as the minimum acceptable criterion;

(c) Confirm assumptions contained in the desktop assessment dated 22 December 2020 including, but not limited to:

(i) "walking" comfort criteria achieved along Outer Circle Mews;

(ii) Wind mitigation measures for Testing Location 14 (outdoor dining area adjacent to the Village Square;

(d) Level 1 terrace to achieve sitting criterion where outdoor dining is proposed;

(e) Level 4 childcare terrace to achieve areas of standing and siting criteria;

(f) Clarification of the sensor location for Location 3 i.e. whether it was shifted into the recessed entrance; and

(g) Minimum acceptable criterion achieved for Configuration 2 at all locations, excluding vegetation.

579. The following Condition 19 replaced (and renumbered) as outlined in the recommendation:

Before the development commences, an amended Landscape Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Landscape Plan will be endorsed and will form part of this permit. The amended Landscape Plan must be generally in accordance with the Landscape Plan prepared by Aspect Studios and dated 9 June 2020 (Rev 9), but modified to include (or show):

(a) Consistency with the architectural drawings pursuant to Condition 1;

(b) Greater detail of the planter boxes and vertical planting proposed to the South-West Building and the podium along the Outer Circle Mews regarding plant species type, irrigation and maintenance details;

(c) Any maintenance requirements for steel inlay (PV-02.1);

(d) Annotate accurate area calculation for the East Building podium terrace;

(e) Location of the timber and metal fencing (and gates) to be shown on TP-LAN-L3-101 and TP-LAN-L3-102;

(f) Residential Garden on Level 3 podium, annotation of seating in south-east corner to be shown as LF.06.1;

(g) Incorrect annotation GB-01.3 between terraces along the eastern side of South-East Building deleted;

(h) To Heidelberg Road:

(i) Tree species 'Angophora Costata' nominated on plans;

(ii) Consistency with any approved civil and detailed design drawings; and

(iii) Details of any landscaping proposed along the building line, including details to confirm durability and maintenance;

(i) To the Outer Circle Mews:

(i) Avoid small 'left over' spaces between street furniture and garden beds;

(ii) Greater detail of the windscreens e.g. materials, porosity;

(iii) Correct overlapping notes and material tags

(j) To Nelmoore Lane:

(i) Comprehensive levels and grading details including:

(ii) Cross sections taken at 10m intervals, outlining the proposed grades, levels and dimensions;

(iii) Confirm levels at the interface between Nelmoore Lane and Artisan Park;

(iv) Improved landscape treatment within the triangular space to the south-east of the Machinery Hall created by the current amendment, including:

a. Details of 'custom precinct' furniture (LF-05.1), with this to include seating with backs and armrests that can cater for grouping of people;

b. Details of tree and plant species within garden beds;

(v) Brick paving PV-03.1 in the south west corner of Nelmoore Lane replaced with PV-04.1;

(vi) Integrate additional trees along the south side of Nelmoore Lane and apply banding consistency;

(vii) Ensure consistency with approved landscaping plans within the development to the south (Artisan East) and Artisan Park;

(viii) Ensure consistency with the approved Mills Boulevard Streetscape plans;

(k) To the Level 1 terrace:

(i) Seating to be provided in clusters including details of seating capacity;

(ii) comprehensive levels and grading information;

(iii) Clear drainage strategy (including raised planter);

(iv) Provision for trees within the central planters;

(v) Tree species and available soil volumes nominated;

(vi) Ensure trees are suitably offset from the edges of planters;

(vii) Clarification of material GR-02.1 in Legend (TP-LAN-00-002; and

(l) To the Paper Trail:

(i) Any recommendations from the endorsed Playground Safety Assessment pursuant to Condition 20;

(ii) Measures to minimise gravel spill onto the Paper Trail pathway; and

(iii) Public lift and security fencing/gates to be shown on TP-LAN-L3-101.

580. Deletion of the following Conditions 20 and 21 as a playground is no longer proposed:

Before the landscape plans are endorsed, a Playground Safety Assessment to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The Playground Safety Assessment must be prepared by a certified safety auditor. When approved, the Playground Safety Assessment will be endorsed and will form part of this permit. The Playground Safety Assessment must address:

(a) Fall zones and clear zones; and

(b) Suitability of the steel bench by the playground.

The provisions, recommendations and requirements of the endorsed Playground Safety Assessment must be implemented and complied with to the satisfaction of the Responsible Authority

581. Deletion of the Public Art Management Plan Conditions 28 and 29 for the display units along Heidelberg Road as these have been deleted:

Within 6 months of commencement of the development, a Public Art Management Plan for the display cabinets along Heidelberg Road 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 who is to manage the display cabinets, this is to be one of the following:

(i) Art curator;

(ii) Art gallery;

(iii) Artist run space;

(b) Funding arrangements to maintain the space;

(c) Frequency that the display boxes are to be changed;

(d) In the event that an art curator is engaged, details of display creation process to include;

(i) A brief to be developed and open for artists' submissions, or by invitation to a group of shortlisted artists;

(ii) The concept design submissions will be assessed by Council's Visual Arts Panel or project specific panel and one artist may be successfully selected to proceed to commission round; and

(iii) The artist may be engaged for a further design stage or proceed straight to commission, however a fixed budget will be established and the artist contracted to deliver the project within this set fee.

Before the buildings within the stage that includes the public art are occupied, or by such later date as approved in writing by the Responsible Authority, the approved public art within the applicable stage must be 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.

582. The following Condition 33 replaced (and renumbered) as outlined in the recommendation:

Before the development commences, an amended Waste Management Plan 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 SALT and dated 21 July 2020, but modified to include:

(a) *Details of separate glass recycling;*

(b) *Details on risk management i.e. in relation to waste collection and user access;*

(c) *Details of infectious waste collection associated with the Medical Centre Use in accordance with condition 43; and*

(d) *Details of food organic and garden organic (FOGO) waste for all uses.*

583. The following Condition 35 updated (and renumbered) as outlined in the recommendation:

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:

(i) 350sqm community space;

(ii) 1000sqm community centre activity space ("warm shell");

(iii) 906sqm multi-purpose court,

All 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:

(i) fit out of the internal 350sqm community space including kitchen, toilets and storage (to include floor covering, ceiling, wall partitioning, lighting and air conditioning);

(ii) Delivery of a "warm shell" of 1,000sqm gross floor area, toilet facilities (on each level) and storage;

(iii) Delivery of the multi-purpose court to netball standard, including associated toilet/change room facilities and storage rooms; and

(iv) Delivery of ESD initiatives as detailed within the endorsed sustainability management plan pursuant to condition 10 of this planning permit;

(c) before they are gifted to the Responsible Authority, all fit outs must be in a manner to be agreed by the owner and the Responsible Authority before the internal and where relevant external works commence for all fit outs, all at no cost to the Responsible Authority; and

(d) 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.

584. The following Condition 48 updated (and renumbered) to reflect the change in patron numbers:

Except with the prior written consent of the Responsible Authority, no more than 192 patrons (distributed across all food and drink premises) are permitted on the land at any one time.

585. The following Condition 52 updated (and renumbered) to reflect the change in patron numbers:

Except with the prior written consent of the Responsible Authority, no more than 509 patrons are permitted on the land at any one time.

586. Deletion of the following Conditions 56 and 57, which related to the serviced apartments:

Before the use of the serviced apartments operates, an operation management plan must be submitted and approved by the Responsible Authority. When approved, the operation management plan will be endorsed and will form part of this permit. The operation management plan must include:

(a) Hours that staff will be present on site;

(b) Details of after-hours access by members; and

(c) Details of security/safety measures/emergency contact when facility is unstaffed.

Unless otherwise agreed by the Responsible Authority, prior commencement of the development authorised by this permit, the owner (or another 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, which provides for the following:

(a) Serviced apartments to be restricted to temporary accommodation away from normal place of residence; and

(b) Serviced apartments must be managed by a single operator and not disposed of as individual lots.

587. The following Condition 71 updated (and renumbered) as outlined in the recommendation:

Before the commencement of the development, 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 amended Car Park Management Plan will be endorsed and will form part of this permit. The amended Car Park Management Plan must be generally in accordance with the Car Park Management Plan prepared by GTA and dated 7 February 2019, but modified to include:

(a) Any changes as required pursuant to condition 1;

(b) A schedule of all proposed signage including directional arrows and signage, informative signs indicating the location of disabled bays and bicycle parking, exits, restrictions and pay parking systems etc.;

(c) Car parking rates updated as follows:

(i) office rate of 2.5 spaces per 100sqm;

(ii) residential visitors' rate of 0.12 space per dwelling; and

(iii) maximum capacity of 300 patrons within the community facilities.

(d) Staff/resident car parking increased to 618 car spaces,

to the satisfaction of the Responsible Authority.

588. The following Condition 78 modified (and renumbered) as outlined in the recommendation:

The provisions, recommendations and requirements of the endorsed Green Travel Plan, generally in accordance with the Green Travel Plan prepared by GTA Consultants dated 20 July 2020 (Rev E), must be implemented and complied with to the satisfaction of the Responsible Authority.

589. Notes at the end of the permit to be updated to reflect the revised City of Yarra contact details.

External Consultation

590. A Community Reference Group meeting was held on 10 August 2022, at which the applicant presented the amended plans, including the amendments to the community facilities and the general layout of Village Square.

591. No formal notification. As advised earlier, the application is exempt from the notice and appeal provision of the *Planning and Environment Act 1987.*

Internal Consultation (One Yarra)

592. Various internal departments were referred the application and their comments form part of this report.

Financial Implications

593. None at this stage. However, there is a risk for a challenge of any decision Council makes at the Victorian Civil and Administrative Tribunal.

Economic Implications

594. The proposal will facilitate economic growth through the construction of a new shopping centre and introduction of additional residents to the area.

Sustainability Implications

595. Sustainability has been considered as part of the assessment of the application.

Social Implications

596. No particular social implications are known.

Human Rights Implications

597. No Human Rights implications are known.

Communications with CALD Communities Implications

598. No CALD community implications are known.

Council Plan, Strategy and Policy Implications

599. All relevant policies have been referenced within the report.

Legal Implications

600. None.

Conclusion

601. Based on the above report and subject to the conditions discussed throughout, the proposal is considered to substantially comply with the relevant planning policy and specifically the aspirations of the Development Plan for the Village Precinct.

602. The application has been assessed all relevant provisions of the planning scheme and against the Alphington Paper Mill Development Plan December 2016, and subject to conditions, the application shows a high degree of consistency with the DP.

603. The proposal is an acceptable outcome and will introduce the commercial and community aspects to the broader Alphington Paper Mill site.

604. Subject to the conditions outlined within the recommendation section below, Council should support the application and issue an amended planning permit.

RECOMMENDATION

That Council:

(a) note the report of officers assessing the planning permit application; and

(b) determine to issue an amended Planning Permit PLN17/0703 at 640 Heidelberg Road Alphington for use and development of the land for a mixed use development containing dwellings, supermarkets, shops, restricted retail, food and drink premises, office (including medical centre), restricted recreation facility (gym & pilates studio), childcare centre, and place of assembly, sale of packaged liquor, a reduction in the car parking requirements and creating access to a Transport Zone 2 road generally in accordance with the Development Plan, generally in accordance with the plans and reports noted previously as the "decision plans" and subject to the following conditions set out below (amended conditions asterisked).

1. *Before the development commences (excluding retention, bulk excavation and early works), 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 decision plans prepared by Fender Katsalidis (Revision C) dated 29 July 2022 and Red Line plan (Drw. No. TP9001) dated 29 March 2022 but modified to show:

Design

(a) Any built form above 8 storeys associated with Building D to be modified to prevent additional shadow on the Village Square at 2pm on the September Equinox;

(b) 3D images/renders of the interfacing ramps/stairs/retaining walls to the Village Square, depicting any elements as required by the Access Report pursuant to Condition 26.

(c) Any changes required to the ramps/stairs/retaining walls connecting to Village Square as a result of the approved Village Square landscape concept plan pursuant to condition 28.

ESD

(d) Operable windows to the community facilities;

Materials

(e) Material of the Heidelberg Road pedestrian entrance threshold changed from exposed aggregate concrete (PV5) to a bluestone paver (PV6);

(f) Fire booster cabinet doors facing Mills Boulevard to be composed of clear glazing;

(g) Gas metre room doors to be treated with a high quality material, integrated into the façade;

(h) All ground floor publicly accessible areas to be treated with a graffiti proof finish;

(i) Improved articulation/visual interest to the substation doors along the Outer Circle Mews e.g. decorative panels, landscaping and or public art or similar;

(j) Details of the external material treatment of the fan rooms facing Heidelberg Road and Nelmoore Lane, demonstrating these will be integrated into the overall façade

Bike and Car Parking

(k) Vehicle access to the site to be amended to enable short-term parking entry and exit from both Heidelberg Road and Nelmoore Lane and long-term parking entry and exit from Nelmoore Lane or both Heidelberg Road and Nelmoore Lane, unless Condition 72 is met.

(l) Additional 64 staff car spaces provided on site i.e. total 670 staff/resident car spaces;

(m) Any addition visitor spaces as determined by the revised temporal demand pursuant to the car parking management plan at Condition 73;

(n) Entry and exit lanes from Heidelberg Road to be dimensioned;

(o) Pedestrian sight triangles super-imposed on the drawings to demonstrate compliance with Design Standard 1 of Clause 52.06-9 of the Scheme;

(p) The car park entrance lane from Nelmoore Lane widened from 3m to 3.3m in accordance with AS/NZS 2890.1:2004;

(q) Convex mirror to be added to the easternmost exit lane to view pedestrians/footpath conditions;

(r) Headroom clearances to be dimensioned on section drawings, including demonstrating a 2.5m clearance for accessible parking spaces as per AS/NZS 2890.6:2009;

(s) Length of the tandem spaces dimensioned and be no less than 10.3m in accordance with Design Standard 3 of Clause 52.06-9 of the Scheme;

(t) Accessible parking bays B1-336, B1-316, B1-415 and B1-394 to be a minimum of 2.4 metres in width as required by AS/NZS 2890.6:2009;

(u) Relocate columns that encroach on the parking spaces' clearance envelopes as shown in Diagram 1: Clearance to parking spaces in Clause 52.06-9 of the Scheme;

(v) Transition grades at the basis of 1 in 4 ramp sections to be dimensioned and no less than 2.5m;

(w) Swept path diagrams for a B99 design vehicle undertaking left and right turn movements at the top of the Level 1 car park ramp to demonstrate adequate clearance from nearby parking spaces and the column in the centre of the ramp;

(x) Ground clearance check on dimensioned cross-sectional drawings for the vehicle crossover to Heidelberg Road;

(y) A minimum 41 Electric Vehicle charging points to be provided, shared across the long and short term parking areas;

(z) A minimum of 80% horizontal on-ground visitor bicycle spaces to be provided;

(aa) An additional bicycle hoop (i.e. total of 6 hoops accommodating 12 bicycles) on Nelmoore Lane, adjacent to Mills Boulevard;

(bb) A minimum 20% of horizontal on-ground bicycle spaces within each residential and office bicycle store area;

(cc) a minimum of 20 charging points for electric bicycles to horizontal on-ground resident/staff bicycle storage areas;

(dd) Access corridors to bicycle parking areas to be widened to a minimum of 2.5m;

(ee) Provision for a locker per staff bicycle space, conveniently located to the bicycle parking and shower facilities;

(ff) dimensions of all accessways, aisles and lifts proposed for bicycle access to demonstrate compliance with Australian Standard AS2890.3;

(gg) A minimum 40A single phase electrical sub circuit installed in the car park areas for 'EV readiness';

<u>General</u>

(hh) Notation to be added to the plans that the floor of the multi-purpose court is to incorporate a secondary isolated floating floor on damped springs in accordance with the endorsed Acoustic Report pursuant to Condition 16;

(ii) Floor layout of the proposed gym including specification for the type of floor (minimum static deflection) in accordance with the endorsed Acoustic Report pursuant to Condition 16;

(jj) Planters to be shown within the stairs from Mills Boulevard to the podium terrace, consistent with the landscape plans;

(kk) Screening measures to prevent overlooking within 9m to a maximum of 25% transparency and 1.7m in height but not limited to:

(i) Apartments 413 and 414 of Building A (and levels above);

(ii) Apartments A415 and A416 of Building B (and levels above);

(iii) Apartments 501 and 522 of Building C (and levels above);

(ll) Levels and details of Heidelberg Road and Mills Boulevard consistent with the approved civil and detailed design drawings, with finished floor levels at points of entry to be aligned accordingly;

(mm) A gate provided from the stairs to the Upper Ground level terrace, with a notation that this be closed when retail tenancies are not in operation to restrict access to the terrace;

(nn) Windows to common area internal corridors to be shown as operable;

(oo) Minimum widths of common area internal corridors to be widened to 1.5m;

(pp) A floor plan showing the distribution of patron across the various food and drink premises to show no more than 1,293 patrons;

(qq) Details of the canopy extending from the corner of Heidelberg Road and Mills Boulevard, demonstrating that this will not adversely impact upon street tree planting;

<u>Clause 58</u>

(rr) Demonstrate that all apartments comply with the total minimum storage volume pursuant to Table D6 of Standard D20 (Storage);

(ss) Apartment Type TC-B01 to achieve an average living room width of 3.6m;

(tt) Apartment Type A1.02 apartments without a second window to the side wall of the living area to be reduced in depth to no greater than 9m to the end of the kitchen;

(uu) Minimum widths of living areas to be accurately dimensioned pursuant to Standard D24 of Clause 58 of the Yarra Planning Scheme;

<u>Village Square</u>

(vv) A minimum 714sqm footprint to exclude:

(i) Any ramps, handrails, tactiles and stairs to the satisfaction of the responsible authority;

(ii) Retaining walls other than those required between Mills Boulevard and the Park;

(ww) Village Square to be unencumbered by levels above;

<u>Community Facilities</u>

(xx) Community Facilities to show/include:

(i) Showers in the change rooms of the multi-purpose court clearly shown;

(ii) Direct access to the store room provided from the two consultation rooms within the Community Space, with the door to the corridor removed;

(iii) A sink and bench area to be provided within each of the consultation rooms within the Community Space;

(iv) Identify the Community Centre as a 'Warm Shell';

Reports

(yy) any requirements as a result of the endorsed Sustainable Management Plan report pursuant to condition 14 to be shown on plans;

(zz) any requirements as a result of the endorsed Acoustic Report pursuant to condition 16 to be shown on plans;

(aaa) any requirements as a result of the endorsed Wind Assessment report pursuant to condition 20 to be shown on plans;

(bbb) any amendments as require by the endorsed Landscape Plan pursuant to condition 22 to be shown on plans;

(ccc) any amendments as require by the endorsed Access Report pursuant to condition 26 to be shown on plans;

(ddd) Any requirements as a result of the endorsed Car Parking Management Plan pursuant to condition 73 to be shown on plans;

(eee) any amendments as required by the Road Safety Audit pursuant to Condition 80; and

(fff) Any amendments as required by the Green Travel Plan pursuant to Condition 81;

Ongoing Architect Involvement

2. *As part of the ongoing consultant team, Fender Katsalidis or an architectural firm to the satisfaction of the Responsible Authority must be engaged to:

   (a) oversee 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.

Façade Strategy Plan

3. *In conjunction with the submission of development plans under Condition 1, a Façade Strategy and Materials and Finishes Plan to the satisfaction of the Responsible Authority must be submitted to and be approved by the Responsible Authority. When approved, the Façade Strategy and Materials and Finishes Plan will be endorsed and will then form part of this permit. This must detail:

   (a) Reflective glare assessment demonstrating glazing will not result in excessive glare

   (b) elevation drawings at a scale of 1:20 illustrating typical podium details, entries and doors, and utilities (including fire booster cabinet doors, Gas meter room doors and external walls to fan rooms) and typical tower facade details;

   (c) section drawings to demonstrate façade systems, including fixing details and joints between materials or changes in form;

   (d) information about how the façade will be maintained; and

   (e) a sample board and coloured drawings and renders outlining colours, materials and finishes.

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

Early Works

5. *Prior to the commencement of any early works, excluding retention and bulk excavation, an Early Works Plan detailing the extent of early works to the satisfaction of the Responsible Authority must be submitted to and be approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of the incorporated plans for this document. This plan must also depict accurate levels of Heidelberg Road and Mills Boulevard consistent with the approved civil and detailed design drawings, with indicative finished floor levels at proposed points of entry to be aligned accordingly;

6. *The endorsed Early Works Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

General

7. The development and uses 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.

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

9. Before the buildings within a stage are occupied, or by such later date as approved in writing by the Responsible Authority, all new on-boundary walls within the applicable stage must be cleaned and finished to the satisfaction of the Responsible Authority.

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

11. 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.

12. Before the buildings are occupied within a stage, any wall located on a boundary facing public property within the applicable stage must be treated with a graffiti proof finish to the satisfaction of the Responsible Authority.

13. *Lift access from the Outer Circle Mews to the podium terrace/Paper Trail to be accessible at all times

Sustainable Management Plan

14. *In conjunction with the submission of the development plans under condition 1 (excluding retention, bulk excavation and early works), an amended Sustainable Management Plan (SMP) to the satisfaction of the Responsible Authority 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 SMP must be generally in accordance with the Sustainable Management Plan prepared by Stantec and dated 1 June 2022, but modified to include or show:

    (a) inclusion of the UDIA EnviroDevelopment tool and confirmation that the project will continue to be certified under all six categories.

    (b) Use of recycled materials to be nominated, including concrete (>30% recycled aggregate nominated), steel, insulation and plasterboard with a recycled content

    (c) Specify that all engineered timber is to be FSC certified; and

    (d) The following improvements in relation to the community facilities:

        (i) Operable windows to all facilities;

        (ii) Provision for ceiling fans including high-volume, low-speed fans (HVLS) within the multi-purpose court; and

        (iii) Hot water to be solar-boosted gas, with minimum 60% boost.

15. Provision of a shading study to be completed for north and west glazing of Building A and the west facing glazing of Building B, with recommendations of study be incorporated within design 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

16. * In conjunction with the submission of the development plans under condition 1 (excluding retention, bulk excavation and early works), an amended Acoustic Report 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 Acoustic Logic and dated 25 March 2022, but modified to include (or show, or address):

    (a) Noise from the childcare to target 35 dBA Leq for all habitable rooms during the day and evening periods;

    (b) Advice on any façade upgrades required for office spaces to achieve AS/NZS2108 design levels internally, having regard to traffic noise and voice noise from the childcare centre. Specification of external walls and glazing to the Community facility and Multi-purpose court to enable these areas to be used for live or loud music in accordance with the Noise Protocol (Publication 1826.4, Environment Protection Authority, May 2021);

    (c) Specification of the floor to the multi-purpose court to detail a secondary isolated floating floor on damped springs;

    (d) The gym use to adopt maximum noise levels of $25L_{Amax}$ for bedrooms during the night-time period;

    (e) Specification for the type of floor to the gym e.g. Minimum static deflection

    (f) Lmax criteria for noise from the loading dock to achieve dBA in bedrooms and 45 dBA in living rooms;

    (g) A specification provided for the slab / floor ceiling separating the loading bay from apartments above;

    (h) Assessment of noise impacts from the multi-purpose court onto the community space and details of any noise attenuation measures required including the installation of a noise limiter.

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

18. *Prior to the commencement of the use of the community facility or multipurpose court authorised by this permit, a Noise Limiter must be installed on the land. The Noise Limiter must:

    (a) be set at a level specified by a qualified acoustic engineer;

    (b) ensure the emission of noise from amplified music does not exceed the levels specified in the Environment Protection Regulations under the Environment Protection Act 2017 and the incorporated Noise Protocol (Publication 1826.4, Environment Protection Authority, May 2021) or any other requirement; and

    (c) be maintained and operated at all times.

    to the satisfaction of the Responsible Authority.

Post commencement Acoustic Report

19. Within 3 months of completion of the development or at a later date to the satisfaction of the Responsible Authority, an Acoustic Report to the satisfaction of the Responsible Authority must be prepared by a suitably qualified acoustic engineer and must be submitted to and approved by the Responsible Authority. When approved, the Acoustic Report will be endorsed and will form part of this permit. The Acoustic Report must assess the following:

    (a) Noise impacts from the loading bay activity on the dwellings within the podium along Heidelberg Road;

    (b) Noise impacts from the mechanical equipment to be measured the most affected sensitive receivers locations (i.e. dwellings); and

    (c) *The acoustic report must assess the compliance of the use and, where necessary, make recommendations to limit the noise impacts in accordance with the Environment Protection Regulations under the Environment Protection Act 2017 and the incorporated Noise Protocol (Publication 1826.4, Environment Protection Authority, May 2021)) or any other requirement to the satisfaction of the Responsible Authority.

Wind Assessment Report

20. * In conjunction with the submission of the development plans under condition 1 (excluding retention, bulk excavation and early works), an amended Wind Tunnel Test to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Wind Tunnel Test will be endorsed and will form part of this permit. The amended Wind Tunnel Test must be generally in accordance with the Wind Tunnel Test prepared by Vipac and dated 10 May 2022, but modified to include (or show):

    (a) Assessment of the amended plans pursuant to Condition 1 of this permit, including any changes required to the canopy near the corner of Mills Boulevard and Heidelberg Road to accommodate street tree planting;

    (b) ‘Walking’ rather than ‘fast walking’ used as the minimum acceptable criterion;

    (c) Update the ‘existing configuration’ to reflect existing conditions i.e. vacant site with hoarding.

    (d) Demonstrate Study Location 1 does not exceed walking comfort by the proposed development;

    (e) Assessment of the wind conditions within the Lower Ground and upper ground dining areas demonstrating sitting comfort is achieved.

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

Landscaping

22. * In conjunction with the submission of the development plans under condition 1 (excluding retention, bulk excavation and early works), an amended Landscape Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Landscape Plan will be endorsed and will form part of this permit. The amended Landscape Plan must be generally in accordance with the Landscape Plan prepared by Aspect Studios and dated 27 July 2022, but modified to include (or show):

    (a) Consistency with the architectural drawings pursuant to Condition 1;

    (b) Details and provision of planting within the stairs from the podium terrace to the Outer Circle Mews;

    (c) Details and the provision of planting and seating opportunities within the stairs leading from Mills Boulevard to the podium terrace;

(d) Replace the central handrail to the stairs from Mills Boulevard to along either side;

(e) Details of plant species and quantities for each planted area;

(f) Confirmation that none of the proposed species are on DELWP's list of environmental weeds;

(g) Pot sizes and install sizes for trees and plants;

(h) Confirm soil volume for each tree and confirm suitability;

(i) Consideration of drainage, including confirmation that green roof planter drainage (and irrigation) will be integrated into the built form/roof slab, with all pipes suitably concealed;

(j) Details of maintenance requirements;

(k) Detailed paving plan (with consistency provided with the architectural plans);

(l) Landscape technical specification;

(m) Details of the Outer Circle Mews, generally in accordance with the Outer Circle Mews Landscape plan prepared by Aspect Studios and endorsed 11 May 2022 but modified further to show:

(i) Consistency with the architectural drawings;

(ii) Relocation of the raingardens to align with revised openings;

(n) Nelmoore Lane landscape plan updated to show:

(i) Full extent of Nelmoore Lane, generally in accordance with the Nelmoore Lane Landscape Plan prepared by Aspect Studios and endorsed 25 March 2022, including details of tree planting, bench seating and a minimum of 6 bicycle hoops (accommodating 12 bicycles);

(ii) Provision for recycle and general waste bin within the title boundaries;

(iii) Consistency with the architectural drawings;

(o) To the Upper Ground terrace:

(i) Seating to be provided;

(ii) deciduous tree varieties;

(p) To the Paper Trail:

(i) Additional details of fencing i.e. height, batten spacing, transparency; and

(ii) Confirmation that planting on the podium is suitable having regard to the micro climate e.g. sun/shade and wind levels including the Coymbia, Melaleuca and Elaeocarpus species.

23. Before the landscape plans are endorsed, an Irrigation Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Irrigation Management Plan will be endorsed and will form part of this permit. The Irrigation Management Plan must make recommendations for:

(a) differential demands of the vegetation within the site complying with the provisions, recommendations and requirements of the endorsed Landscape Plan; and

(b) programmed maintenance for the irrigation system including flushing, checking systems integrity, monitoring sensors and calibration settings.

24. *Before the buildings are occupied, or such later date as is approved by the Responsible Authority, the landscaping works shown on the endorsed plans relating to the applicable stage must be carried out and completed to the satisfaction of the Responsible Authority.

25. The landscaping shown on the endorsed plans must be maintained 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,

all to the satisfaction of the Responsible Authority.

Access Report

26. *Before the development commences (excluding retention, bulk excavation and early works), an Access Report to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Access Report will be endorsed and will form part of this permit. The Access Report must be prepared by a suitably qualified Access Consultant and include, but not be limited to, the following:

(a) Provide an access evaluation of the publicly accessible areas;

(b) Advice on the location and requirements for handrails, tactiles or similar;

(c) Recommendations to ensure safe, dignified and equitable access is provided in accordance with the Disability Discrimination Act (DDA).

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

Village Square

28. *Before the development commences (excluding retention, bulk excavation and early works), or otherwise approved by the Responsible Authority, a landscape concept plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Village Square will be endorsed and will form part of this permit. The Village Square must include or show:

(a) Convenient DDA compliant direct access provided from Mills Boulevard;

(b) Demonstrate a minimum 714sqm is provided excluding any projections from the private realm including hand railings, tactiles, steps and retaining walls (other than those required between Mills Boulevard and the park) to the satisfaction of the Responsible Authority;

(c) Further information to demonstrate that significant change in levels between the square and Mills Boulevard have been avoided;

(d) Incorporate landscaping on the eastern edge of the square that will supplement the Mills Boulevard tree planting;

(e) An entrance into Village Square to align with the Mills Boulevard crossing;

(f) Detail of any infrastructure e.g. bicycle hoops, drinking fountains and bins, with this to designed to Council's Standards or otherwise to the satisfaction of the Responsible Authority;

(g) Indicate location of signage to be consistent with the 'Wayfinding signage and Interpretation Strategy report' pursuant to Condition 33;

(h) More information to confirm that there will be a clear demarcation between public and private areas, including the location of assets; and

(i) Detailed cross sections through the proposed building/Village Square and Mills Boulevard, with details of the different interface typologies;

(j) Details of a clear drainage strategy, including:

(i) confirmation is required on how stormwater will be captured and drained to a legal point of discharge; and

(ii) Confirm how the 1% AEP rain event will be managed within the park area e.g. how it will be contained and directed through an overland flow path (if applicable) to discharge into the public road reserve; and

(k) Indicate where utilities within the park are to be connected to service the park area, noting all connections must be independent of the private property.

Section 173 Agreement – Village Square

29. *Unless otherwise agreed by the Responsible Authority, prior commencement of the development authorised by this permit (excluding retention, bulk excavation and early works), the owner (or another 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, which provides for the following:

(a) Before the occupation of the development approved by this permit, or at a later date to the satisfaction of the Responsible Authority, the Village Square must be substantial completed to the satisfaction of the Responsible Authority;

(b) The cost of any incomplete works (including any associated labour and maintenance) at time of occupation of the development to be reserved as bonds, bank guarantees or similar to the satisfaction of the responsible authority;

(c) Prior to the occupation of the development approved by this permit, or at a later date to the satisfaction of the Responsible Authority, the Village Square is to be vested with Council; and

(d) The cost of the design and construction of Village Square, including all landscape works, any park furniture/equipment and drainage is to be borne by the permit applicant.

The owner, or other person in anticipation of becoming the owner, must meet all of the expenses of the preparation and registration of the agreement, including the Responsible Authority's costs and expenses (including legal expenses) incidental to the preparation, registration and enforcement of the agreement.

Lighting Plan Design

30. Before the buildings are occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating pedestrian walkways and dwelling entrances relating to the applicable stage must be provided. Lighting must be:

(a) located;

(b) directed;

(c) shielded; and

(d) of limited intensity,

to the satisfaction of the Responsible Authority.

31. Before the development commences, a Lighting Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The Lighting Plan must address lighting within the internal streets and other publicly accessible areas and the entrances to the approved dwellings. When approved, the Lighting Plan will be endorsed and will form part of this permit. The Lighting Plan must provide for:

(a) A lighting scheme designed for new open roads 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.

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

Wayfinding and Interpretation Strategy

33. *Before the development commences (excluding retention, bulk excavation and early works), a Wayfinding and Interpretation Strategy to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Wayfinding and Interpretation Strategy will be endorsed and will form part of this permit.

34. *The provisions, recommendations and requirements of the endorsed Wayfinding and Interpretation Strategy must be implemented and complied with to the satisfaction of the Responsible Authority.

Waste Management Plan

35. *Before the development commences (excluding retention, bulk excavation and early works), an amended Waste Management Plan 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 WSP and dated March 2022, but modified to include:

(a) Any changes required pursuant to Condition 1.

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

Use Conditions

<u>Sports Court / Pavilion</u>

37. Except with the prior written consent of the Responsible Authority, the use authorised by this permit may only operate between the following hours:

(a) Monday to Sunday 6.00am to 10.00pm.

<u>Childcare</u>

38. *Except with the prior written consent of the Responsible Authority, no more than 120 children are permitted on the land at any one time.

39. Except with the prior written consent of the Responsible Authority, no more than 10 EFT Childcare teaching staff are permitted on the land at any one time.

40. Except with the prior written consent of the Responsible Authority, the use authorised by this permit may only operate between the following hours:

(a) Monday to Sunday 6.00am to 10.00pm.

41. *Except with the prior written consent of the Responsible Authority, the use of the outdoor areas of the childcare centre may only operate between the following hours:

(a) Monday to Sunday 7am to 6pm.

<u>Office</u>

42. Except with the prior written consent of the Responsible Authority, the use authorised by this permit may only operate between the following hours:

(a) Monday to Sunday 6.00am to 10.00pm.

Medical Centre

43. *No more than eight (8) practitioners are permitted to operate from the land at any one time.

44. Except with the prior written consent of the Responsible Authority, the use authorised by this permit may only operate between the following hours:

    (a) Monday to Sunday 6.00am to 10.00pm.

45. All infectious waste must be removed by a commercial waste contractor, which holds an appropriate commercial waste licence to the satisfaction of the Responsible Authority.

Restricted Retail/Shop

46. Except with the prior written consent of the Responsible Authority, the use authorised by this permit may only operate between the following hours:

    (a) Monday to Sunday 6.00am to 10.00pm (excluding the bottle shop); and

    (b) Monday to Sunday 9.00am to 11.00pm (Bottle shop).

Packaged Liquor

47. The sale of liquor (packaged liquor) 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.

48. Except with the prior written consent of the Responsible Authority, the sale of packaged liquor may only occur between the hours of 9.00am and 11pm

Supermarket

49. Except with the prior written consent of the Responsible Authority, the use authorised by this permit may only operate between the following hours:

    (a) Monday to Sunday 6.00am to 12midnight.

Food and Drink Premises

50. *Except with the prior written consent of the Responsible Authority, no more than 1,293 patrons (distributed across all food and drink premises) are permitted on the land at any one time.

51. Except with the prior written consent of the Responsible Authority, the use authorised by this permit may only operate between the following hours:

    (a) Monday to Sunday 6.00am to 10.00pm.

Community Space - Place of Assembly

52. Except with the prior written consent of the Responsible Authority, no more than 300 patrons are permitted on the land at any one time.

53. Except with the prior written consent of the Responsible Authority, the use authorised by this permit may only operate between the following hours:

    (a) Monday to Sunday 6.00am to 10.00pm.

Gym

54. *Except with the prior written consent of the Responsible Authority, no more than 156 patrons are permitted on the land at any one time.

55. Except with the prior written consent of the Responsible Authority, the use authorised by this permit may only operate between the following hours:

    (a) 24 hrs per day.

56. Before the restricted recreation facility (gym) use commences, an operation management plan must be submitted and approved by the Responsible Authority. When approved, the operation management plan will be endorsed and will form part of this permit. The operation management plan must include:

    (a) Hours that staff will be present on site;

    (b) Details of after-hours access by members; and

    (c) Details of security/safety measures/emergency contact when facility is unstaffed.

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

Pilates studio

58. *Except with the prior written consent of the Responsible Authority, no more than 25 patrons are permitted on the land at any one time.

59. *Except with the prior written consent of the Responsible Authority, the use authorised by this permit may only operate between the following hours:

    (a) 6.00am to 10,00pm.

General Use Conditions

60. The provision of music and entertainment on the land must be at a background noise level excluding the community spaces unless with the prior written consent of the Responsible Authority.

61. *The use and development must at all times comply with the noise limits specified in the Environment Protection Regulations under the Environment Protection Act 2017 and the incorporated Noise Protocol (Publication 1826.4, Environment Protection Authority, May 2021), as may be amended from time to time.

62. The amenity of the area must not be detrimentally affected by the development and uses including through:

    (a) The transport of materials, goods or commodities to or from the 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,

    to the satisfaction of the Responsible Authority.

Road Infrastructure

63. Before the development commences, or by such later date as approved in writing by the Responsible Authority, the applicant must prepare and submit a 1 in 20 scale cross sectional drawing of the development's vehicular entrance, showing the actual reduced levels to three decimal places (not interpolated levels from the application drawings). The required levels include the building line level, top of kerb level, invert level, lip level and road pavement levels. The applicant must demonstrate by way of a ground clearance check using the B99 design vehicle that cars can traverse the new vehicle crossing without scraping or bottoming out. The 1 in 20 scale cross sectional drawing must be submitted to Council's Construction Management branch for assessment and approval.

64. Before the buildings within a stage are occupied, or by such later date as approved in writing by the Responsible Authority, any new vehicle crossing within the applicable stage must be constructed:

    (a) in accordance with any requirements or conditions imposed by Council;

    (b) at the permit holder's cost; and

(c) to the satisfaction of the Responsible Authority.

65. Before the buildings within a stage are occupied, or by such later date as approved in writing by the Responsible Authority, any redundant vehicular crossing within the applicable stage must be demolished and re-instated as standard footpath and kerb and channel:

    (a) at the permit holder's cost; and

    (b) to the satisfaction of the Responsible Authority.

66. Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, any damaged roads, footpaths and other road related infrastructure adjacent to the development site as a result of the construction works, including trenching and excavation for utility service connections, must be reconstructed:

    (a) at the permit holder's cost; and

    (b) to the satisfaction of the Responsible Authority.

67. Prior to the commencement of works (excluding retention, bulk excavation and early works), specifications for the proposed surface materials to be used for Council's assets are to be submitted to Council's Civil Engineering Unit for assessment and approval.

68. Before the buildings within a stage are occupied, the footpaths, kerbs, channels and roadways adjacent to the applicable stage are to be constructed to the satisfaction of the Responsible Authority.

69. Before the buildings within a stage are occupied, redundant pits/services within the applicable stage are to be removed and Council assets reinstated.

70. Prior to the commencement of works, existing Council stormwater drainage and sewerage infrastructure within the site to be relocated to the satisfaction of the Responsible Authority.

Road works – Section 173 Agreement

71. Unless otherwise agreed by the Responsible Authority, prior commencement of the development (excluding retention, bulk excavation and early works) authorised by this permit, the owner (or another 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, which provides for the following:

    (a) Before the occupation of the development approved by this permit, Heidelberg Road along the site frontage must be substantially completed to the satisfaction of the Responsible Authority, including appropriate connections to the adjoining sections of Heidelberg Road;

    (b) Sections of the Heidelberg Road and Latrobe Avenue footpath that lie outside the building envelope but within the title boundaries to be vested with Council unless otherwise agreed and acceptably delineated;

    (c) Before occupation of the development approved by this permit, the sections of Heidelberg Road and Latrobe Avenue adjacent to the title boundaries must be substantially completed to the satisfaction of the Responsibility;

    (d) The cost of the design and carrying out these works to be borne by the owner of the land;

    (e) Publicly accessible pedestrian links (Paper Trail, Outer Circle Mews and Nelmoore Lane) to remain unobstructed and maintained in good order to the satisfaction of the Responsible Authority';

    (f) Paper Trail access (connecting the Village Square to the Outer Circle Mews) to be publicly accessible between 6am and 12midnight; and

    (g) 24-hour public access provided to the Outer Circle Mews and the access road to the south.

The owner, or other person in anticipation of becoming the owner, must meet all the expenses of the preparation and registration of the agreement, including the Responsible Authority's costs and expenses (including legal expenses) incidental to the preparation, registration and enforcement of the agreement.

Traffic Modelling

72. Unless vehicle access arrangements are amended in accordance with condition 1(k), prior to the endorsement of plans in accordance with Condition 1, detailed traffic modelling must be submitted to and approved by the Responsible Authority demonstrating that the proposed access arrangements (i.e. short term parking from Nelmoore Lane only and long term parking from Heidelberg Road only) will achieve the following to the satisfaction of the Responsible Authority:

    (a) There will be no unreasonable impacts on Nelmoore Lane and Mills Boulevard from an environmental capacity or amenity perspective; and

    (b) The capacity of the external intersections from Mills Boulevard (i.e. to Chandler Highway and Heidelberg Road) can accommodate the change in traffic patterns.

Car parking Management Plan

73. * In conjunction with the submission of the development plans under condition 1 (excluding retention, bulk excavation and early works), 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 amended Car Park Management Plan will be endorsed and will form part of this permit. The Car Park Management Plan must include:

    (a) Any changes as required pursuant to condition 1;

    (b) A schedule of all proposed signage including directional arrows and signage, informative signs indicating the location of disabled bays and bicycle parking, exits, restrictions and pay parking systems etc.;

    (c) Car parking rates and provision generally in accordance with the Ratio Transport report dated 31 May 2022 but updated to show/included:

        (i) to Office car parking rate of 2.5 spaces per 100sqm;

        (ii) Staff car parking increase by 64 car spaces;

        (iii) Resident parking, other than for the affordable housing component, to be provided as 'unbundled' i.e. not allocated to a specific apartment

        (iv) A temporal demand assessment to consider:

            1. residential visitors' car parking rate of 0.12 space per dwelling

            2. maximum capacity of 300 patrons within the community facilities.

        (v) Any additional visitor parking required as a result of the revised temporal demand assessment

    the satisfaction of the Responsible Authority.

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

75. Before the buildings within a stage are occupied, or by such later date as approved in writing by the Responsible Authority, a notice showing the location of car parking relating to the applicable stage 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.

Section 173 Agreement – Car Share

76. *Before the building is occupied, the owner must enter into an agreement with the Responsible Authority under section 173 of the *Planning and Environment Act* 1987 and apply to the Registrar of Titles to have the agreement registered on each of the titles to the land under Section 181 of the Act. Under the agreement, the owner must covenant with the Responsible Authority that provision will be made for two (2) car share vehicles on-site by way of arrangement with a car share operator and/or the future Owners Corporation for a minimum period of 10 years (or for another agreed to period of time, to the satisfaction of the Responsible Authority). The agreement will reflect that any costs associated with ensuring ongoing availability of at least two (2) car share vehicles on site will be borne by the owner. All costs of preparation, execution and registration of the agreement must be borne by the owner of the land, or the future Owners Corporation, including those costs incurred by the Responsible Authority.

Loading Bay Management Plan

77. Before the buildings are occupied, a Loading Bay Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Loading Bay Management Plan will be endorsed and will form part of this permit. The Loading Bay Management Plan must address, but not be limited to, the following:

    (a) details of the frequency, hours and type of deliveries to occur;

    (b) access management into the loading bay e.g. manual/swipe/pin code;

    (c) collection of waste and garbage including the separate collection of organic waste and recyclables and medical waste which must be in accordance with the Waste Management Plan required by Condition 35; and

    (d) loading hours and operations to be consistent with recommendations in the acoustic report pursuant to Condition 16, including that doors are to remain shut while loading and unloading.

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

79. 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.

Road Safety Audit

80. Prior to the endorsement of plans pursuant to Condition 1, an amended Road Safety Audit is to be undertaken generally in accordance with the Road Safety Audit Ref. RSA-05937 dated 25 July 2017 but amended to include:

    (a) Shared path priority to be identified as a ‘high risk’ rating; and

    (b) Further analysis and recommendations to resolve the shared path priority including to ensure that the shared path priority is clear to drivers, riders and pedestrians.

Green Travel Plan

81. * In conjunction with the submission of the development plans under condition 1 (excluding retention, bulk excavation and early works), an amended Green Travel Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Green Travel Plan will be endorsed and will form part of this permit. The amended Green Travel Plan must be generally in accordance with the Green Travel Plan prepared by Ratio Consultants and dated 7 April 2022, but modified to include or show:

    (a) the types of bicycle storage devices proposed to be used for employee, resident and visitor spaces (i.e. hanging or floor mounted spaces);

(b) the types of lockers proposed within the change-room facilities, with at least 50% of lockers providing hanging storage space;

(c) security arrangements to access the employee bicycle storage spaces;

(d) signage and wayfinding information for bicycle facilities and pedestrians pursuant to Australian Standard AS2890.3;

(e) A minimum 40A single phase electrical sub circuit installed in the car park areas for 'EV readiness'

(f) Reference to arrangements for parking larger bicycles (e.g. cargo and recumbent bicycles), including access to bicycle storage areas;

(g) Reference to arrangements and locations for electric bicycle charging for both residents/employees and visitors; and

(h) Assessment of the estimated trip generation for the AM and PM peaks to determine whether any additional dedicated lifts/access arrangements are required.

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

Public Transport Victoria

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

VicRoads Conditions (84 to 87)

84. Before the development starts functional layout plans for the intersection of Heidelberg Road and the accessway to the Village (at the north west) and the intersection of Heidelberg Road and Latrobe Avenue, must be submitted to and approved by the Roads Corporation. When approved by the Roads Corporation, the plans may be endorsed by the Responsible Authority and will then form part of the permit. The plans must be drawn to scale with dimensions and two copies submitted with the application (by GTA consulting, Heidelberg Road Frontage Alphington, Functional Layout, reference: 16M192300-05 Issue F7). The Functional Layout Plans must also incorporate the recommendations of the Road Safety Audit, Reference RSA – 05937 by Road Safety Audits).

85. Prior to the commencement of the use or the occupation of the buildings or works hereby approved, the access lanes, driveway, crossovers and associated works must be provided and available for use and be:

(a) formed to such levels and drained so that they can be used in accordance with the plan; and

(b) treated with an all-weather seal or some other durable surface.

86. The crossover and driveway must be constructed to the satisfaction of the Roads Corporation and the Responsible Authority and at no cost to the Roads Corporation prior to the commencement of the use or the occupation of the works hereby approved.

87. Driveways must be maintained in a fit and proper state so as not to compromise the ability of vehicles to enter and exit the site in a safe manner or compromise operation efficiency of the road or public safety.

Community Facilities – Section 173 Agreement

88. *Before the development starts (excluding retention, bulk excavation and early works), 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:

(i) 326sqm community space;

(ii) 1000sqm community centre ("warm shell");

(iii) 1077sqm multi-purpose court,

All 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:

(i) fit out of the internal 326sqm community space including kitchen, toilets and storage (to include floor covering, ceiling, wall partitioning, lighting and air conditioning);

(ii) Delivery of a "warm shell" of 1,000sqm gross floor area, toilet facilities and storage;

(iii) Delivery of the multi-purpose court to netball standard, including associated toilet/change room facilities and storage rooms; and

(iv) Delivery of ESD initiatives as detailed within the endorsed sustainability management plan pursuant to condition 14 of this planning permit;

(c) before they are gifted to the Responsible Authority, all fit outs must be in a manner to be agreed by the owner and the Responsible Authority before the internal and where relevant external works commence for all fit outs, all at no cost to the Responsible Authority; and

(d) 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.

Development Contribution Plan

89. * Unless the development is exempt pursuant to clause 4.0 of Schedule 1 of the DCPO, prior to the commencement of the development, the Development Infrastructure Levy must be paid to Yarra City Council in accordance with the approved Development Contributions Plan; or the Owner must enter into an agreement with Yarra City Council to pay the Development Infrastructure Levy within a time specified in the agreement.

90. Unless the development is exempt pursuant to clause 4.0 of Schedule 1 of the DCPO, prior to the issue of a building permit, the Community Infrastructure Levy must be paid to Yarra City Council in accordance with the approved Development Contributions Plan; or the Owner must enter into an agreement with Yarra City Council to pay the Community Infrastructure Levy within a time specified in the agreement.

Construction Management

91. 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;

(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) measures to maintain the access and integrity of the continuous bike path along Heidelberg Road;

(o) an emergency contact that is available for 24 hours per day for residents and the Responsible Authority in the event of relevant queries or problems experienced;

(p) 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;

(q) a Noise and Vibration Management Plan showing methods to minimise noise and vibration impacts on nearby properties 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; and

(r) any site-specific requirements.

<u>During the construction</u>:

(s) any stormwater discharged into the stormwater drainage system must be in compliance with Environment Protection Authority guidelines;

(t) 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;

(u) vehicle borne material must not accumulate on the roads abutting the land;

(v) the cleaning of machinery and equipment must take place on the land and not on adjacent footpaths or roads; and

(w) all litter (including items such as cement bags, food packaging and plastic strapping) must be disposed of responsibly.

92. If required, the Construction Management Plan may be approved in stages. Construction of each stage must not commence until a Construction Management Plan has been endorsed for that stage, to the satisfaction of the Responsible Authority.

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

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

(a) Monday-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.

Time Expiry

95. 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; or

(c) the uses have not commenced within five years of the date of this permit; or

(d) the sale of packaged liquor has not commenced within five 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 5555 for further information.

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

The permit holder must obtain approval from the relevant authorities to remove and/or build over the easement(s).

A vehicle crossing permit is required for the construction of the vehicle crossing(s). Please contact Council's Construction Management Branch on 9205 5555 for further information.

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

VicRoads Notes:

Separate approval under the Road Management Act may be required from VicRoads (the Roads Corporation). Please contact VicRoads prior to commencing any works.

Attachments

1⇩ Attachment 1 - Surrounds Description

2⇩ Attachment 2 - Decision Plans

3⇩ Attachment 3 - Combined Referral Comments

Attachment 1 - Attachment 1 - Surrounds Description

Surrounding Land Description

East

1. To the east of the site is Mills Boulevard (previously Latrobe Avenue). This is an existing Council road that runs through the Amcor site. The road is to be redesigned and reconstructed as part of the overall redevelopment of the APM site.
2. On the eastern side of Mills Boulevard are the Gateway and Park Precincts. The Gateway Precinct (Lots 1A & 1B shown on figure 1) faces Heidelberg Road with the Park Precinct (Lot 4A and beyond) located further to the south, separated by a private road. Both precincts extend between Mills Boulevard and Parkview Road;
3. The Gateway precinct contains two sub-precincts, known as 1A and 1B. Precinct 1A comprises the western section of the precinct and is situated on the corner of Mills Boulevard Avenue and Heidelberg Road, known as 670 Heidelberg Road. A planning permit (PLN17/0743) has been issued for a 6 storey aged care facility comprising a total of 144 beds. Plans have not yet been endorsed and the permit has not been acted upon. The Planning permit expired on 30 July 2022, however a request to extend the expiry of the permit is currently before Council.

Figure 1: Heidelberg Road perspective of PLN17/0743

4. Precinct 1B, known as 680 Heidelberg Road, contains an 8 storey residential apartment building constructed in accordance with Planning Permit PLN17/0272.

Figure 2 – 680 Heidelberg Road PLN17/0272 as constructed

5. Planning Permit PLN16/0524 was issued 2 December 2016 for Precinct 4A for construction of 109, four-storey townhouses and reduction in the car parking

requirements. This precinct is to the east of the Amcor site between Latrobe Avenue and Parkview Road. Plans have been endorsed and initial site works have recently commenced.

Figure 3 – Precinct 4A view from north-west corner (Mills Boulevard)

6. Further to the south of Precinct 4A is Precinct 4B(North), Planning Permit PLN17/0041 was issued 23 August 2017 for demolition of an existing dwelling and construction of 74 two and three storey townhouses, plus terraces and a reduction in the car parking requirements. This precinct has been completed and is now occupied.

Figure 4 – Precinct 4B north-western view

West

7. To the west of the site, extending to Chandler Highway is the balance of Precinct 2A. At the time of the original permit was issued, there was a pending VCAT hearing lodged for Council's Failure to Determine planning application PLN17/0978 within the Statutory 60-day timeframe.
8. On 8 November 2018, VCAT directed that a planning permit be issued allowing:

(a) *In accordance with the endorsed plans:*

(i) *Construction of two or more dwellings on a lot under clause 32.04-6;*

(ii) Construction of a building or the construction or carrying out works under clause 43.01-1; and

(iii) Reduction of the car parking requirement under clause 52.06-3.

9. The approved development is for an apartment building between 5 and 17 storeys including townhouse-style dwellings and apartments. Communal open space provided to the podium and car and bicycle parking at ground floor and basement levels. Townhouses are to extend along the western side of the Outer Circle Mews adjacent to the subject site. The building has been constructed and is nearing occupation. An image of the constructed development is provided below.

Figure 5 – North- Western perspective of PLN17/0978 at No. 626 Heidelberg Road

South

10. To the south of the site is the Artisan Precinct, which is divided into two sites, Artisan East and Artisan West. Artisan East has been constructed in accordance with Planning Permit PLN18/0173. This development includes a series of 4-storey buildings accommodating food and drink tenancies at ground floor and apartments above. A public park (Artisan Park) is proposed within the north-western section of the site, immediately to the south of the subject site, this is yet to be constructed. The western portion of the site is to be common property, comprising the 'Hub' building at the northern end, a lawn area within the middle portion of the site and a car court within the southern half of the site, which is to provide vehicle access into both Artisan East and Artisan West.

Figure 6: Artisan East Northern elevation render

11. Planning Permit PLN19/0841 was issued for Artisan West on 11 March 2022 at the direction of VCAT. This permit allows construction of a residential apartment development comprising four buildings ranging in height from 6 to 12 storeys containing 273 apartments and a reduction in the statutory car parking requirements. Plans have been submitted for endorsement and are currently before Council.

Figure 7: North-west corner view from Chandler Hwy (Building A and B)

12. To the south of Artisan West (south of Mills Boulevard) at 60 Chandler Highway, Planning Permit PLN19/0606 was issued at the direction of VCAT concurrently with Artisan West (on 11 March 2022). This permit allows the construction of a residential apartment building ranging in height from 5 to 8 storeys comprising 206 apartments and a reduction in the statutory car parking requirements. Plans have been submitted for endorsement and are currently before Council.

Figure 8 – Northern perspective of the proposal for the Outer Circle Precinct (PLN19/0606)

North

13. Since the original application, there have not been any notable changes to land to the north. The description as contained within the original report is still applicable and provided below:

    (a) *Heidelberg Road is immediately north of the subject site and forms the boundary between Yarra and Darebin City Councils. On the northern side of Heidelberg Road is a self-storage facility within a single level building.*

Attachment 2 - Attachment 2 - Decision Plans

FENDER KATSALIDIS

ALPHINGTON
LOT 2B
ALPHINGTON 3078

PROJECT NO: 21162

TOWN PLANNING

DRAWING INDEX

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TP1003	C	LEVEL 2 FLOOR PLAN	TOWN PLANNING
TP1004	C	LEVEL 3 FLOOR PLAN	TOWN PLANNING
TP1005	C	LEVEL 4 FLOOR PLAN	TOWN PLANNING
TP1006	C	LEVEL 5 FLOOR PLAN	TOWN PLANNING
TP1007	C	LEVEL 6 FLOOR PLAN	TOWN PLANNING
TP1008	C	LEVEL 7 FLOOR PLAN	TOWN PLANNING
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TP3503	C	FACADE STRATEGY	TOWN PLANNING
TP3504	C	FACADE STRATEGY	TOWN PLANNING
TP3505	C	FACADE STRATEGY	TOWN PLANNING
TP3506	C	FACADE STRATEGY	TOWN PLANNING
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TP5002	C	APARTMENT TYPES - BADS COMPLIANCE	TOWN PLANNING
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TP5004	C	APARTMENT TYPES - BADS COMPLIANCE	TOWN PLANNING
TP5005	C	APARTMENT TYPES - BADS COMPLIANCE	TOWN PLANNING
TP5006	C	APARTMENT TYPES - BADS COMPLIANCE	TOWN PLANNING
TP5007	C	APARTMENT TYPES - BADS COMPLIANCE	TOWN PLANNING
TP5008	C	APARTMENT TYPES - BADS COMPLIANCE	TOWN PLANNING
TP5009	C	APARTMENT TYPES - BADS COMPLIANCE	TOWN PLANNING
TP5010	C	APARTMENT TYPES - BADS COMPLIANCE	TOWN PLANNING
TP5011	C	APARTMENT TYPES - BADS COMPLIANCE	TOWN PLANNING
TP5012	C	APARTMENT TYPES - BADS COMPLIANCE	TOWN PLANNING
TP5013	C	APARTMENT TYPES - BADS COMPLIANCE	TOWN PLANNING
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TP5018	C	APARTMENT TYPES - BADS COMPLIANCE	TOWN PLANNING
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TP5020	C	APARTMENT TYPES - BADS COMPLIANCE	TOWN PLANNING
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TP5022	C	APARTMENT PLANS - BADS COMPLIANCE	TOWN PLANNING
TP5023	C	APARTMENT PLANS - BADS COMPLIANCE	TOWN PLANNING
TP5024	C	APARTMENT PLANS - BADS COMPLIANCE	TOWN PLANNING
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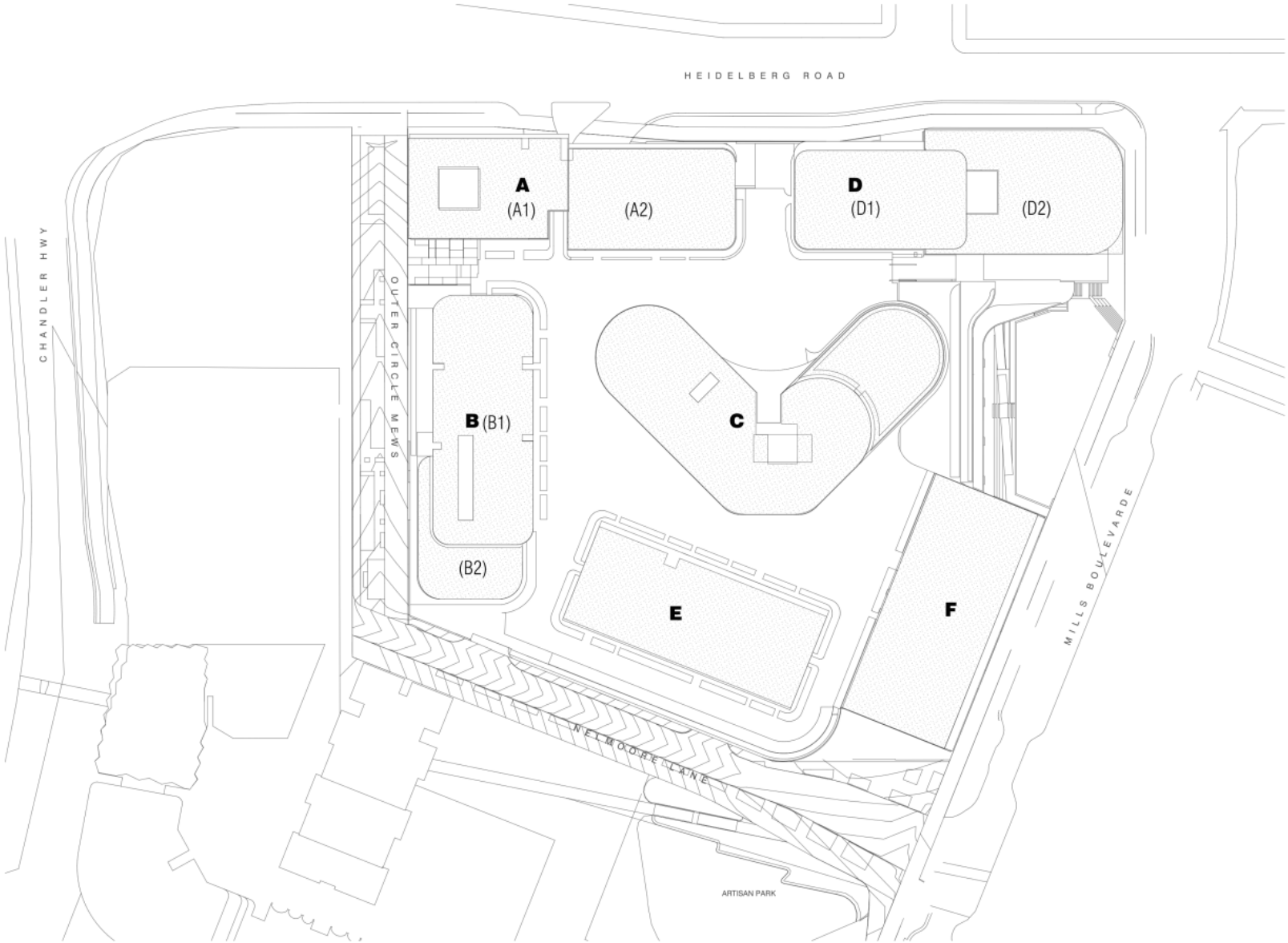
TP5027	C	APARTMENT PLANS - BADS COMPLIANCE	TOWN PLANNING
TP5028	C	APARTMENT PLANS - BADS COMPLIANCE	TOWN PLANNING
TP5029	C	APARTMENT PLANS - BADS COMPLIANCE	TOWN PLANNING

Attachment 2 - Attachment 2 - Decision Plans



REVISION

-	PRELIMINARY	JP	23.03.2022
A	TOWN PLANNING	JP	31.03.2022
B	TOWN PLANNING	JP	16.06.2022
> C	TOWN PLANNING	JP	29.07.2022

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
2 RIVERSIDE QUAY, SOUTHBANK
VICTORIA 3006 AUSTRALIA
TELEPHONE: +61 3 8696 3888
FENDER KATSALIDIS (AUST) PTY LTD
ACN 092 943 032

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
JP	28.07.0022	JP	29.07.2022	21162

PROJECT
ALPHINGTON
LOT 2B
ALPHINGTON VIC 3078

DRAWING TITLE
SITE PLAN

ISSUE PURPOSE	SCALE
TOWN PLANNING	N.T.S.@A1

REV.	DRAWING NO.
C	TP0004

Attachment 2 - Attachment 2 - Decision Plans

APPROVED SCHEME

RESIDENTIAL	
DWELLINGS	491
DWELLINGS NSA	33 174 m²
AFFORDABLE DWELLINGS *INCLUDED WITHIN TOTAL DWELLINGS NUMBER.	150*

RESIDENTS AMENITIES	
INTERNAL AMENITIES	600 m²
PODIUM LANDSCAPING	5 949 m²

RETAIL	
TOTAL GLAR (SUPERMARKETS, MINI MAJORS, F&B, SPECIALTIES)	10 040 m²

COMMERCIAL	
TOTAL NLA (CO-WORKING, OFFICE, MEDICAL, CHILDCARE)	11 177 m²

COMMUNITY	
TOTAL AREA	2 216 m²
COMMUNITY SPACE	350 m²
COMMUNITY CENTRE	1001 m²
MULTI-PURPOSE COURT	865 m²

PARKING SPACES	
TOTAL CARSPACE	1021
TOTAL BICYCLES	751

PROPOSED SCHEME

SITE AREA *APPROXIMATION BASED ON SITE SURVEY.	19 452 m²*

GFA	
TOTAL GFA AS PER AIQS DEFINITION BUT EXCLUDING PRIVATE OPEN SPACE.	137 140 m²
BASEMENT GFA	16 498 m²

RESIDENTIAL	
DWELLINGS	632
DWELLINGS NSA	42 962 m²
AFFORDABLE DWELLINGS *INCLUDED WITHIN TOTAL DWELLINGS NUMBER.	150*
TOTAL STORAGE CAGES	645

RESIDENTS AMENITIES	
INTERNAL AMENITIES	1 783 m²
OUTDOOR AMENITIES	4 604 m²

RETAIL	
TOTAL GLAR (SUPERMARKETS, MINI MAJORS, F&B, SPECIALTIES)	15 350 m²

COMMERCIAL	
TOTAL NLA (CO-WORKING, OFFICE, MEDICAL, CHILDCARE)	9 272 m²

COMMUNITY	
TOTAL AREA	2 404 m²
COMMUNITY SPACE	326 m²
COMMUNITY CENTRE	1 001 m²
MULTI-PURPOSE COURT	1 077 m²

PARKING SPACES	
TOTAL CARSPACE	1043
TOTAL ELECTRIC VEHICLE	40
TOTAL BICYCLES	981

CROSS VENTILATION	
	45%
Cross Ventilated Apartments	
QTY	
285	
285	

DDA ACCESSIBLE	
	54%
Accessible Apartments	
QTY	
346	
346	

DISCLAIMER *
GFA IS THE TOTAL ABOVE GROUND FLOOR AREA OF ALL BUILDING, MEASURED FROM THE OUTSIDE OF EXTERNAL WALLS OR THE CENTRE OF PARTY WALLS, AND INCLUDES ALL ROOFED AREAS. THIS INCLUDES ALL ENCLOSED AREAS, SERVICES, LIFTS, CAR STACKERS AND COVERED BALCONIES. VOIDS ASSOCIATED WITH LIFTS, CAR STACKERS AND SIMILAR SERVICE ELEMENTS SHOULD BE CONSIDERED AS MULTIPLE FLOORS OF THE SAME HEIGHT AS ADJACENT FLOORS OR 3.0 METRES. IF THERE IS NOT ADJACENT FLOOR.

GFA (GROSS FLOOR AREA) IS MEASURED AS DEFINED THE AIQS - BOOK OF AREAS (AUGUST 2024)

RESIDENTS AMENITIES SCHEDULE

LEVEL		AREA
LEVEL 3		
	RESIDENT_AMENITIES	1 737
	RESIDENT_LOUNGE	46
		1 783 m²

RESIDENTS OUTDOOR AMENITIES SCHEDULE

LEVEL	AREA
LEVEL 3	
	4 604
	4 604 m²

COMMUNITY SCHEDULE

	TYPE	AREA
COMMUNITY		
	COMMUNITY_CENTRE	1 001
	COMMUNITY_SPACE	326
	MULTIPURPOSE_COURT	1 077
		2 404 m²
COMMUNITY: COMMON AREA		
	COMMUNITY_CENTRE ENTRY	67
	SHARED_ENTRY	126
	TERRACE	188
	WIDENED_FOOTPATH	242
		623 m²
		3 027 m²

RETAIL GLAR SCHEDULE

TYPE	QTY	AREA
FOOD & DRINK		
	13	2 586
GYM		
	1	778
PILATES		
	1	127
RESTRICTED RETAIL		
	1	2 200
SHOP		
	16	3 609
SUPERMARKET		
	4	6 050
	36	15 350 m²

COMMERCIAL NLA SCHEDULE

		AREA
MEDICAL SUITES		
	MEZZANINE	1 200
		1 200 m²
OFFICE/CO-WORKING		
	UPPER GROUND	2 149
	LEVEL 1	988
	LEVEL 2	988
	LEVEL 3	988
	LEVEL 4	988
		6 101 m²
		7 301 m²

CHILDCARE NLA SCHEDULE

		AREA
CHILDCARE		
	LEVEL 1	464
	LEVEL 2	648
		1 112 m²
CHILDCARE_OPEN SPACE		
	LEVEL 1	302
	LEVEL 2	557
		859 m²
		1 971 m²

REVISION

-	PRELIMINARY	JP	23.03.2022
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FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
2 RIVERSIDE QUAY, SOUTHBANK
VICTORIA 3006 AUSTRALIA
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
JP	28.07.0022	JP	29.07.2022	21162

PROJECT
ALPHINGTON
LOT 2B
ALPHINGTON VIC 3078

DRAWING TITLE
DEVELOPMENT SUMMARY

ISSUE PURPOSE	SCALE
TOWN PLANNING	N.T.S.@A1

REV.	DRAWING NO.
C	TP0030

Attachment 2 - Attachment 2 - Decision Plans

GFA SCHEDULE (EXC. PRIVATE OPEN SPACE)

LEVEL	AREA
PODIUM	
BASEMENT	16 498
LOWER GROUND	16 303
UPPER GROUND	16 058
MEZZANINE	1 438
LEVEL 1	13 497
LEVEL 2	14 040
	77 834 m²
BUILDING A	
LEVEL 3	1 546
LEVEL 4	1 546
LEVEL 5	1 546
LEVEL 6	1 546
LEVEL 7	1 546
LEVEL 8	1 546
LEVEL 9	1 546
LEVEL 10	1 546
LEVEL 11	1 546
LEVEL 12	1 546
LEVEL 13	747
ROOF	131
	16 338 m²
BUILDING B	
LEVEL 3	1 441
LEVEL 4	1 436
LEVEL 5	1 436
LEVEL 6	1 436
LEVEL 7	1 436
LEVEL 8	1 171

GFA SCHEDULE (EXC. PRIVATE OPEN SPACE)

LEVEL	AREA
LEVEL 9	1 171
LEVEL 10	1 171
LEVEL 11	1 171
LEVEL 12	1 171
LEVEL 13	1 171
	14 211 m²
BUILDING C	
LEVEL 3	2 011
LEVEL 4	1 925
LEVEL 5	1 925
LEVEL 6	1 925
LEVEL 7	1 925
LEVEL 8	1 425
LEVEL 9	75
	11 211 m²
BUILDING D	
LEVEL 1	1 136
LEVEL 2	1 136
LEVEL 3	1 747
LEVEL 4	1 747
LEVEL 5	611
LEVEL 6	783
LEVEL 7	807
LEVEL 8	807
LEVEL 9	75
	8 849 m²
BUILDING E	
LEVEL 3	1 189
LEVEL 4	1 189

GFA SCHEDULE (EXC. PRIVATE OPEN SPACE)

LEVEL	AREA
LEVEL 5	1 189
LEVEL 6	1 189
LEVEL 7	71
	4 827 m²
BUILDING F	
LEVEL 3	1 290
LEVEL 4	1 290
LEVEL 5	1 290
	3 870 m²
	137 140 m²

APARTMENT NSA

LEVEL	QTY	AREA
BUILDING A		
LEVEL 1	8	551
LEVEL 2	8	566
LEVEL 3	17	1 192
LEVEL 4	17	1 128
LEVEL 5	17	1 128
LEVEL 6	17	1 128
LEVEL 7	17	1 128
LEVEL 8	17	1 128
LEVEL 9	17	1 128
LEVEL 10	17	1 128
LEVEL 11	17	1 128
LEVEL 12	17	1 128
LEVEL 13	8	507
	194	**12 968 m²**
BUILDING B		
LEVEL 1	9	511
LEVEL 2	9	511
LEVEL 3	15	1 092
LEVEL 4	16	1 070
LEVEL 5	16	1 070
LEVEL 6	16	1 070
LEVEL 7	16	1 070
LEVEL 8	12	877
LEVEL 9	12	877
LEVEL 10	12	877
LEVEL 11	12	877
LEVEL 12	12	877
LEVEL 13	12	877

APARTMENT NSA

LEVEL	QTY	AREA
	169	**11 656 m²**
BUILDING C		
LEVEL 4	22	1 434
LEVEL 5	22	1 434
LEVEL 6	22	1 434
LEVEL 7	22	1 434
LEVEL 8	15	1 028
	103	**6 764 m²**
BUILDING D		
LEVEL 1	4	255
LEVEL 2	4	255
LEVEL 3	6	436
LEVEL 4	6	436
LEVEL 5	6	436
LEVEL 6	8	583
LEVEL 7	8	595
LEVEL 8	8	595
	50	**3 591 m²**
BUILDING E		
LEVEL 1	7	443
LEVEL 2	7	443
LEVEL 3	14	845
LEVEL 4	14	847
LEVEL 5	14	847
LEVEL 6	14	847
	70	**4 272 m²**
BUILDING F		
LEVEL 1	6	551
LEVEL 2	6	551

APARTMENT NSA

LEVEL	QTY	AREA
LEVEL 3	10	801
LEVEL 4	12	904
LEVEL 5	12	904
	46	**3 711 m²**
	632	**42 962 m²**

Total Apartment Mix

	QTY	AREA
1BR + 1BTH	279	15 077
1BR + 1BTH + ...	35	2 085
2BR + 1BTH	70	4 930
2BR + 2BTH	191	14 751
3BR + 2BTH	57	6 044
	632	**42 887 m²**

APARTMENT MIX SCHEDULE

APT TYPE		%	QTY	AREA
1BR + 1BTH	50%	44%	279	15077
1BR + 1BTH + STD		6%	35	2085
2BR + 1BTH	41%	11%	70	4959
2BR + 2BTH		30%	191	14751
3BR + 2BTH	9%	9%	57	6044
			632	**42 916**

BUILDING A | APARTMENT MIX SCHEDULE

APT TYPE		%	QTY	AREA
1BR + 1BTH	57%	56%	108	5897
1BR + 1BTH + STD		1%	2	140
2BR + 1BTH	33%	1%	2	146
2BR + 2BTH		32%	62	4691
3BR + 2BTH	10%	10%	20	2070
			194	**13 044**

BUILDING B | APARTMENT MIX SCHEDULE

APT TYPE		%	QTY	AREA
1BR + 1BTH	41%	24%	41	2219
1BR + 1BTH + STD		17%	28	1658
2BR + 1BTH	50%	34%	57	3965
2BR + 2BTH		16%	27	2100
3BR + 2BTH	9%	9%	16	1581
			169	**11 523**

BUILDING C | APARTMENT MIX SCHEDULE

APT TYPE		%	QTY	AREA
1BR + 1BTH	63%	63%	65	3307
1BR + 1BTH + STD		0%	0	0
2BR + 1BTH	22%	5%	5	384
2BR + 2BTH		17%	18	1428
3BR + 2BTH	15%	15%	15	1743
			103	**6 862**

BUILDING D | APARTMENT MIX SCHEDULE

APT TYPE		%	QTY	AREA
1BR + 1BTH	34%	34%	17	958
1BR + 1BTH + STD		0%	0	0
2BR + 1BTH	66%	4%	2	148
2BR + 2BTH		62%	31	2487
3BR + 2BTH	0%	0%	0	0
			50	**3 593**

BUILDING E | APARTMENT MIX SCHEDULE

APT TYPE		%	QTY	AREA
1BR + 1BTH	69%	69%	48	2596
1BR + 1BTH + STD		0%	0	0
2BR + 1BTH	29%	0%	0	0
2BR + 2BTH		29%	20	1460
3BR + 2BTH	3%	3%	2	226
			70	**4 282**

BUILDING F | APARTMENT MIX SCHEDULE

APT TYPE		%	QTY	AREA
1BR + 1BTH	11%	0%	0	0
1BR + 1BTH + STD		7%	5	287
2BR + 1BTH	80%	9%	4	316
2BR + 2BTH		72%	33	2585
3BR + 2BTH	9%	9%	4	424
			46	**3 612**

REVISION

-	PRELIMINARY	JP	23.03.2022
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WWW.FKAUSTRALIA.COM
2 RIVERSIDE QUAY, SOUTHBANK
VICTORIA 3006 AUSTRALIA
TELEPHONE: +61 3 8686 3888
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
JP	28.07.0022	JP	29.07.2022	21162

PROJECT
ALPHINGTON
LOT 2B
ALPHINGTON VIC 3078

DRAWING TITLE
DEVELOPMENT SUMMARY

ISSUE PURPOSE
TOWN PLANNING

SCALE
N.T.S.@A1

REV.
C

DRAWING NO.
TP0031

Attachment 2 - Attachment 2 - Decision Plans

BALCONY AREA		
	LEVEL	AREA
BUILDING A		
	LEVEL 1	89
	LEVEL 2	90
	LEVEL 3	264
	LEVEL 4	200
	LEVEL 5	200
	LEVEL 6	200
	LEVEL 7	200
	LEVEL 8	200
	LEVEL 9	200
	LEVEL 10	200
	LEVEL 11	200
	LEVEL 12	200
	LEVEL 13	93
		2 336 m²
BUILDING B		
	LEVEL 1	90
	LEVEL 2	90
	LEVEL 3	393
	LEVEL 4	191
	LEVEL 5	191
	LEVEL 6	191
	LEVEL 7	191
	LEVEL 8	134
	LEVEL 9	134
	LEVEL 10	134
	LEVEL 11	134
	LEVEL 12	134
	LEVEL 13	134
		2 141 m²
BUILDING C		
	LEVEL 4	233
	LEVEL 5	233
	LEVEL 6	233
	LEVEL 7	233
	LEVEL 8	164
		1 096 m²
BUILDING D		
	LEVEL 1	38
	LEVEL 2	38
	LEVEL 3	66
	LEVEL 4	66
	LEVEL 5	66
	LEVEL 6	85
	LEVEL 7	85
	LEVEL 8	85
		529 m²
BUILDING E		
	LEVEL 1	110
	LEVEL 2	110
	LEVEL 3	342
	LEVEL 4	159
	LEVEL 5	159
	LEVEL 6	159
		1 039 m²
BUILDING F		
	LEVEL 1	121
	LEVEL 2	121
	LEVEL 3	195
	LEVEL 4	223
	LEVEL 5	223
		883 m²
		8 024 m²

CARPARKING SCHEDULE		
	LEVEL	QTY
Custom		
	BASEMENT	6
		6
Long-term		
	LEVEL 1	285
	LEVEL 2	321
		606
Short-term		
	BASEMENT	431
		431
		1043

CARPARKING TYPE		
	LEVEL	QTY
CLICK&COLLECT		
	BASEMENT	6
		6
Disabled Space		
	BASEMENT	8
		8
PLANNING 90° (2.6m wide)		
	BASEMENT	418
	LEVEL 1	262
	LEVEL 2	288
		968
PLANNING 90° (2.8m wide)		
	LEVEL 2	4
		4
PLANNING 90° Tandem(2.6m wide)		
	LEVEL 1	23
	LEVEL 2	29
		52
PLANNING PARALLEL		
	BASEMENT	5
		5
		1043

BICYCLE PARKING SCHEDULE			
ALLOCATION	LEVEL	PARKING TYPE	QTY
VISITORS - PUBLIC REALM			
PUBLIC	LOWER GROUND	HORIZONTAL	9
PUBLIC	UPPER GROUND	HORIZONTAL	25
RESIDENTIAL	LOWER GROUND	HORIZONTAL	9
RESIDENTIAL	UPPER GROUND	HORIZONTAL	16
			59
VISITORS			
COMMERCIAL	LOWER GROUND	VERTICAL	12
COMMUNITY	LOWER GROUND	VERTICAL	5
MEDICAL	LOWER GROUND	VERTICAL	4
PUBLIC	UPPER GROUND	HORIZONTAL	1
RESIDENTIAL	LOWER GROUND	HORIZONTAL	10
RESIDENTIAL	LOWER GROUND	LOWER DECK	46
RESIDENTIAL	LOWER GROUND	UPPER DECK	46
RESIDENTIAL	LOWER GROUND	VERTICAL	40
RETAIL	LOWER GROUND	VERTICAL	21
			185
STAFF			
COMMERCIAL	MEZZANINE	HORIZONTAL	11
COMMERCIAL	MEZZANINE	LOWER DECK	15
COMMERCIAL	MEZZANINE	UPPER DECK	15
COMMUNITY	LOWER GROUND	HORIZONTAL	3
MEDICAL	LOWER GROUND	HORIZONTAL	2
RETAIL	LOWER GROUND	HORIZONTAL	25
RETAIL	LOWER GROUND	LOWER DECK	16
RETAIL	LOWER GROUND	UPPER DECK	15
RETAIL	LOWER GROUND	VERTICAL	3
			105
RESIDENTS			
RESIDENTIAL	LOWER GROUND	HORIZONTAL	97
RESIDENTIAL	LOWER GROUND	LOWER DECK	216
RESIDENTIAL	LOWER GROUND	UPPER DECK	215
RESIDENTIAL	LOWER GROUND	VERTICAL	104
			632
			981

STORAGE CAGE SUMMARY		
CAGE SIZE	LEVEL	QTY
1m3 ON GROUND		
	LEVEL 4	4
	LEVEL 5	4
	LEVEL 6	4
	LEVEL 7	4
	LEVEL 8	4
		20
3m3 - OVER BONNET		
	LEVEL 1	248
	LEVEL 2	279
		527
4m3 ON GROUND		
	LEVEL 1	7
	LEVEL 2	10
		17
5m3 ON GROUND		
	LEVEL 1	52
	LEVEL 2	29
		81
		645

REVISION

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2 RIVERSIDE QUAY, SOUTHBANK
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JP	28.07.0022	JP	29.07.2022	21162

PROJECT
ALPHINGTON
LOT 2B
ALPHINGTON VIC 3078

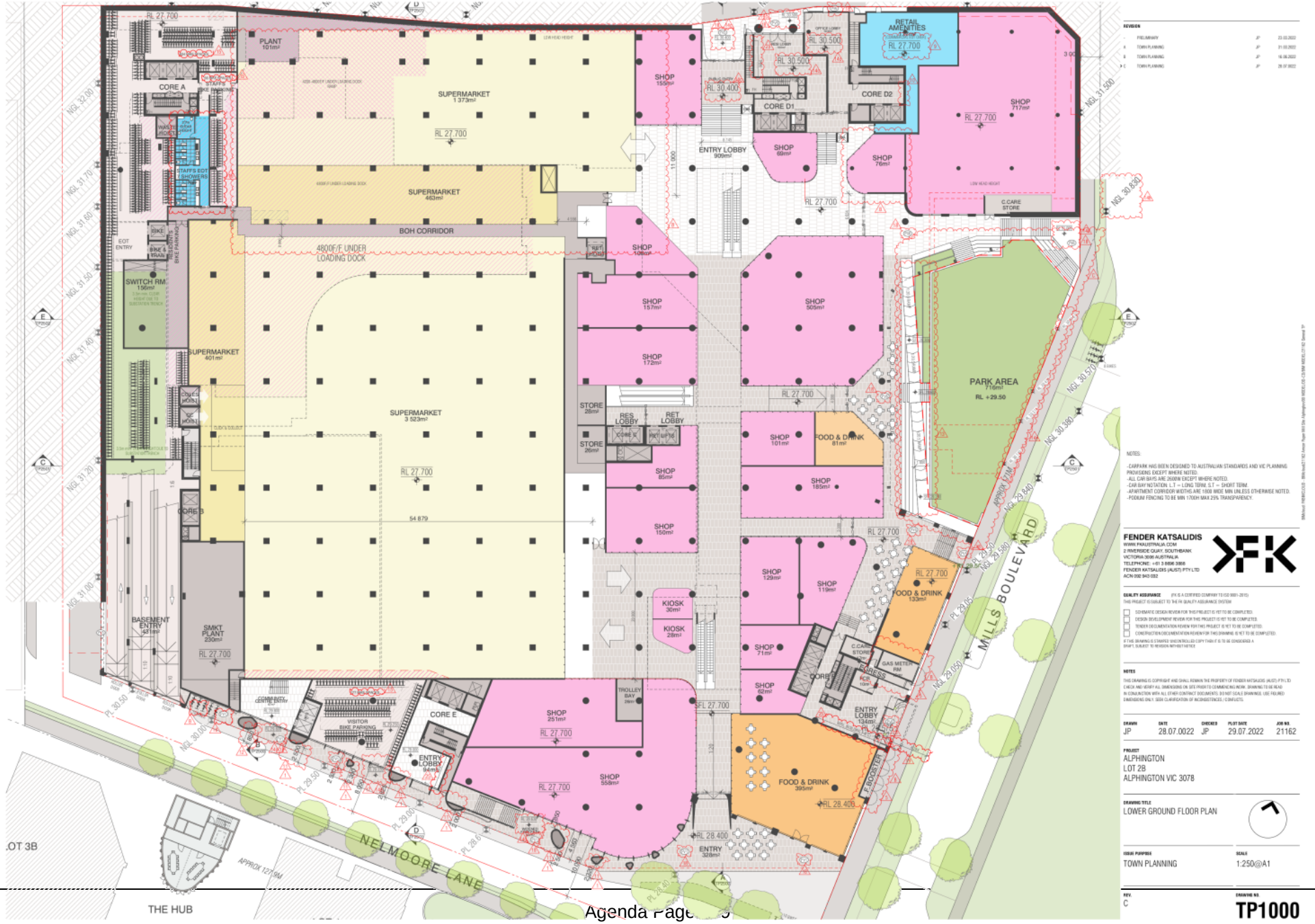
DRAWING TITLE
DEVELOPMENT SUMMARY

ISSUE PURPOSE	SCALE
TOWN PLANNING	N.T.S.@A1

REV.	DRAWING NO.
C	TP0032

Attachment 2 - Attachment 2 - Decision Plans

Attachment 2 - Attachment 2 - Decision Plans



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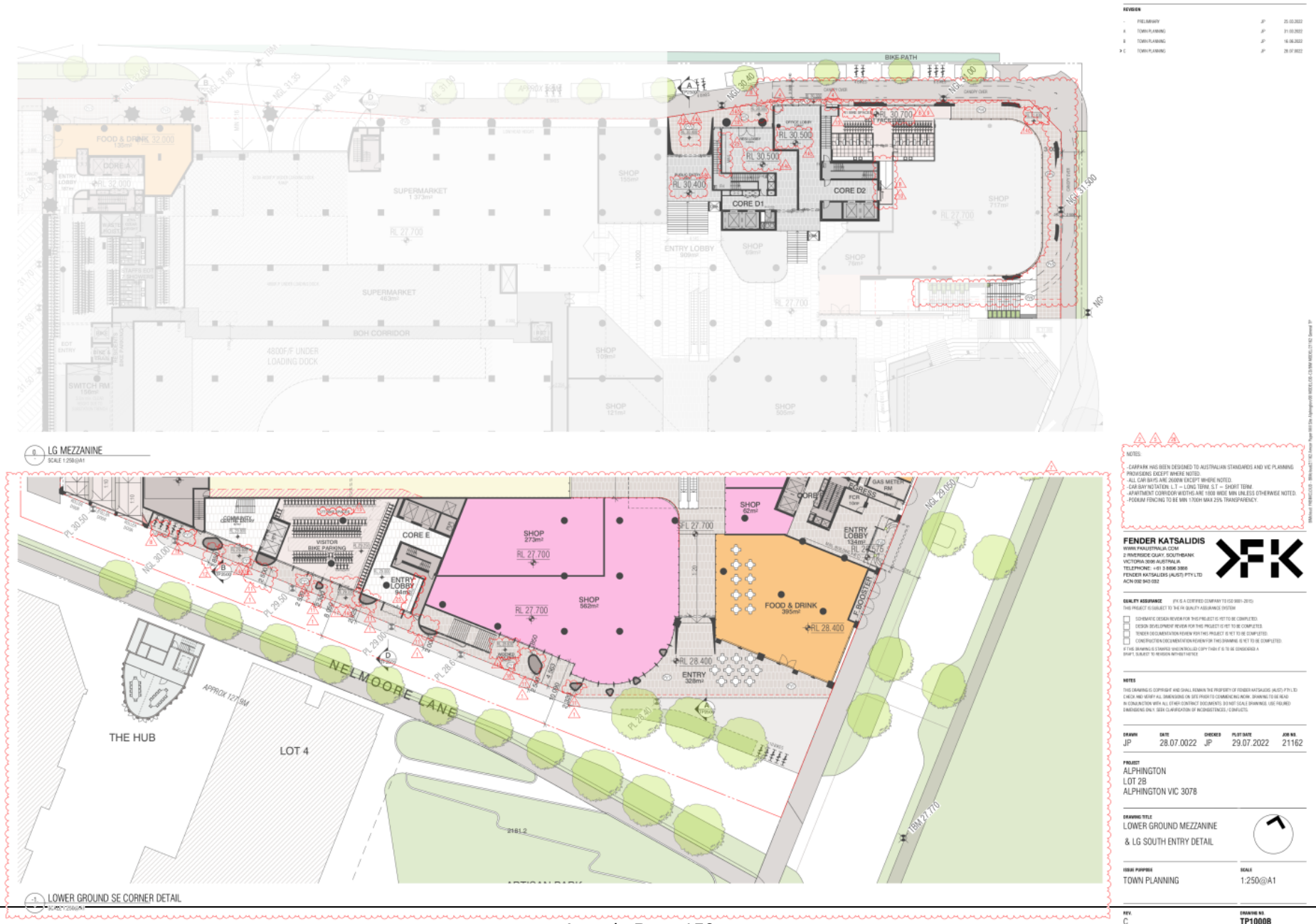

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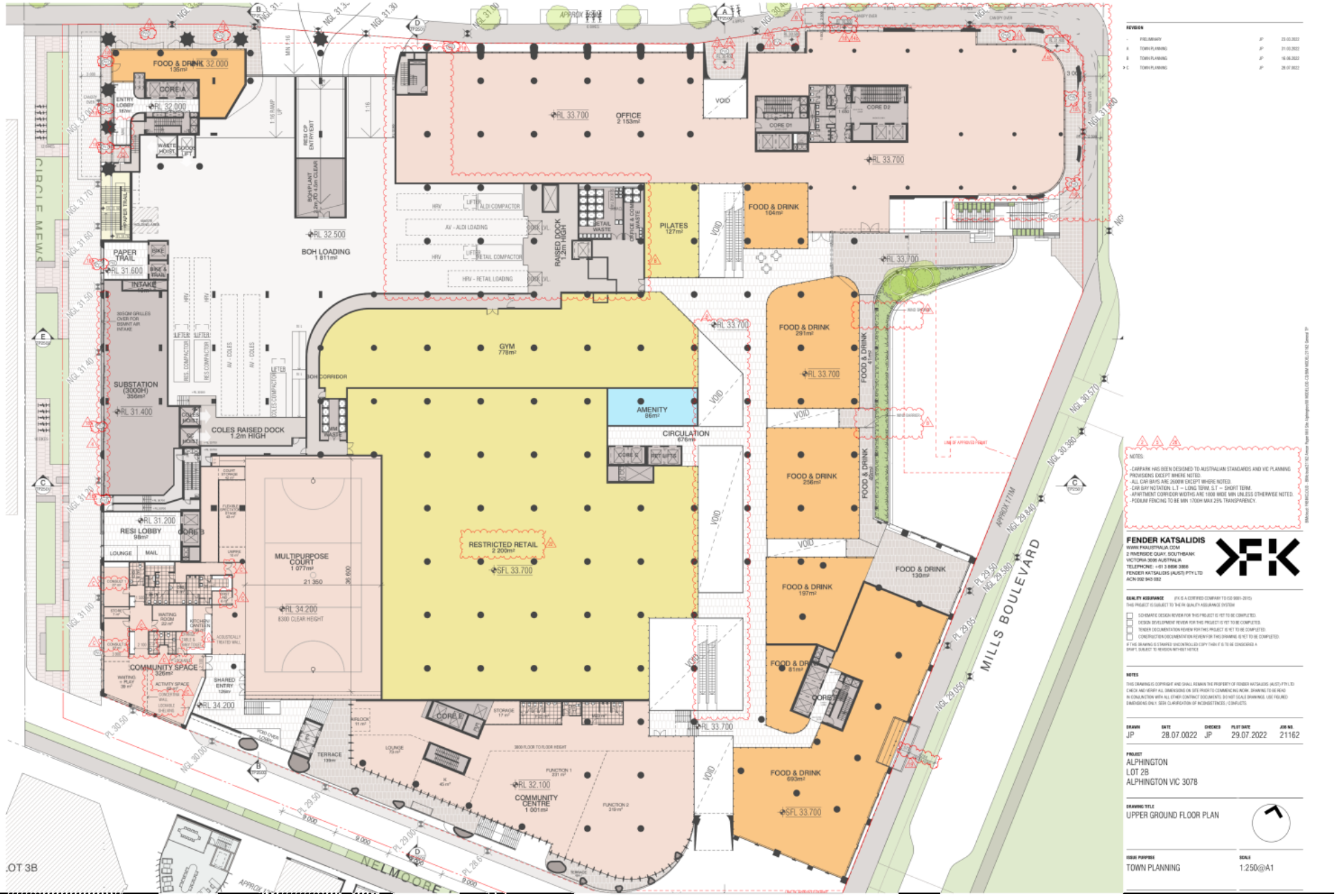

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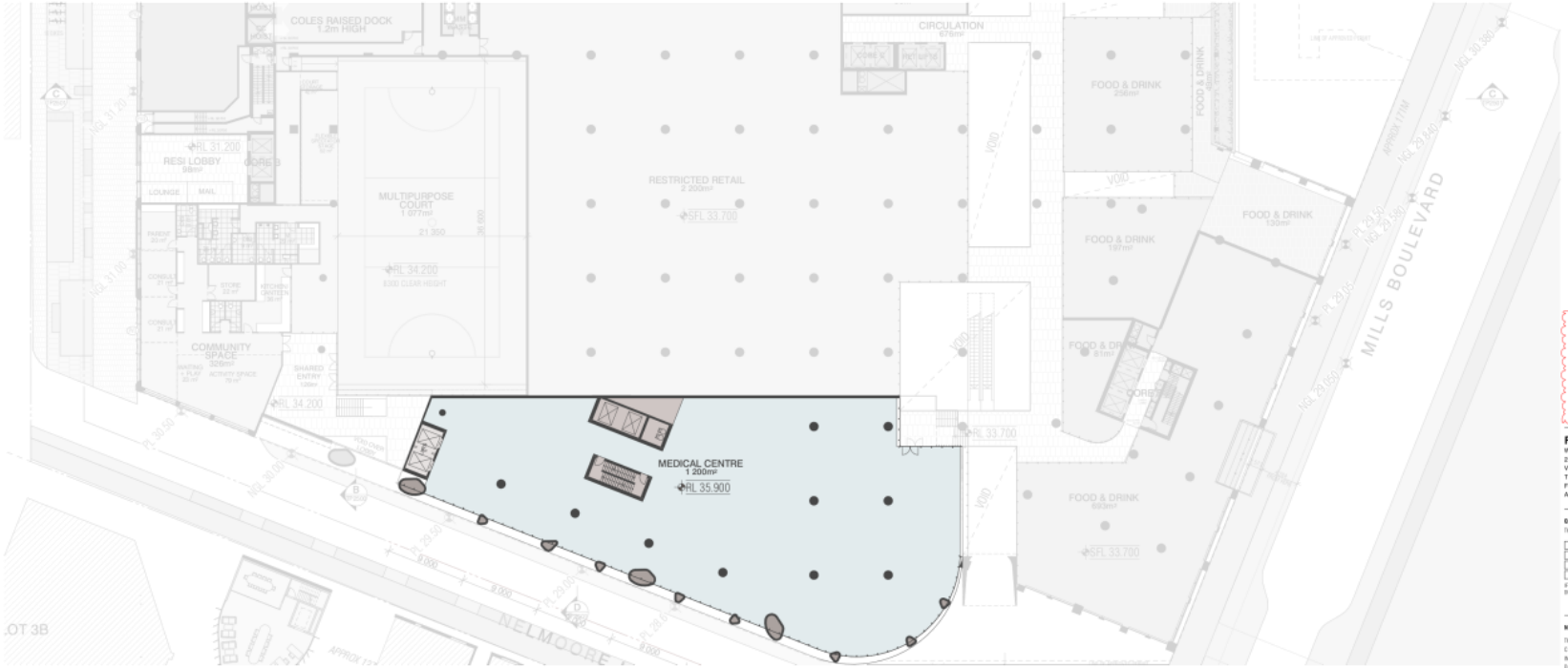

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NOTES:

- CARPARK HAS BEEN DESIGNED TO AUSTRALIAN STANDARDS AND VIC PLANNING PROVISIONS EXCEPT WHERE NOTED.
- ALL CAR BAYS ARE 2600W EXCEPT WHERE NOTED.
- CAR BAY NOTATION: L.T = LONG TERM, S.T = SHORT TERM.
- APARTMENT CORRIDOR WIDTHS ARE 1500 WIDE MIN UNLESS OTHERWISE NOTED.
- PODIUM FENCING TO BE MIN 1700H MAX 25% TRANSPARENCY.

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
2 RIVERSIDE QUAY, SOUTHBANK
VICTORIA 3006 AUSTRALIA
TELEPHONE: +61 3 8696 3068
FENDER KATSALIDIS (AUST) PTY LTD
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JP	28.07.0022	JP	29.07.2022	21162

PROJECT
ALPHINGTON
LOT 2B
ALPHINGTON VIC 3078

DRAWING TITLE
MEDICAL CENTRE PLAN

ISSUE PURPOSE
TOWN PLANNING

SCALE
1:250@A1

REV.
C

DRAWING NO.
TP1001B

Attachment 2 - Attachment 2 - Decision Plans

Attachment 2 - Attachment 2 - Decision Plans

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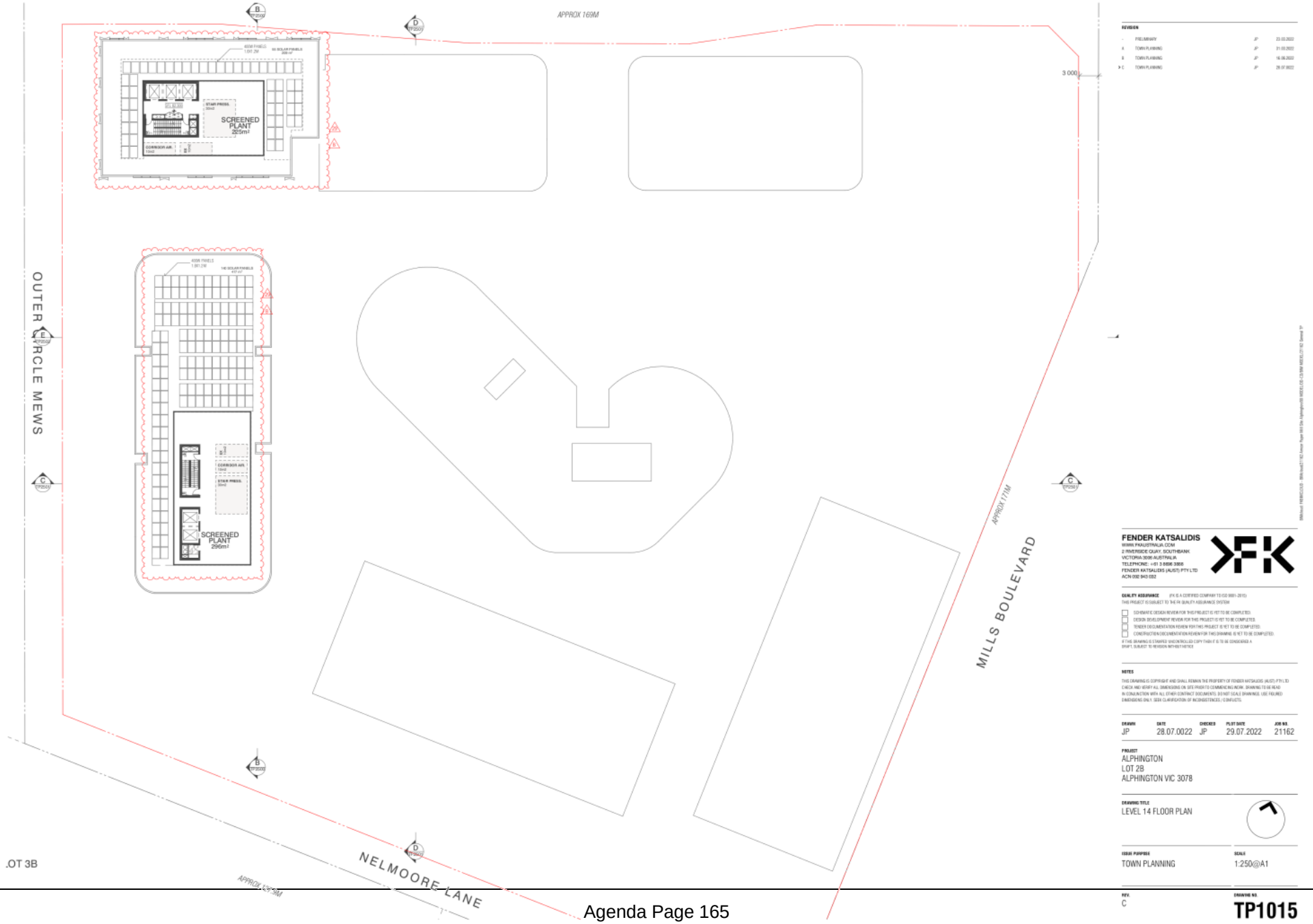

Attachment 2 - Attachment 2 - Decision Plans

N1 NORTH ELEVATION
SCALE 1:250@A3

REVISION

-	PRELIMINARY	JP	23.03.2022
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2 RIVERSIDE QUAY, SOUTHBANK
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AM	28.07.0022	JP	29.07.2022	21162

PROJECT
ALPHINGTON
LOT 2B
ALPHINGTON VIC 3078

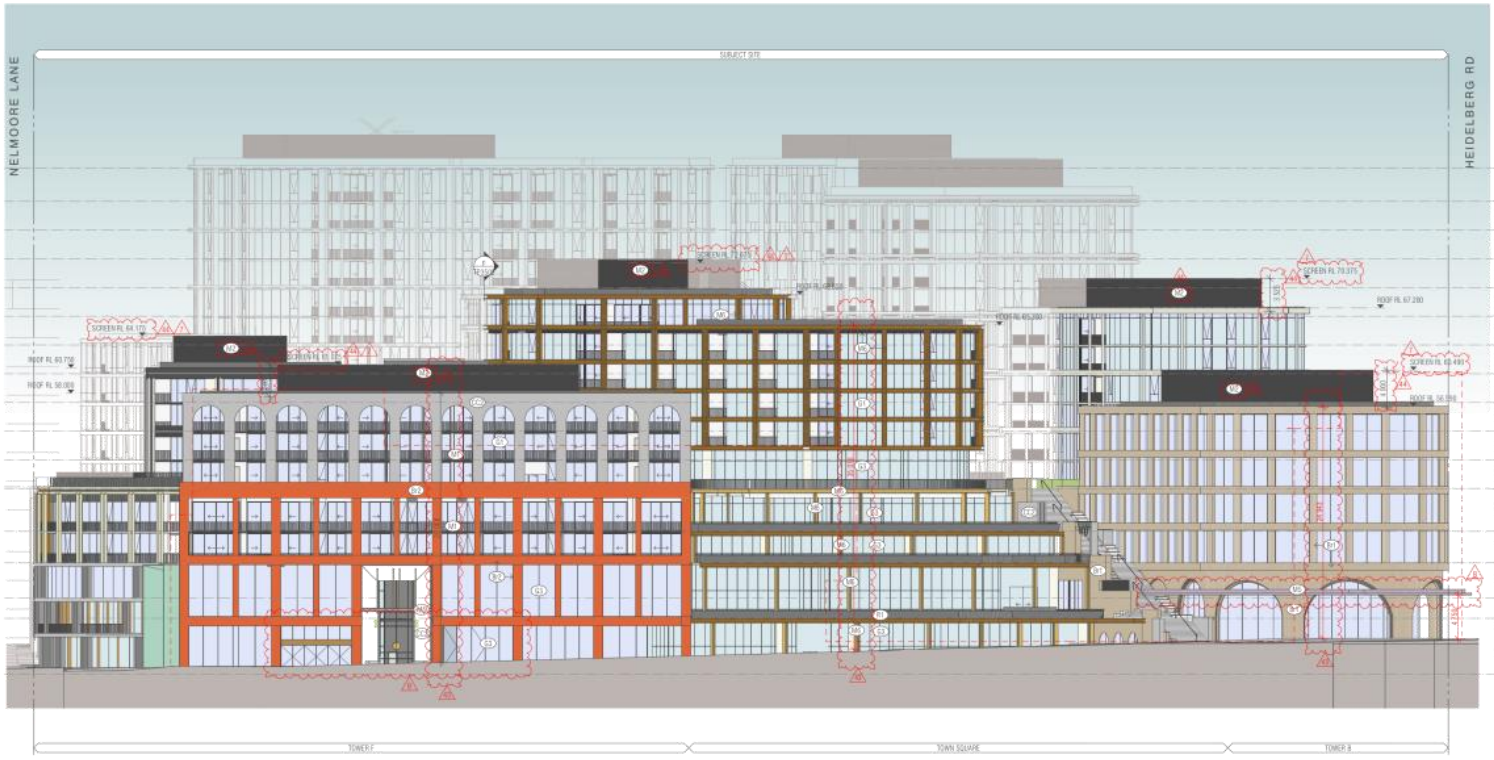
DRAWING TITLE
NORTH ELEVATION OVERALL

ISSUE PURPOSE	SCALE
TOWN PLANNING	1:250@A1

REV. C

DRAWING NO. TP2000

Attachment 2 - Attachment 2 - Decision Plans



E1 EAST ELEVATION
SCALE 1:250@A3

REVISION

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WWW.FKAUSTRALIA.COM
2 RIVERSIDE QUAY, SOUTHBANK
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PROJECT
ALPHINGTON
LOT 2B
ALPHINGTON VIC 3078

DRAWING TITLE
EAST ELEVATION OVERALL

ISSUE PURPOSE
TOWN PLANNING

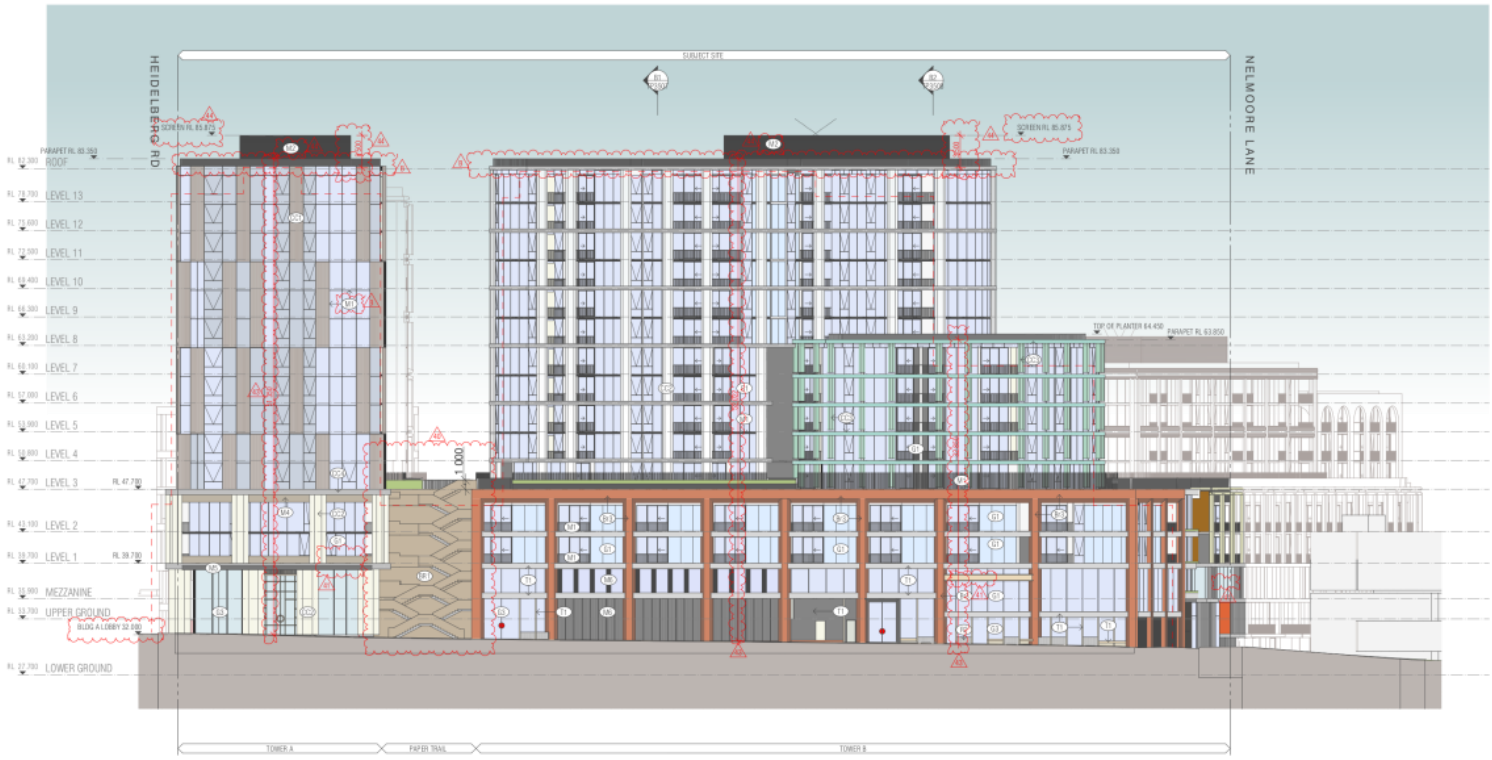
SCALE
1:250@A1

REV.
C

DRAWING NO.
TP2001

Attachment 2 - Attachment 2 - Decision Plans

Attachment 2 - Attachment 2 - Decision Plans



W1 WEST ELEVATION
SCALE 1:250@A3

REVISION

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2 RIVERSIDE QUAY, SOUTHBANK
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PROJECT
ALPHINGTON
LOT 2B
ALPHINGTON VIC 3078

DRAWING TITLE
WEST ELEVATION

ISSUE PURPOSE
TOWN PLANNING

SCALE
1:250@A1

REV.
C

DRAWING NO.
TP2003

Attachment 2 - Attachment 2 - Decision Plans

INTERNAL SOUTH ELEVATION BUILDING A + D
SCALE 1:250@A3

REVISION

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2 RIVERSIDE QUAY, SOUTHBANK
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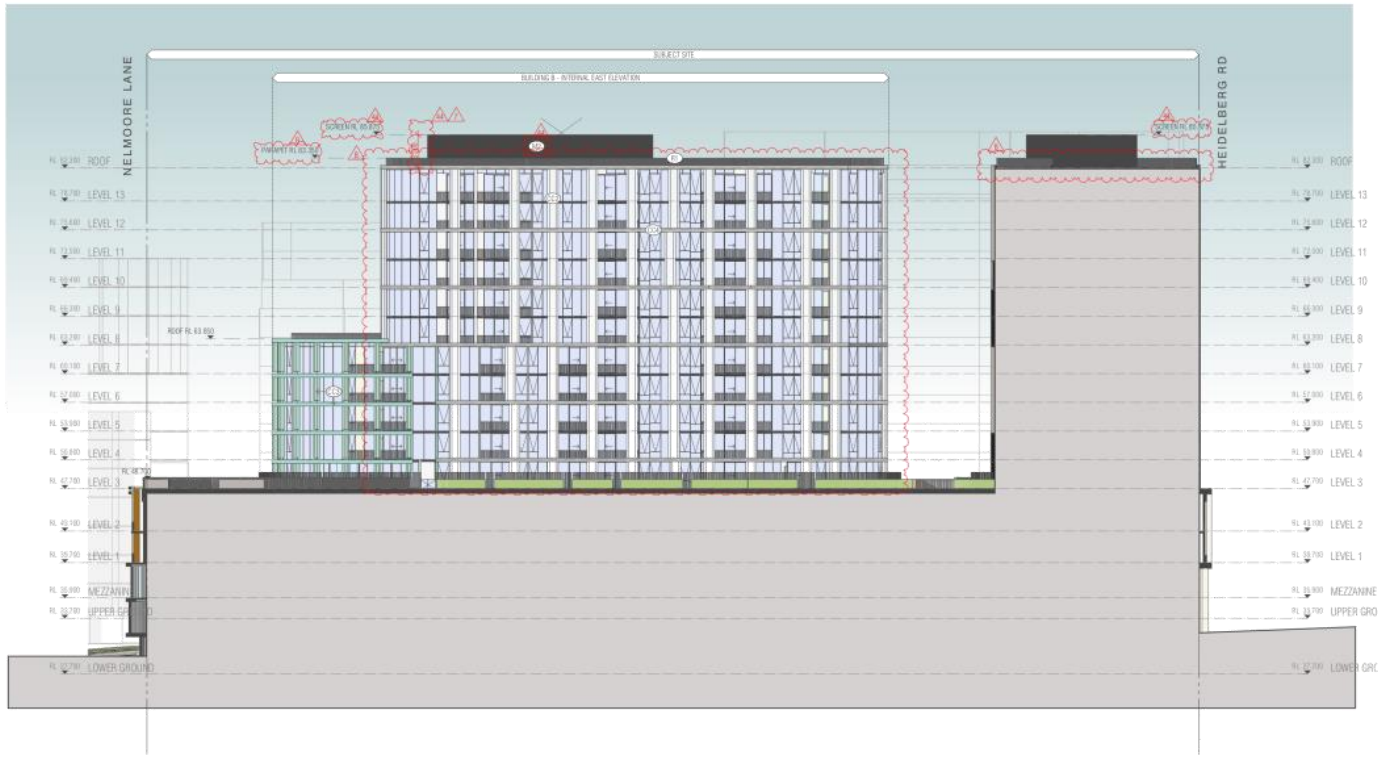
PROJECT
ALPHINGTON
LOT 2B
ALPHINGTON VIC 3078

DRAWING TITLE
INTERNAL ELEVATION

ISSUE PURPOSE	SCALE
TOWN PLANNING	1:250@A1

REV.	DRAWING NO.
C	TP2004

Attachment 2 - Attachment 2 - Decision Plans



BUILDING B EAST ELEVATION
SCALE 1:250@A3

REVISION

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2 RIVERSIDE QUAY, SOUTHBANK
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
AM	28.07.0022	JP	29.07.2022	21162

PROJECT
ALPHINGTON
LOT 2B
ALPHINGTON VIC 3078

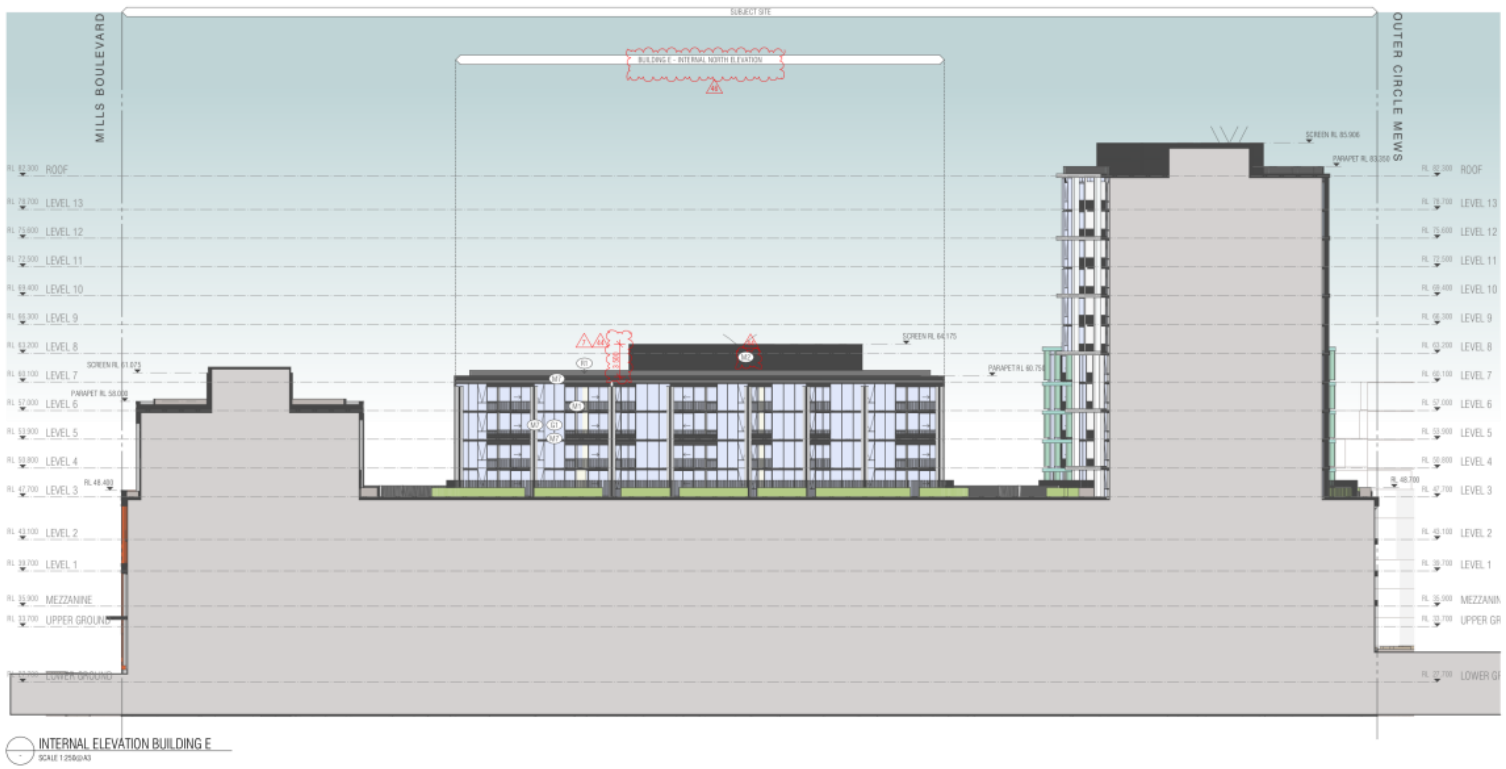
DRAWING TITLE
INTERNAL ELEVATION

ISSUE PURPOSE	SCALE
TOWN PLANNING	1:250@A1

REV. C

DRAWING NO. **TP2005**

Attachment 2 - Attachment 2 - Decision Plans



REVISION

-	PRELIMINARY	JP	23.03.2022
A	TOWN PLANNING	JP	31.03.2022
B	TOWN PLANNING	JP	16.06.2022
> C	TOWN PLANNING	JP	29.07.2022

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WWW.FKAUSTRALIA.COM
2 RIVERSIDE QUAY, SOUTHBANK
VICTORIA 3006 AUSTRALIA
TELEPHONE: +61 3 8696 3888
FENDER KATSALIDIS (AUST) PTY LTD
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
AM	28.07.0022	JP	29.07.2022	21162

PROJECT
ALPHINGTON
LOT 2B
ALPHINGTON VIC 3078

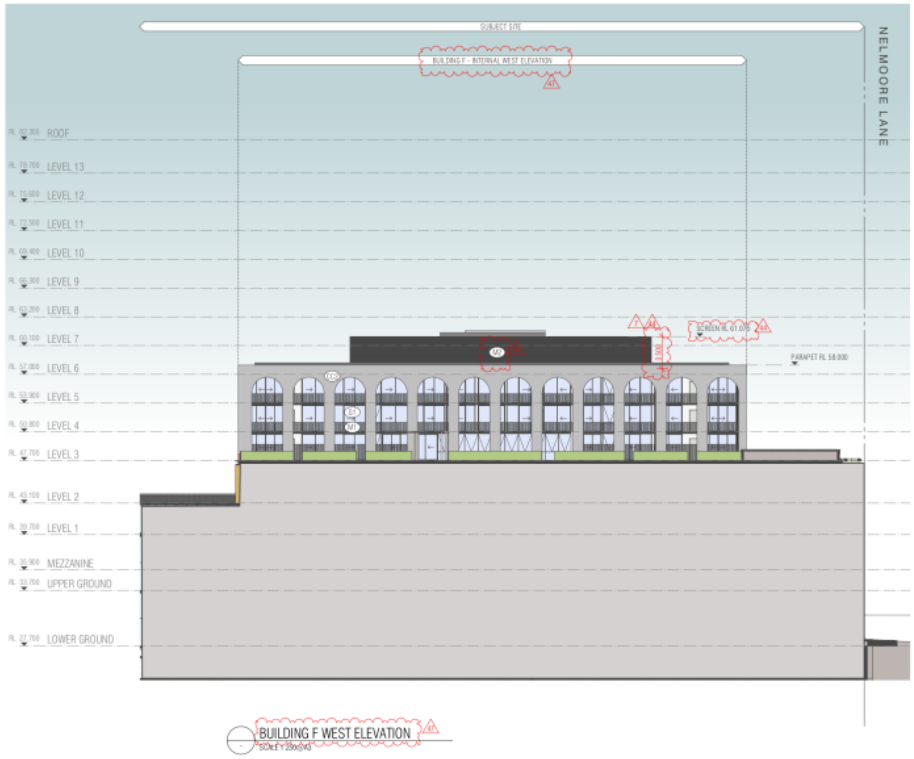
DRAWING TITLE
INTERNAL ELEVATION

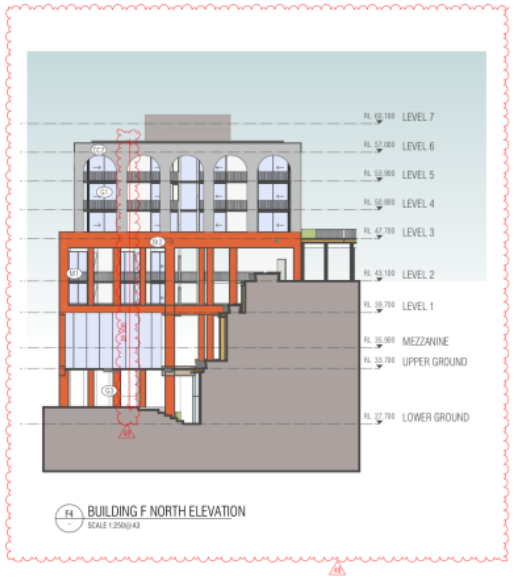
ISSUE PURPOSE	SCALE
TOWN PLANNING	1:250@A1

REV. C

DRAWING NO. **TP2006**

Attachment 2 - Attachment 2 - Decision Plans





REVISION

-	PRELIMINARY	JP	23.03.2022
A	TOWN PLANNING	JP	31.03.2022
B	TOWN PLANNING	JP	16.06.2022
> C	TOWN PLANNING	JP	29.07.2022

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2 RIVERSIDE QUAY, SOUTHBANK
VICTORIA 3006 AUSTRALIA
TELEPHONE: +61 3 8696 3888
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
AM	28.07.0022	JP	29.07.2022	21162

PROJECT
ALPHINGTON
LOT 2B
ALPHINGTON VIC 3078

DRAWING TITLE
INTERNAL ELEVATION

ISSUE PURPOSE	SCALE
TOWN PLANNING	1:250@A1

REV. C

DRAWING NO. TP2007

Attachment 2 - Attachment 2 - Decision Plans

REVISION

-	TOWN PLANNING	JP	02.05.2022
B	TOWN PLANNING	JP	16.06.2022
> C	TOWN PLANNING	JP	28.07.2022

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2 RIVERSIDE QUAY, SOUTHBANK
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
JP	28.07.0022	JP	29.07.2022	21162

PROJECT
ALPHINGTON
LOT 2B
ALPHINGTON VIC 3078

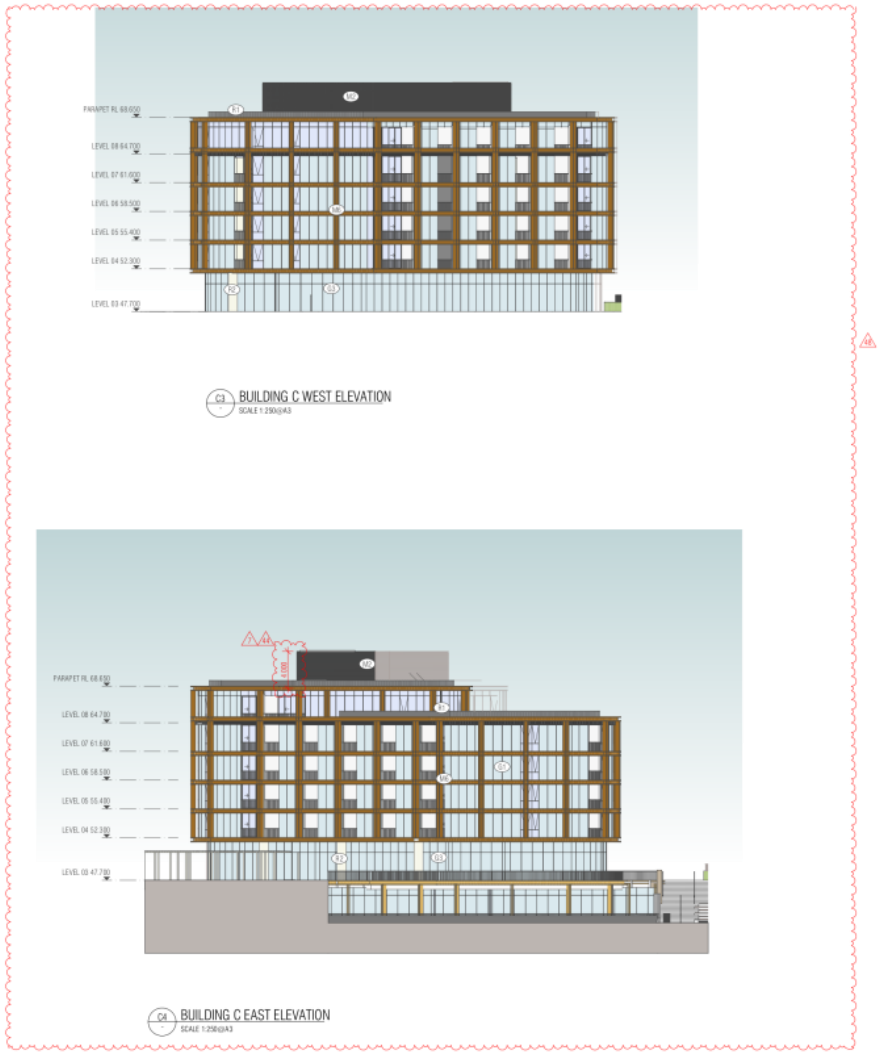
DRAWING TITLE
INTERNAL ELEVATIONS

ISSUE PURPOSE	SCALE
TOWN PLANNING	1:250@A1

REV. C

DRAWING NO. TP2008

Attachment 2 - Attachment 2 - Decision Plans



REVISION

B	TOWN PLANNING	JP	16.08.2022
> C	TOWN PLANNING	JP	29.07.2022

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2 RIVERSIDE QUAY, SOUTHBANK
VICTORIA 3006 AUSTRALIA
TELEPHONE: +61 3 8696 3888
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
JP	28.07.0022	JP	29.07.2022	21162

PROJECT
ALPHINGTON
LOT 2B
ALPHINGTON VIC 3078

DRAWING TITLE
INTERNAL ELEVATIONS

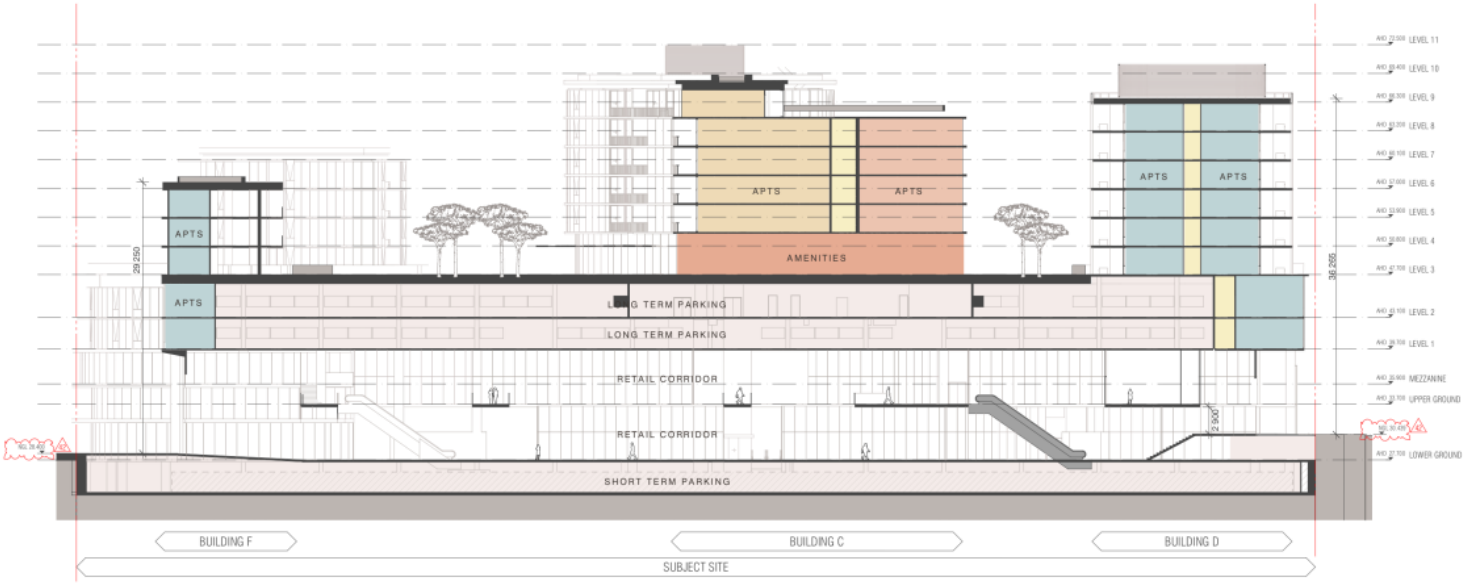
ISSUE PURPOSE
TOWN PLANNING

SCALE
1:250@A1

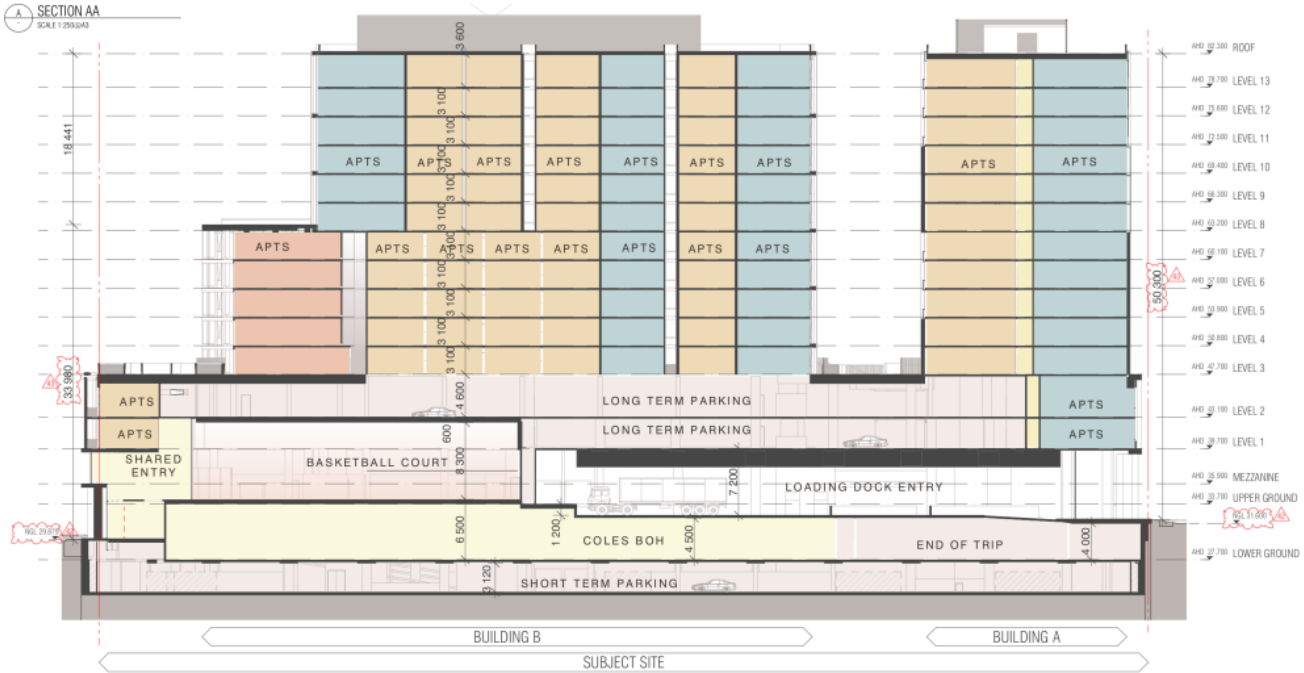
REV.
C

DRAWING NO.
TP2009

Attachment 2 - Attachment 2 - Decision Plans



SECTION AA
SCALE 1:250@A3



SECTION BB
SCALE 1:250@A3

REVISION

-	PRELIMINARY	JP	23.03.2022
A	TOWN PLANNING	JP	31.03.2022
B	TOWN PLANNING	JP	16.06.2022
> C	TOWN PLANNING	JP	29.07.2022

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WWW.FKAUSTRALIA.COM
2 RIVERSIDE QUAY, SOUTHBANK
VICTORIA 3006 AUSTRALIA
TELEPHONE: +61 3 8686 3888
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
JP	28.07.0022	JP	29.07.2022	21162

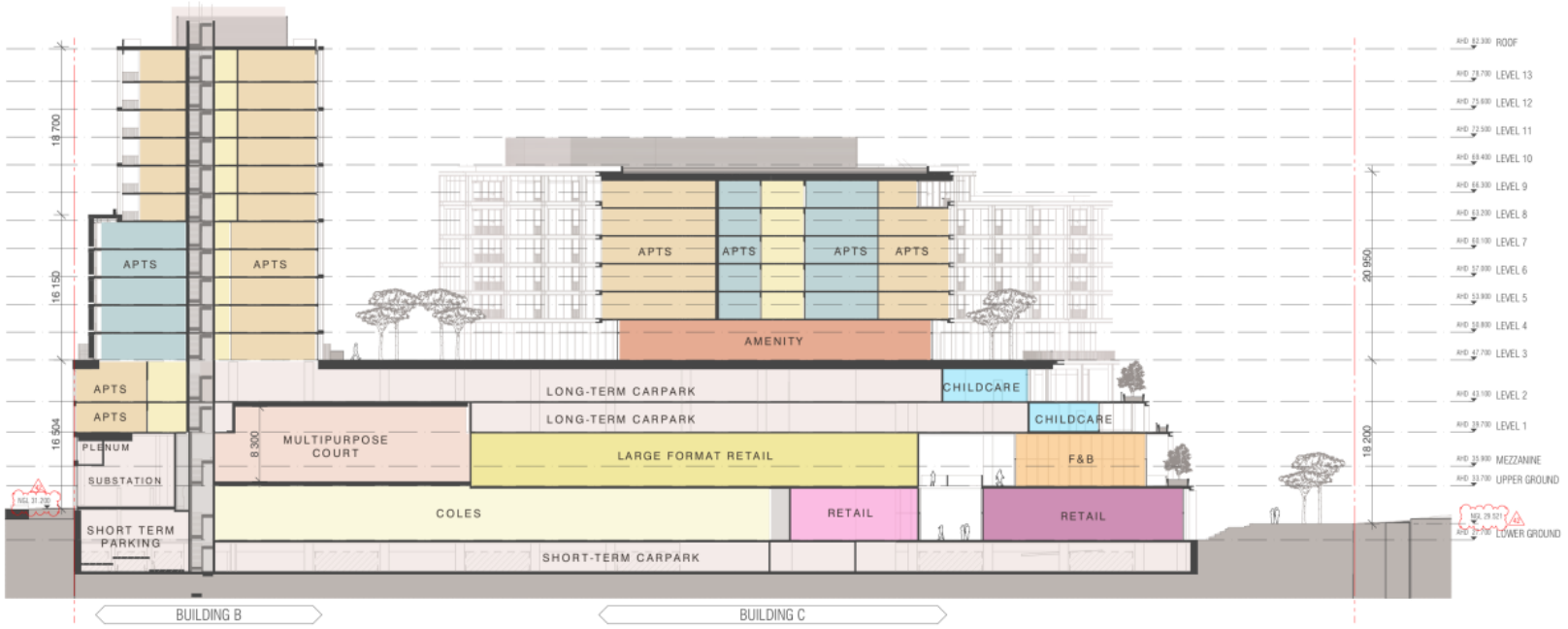
PROJECT
ALPHINGTON
LOT 2B
ALPHINGTON VIC 3078

DRAWING TITLE
SECTION AA & BB

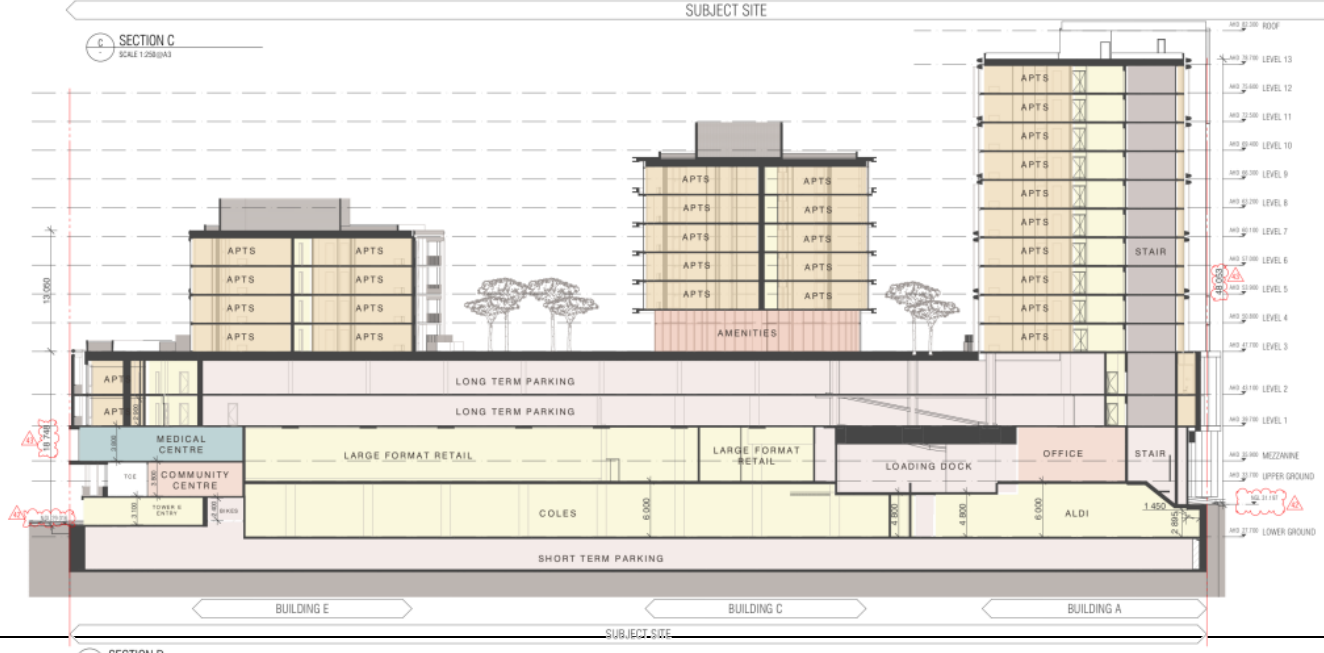
ISSUE PURPOSE	SCALE
TOWN PLANNING	1:250@A1

REV.	DRAWING NO.
C	TP2500

Attachment 2 - Attachment 2 - Decision Plans



C SECTION C
SCALE 1:250@A3



D SECTION D
SCALE 1:250@A3

REVISION

-	PRELIMINARY	JP	23.03.2022
A	TOWN PLANNING	JP	31.03.2022
B	TOWN PLANNING	JP	16.06.2022
> C	TOWN PLANNING	JP	29.07.2022

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2 RIVERSIDE QUAY, SOUTHBANK
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
JP	28.07.0022	JP	29.07.2022	21162

PROJECT
ALPHINGTON
LOT 2B
ALPHINGTON VIC 3078

DRAWING TITLE
SECTIONS CC & DD

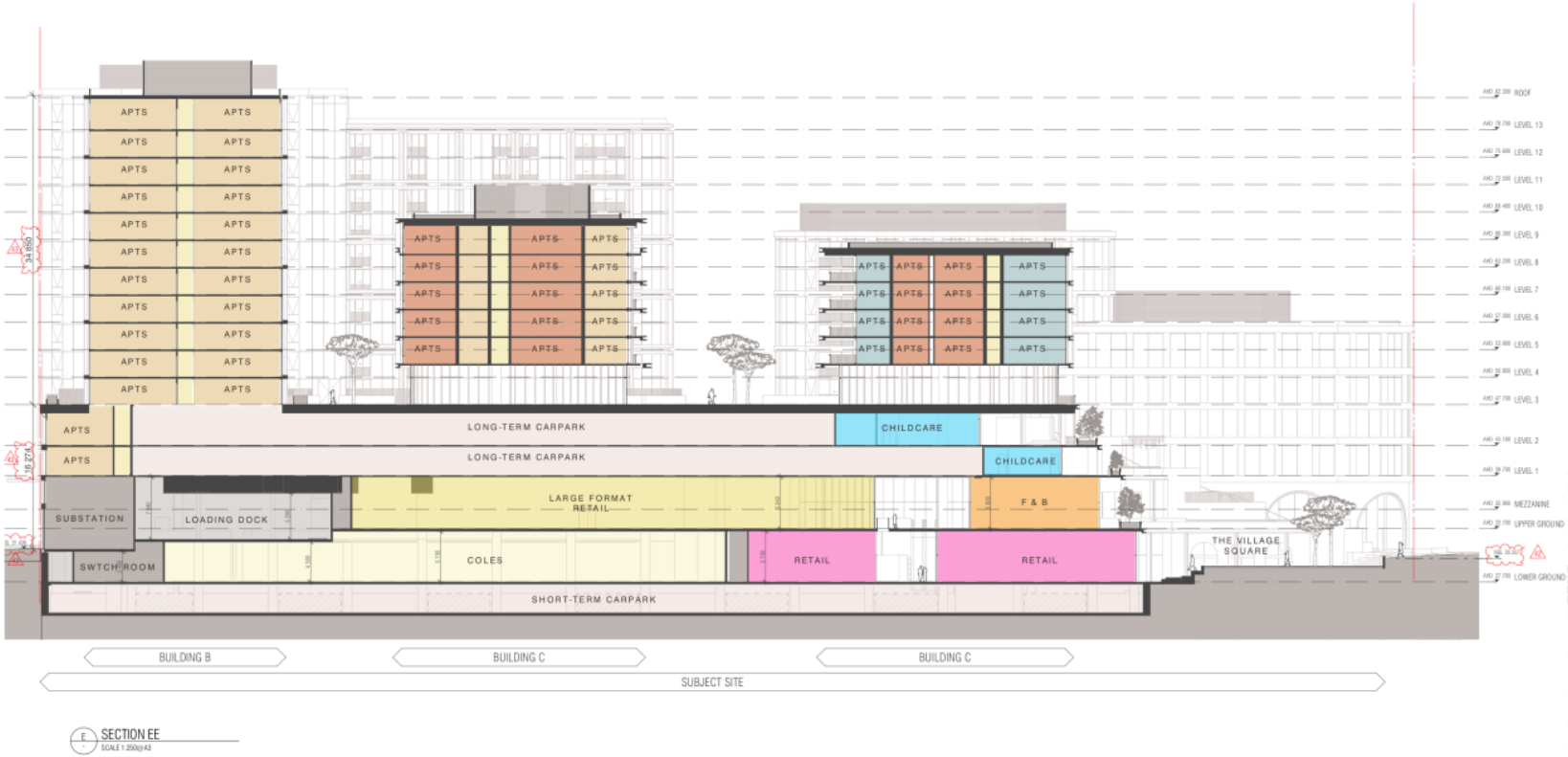
ISSUE PURPOSE
TOWN PLANNING

SCALE
1:250@A1

REV.
C

DRAWING NO.
TP2501

Attachment 2 - Attachment 2 - Decision Plans



SECTION EE
SCALE 1:250@A3

REVISION

-	FOR INFORMATION	JP	14.04.2022
B	TOWN PLANNING	JP	16.06.2022
> C	TOWN PLANNING	JP	28.07.2022

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
CD	28.07.0022	JP	29.07.2022	21162

PROJECT
ALPHINGTON
LOT 2B
ALPHINGTON VIC 3078

DRAWING TITLE
SECTIONS

ISSUE PURPOSE
TOWN PLANNING

SCALE
1:250@A1

REV.
C

DRAWING NO.
TP2502

Attachment 2 - Attachment 2 - Decision Plans

REVISION

-	PRELIMINARY	JP	23.03.2022
A	TOWN PLANNING	JP	31.05.2022
B	TOWN PLANNING	JP	16.06.2022
> C	TOWN PLANNING	JP	29.07.2022

NOTE: CANOPY TO NE CORNER (BUILDING 02 OMITTED)

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WWW.FKAUSTRALIA.COM
2 RIVERSIDE QUAY, SOUTHBANK
VICTORIA 3006 AUSTRALIA
TELEPHONE: +61 3 8866 3000
FENDER KATSALIDIS (AUST) PTY LTD
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
JP	28.07.0022	JP	29.07.2022	21162

PROJECT
ALPHINGTON
LOT 2B
ALPHINGTON VIC 3078

DRAWING TITLE
3D PERSPECTIVE

ISSUE PURPOSE	SCALE
TOWN PLANNING	N.T.S.@A1

REV.	DRAWING NO.
C	TP3001

Attachment 2 - Attachment 2 - Decision Plans

REVISION

-	PRELIMINARY	JP	23.03.2022
A	TOWN PLANNING	JP	31.05.2022
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> C	TOWN PLANNING	JP	29.07.2022

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2 RIVERSIDE QUAY, SOUTHBANK
VICTORIA 3006 AUSTRALIA
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JP	28.07.0022	JP	29.07.2022	21162

PROJECT
ALPHINGTON
LOT 2B
ALPHINGTON VIC 3078

DRAWING TITLE
3D PERSPECTIVE

ISSUE PURPOSE	SCALE
TOWN PLANNING	N.T.S.@A1

REV.	DRAWING NO.
C	TP3002

Attachment 2 - Attachment 2 - Decision Plans

REVISION

-	PRELIMINARY	JP	23.03.2022
A	TOWN PLANNING	JP	31.05.2022
B	TOWN PLANNING	JP	16.06.2022
> C	TOWN PLANNING	JP	29.07.2022

NOTE: CANOPY TO NE CORNER (BUILDING 02 OMITTED)

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WWW.FKAUSTRALIA.COM
2 RIVERSIDE QUAY, SOUTHBANK
VICTORIA 3006 AUSTRALIA
TELEPHONE: +61 3 8866 3888
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JP	28.07.0022	JP	29.07.2022	21162

PROJECT
ALPHINGTON
LOT 2B
ALPHINGTON VIC 3078

DRAWING TITLE
3D PERSPECTIVE

ISSUE PURPOSE	SCALE
TOWN PLANNING	N.T.S.@A1

REV.
C

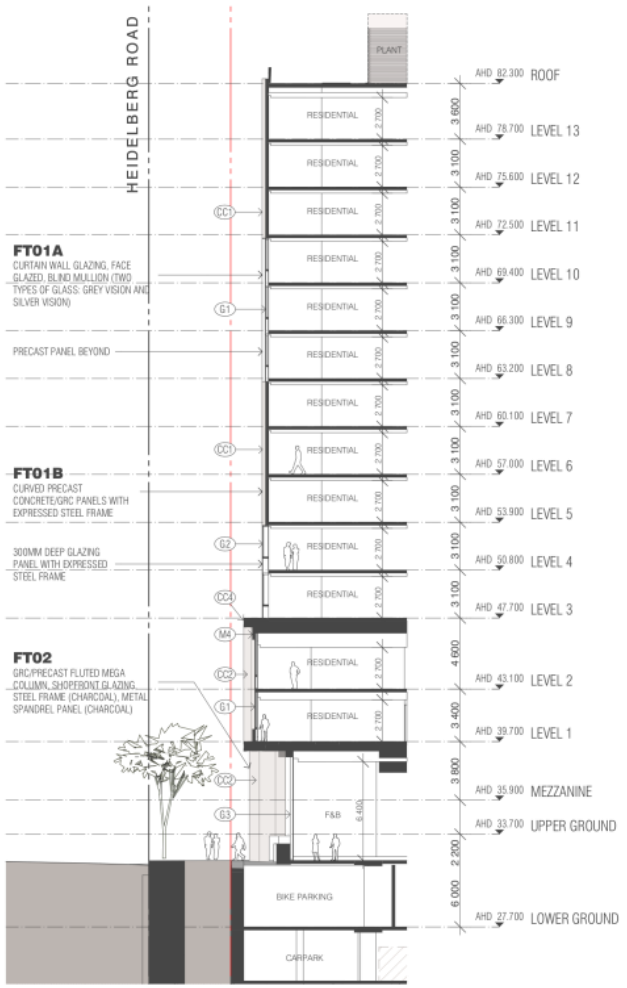
DRAWING NO.
TP3003

Attachment 2 - Attachment 2 - Decision Plans

N1 BUILDING A1 FACADE ELEVATION

ELEVATION FINISHES SCHEDULE

CC1	MASONRY LOOK PANELS WARM GREY
CC2	PRECAST COLOURED CONCRETE/GRC BEIGE
CC3	PRECAST COLOURED CONCRETE/GRC GREEN
CC4	PRECAST COLOURED CONCRETE/GRC LIGHT BEIGE
CC5	PRECAST COLOURED CONCRETE/GRC GREY
CC6	PIGMENTED TEXTURED PRECAST CONCRETE WITH RECKLI FORM LINER
M1	'ANODISED' LOOK POWDERCOATED ALUMINIUM, SOLID
M2	POWDERCOATED ALUMINIUM SCREEN
M3	4MM THK BURNISHED COPPER CLADDING WITH STIFFENERS
M4	BRUSHED BRONZE LOOK METAL CLADDING
M5	PEARLESCENT GREY POWDERCOAT FINISH
M6	BRUSHED DARK BRONZE LOOK POWDERCOAT METAL CLADDING
M7	PEARLESCENT CHAMPAGNE POWDERCOAT CLADDING
G1	SILVER GLAZING IN 100 PC ALUM. FRAME WITH BLIND MULLIONS
G2	GREY VISION GLAZING IN 100 PC ALUM. FRAME WITH BLIND MULLIONS
G3	CLEAR GLAZING IN STEEL FRAME, PAINTED
G4	CURVED GLAZING, GREY IN 100 PC ALUM. FRAME
G5	CLEAR FRAMELESS GLAZING
BR1	FACE BRICK/BRICK INSERTS, BEIGE/LIGHT BROWN
BR2	FACE BRICK/BRICK INSERTS, RED
BR3	FACE BRICK/BRICK INSERTS, RED
BR4	FACE BRICK/BRICK INSERTS, GREY
T1	LARGE FORMAT HARDWOOD TIMBER
S1	CHARCOAL RENDER FINISH
S2	CREAM RENDER FINISH



A1 BUILDING A1 FACADE SECTION

REVISION

-	PRELIMINARY	JP	23.03.2022
A	TOWN PLANNING	JP	31.03.2022
B	TOWN PLANNING	JP	16.06.2022
> C	TOWN PLANNING	JP	29.07.2022

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2 RIVERSIDE QUAY, SOUTHBANK
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EC	28.07.0022	JP	29.07.2022	21162

PROJECT
ALPHINGTON
LOT 2B
ALPHINGTON VIC 3078

DRAWING TITLE
FACADE STRATEGY

ISSUE PURPOSE	SCALE
TOWN PLANNING	1:50@A1

REV. C

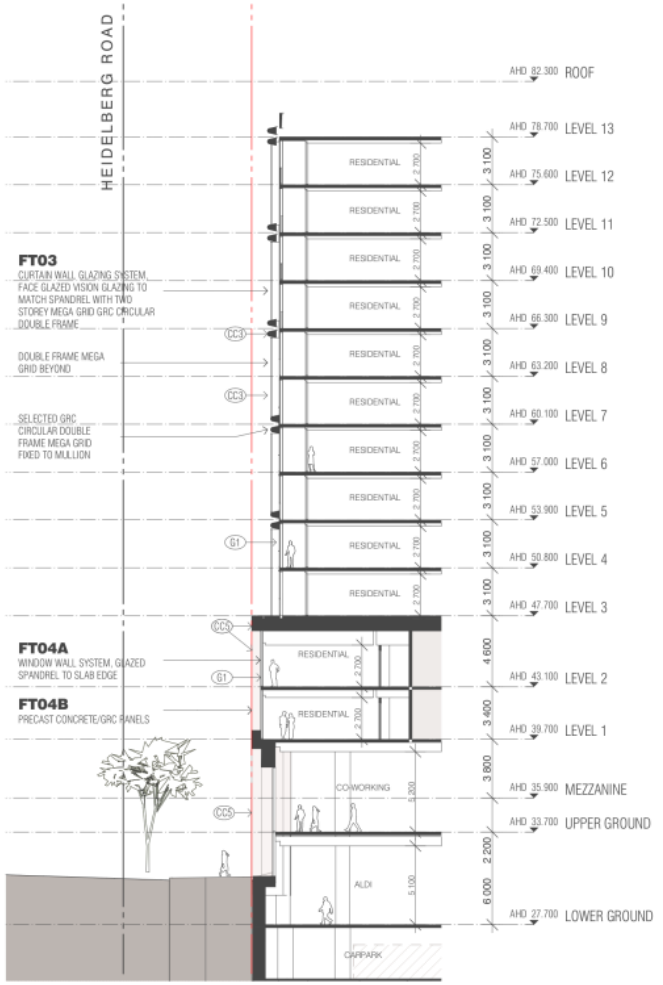
DRAWING NO. **TP3501**

Attachment 2 - Attachment 2 - Decision Plans

N1 BUILDING A2 FACADE ELEVATION

ELEVATION FINISHES SCHEDULE

- CC1 MASONRY LOOK PANELS WARM GREY
- CC2 PRECAST COLOURED CONCRETE/GRC BEIGE
- CC3 PRECAST COLOURED CONCRETE/GRC GREEN
- CC4 PRECAST COLOURED CONCRETE/GRC LIGHT BEIGE
- CC5 PRECAST COLOURED CONCRETE/GRC GREY
- CC6 PIGMENTED TEXTURED PRECAST CONCRETE WITH RECKLI FORM LINER
- M1 'ANODISED' LOOK POWDERCOATED ALUMINIUM, SOLID
- M2 POWDERCOATED ALUMINIUM SCREEN
- M3 4MM THK BURNISHED COPPER CLADDING WITH STIFFENERS
- M4 BRUSHED BRONZE LOOK METAL CLADDING
- M5 PEARLESCENT GREY POWDERCOAT FINISH
- M6 BRUSHED DARK BRONZE LOOK POWDERCOAT METAL CLADDING
- M7 PEARLESCENT CHAMPAGNE POWDERCOAT CLADDING
- G1 SILVER GLAZING IN 100 PC ALUM. FRAME WITH BLIND MULLIONS
- G2 GREY VISION GLAZING IN 100 PC ALUM. FRAME WITH BLIND MULLIONS
- G3 CLEAR GLAZING IN STEEL FRAME, PAINTED
- G4 CURVED GLAZING, GREY IN 100 PC ALUM. FRAME
- G5 CLEAR FRAMELESS GLAZING
- BR1 FACE BRICK/BRICK INSERTS, BEIGE/LIGHT BROWN
- BR2 FACE BRICK/BRICK INSERTS, RED
- BR3 FACE BRICK/BRICK INSERTS, RED
- BR4 FACE BRICK/BRICK INSERTS, GREY
- T1 LARGE FORMAT HARDWOOD TIMBER
- R1 CHARCOAL RENDER FINISH
- R2 CREAM RENDER FINISH



A2 BUILDING A2 FACADE SECTION

REVISION

-	PRELIMINARY	JP	23.03.2022
A	TOWN PLANNING	JP	31.03.2022
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> C	TOWN PLANNING	JP	29.07.2022

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WWW.FKAUSTRALIA.COM
2 RIVERSIDE QUAY, SOUTHBANK
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
EC	28.07.0022	JP	29.07.2022	21162

PROJECT
ALPHINGTON
LOT 2B
ALPHINGTON VIC 3078

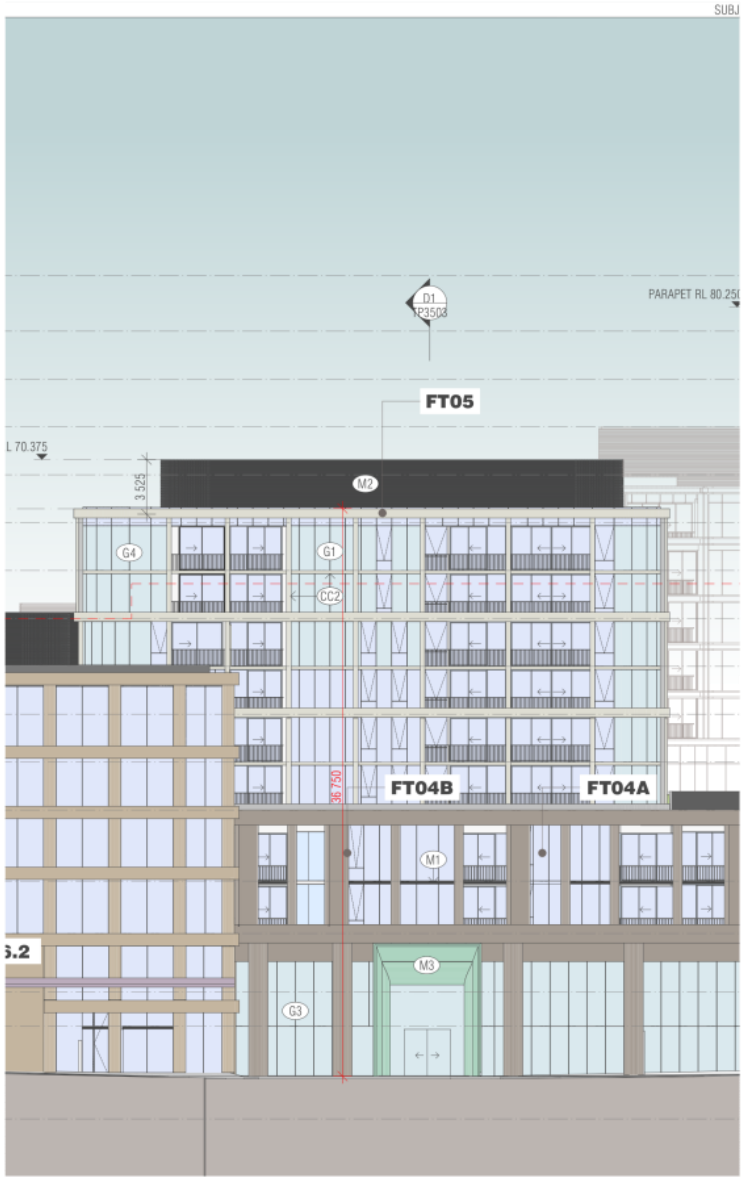
DRAWING TITLE
FACADE STRATEGY

ISSUE PURPOSE	SCALE
TOWN PLANNING	1:50@A1

REV. C

DRAWING NO. **TP3502**

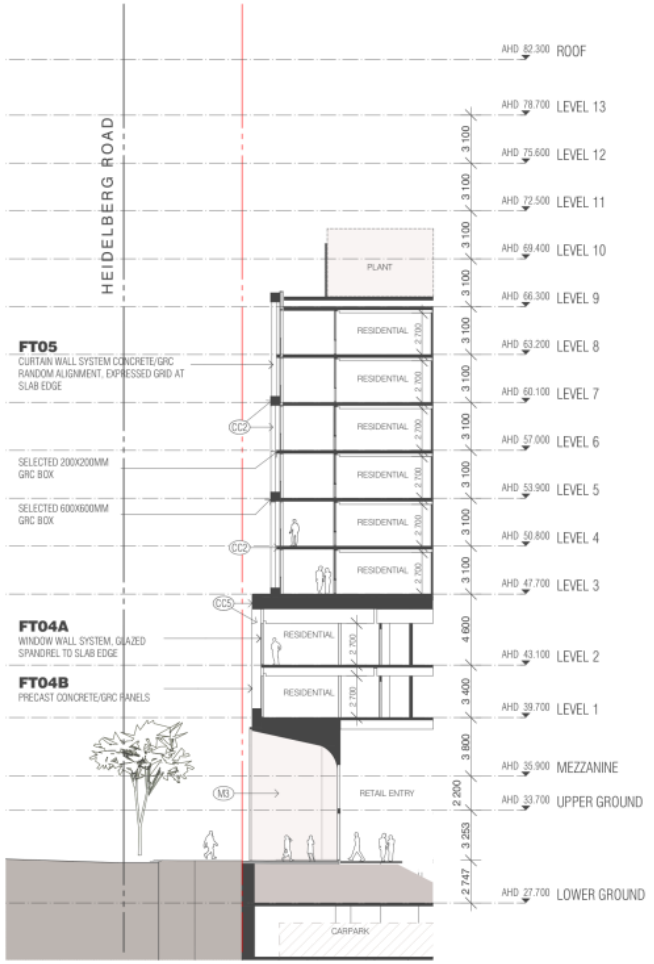
Attachment 2 - Attachment 2 - Decision Plans



N1 BUILDING D1 FACADE ELEVATION

ELEVATION FINISHES SCHEDULE

CC1	MASONRY LOOK PANELS WARM GREY
CC2	PRECAST COLOURED CONCRETE/GRC BEIGE
CC3	PRECAST COLOURED CONCRETE/GRC GREEN
CC4	PRECAST COLOURED CONCRETE/GRC LIGHT BEIGE
CC5	PRECAST COLOURED CONCRETE/GRC GREY
CC6	PIGMENTED TEXTURED PRECAST CONCRETE WITH RECKLI FORM LINER
M1	'ANODISED' LOOK POWDERCOATED ALUMINIUM, SOLID
M2	POWDERCOATED ALUMINIUM SCREEN
M3	4MM THK BURNISHED COPPER CLADDING WITH STIFFENERS
M4	BRUSHED BRONZE LOOK METAL CLADDING
M5	PEARLESCENT GREY POWDERCOAT FINISH
M6	BRUSHED DARK BRONZE LOOK POWDERCOAT METAL CLADDING
M7	PEARLESCENT CHAMPAGNE POWDERCOAT CLADDING
G1	SILVER GLAZING IN 100 PC ALUM. FRAME WITH BLIND MULLIONS
G2	GREY VISION GLAZING IN 100 PC ALUM. FRAME WITH BLIND MULLIONS
G3	CLEAR GLAZING IN STEEL FRAME, PAINTED
G4	CURVED GLAZING, GREY IN 100 PC ALUM. FRAME
G5	CLEAR FRAMELESS GLAZING
BR1	FACE BRICK/BRICK INSERTS, BEIGE/LIGHT BROWN
BR2	FACE BRICK/BRICK INSERTS, RED
BR3	FACE BRICK/BRICK INSERTS, RED
BR4	FACE BRICK/BRICK INSERTS, GREY
T1	LARGE FORMAT HARDWOOD TIMBER
R1	CHARCOAL RENDER FINISH
R2	CREAM RENDER FINISH



D1 BUILDING D1 FACADE SECTION

REVISION

-	PRELIMINARY	JP	23.03.2022
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WWW.FKAUSTRALIA.COM
2 RIVERSIDE QUAY, SOUTHBANK
VICTORIA 3006 AUSTRALIA
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EC	28.07.0022	JP	29.07.2022	21162

PROJECT
ALPHINGTON
LOT 2B
ALPHINGTON VIC 3078

DRAWING TITLE
FACADE STRATEGY

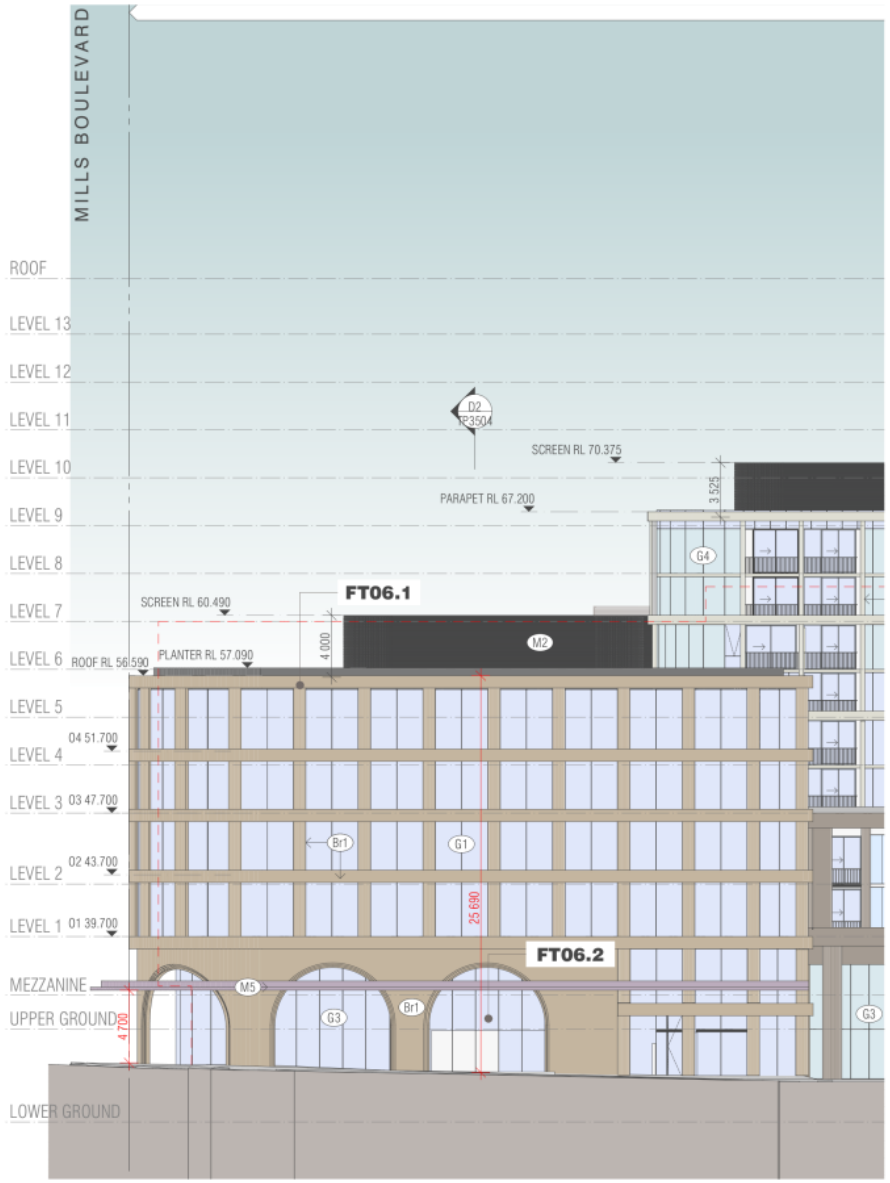
ISSUE PURPOSE
TOWN PLANNING

SCALE
1:50@A1

REV.
C

DRAWING NO.
TP3503

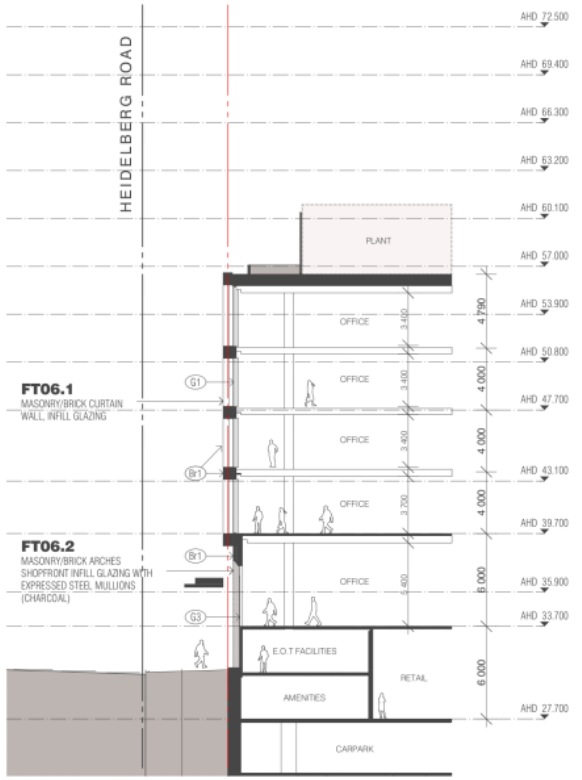
Attachment 2 - Attachment 2 - Decision Plans



N1 BUILDING D2 FACADE ELEVATION

ELEVATION FINISHES SCHEDULE

- MC1 MASONRY LOOK PANELS WARM GREY
- MC2 PRECAST COLOURED CONCRETE/GRC BEIGE
- MC3 PRECAST COLOURED CONCRETE/GRC GREEN
- MC4 PRECAST COLOURED CONCRETE/GRC LIGHT BEIGE
- MC5 PRECAST COLOURED CONCRETE/GRC GREY
- MC6 PIGMENTED TEXTURED PRECAST CONCRETE WITH RECKLI FORM LINER
- M1 'ANODISED' LOOK POWDERCOATED ALUMINIUM, SOLID
- M2 POWDERCOATED ALUMINIUM SCREEN
- M3 4MM THK BURNISHED COPPER CLADDING WITH STIFFENERS
- M4 BRUSHED BRONZE LOOK METAL CLADDING
- M5 PEARLESCENT GREY POWDERCOAT FINISH
- M6 BRUSHED DARK BRONZE LOOK POWDERCOAT METAL CLADDING
- M7 PEARLESCENT CHAMPAGNE POWDERCOAT CLADDING
- G1 SILVER GLAZING IN 100 PC ALUM. FRAME WITH BLIND MULLIONS
- G2 GREY VISION GLAZING IN 100 PC ALUM. FRAME WITH BLIND MULLIONS
- G3 CLEAR GLAZING IN STEEL FRAME, PAINTED
- G4 CURVED GLAZING, GREY IN 100 PC ALUM. FRAME
- G5 CLEAR FRAMELESS GLAZING
- BR1 FACE BRICK/BRICK INSERTS, BEIGE/LIGHT BROWN
- BR2 FACE BRICK/BRICK INSERTS, RED
- BR3 FACE BRICK/BRICK INSERTS, RED
- BR4 FACE BRICK/BRICK INSERTS, GREY
- T1 LARGE FORMAT HARDWOOD TIMBER
- R1 CHARCOAL RENDER FINISH
- R2 CREAM RENDER FINISH



D2 BUILDING D2 FACADE SECTION

REVISION

-	PRELIMINARY	JP	23.03.2022
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PROJECT
ALPHINGTON
LOT 2B
ALPHINGTON VIC 3078

DRAWING TITLE
FACADE STRATEGY

ISSUE PURPOSE
TOWN PLANNING

SCALE
1:50@A1

REV.
C

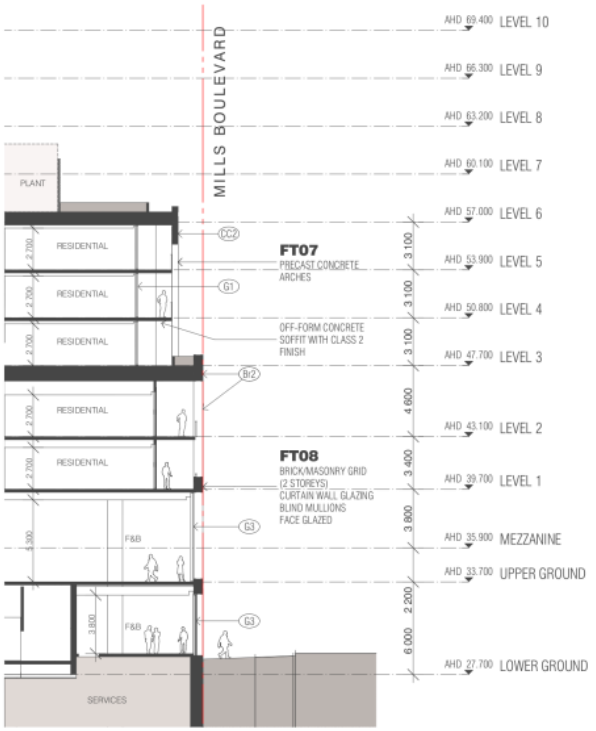
DRAWING NO.
TP3504

Attachment 2 - Attachment 2 - Decision Plans

E1 BUILDING F FACADE ELEVATION

ELEVATION FINISHES SCHEDULE

- CC1 MASONRY LOOK PANELS WARM GREY
- CC2 PRECAST COLOURED CONCRETE/GRC BEIGE
- CC3 PRECAST COLOURED CONCRETE/GRC GREEN
- CC4 PRECAST COLOURED CONCRETE/GRC LIGHT BEIGE
- CC5 PRECAST COLOURED CONCRETE/GRC GREY
- CC6 PIGMENTED TEXTURED PRECAST CONCRETE WITH RECKLI FORM LINER
- M1 'ANODISED' LOOK POWDERCOATED ALUMINIUM, SOLID
- M2 POWDERCOATED ALUMINIUM SCREEN
- M3 4MM THK BURNISHED COPPER CLADDING WITH STIFFENERS
- M4 'ANODISED' LOOK POWDERCOATED ALUMINIUM, SOLID
- M5 PEARLESCENT GREY POWDERCOAT FINISH
- M6 BRUSHED DARK BRONZE LOOK POWDERCOAT METAL CLADDING
- M7 PEARLESCENT CHAMPAGNE POWDERCOAT CLADDING
- G1 SILVER GLAZING IN 100 PC ALUM. FRAME WITH BLIND MULLIONS
- G2 GREY VISION GLAZING IN 100 PC ALUM. FRAME WITH BLIND MULLIONS
- G3 CLEAR GLAZING IN STEEL FRAME, PAINTED
- G4 CURVED GLAZING, GREY IN 100 PC ALUM. FRAME
- G5 CLEAR FRAMELESS GLAZING
- BR1 FACE BRICK/BRICK INSERTS, BEIGE/LIGHT BROWN
- BR2 FACE BRICK/BRICK INSERTS, RED
- BR3 FACE BRICK/BRICK INSERTS, RED
- BR4 FACE BRICK/BRICK INSERTS, GREY
- T1 LARGE FORMAT HARDWOOD TIMBER
- R1 CHARCOAL RENDER FINISH
- R2 CREAM RENDER FINISH



F BUILDING F FACADE SECTION

REVISION

-	PRELIMINARY	JP	23.03.2022
A	TOWN PLANNING	JP	31.03.2022
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> C	TOWN PLANNING	JP	29.07.2022

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PROJECT
ALPHINGTON
LOT 2B
ALPHINGTON VIC 3078

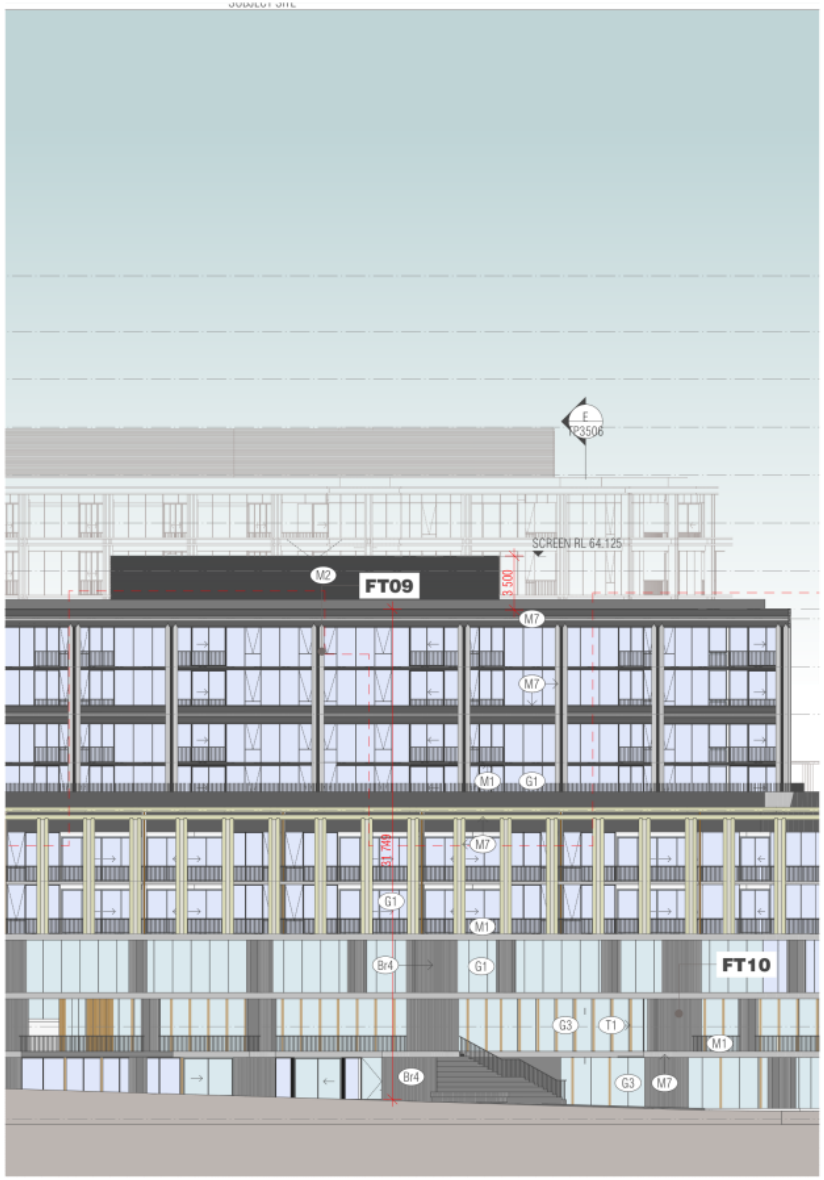
DRAWING TITLE
FACADE STRATEGY

ISSUE PURPOSE	SCALE
TOWN PLANNING	1:50@A1

REV. C

DRAWING NO. **TP3505**

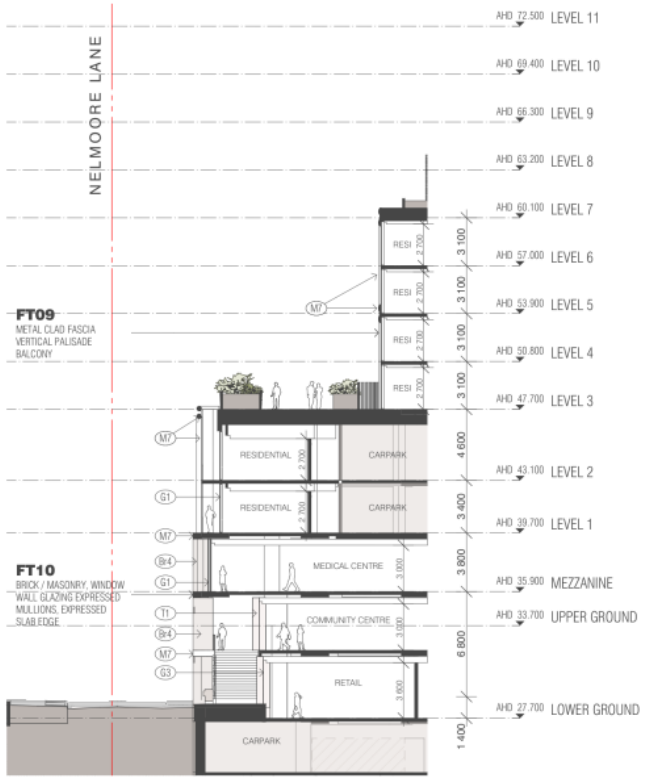
Attachment 2 - Attachment 2 - Decision Plans



BUILDING E FACADE ELEVATION

ELEVATION FINISHES SCHEDULE

CE1	MASONRY LOOK PANELS WARM GREY
CE2	PRECAST COLOURED CONCRETE/GRC BEIGE
CE3	PRECAST COLOURED CONCRETE/GRC GREEN
CE4	PRECAST COLOURED CONCRETE/GRC LIGHT BEIGE
CE5	PRECAST COLOURED CONCRETE/GRC GREY
CE6	PIGMENTED TEXTURED PRECAST CONCRETE WITH RECKLI FORM LINER
ME1	'ANODISED' LOOK POWDERCOATED ALUMINIUM, SOLID
ME2	POWDERCOATED ALUMINIUM SCREEN
ME3	4MM THK BURNISHED COPPER CLADDING WITH STIFFENERS
ME4	BRUSHED BRONZE LOOK METAL CLADDING
ME5	PEARLESCENT GREY POWDERCOAT FINISH
ME6	BRUSHED DARK BRONZE LOOK POWDERCOAT METAL CLADDING
ME7	PEARLESCENT CHAMPAGNE POWDERCOAT CLADDING
GL1	SILVER GLAZING IN 100 PC ALUM. FRAME WITH BLIND MULLIONS
GL2	GREY VISION GLAZING IN 100 PC ALUM. FRAME WITH BLIND MULLIONS
GL3	CLEAR GLAZING IN STEEL FRAME, PAINTED
GL4	CURVED GLAZING, GREY IN 100 PC ALUM. FRAME
GL5	CLEAR FRAMELESS GLAZING
BR1	FACE BRICK/BRICK INSERTS, BEIGE/LIGHT BROWN
BR2	FACE BRICK/BRICK INSERTS, RED
BR3	FACE BRICK/BRICK INSERTS, RED
BR4	FACE BRICK/BRICK INSERTS, GREY
T1	LARGE FORMAT HARDWOOD TIMBER
P1	CHARCOAL RENDER FINISH
P2	CREAM RENDER FINISH



BUILDING E FACADE SECTION

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PROJECT
ALPHINGTON
LOT 2B
ALPHINGTON VIC 3078

DRAWING TITLE
FACADE STRATEGY

ISSUE PURPOSE: TOWN PLANNING
SCALE: 1:50@A1

REV. C
DRAWING NO. TP3506

Attachment 2 - Attachment 2 - Decision Plans

BUILDING B1 FACADE ELEVATION

ELEVATION FINISHES SCHEDULE

CC1	MASONRY LOOK PANELS WARM GREY
CC2	PRECAST COLOURED CONCRETE/GRC BEIGE
CC3	PRECAST COLOURED CONCRETE/GRC GREEN
CC4	PRECAST COLOURED CONCRETE/GRC LIGHT BEIGE
CC5	PRECAST COLOURED CONCRETE/GRC GREY
CC6	PIGMENTED TEXTURED PRECAST CONCRETE WITH RECKLI FORM LINER
M1	'ANODISED' LOOK POWDERCOATED ALUMINUM, SOLID
M2	POWDERCOATED ALUMINIUM SCREEN
M3	4MM THK BURNISHED COPPER CLADDING WITH STIFFENERS
M4	BRUSHED BRONZE LOOK METAL CLADDING
M5	PEARLESCENT GREY POWDERCOAT FINISH
M6	BRUSHED DARK BRONZE LOOK POWDERCOAT METAL CLADDING
M7	PEARLESCENT CHAMPAGNE POWDERCOAT CLADDING
G1	SILVER GLAZING IN 100 PC ALUM. FRAME WITH BLIND MULLIONS
G2	GREY VISION GLAZING IN 100 PC ALUM. FRAME WITH BLIND MULLIONS
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G5	CLEAR FRAMELESS GLAZING
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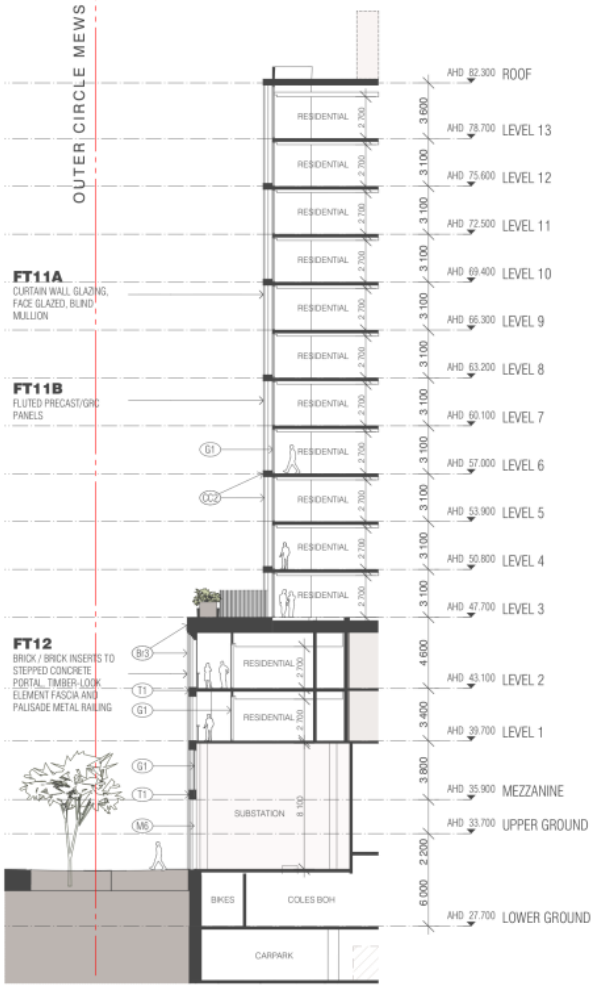
BR2	FACE BRICK/BRICK INSERTS, RED
BR3	FACE BRICK/BRICK INSERTS, RED
BR4	FACE BRICK/BRICK INSERTS, GREY
T1	LARGE FORMAT HARDWOOD TIMBER
R1	CHARCOAL RENDER FINISH
R2	CREAM RENDER FINISH



BUILDING B1 FACADE SECTION

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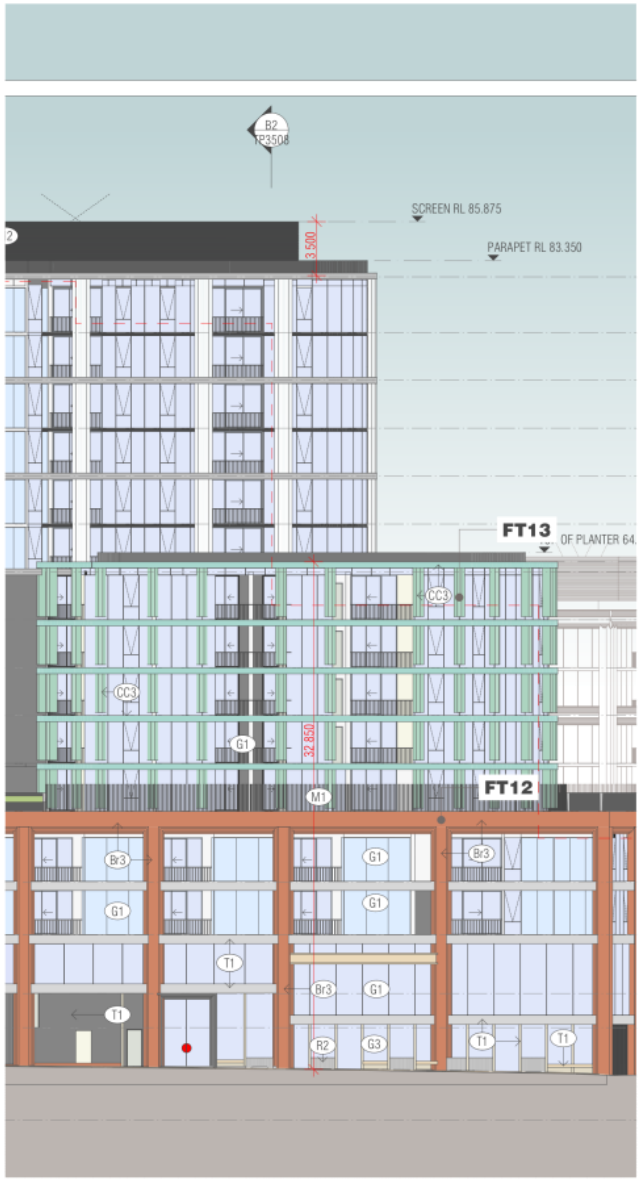
PROJECT
ALPHINGTON
LOT 2B
ALPHINGTON VIC 3078

DRAWING TITLE
FACADE STRATEGY

ISSUE PURPOSE: TOWN PLANNING
SCALE: 1:50@A1

REV. C
DRAWING NO. TP3507

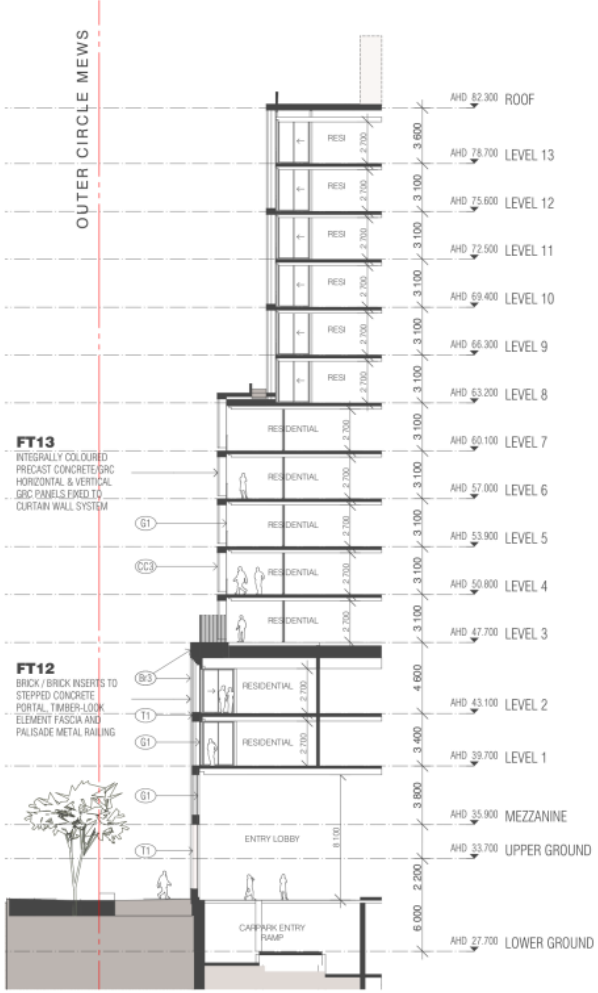
Attachment 2 - Attachment 2 - Decision Plans



W1 BUILDING B2 FACADE ELEVATION

ELEVATION FINISHES SCHEDULE

- EC1 MASONRY LOOK PANELS WARM GREY
- EC2 PRECAST COLOURED CONCRETE/GRC BEIGE
- EC3 PRECAST COLOURED CONCRETE/GRC GREEN
- EC4 PRECAST COLOURED CONCRETE/GRC LIGHT BEIGE
- EC5 PRECAST COLOURED CONCRETE/GRC GREY
- EC6 PIGMENTED TEXTURED PRECAST CONCRETE WITH RECKLI FORM LINER
- M1 'ANODISED LOOK POWDERCOATED ALUMINIUM, SOLID
- M2 POWDERCOATED ALUMINIUM SCREEN
- M3 4MM THK BURNISHED COPPER CLADDING WITH STIFFENERS
- M4 BRUSHED BRONZE LOOK METAL CLADDING
- M5 PEARLESCENT GREY POWDERCOAT FINISH
- M6 BRUSHED DARK BRONZE LOOK POWDERCOAT METAL CLADDING
- M7 PEARLESCENT CHAMPAGNE POWDERCOAT CLADDING
- G1 SILVER GLAZING IN 100 PC ALUM. FRAME WITH BLIND MULLIONS
- G2 GREY VISION GLAZING IN 100 PC ALUM. FRAME WITH BLIND MULLIONS
- G3 CLEAR GLAZING IN STEEL FRAME, PAINTED
- G4 CURVED GLAZING, GREY IN 100 PC ALUM. FRAME
- G5 CLEAR FRAMELESS GLAZING
- BR1 FACE BRICK/BRICK INSERTS, BEIGE/LIGHT BROWN
- BR2 FACE BRICK/BRICK INSERTS, RED
- BR3 FACE BRICK/BRICK INSERTS, RED
- BR4 FACE BRICK/BRICK INSERTS, GREY
- T1 LARGE FORMAT HARDWOOD TIMBER
- R1 CHARCOAL RENDER FINISH
- R2 CREAM RENDER FINISH



B2 BUILDING B2 FACADE SECTION

REVISION

-	PRELIMINARY	JP	23.03.2022
A	TOWN PLANNING	JP	31.03.2022
B	TOWN PLANNING	JP	16.06.2022
> C	TOWN PLANNING	JP	29.07.2022

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2 RIVERSIDE QUAY, SOUTHBANK
VICTORIA 3006 AUSTRALIA
TELEPHONE: +61 3 8686 3888
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
EC	28.07.0022	JP	29.07.2022	21162

PROJECT
ALPHINGTON
LOT 2B
ALPHINGTON VIC 3078

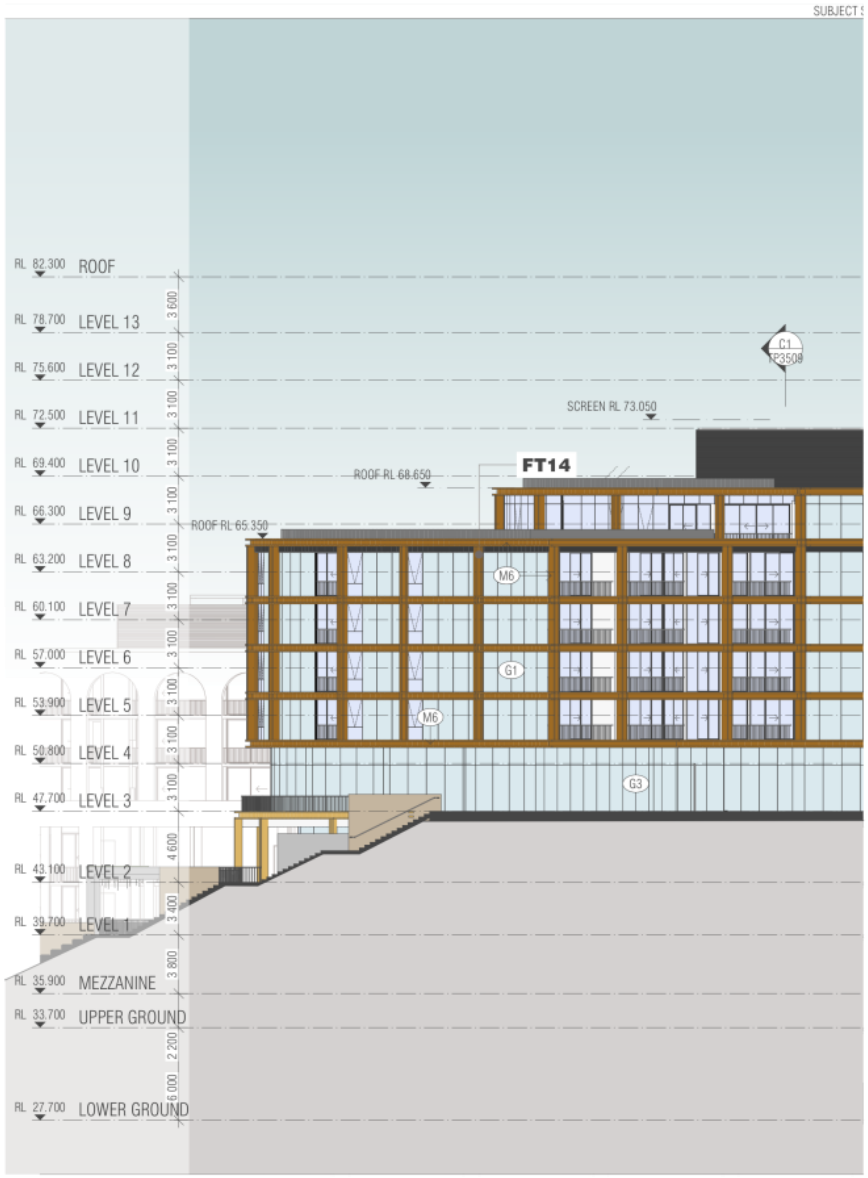
DRAWING TITLE
FACADE STRATEGY

ISSUE PURPOSE	SCALE
TOWN PLANNING	1:50@A1

REV. C

DRAWING NO. **TP3508**

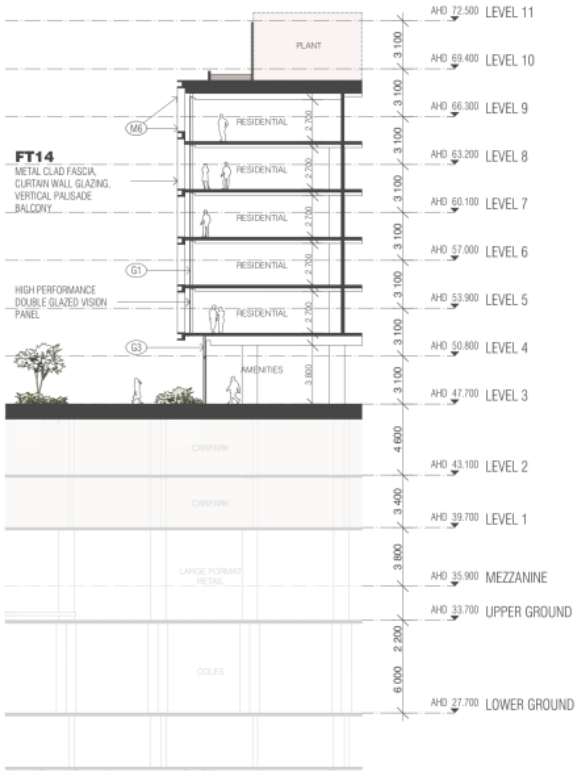
Attachment 2 - Attachment 2 - Decision Plans



BUILDING C FACADE ELEVATION

ELEVATION FINISHES SCHEDULE

C01	MASONRY LOOK PANELS WARM GREY
C02	PRECAST COLOURED CONCRETE/GRC BEIGE
C03	PRECAST COLOURED CONCRETE/GRC GREEN
C04	PRECAST COLOURED CONCRETE/GRC LIGHT BEIGE
C05	PRECAST COLOURED CONCRETE/GRC GREY
C06	PIGMENTED TEXTURED PRECAST CONCRETE WITH RECKLI FORM LINER
M01	'ANODISED' LOOK POWDERCOATED ALUMINIUM, SOLID
M02	POWDERCOATED ALUMINIUM SCREEN
M03	4MM THK BURNISHED COPPER CLADDING WITH STIFFENERS
M04	'ANODISED' LOOK POWDERCOATED ALUMINIUM, SOLID
M05	PEARLESCENT GREY POWDERCOAT FINISH
M06	BRUSHED DARK BRONZE LOOK POWDERCOAT METAL CLADDING
M07	PEARLESCENT CHAMPAGNE POWDERCOAT CLADDING
G01	SILVER GLAZING IN 100 PC ALUM. FRAME WITH BLIND MULLIONS
G02	GREY VISION GLAZING IN 100 PC ALUM. FRAME WITH BLIND MULLIONS
G03	CLEAR GLAZING IN STEEL FRAME, PAINTED
G04	CURVED GLAZING, GREY IN 100 PC ALUM. FRAME
G05	CLEAR FRAMELESS GLAZING
BR01	FACE BRICK/BRICK INSERTS, BEIGE/LIGHT BROWN
BR02	FACE BRICK/BRICK INSERTS, RED
BR03	FACE BRICK/BRICK INSERTS, RED
BR04	FACE BRICK/BRICK INSERTS, GREY
T01	LARGE FORMAT HARDWOOD TIMBER
R01	CHARCOAL RENDER FINISH
R02	CREAM RENDER FINISH



BUILDING C FACADE SECTION

REVISION

-	PRELIMINARY	JP	23.03.2022
A	TOWN PLANNING	JP	31.03.2022
B	TOWN PLANNING	JP	16.06.2022
> C	TOWN PLANNING	JP	29.07.2022

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WWW.FKAUSTRALIA.COM
2 RIVERSIDE QUAY, SOUTHBANK
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
EC	28.07.0022	JP	29.07.2022	21162

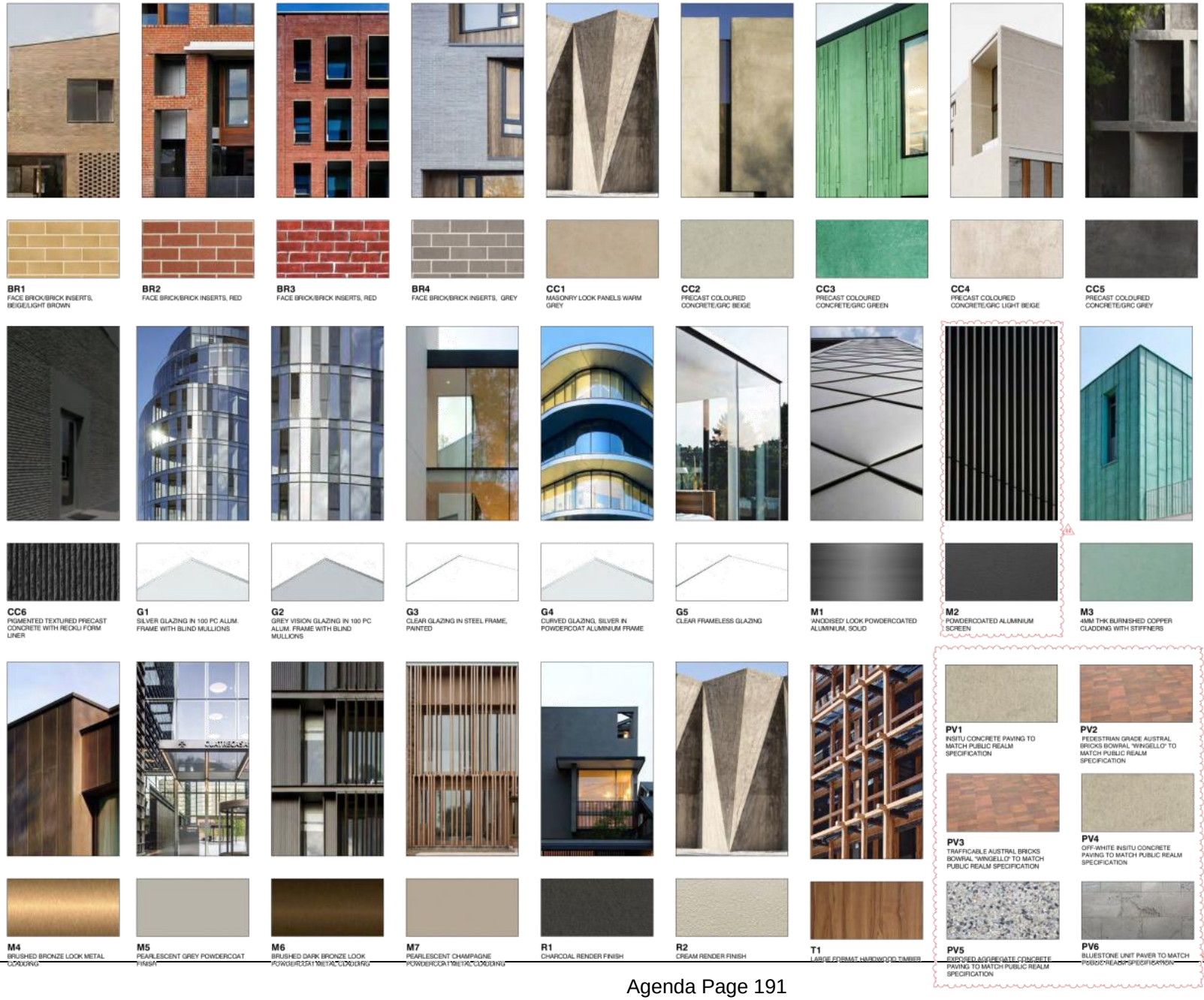
PROJECT
ALPHINGTON
LOT 2B
ALPHINGTON VIC 3078

DRAWING TITLE
FACADE STRATEGY

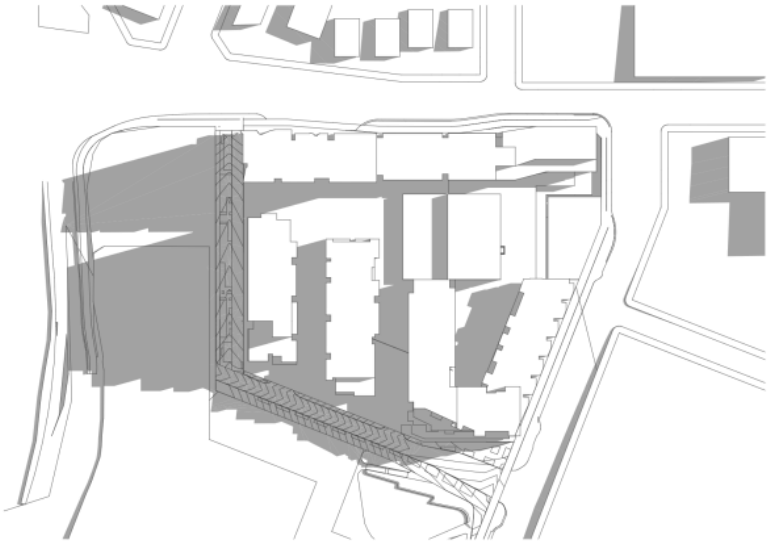
ISSUE PURPOSE	SCALE
TOWN PLANNING	1:50@A1

REV.	DRAWING NO.
C	TP3509

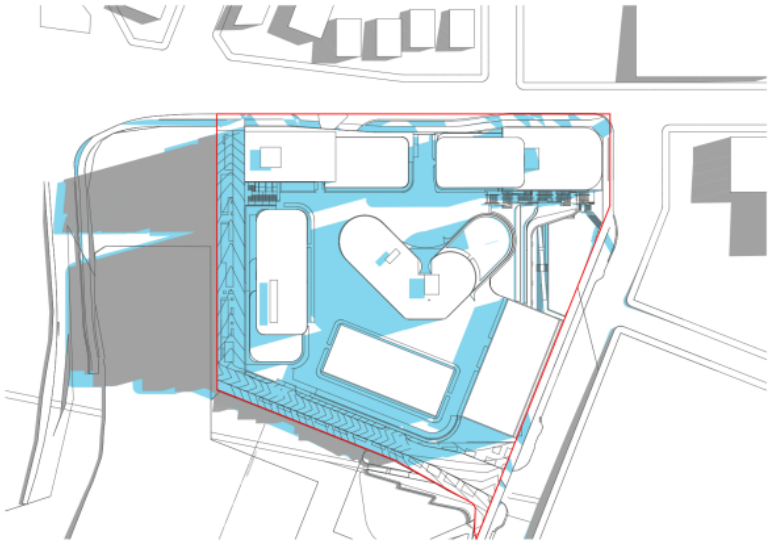
Attachment 2 - Attachment 2 - Decision Plans



Attachment 2 - Attachment 2 - Decision Plans



22 SEP 9AM - APPROVED



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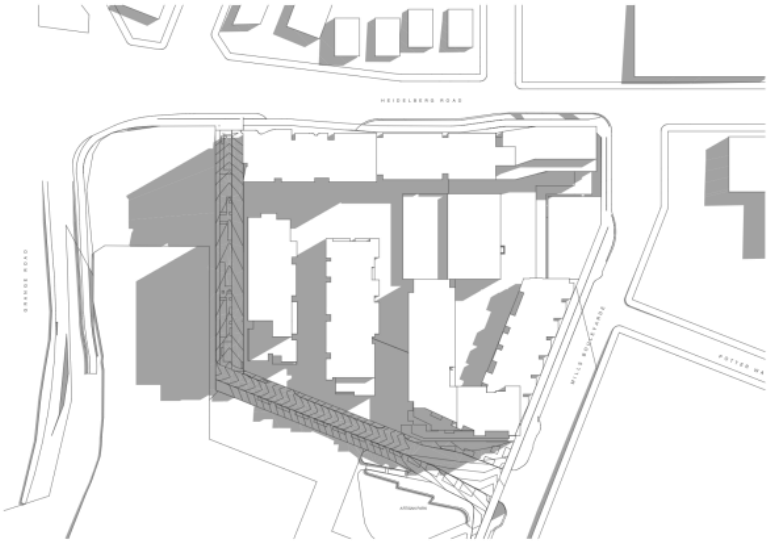
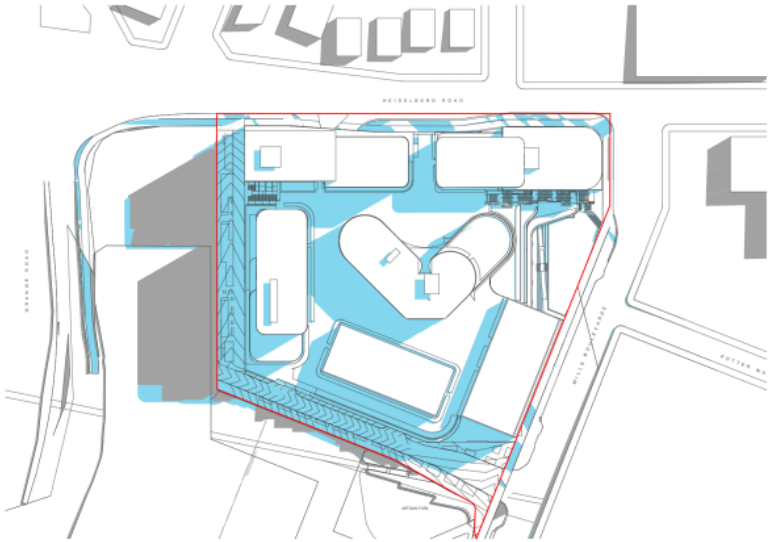


22 SEP 10AM - APPROVED



22 SEP 10AM - PROPOSED

REVISION

-	PRELIMINARY	JP	23.03.2022
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2 RIVERSIDE QUAY, SOUTHBANK
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
JP	28.07.0022	JP	29.07.2022	21162

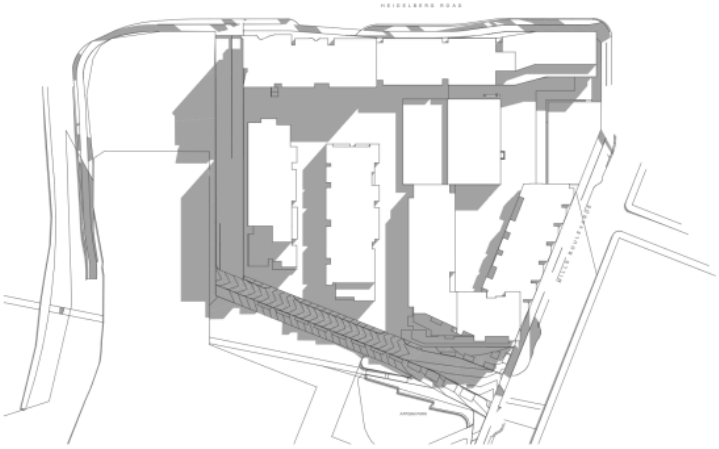
PROJECT
ALPHINGTON
LOT 2B
ALPHINGTON VIC 3078

DRAWING TITLE
SHADOW DIAGRAMS - EQUINOX

ISSUE PURPOSE	SCALE
TOWN PLANNING	1:1000@A1

REV.	DRAWING NO.
C	TP4501

Attachment 2 - Attachment 2 - Decision Plans



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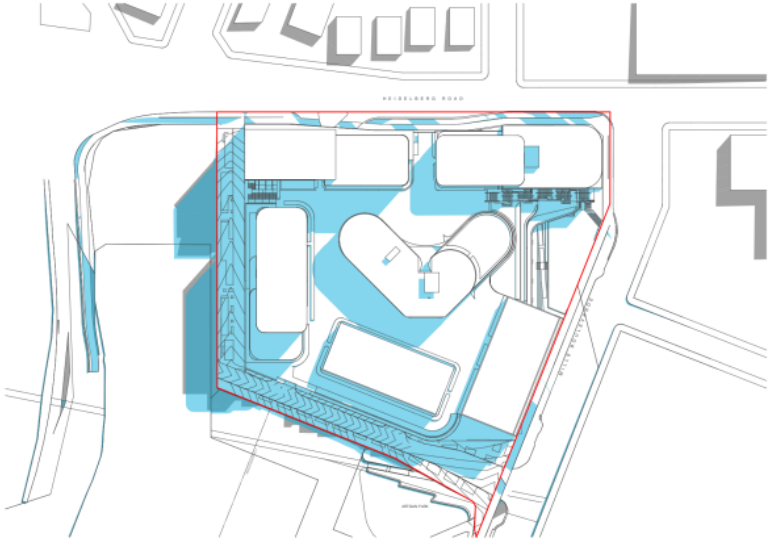
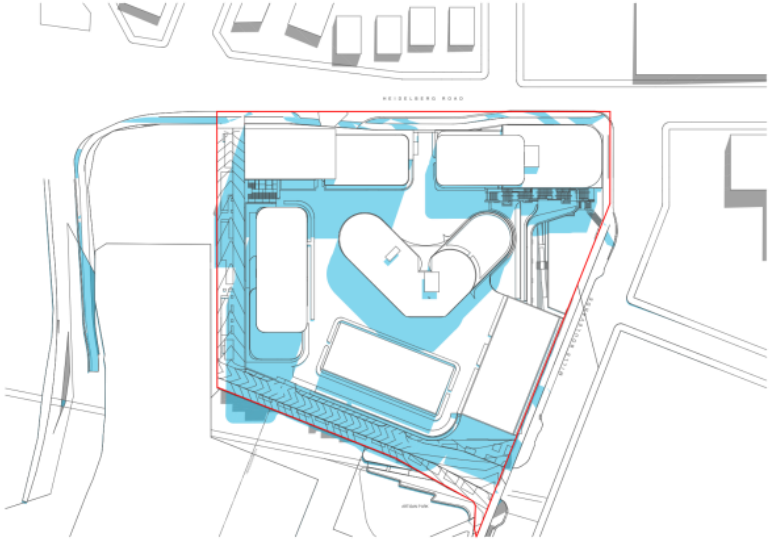


22 SEP 11AM - PROPOSED

22 SEP 12PM - APPROVED



22 SEP 12PM - PROPOSED

REVISION

-	PRELIMINARY	JP	23.03.2022
A	TOWN PLANNING	JP	31.03.2022
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
JP	28.07.0022	JP	29.07.2022	21162

PROJECT
ALPHINGTON
LOT 2B
ALPHINGTON VIC 3078

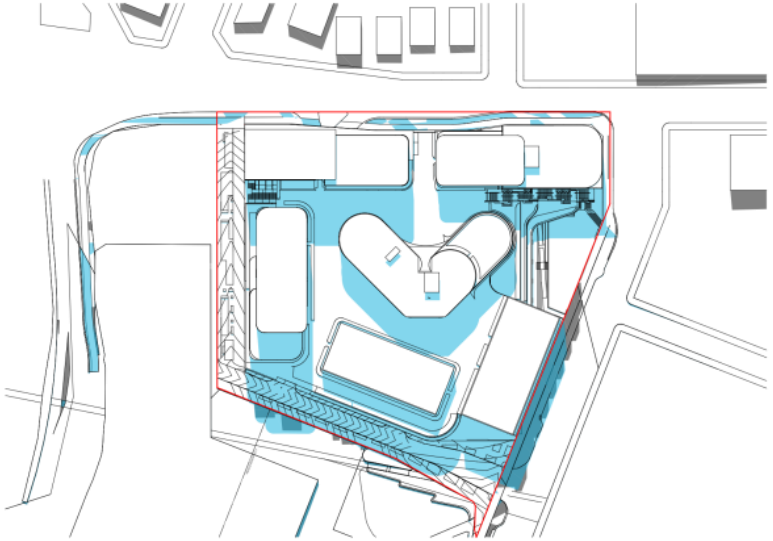
DRAWING TITLE
SHADOW DIAGRAMS - EQUINOX

ISSUE PURPOSE	SCALE
TOWN PLANNING	1:1000@A1

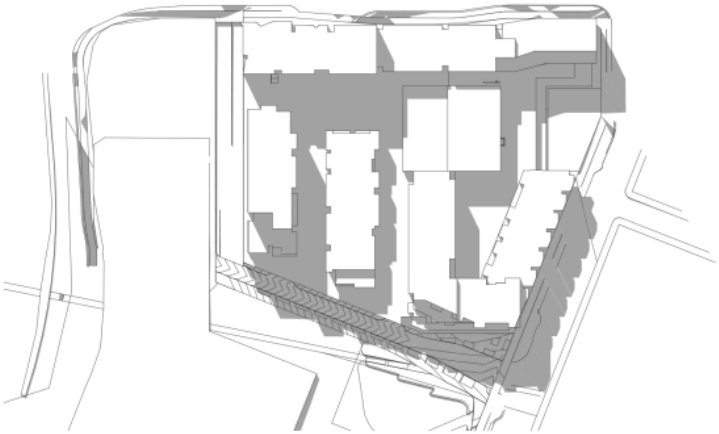
REV.	DRAWING NO.
C	TP4502

Attachment 2 - Attachment 2 - Decision Plans

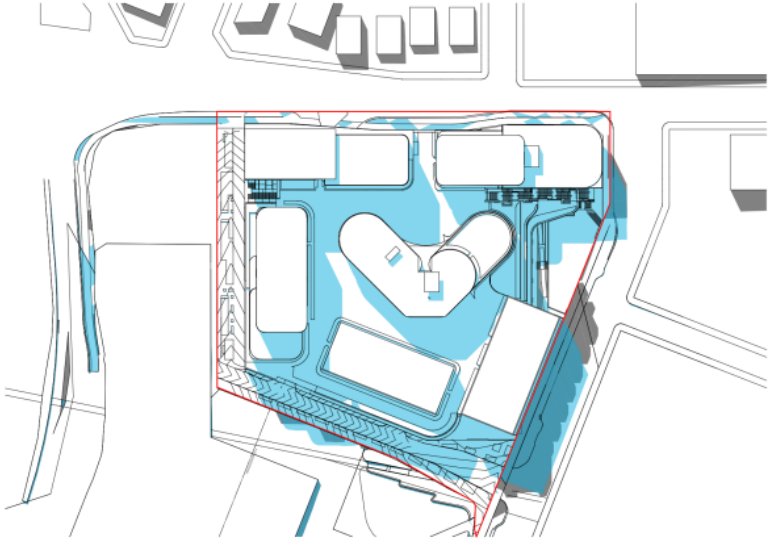
22 SEP 1PM - APPROVED



22 SEP 1PM - PROPOSED



22 SEP 2PM - APPROVED



22 SEP 2PM - PROPOSED

REVISION

-	PRELIMINARY	JP	23.03.2022
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2 RIVERSIDE QUAY, SOUTHBANK
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JP	28.07.0022	JP	29.07.2022	21162

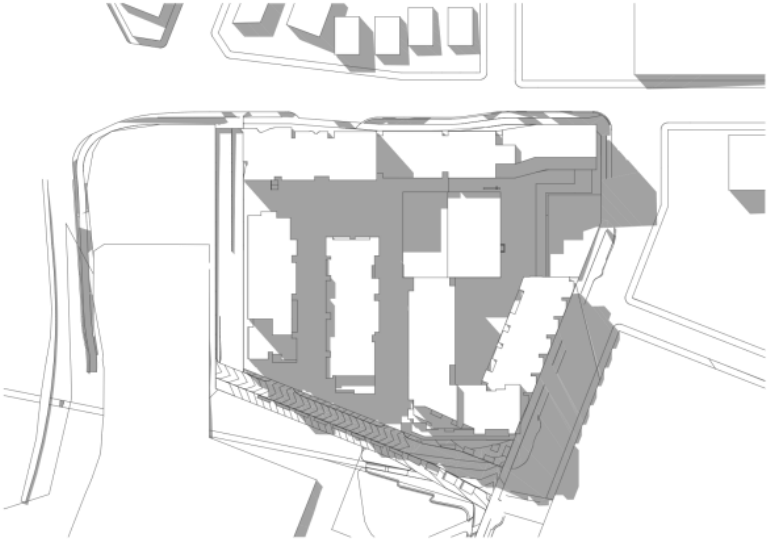
PROJECT
ALPHINGTON
LOT 2B
ALPHINGTON VIC 3078

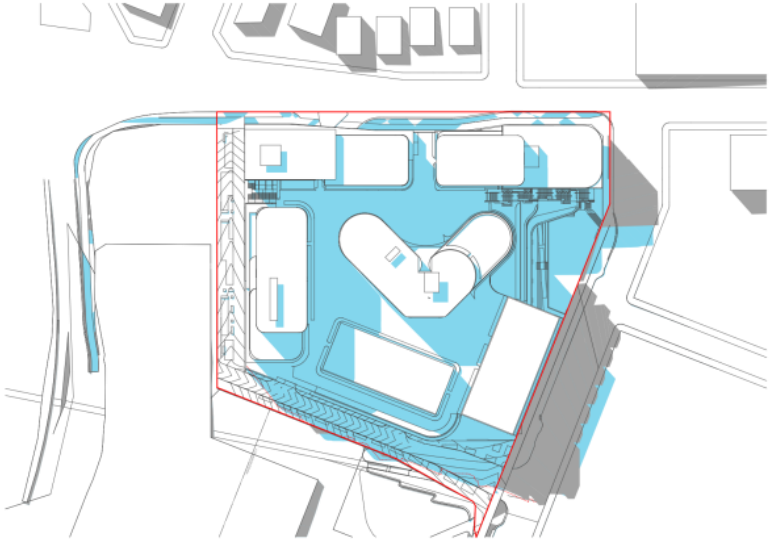
DRAWING TITLE
SHADOW DIAGRAMS - EQUINOX

ISSUE PURPOSE	SCALE
TOWN PLANNING	1:1000@A1

REV.	DRAWING NO.
C	TP4503

Attachment 2 - Attachment 2 - Decision Plans





REVISION

-	PRELIMINARY	JP	23.03.2022
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2 RIVERSIDE QUAY, SOUTHBANK
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
JP	28.07.0022	JP	29.07.2022	21162

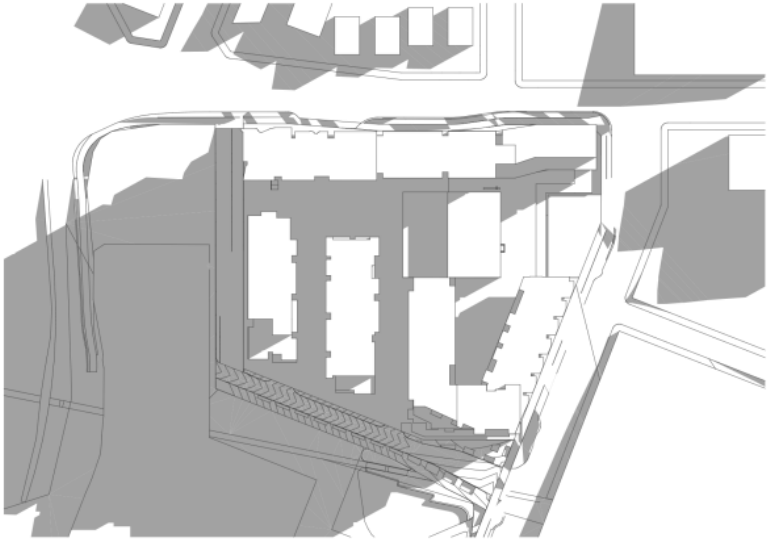
PROJECT
ALPHINGTON
LOT 2B
ALPHINGTON VIC 3078

DRAWING TITLE
SHADOW DIAGRAMS - EQUINOX

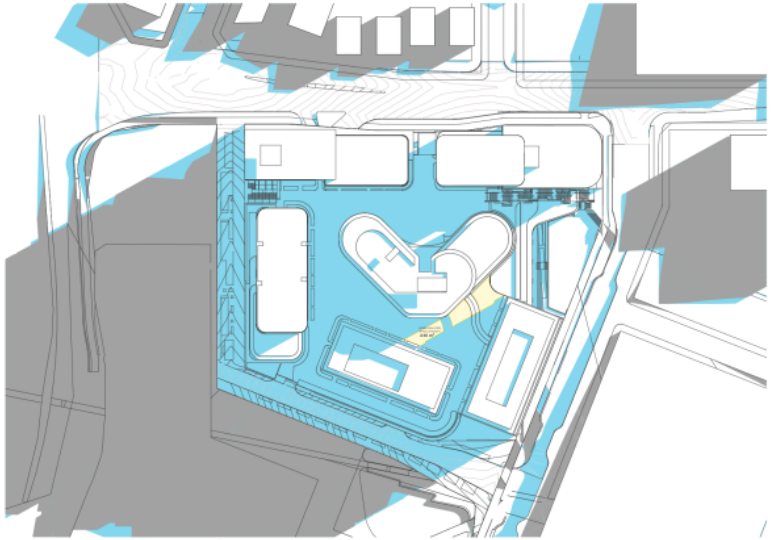
ISSUE PURPOSE	SCALE
TOWN PLANNING	1:1000@A1

REV.	DRAWING NO.
C	TP4504

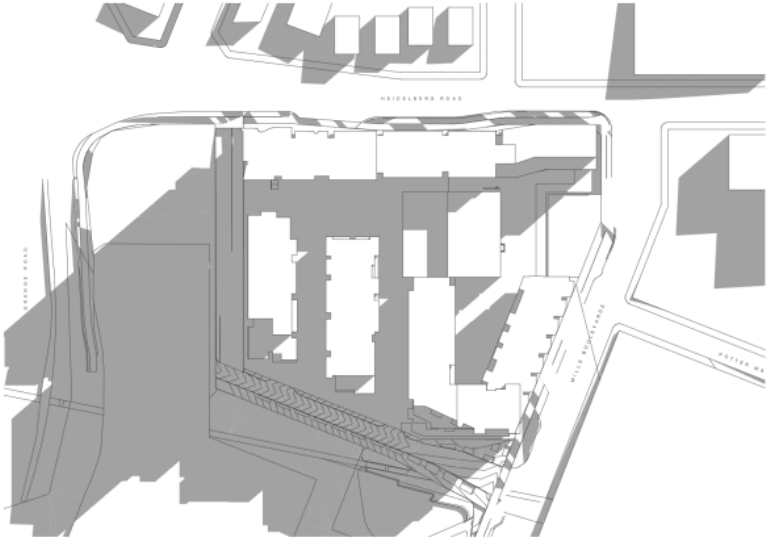
Attachment 2 - Attachment 2 - Decision Plans



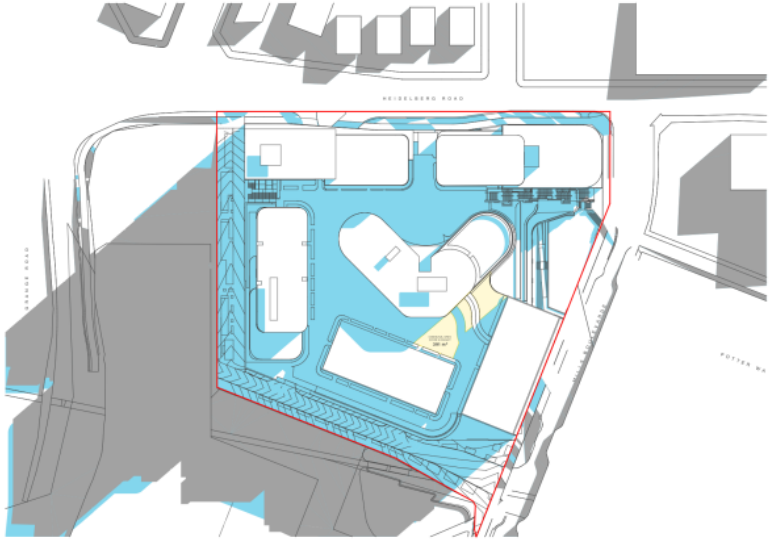
22 JUNE 09AM - APPROVED



22 JUNE 09AM - PROPOSED



22 JUNE 10AM - APPROVED



22 JUNE 10AM - PROPOSED

VIC PLANNING PROVISION 55.07-3:

"AT LEAST 50 PER CENT OR 125 SQUARE METRES, WHICHEVER IS THE LESSER, OF THE PRIMARY COMMUNAL OUTDOOR OPEN SPACE SHOULD RECEIVE A MINIMUM OF TWO HOURS OF SUNLIGHT BETWEEN 9AM AND 3PM ON 21 JUNE"

REVISION

-	PRELIMINARY	JP	23.03.2022
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
EC	28.07.0022	JP	29.07.2022	21162

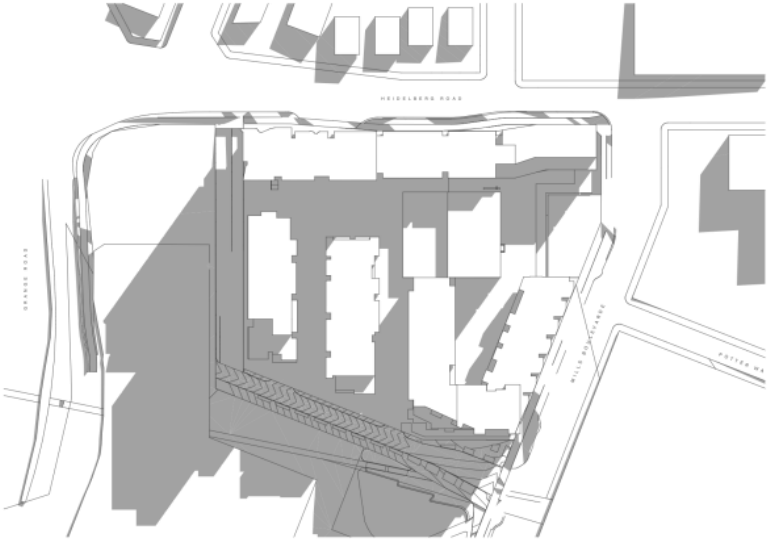
PROJECT
ALPHINGTON
LOT 2B
ALPHINGTON VIC 3078

DRAWING TITLE
SHADOW DIAGRAMS - WINTER SOLSTICE

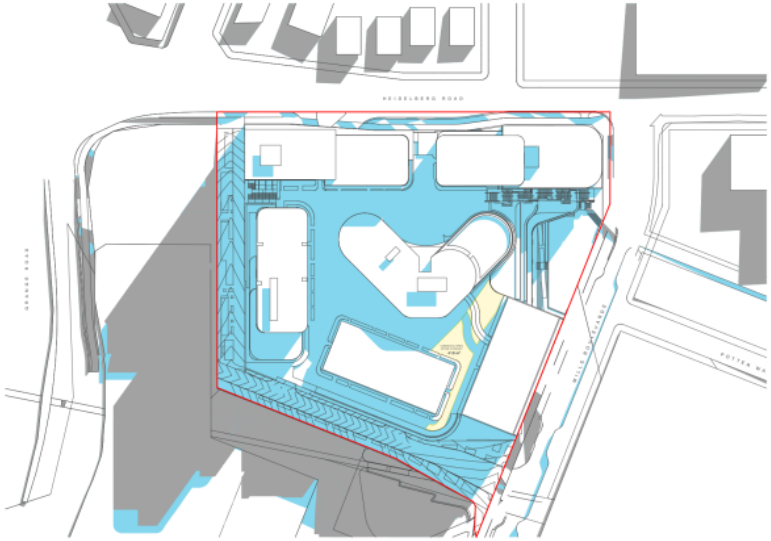
ISSUE PURPOSE	SCALE
TOWN PLANNING	1:1000@A1

REV.	DRAWING NO.
C	TP4505

Attachment 2 - Attachment 2 - Decision Plans

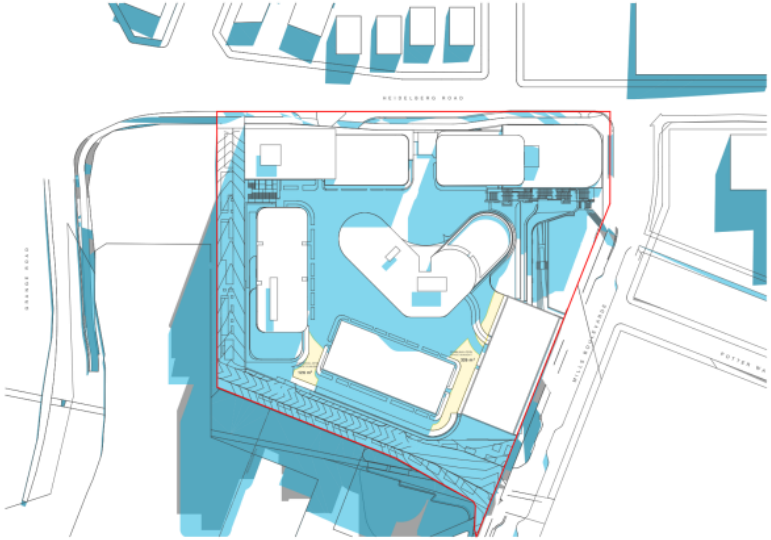


22 JUNE 11AM - APPROVED



22 JUNE 11AM - PROPOSED

22 JUNE 12PM - APPROVED



22 JUNE 12PM - PROPOSED

VIC PLANNING PROVISION 55.07-3:

"AT LEAST 50 PER CENT OR 125 SQUARE METRES, WHICHEVER IS THE LESSER, OF THE PRIMARY COMMUNAL OUTDOOR OPEN SPACE SHOULD RECEIVE A MINIMUM OF TWO HOURS OF SUNLIGHT BETWEEN 9AM AND 3PM ON 21 JUNE"

REVISION

-	PRELIMINARY	JP	23.03.2022
A	TOWN PLANNING	JP	31.03.2022
B	TOWN PLANNING	JP	16.06.2022
> C	TOWN PLANNING	JP	29.07.2022

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WWW.FKAUSTRALIA.COM
2 RIVERSIDE QUAY, SOUTHBANK
VICTORIA 3006 AUSTRALIA
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
EC	28.07.0022	JP	29.07.2022	21162

PROJECT
ALPHINGTON
LOT 2B
ALPHINGTON VIC 3078

DRAWING TITLE
SHADOW DIAGRAMS - WINTER SOLSTICE

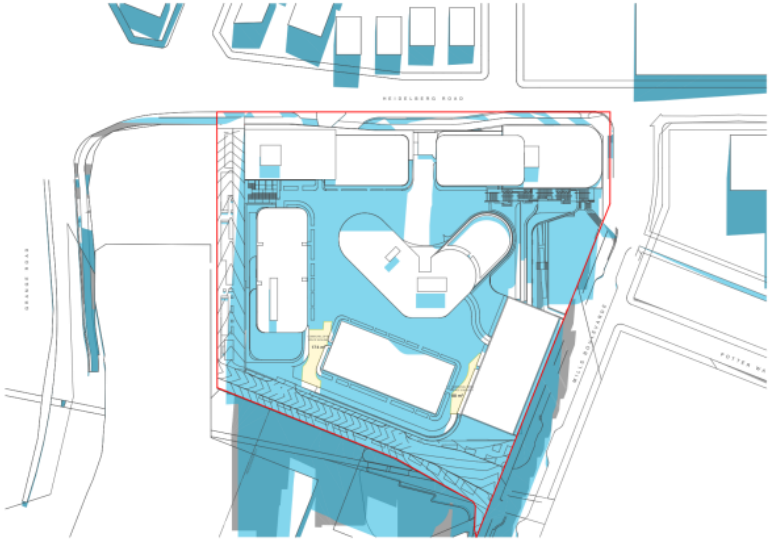
ISSUE PURPOSE	SCALE
TOWN PLANNING	1:1000@A1

REV. C

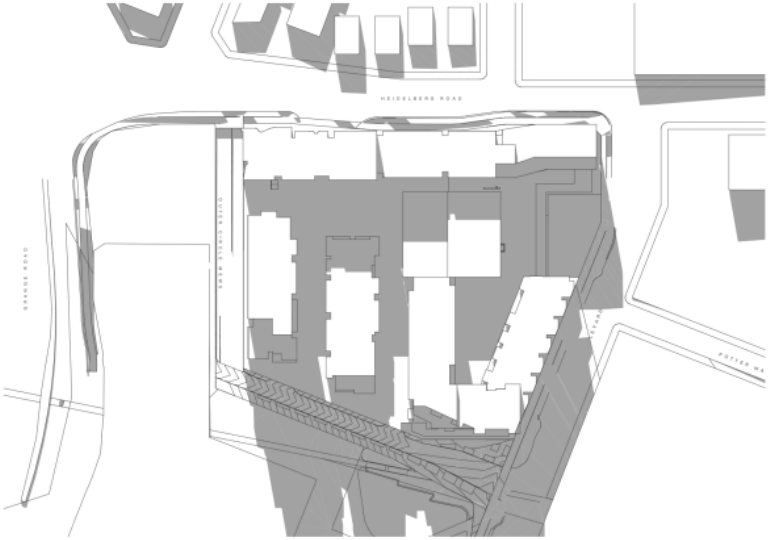
DRAWING NO. **TP4506**

Attachment 2 - Attachment 2 - Decision Plans

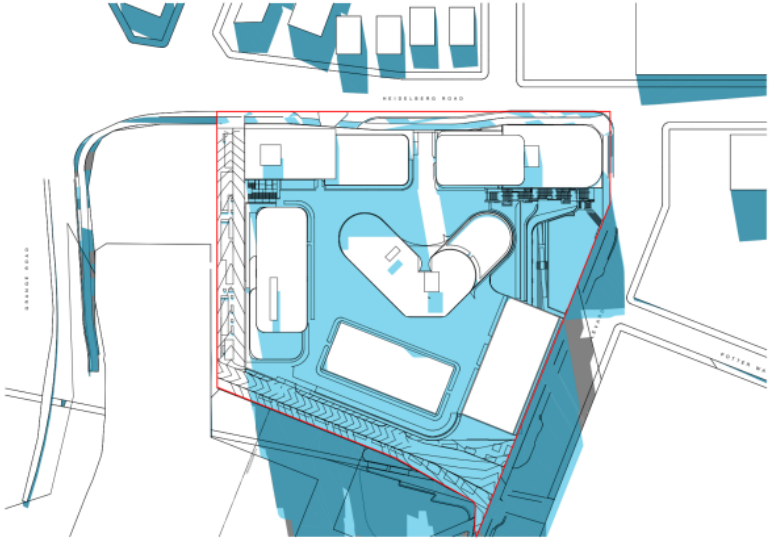
22 JUNE 1PM - APPROVED



22 JUNE 1PM - PROPOSED



22 JUNE 2PM - APPROVED



22 JUNE 2PM - PROPOSED

VIC PLANNING PROVISION 55.07-3:

"AT LEAST 50 PER CENT OR 125 SQUARE METRES, WHICHEVER IS THE LESSER, OF THE PRIMARY COMMUNAL OUTDOOR OPEN SPACE SHOULD RECEIVE A MINIMUM OF TWO HOURS OF SUNLIGHT BETWEEN 9AM AND 3PM ON 21 JUNE"

REVISION

-	PRELIMINARY	JP	23.03.2022
A	TOWN PLANNING	JP	31.03.2022
B	TOWN PLANNING	JP	16.06.2022
> C	TOWN PLANNING	JP	29.07.2022

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VICTORIA 3006 AUSTRALIA
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
EC	28.07.0022	JP	29.07.2022	21162

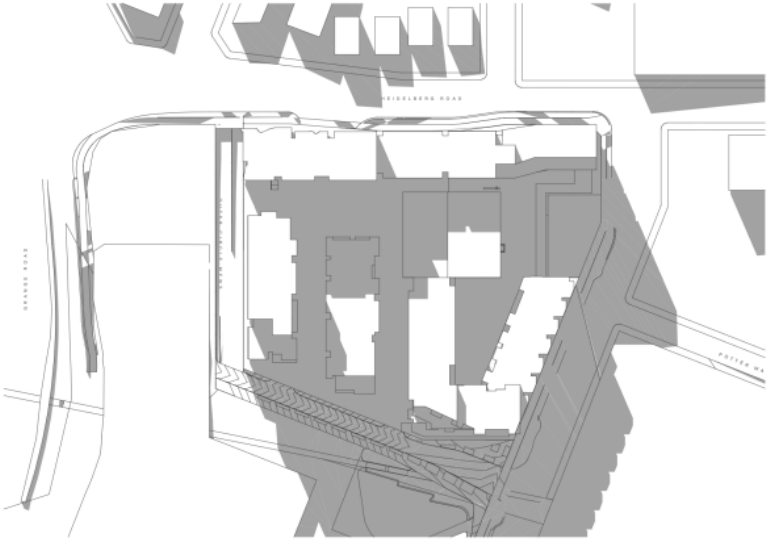
PROJECT
ALPHINGTON
LOT 2B
ALPHINGTON VIC 3078

DRAWING TITLE
SHADOW DIAGRAMS - WINTER SOLSTICE

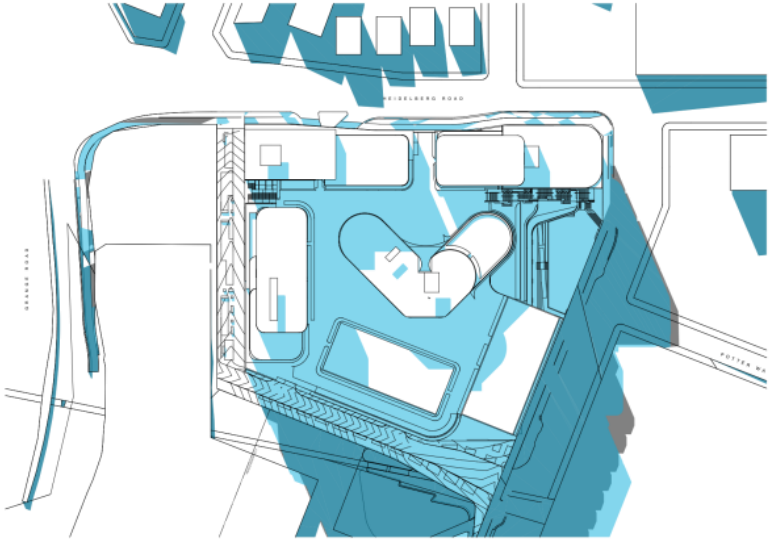
ISSUE PURPOSE	SCALE
TOWN PLANNING	1:1000@A1

REV.	DRAWING NO.
C	TP4507

Attachment 2 - Attachment 2 - Decision Plans



22 JUNE 3PM - APPROVED



22 JUNE 3PM - PROPOSED

REVISION

-	TOWN PLANNING	JP	30.03.2022
A	TOWN PLANNING	JP	31.03.2022
B	TOWN PLANNING	JP	16.06.2022
> C	TOWN PLANNING	JP	29.07.2022

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WWW.FKAUSTRALIA.COM
2 RIVERSIDE QUAY, SOUTHBANK
VICTORIA 3006 AUSTRALIA
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
JP	28.07.0022	JP	29.07.2022	21162

PROJECT
ALPHINGTON
LOT 2B
ALPHINGTON VIC 3078

DRAWING TITLE
SHADOW DIAGRAMS - WINTER SOLSTICE

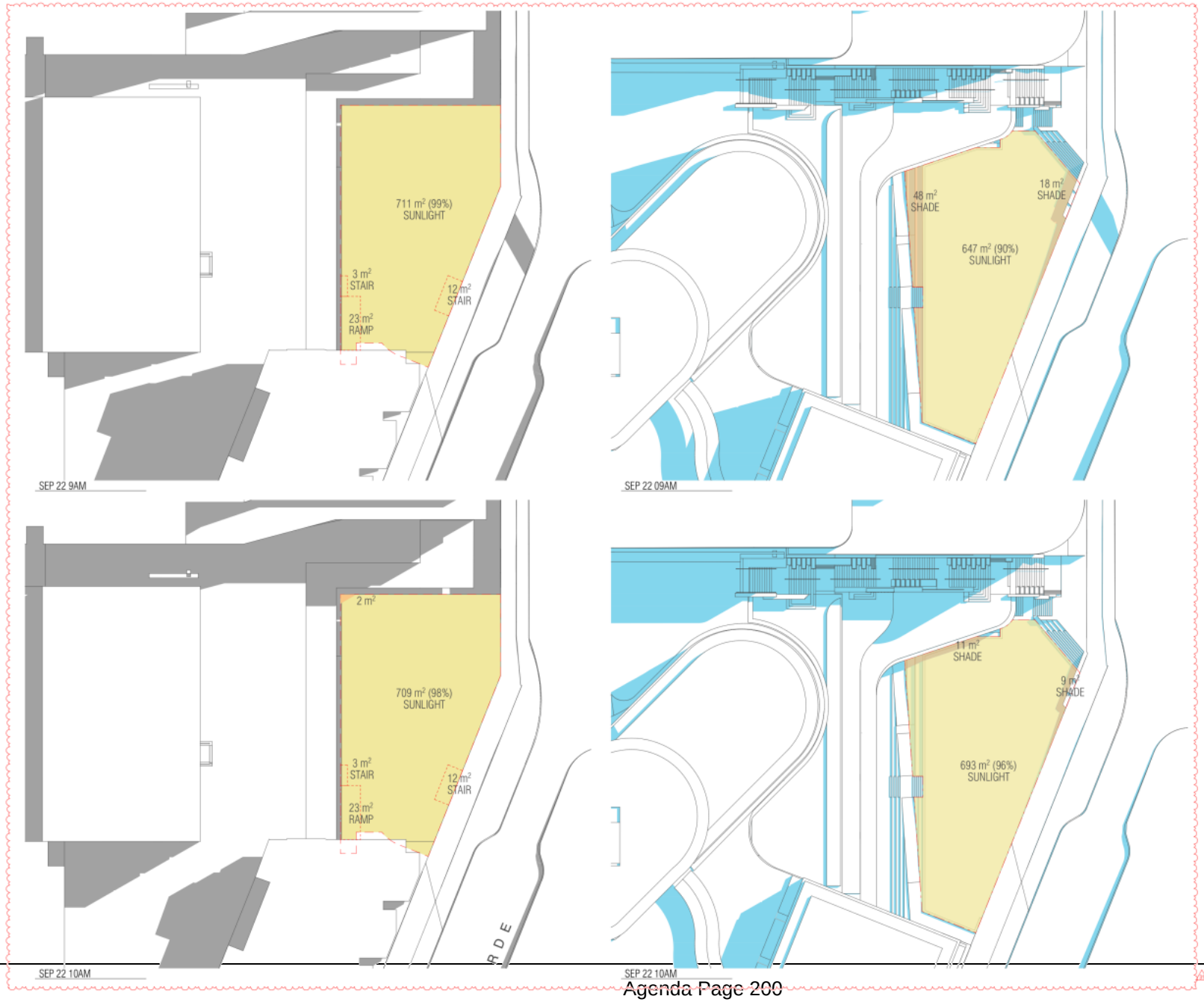
VIC PLANNING PROVISION 55.07-3:

"AT LEAST 50 PER CENT OR 125 SQUARE METRES, WHICHEVER IS THE LESSER, OF THE PRIMARY COMMUNAL OUTDOOR OPEN SPACE SHOULD RECEIVE A MINIMUM OF TWO HOURS OF SUNLIGHT BETWEEN 9AM AND 3PM ON 21 JUNE"

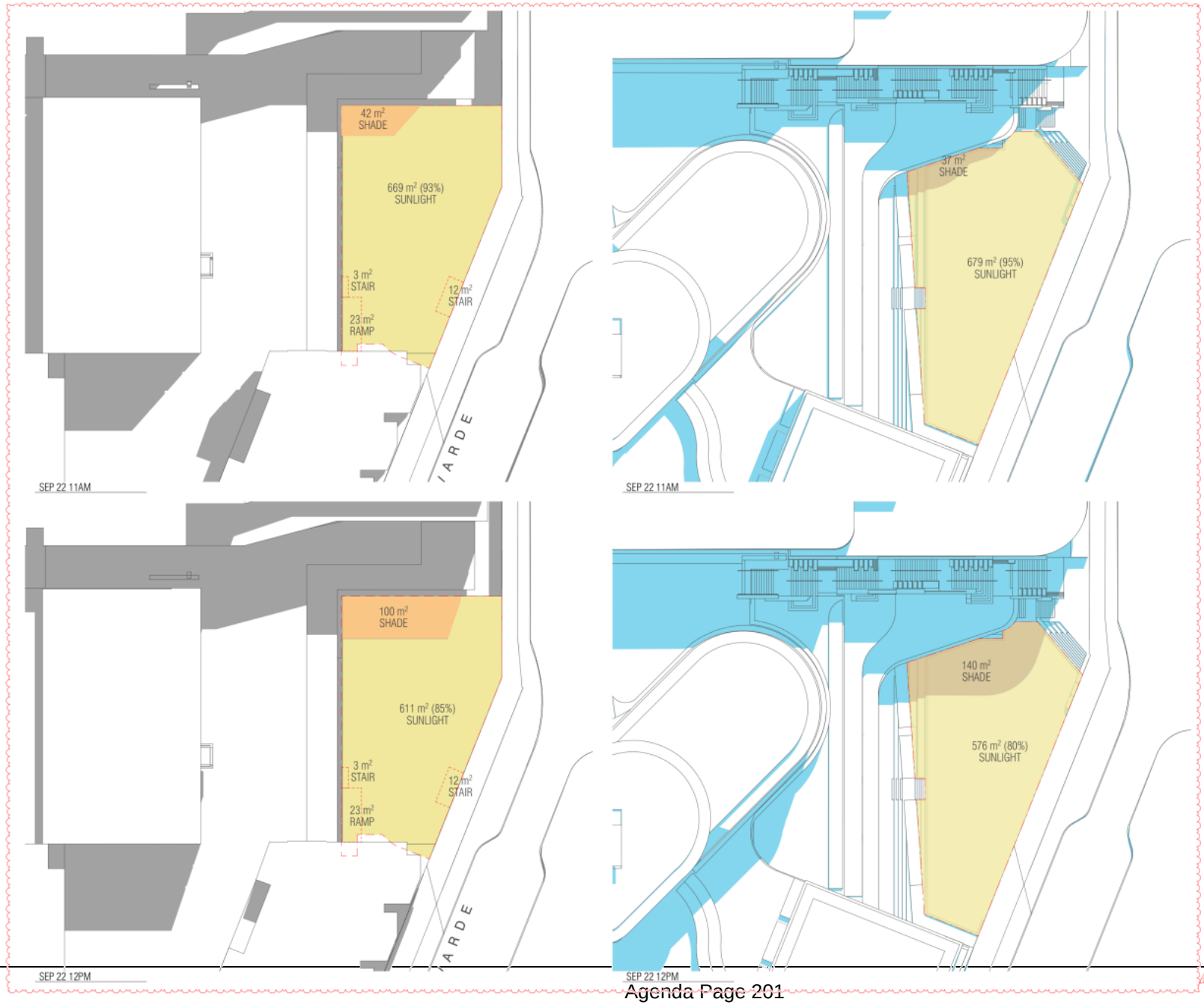
ISSUE PURPOSE	SCALE
TOWN PLANNING	1:1000@A1

REV.	DRAWING NO.
C	TP4508

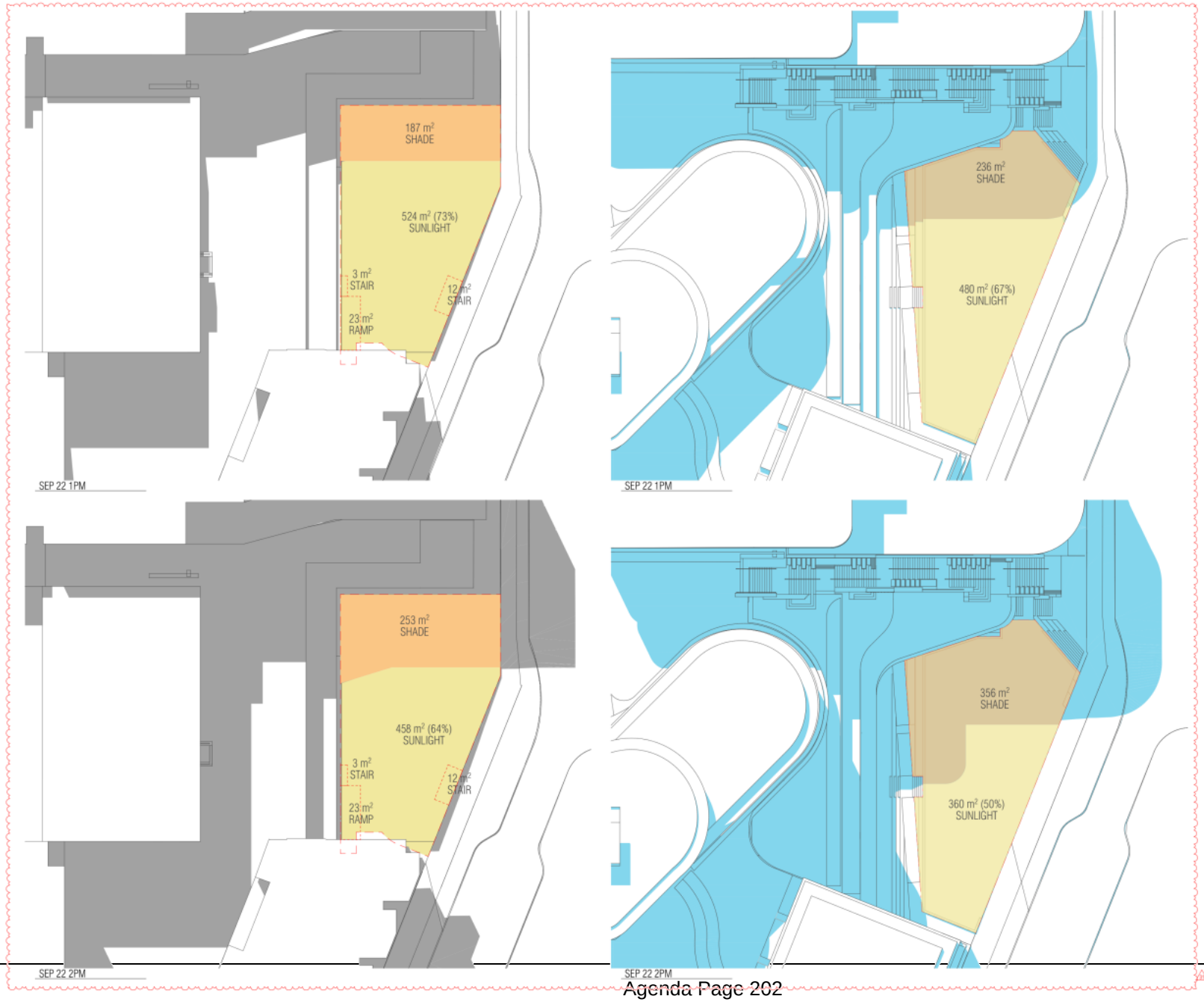
Attachment 2 - Attachment 2 - Decision Plans



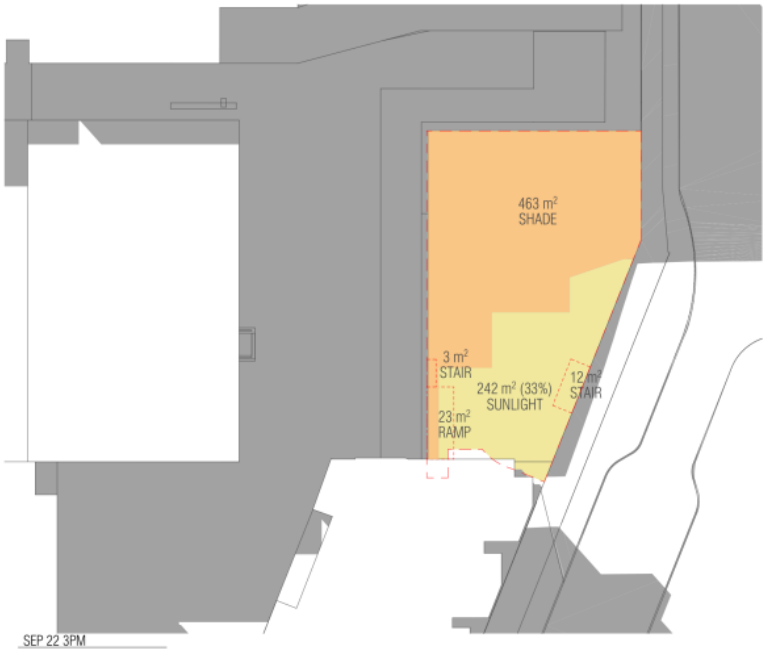
Attachment 2 - Attachment 2 - Decision Plans

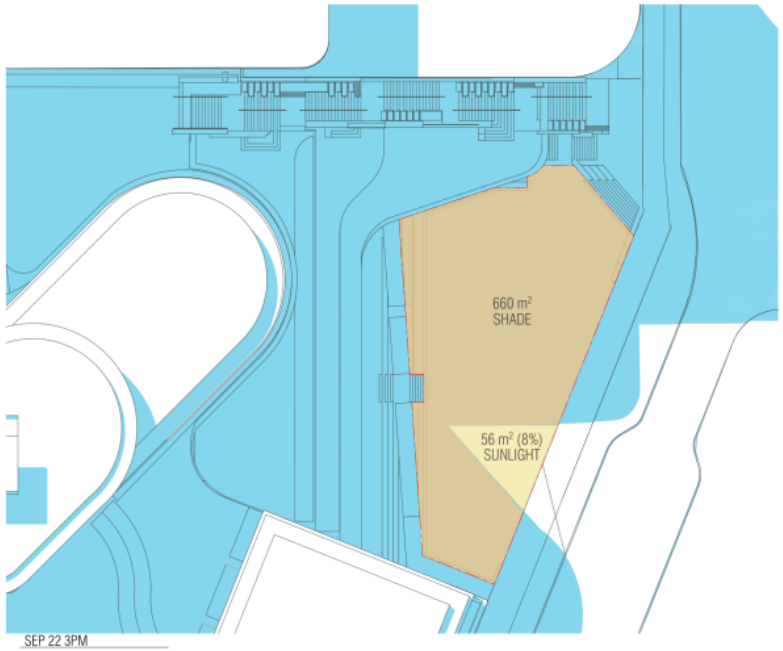


Attachment 2 - Attachment 2 - Decision Plans



Attachment 2 - Attachment 2 - Decision Plans





REVISION

-	TOWN PLANNING	JP	22.05.2022
B	TOWN PLANNING	JP	16.06.2022
> C	TOWN PLANNING	JP	28.07.2022

VIC PLANNING PROVISION 55.07-3:

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WWW.FKAUSTRALIA.COM
2 RIVERSIDE QUAY, SOUTHBANK
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
JP	28.07.0022	JP	29.07.2022	21162

PROJECT
ALPHINGTON
LOT 2B
ALPHINGTON VIC 3078

DRAWING TITLE
VILLAGE SQUARE SHADOW COMPARISON

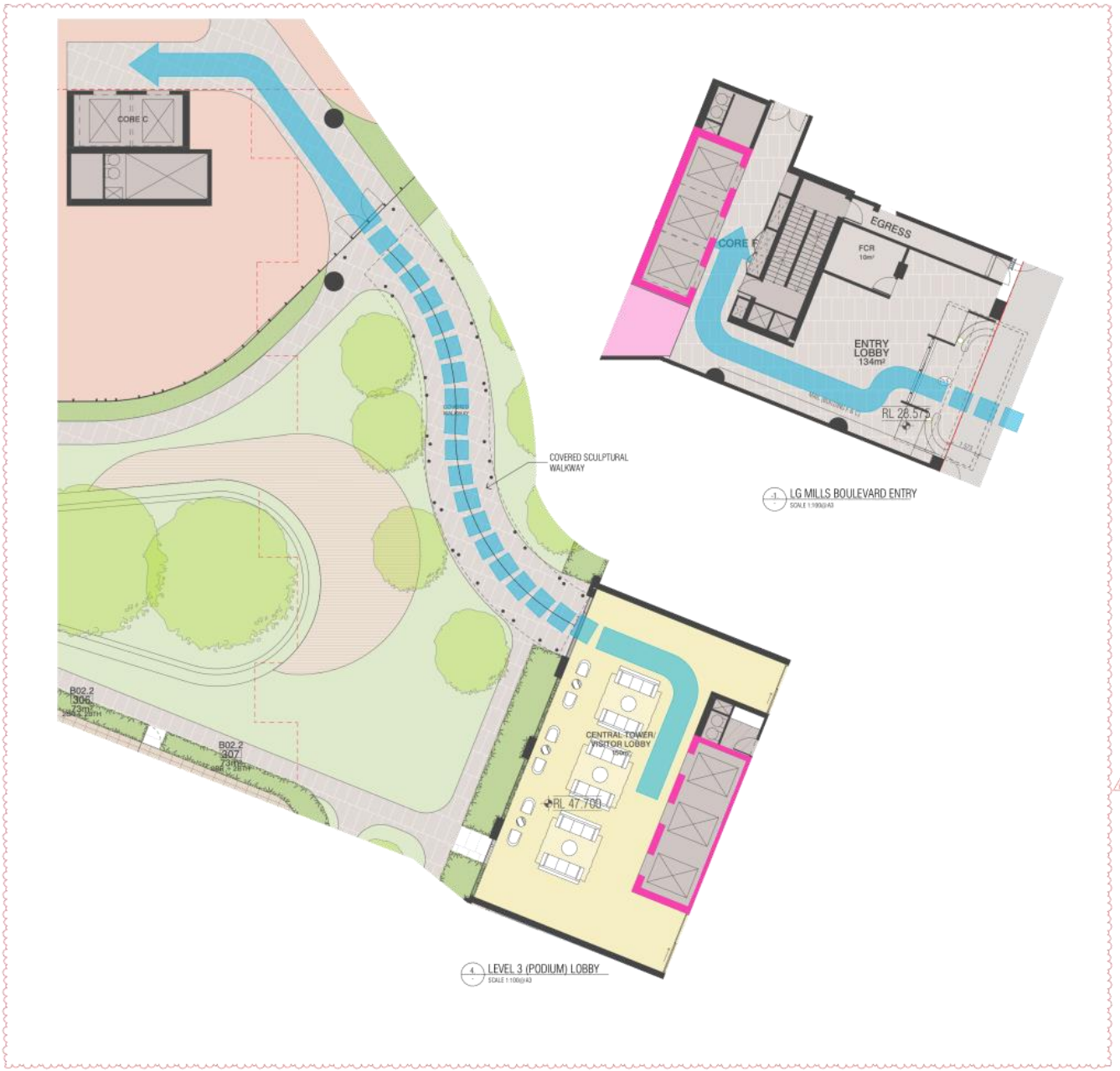
ISSUE PURPOSE
TOWN PLANNING

SCALE
1:250@A1

REV.
C

DRAWING NO.
TP4553

Attachment 2 - Attachment 2 - Decision Plans



REVISION

B	TOWN PLANNING	JP	16.06.2022
> C	TOWN PLANNING	JP	29.07.2022

NOTE:
FURNITURE & INTERNAL COMMON AREA
LAYOUTS INDICATIVE ONLY

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WWW.FKAUSTRALIA.COM
2 RIVERSIDE QUAY, SOUTHBANK
VICTORIA 3006 AUSTRALIA
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
JP	28.07.0022	JP	29.07.2022	21162

PROJECT
ALPHINGTON
LOT 2B
ALPHINGTON VIC 3078

DRAWING TITLE
BUILDING C ENTRY DETAIL

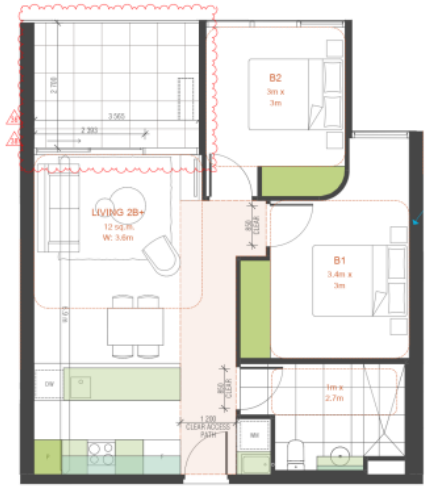
ISSUE PURPOSE
TOWN PLANNING

SCALE
AS SHOWN@A1

REV.
C

DRAWING NO.
TP4600

Attachment 2 - Attachment 2 - Decision Plans



APARTMENT TYPE TB-B01
SCALE 1:50@A1

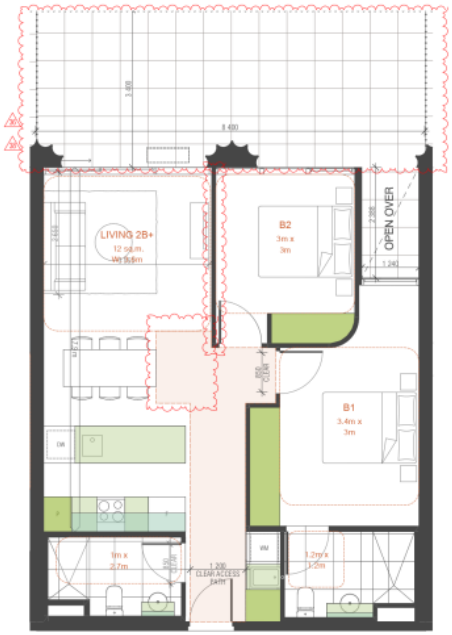
AREA: 70m²
BALC: 9.6m²

APT TYPE	STORAGE TYPE	VOLUME M³
B01		
	FH	7
	LOW	1
	OH	1
		9 m³

APARTMENT TYPES SCHEDULE

APT TYPE	QTY		DDA	Cross Ventilation
TB-B01	4	2BR + 1BTH	☒ OPTION A	☐
TB-B01	6	2BR + 1BTH	☐	☐
TOTAL:	**6/632**	**1.5% OF ALL APARTMENTS**		

TB-B01 BALCONY
ORIENTATION: **EAST**



APARTMENT TYPE TB-B01.1
SCALE 1:50@A1

AREA: 81m²
BALC: 31.5m²

APT TYPE	STORAGE TYPE	VOLUME M³
TB-B01.1		
	FH	14
	LOW	2
	OH	3
		19 m³

APARTMENT TYPES SCHEDULE

APT TYPE	QTY		DDA	Cross Ventilation
TB-B01.1	1	2BR + 2BTH	☐	☐
TOTAL:	**1/632**	**0.2% OF ALL APARTMENTS**		

TB-B01.1 BALCONY
ORIENTATION: **WEST**

APARTMENT TYPE TD-B04
SCALE 1:50@A1

AREA: 78m²
BALC: 10.1m²

APT TYPE	STORAGE TYPE	VOLUME M³
TD-B04		
	FH	9
	LOW	1
	OH	1
		11 m³

APARTMENT TYPES SCHEDULE

APT TYPE	QTY		DDA	Cross Ventilation
TD-B04	2	2BR + 2BTH	☒ OPTION B	☐
TOTAL:	**2/632**	**0.3% OF ALL APARTMENTS**		

TD-B04 BALCONY
ORIENTATION: **SOUTH**

CLAUSE 58 ASSESSMENT LEGEND
FULL HEIGHT STORAGE | UNDER BENCH STORAGE | OVERHEAD STORAGE | EXTERNAL STORAGE CAGE PROVISION | AIR CONDENSER UNIT (SITUATED ON APARTMENT BALCONIES AND ALIGN WITH THE PRIVATE OPEN SPACE STANDARD D19 OF CLAUSE 58.05-3 OF THE YARRA PLANNING SCHEME | AWNING WINDOW

GENERAL NOTES
-ALL APARTMENTS' SHOWERS ARE HOBLESS.
-ALL ADAPTABLE BATHROOMS HINGE DOOR TO HAVE READILY REMOVABLE HINGE.
-ALL ACCESSIBLE APARTMENTS ENTRY DOOR HAS A MINIMUM 920MM DOOR LEAF WITH MINIMUM 850MM CLEAR
-ALL AWNING WINDOWS MINIMUM SIZE 900X1500H
- AWNING LOCATIONS MAY SHIFT BY MAX 1500mm DUE TO FACADE ELEMENTS

REVISION			
-	PRELIMINARY	JP	23.03.2022
A	TOWN PLANNING	JP	31.03.2022
B	TOWN PLANNING	JP	16.06.2022
C	TOWN PLANNING	JP	28.07.2022

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PROJECT
ALPHINGTON
LOT 2B
ALPHINGTON VIC 3078

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WWW.FKAUSTRALIA.COM
2 RIVERSIDE QUAY, SOUTHBANK
VICTORIA 3006 AUSTRALIA
TELEPHONE +61 3 8699 3699
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
AA	28.07.2022	JK	29.07.2022	21162	1:50@A1

DRAWING TITLE: APARTMENT TYPES - BADS COMPLIANCE
ISSUE PURPOSE: TOWN PLANNING
REV. C
DRAWING NO. TP5001

Attachment 2 - Attachment 2 - Decision Plans

UNIVERSAL APARTMENT TYPE B02
SCALE 1:50@A1

B02
AREA: 78m²
BALC: 13m² - 18m²

B02.1
AREA: 76m²
BALC: 14m²

TC-B02
AREA: 78m²
BALC: 13m²

APT TYPE	STORAGE TYPE	VOLUME M³
B02		
	FH	13
	LOW	2
	OH	2
		17 m³

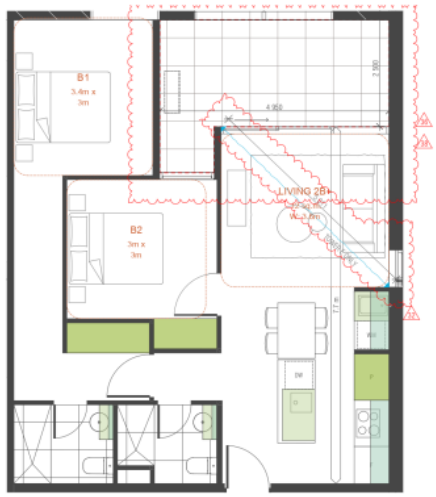
APARTMENT TYPES SCHEDULE

APT TYPE	QTY		DDA	Cross Ventilation
B02	24	2BR + 2BTH	☐	☐
B02.1	10	2BR + 2BTH	☐	☐
TC-B02	4	2BR + 2BTH	☐	☐
TOTAL:		**38/632**	**6.0% OF ALL APARTMENTS**	

B02 BALCONY
ORIENTATION: **NORTH / SOUTH / EAST / WEST**

B02.1 BALCONY
ORIENTATION: **NORTH**

TC-B02 BALCONY
ORIENTATION: **WEST**



UNIVERSAL APARTMENT TYPE B02.2
SCALE 1:50@A1

AREA: 73m²
BALC: 14m²

APT TYPE	STORAGE TYPE	VOLUME M³
B02.2		
	FH	7
	LOW	1
	OH	1
		9 m³

APARTMENT TYPES SCHEDULE

APT TYPE	QTY		DDA	Cross Ventilation
B02.2	13	2BR + 2BTH	☐	☒
B02.2	44	2BR + 2BTH	☐	☐
TOTAL:		**57/632**	**9% OF ALL APARTMENTS**	

B02.2 BALCONY
ORIENTATION: **NORTH / SOUTH**

CLAUSE 58 ASSESSMENT LEGEND
FULL HEIGHT STORAGE | UNDER BENCH STORAGE | OVERHEAD STORAGE | EXTERNAL STORAGE CAGE PROVISION | AIR CONDENSER UNIT (SITUATED ON APARTMENT BALCONIES AND ALIGN WITH THE PRIVATE OPEN SPACE STANDARD D19 OF CLAUSE 58.05-3 OF THE YARRA PLANNING SCHEME | AWNING WINDOW

GENERAL NOTES
-ALL APARTMENTS' SHOWERS ARE HOBLESS.
-ALL ADAPTABLE BATHROOMS HINGE DOOR TO HAVE READILY REMOVABLE HINGE.
-ALL ACCESSIBLE APARTMENTS ENTRY DOOR HAS A MINIMUM 920MM DOOR LEAF WITH MINIMUM 850MM CLEAR
-ALL AWNING WINDOWS MINIMUM SIZE 900X1500H
- AWNING LOCATIONS MAY SHIFT BY MAX 1500mm DUE TO FACADE ELEMENTS

REVISION
- PRELIMINARY JP 23.02.2022
A TOWN PLANNING JP 31.03.2022
B TOWN PLANNING JP 16.06.2022
C TOWN PLANNING JP 28.07.2022

QUALITY ASSURANCE
THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM
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PROJECT
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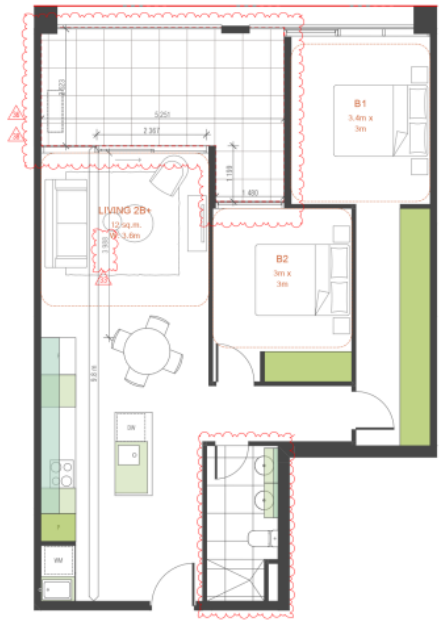
LOT 2B
ALPHINGTON VIC 3078

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
2 RIVERSIDE QUAY, SOUTHBANK
VICTORIA 3006 AUSTRALIA
TELEPHONE +61 3 8699 3699
FENDER KATSALIDIS (AUST) PTY LTD ACN 082 943 032

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV.	DRAWING NO.
AA	28.07.2022	MA	29.07.2022	21162	1:50@A1	APARTMENT TYPES - BADS COMPLIANCE	TOWN PLANNING	C	TP5002

Attachment 2 - Attachment 2 - Decision Plans



APARTMENT TYPE TF-B05
SCALE 1:50@A1

AREA: 82m²
BALC: 15m²

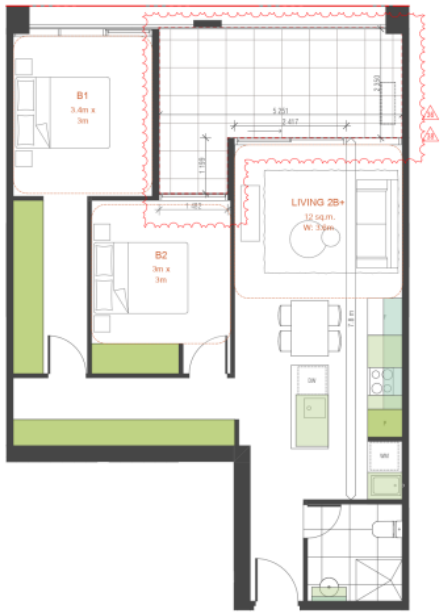
APT TYPE	STORAGE TYPE	VOLUME M³
TF-B05		
	FH	12
	LOW	1
	OH	1
		14 m³

APARTMENT TYPES SCHEDULE

APT TYPE	QTY		DDA	Cross Ventilation
TF-B05	2	2BR + 1BTH	☐	☐

TOTAL: **2/632** **0.3% OF ALL APARTMENTS**

TF-B05 BALCONY
ORIENTATION: **EAST**



APARTMENT TYPE TF-B05.1
SCALE 1:50@A1

AREA: 76m²
BALC: 14m²

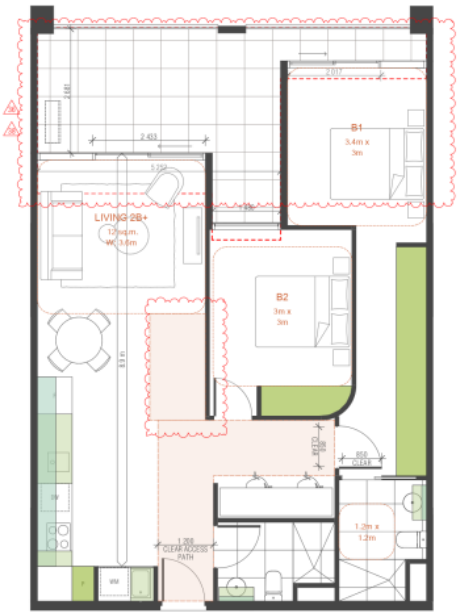
APT TYPE	STORAGE TYPE	VOLUME M³
TF-B05.1		
	FH	16
	LOW	1
	OH	1
		18 m³

APARTMENT TYPES SCHEDULE

APT TYPE	QTY		DDA	Cross Ventilation
TF-B05.1	2	2BR + 1BTH	☐	☐

TOTAL: **2/632** **0.3% OF ALL APARTMENTS**

TF-B05.1 BALCONY
ORIENTATION: **EAST**



APARTMENT TYPE TF-B04
SCALE 1:50@A1

AREA: 90m²
BALC: 19m²

APT TYPE	STORAGE TYPE	VOLUME M³
TF-B04		
	FH	12
	LOW	1
	OH	1
		14 m³

APARTMENT TYPES SCHEDULE

APT TYPE	QTY		DDA	Cross Ventilation
TF-B04	4	2BR + 2BTH	☒ OPTION A	☐

TOTAL: **4/632** **0.6% OF ALL APARTMENTS**

TF-B04 BALCONY
ORIENTATION: **EAST**

CLAUSE 58 ASSESSMENT LEGEND
FULL HEIGHT STORAGE | UNDER BENCH STORAGE | OVERHEAD STORAGE | EXTERNAL STORAGE CAGE PROVISION

AIR CONDENSER UNIT (SITUATED ON APARTMENT BALCONIES AND ALIGN WITH THE PRIVATE OPEN SPACE STANDARD D19 OF CLAUSE 58.05-3 OF THE YARRA PLANNING SCHEME

AWNING WINDOW

GENERAL NOTES
-ALL APARTMENTS' SHOWERS ARE HOBLESS.
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-ALL AWNING WINDOWS MINIMUM SIZE 900X1500H
- AWNING LOCATIONS MAY SHIFT BY MAX 1500mm DUE TO FACADE ELEMENTS

REVISION			
-	PRELIMINARY	JP	23.02.2022
A	TOWN PLANNING	JP	31.03.2022
B	TOWN PLANNING	JP	16.06.2022
C	TOWN PLANNING	JP	28.07.2022

QUALITY ASSURANCE: JHK IS A CERTIFIED COMPANY TO ISO 9001:2015
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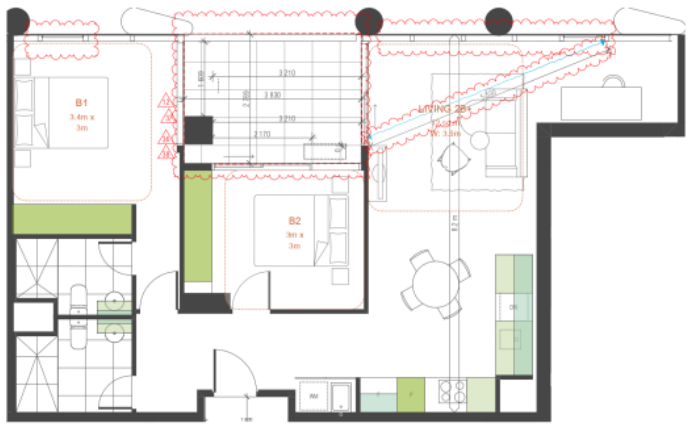
LOT 2B
ALPHINGTON VIC 3078

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
2 RIVERSIDE QUAY, SOUTHBANK
VICTORIA 3006 AUSTRALIA
TELEPHONE +61 3 8699 3699
FENDER KATSALIDIS (AUST) PTY LTD ACN 082 943 032

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
AA	28.07.2022	JM	29.07.2022	21162	1:50@A1

DRAWING TITLE: APARTMENT TYPES - BADS COMPLIANCE
ISSUE PURPOSE: TOWN PLANNING
REV. C
DRAWING NO. TP5003

Attachment 2 - Attachment 2 - Decision Plans



APARTMENT TYPE TA-B04.1
SCALE 1:50@A1

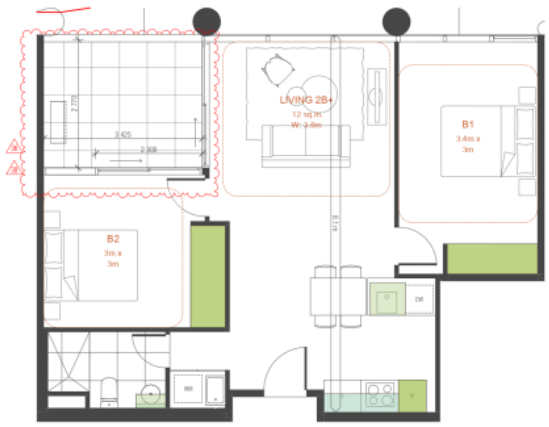
AREA: 92m²
BALC: 10.7m²

APT TYPE	STORAGE TYPE	VOLUME M³
TA-B04.1		
	FH	8
	LOW	2
	OH	1
		11 m³

APARTMENT TYPES SCHEDULE				
APT TYPE	QTY		DDA	Cross Ventilation
TA-B04.1	1	2BR + 2BTH	☐	☒

TOTAL:	**1/632**	**0.15% OF ALL APARTMENTS**

TA-B04.1 BALCONY
ORIENTATION: **NORTH**



APARTMENT TYPE TD-B04.1
SCALE 1:50@A1

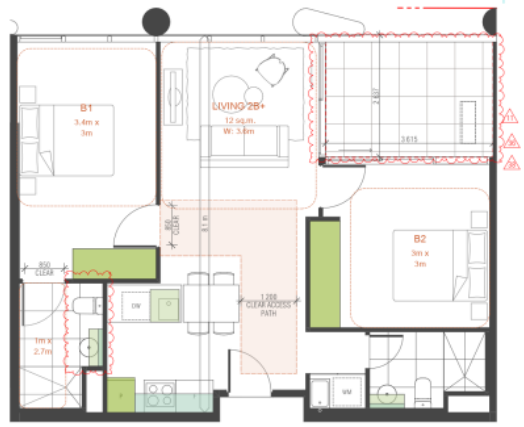
AREA: 74m²
BALC: 9.5m²

APT TYPE	STORAGE TYPE	VOLUME M³
TD-B04.1		
	FH	8
	LOW	0
	OH	1
		9 m³

APARTMENT TYPES SCHEDULE				
APT TYPE	QTY		DDA	Cross Ventilation
TD-B04.1	2	2BR + 1BTH	☐	☐

TOTAL:	**2/632**	**0.3% OF ALL APARTMENTS**

TD-B04.1 BALCONY
ORIENTATION: **NORTH**



UNIVERSAL APARTMENT TYPE B05
SCALE 1:50@A1

AREA: 77m²
BALC: 9.5m²

APT TYPE	STORAGE TYPE	VOLUME M³
B05		
	FH	8
	LOW	0
	OH	1
		9 m³

APARTMENT TYPES SCHEDULE				
APT TYPE	QTY		DDA	Cross Ventilation
B05	4	2BR + 2BTH	☒ OPTION B	☐

TOTAL:	**4/632**	**0.6% OF ALL APARTMENTS**

B05 BALCONY
ORIENTATION: **NORTH**

CLAUSE 58 ASSESSMENT LEGEND
FULL HEIGHT STORAGE | UNDER BENCH STORAGE | OVERHEAD STORAGE | EXTERNAL STORAGE CAGE PROVISION | AIR CONDENSER UNIT (SITUATED ON APARTMENT BALCONIES AND ALIGN WITH THE PRIVATE OPEN SPACE STANDARD D19 OF CLAUSE 58.05-3 OF THE YARRA PLANNING SCHEME | AWNING WINDOW

GENERAL NOTES
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-ALL ADAPTABLE BATHROOMS HINGE DOOR TO HAVE READILY REMOVABLE HINGE.
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-ALL AWNING WINDOWS MINIMUM SIZE 900X1500H
- AWNING LOCATIONS MAY SHIFT BY MAX 1500mm DUE TO FACADE ELEMENTS

REVISION
- PRELIMINARY JP 23.02.2022
A TOWN PLANNING JP 31.03.2022
B TOWN PLANNING JP 16.06.2022
C TOWN PLANNING JP 28.07.2022

QUALITY ASSURANCE
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PROJECT
ALPHINGTON
LOT 2B
ALPHINGTON VIC 3078

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
2 RIVERSIDE QUAY, SOUTHBANK
VICTORIA 3006 AUSTRALIA
TELEPHONE +61 3 8699 3699
FENDER KATSALIDIS (AUST) PTY LTD ACN 082 943 032

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
AA	28.07.2022	MA	29.07.2022	21162	1:50@A1

DRAWING TITLE: APARTMENT TYPES - BADS COMPLIANCE
ISSUE PURPOSE: TOWN PLANNING
REV. C
DRAWING NO. TP5004

Attachment 2 - Attachment 2 - Decision Plans

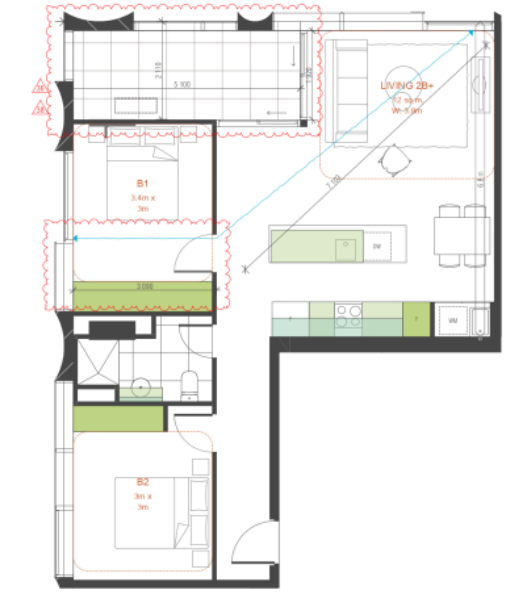
APARTMENT TYPE TF-B03
SCALE 1:50@A1

AREA: 74m²
BALC: 15m²

APT TYPE	STORAGE TYPE	VOLUME M³
TF-B03		
	FH	9
	LOW	1
	OH	1
		11 m³

APARTMENT TYPES SCHEDULE				
APT TYPE	QTY		DDA	Cross Ventilation
TF-B03	5	2BR + 2BTH	☐	☐
TOTAL:	**5/632**	**0.8% OF ALL APARTMENTS**		

TF-B03 BALCONY
ORIENTATION: **EAST / WEST**



APARTMENT TYPE TA-B05.1
SCALE 1:50@A1

AREA: 78m²
BALC: 10.7m²

APT TYPE	STORAGE TYPE	VOLUME M³
TA-B05.1		
	FH	9
	LOW	2
	OH	1
		12 m³

APARTMENT TYPES SCHEDULE				
APT TYPE	QTY		DDA	Cross Ventilation
TA-B05.1	11	2BR + 2BTH	☐	☒
TOTAL:	**11/632**	**1.7% OF ALL APARTMENTS**		

TA-B05.1 BALCONY
ORIENTATION: **NORTH**

CLAUSE 58 ASSESSMENT LEGEND
FULL HEIGHT STORAGE | UNDER BENCH STORAGE | OVERHEAD STORAGE | EXTERNAL STORAGE CAGE PROVISION | AIR CONDENSER UNIT (SITUATED ON APARTMENT BALCONIES AND ALIGN WITH THE PRIVATE OPEN SPACE STANDARD D19 OF CLAUSE 58.05-3 OF THE YARRA PLANNING SCHEME) | AWNING WINDOW

GENERAL NOTES
-ALL APARTMENTS' SHOWERS ARE HOBLESS.
-ALL ADAPTABLE BATHROOMS HINGE DOOR TO HAVE READILY REMOVABLE HINGE.
-ALL ACCESSIBLE APARTMENTS ENTRY DOOR HAS A MINIMUM 520MM DOOR LEAF WITH MINIMUM 850MM CLEAR
-ALL AWNING WINDOWS MINIMUM SIZE 900X1500H
- AWNING LOCATIONS MAY SHIFT BY MAX 1500mm DUE TO FACADE ELEMENTS

REVISION			
-	PRELIMINARY	JP	23.03.2022
A	TOWN PLANNING	JP	31.03.2022
B	TOWN PLANNING	JP	16.06.2022
C	TOWN PLANNING	JP	28.07.2022

QUALITY ASSURANCE — THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM
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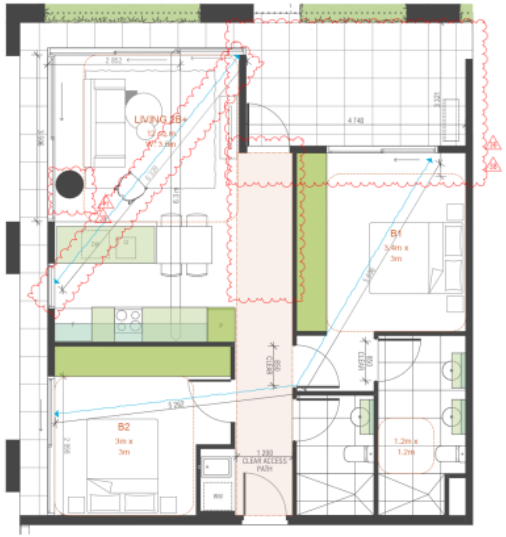
LOT 2B
ALPHINGTON VIC 3078

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
2 RIVERSIDE QUAY, SOUTHBANK
VICTORIA 3006 AUSTRALIA
TELEPHONE +61 3 8699 3699
FENDER KATSALIDIS (AUST) PTY LTD ACN 082 943 032

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV.	DRAWING NO.
AA	28.07.2022	JM	29.07.2022	21162	1:50@A1	APARTMENT TYPES - BADS COMPLIANCE	TOWN PLANNING	C	TP5005

Attachment 2 - Attachment 2 - Decision Plans



APARTMENT TYPE TF-B02
SCALE 1:50@A1

AREA: 84m²
BALC: 24m²

APT TYPE	STORAGE TYPE	VOLUME M³
TF-B02		
	FH	13
	LOW	2
	OH	1
		16 m³

APARTMENT TYPES SCHEDULE				
APT TYPE	QTY		DDA	Cross Ventilation
TF-B02	12	2BR + 2BTH	☒ OPTION A	☒
TOTAL:	**12/632**	**1.9% OF ALL APARTMENTS**		

TF-B02 BALCONY
ORIENTATION: **EAST / WEST**

APARTMENT TYPE TA-B06
SCALE 1:50@A1

AREA: 75m²
BALC: 10.5m²

APT TYPE	STORAGE TYPE	VOLUME M³
TA-B06		
	FH	11
	LOW	1
	OH	1
		13 m³

APARTMENT TYPES SCHEDULE				
APT TYPE	QTY		DDA	Cross Ventilation
TA-B06	11	2BR + 2BTH	☐	☒
TOTAL:	**11/632**	**1.7% OF ALL APARTMENTS**		

TA-B06 BALCONY
ORIENTATION: **SOUTH**

CLAUSE 58 ASSESSMENT LEGEND
FULL HEIGHT STORAGE | UNDER BENCH STORAGE | OVERHEAD STORAGE | EXTERNAL STORAGE CAGE PROVISION | AIR CONDENSER UNIT (SITUATED ON APARTMENT BALCONIES AND ALIGN WITH THE PRIVATE OPEN SPACE STANDARD D19 OF CLAUSE 58.05-3 OF THE YARRA PLANNING SCHEME) | AWNING WINDOW

GENERAL NOTES
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REVISION			REVISION
-	PRELIMINARY	JP	23.02.2022
A	TOWN PLANNING	JP	31.03.2022
B	TOWN PLANNING	JP	16.06.2022
C	TOWN PLANNING	JP	28.07.2022

EQUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)
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ALPHINGTON
LOT 2B
ALPHINGTON VIC 3078

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
2 RIVERSIDE QUAY, SOUTHBANK
VICTORIA 3006 AUSTRALIA
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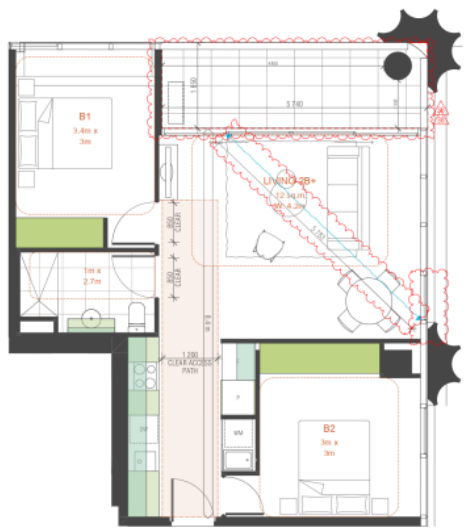
DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV.	DRAWING NO.
EK	28.07.2022	JP	29.07.2022	21162	1:50@A1	APARTMENT TYPES - BADS COMPLIANCE	TOWN PLANNING	C	TP5006

Attachment 2 - Attachment 2 - Decision Plans



APARTMENT TYPE TA-B08
SCALE 1:50@A1

AREA: 73m²
BALC: 10.6m²

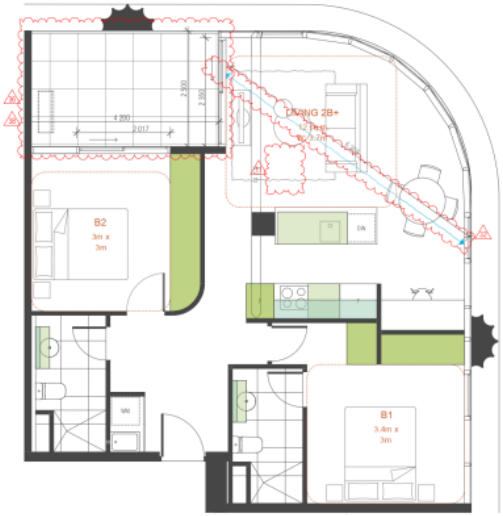
APT TYPE	STORAGE TYPE	VOLUME M³
TA-B08		
	FH	8
	LOW	1
	OH	1
		10 m³

APARTMENT TYPES SCHEDULE

APT TYPE	QTY		DDA	Cross Ventilation
TA-B08	2	2BR + 1BTH	☒ OPTION B	☒

TOTAL:	**2/632**	**0.3% OF ALL APARTMENTS**

TA-B08 BALCONY
ORIENTATION: **SOUTH**



APARTMENT TYPE TB-B03
SCALE 1:50@A1

AREA: 83m²
BALC: 10.5m²

APT TYPE	STORAGE TYPE	VOLUME M³
TB-B03		
	FH	10
	LOW	1
	OH	1
		12 m³

APARTMENT TYPES SCHEDULE

APT TYPE	QTY		DDA	Cross Ventilation
TB-B03	6	2BR + 2BTH	☐	☒

TOTAL:	**6/632**	**0.9% OF ALL APARTMENTS**

TB-B03 BALCONY
ORIENTATION: **EAST**

APARTMENT TYPE TB-B04
SCALE 1:50@A1

AREA: 78m²
BALC: 10.5m²

APT TYPE	STORAGE TYPE	VOLUME M³
TB-B04		
	FH	9
	LOW	2
	OH	1
		12 m³

APARTMENT TYPES SCHEDULE

APT TYPE	QTY		DDA	Cross Ventilation
TB-B04	6	2BR + 2BTH	☒ OPTION B	☒

TOTAL:	**6/632**	**0.9% OF ALL APARTMENTS**

TB-B04 BALCONY
ORIENTATION: **WEST**

CLAUSE 58 ASSESSMENT LEGEND
FULL HEIGHT STORAGE | UNDER BENCH STORAGE | OVERHEAD STORAGE | EXTERNAL STORAGE CAGE PROVISION | AIR CONDENSER UNIT (SITUATED ON APARTMENT BALCONIES AND ALIGN WITH THE PRIVATE OPEN SPACE STANDARD D19 OF CLAUSE 58.05-3 OF THE YARRA PLANNING SCHEME) | AWNING WINDOW

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-ALL AWNING WINDOWS MINIMUM SIZE 900X1500H
- AWNING LOCATIONS MAY SHIFT BY MAX 1500mm DUE TO FACADE ELEMENTS

REVISION			REVISION
-	PRELIMINARY	JP	23.02.2022
A	TOWN PLANNING	JP	31.03.2022
B	TOWN PLANNING	JP	16.06.2022
C	TOWN PLANNING	JP	28.07.2022

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PROJECT
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LOT 2B
ALPHINGTON VIC 3078

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
2 RIVERSIDE QUAY, SOUTHBANK
VICTORIA 3006 AUSTRALIA
TELEPHONE +61 3 8699 3699
FENDER KATSALIDIS (AUST) PTY LTD ACN 082 943 032

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV.	DRAWING NO.
AA	28.07.2022	JM	29.07.2022	21162	1:50@A1	APARTMENT TYPES - BADS COMPLIANCE	TOWN PLANNING	C	TP5007

Attachment 2 - Attachment 2 - Decision Plans

APARTMENT TYPE TD-B01
SCALE 1:50@A1

AREA: 80m²
BALC: 10.5m²

APT TYPE	STORAGE TYPE	VOLUME M³
TD-B01		
	FH	7
	LOW	2
	OH	1
		10 m³

APARTMENT TYPES SCHEDULE

APT TYPE	QTY		DDA	Cross Ventilation
TD-B01	4	2BR + 2BTH	☐	☒

TOTAL:	**4/632**	**0.6% OF ALL APARTMENTS**

TD-B01 BALCONY
ORIENTATION: **NORTH / SOUTH**

CLAUSE 58 ASSESSMENT LEGEND
FULL HEIGHT STORAGE | UNDER BENCH STORAGE | OVERHEAD STORAGE | EXTERNAL STORAGE CAGE PROVISION | AIR CONDENSER UNIT (SITUATED ON APARTMENT BALCONIES AND ALIGN WITH THE PRIVATE OPEN SPACE STANDARD D19 OF CLAUSE 58.05-3 OF THE YARRA PLANNING SCHEME | AWNING WINDOW

GENERAL NOTES
-ALL APARTMENTS' SHOWERS ARE HOBLESS.
-ALL ADAPTABLE BATHROOMS HINGE DOOR TO HAVE READILY REMOVABLE HINGE.
-ALL ACCESSIBLE APARTMENTS ENTRY DOOR HAS A MINIMUM 920MM DOOR LEAF WITH MINIMUM 850MM CLEAR
-ALL AWNING WINDOWS MINIMUM SIZE W800 H500
- AWNING LOCATIONS MAY SHIFT BY MAX 1500mm DUE TO FACADE ELEMENTS

REVISION			
-	PRELIMINARY	JP	23.03.2022
A	TOWN PLANNING	JP	31.03.2022
B	TOWN PLANNING	JP	16.06.2022
C	TOWN PLANNING	JP	28.07.2022

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LOT 2B
ALPHINGTON VIC 3078

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
2 RIVERSIDE QUAY, SOUTHBANK
VICTORIA 3006 AUSTRALIA
TELEPHONE +61 3 8699 3699
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
AA	28.07.2022	JM	29.07.2022	21162	1:50@A1

DRAWING TITLE: APARTMENT TYPES - BADS COMPLIANCE
ISSUE PURPOSE: TOWN PLANNING
REV. C
DRAWING NO. TP5008

Attachment 2 - Attachment 2 - Decision Plans

APARTMENT TYPE TD-B02
SCALE 1:50@A1

AREA: 87m²
BALC: 9.9m²

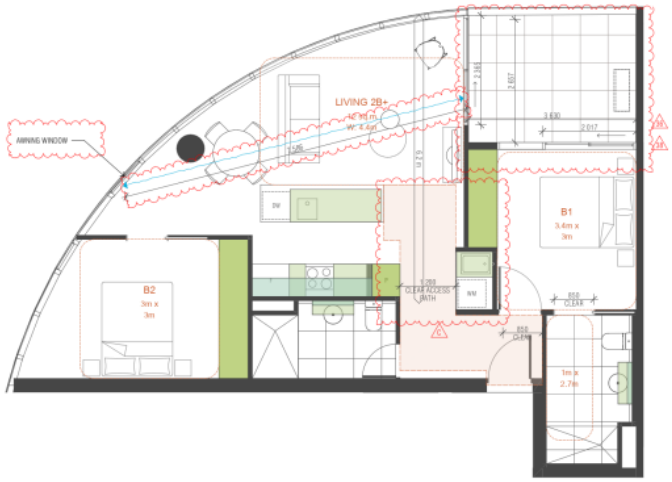
APT TYPE	STORAGE TYPE	VOLUME M³
TD-B02		
	FH	12
	LOW	1
	OH	1
		14 m³

APARTMENT TYPES SCHEDULE

APT TYPE	QTY		DDA	Cross Ventilation
TD-B02	12	2BR + 2BTH	☒ OPTION A	☒

TOTAL:	**12/632**	**1.9% OF ALL APARTMENTS**

TD-B02 BALCONY
ORIENTATION: **NORTH / SOUTH**



APARTMENT TYPE TC-B01
SCALE 1:50@A1

AREA: 82m²
BALC: 9.6m²

APT TYPE	STORAGE TYPE	VOLUME M³
TC-B01		
	FH	10
	LOW	1
	OH	1
		12 m³

APARTMENT TYPES SCHEDULE

APT TYPE	QTY		DDA	Cross Ventilation
TC-B01	4	2BR + 2BTH	☒ OPTION B	☒

TOTAL:	**4/632**	**0.6% OF ALL APARTMENTS**

TC-B01 BALCONY
ORIENTATION: **EAST**

CLAUSE 58 ASSESSMENT LEGEND
FULL HEIGHT STORAGE | UNDER BENCH STORAGE | OVERHEAD STORAGE | EXTERNAL STORAGE CAGE PROVISION | AIR CONDENSER UNIT (SITUATED ON APARTMENT BALCONIES AND ALIGN WITH THE PRIVATE OPEN SPACE STANDARD D19 OF CLAUSE 58.05-3 OF THE YARRA PLANNING SCHEME) | AWNING WINDOW

GENERAL NOTES
-ALL APARTMENTS' SHOWERS ARE HOBLESS.
-ALL ADAPTABLE BATHROOMS HINGE DOOR TO HAVE READILY REMOVABLE HINGE.
-ALL ACCESSIBLE APARTMENTS ENTRY DOOR HAS A MINIMUM 520MM DOOR LEAF WITH MINIMUM 850MM CLEAR
-ALL AWNING WINDOWS MINIMUM SIZE 900X1500H
- AWNING LOCATIONS MAY SHIFT BY MAX 1500mm DUE TO FACADE ELEMENTS

REVISION				
-	PRELIMINARY			
A	TOWN PLANNING			
B	TOWN PLANNING	JP	16.06.2022	
C	TOWN PLANNING	JP	28.07.2022	

TD-B02	12	2BR + 2BTH	☒	

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ALPHINGTON
LOT 2B
ALPHINGTON VIC 3078

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
2 RIVERSIDE QUAY, SOUTHBANK
VICTORIA 3006 AUSTRALIA
TELEPHONE +61 3 8699 3699
FENDER KATSALIDIS (AUST) PTY LTD ACN 082 943 032

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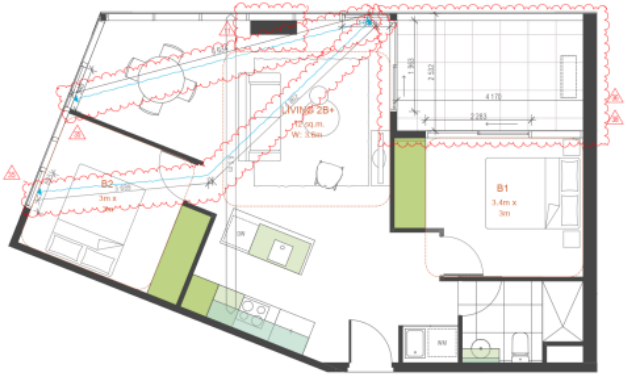
AA	28.07.2022	JM	29.07.2022	21162	1:50@A1	APARTMENT TYPES - BADS COMPLIANCE	TOWN PLANNING	C	TP5009

Attachment 2 - Attachment 2 - Decision Plans



APARTMENT TYPE TB-B05
SCALE 1:50@A1

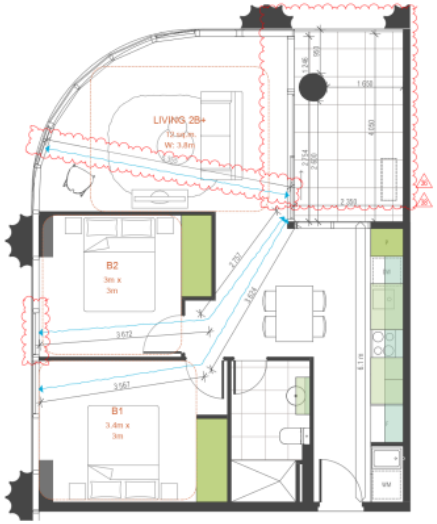
AREA: 73m²
BALC: 10.6m²

APT TYPE	STORAGE TYPE	VOLUME M³
TB-B05		
	FH	7
	LOW	1
	OH	1
		9 m³

APARTMENT TYPES SCHEDULE				
APT TYPE	QTY		DDA	Cross Ventilation
TB-B05	2	2BR + 2BTH	☐	☒

TOTAL:	**2/632**	**0.3% OF ALL APARTMENTS**

TB-B05 BALCONY
ORIENTATION: **WEST**



APARTMENT TYPE TB-B07
SCALE 1:50@A1

AREA: 72m²
BALC: 9.5m²

APT TYPE	STORAGE TYPE	VOLUME M³
TB-B07		
	FH	7
	LOW	2
	OH	1
		10 m³

APARTMENT TYPES SCHEDULE				
APT TYPE	QTY		DDA	Cross Ventilation
TB-B07	10	2BR + 1BTH	☐	☒

TOTAL:	**10/632**	**1.6% OF ALL APARTMENTS**

TB-B07 BALCONY
ORIENTATION: **EAST**

APARTMENT TYPE TB-B07.1
SCALE 1:50@A1

AREA: 68m²
BALC: 9.5m²

APT TYPE	STORAGE TYPE	VOLUME M³
TB-B07.1		
	FH	7
	LOW	1
	OH	1
		9 m³

APARTMENT TYPES SCHEDULE				
APT TYPE	QTY		DDA	Cross Ventilation
TB-B07.1	10	2BR + 1BTH	☐	☒

TOTAL:	**10/632**	**1.6% OF ALL APARTMENTS**

TB-B07.1 BALCONY
ORIENTATION: **WEST**

CLAUSE 58 ASSESSMENT LEGEND
FULL HEIGHT STORAGE | UNDER BENCH STORAGE | OVERHEAD STORAGE | EXTERNAL STORAGE CAGE PROVISION | AIR CONDENSER UNIT (SITUATED ON APARTMENT BALCONIES AND ALIGN WITH THE PRIVATE OPEN SPACE STANDARD D19 OF CLAUSE 58.05-3 OF THE YARRA PLANNING SCHEME) | AWNING WINDOW

GENERAL NOTES
-ALL APARTMENTS' SHOWERS ARE HOBLESS.
-ALL ADAPTABLE BATHROOMS HINGE DOOR TO HAVE READILY REMOVABLE HINGE.
-ALL ACCESSIBLE APARTMENTS ENTRY DOOR HAS A MINIMUM 920MM DOOR LEAF WITH MINIMUM 850MM CLEAR
-ALL AWNING WINDOWS MINIMUM SIZE 900X1500H
- AWNING LOCATIONS MAY SHIFT BY MAX 1500mm DUE TO FACADE ELEMENTS

REVISION			REVISION
-	PRELIMINARY	JP	23.02.2022
A	TOWN PLANNING	JP	31.03.2022
B	TOWN PLANNING	JP	16.06.2022
C	TOWN PLANNING	JP	28.07.2022

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ALPHINGTON
LOT 2B
ALPHINGTON VIC 3078

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
2 RIVERSIDE QUAY, SOUTHBANK
VICTORIA 3006 AUSTRALIA
TELEPHONE +61 3 8699 3699
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV.	DRAWING NO.
AA	28.07.2022	JM	29.07.2022	21162	1:50@A1	APARTMENT TYPES - BADS COMPLIANCE	TOWN PLANNING	C	TP5010

Attachment 2 - Attachment 2 - Decision Plans

APARTMENT TYPE TC-B03
SCALE 1:50@A1

AREA: 71m²
BALC: 10.5m²

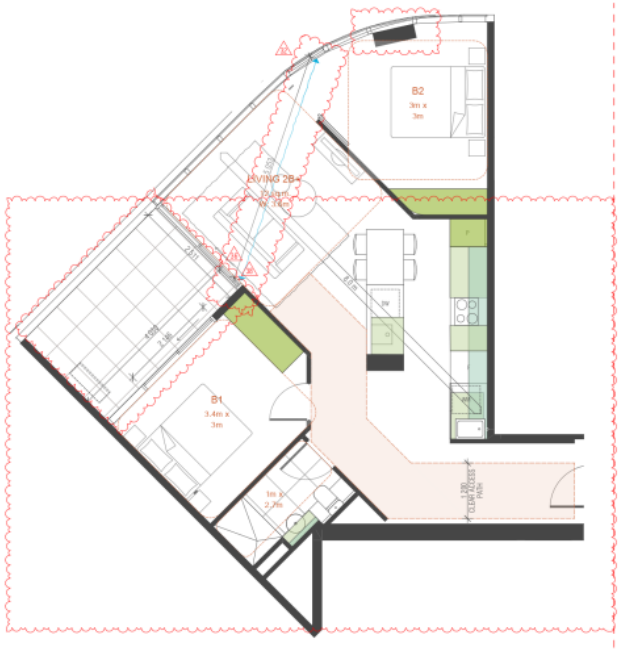
APT TYPE	STORAGE TYPE	VOLUME M³
TC-B03		
	FH	7
	LOW	1
	OH	1
		9 m³

APARTMENT TYPES SCHEDULE

APT TYPE	QTY		DDA	Cross Ventilation
TC-B03	4	2BR + 2BTH	☒ OPTION B	☒

TOTAL:	**4/632**	**0.6% OF ALL APARTMENTS**

TC-B03 BALCONY
ORIENTATION: **WEST**



APARTMENT TYPE TC-B04
SCALE 1:50@A1

AREA: 76m²
BALC: 9.5m²

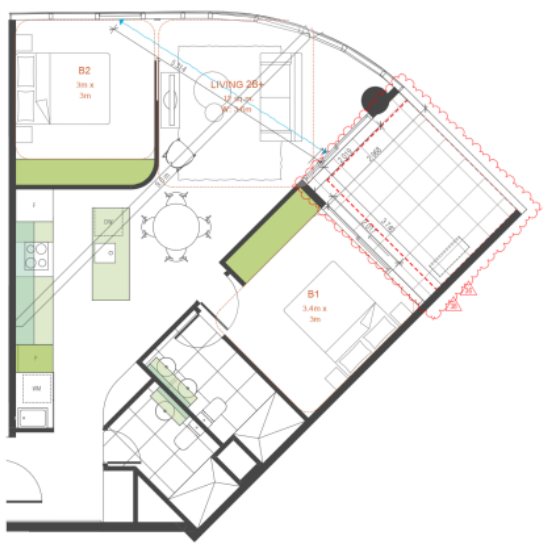
APT TYPE	STORAGE TYPE	VOLUME M³
TC-B04		
	FH	6
	LOW	2
	OH	1
		9 m³

APARTMENT TYPES SCHEDULE

APT TYPE	QTY		DDA	Cross Ventilation
TC-B04	5	2BR + 1BTH	☐	☒

TOTAL:	**5/632**	**0.8% OF ALL APARTMENTS**

TC-B04 BALCONY
ORIENTATION: **EAST**



APARTMENT TYPE TC-B05
SCALE 1:50@A1

AREA: 80m²
BALC: 11.1m²

APT TYPE	STORAGE TYPE	VOLUME M³
TC-B05		
	FH	9
	LOW	2
	OH	1
		12 m³

APARTMENT TYPES SCHEDULE

APT TYPE	QTY		DDA	Cross Ventilation
TC-B05	5	2BR + 2BTH	☐	☒

TOTAL:	**5/632**	**0.8% OF ALL APARTMENTS**

TC-B05 BALCONY
ORIENTATION: **SOUTH**

CLAUSE 58 ASSESSMENT LEGEND
FULL HEIGHT STORAGE | UNDER BENCH STORAGE | OVERHEAD STORAGE | EXTERNAL STORAGE CAGE PROVISION | AIR CONDENSER UNIT (SITUATED ON APARTMENT BALCONIES AND ALIGN WITH THE PRIVATE OPEN SPACE STANDARD D19 OF CLAUSE 58.05-3 OF THE YARRA PLANNING SCHEME | AWNING WINDOW

GENERAL NOTES
-ALL APARTMENTS' SHOWERS ARE HOBLESS.
-ALL ADAPTABLE BATHROOMS HINGE DOOR TO HAVE READILY REMOVABLE HINGE.
-ALL ACCESSIBLE APARTMENTS ENTRY DOOR HAS A MINIMUM 520MM DOOR LEAF WITH MINIMUM 850MM CLEAR
-ALL AWNING WINDOWS MINIMUM SIZE 900X1500H
- AWNING LOCATIONS MAY SHIFT BY MAX 1500mm DUE TO FACADE ELEMENTS

REVISION			
-	PRELIMINARY	JP	23.03.2022
A	TOWN PLANNING	JP	31.03.2022
B	TOWN PLANNING	JP	16.06.2022
C	TOWN PLANNING	JP	28.07.2022

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LOT 2B
ALPHINGTON VIC 3078

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
2 RIVERSIDE QUAY, SOUTHBANK
VICTORIA 3006 AUSTRALIA
TELEPHONE +61 3 8699 3699
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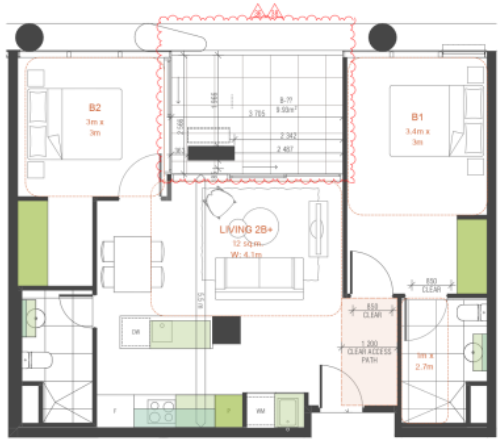
DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
AA	28.07.2022	MA	29.07.2022	21162	1:50@A1

DRAWING TITLE: APARTMENT TYPES - BADS COMPLIANCE
ISSUE PURPOSE: TOWN PLANNING
REV. C
DRAWING NO. TP5011

Attachment 2 - Attachment 2 - Decision Plans

APARTMENT TYPE TC-B06
SCALE 1:50@A1

AREA: 78m²
BALC: 13m²



APT TYPE TA-B04
SCALE 1:50@A3

AREA: 77m²
BALC: 9.5m²

APT TYPE	STORAGE TYPE	VOLUME M³
TC-B06		
	FH	8
	LOW	0
	OH	1
		9 m³

APARTMENT TYPES SCHEDULE

APT TYPE	QTY		DDA	Cross Ventilation
TC-B06	1	2BR + 2BTH	☐	☒

TOTAL: **1/632** **0.2% OF ALL APARTMENTS**

TC-B06 BALCONY
ORIENTATION: **NORTH**

APT TYPE	STORAGE TYPE	VOLUME M³
TA-B04		
	FH	7
	LOW	1
	OH	1
		9 m³

APARTMENT TYPES SCHEDULE

APT TYPE	QTY		DDA	Cross Ventilation
TA-B04	1	2BR + 2BTH	☒	☐

TOTAL: **1/632** **0.1% OF ALL APARTMENTS**

TA-B04 BALCONY
ORIENTATION: **NORTH**

CLAUSE 58 ASSESSMENT LEGEND
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GENERAL NOTES
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-ALL AWNING WINDOWS MINIMUM SIZE 900X1500H
- AWNING LOCATIONS MAY SHIFT BY MAX 1500mm DUE TO FACADE ELEMENTS

REVISION
- PRELIMINARY JP 23.03.2022
A TOWN PLANNING JP 31.03.2022
B TOWN PLANNING JP 16.06.2022
C TOWN PLANNING JP 28.07.2022

QUALITY ASSURANCE
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ALPHINGTON
LOT 2B
ALPHINGTON VIC 3078

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
2 RIVERSIDE QUAY, SOUTHBANK
VICTORIA 3006 AUSTRALIA
TELEPHONE +61 3 9696 3699
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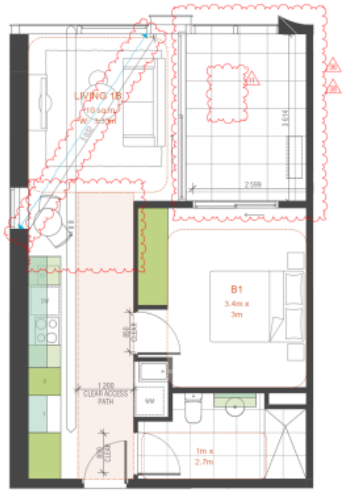
DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV.	DRAWING NO.
AA	28.07.2022	MA	29.07.2022	21162	1:50@A1	APARTMENT TYPES - BADS COMPLIANCE	TOWN PLANNING	C	TP5012

Attachment 2 - Attachment 2 - Decision Plans



UNIVERSAL APARTMENT TYPE A01
SCALE 1:50@A1

A01:
AREA: 53m²
BALC: 9.5m²

A01.1:
AREA: 52m²
BALC: 10.5m²

APT TYPE	STORAGE TYPE	VOLUME M³
A01		
	FH	6
	LOW	0
	OH	1
		7 m³

APARTMENT TYPES SCHEDULE

APT TYPE	QTY		DDA	Cross Ventilation
A01	23	1BR + 1BTH	☒ OPTION B	☒
A01	33	1BR + 1BTH	☒ OPTION B	☐
A01.1	18	1BR + 1BTH	☐	☐
A01.2	1	1BR + 1BTH + STD	☒ OPTION B	☒
A02.1	44	1BR + 1BTH	☒ OPTION B	☐
TA-A02	1	1BR + 1BTH + STD	☒ OPTION B	☒

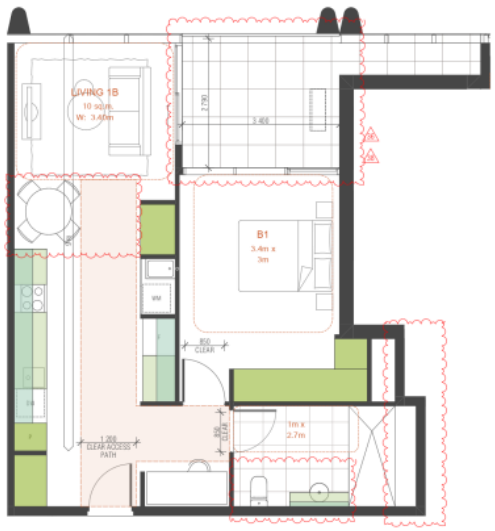
TOTAL: 120/632 19% OF ALL APARTMENTS

A01 BALCONY
ORIENTATION: **SOUTH / WEST / EAST**

A01.1 BALCONY
ORIENTATION: **SOUTH / EAST**

A02.1 BALCONY
ORIENTATION: **NORTH / SOUTH**

TA-A02 BALCONY
ORIENTATION: **SOUTH**



UNIVERSAL APARTMENT TYPE A02.2
SCALE 1:50@A1

AREA: 71m²
BALC: 13m²

APT TYPE	STORAGE TYPE	VOLUME M³
A02.2		
	FH	11
	LOW	2
	OH	2
		15 m³

APARTMENT TYPES SCHEDULE

APT TYPE	QTY		DDA	Cross Ventilation
A02.2	10	1BR + 1BTH	☒ OPTION B	☐

TOTAL: 10/632 1.6% OF ALL APARTMENTS

A02.2 BALCONY
ORIENTATION: **NORTH**

UNIVERSAL APARTMENT A03
SCALE 1:50@A1

AREA: 50m²
BALC: 9.5m²

APT TYPE	STORAGE TYPE	VOLUME M³
A03		
	FH	5
	LOW	0
	OH	1
		6 m³

APARTMENT TYPES SCHEDULE

APT TYPE	QTY		DDA	Cross Ventilation
A03	4	1BR + 1BTH	☐	☒

TOTAL: 4/632 0.6% OF ALL APARTMENTS

A03 BALCONY
ORIENTATION: **NORTH**

CLAUSE 58 ASSESSMENT LEGEND
FULL HEIGHT STORAGE | UNDER BENCH STORAGE | OVERHEAD STORAGE | EXTERNAL STORAGE CAGE PROVISION | AIR CONDENSER UNIT (SITUATED ON APARTMENT BALCONIES AND ALIGN WITH THE PRIVATE OPEN SPACE STANDARD D19 OF CLAUSE 58.05-3 OF THE YARRA PLANNING SCHEME) | AWNING WINDOW

GENERAL NOTES
-ALL APARTMENTS' SHOWERS ARE HOBLESS.
-ALL ADAPTABLE BATHROOMS HINGE DOOR TO HAVE READILY REMOVABLE HINGE.
-ALL ACCESSIBLE APARTMENTS ENTRY DOOR HAS A MINIMUM 520MM DOOR LEAF WITH MINIMUM 850MM CLEAR
-ALL AWNING WINDOWS MINIMUM SIZE 900X1500H
- AWNING LOCATIONS MAY SHIFT BY MAX 1500mm DUE TO FACADE ELEMENTS

REVISION			
-	PRELIMINARY	JP	23.02.2022
A	TOWN PLANNING	JP	31.03.2022
B	TOWN PLANNING	JP	16.06.2022
C	TOWN PLANNING	JP	28.07.2022

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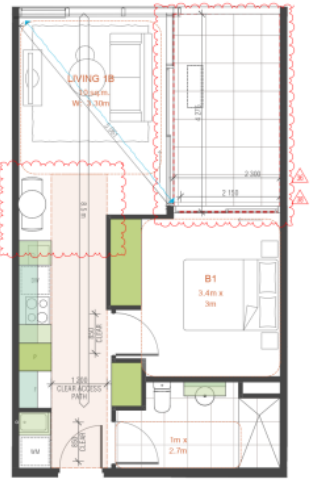
ALPHINGTON
LOT 2B
ALPHINGTON VIC 3078

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
2 RIVERSIDE QUAY, SOUTHBANK
VICTORIA 3006 AUSTRALIA
TELEPHONE +61 3 8699 3699
FENDER KATSALIDIS (AUST) PTY LTD ACN 082 943 032

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
AA	28.07.2022	JM	29.07.2022	21162	1:50@A1

DRAWING TITLE: APARTMENT TYPES - BADS COMPLIANCE
ISSUE PURPOSE: TOWN PLANNING
REV. C
DRAWING NO. TP5013

Attachment 2 - Attachment 2 - Decision Plans



APARTMENT TYPE TC-A01
SCALE 1:50@A1

TC-A01
AREA: 50m²
BALC: 9.8m²

A/C CONDENSOR ON ROOF → **TC-A01.1**
AREA: 50m²
BALC: 9m²

APT TYPE	STORAGE TYPE	VOLUME M³
TC-A01		
	FH	5
	LOW	0
	OH	1
		6 m³

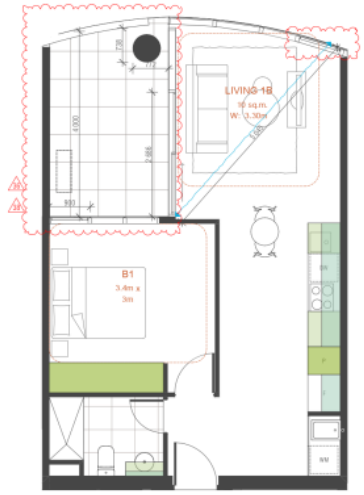
APARTMENT TYPES SCHEDULE

APT TYPE	QTY		DDA	Cross Ventilation
TC-A01	41	1BR + 1BTH	☒ OPTION B	☒
TC-A01.1	4	1BR + 1BTH	☒ OPTION B	☐

TOTAL: 45/632 7.1% OF ALL APARTMENTS

TC-A01 BALCONY
ORIENTATION: **NORTH / SOUTH / EAST**

TC-A01.1 BALCONY
ORIENTATION: **NORTH**



APARTMENT TYPE TC-A01.2
SCALE 1:50@A1

AREA: 54m²
BALC: 10.8m²

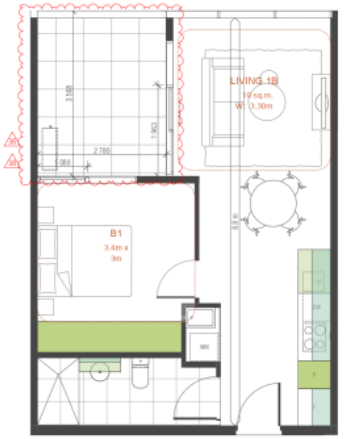
APT TYPE	STORAGE TYPE	VOLUME M³
TC-A01.2		
	FH	5
	LOW	0
	OH	1
		6 m³

APARTMENT TYPES SCHEDULE

APT TYPE	QTY		DDA	Cross Ventilation
TC-A01.2	5	1BR + 1BTH	☐	☒

TOTAL: 5/632 0.8% OF ALL APARTMENTS

TC-A01.2 BALCONY
ORIENTATION: **WEST**



APARTMENT TYPE TC-A01.3
SCALE 1:50@A1

AREA: 50m²
BALC: 9.9m²

APT TYPE	STORAGE TYPE	VOLUME M³
TC-A01.3		
	FH	6
	LOW	1
	OH	1
		8 m³

APARTMENT TYPES SCHEDULE

APT TYPE	QTY		DDA	Cross Ventilation
TC-A01.3	5	1BR + 1BTH	☐	☐

TOTAL: 5/632 0.8% OF ALL APARTMENTS

TC-A01.3 BALCONY
ORIENTATION: **SOUTH**

CLAUSE 58 ASSESSMENT LEGEND
FULL HEIGHT STORAGE | UNDER BENCH STORAGE | OVERHEAD STORAGE | EXTERNAL STORAGE CAGE PROVISION | AIR CONDENSER UNIT (SITUATED ON APARTMENT BALCONIES AND ALIGN WITH THE PRIVATE OPEN SPACE STANDARD D19 OF CLAUSE 58.05-3 OF THE YARRA PLANNING SCHEME | AWNING WINDOW

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REVISION			REVISION
-	PRELIMINARY	JP 23.02.2022	
A	TOWN PLANNING	JP 31.03.2022	
B	TOWN PLANNING	JP 16.06.2022	
C	TOWN PLANNING	JP 28.07.2022	

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ALPHINGTON
LOT 2B
ALPHINGTON VIC 3078

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
2 RIVERSIDE QUAY, SOUTHBANK
VICTORIA 3006 AUSTRALIA
TELEPHONE +61 3 8699 3699
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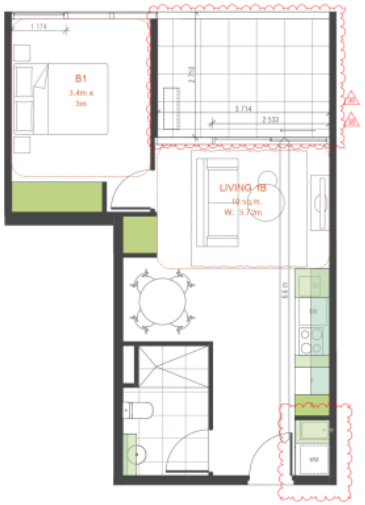
DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
AA	28.07.2022	MA	29.07.2022	21162	1:50@A1

DRAWING TITLE: APARTMENT TYPES - BADS COMPLIANCE
ISSUE PURPOSE: TOWN PLANNING
REV. C
DRAWING NO. TP5014

Attachment 2 - Attachment 2 - Decision Plans



APARTMENT TYPE TC-A02
SCALE 1:50@A1

AREA: 50m²
BALC: 9.5m²

APT TYPE	STORAGE TYPE	VOLUME M³
TC-A02		
	FH	5
	LOW	0
	OH	1
		6 m³

APARTMENT TYPES SCHEDULE

APT TYPE	QTY		DDA	Cross Ventilation
TC-A02	5	1BR + 1BTH	☐	☐

TOTAL: **5/632** **0.8% OF ALL APARTMENTS**

TC-A02 BALCONY
ORIENTATION:**NORTH**

APARTMENT TYPE TB-A03
SCALE 1:50@A1

AREA: 55m²
BALC: 9.5m²

APT TYPE	STORAGE TYPE	VOLUME M³
TB-A03		
	FH	6
	LOW	0
	OH	1
		7 m³

APARTMENT TYPES SCHEDULE

APT TYPE	QTY		DDA	Cross Ventilation
TB-A03	12	1BR + 1BTH + STD	☒ OPTION B	☐

TOTAL: **12/632** **1.9% OF ALL APARTMENTS**

TB-A03 BALCONY
ORIENTATION: **WEST**

APARTMENT TYPE TB-A04
SCALE 1:50@A1

AREA: 53m²
BALC: 9.5m²

APT TYPE	STORAGE TYPE	VOLUME M³
TB-A04		
	FH	5
	LOW	1
	OH	1
		7 m³

APARTMENT TYPES SCHEDULE

APT TYPE	QTY		DDA	Cross Ventilation
TB-A04	4	1BR + 1BTH	☐	☒

TOTAL: **4/632** **0.6% OF ALL APARTMENTS**

TB-A04 BALCONY
ORIENTATION: **SOUTH / WEST**

CLAUSE 58 ASSESSMENT LEGEND
FULL HEIGHT STORAGE | UNDER BENCH STORAGE | OVERHEAD STORAGE | EXTERNAL STORAGE CAGE PROVISION | AIR CONDENSER UNIT (SITUATED ON APARTMENT BALCONIES AND ALIGN WITH THE PRIVATE OPEN SPACE STANDARD D19 OF CLAUSE 58.05-3 OF THE YARRA PLANNING SCHEME) | AWNING WINDOW

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REVISION

-	PRELIMINARY	JP	23.03.2022
A	TOWN PLANNING	JP	31.03.2022
B	TOWN PLANNING	JP	16.06.2022
C	TOWN PLANNING	JP	28.07.2022

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LOT 2B
ALPHINGTON VIC 3078

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WWW.FKAUSTRALIA.COM
2 RIVERSIDE QUAY, SOUTHBANK
VICTORIA 3006 AUSTRALIA
TELEPHONE +61 3 8699 3699
FENDER KATSALIDIS (AUST) PTY LTD ACN 082 943 032

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
AA	28.07.2022	JM	29.07.2022	21162	1:50@A1

DRAWING TITLE APARTMENT TYPES - BADS COMPLIANCE
ISSUE PURPOSE TOWN PLANNING
REV. C
DRAWING NO. TP5015

Attachment 2 - Attachment 2 - Decision Plans

APARTMENT TYPE TE-A03
SCALE 1:50@A1

AREA: 53m²
BALC: 13m²

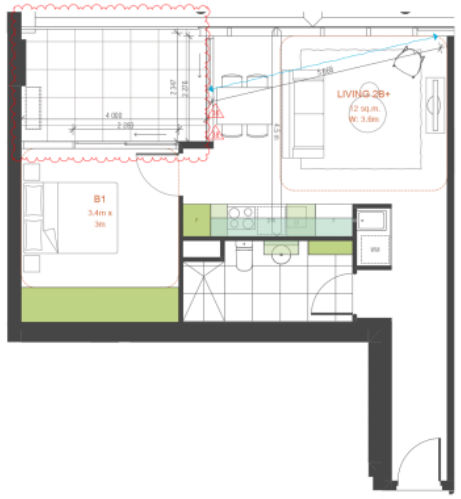
APT TYPE	STORAGE TYPE	VOLUME M³
TE-A03		
	FH	5
	LOW	1
	OH	1
		7 m³

APARTMENT TYPES SCHEDULE

APT TYPE	QTY		DDA	Cross Ventilation
TE-A03	10	1BR + 1BTH	☒ OPTION B	☐

TOTAL: 10/632 1.6% OF ALL APARTMENTS

TE-A03 BALCONY
ORIENTATION: **SOUTH**



APARTMENT TYPE TD-A01
SCALE 1:50@A1

AREA: 57m²
BALC: 9.5m²

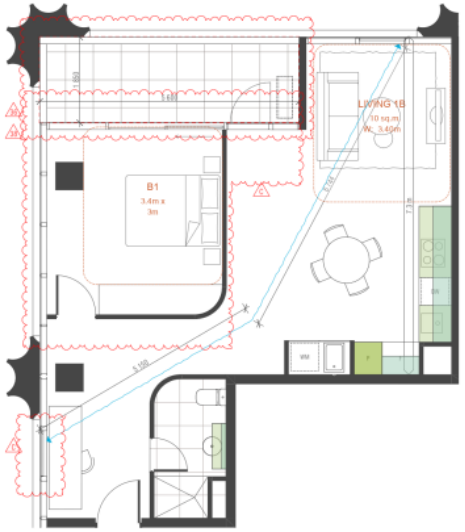
APT TYPE	STORAGE TYPE	VOLUME M³
TD-A01		
	FH	8
	LOW	0
	OH	1
		9 m³

APARTMENT TYPES SCHEDULE

APT TYPE	QTY		DDA	Cross Ventilation
TD-A01	12	1BR + 1BTH	☐	☒

TOTAL: 12/632 1.9% OF ALL APARTMENTS

TD-A01 BALCONY
ORIENTATION: **NORTH / SOUTH**



APARTMENT TYPE TA-A03
SCALE 1:50@A1

AREA: 70m²
BALC: 10.4m²

APT TYPE	STORAGE TYPE	VOLUME M³
TA-A03		
	FH	5
	LOW	1
	OH	1
		7 m³

APARTMENT TYPES SCHEDULE

APT TYPE	QTY		DDA	Cross Ventilation
TA-A03	2	1BR + 1BTH + STD	☐	☒

TOTAL: 2/632 0.3% OF ALL APARTMENTS

TA-A03 BALCONY
ORIENTATION: **NORTH**

CLAUSE 58 ASSESSMENT LEGEND
FULL HEIGHT STORAGE | UNDER BENCH STORAGE | OVERHEAD STORAGE | EXTERNAL STORAGE CAGE PROVISION | AIR CONDENSER UNIT (SITUATED ON APARTMENT BALCONIES AND ALIGN WITH THE PRIVATE OPEN SPACE STANDARD D19 OF CLAUSE 58.05-3 OF THE YARRA PLANNING SCHEME | AWNING WINDOW

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REVISION			REVISION
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A	TOWN PLANNING	JP	31.03.2022
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LOT 2B
ALPHINGTON VIC 3078

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WWW.FKAUSTRALIA.COM
2 RIVERSIDE QUAY, SOUTHBANK
VICTORIA 3006 AUSTRALIA
TELEPHONE +61 3 8699 3699
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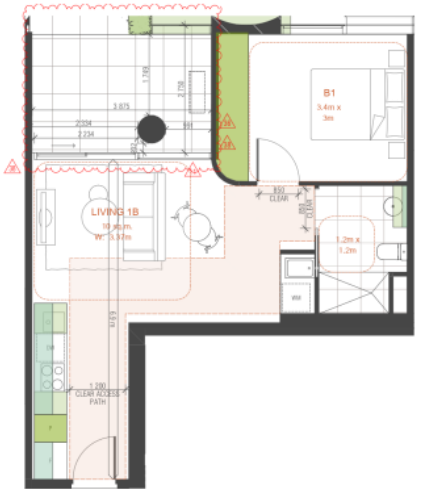
DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
AA	28.07.2022	JM	29.07.2022	21162	1:50@A1

DRAWING TITLE: APARTMENT TYPES - BADS COMPLIANCE
ISSUE PURPOSE: TOWN PLANNING
REV. C
DRAWING NO. TP5016

Attachment 2 - Attachment 2 - Decision Plans



APARTMENT TYPE TA-A01
SCALE 1:50@A1

AREA: 52m²
BALC: 10.6m²

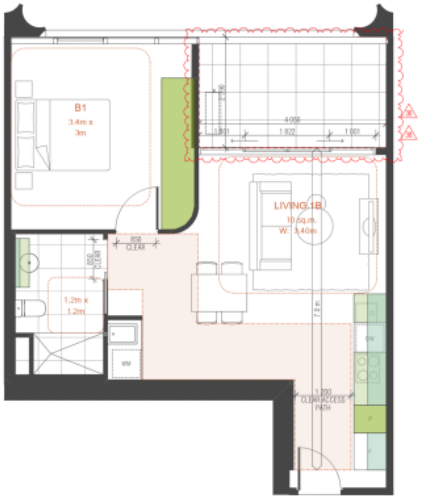
APT TYPE	STORAGE TYPE	VOLUME M³
TA-A01		
	FH	6
	LOW	0
	OH	1
		7 m³

APARTMENT TYPES SCHEDULE

APT TYPE	QTY		DDA	Cross Ventilation
TA-A01	11	1BR + 1BTH	☒ OPTION A	☐

TOTAL: **11/632** **1.7% OF ALL APARTMENTS**

TA-A01 BALCONY
ORIENTATION: **SOUTH**



APARTMENT TYPE TA-A01.1
SCALE 1:50@A1

AREA: 59m²
BALC: 10m²

APT TYPE	STORAGE TYPE	VOLUME M³
TA-A01.1		
	FH	6
	LOW	1
	OH	1
		8 m³

APARTMENT TYPES SCHEDULE

APT TYPE	QTY		DDA	Cross Ventilation
TA-A01.1	2	1BR + 1BTH	☒ OPTION A	☐

TOTAL: **2/632** **0.3% OF ALL APARTMENTS**

TA-A01.1 BALCONY
ORIENTATION: **NORTH**

APARTMENT TYPE TA-A01.2
SCALE 1:50@A1

AREA: 53m²
BALC: 11.7m²

APT TYPE	STORAGE TYPE	VOLUME M³
TA-A01.2		
	FH	5
	LOW	1
	OH	1
		7 m³

APARTMENT TYPES SCHEDULE

APT TYPE	QTY		DDA	Cross Ventilation
TA-A01.2	11	1BR + 1BTH	☒ OPTION B	☐

TOTAL: **11/632** **1.7% OF ALL APARTMENTS**

TA-A01.2 BALCONY
ORIENTATION: **NORTH**

CLAUSE 58 ASSESSMENT LEGEND
FULL HEIGHT STORAGE | UNDER BENCH STORAGE | OVERHEAD STORAGE | EXTERNAL STORAGE CAGE PROVISION | AIR CONDENSER UNIT (SITUATED ON APARTMENT BALCONIES AND ALIGN WITH THE PRIVATE OPEN SPACE STANDARD D19 OF CLAUSE 58.05-3 OF THE YARRA PLANNING SCHEME) | AWNING WINDOW

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REVISION			REVISION
-	PRELIMINARY	JP 23.02.2022	
A	TOWN PLANNING	JP 31.03.2022	
B	TOWN PLANNING	JP 16.06.2022	
> C	TOWN PLANNING	JP 28.07.2022	

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ALPHINGTON
LOT 2B
ALPHINGTON VIC 3078

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
2 RIVERSIDE QUAY, SOUTHBANK
VICTORIA 3006 AUSTRALIA
TELEPHONE +61 3 8699 3699
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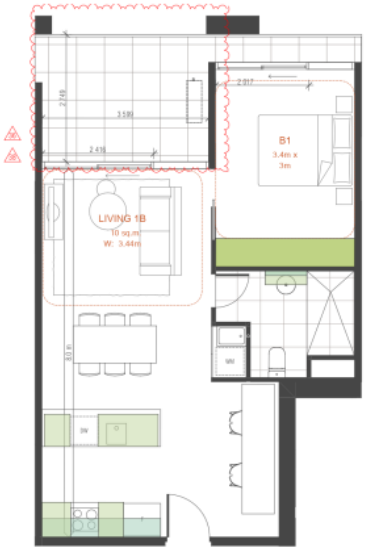
DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
AA	28.07.2022	JM	29.07.2022	21162	1:50@A1

DRAWING TITLE APARTMENT TYPES - BADS COMPLIANCE
ISSUE PURPOSE TOWN PLANNING
REV. C
DRAWING NO. TP5017

Attachment 2 - Attachment 2 - Decision Plans



APARTMENT TYPE TF-A01
SCALE 1:50@A1

AREA: 59m²
BALC: 12m²

APT TYPE	STORAGE TYPE	VOLUME M³
TF-A01		
	FH	4
	LOW	1
	OH	1
		6 m³

APARTMENT TYPES SCHEDULE				
APT TYPE	QTY		DDA	Cross Ventilation
TF-A01	3	1BR + 1BTH + STD	☐	☐

TOTAL:	**3/632**	**0.5% OF ALL APARTMENTS**

TF-A01 BALCONY
ORIENTATION: **EAST**

APARTMENT TYPE TF-A01.1
SCALE 1:50@A1

AREA: 50m²
BALC: 13m²

APT TYPE	STORAGE TYPE	VOLUME M³
TF-A01.1		
	FH	6
	LOW	1
	OH	1
		8 m³

APARTMENT TYPES SCHEDULE				
APT TYPE	QTY		DDA	Cross Ventilation
TF-A01.1	2	1BR + 1BTH + STD	☐	☐

TOTAL:	**2/632**	**0.3% OF ALL APARTMENTS**

TF-A01.1 BALCONY
ORIENTATION: **WEST**

CLAUSE 58 ASSESSMENT LEGEND
FULL HEIGHT STORAGE
UNDER BENCH STORAGE
OVERHEAD STORAGE
EXTERNAL STORAGE CAGE PROVISION
AIR CONDENSER UNIT (SITUATED ON APARTMENT BALCONIES AND ALIGN WITH THE PRIVATE OPEN SPACE STANDARD D19 OF CLAUSE 58.05-3 OF THE YARRA PLANNING SCHEME.
AWNING WINDOW

GENERAL NOTES
-ALL APARTMENTS' SHOWERS ARE HOBLESS.
-ALL ADAPTABLE BATHROOMS HINGE DOOR TO HAVE READILY REMOVABLE HINGE.
-ALL ACCESSIBLE APARTMENTS ENTRY DOOR HAS A MINIMUM 520MM DOOR LEAF WITH MINIMUM 850MM CLEAR
-ALL AWNING WINDOWS MINIMUM SIZE 900X1500H
- AWNING LOCATIONS MAY SHIFT BY MAX 1500mm DUE TO FACADE ELEMENTS

REVISION			
-	PRELIMINARY	JP	23.03.2022
A	TOWN PLANNING	JP	31.03.2022
B	TOWN PLANNING	JP	16.06.2022
C	TOWN PLANNING	JP	28.07.2022

EQUALITY ASSURANCE
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☐ DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
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LOT 2B
ALPHINGTON VIC 3078

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
2 RIVERSIDE QUAY, SOUTHBANK
VICTORIA 3006 AUSTRALIA
TELEPHONE +61 3 8699 3699
FENDER KATSALIDIS (AUST) PTY LTD ACN 082 943 032

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
AA	28.07.2022	JM	29.07.2022	21162	1:50@A1

DRAWING TITLE: APARTMENT TYPES - BADS COMPLIANCE
ISSUE PURPOSE: TOWN PLANNING
REV. C
DRAWING NO. TP5018

Attachment 2 - Attachment 2 - Decision Plans

APARTMENT TYPE TD-A03
SCALE 1:50@A1

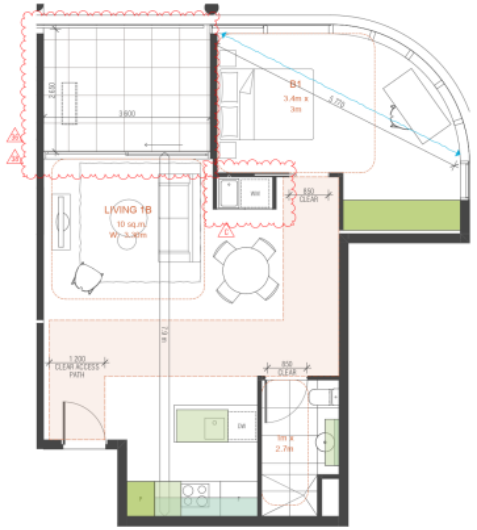
AREA: 53m²
BALC: 9.5m²

APT TYPE	STORAGE TYPE	VOLUME M³
TD-A03		
	FH	6
	LOW	1
	OH	1
		8 m³

APARTMENT TYPES SCHEDULE				
APT TYPE	QTY		DDA	Cross Ventilation
TD-A03	2	1BR + 1BTH	☐	☐

TOTAL:	**2/632**	**0.3% OF ALL APARTMENTS**

TD-A03 BALCONY
ORIENTATION: **NORTH**



APARTMENT TYPE TD-A06
SCALE 1:50@A1

AREA: 69m²
BALC: 9.5m²

APT TYPE	STORAGE TYPE	VOLUME M³
TD-A06		
	FH	5
	LOW	1
	OH	1
		7 m³

APARTMENT TYPES SCHEDULE				
APT TYPE	QTY		DDA	Cross Ventilation
TD-A06	1	1BR + 1BTH	☒ OPTION B	☒

TOTAL:	**1/632**	**0.2% OF ALL APARTMENTS**

TD-A06 BALCONY
ORIENTATION: **NORTH**

CLAUSE 58 ASSESSMENT LEGEND
FULL HEIGHT STORAGE | UNDER BENCH STORAGE | OVERHEAD STORAGE | EXTERNAL STORAGE CAGE PROVISION | AIR CONDENSER UNIT (SITUATED ON APARTMENT BALCONIES AND ALIGN WITH THE PRIVATE OPEN SPACE STANDARD D19 OF CLAUSE 58.05-3 OF THE YARRA PLANNING SCHEME | AWNING WINDOW

GENERAL NOTES
-ALL APARTMENTS' SHOWERS ARE HOBLESS.
-ALL ADAPTABLE BATHROOMS HINGE DOOR TO HAVE READILY REMOVABLE HINGE.
-ALL ACCESSIBLE APARTMENTS ENTRY DOOR HAS A MINIMUM 520MM DOOR LEAF WITH MINIMUM 850MM CLEAR
-ALL AWNING WINDOWS MINIMUM SIZE 900X1500H
- AWNING LOCATIONS MAY SHIFT BY MAX 1500mm DUE TO FACADE ELEMENTS

REVISION			
-	PRELIMINARY	JP	23.02.2022
A	TOWN PLANNING	JP	31.03.2022
B	TOWN PLANNING	JP	16.06.2022
C	TOWN PLANNING	JP	28.07.2022

QUALITY ASSURANCE
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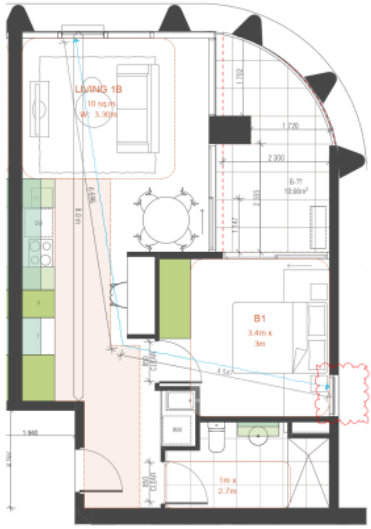
LOT 2B
ALPHINGTON VIC 3078

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
2 RIVERSIDE QUAY, SOUTHBANK
VICTORIA 3006 AUSTRALIA
TELEPHONE +61 3 8699 3699
FENDER KATSALIDIS (AUST) PTY LTD ACN 082 943 032

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
AA	28.07.2022	JM	29.07.2022	21162	1:50@A1

DRAWING TITLE: APARTMENT TYPES - BADS COMPLIANCE
ISSUE PURPOSE: TOWN PLANNING
REV. C
DRAWING NO. TP5019

Attachment 2 - Attachment 2 - Decision Plans



APT TYPE TB-A06
SCALE 1:50@A3

AREA: 56m²
BALC: 10.5m²

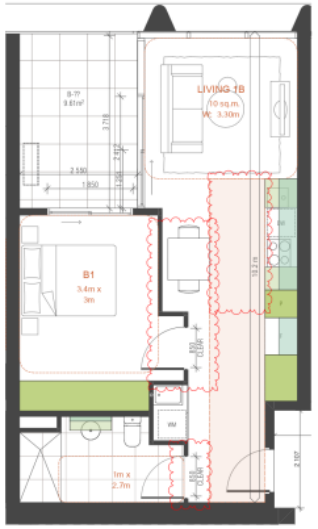
APT TYPE	STORAGE TYPE	VOLUME M³
TB-A06		
	FH	6
	LOW	0
	OH	1
		7 m³

APARTMENT TYPES SCHEDULE

APT TYPE	QTY		DDA	Cross Ventilation
TB-A06	5	1BR + 1BTH + STD	☒	☒

TOTAL: 5/632 0.7% OF ALL APARTMENTS

TB-A06 BALCONY
ORIENTATION: **WEST**



APT TYPE TB-A07
SCALE 1:50@A3

AREA: 53m²
BALC: 9.5m²

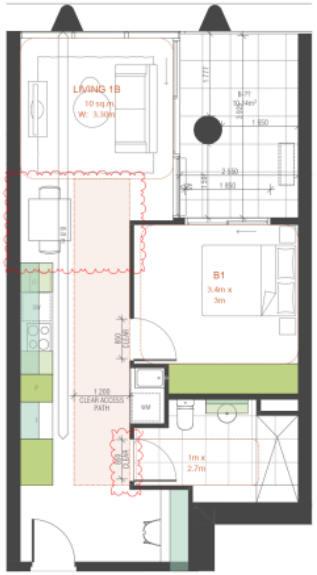
APT TYPE	STORAGE TYPE	VOLUME M³
TB-A07		
	FH	7
	LOW	0
	OH	1
		8 m³

APARTMENT TYPES SCHEDULE

APT TYPE	QTY		DDA	Cross Ventilation
TB-A07	5	1BR + 1BTH	☒	☐

TOTAL: 5/632 0.7% OF ALL APARTMENTS

TB-A07 BALCONY
ORIENTATION: **WEST**



APT TYPE TB-A08
SCALE 1:50@A3

AREA: 59m²
BALC: 10m²

APT TYPE	STORAGE TYPE	VOLUME M³
TB-A08		
	FH	7
	LOW	0
	OH	2
		9 m³

APARTMENT TYPES SCHEDULE

APT TYPE	QTY		DDA	Cross Ventilation
TB-A08	5	1BR + 1BTH + STD	☒	☐

TOTAL: 5/632 0.7% OF ALL APARTMENTS

TB-A07 BALCONY
ORIENTATION: **WEST**

CLAUSE 58 ASSESSMENT LEGEND
FULL HEIGHT STORAGE | UNDER BENCH STORAGE | OVERHEAD STORAGE | EXTERNAL STORAGE CAGE PROVISION | AIR CONDENSER UNIT (SITUATED ON APARTMENT BALCONIES AND ALIGN WITH THE PRIVATE OPEN SPACE STANDARD D19 OF CLAUSE 58.05-3 OF THE YARRA PLANNING SCHEME) | AWNING WINDOW

GENERAL NOTES
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REVISION
- PRELIMINARY JP 23.02.2022
A TOWN PLANNING JP 31.03.2022
B TOWN PLANNING JP 16.06.2022
C TOWN PLANNING JP 28.07.2022

EQUALITY ASSURANCE
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LOT 2B
ALPHINGTON VIC 3078

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
2 RIVERSIDE QUAY, SOUTHBANK
VICTORIA 3006 AUSTRALIA
TELEPHONE +61 3 8699 3699
FENDER KATSALIDIS (AUST) PTY LTD ACN 082 943 032

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
AA	28.07.2022	JM	29.07.2022	21162	1:50@A1

DRAWING TITLE: APARTMENT TYPES - BADS COMPLIANCE
ISSUE PURPOSE: TOWN PLANNING
REV. C
DRAWING NO. TP5020

Attachment 2 - Attachment 2 - Decision Plans

APARTMENT TYPE TC-A03
SCALE 1:50@A1

AREA: 54m²
BALC: 11m²

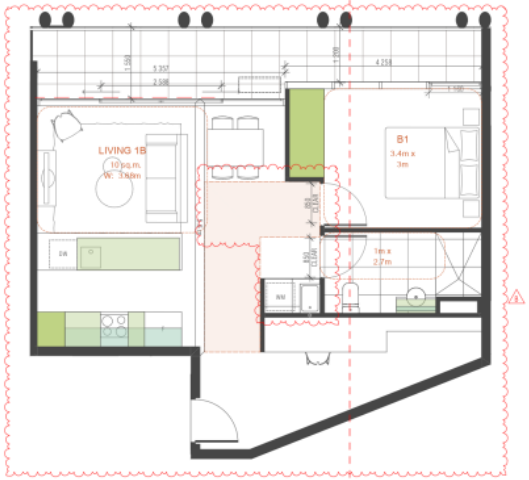
APT TYPE	STORAGE TYPE	VOLUME M³
TC-A03		
	FH	5
	LOW	0
	OH	1
		6 m³

APARTMENT TYPES SCHEDULE

APT TYPE	QTY		DDA	Cross Ventilation
TC-A03	5	1BR + 1BTH	☐	☒

TOTAL: **5/632** **0.8% OF ALL APARTMENTS**

TC-A03 BALCONY
ORIENTATION: **NORTH**



APARTMENT TYPE TE-A02
SCALE 1:50@A1

AREA: 65m²
BALC: 14m²

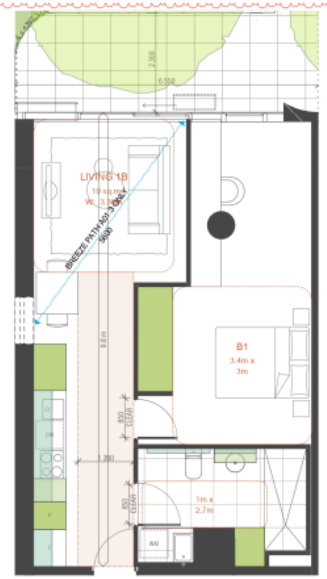
APT TYPE	STORAGE TYPE	VOLUME M³
TE-A02		
	FH	4
	LOW	1
	OH	1
		6 m³

APARTMENT TYPES SCHEDULE

APT TYPE	QTY		DDA	Cross Ventilation
TE-A02	2	1BR + 1BTH	☒	☐

TOTAL: **2/632** **0.3% OF ALL APARTMENTS**

TE-A02 BALCONY
ORIENTATION: **SOUTH**



UNIVERSAL APARTMENT TYPE A01.2
SCALE 1:50@A1

A01.2:
AREA: 63m²
BALC: 13m²

A01.3:
AREA: 63m²
BALC: 13m²

A02.4:
AREA: 66m²
BALC: 13.5m²

APT TYPE	STORAGE TYPE	VOLUME M³
A01.2		
	FH	12
	LOW	0
	OH	1
		13 m³

APARTMENT TYPES SCHEDULE

APT TYPE	QTY		DDA	Cross Ventilation
A01.2	2	1BR + 1BTH	☒	☐
A01.3	1	1BR + 1BTH	☒	☒
A02.4	1	1BR + 1BTH	☒	☐

OPTION B

CLAUSE 58 ASSESSMENT LEGEND
FULL HEIGHT STORAGE | UNDER BENCH STORAGE | OVERHEAD STORAGE | EXTERNAL STORAGE CAGE PROVISION | AIR CONDENSER UNIT (SITUATED ON APARTMENT BALCONIES AND ALIGN WITH THE PRIVATE OPEN SPACE STANDARD D19 OF CLAUSE 58.05-3 OF THE YARRA PLANNING SCHEME | AWNING WINDOW

GENERAL NOTES
-ALL APARTMENTS' SHOWERS ARE HOBLESS.
-ALL ADAPTABLE BATHROOMS HINGE DOOR TO HAVE READILY REMOVABLE HINGE.
-ALL ACCESSIBLE APARTMENTS ENTRY DOOR HAS A MINIMUM 920MM DOOR LEAF WITH MINIMUM 850MM CLEAR
-ALL AWNING WINDOWS MINIMUM SIZE 900X1500H
- AWNING LOCATIONS MAY SHIFT BY MAX 1500mm DUE TO FACADE ELEMENTS

REVISION			
-	PRELIMINARY	JP	23.02.2022
A	TOWN PLANNING	JP	31.03.2022
B	TOWN PLANNING	JP	16.06.2022
C	TOWN PLANNING	JP	28.07.2022

EQUALITY ASSURANCE: JFK IS A CERTIFIED COMPANY TO ISO 9001:2015
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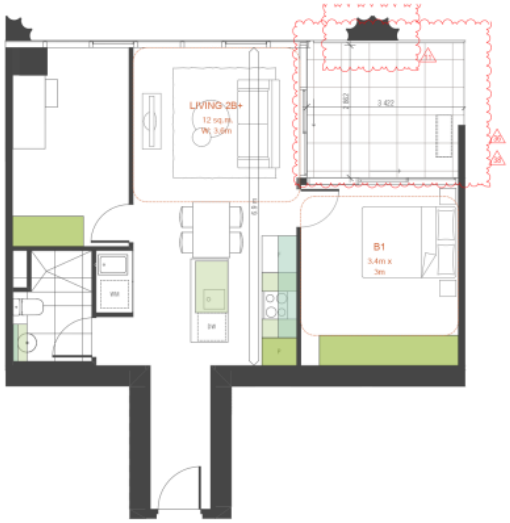
LOT 2B
ALPHINGTON VIC 3078

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
2 RIVERSIDE QUAY, SOUTHBANK
VICTORIA 3006 AUSTRALIA
TELEPHONE +61 3 8699 3699
FENDER KATSALIDIS (AUST) PTY LTD ACN 082 943 032

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV.	DRAWING NO.
AA	28.07.2022	JM	29.07.2022	21162	1:50@A1	APARTMENT PLANS - BADS COMPLIANCE	TOWN PLANNING	C	TP5021

Attachment 2 - Attachment 2 - Decision Plans



APARTMENT TYPE TB-A01
SCALE 1:50@A1

AREA: 65m²
BALC: 9.5m²

APT TYPE	STORAGE TYPE	VOLUME M³
TB-A01		
	FH	7
	LOW	0
	OH	0
		7 m³

APARTMENT TYPES SCHEDULE				
APT TYPE	QTY		DDA	Cross Ventilation
TB-A01	6	1BR + 1BTH + STD	☐	☐

TOTAL:	**6/632**	**0.9% OF ALL APARTMENTS**

TB-A01 BALCONY
ORIENTATION: **WEST**

APARTMENT TYPE TE-A04
SCALE 1:50@A1

AREA: 48m²
BALC: 9.5m²

APT TYPE	STORAGE TYPE	VOLUME M³
TE-A04		
	FH	4
	LOW	1
	OH	1
		6 m³

APARTMENT TYPES SCHEDULE				
APT TYPE	QTY		DDA	Cross Ventilation
TE-A04	8	1BR + 1BTH	☐	☐

TOTAL:	**8/632**	**1.3% OF ALL APARTMENTS**

TE-A04 BALCONY
ORIENTATION: **SOUTH**

CLAUSE 58 ASSESSMENT LEGEND
FULL HEIGHT STORAGE | UNDER BENCH STORAGE | OVERHEAD STORAGE | EXTERNAL STORAGE CAGE PROVISION | AIR CONDENSER UNIT (SITUATED ON APARTMENT BALCONIES AND ALIGN WITH THE PRIVATE OPEN SPACE STANDARD D19 OF CLAUSE 58.05-3 OF THE YARRA PLANNING SCHEME | AWNING WINDOW

GENERAL NOTES
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REVISION			REVISION
-	PRELIMINARY	JP	23.02.2022
A	TOWN PLANNING	JP	31.03.2022
B	TOWN PLANNING	JP	16.06.2022
> C	TOWN PLANNING	JP	28.07.2022

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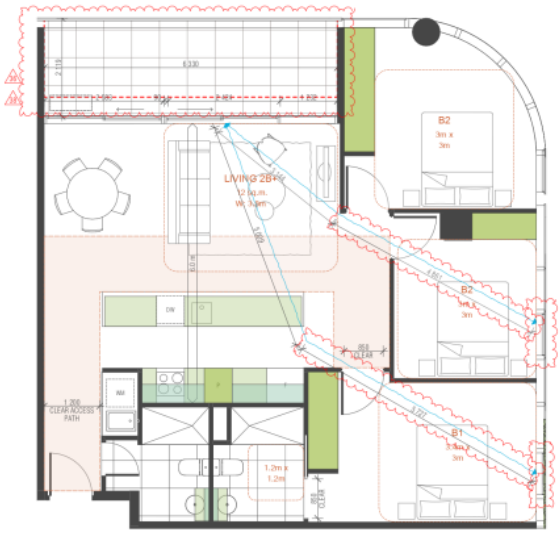
LOT 2B
ALPHINGTON VIC 3078

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
2 RIVERSIDE QUAY, SOUTHBANK
VICTORIA 3006 AUSTRALIA
TELEPHONE +61 3 9696 3999
FENDER KATSALIDIS (AUST) PTY LTD ACN 082 943 032

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV.	DRAWING NO.
AA	28.07.2022	MA	29.07.2022	21162	1:50@A1	APARTMENT PLANS - BADS COMPLIANCE	TOWN PLANNING	C	TP5022

Attachment 2 - Attachment 2 - Decision Plans



APARTMENT TYPE TA-C01
SCALE 1:50@A1

TA-C01:
AREA: 104m²
BALC: 13.5m²

TA-C01.1:
AREA: 100m²
BALC: 16m²- 56m²

APT TYPE	STORAGE TYPE	VOLUME M³
TA-C01		
	FH	10
	LOW	2
	OH	0
		12 m³

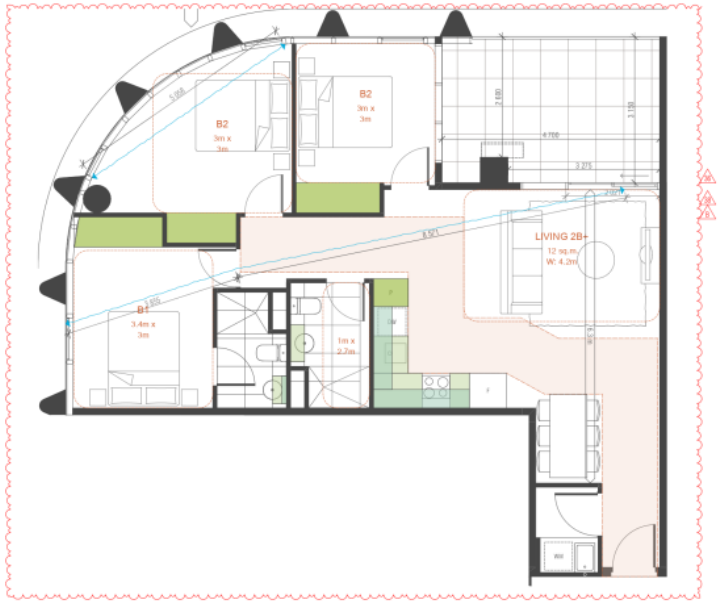
APARTMENT TYPES SCHEDULE

APT TYPE	QTY		DDA	Cross Ventilation
TA-C01	10	3BR + 2BTH	☒ OPTION A	☒
TA-C01.1	10	3BR + 2BTH	☒ OPTION A	☒

TOTAL:	20/632	3.2% OF ALL APARTMENTS

TA-C01 BALCONY
ORIENTATION: **NORTH**

TA-C01.1 BALCONY
ORIENTATION: **SOUTH**



APARTMENT TYPE TB-C02
SCALE 1:50@A1

AREA: 95m²
BALC: 15m²

APT TYPE	STORAGE TYPE	VOLUME M³
TB-C02		
	FH	9
	LOW	1
	OH	2
		12 m³

APARTMENT TYPES SCHEDULE

APT TYPE	QTY		DDA	Cross Ventilation
TB-C02	4	3BR + 2BTH	☐	☒

TOTAL:	4/632	0.6% OF ALL APARTMENTS

TB-C02 BALCONY
ORIENTATION: **WEST**

CLAUSE 58 ASSESSMENT LEGEND
FULL HEIGHT STORAGE | UNDER BENCH STORAGE | OVERHEAD STORAGE | EXTERNAL STORAGE CAGE PROVISION | AIR CONDENSER UNIT (SITUATED ON APARTMENT BALCONIES AND ALIGN WITH THE PRIVATE OPEN SPACE STANDARD D19 OF CLAUSE 58.05-3 OF THE YARRA PLANNING SCHEME | AWNING WINDOW

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- AWNING LOCATIONS MAY SHIFT BY MAX 1500mm DUE TO FACADE ELEMENTS

REVISION
- PRELIMINARY JP 25.02.2022
A TOWN PLANNING JP 31.03.2022
B TOWN PLANNING JP 16.06.2022
C TOWN PLANNING JP 28.07.2022

EQUALITY ASSURANCE
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LOT 2B
ALPHINGTON VIC 3078

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
2 RIVERSIDE QUAY, SOUTHBANK
VICTORIA 3006 AUSTRALIA
TELEPHONE +61 3 8699 3699
FENDER KATSALIDIS (AUST) PTY LTD ACN 082 943 032

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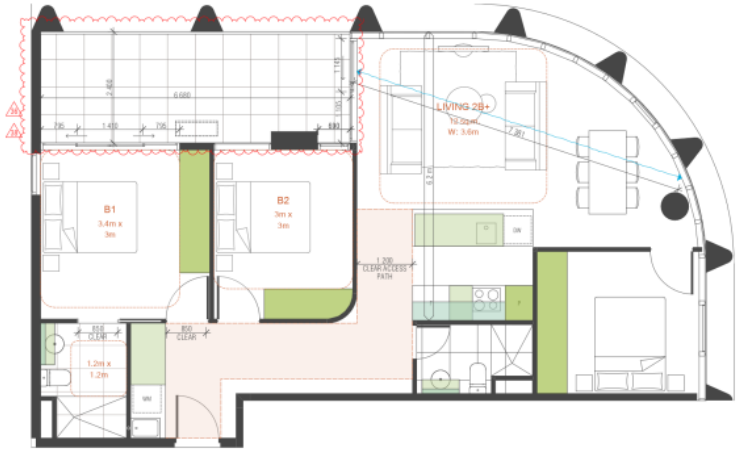
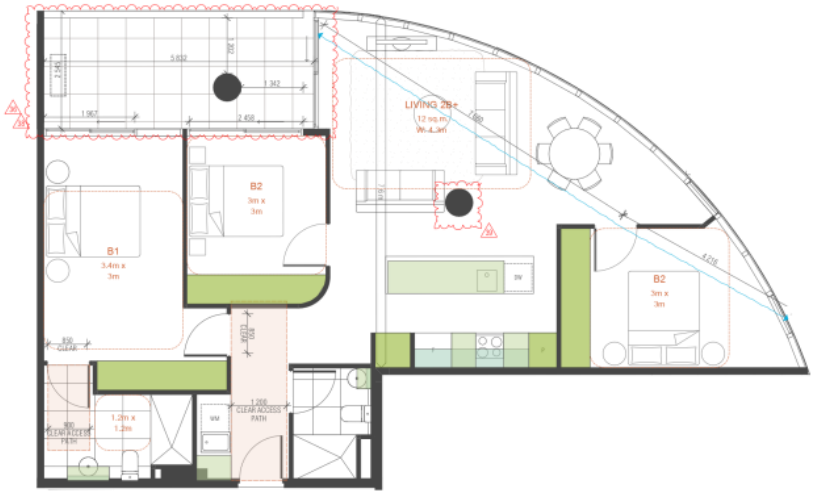
AA	28.07.2022	JM	29.07.2022	21162	1:50@A1	APARTMENT PLANS - BADS COMPLIANCE	TOWN PLANNING	C	TP5023

Attachment 2 - Attachment 2 - Decision Plans



APARTMENT TYPE TB-C01
SCALE 1:50@A1

AREA: 99m²
BALC: 16m²



APARTMENT TYPE TC-C01
SCALE 1:50@A1

AREA: 110m²
BALC:14m²

APT TYPE	STORAGE TYPE	VOLUME M³
TB-C01		
	FH	13
	LOW	2
	OH	1
		16 m³

APARTMENT TYPES SCHEDULE				
APT TYPE	QTY		DDA	Cross Ventilation
TB-C01	4	3BR + 2BTH	☒ OPTION A	☒

TOTAL:	**4/632**	**0.6% OF ALL APARTMENTS**

TB-C01 BALCONY
ORIENTATION: **EAST**

APT TYPE	STORAGE TYPE	VOLUME M³
TC-C01		
	FH	15
	LOW	1
	OH	1
		17 m³

APARTMENT TYPES SCHEDULE				
APT TYPE	QTY		DDA	Cross Ventilation
TC-C01	14	3BR + 2BTH	☒ OPTION A	☒

TOTAL:	**14/632**	**2.2% OF ALL APARTMENTS**

TC-C01 BALCONY
ORIENTATION: **NORTH / SOUTH**

CLAUSE 58 ASSESSMENT LEGEND
FULL HEIGHT STORAGE | UNDER BENCH STORAGE | OVERHEAD STORAGE | EXTERNAL STORAGE CAGE PROVISION | AIR CONDENSER UNIT (SITUATED ON APARTMENT BALCONIES AND ALIGN WITH THE PRIVATE OPEN SPACE STANDARD D19 OF CLAUSE 58.05-3 OF THE YARRA PLANNING SCHEME | AWNING WINDOW

GENERAL NOTES
-ALL APARTMENTS' SHOWERS ARE HOBLESS.
-ALL ADAPTABLE BATHROOMS HINGE DOOR TO HAVE READILY REMOVABLE HINGE.
-ALL ACCESSIBLE APARTMENTS ENTRY DOOR HAS A MINIMUM 920MM DOOR LEAF WITH MINIMUM 850MM CLEAR
-ALL AWNING WINDOWS MINIMUM SIZE 900X1500H
- AWNING LOCATIONS MAY SHIFT BY MAX 1500mm DUE TO FACADE ELEMENTS

REVISION			REVISION
-	PRELIMINARY	JP	25.02.2022
A	TOWN PLANNING	JP	31.03.2022
B	TOWN PLANNING	JP	16.06.2022
C	TOWN PLANNING	JP	28.07.2022

EQUALITY ASSURANCE
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LOT 2B
ALPHINGTON VIC 3078

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WWW.FKAUSTRALIA.COM
2 RIVERSIDE QUAY, SOUTHBANK
VICTORIA 3006 AUSTRALIA
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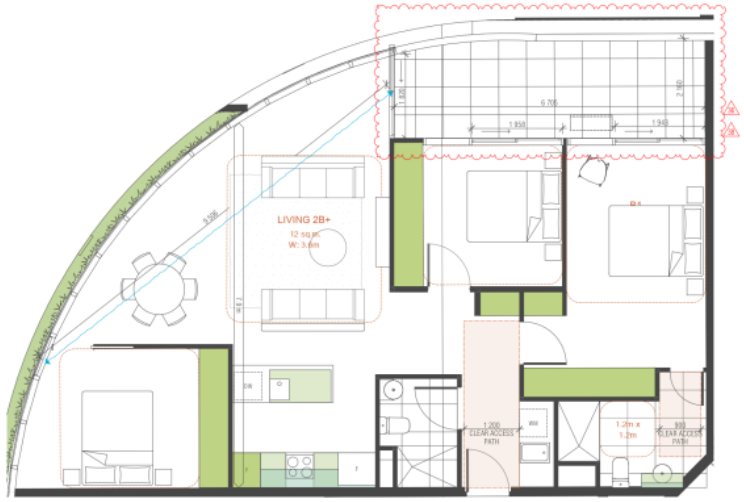
AA	28.07.2022	JM	29.07.2022	21162	1:50@A1	APARTMENT PLANS - BADS COMPLIANCE	TOWN PLANNING	C	TP5024

Attachment 2 - Attachment 2 - Decision Plans



APARTMENT TYPE TC-C02
SCALE 1:50@A1

AREA: 111m²
BALC: 15m²

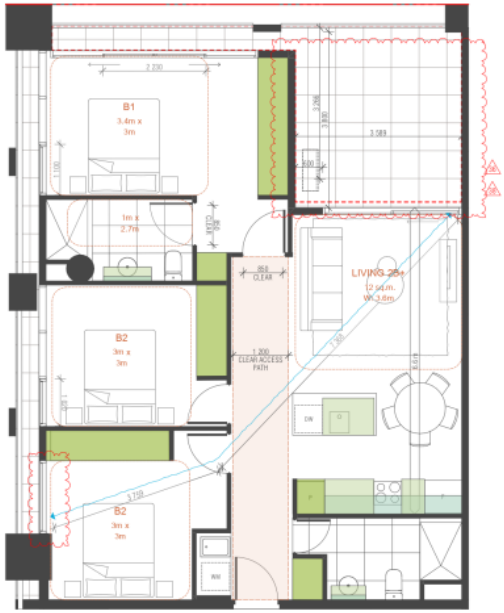
APT TYPE	STORAGE TYPE	VOLUME M³
TC-C02		
	FH	16
	LOW	1
	OH	1
		18 m³

APARTMENT TYPES SCHEDULE

APT TYPE	QTY		DDA	Cross Ventilation
TC-C02	1	3BR + 2BTH	☒ OPTION A	☒

TOTAL: **1/632** **0.2% OF ALL APARTMENTS**

TC-C02 BALCONY
ORIENTATION: **EAST**



APARTMENT TYPE TF-C02
SCALE 1:50@A1

AREA: 98m²
BALC: 24m²

APT TYPE	STORAGE TYPE	VOLUME M³
TF-C02		
	FH	15
	LOW	2
	OH	1
		18 m³

APARTMENT TYPES SCHEDULE

APT TYPE	QTY		DDA	Cross Ventilation
TF-C02	2	3BR + 2BTH	☒ OPTION B	☒

TOTAL: **2/632** **0.3% OF ALL APARTMENTS**

TF-C02 BALCONY
ORIENTATION: **EAST**

CLAUSE 58 ASSESSMENT LEGEND
FULL HEIGHT STORAGE | UNDER BENCH STORAGE | OVERHEAD STORAGE | EXTERNAL STORAGE CAGE PROVISION | AIR CONDENSER UNIT (SITUATED ON APARTMENT BALCONIES AND ALIGN WITH THE PRIVATE OPEN SPACE STANDARD D19 OF CLAUSE 58.05-3 OF THE YARRA PLANNING SCHEME | AWNING WINDOW

GENERAL NOTES
-ALL APARTMENTS' SHOWERS ARE HOBLESS.
-ALL ADAPTABLE BATHROOMS HINGE DOOR TO HAVE READILY REMOVABLE HINGE.
-ALL ACCESSIBLE APARTMENTS ENTRY DOOR HAS A MINIMUM 520MM DOOR LEAF WITH MINIMUM 850MM CLEAR
-ALL AWNING WINDOWS MINIMUM SIZE 900X1500H
- AWNING LOCATIONS MAY SHIFT BY MAX 1500mm DUE TO FACADE ELEMENTS

REVISION			
-	PRELIMINARY	JP	25.02.2022
A	TOWN PLANNING	JP	31.03.2022
B	TOWN PLANNING	JP	16.06.2022
C	TOWN PLANNING	JP	28.07.2022

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ALPHINGTON
LOT 2B
ALPHINGTON VIC 3078

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
2 RIVERSIDE QUAY, SOUTHBANK
VICTORIA 3006 AUSTRALIA
TELEPHONE +61 3 8699 3699
FENDER KATSALIDIS (AUST) PTY LTD ACN 082 943 032

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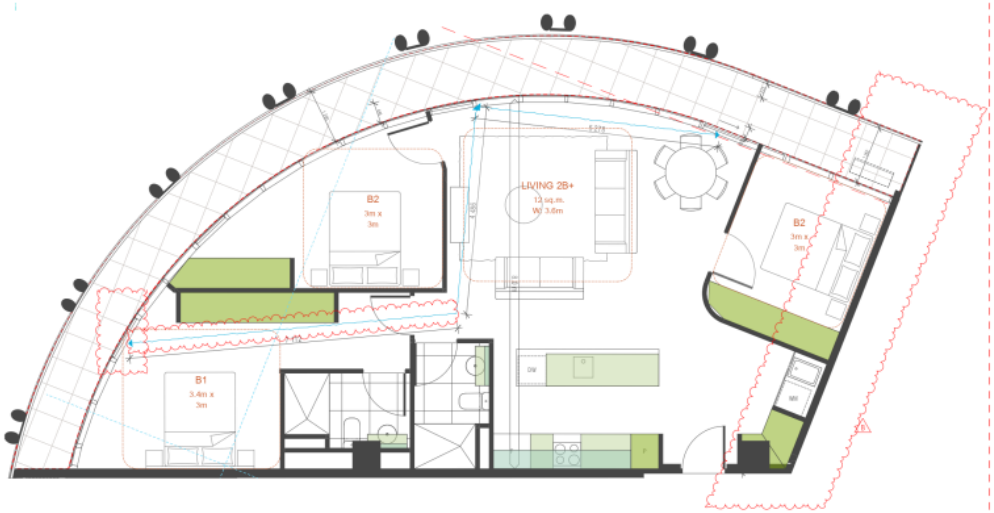
AA	28.07.2022	JM	29.07.2022	21162	1:50@A1	APARTMENT PLANS - BADS COMPLIANCE	TOWN PLANNING	C	TP5025

Attachment 2 - Attachment 2 - Decision Plans



APARTMENT TYPE TE-C01
SCALE 1:50@A1

AREA: 113m²
BALC: 31m²

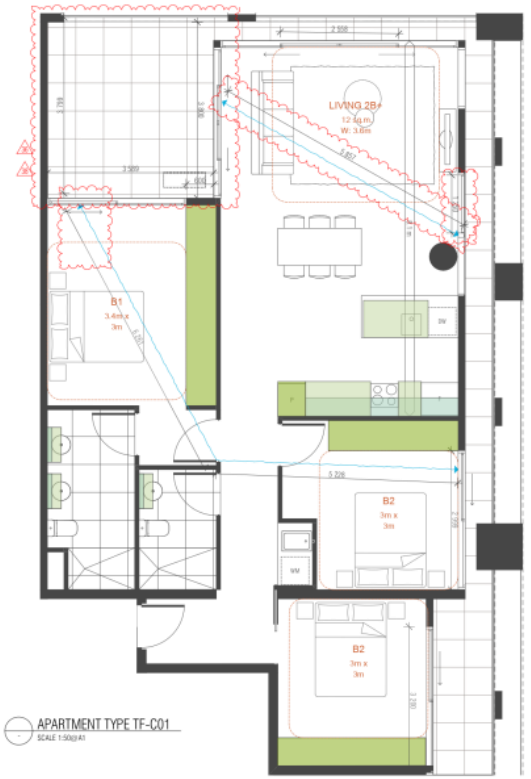
APT TYPE	STORAGE TYPE	VOLUME M³
TE-C01		
	FH	16
	LOW	2
	OH	1
		19 m³

APARTMENT TYPES SCHEDULE

APT TYPE	QTY		DDA	Cross Ventilation
TE-C01	2	3BR + 2BTH	☐	☒

TOTAL:	**2/632**	**0.3% OF ALL APARTMENTS**

TE-C01 BALCONY
ORIENTATION: **SOUTH-EAST**



APARTMENT TYPE TF-C01
SCALE 1:50@A1

AREA: 115m²
BALC: 30m²

APT TYPE	STORAGE TYPE	VOLUME M³
TF-C01		
	FH	17
	LOW	2
	OH	1
		20 m³

APARTMENT TYPES SCHEDULE

APT TYPE	QTY		DDA	Cross Ventilation
TF-C01	2	3BR + 2BTH	☐	☒

TOTAL:	**2/632**	**0.3% OF ALL APARTMENTS**

TF-C01 BALCONY
ORIENTATION: **EAST**

CLAUSE 58 ASSESSMENT LEGEND
FULL HEIGHT STORAGE | UNDER BENCH STORAGE | OVERHEAD STORAGE | EXTERNAL STORAGE CAGE PROVISION | AIR CONDENSER UNIT (SITUATED ON APARTMENT BALCONIES AND ALIGN WITH THE PRIVATE OPEN SPACE STANDARD D19 OF CLAUSE 58.05-3 OF THE YARRA PLANNING SCHEME | AWNING WINDOW

GENERAL NOTES
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- ALL ADAPTABLE BATHROOMS HINGE DOOR TO HAVE READILY REMOVABLE HINGE.
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REVISION			
-	PRELIMINARY	JP	25.02.2022
A	TOWN PLANNING	JP	31.03.2022
B	TOWN PLANNING	JP	16.06.2022
C	TOWN PLANNING	JP	28.07.2022

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ALPHINGTON
LOT 2B
ALPHINGTON VIC 3078

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
2 RIVERSIDE QUAY, SOUTHBANK
VICTORIA 3006 AUSTRALIA
TELEPHONE +61 3 8699 3699
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AA	28.07.2022	JM	29.07.2022	21162	1:50@A1	APARTMENT PLANS - BADS COMPLIANCE	TOWN PLANNING	C	TP5026

Attachment 2 - Attachment 2 - Decision Plans

APARTMENT TYPE TB-C02.2
SCALE 1:50@A1

AREA: 107m²
BALC: 46m²

APT TYPE	STORAGE TYPE	VOLUME M³
TB-C02.2		
	FH	18
	LOW	1
	OH	1
		20 m³

APARTMENT TYPES SCHEDULE				
APT TYPE	QTY		DDA	Cross Ventilation
TB-C02.2	1	3BR + 2BTH	☒ OPTION B	☒

TOTAL:	**1/632**	**0.2% OF ALL APARTMENTS**

TB-C02.2 BALCONY
ORIENTATION: **EAST**

APARTMENT TYPE TB-C03
SCALE 1:50@A1

AREA: 107m²
BALC: 13.5m²

APT TYPE	STORAGE TYPE	VOLUME M³
TB-C03		
	FH	11
	LOW	2
	OH	1
		14 m³

APARTMENT TYPES SCHEDULE				
APT TYPE	QTY		DDA	Cross Ventilation
TB-C03	6	3BR + 2BTH	☐	☐

TOTAL:	**6/632**	**0.9% OF ALL APARTMENTS**

TB-C03 BALCONY
ORIENTATION: **EAST**

CLAUSE 58 ASSESSMENT LEGEND
FULL HEIGHT STORAGE | UNDER BENCH STORAGE | OVERHEAD STORAGE | EXTERNAL STORAGE CAGE PROVISION | AIR CONDENSER UNIT (SITUATED ON APARTMENT BALCONIES AND ALIGN WITH THE PRIVATE OPEN SPACE STANDARD D19 OF CLAUSE 58.05-3 OF THE YARRA PLANNING SCHEME | AWNING WINDOW

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REVISION

-	PRELIMINARY	JP	25.02.2022
A	TOWN PLANNING	JP	31.03.2022
B	TOWN PLANNING	JP	16.06.2022
C	TOWN PLANNING	JP	28.07.2022

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LOT 2B
ALPHINGTON VIC 3078

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
2 RIVERSIDE QUAY, SOUTHBANK
VICTORIA 3006 AUSTRALIA
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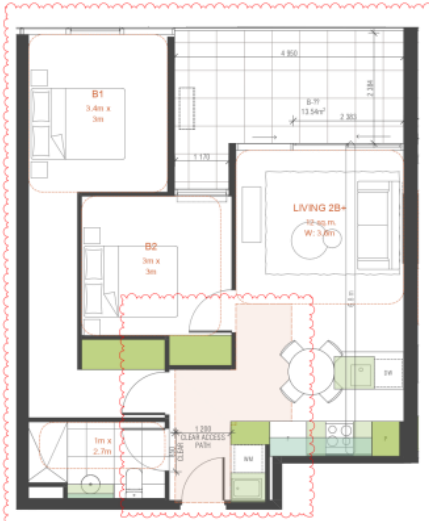
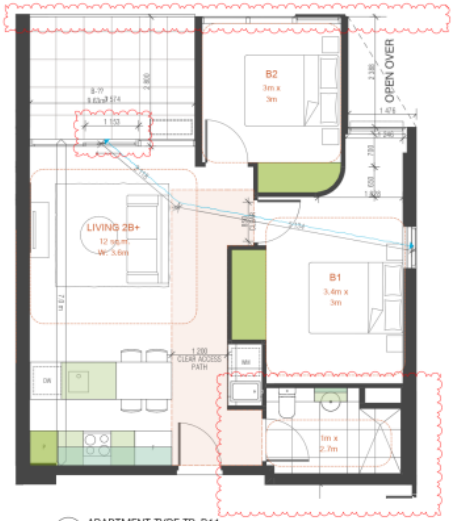
AA	28.07.2022	JM	29.07.2022	21162	1:50@A1	APARTMENT PLANS - BADS COMPLIANCE	TOWN PLANNING	C	TP5027

Attachment 2 - Attachment 2 - Decision Plans



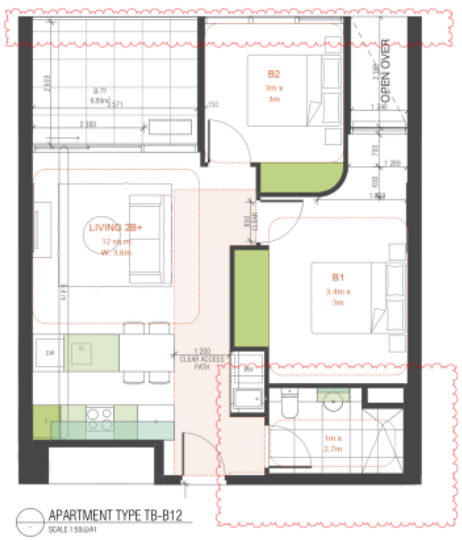
APARTMENT TYPE TB-B10
SCALE 1:50@A1

AREA: 71m²
BALC: 13.5m²



APARTMENT TYPE TB-B11
SCALE 1:50@A1

AREA: 71m²
BALC: 9.5m²



APARTMENT TYPE TB-B12
SCALE 1:50@A1

AREA: 69m²
BALC: 9.5m²

APT TYPE	STORAGE TYPE	VOLUME M³
TB-B10		
	FH	7
	LOW	0
	OH	1
		8 m³

APT TYPE	STORAGE TYPE	VOLUME M³
TB-B11		
	FH	8
	LOW	1
	OH	1
		10 m³

APT TYPE	STORAGE TYPE	VOLUME M³
TB-B12		
	FH	8
	LOW	1
	OH	1
		10 m³

APARTMENT TYPES SCHEDULE

APT TYPE	QTY		DDA	Cross Ventilation
TB-B10	11	2BR + 1BTH	☒	☐
TOTAL:	**11/632**	**1% OF ALL APARTMENTS**		

TB-B10 BALCONY
ORIENTATION: **EAST**

APARTMENT TYPES SCHEDULE

APT TYPE	QTY		DDA	Cross Ventilation
TB-B11	4	2BR + 1BTH	☒	☒
TOTAL:	**4/632**	**0.6% OF ALL APARTMENTS**		

TB-B11 BALCONY
ORIENTATION: **EAST**

APARTMENT TYPES SCHEDULE

APT TYPE	QTY		DDA	Cross Ventilation
TB-B12	4	2BR + 1BTH	☒	☐
TOTAL:	**4/632**	**0.6% OF ALL APARTMENTS**		

TB-B12 BALCONY
ORIENTATION: **EAST**

CLAUSE 58 ASSESSMENT LEGEND
FULL HEIGHT STORAGE | UNDER BENCH STORAGE | OVERHEAD STORAGE | EXTERNAL STORAGE CAGE PROVISION | AIR CONDENSER UNIT (SITUATED ON APARTMENT BALCONIES AND ALIGN WITH THE PRIVATE OPEN SPACE STANDARD D19 OF CLAUSE 58.05-3 OF THE YARRA PLANNING SCHEME. | AWNING WINDOW

GENERAL NOTES
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-ALL AWNING WINDOWS MINIMUM SIZE 900X1500H
- AWNING LOCATIONS MAY SHIFT BY MAX 1500mm DUE TO FACADE ELEMENTS

REVISION			REVISION
-	TOWN PLANNING	JP	25.02.2022
B	TOWN PLANNING	JP	16.06.2022
C	TOWN PLANNING	JP	26.07.2022

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LOT 2B
ALPHINGTON VIC 3078

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
2 RIVERSIDE QUAY, SOUTHBANK
VICTORIA 3006 AUSTRALIA
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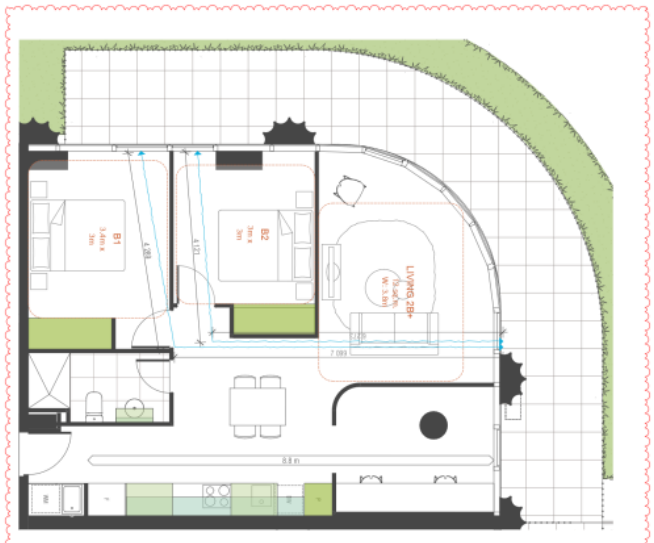
AA	26.07.2022	JM	29.07.2022	21162	1:50@A1	APARTMENT PLANS - BADS COMPLIANCE	TOWN PLANNING	C	TP5028

Attachment 2 - Attachment 2 - Decision Plans



APARTMENT TYPE TB-B07.2

AREA: 82m²
BALC: 36m²

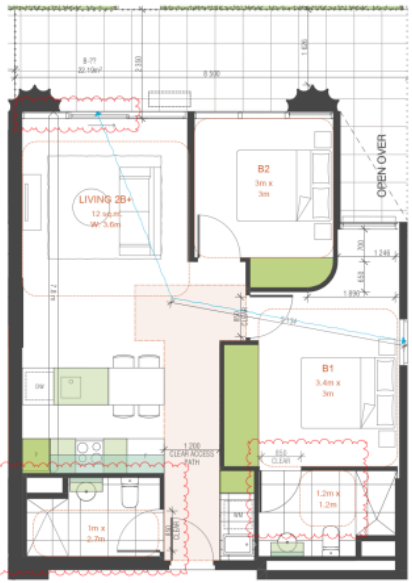
APT TYPE	STORAGE TYPE	VOLUME M³
TB-B07.2		
	FH	7
	LOW	2
	OH	1
		10 m³

APARTMENT TYPES SCHEDULE

APT TYPE	QTY		DDA	Cross Ventilation
TB-B07.2	1	2BR + 1BTH	☐	☒

TOTAL: 1/632 **0.15% OF ALL APARTMENTS**

TB-B07.2 BALCONY
ORIENTATION: **NORTH - EAST**



APARTMENT TYPE TB-B11.1

AREA: 81m²
BALC: 22m²

APT TYPE	STORAGE TYPE	VOLUME M³
TB-B11.1		
	FH	10
	LOW	1
	OH	1
		12 m³

APARTMENT TYPES SCHEDULE

APT TYPE	QTY		DDA	Cross Ventilation
TB-B11.1	1	2BR + 2BTH	☐	☒

TOTAL: 1/632 **0.15% OF ALL APARTMENTS**

TB-B11.1 BALCONY
ORIENTATION: **EAST**

APARTMENT TYPE TB-B12.1

AREA: 79m²
BALC: 21m²

APT TYPE	STORAGE TYPE	VOLUME M³
TB-B12.1		
	FH	10
	LOW	1
	OH	1
		12 m³

APARTMENT TYPES SCHEDULE

APT TYPE	QTY		DDA	Cross Ventilation
TB-B12.1	1	2BR + 2BTH	☐	☐

TOTAL: 1/632 **0.15% OF ALL APARTMENTS**

TB-B12.1 BALCONY
ORIENTATION: **EAST**

REVISION

B	TOWN PLANNING	JP	16.06.2022
C	TOWN PLANNING	JP	28.07.2022

QUALITY ASSURANCE

JFK IS A CERTIFIED COMPANY TO ISO 9001:2015

THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

- ☐ SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- ☐ DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
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PROJECT
ALPHINGTON
LOT 2B
ALPHINGTON VIC 3078

FENDER KATSALIDIS
WWW.FKAUSTRALIA.COM
2 RIVERSIDE QUAY, SOUTHBANK
VICTORIA 3006 AUSTRALIA
TELEPHONE +61 3 8699 3699
FENDER KATSALIDIS (AUST) PTY LTD ACN 082 943 032

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.	SCALE
JP	28.07.2022	JB	29.07.2022	21162	1:50@A1

DRAWING TITLE: APARTMENT PLANS - BADS COMPLIANCE

ISSUE PURPOSE: TOWN PLANNING

REV. C

DRAWING NO. TP5029

Attachment 3 - Attachment 3 - Combined Referral Comments

Global South

Independent Urban Design Review

Proposed mixed-use development, 640 Heidelberg Road, Alphington [PLN17/0703 (Amended)]

Prepared by Simon McPherson, for Yarra City Council

28 July 2022

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Global South Pty Ltd
ACN 123 980 781
ABN 81123 980 781
www.globalsouth.net.au
M. +61 (0)448 201 344
E. simon.mcpherson@globalsouth.net.au

1.0 Introduction

1.1 Process and involvement

In June 2022, I was asked by Yarra City Council officers to prepare a report comprising urban design review and advice, regarding Amended Plans for the proposed mixed-use development at 640 Heidelberg Road, Alphington.

In preparing this review, I have:

- Received and reviewed the following background documents:
  - Alphington Paper Mills Development Plan VOL 1 Endorsed May 2016
  - AMCOR Alphington Paper Mills Development Plan VOL 2 Supporting document Endorsed May 2016
  - Development Plan Overlay, Schedule 11 (DPO11): Amcor Site, Heidelberg Road, Alphington
  - Amcor Site Design and Development Principles (City of Yarra, 2009);
  - Planning Permit (Amended) – PLN 17/0703, 640 Heidelberg Road, Alphington, dated 5 June 2018
  - Planning Permit PLN 17/0703: Decision Plans (Revision 7, dated 18/09/2020)
- Received and reviewed the current plans for the Application to Amend the Planning Permit, including:
  - Architectural Plans (Fender Katsalidis, dated 31.03.2022);
  - Urban Context Report & Design Response report (Fender Katsalidis, dated 31.03.2022);
  - Town Planning and Urban Context Report (Contour, April 2022);
  - Crime Prevention Through Environmental Design Report (Architecture & Access, dated 07/03/2022).
- Reviewed the applicable provisions of the Yarra Planning Scheme relating to urban design as listed below;
- Visited the subject site and surrounding area on 16/07/2022. The photographs in this report are my own, except where specified.

My instructions are to provide opinions on (in particular):

- *Massing, architectural treatment and finishes having regard to the previous approval;*
- *Increased building height of Building C above the preferred height of 6-8 storeys (10 storeys proposed);*
- *Presentation to the abutting streetscapes;*
- *Pedestrian connectivity from Heidelberg Road, Mills Boulevard (East) and Nelmoore Lane (south); and*
- *Any other comments on the design or presentation.*

1.2 Prior involvement

I previously assisted Yarra City Council (as a Director of SJB Urban) in reviewing the Development Plan for the Alphington Paper Mill site, including provision of written commentary and attendance at an OVGA Design Review session as an observer. This review is captured in a report dated November 2015. In the same period, SJB Urban also provided

Global South Pty Ltd
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www.globalsouth.net.au
M. +61 (0)448 201 344
E. simon.mcpherson@globalsouth.net.au

review memos relating to proposed public spaces, including the Alphington Square and the Village Green, prepared by Amanda Roberts (then Associate, SJB Urban).

I have reviewed these documents, but given that the Development Plan has since been endorsed by Council, and a Permit granted for the current review site, I have not sought to relate any current recommendations to my advice back in 2015.

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ABN 81 123 980 781
www.globalsouth.net.au
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E. simon.mcpherson@globalsouth.net.au

1.3 Qualifications and experience to prepare this Review

1.3.1 Qualifications and registrations

My academic qualifications are as follows:

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

My professional registrations and memberships are as follows:

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

I am engaged on the following professional organisations:

- Member, **Melbourne Design Review Panel** (City of Melbourne, 2021-);
- Member, **Victorian Design Review Panel** (OVGA, since 2016);
- Member, **Casey Design Excellence Panel** (City of Casey, 2022-);
- Member, **South Australian Design Review Panel** (ODASA, since 2011);
- Member, **Latrobe University Design Review Panel** (currently inactive);
- Member, **Research Advisory Group, PlaceLab,** RMIT University (2022-);
- Global Advisor, United Nations Global Compact – Cities Programme (discontinued);
- Member, Built Environment Task Force, Smart Cities Council – Australia/New Zealand (discontinued).

1.3.2 Experience

Professional experience

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

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

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

Project experience

My urban design experience includes the following projects:

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

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ACN 123 980 781
ABN 81 123 980 781
www.globalsouth.net.au
M. +61 (0)448 201 344
E. simon.mcpherson@globalsouth.net.au

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

- Urban Design Advice:
  - Eden/Haven/Sanctuary on the River, Abbotsford, for HAMPTON (complete), (SJB Urban, 2010). High-density, mid-rise (9-11 storeys) permeable courtyard development, winner UDIA President's Award, High-Density Housing Award (National, Victoria), Masterplanned Development Award (Victoria);
  - Richmond Plaza redevelopment, for Coles (SJB Urban, 2014);
  - Grocon FCAD redevelopment, Footscray Station Precinct (SJB Urban, 2011).
- Independent reviews:
  - Regular independent reviews of permit applications, for Councils including Melbourne, Yarra, Port Phillip, Banyule, Brimbank, Manningham and Casey.
- Strategic plans, structure plans and Urban Design Frameworks:
  - Sunshine NEIC Urban Design Analysis and Framework Plans, for Brimbank City Council, in collaboration with Kinetica;
  - Footscray Built Form Review 2020, for Maribyrnong City Council;
  - Tarneit Major Town Centre: Economic Impact Assessment and Design Review 2018, for Wyndham City Council;
  - Oakleigh Activity Centre Transport Precinct: Design Review 2018, for Monash City Council;
  - 1160 Sayers Road, Tarneit, Structure Plan for Wyndham City Council (landowner) (SJB Urban 2014-15). Innovative, integrated plan for high-density, walkable precinct in greenfield setting;
  - Footscray Station Precinct Planning and Urban Design Framework (SJB Urban, 2008-09). Winner, PIA Transport Planning Award 2008;
  - Brighton Toyota Site UDF, for LEFTA Corporation;
  - Frankston Transit Interchange Precinct UDF and Master Plan, for DPCD (SJB Urban 2009-2012);
  - Wise Foundation 'Wellness Village' UDF, Mulgrave, for landowners (SJB Urban, 2015-16).
- Master Plans and Concept Designs
  - Sunshine Station Master Plan 2021, for Department of Transport, in collaboration with Development Victoria;
  - Revitalising Central Dandenong (Sites 11-15) Master Plan/Development Plan, for Capital Alliance and Development Victoria, 2021;
  - Caulfield Village Master Plan, for Beck Property / Probuild (SJB Urban, 2012);
  - Greensborough Activity Centre Concept Master Plan, for Banyule City Council (2017);
  - 433 Smith Street (Fitzroy Gasworks) Master Plan, for Places Victoria (SJB Urban, 2015);
  - Master Plan, Binks Ford Site and over-rail deck, Footscray, for Places Victoria (SJB Urban, 2012);
  - Caulfield-Dandenong corridor concept/feasibility studies, for VicTrack (SJB Urban, 2015).

Experience preparing expert evidence

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

Global South Pty Ltd
ACN 123 980 781
ABN 81 123 980 781
www.globalsouth.net.au
M. +61 (0)448 201 344
E. simon.mcpherson@globalsouth.net.au

2.0 Context

2.1 Strategic context

2.1.1 Zoning

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

- *To provide for a range of residential, commercial, industrial and other uses which complement the mixed-use function of the locality.*
- *To provide for housing at higher densities.*
- *To encourage development that responds to the existing or preferred neighbourhood character of the area.*

2.1.2 Development Plan Overlay DPO11: Amcor Site, Heidelberg Road, Alphington

The site is affected by DPO11, which provides parameters for a Development Plan, and an Indicative Framework Plan.

2.1.3 Endorsed Development Plan: Alphington Paper Mill (2016)

Overall Masterplan Principles/design priorities:

- Confluence
- Evolution of identity
- Connected and inclusive
- Diversity
- Sustainability

Land uses (Village Precinct):

- Apartments, including affordable housing
- Commercial
- Community
- Retail (including supermarkets)

Housing diversity (Village Precinct):

- Medium rise apartments
- High rise apartments
- affordable housing
- Industrial re-use

Built form:

- 4, 5, 6, 8, 14 levels.

2.1.4 Heritage Overlay

The review site is located within **Heritage Overlay HO70: 626 Heidelberg Road Alphington - Australian Paper Mills.**

2.1.5 Existing permit (2018)

The existing approved development is summarised as follows.

Podium:

- Configuration:

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E. simon.mcpherson@globalsouth.net.au

- Basement car parking;
- Retail complex, comprising a large Coles and smaller Aldi supermarkets and numerous retail shops facing the external streets and an internal mall;
- Commercial spaces at street frontages including upper podium levels;
- Central community hub
- Car parking at Level 1

- Frontages:
  - Mall entries from Nelmoore Lane (with travelators); Mills Blvd via Village Square; Heidelberg Road (with lift);
  - Retail shops fronting Mills Blvd;
  - Mini (Aldi) supermarket fronting Heidelberg Road;
  - Residential/Serviced Apartments to Heidelberg Road (L1);
  - Residential to Nelmoore Lane (west) and Mills Blvd (south) (L2);

Built form configuration

- North/Heidelberg Road frontage: continuous built frontage comprising:
  - North Tower (Urban Anchor);
  - Serviced Apartments building
  - The Mill
- South-west component:
  - South Tower – West (Living Matrix)
  - South Tower – East (Sculptural Building), both oriented north-south with link connection;
  - Residential Gardens in between;
  - Paper Trail Gardens to the north (south of North Tower).
- South-east component:
  - East Building (Machinery Hall);
- Central component:
  - Commercial – office and community;
  - Village Square and Terrace, interfacing to Mills Boulevard.

Heights (including podium):

- North/Heidelberg Road frontage:
  - 7 storeys (east);
  - 8 storeys (middle);
  - 14 storeys (west)
- South-west component:
  - 14 storeys (west)
  - 8 storeys (east)
- South-east component:
  - 5 storeys (east) (excluding Lower Ground);
  - 8 storeys (west) (excluding Lower Ground);
- Central component: 6 storeys

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ABN 81 123 980 781
www.globalsouth.net.au
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E. simon.mcpherson@globalsouth.net.au

Figure 01: Approved proposal for the review site: Proposed Site & Roof Plan (except from drawing TP-100, Rev.07).

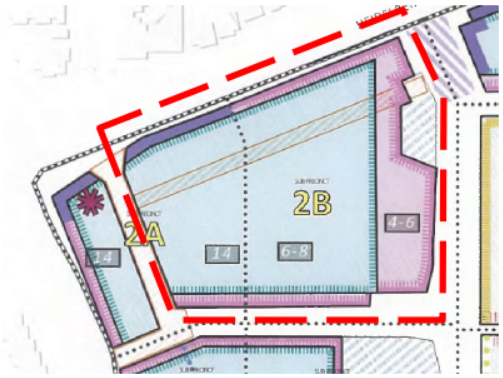

Figure 02: Excerpt from Endorsed Development Plan: Figure 99 – Built Form Treatments, indicating preferred building heights in storeys, with my indication of the review site in red dashed outline.

2.1.6 Planning Policy Framework

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

Clause 11 Settlement provides a range of Strategies for development in established Activity Centres, with a focus on quality, amenity, diversity and responding to context.

- **11.03-1S Activity Centres** provides strategies for building up Activity Centres as a focus for high-quality development, activity and living.
- **11.03-1R Activity Centres – Metropolitan Melbourne** provides strategies for developing activity centres to accommodate significant growth and support high levels of amenity.

Clause 15 Built Environment discusses Urban Design objectives and strategies:

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

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

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

2.1.7 Local Planning Policy Framework

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

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

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

Clause 21.05-1 Heritage seeks to protect and enhance Yarra's heritage places, and supports the restoration of heritage places.

Heritage is not my area of expertise, and so this Review does not address heritage directly. However, I consider heritage in the context of a comprehensive urban design review.

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

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

Strategy 17.2 states that *development on strategic redevelopment sites or within activity centres should generally be no more than 5-6 storeys unless it can be demonstrated that the proposal can achieve specific benefits such as:*

- *Significant upper level setbacks*
- *Architectural design excellence*
- *Best practice environmental sustainability objectives in design and construction*
- *High quality restoration and adaptive re-use of heritage buildings*
- *Positive contribution to the enhancement of the public domain*

Global South Pty Ltd
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ABN 81 123 980 781
www.globalsouth.net.au
M. +61 (0)448 201 344
E. simon.mcpherson@globalsouth.net.au

- *Provision of affordable housing.*

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

Clause 21.05-4 Public environment states that new development must add positively to Yarra's overall character and help create a safe and engaging public environment where pedestrian activity and interaction are encouraged. It seeks to ensure that buildings have a human scale at street level.

Clause 21.08-9 Neighbourhoods – Fairfield-Alphington describes this neighbourhood as a *green, leafy, residential area, comprising late Victorian, Edwardian and interwar dwellings* (with) *generous front and side setbacks and... large spacious gardens and substantial backyards.*

In implementing Clause 21.05, it encourages the redevelopment of the Alphington Paper Mill strategic re-development site, in a way that *contributes positively to the urban fabric and public domain of Yarra, and where subject to the Heritage Overlay, protects the heritage of the site and of the area.*

Clause 22.02 Development Guidelines for Sites Subject to the Heritage Overlay encourages the design of new development and alterations and additions to a heritage place or a contributory element to a heritage place to:

- *Respect the pattern, rhythm, orientation to the street, spatial characteristics, fenestration, roof form, materials and heritage character of the sur-rounding historic streetscape.*
- *Be articulated and massed to correspond with the prevailing building form of the heritage place or contributory elements to the heritage place.*
- *Be visually recessive and not dominate the heritage place.*
- *Be distinguishable from the original historic fabric.*

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ABN 81 123 980 781
www.globalsouth.net.au
M. +61 (0)448 201 344
E. simon.mcpherson@globalsouth.net.au

2.2 Built form context

2.2.1 Site interfaces

The site's immediate interfaces are as follows:

- North: Heidelberg Road
- South: Nelmore Lane
- East: Mills Boulevard
- West: Outer Circle Mews

Figure 03: Looking east along Heidelberg Road from the Chandler Highway intersection, with the subject site at centre (boarding/fence) and looking towards the new building at the corner of Heidelberg Road and Parkview Road, east of the review site.

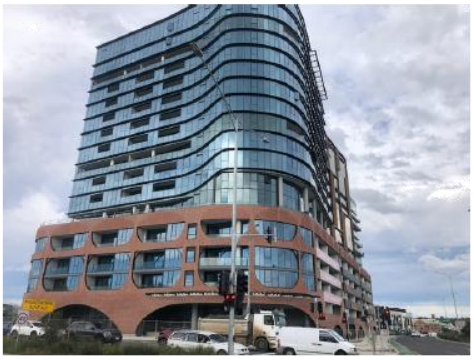

Figure 04: Corner built form within the Alphington Paper Mill precinct, at corner Heidelberg Road and Chandler Highway (16 levels approx.).

Figure 05: Chandler Highway podium frontage.

Figure 06: Existing residential development within the Alphington Paper Mill, on Mills Boulevard (south side), south of the review site.

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Figure 07: Recent residential development off Mills Boulevard (north side).

Figure 08: Recent residential development on Mills Boulevard.

Figure 09: Looking west from Parkview Road near Potter Walk (left), towards and across the review site.

Figure 10: View from Parkview Road to the CBD skyline, looking across the review site.

Figure 11: Heidelberg Road frontage to the review site, looking west.

Figure 12: Existing entrance to Mills Boulevard from Heidelberg Road.

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Figure 13: The review site, looking across Heidelberg Road.

Figure 14: Existing built form west of the review site, at the Heidelberg Road frontage.

2.2.2 Physical context

The Alphington Paper Mill site has undergone extensive redevelopment in implementing the Development Plan, as shown above. The prominent higher-rise form at the corner of Heidelberg Road and Chandler Highway extends to approximately 16 levels, with a 4-5 storey podium/street wall and broad tower frontages.

Further south and south-east, a range of townhouse forms address new streets and lanes through the precinct, and reflect contemporary design and a range of materials including brickwork, steel and glass.

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ABN 81 123 980 781
www.globalsouth.net.au
M. +61 (0)448 201 344
E. simon.mcpherson@globalsouth.net.au

2.3 Proposed development

2.3.1 Configuration

The proposed development comprises:

- North/Heidelberg Road frontage: Frontage form with central break (Buildings A and D);
- East/Mills Blvd frontage: Frontage form (Building F);
- South/Nelmoore Lane: Frontage form (Building E)
- West/Outer Circle Mews: Frontage form (Building B)
- Central: V-shaped form (Building C).

2.3.2 Heights

The proposed building heights are as follows:

North/Heidelberg Road frontage (Buildings A and D);

- **5 storeys** (east) (Building D);
  - (Lower Ground Level is below grade);
  - Street wall: Upper Ground;
  - Building D tower: Levels 1, 2, 3, 4.
- **9 storeys** (central-east) (Building D):
  - Mezzanine (excluded – access spaces only), Upper Ground, Level 1, Level 2;
  - Tower: Levels 3, 4, 5, 6, 7, 8
- **13 storeys** (central-west) (Building A);
- **14 storeys** (west) (Building A);
  - (Lower Ground Level is below grade);
  - Street wall: Upper Ground, Level 1, Level 2;
  - Building A tower: Levels 3-13 (11 floors).

East/Mills Blvd frontage (Building F):

- **7 storeys;**
  - Lower Ground retail is RL 27.7m (6.0m in floor height), and projects more than 2.2m above ground level, so constitutes a floor level at this frontage.;
  - (Upper Ground is RL 33.7m);
  - Podium: Lower Ground, Upper Ground, Levels 1, 2;
  - Building F tower: Levels 3, 4, 5.

South/Nelmoore Lane (Building E) (refer Floor Plans and Section D, drawing TP2501):

- **9 storeys:**
  - Podium: Lower Ground, Upper Ground, Medical Centre, Level 1, Level 2;
  - Building E tower: Levels 3, 4, 5, 6.

West/Outer Circle Mews (Building B):

- **14 storeys;**
- **8 storeys** (southern portion);

Global South Pty Ltd
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www.globalsouth.net.au
M. +61 (0)448 201 344
E. simon.mcpherson@globalsouth.net.au

Central (Building C):

- **10 storeys**, with step-down to **9 storeys** at east.
  - Lower Ground retail is RL 27.7m (6.0m in floor height), and projects more than 2.2m above ground level, so constitutes a floor level at this frontage.;
  - Podium: Lower Ground, Upper Ground, Levels 1, 2;
  - Building C tower: Levels 3, 4, 5, 6, 7, 8 (noting different floor levels to frontage buildings).

Figure 15: Approved proposal for the review site: Proposed Site & Roof Plan (except from drawing TP-100, Rev.07).

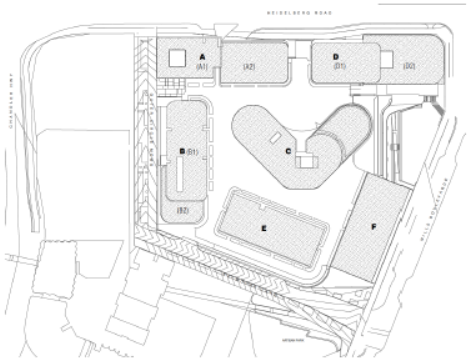


Figure 16: Excerpt from current (Amended) proposal Site Plan (drawing TP0004).

3.0 Review of the proposed development

3.1 Is the built form siting appropriate?

3.1.1 Assessment

Podium site coverage

The proposed podium form containing the supermarkets, retail, car parking and other uses, occupies the full extent of the subject land, except for the Village Square (park area) fronting Mills Boulevard.

This is generally consistent with the approved proposal, and is an appropriate response to the site and proposed land uses, and to addressing the varying topography across the site.

Perimeter block arrangement

The amended proposal reflects a clearer *perimeter block* arrangement of built form than the Approved plans. The *perimeter block* typology comprises built form along the edges of the 'block', at the street frontages, with a courtyard or enclosed space internally within the block.

It is derived from a traditional or European urban design approach. Its potential benefits include clear definition and framing of the public ream/streetscapes, building form with windows in both directions (inwards and outwards), and potential semi-private open space in the courtyards.

The Amended proposal incorporates Buildings A, B, D, E and F aligned to street frontages, with varying breaks between these buildings and a broader 'opening' at the Village Square.

The courtyard contains Building C, as well as surrounding open spaces.

I consider this an effective layout 'in principle' and subject to more detailed assessments.

Park area / village square

The location of the Village Square makes it subject to shadows from built form to the north, but this outcome is aligned with the Development Plan, which indicates 6-storey built form north of the Square. The current proposal is for 5-storey built form in this location, but stepping up towards the west.

This location ensures the Square is removed from the noise and exposure impacts of Heidelberg Road. It receives reasonable sunlight access at the equinox up to 2pm, but is largely in shadow at 3pm.

In winter, the Square is largely in shadow by 12pm,

Building spacing

Proposed building separation is as follows:

Between:	and:	Separation:	Interfacing height:
Building A	Building D	12m	6 levels
Building A	Building C	12m min.	6 levels
Building D	Building C	13.2m min.	6 levels
Building B	Building C	13.8m min.	6 levels
Building A	Building B	12m min.	10 levels
Building B	Building E	11.4m min. / 14m	4 levels
Building E	Building C	12m min.	4 levels
Building F	Building C	13.4m min.	3 levels

These interfaces include both primary outlooks and secondary outlooks where buildings face one another.

I consider the separation distances to be acceptable, given that they all exceed the widely accepted minimum of 9m for residential uses, and the siting of buildings avoids extensive lengths of façade directly facing other buildings. Further, the vertical height of the spaces between buildings is limited in most cases.

Courtyard spaces

The V-shaped footprint of Building C creates three general interconnecting courtyard areas at podium level (Level 3), as follows:

- The space north of Building C measures approximately 25m x 50m (broad estimate).
- The space south-west of Building C measures approximately (up to) 25m x 40m.
- The space south-east of Building C measures approximately (up to) 25m x 40m.

The Level 3 plan shows additional smaller outdoor spaces between adjacent buildings.

Global South Pty Ltd
ACN 123 980 781
ABN 81 123 980 781
www.globalsouth.net.au
M. +61 (0)448 201 344
E. simon.mcpherson@globalsouth.net.au

I consider that these spaces are adequately sized to facilitate usage by residents. The shadow diagrams indicate that these spaces will receive a range of sunlight conditions across the day, allowing residents to choose where to spend time, although solar access is quite limited after 2pm.

Based on this assessment, I consider that the proposed building siting is appropriate.

3.2 Is the distribution of land use appropriate?

3.2.1 Assessment

Key aspects of the proposed land use distribution include:

- The supermarket tenancies are below grade, and away from street frontages, to avoid impacts on frontages from large inactive edges to these uses;
- Smaller retail shops front the Village Square, to provide finer-grain activation and a variety of options for visitors;
- Food and Beverage tenancies front Mills Boulevard and the Village Square (above retail), to provide further activation (including during evenings presumably);
- Community/recreation facilities are located along Nelmoore Lane, facing the emerging residential community and away from major roads.
- Car parking at Levels 1 and 2 is fully 'sleeved' by active edges to the external streets;
- Indoor amenities for residents are located in the 'ground floor' of Building C (Level 3) interfacing with the communal outdoor courtyard spaces;
- Office space fronts Heidelberg Road at Upper Ground Floor level, and higher levels close to Mills Boulevard, to avoid direct residential frontages to this busy road and entrance point.
- Communal courtyard spaces are fronted by apartments on all sides.

I consider this to reflect an appropriate and considered distribution of land uses.

The integration of retail, hospitality, commercial office, community and residential uses will support a vibrant setting across the daytime and evening.

I therefore consider the proposed land use approach to be appropriate.

3.3 Is pedestrian connectivity appropriately accommodated?

3.3.1 Proposal

Pedestrian entrances

From Heidelberg Road, a combined entrance is provided to:

- Retail entry lobby (downstairs or DDA lift);
- Residential lobby;
- Office lobby.

From Mills Boulevard, three (3) entrances to the retail mall are available adjacent to the Village Square (via ramps or stairs to the lower level).

Global South Pty Ltd
ACN 123 980 781
ABN 81 123 980 781
www.globalsouth.net.au
M. +61 (0)448 201 344
E. simon.mcpherson@globalsouth.net.au

Mills Boulevard also incorporates a shared entry for the community facilities, and an entry/lobby to Building F.

From Nelmoore Lane, a pedestrian entrance to the retail mall is aligned with the entrance from Heidelberg Road, but noting the level change across this alignment, and that this retail environment may be closed in the evening, restricting through-movement.

The overall development footprint measures approximately 115m long at the west, and 150m long at the east, so is not considered excessively large in terms of pedestrian movement around it (if through access is not available).

Nelmoore Lane also incorporates a shared entry for the community facilities, and an entry/lobby to Building E.

Paper Trail path

The frontage to Outer Circle Mews incorporates an extent of back-of-house services, but also two entry lobbies to Buildings A and B, and an entry way to the Paper Trail, which extends up to the courtyard via a cascading stair feature.

The Paper Trail links back to the Village Square and Mills Boulevard to the east via further stairs. I understand this connection is publicly accessible, but incorporates a significant level change between the streets and the podium, which may discourage pedestrian access.

The courtyard level (Level 3) does not provide stair connections to Nelmoore Lane to the south.

3.3.2 Assessment

Paper Trail / courtyard

I understand the Paper Trail is envisaged as a public accessible pedestrian link, but the height difference between the adjoining streets and the podium is substantial (approximately 17m), requiring six (6) flights of stairs from Mills Boulevard. This raises questions about the usefulness and useability of these stairs (and therefore the connection across the podium).

The Development Plan (Figure 96, section 5.2) indicates a 'publicly accessible space along the Paper Trail alignment as a linear connection between Outer Circle Mews and Mills Boulevard, set back from the Heidelberg Road frontage. The Paper Trail proposal appears to respond to this element of the Development Plan, but therefore makes the entire podium courtyard potentially publicly accessible.

In considering the approved proposal for the review site, the Paper Trail level is at RL44.800m. In the current proposal the Paper Trail level is RL 47.700m, so 2.9m higher, which requires a greater number of stairs.

The previous proposal had a more gradual stair profile to Mills Boulevard (with an broader 'interim' level), but a more abrupt 'external' stair to Outer Circle Mews. While more gradual stairs provide an accessibility benefit, this also results in reduced path length at the podium level.

It is generally more typical for courtyards away from street frontages to be communal/semi-private, rather than publicly accessible spaces, providing an amenity for residents and visitors. In the review site's context, this approach (a semi-private courtyard) seems more logical than a public space at the elevated courtyard level, but I recognise this may conflict with the requirement for a public link across the podium.

I would assume that even with public access, the extent of pedestrian movement across the podium via the Paper Trail will be limited.

Global South Pty Ltd
ACN 123 980 781
ABN 81 123 980 781
www.globalsouth.net.au
M. +61 (0)448 201 344
E. simon.mcpherson@globalsouth.net.au

The configuration of entrances and access appropriately provides the most active and permeable interface to Mills Boulevard as the public 'frontage' to the development, away from the impacts of the major road interface, and with a more community-focussed permeable edge to Nelmoore Lane to the south.

The development is permeable on all frontages (to varying extents).

Entrances

The entrances to the retail mall are identified in the streetscapes/frontages by defined 'portal' forms (approximately double-height) in green copper cladding, as shown in the North Elevation (TP2000) and South Elevation (TP2002). The southern portal entrance is prominent in the render at TP3002 but the northern entrance is less pronounced in the render at TP3003.

I support this approach of using distinctive materials and forms to identify public entrances, btu I assume signage for the supermarkets and other tenancies will be prominent in the frontages also.

Global South Pty Ltd
ACN 123 980 781
ABN 81 123 980 781
www.globalsouth.net.au
M. +61 (0)448 201 344
E. simon.mcpherson@globalsouth.net.au

3.4 Are the building heights and massing appropriate?

3.4.1 Development Plan guidance

The review site/proposal spans Precincts A and C in the Development Plan.

The design philosophy (section 5.5) includes:

- Precinct A:
  - *A campus of taller buildings... presents a varied skyline and attractive silhouette when viewed from a distance.*
  - *The building mass will be broken into multiple buildings with individual expression.*
  - *Upper level setbacks will be provided above a podium where appropriate and suitable separation will be provided between towers.*
- Precinct C:
  - *The major gateway at the main road intersection* (Mills Boulevard) *will be marked by more visually prominent built form...*

The height controls for Precincts A and C in the Development Plan (Figure 98, section 5.5) are *preferred building heights*, as opposed to (mandatory) *maximum building heights*, which apply to Precincts D, E and F, for example. The preferred building heights are listed as 14 storeys and 6-8 storeys for Precincts A and C respectively.

Street wall heights are listed as 3 storeys for Precinct A, and 6 storeys for Precinct C.

The minimum setbacks above podium (from section 5.6) are:

- Outer Circle: 2.2m
- Village: greater than 2.2m, having regard to height, transitions and interfaces.
- Gateway (including the western part of the review site's northern frontage): 0m.

3.4.2 Assessment of building heights

The Development Plan identifies the subject site for *multi-level*, *higher density development (mixed use)*, and proposes heights of 5-14 storeys for the review site area, as indicated below.

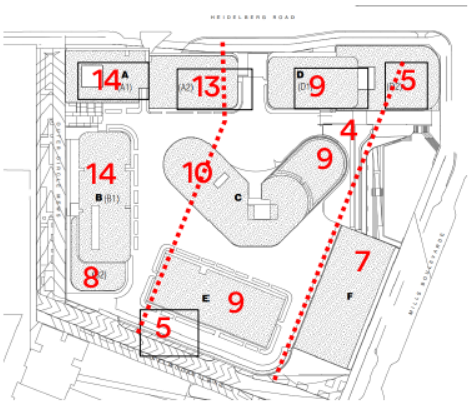


Figure 17: Excerpt from current (Amended) proposal Site Plan (drawing TP0004), with my notes on proposed heights (storeys) as outlined above, in red, and my approximate indication of the lines between preferred height areas, from the Development Plan.

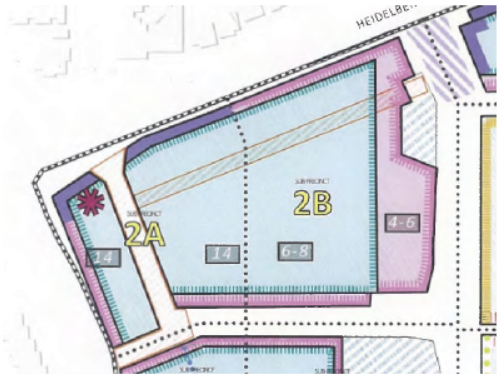


Figure 18: Excerpt from Endorsed Development Plan: Figure 99 – Built Form Treatments, indicating preferred building heights in storeys. Pink indicates 'Podium' frontages, blue is 'above podium' and purple is 'gateway built form'.

As shown above, the proposed heights are generally in accordance with the preferred heights in the Development Plan, noting the following:

- The highest forms comply with the preferred maximum height in Precinct A, at 14 storeys;
- Podium frontages are provided to all street interfaces;
- Buildings C exceeds the preferred height by 1-2 levels;
- Building D1 (9 storeys) exceeds the preferred height by 1 level;
- Building E (9 storeys) exceeds the preferred height by 1 level;
- Building F (7 storeys) exceeds the preferred height by 1 level;
- Building D2 (5 storeys) is within the preferred maximum height range of 4-6 storeys;
- Podium frontages to Mills Boulevard and Nelmoore Lane are within the preferred maximum height range of 4-6 storeys;

Building C

Building C is located centrally within the site, with limited visibility from street frontages, and is therefore experienced as a 5-6 storey 'pavilion' building within the podium courtyard. The height of Building C is relevant to overshadowing outcomes in the courtyard spaces, and the proportionality of these spaces.

The height above podium to roof level (excluding rooftop plant) is approximately 21m (6 storeys with a high 'ground floor' Amenities level). Given that the courtyard spaces around Building C extend to approximately 25m in width (and greater lengths, albeit as the width reduces), I consider the Building C height of approximately 21m to be acceptable, and do not consider it overbearing or overly high in the courtyard setting.

On consideration of the shadow diagrams for the equinox, I recognise that a potential height reduction of 1-2 levels would provide for a meaningful increase in solar access between 12pm and 2pm approximately, to the south-east and south-west of Building C.

However, in recognising the nature of the podium courtyard spaces in this higher-density setting, and the availability of the Village Square and other larger open spaces within the

Global South Pty Ltd
ACN 123 980 781
ABN 81 123 980 781
www.globalsouth.net.au
M. +61 (0)448 201 344
E. simon.mcpherson@globalsouth.net.au

Alphington Paper Mills development to the south, I do not consider that a reduction in height to Building C is necessitated by the above solar access considerations.

Building C does not appear to substantially overshadow the north façade of Buildings E or F.

I therefore consider the height of Building C to be acceptable as proposed.

Building D1

This western part of Building D is north of Building C, and so removed from the Village Square's northern interface. Its shadow impacts the Village Square by 3pm, but the proposed additional height does not appear to substantially increase this shadowing extent.

The height is also appropriate within the frontage transition in heights from west to east, as shown in the North Elevation (drawing TP2000), and in the context of the Heidelberg Road environment.

The proposed heights also provide a clearer transition in heights along Heidelberg Road, in comparison to the approved proposal, as shown below:

I therefore consider the height of Building D1 to be acceptable.

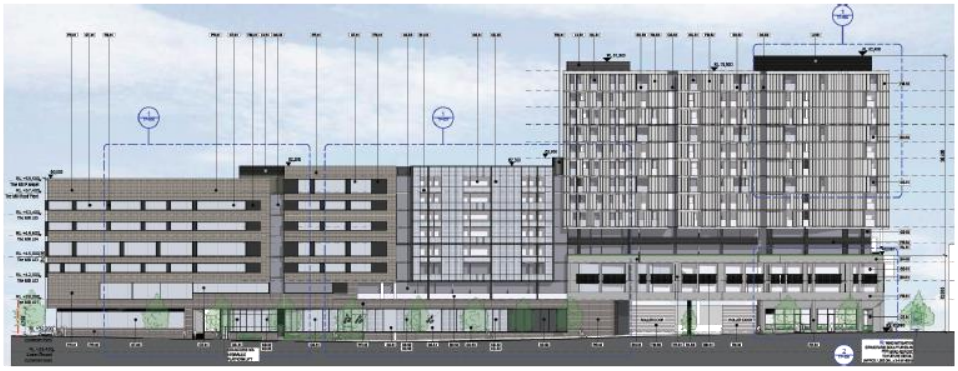


Figure 19: North Elevation, previous approved proposal (except from drawing TP-500 Rev.7).

Figure 20: North Elevation, current proposal, reflecting a clearer transition in heights along the Heidelberg Road frontage (except from drawing TP2000 Rev.A).

Global South Pty Ltd
ACN 123 980 781
ABN 81123 980 781
www.globalsouth.net.au
M. +61 (0)448 201 344
E. simon.mcpherson@globalsouth.net.au

Buildings E and F

I am not aware of any shadowing concerns for Mills Boulevard or Nelmoore Lane.

The substantial setback of Building E from the Nelmoore Lane frontage reinforces the 5-storey street frontage form, and significantly reduces the visual presence of the higher form, as shown in the render at drawing TP3002.

The height of Building F appears proportionate to that of Building D, and these effectively buildings 'frame' the Village Square space, and do not appear dominant or overbearing in relation to the Square, based on the render at drawing TP3001.

I therefore also consider these heights to be acceptable.

3.4.3 Assessment of building setbacks and breaks

For this review, I have not considered the height and depth of all setbacks, given the overall scale and complexity of the proposed development, and its position within a larger redevelopment setting, without established sensitive interfaces.

Heidelberg Road frontage

This frontage (see render, TP3003) incorporates a 3-storey (approximately) street wall which appears to align with that of the existing landmark corner building, with varying upper-level setbacks. The lower height building at the corner of Mills Boulevard does not incorporate a street wall or setbacks, but has a distinct arched presentation to the lower two levels.

Mills Boulevard frontage

The Village Square is framed by buildings with higher street walls (as the Development Plan suggests for Precinct C), providing strong edges to the more recessive terraced condition at the west of this public space.

Nelmoore Lane frontage (south)

This frontage is also characterised 5-storey street walls (approximately), with increased setback to the upper levels of Building E.

Outer Circle frontage (west)

This frontage comprises a 4-storey street wall with setbacks to the taller Building B form, again in accordance with the Development Plan. I consider the 4-storey street wall to be acceptable, in that it extends/aligns to the Heidelberg Road street wall.

I consider the proposed approach to street walls and upper level setbacks to be appropriate and responsive to guidance in the Development Plan.

3.5 Is the architectural expression appropriate?

3.5.1 Assessment

The Development Plan suggests this area will become a *campus of buildings which are broken up through individual expression*.

My review here is concise and brief, in response to the scale of the proposal and variety of design expressions employed.

The proposed facades comprise a range of expressions and components, including:

Global South Pty Ltd
ACN 123 980 781
ABN 81 123 980 781
www.globalsouth.net.au
M. +61 (0)448 201 344
E. simon.mcpherson@globalsouth.net.au

- Grid-based facades with protruding columns and edge beams (but in caried materials and details);
- Curved building corners, to 'soften' the forms;
- Arched openings at Ground Floor, in response to the Ground Floor frontage to the existing landmark corner building, and at upper levels in some buildings;
- Varied materials and colours, including distinction between street walls and upper levels, and between individual buildings, and
- Varied spacing of vertical and horizontal elements, for changing streetscape modulation and rhythm.

The resultant architectural expression is highly considered and resolved, and indicates a sense of visual quality and 'craft' through materials and details. The language is restrained and refined yet visually interesting through the diversity of materials and components.

Global South Pty Ltd
ACN 123 980 781
ABN 81 123 980 781
www.globalsouth.net.au
M. +61 (0)448 201 344
E. simon.mcpherson@globalsouth.net.au

4.0 Conclusion

The proposed development at 640 Heidelberg Road, within the Alphington Paper Mills site, is a large and complex proposal, which responds to the strategic direction for an intensive, higher-scale, mixed use activity hub in this location.

I consider that the changes in form and scale from the approved proposal for this site are acceptable, and that the current proposal presents a clearer urban design response to the site, and an effective architectural outcome.

I therefore consider that this proposed development should be supported on urban design grounds.

Global South Pty Ltd
ACN 123 980 781
ABN 81 123 980 781
www.globalsouth.net.au
M. +61 (0)448 201 344
E. simon.mcpherson@globalsouth.net.au

Traffic Engineering Review

Traffix Group

To:	Amy Hodgen (City of Yarra)	From:	Leigh Furness (Traffix Group)
Our Ref:	G32310M-01A	Date:	Tuesday, 30 August 2022

The Village Alphington – 640 Heidelberg Road, Alphington
Proposed Planning Permit Amendment

Introduction

This memorandum provides a traffic engineering response to five key questions posed by the City of Yarra's statutory planning team in relation to the proposal to amend the Planning Permit for 640 Heidelberg Road, Alphington (The Village Alphington).

This review is confined the five questions posed. The principal document reviewed as part in preparing this response is the Traffic Impact Assessment prepared by Ratio, dated 31st May, 2022.

Proposal

The table below provides a summary of the development. The development proposes 1,043 car spaces, 437 allocated to short-term parking (visitors/customers) and 606 long-term spaces (resident, employee).

Table 1: Development Summary

Characteristics	Description	
Uses	Size/No.	Notes
Dwellings: One-bedroom Apt. Two-bedroom Apt. Three-bedroom Apt.	 319 256 57	 99 Affordable dwellings All remaining dwellings Build-to-Rent
Serviced apartments	None	Removed
Supermarket - Coles	4,214m²	+251m²
Supermarket – ALDI	1,836m²	
Shop	3,609m²	-250m²
Restricted retail	2,200m²	New use
Place of Assembly (Community space)	2,404m² 200 patrons	No change
Food & Drink Premises	2,586m²	+2,203m²
Gym	905m²	-2,545m²
Office	6,101m²	-1,364m²
Childcare centre	120 children	+30 children
Medical Centre	8 practitioners	

Level 28, 459 Collins St
Melbourne Victoria 3000
T: 03 9822 2888
admin@traffixgroup.com.au
Traffix Group Pty Ltd
ABN: 32 100 481 570
traffixgroup.com.au

Is a reduced rate of 1.5 spaces per 100sqm of office appropriate for this site?

The Clause 52.06-5 car parking requirement for an office on this site is 3.5 car spaces per 100m^2. The reduced Column B office rate (which does not apply) is 3.0 car spaces per 100m^2.

The office car parking is conditioned at 2.5 car spaces per 100m^2. Accordingly, the site has approval for a 30% reduction on the statutory requirement.

The application proposes office car parking at a rate of 1.5 car spaces per 100m^2, which is a 60% reduction of the Clause 52.06-5 requirement. The justification for the reduced rate in the traffic assessment includes the following:

- Case study data from various locations in Box Hill, South Yarra, Macquarie Park, Bridge Road (Richmond) and Kensington. The case study data appears to be a mixture of approved developments or the statutory car parking controls that apply to the area[1].
- The site has 'good public transport options'.
- Low office car parking accords with City of Yarra sustainable transport policies and objectives.
- Office car parking will be constrained by the provision of car parking (i.e. demand will adjust to meet the supply).
- Bicycle parking provided is 'best practice' to support the low office car parking rate and the site is well connected to bicycle infrastructure.

Regarding the case studies and public transport access, the report does not provide a direct comparison between the case study 'sites' and transit scores of the subject site. We note that:

- The site is within walking distance of a railway station, however, the Village is not located within the Principal Public Transport Network. Aside from the train station, it has access to three bus services:
  - Two of the services are not especially frequent, operating at 18-30 minute intervals.
  - The remaining bus service provides only 4 services per day.
- The site is not within a large activity centre such as Box Hill, South Yarra or Bridge Road.

As such, the public transport services available to the site could not be described as being at a similar level to any of the cited case studies and is not located in a large activity centre.

We understand that in separate correspondence, the applicant has cited the impacts of the pandemic in reducing office occupation rates, meaning that less car parking will be

[1] Although in the case of Forest Hill, South Yarra, there is no Parking Overlay reducing the statutory requirement. The 0.99 rate is an 'informal' planning position.

required. We expect that over time, office occupation rates will increase through a combination of:

- Offices changing their leasing arrangements to reflect the lower need for floor space. This may include measures such as hotdesking to maximise floor space efficiency (to reflect permanent effects of a percentage of workers being at home on any given day).
- Offices returning to pre-pandemic operation (less working from home than is currently the case).

It is our view that the site location and its access to public transport services does not support the substantial office car parking rate proposed and the approved 2.5 car spaces/100m^2 rate remains appropriate.

Would you agree that a Built to Rent scheme is likely to attract a lower car parking rate than standard apartments? Or are there any other justifications for a residential rate of 0.7 spaces per dwelling?

The site is currently required to provide:

- 0.5 car spaces per one-bedroom dwelling, and
- 1 car spaces per two or three-bedroom dwelling. This is in line with the statutory requirements of Clause 52.06-5 (Column A or B).

Based on the number and size of dwellings proposed (setting aside whether the dwelling is Build-to-Rent (BTR) or affordable housing), the development is required to provide 472 car spaces for the dwellings.

We understand that applicant is proposing a rate of 0.7 car spaces per dwelling overall. Applying a universal rate 0.7 car spaces per dwelling requires 442 car spaces. The difference in total resident parking provision is relatively modest.

The justification for the reduced rate is unspecified case study data by Ratio.

BRT is a relatively new form of housing model and we do not have empirical data for this type of housing. As noted in previous advice on past applications, there is limited comparable ABS car ownership data to support lowering the car parking rate further.

One advantage of the BRT model is that car parking can be 'unbundled' from the apartments. This allows the flexibility for a tenant to rent an apartment and then only rent a car space if it is required. Private dwellings have the car parking tied to each dwelling, which does not allow sharing of car parking and reduces the efficiency of any car parking provided. It is our opinion that the provision for flexible car parking under a BRT scheme would offset the relatively small overall net loss of car spaces.

It is noted that two car share vehicles are proposed, which provides residents without a car space the option of using a car for the times when it is essential. While these two vehicles do not strictly replace private car parking, they do support additional dwellings without it.

Based on the above, we are comfortable with the lower car parking rates proposed as part of the Build-to-Rent model (with unbundled car parking).

Is a rate of 1.4 spaces per 100sqm for restricted retail proposed by the applicant acceptable?

The statutory car parking requirement for restricted retail is 3 car spaces per 100m^2. The Column B rate (which does not apply) marginally reduces this rate to 2.5 car spaces per 100m^2.

The Traffic Report only cites unspecified traffic data from other consultants to support the proposed rate. Accordingly, the report doesn't provide the information necessary to assess whether the empirical data provided is reasonable.

Case study data within our database at Traffix Group for 29 sites across Metro Melbourne suggests an 85th percentile demand for 1.45 car spaces per 100m^2 on weekdays and slightly more on weekends.

On this basis, we accept the reduced empirical car parking demand rate for the new restricted retail use.

Is changing access for long term parking to Heidelberg Rd only and short term from Nelmoore Lane only an issue?

This is a potentially significant change that is not analysed in detail within the Ratio Traffic Report.

Historically, this site had short-term customer parking accessed from both Heidelberg Road and Nelmoore Lane, with long-term parking only from Nelmoore Lane.

The last approval changed this so both users could use either access point.

The new change results in the long-term carpark being accessible from Heidelberg Road only, which is limited to left-in/left-out movements. The left-in movement is particularly constraining, because anyone arriving from the north, west or south has to complete a circuitous route (passing through multiple intersections) in order to be able to turn left into this carpark (as no U-turns will be physically possible at the Heidelberg Road/Latrobe Avenue intersection). There are less concerns with exit movements, as the Chandler Highway intersection facilitates movements in all directions.

The short-term carpark will generate considerably more traffic than the long-term carpark. Without an access point to Heidelberg Road, this traffic has no alternative but to use Nelmoore Lane and the 'internal' street network to access this carpark. This change has the following potential impacts:

- There may be impacts on Nelmoore Lane and Mills Boulevard/Latrobe Avenue from an environmental capacity or amenity perspective. Particularly Nelmoore Lane may carry considerably more traffic than previously assumed.
- The capacity of the 'external' intersections at Mills Boulevard and Latrobe Avenue to accommodate the change in traffic patterns may be impacted.

To the best of our knowledge, previous permit approvals for this site have relied on the historical planning process (and detailed traffic modelling) for the approval of the overall Alphington Paper Mill site. The traffic impacts of each amendment have been justified on the proposed use generating less than what was previously forecast. Accordingly, the traffic movements at a local level for this development site have not assessed by detailed traffic modelling.

From a high level perspective, our preferred arrangement from a would be for:

- The short-term carpark to have access to both vehicle access points. This carpark will generate the most movements and direct access to Heidelberg Road reduces traffic internally within the overall Paper Mill site. Nelmoore Lane provides the more convenient alternative for traffic arriving from the north, west and south.
- The long-term carpark access from Nelmoore Lane. We would not have a concern with this carpark having access in both locations, however Heidelberg Road access is not essential.

Conclusion

We trust the above provides satisfactory answers to your specific questions. If you require any further information, do not hesitate to contact me.

Yours faithfully,

TRAFFIX GROUP PTY LTD

LEIGH FURNESS

Director

www.traffixgroup.com.au

17 June 2022

640.10090.05320 626 Heidelberg Rd Alphington Lot B 20220617.docx

City of Yarra
PO Box 168
RICHMOND VIC 3121

Attention: Amy Hodgen

Dear Amy

640 Heidelberg Road, Alphington, (formerly 626 Heidelberg Road, Lot 2B)
Development Application Acoustic Review
PLN 17/0703.02

SLR Consulting Pty Ltd (SLR) has been retained by the City of Yarra to provide a review of the revised acoustic assessment report for the mixed use development proposed for 640 Heidelberg Road, Alphington, (formerly 626 Heidelberg Road, Lot 2B).

Details of the report are as follows:

- Title: Alphington Village Acoustic Assessment
- Reference: Revision 1
- Date: 25 March 2022
- Prepared for: THC Alphington Devco Pty Ltd
- Prepared by: Acoustic Logic Pty Ltd

The report was revised to address Condition 14 of the Yarra City Council planning permit for the project, which pertains to acoustics. Condition 14 is reproduced below.

14. Before the development commences, an amended Acoustic Report 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 Norman Disney Young Pty Ltd and dated 14 July 2020, but modified to include (or show, or address):

a. Acoustic specifications of the external walls to the multi-purpose court to achieve improved external noise levels on adjacent apartment balconies;

b. Structure borne noise from ball bouncing within the multipurpose court and measure to address potential impacts on adjoining land uses;

c. Provide a high level of structure-borne sound isolation between the multi-purpose court and adjacent uses, such as could be achieved with a structural break or a 'floating' concrete floor;

d. Consider structure borne sound from the indoor recreational facility on surrounding commercial premises;

e. Provision for a high deflective gym floor to the indoor recreation facility;

f. Provide adequate acoustic treatment to the community spaces and multipurpose court to enable live music/performance in accordance with SEPP N2 base noise limits, to protect the adjacent residential uses and the school building; and

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

g. Assessment of noise from the childcare centre, measured at external targets of 'background and 10dB' with sound power reference levels from AAAC Guideline for Childcare Centres Acoustic Assessment, version 3.0.

SLR reviewed the NDY report dated 14 July 2020 and provided feedback in our review of 30 November 2020. Those review comments formed the basis of some of the acoustic permit conditions. The development has subsequently undergone substantial redesign and it is understood that the current report, which was prepared by a different acoustic consultancy, has been prepared to address both Condition 14 and the updated plans.

SLR have been retained to review the acoustic report with respect to Condition 14, and with respect to general acoustic amenity issues on the project.

1 Condition 14

The following sub-sections consider the extent to which the report addresses both the permit conditions and the latest plans.

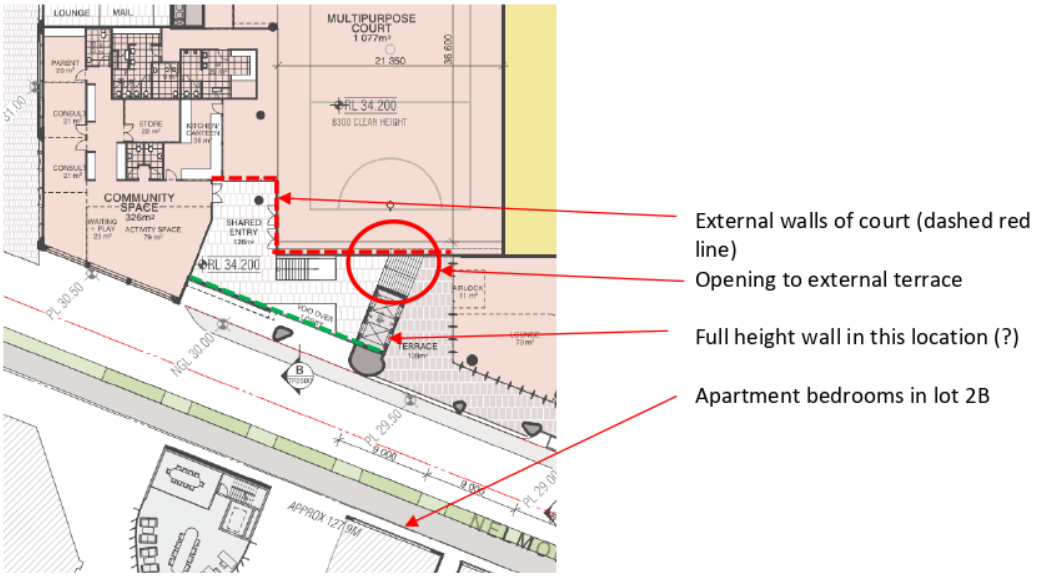
Condition 14(a) – Acoustic specification of the external walls to the multipurpose court to achieve reasonable external noise levels on adjacent apartment balconies

SLR Comments on design changes: The design of the multipurpose court has changed subsequent to the permit being issued, and the court is now generally enclosed on the ground floor with minimal external walls / glazing. The issue of noise from the court to balconies is minimised due to these changes in the design. Nevertheless, apartments in Lot 2B are within 25 m of the south wall of the court, and we would like to confirm that these dwellings will be adequately protected from any noise generated in the multipurpose court, particularly as noise impacts may include music. The acoustic report does not provide a specification for the external walls of the multipurpose court.

From our understanding of the architectural drawings, the shared entry to the multipurpose court is almost fully enclosed, with the only opening being the stairs to the terrace. See snip below.

We recommend that a specification be provided in the acoustic report for the external walls of the court, such that nuisance to the nearby apartments is minimised and compliance with the Noise Protocol will be achieved if the space is used for music.

Figure 1 Multipurpose court external walls



Condition 14(b) – Structureborne noise from ball bouncing within the multipurpose court and measure to address potential impacts on adjoining land uses

(Section 9 of the report)

The ground floor court is proposed to incorporate a secondary isolated floating floor on damped springs.

***SLR Comment**: The proposed floor will address impact noise to both the supermarket below, adjacent commercial and community spaces, and the nearest apartments which are on Level 1 and slightly offset from the court.*

Condition 14b is addressed.

Condition 14(c) – Provide a high level of structure-borne sound isolation between the multi-purpose court and adjacent uses, such as could be achieved with a structural break or a 'floating' concrete floor

SLR Comment**: The proposed vibration isolated floor will address structureborne sound. **Condition 14c is addressed.

Condition 14(d) – Consider structure borne sound from the indoor recreational facility (gym) on surrounding commercial premises

(Section 12 of the report)

The gym is proposed to be designed to comply with the following criteria:

- In apartments:

- In bedrooms at night - 25 dBA $L_{eq,15\ mins}$ and 30 dBA L_{max} and
- In habitable rooms during the day - 30 dBA $L_{eq,15\ mins}$ and 30 dBA L_{max} and
- Publication 1826.4
- Vibration criteria in accordance with AS ISO 2631.2-2014

- In retail and commercial areas:
  - 40 dBA L_{eq}, and 45 dBA L_{max}

An approved vibration isolation floor system is proposed for areas where high impacts are likely to take place. In areas where moderate impacts are likely a lessor covering, such as Regupol 4080 is proposed.

The gym has been relocated to the ground floor, and has retail below, retail and loading areas adjacent and carparking above. In the earlier design it was directly below apartments and adjacent offices.

SLR Comments: *The Association of Australian Acoustic Consultants Guideline for Acoustic Assessment of Gymnasiums and Exercise Facilities was released in February 2022. That document recommends lower maximum noise levels in apartment bedrooms at night (i.e. 25 L_{Amax}). We recommend that these more onerous criteria be adopted for bedrooms at night. In other respects the proposed criteria is appropriate.*

Details of the proposed floor are not provided in the acoustic report, and our preference would be for the report to include this information, or a specification for the type of floor proposed (e.g. a minimum static deflection).

However, these issues are manageable in the context of the current proposal, which is much more favourable to acoustics than the previous application was.

Condition 14(d) is not fully addressed.

Condition 14(e) - Provision for a high deflective gym floor to the indoor recreation facility

SLR Comments: *As discussed above. The gym floor requirements on the project are less than they were for the previous application, however we would nevertheless recommend that the report provide more detail of the type of floor required to achieve the nominated design criteria.*

Condition 14(e) is not fully addressed.

Condition 14(f) - Provide adequate acoustic treatment to the community spaces and multipurpose court to enable live music/performance in accordance with SEPP N2 base noise limits, to protect the adjacent residential uses and the school building

(Sections 9 and 10 and of the acoustic report)

The floor / ceiling separating the community space from the apartments above is proposed to have an Rw+Ctr rating of not less than 55 dB.

Music noise limiters are proposed to be installed to manage music emissions in both multipurpose court and the community space. The hours of use of both the multipurpose court and the community space are noted to be limited to 6 am to 10 pm as per the planning permit.

***SLR Comments**: The proposed measures are generally appropriate. However, we recommend that the report also include a specification for external walls and glazing of the multi-purpose court and community space to enable these areas to be used for live or loud music, if that is proposed.*

It would also be appropriate to provide a specification for the external façade of the community centre, which appears to include several large function spaces. These rooms are in close proximity to apartments in Lot 2B, and it is unclear whether the day/evening restrictions also apply to these spaces, or whether they may be used for music at night. If likely to be used for functions with music, music noise limiters should also be included in these rooms.

Condition 14(f) is not fully addressed.

Condition 14(g) - Assessment of noise from the childcare centre, measured at external targets of 'background and 10 dB' with sound power reference levels from AAAC Guideline for Childcare Centres Acoustic Assessment, version 3.0

(Section 11 of the acoustic report)

The childcare centre was previously located on Level 5, and the outdoor play area was overlooked by apartments in reasonably close proximity (10 m). The current childcare centre is on the east side of the site Levels 1 and 2. The outdoor play area is still overlooked by apartments so the issues raised in permit condition 14(g) are still relevant.

Noise from children playing in the outdoor areas of the childcare centre has been assessed to a 'background + 10 dB' external criterion. Where an exceedance is predicted, AL propose to assess noise to internal criteria of 35 dBA in bedrooms and 40 dBA in living rooms.

Noise from children playing has been predicted using an assumed sound power level of 85 dBA L_{eq} for 10 children in accordance with the AAAC guideline data for 2-3 year olds.

A 3-D noise model has been prepared to predict noise to overlooking apartments. Images of the model are provided in Appendix 3. The predicted noise levels are up to 64 dBA and exceed the external criterion of 56 dBA.

Façade upgrades are proposed for affected apartments, such that the internal criteria are met. Additionally, the report recommends that use of the outdoor areas is limited to 7 am to 6 pm daily (including weekends).

SLR Comments:

We recommend that the internal criteria for voice noise from children playing be in line with the criteria proposed for patron noise, that is, 35 dBA Leq in all habitable rooms during the day and evening periods. These criteria are 5 dB more onerous than AL have adopted for living rooms and may have implications for the proposed glazing in some areas.

The use of an average sound power level of 85 dBA per groups of 10 children, for all age children (i.e. not just 2-3 year olds) is considered reasonable. It is likely to result in a comparable overall level given that younger children are generally predicted to be quieter, and older children slightly noisier.

In summary, the provided assessment is generally reasonable but should be updated to reflect the lower criteria we have proposed for living areas.

Condition 14(g) is not fully addressed.

2 Other Matters

Aspects of the project and acoustic report not specifically covered by the planning conditions are considered below.

2.1 Background noise data

(Section 6 and Appendix 2 of the report)

Background noise levels were measured at Location 3, on the eastern boundary of the subject site adjacent Parkview Road in 2017.

***SLR Comment**: This data has been reviewed and accepted by SLR in previous reports for Alphington Village. We note, however, that the acoustic environment will be different following completion of development of the area, and that noise sources subject to mandatory limits, including mechanical plant and equipment and music, will need to comply with limits determined from background noise data relevant to the assessment at that time. This may impact allowable levels of music and plant noise and should be taken into consideration by the consultant and developer.*

2.2 Road traffic noise

2.2.1 Design criteria

(Section 5.1 of the report)

The design targets for road traffic noise are presented in Table 2 of the repot and are consistent with both the criteria proposed by NDY and with the City of Yarra guideline levels.

***SLR Comment**: The design criteria are appropriate.*

2.2.2 Road traffic noise measurements

(Sections 6, 16 and Appendix 2 of the report)

Road traffic noise has been measured on a level 5 balcony of an apartment in Precinct 2A. The location is observed to have had an unimpeded view of Heidelberg Road. The measured levels adjusted to remove façade reflections were 67 $L_{Aeq,16h}$ and 58 $L_{Aeq,8h}$.

Logging was also undertaken overlooking Chandler Highway to assist in the prediction of noise from that road.

***SLR Comments**: The updated measurements are appropriate for quantifying noise to the subject development. The measured levels are approximately 10 dB lower than were measured by NDY, however the NDY measurements were conducted roadside and an appreciable difference in levels is to be expected.*

The report does not include data for the loudest hours and based on our review of the logging data in Appendix 2, this information may be unreliable due to potential contribution from home occupation noise.

However, on this project, where road traffic is reasonable consistent, it is likely that the assessment will be driven by the long term average criteria that have been used in the report.

In summary, we are comfortable with the AL logging data being used to quantify road traffic noise to the subject site.

2.2.3 Assessment and advice

(Section 16 and Appendix 1 of the report)

A 3D noise model has been prepared to predict traffic noise to all facades of the development. Images of the model are provided in Appendix 3.

Advice for apartment façade upgrade treatments to address road traffic noise is provided. The most impacted apartments are proposed to be glazed with IGUs comprising 12 mm thick glass, 12 mm airgap, 8.76 mm thick laminated glass, Rw = 40 dB. Conceptual advice is also provided for external walls and roof construction.

SLR Comment: *Our indictive calculations suggest the provided advice is reasonable.*

2.3 Patron noise

2.3.1 Criteria

(Section 5.5 and Table 12 of the report)

Patron noise from the upper and lower ground floor food and beverage tenancies is proposed to be assessed to external criteria of 'background + 10 dB' during the day and evening periods, and 'background + 4 dB' at night. Where the external criteria are not predicted to be met, compliance with internal criteria is proposed. The internal design levels are 35 dBA Leq in habitable rooms during the day and evening periods and 30 dBA Leq in bedrooms at night.

SLR Comment: *The proposed criteria are consistent with the approach usually taken in the City of Yarra.*

2.3.2 Assessment

(Section 13 of the report)

There are four identified areas for outdoor dining, three physically separated areas on the lower ground level with a combined capacity for 136 patrons and one long strip style area on the upper ground with a capacity for 144 patrons. The nearest apartments are in Tower F, on the Level 1 above, and in Tower C, on Level 4.

Patron noise from the food and beverage tenancies has been predicted using a sound power level of 77 dBA Leq per patron, and assuming 1 in 2 patrons are talking at any one time.

The noise model has been used to predict patron noise to the residential facades of the building. The predicted noise levels are observed to exceed the nominated criteria in a number of locations.

Apartments overlooking the outdoor areas are proposed to have upgraded glazing, with the upgrades of the most impacted apartments being IGUs comprising 6 mm thick glass, 12 mm airgap, 10.76 mm thick glass.

Use of the outdoor patron areas is proposed to be restricted to the day/evening period only.

SLR Comment: *The sound power data used to quantify noise from the outdoor patron areas is in line with data used for a 'restaurant dining' scenario, and is not representative of worst case noise impacts in situations where patron densities are high. As a guide, we generally only accept this data in situations where there is at least 2 m² per patron, or where patrons are well spread out (e.g. strip seating arrangement).*

From our review of the plans the outdoor patron areas meet one or both of these conditions. The identified patron areas on the lower ground floor are large considering the proposed number of patrons, and are physically separated. The upper ground floor area is a strip style arrangement. These facts in combination with the proposed day/evening operation only, lead us to accept the use of the data in this instance.

Based on our review of the predicted noise levels and proposed glazing, we agree that the internal criteria should be met if the advice provided in the acoustic report is followed.

A cumulative assessment of voice noise from the childcare centre and the food and beverage tenancies is not provided. This approach/omission is considered reasonable given that the worst case impacts from both patron and children's voice sources are likely to occur at different times (e.g. children's voice noise during the day, and patron noise during the evening).

2.4 Commercial and centralised mechanical plant and equipment noise

(Sections 5.2.2 and 7 of the report)

Noise from mechanical plant and equipment is proposed to be assessed to the Noise Protocol, Part I / Publication 1826.4. Limits are identified in Section 5.2.2. Conceptual advice is provided for managing noise from supermarket mechanical plant and equipment to apartments. This includes:

- Locating supermarket condenser units on the roof of the tallest towers in the development, such that there are no overlooking apartments.
- Vibration isolation of roof mounted equipment.
- Ceiling upgrades to apartment below the supermarket plant area
- Installation of chillers and compressors on vibration isolated plinths

A detailed assessment of noise from plant and equipment is proposed to be undertaken during the detailed design phase, to ensure that compliance with Part I of the Noise Protocol / Publication 1826.4 is achieved.

SLR Comment: *The identified limits are reasonable, however as discussed above, slightly different limits may be determined from background noise levels conducted following completion of the project. An allowance should be provided in the design for ensuring that lower limits, if they are identified, can be met.*

The provided noise control advice is sufficient for the planning stage of the development. The current design, which does not have apartments directly above the supermarket, will assist in the management of impacts.

3 Supermarket loading bay

(Section 8 of the report)

Noise from the loading bay is proposed to be assessed to the Noise Protocol, and to an Lmax criterion of 55 dBA internally.

Measures are proposed to control noise from deliveries and movement of goods within the loading bay. These include:

- Installation of a fully isolated floor in areas where pallet jacks will be used
- Measures to prevent impacts to walls from occurring
- Inclusion of sound absorbing material to the soffit of the loading area
- Restriction of deliveries to the hours of 7 am to 10 pm
- Vibration isolation of entry doors, hoists, compactors and the like.

***SLR Comment**: The Lmax criterion of 55 dBA is relevant for a 'windows open' scenario only. For noise transmitted through a common floor / ceiling or wall, the levels should not exceed 40 dBA in bedrooms or 45 dBA in living rooms, in line with the AAAC guidelines for 3 star apartments. Lower levels should be targeted if the apartments are designed to be better than 3 star.*

The proposed measures can be expected to manage noise from the loading area. We note that a ceiling is not specified for the area and a minimum slab thickness is not proposed. AL should advise of any further requirements for controlling airborne noise from the loading area to the apartments above, noting that these are restricted to the north and east perimeter of the site.

4 Control of noise to offices

The report does not assess either road traffic or voice noise to the office spaces proposed in the development.

5 Summary

SLR has reviewed the revised acoustic report for the mixed use development proposed for 640 Heidelberg Road, Alphington. The report has been prepared to address both the acoustic permit condition and the updated drawings. The revised layouts, in combination with the provided acoustic advice, address the more serious acoustic issues on the project, however there are some matters we consider require further attention. These are summarised below.

Condition 14

14(a) (multipurpose space)**:** We recommend that a specification be provided in the acoustic report for the external walls of the court, such that nuisance to the nearby apartments is minimised and compliance with the Noise Protocol will be achieved if the space is used for music.

14(d and e) (gym)**:** It is recommended a design criterion of 25 L_{Amax} be adopted for noise from the gym to bedrooms during the night period, in accordance with the current AAAC guidance on this subject. Further detail should also be provided in the report for the proposed treatment of floors in areas where high impacts are likely.

14(f) (multipurpose space and community areas)**:** It is recommended that an acoustic specification for the facades of the multi-purpose court, community space and community centre be provided to assist in the control of music from these rooms. If it likely to be used for functions with music, the community centre rooms should also be fitted with music limiting devices.

14(g) (childcare centre)**:** We recommend that the internal criteria for voice noise from children playing be in line with the criteria proposed for patron noise, that is, 35 dBA Leq in all habitable rooms during the day and evening periods. These criteria are 5 dB more onerous than AL have adopted for living rooms and may have implications for the proposed glazing in some areas.

Other matters

Background noise levels

We note that the acoustic environment will be different following completion of development of the area, and that noise sources subject to mandatory limits, including mechanical plant and equipment, and music, will need to comply with limits determined from background noise data relevant to the assessment at that time. This may impact allowable levels of music and plant noise and should be kept in mind by the consultant and developer, particularly in the design of noise control for supermarket mechanical plant.

Loading dock ceiling

The nominated Lmax criteria for noise from the loading dock are undesirably high and we recommend criteria of 40 dBA in bedrooms and 45 dBA in living rooms, in line with the AAAC guidelines for 3 star apartments. A specification should also be provided by AL for the slab / floor ceiling separating the loading bay from apartments above, such that the Noise Protocol and Lmax criteria will be met.

Noise control to offices

It is recommended that façade upgrade advice be provided for the office spaces, such that the AS/NZS2107 design levels will be met internally. The lower end of the design levels should be adopted for voice noise from the childcare centre.

Yours faithfully,

Dianne Williams
Principal – Acoustics

Checked/
Authorised by: JA

M E L
CONSULTANTS

(ACN 004 230 013)

22 CLEELAND ROAD
SOUTH OAKLEIGH VIC 3167
AUSTRALIA

Ref: 110-22-DE-REV-00

16th August 2022

City of Yarra
PO Box 168
Richmond VIC 3121

Attn: Amy Hodgen

Dear Amy,

640 Heidelberg Road, Alphington
Review of Vipac Pedestrian Wind Tunnel Study
Vipac Document Number: 30N-21-0531-TRP-30032-3 (10th May 2022)

The review of the Vipac Wind Tunnel Test Report for the development at 640 Heidelberg Road, Alphington, is based on our experience of wind flow around buildings and structures. This experience has been developed from more than 40 years of desktop, wind tunnel, and full scale studies of environmental wind conditions in urban and sub-urban areas. No wind tunnel studies have been undertaken to support the review. Our comments are as follows:

- MEL Consultants have no issue with the description of the development site, the proposed development, the wind tunnel model and proximity model, and the wind climate.

- The City of Yarra instructed the applicant to apply the pedestrian wind safety and comfort criteria associated with the report submitted for the planning permit (5 June 2018) rather than the BADS safety and comfort criteria. Vipac have used the safety and comfort criteria associated with planning permit. Vipac provide recommended wind comfort criteria in Section 3.1.1 and Figures 7 to 11 for the streetscapes, podium, and terraces. The target wind comfort criteria agree with the comfort criteria specified in the planning permit. Vipac have

TELEPHONE: (03) 8516 9680 : Intl +613 8516 9680

discussed the rational for recommending the walking comfort criterion for the terraces. MEL Consultants have no issue with the recommended comfort criteria.

- We have no issue with the modelling of the approach boundary layers as described by Vipac. The density of the study locations examined is sufficient. The measurement technique, which utilises Irwin probes, is an accepted method to determine the wind speeds. The study locations are presented in Figures 13 to 17and represent a good investigation density. A query would be the lack of study locations on the Lower Ground outdoor seating area adjacent to the retail and overlooking the Park Area. Figure 7 of the Vipac report has recommended the area satisfy the sitting comfort criterion, so it is not possible to assess if the target criterion is satisfied.

- The wind tunnel study has examined two configurations;
    - Basic Configuration
    - Existing Configuration

  The Existing Configuration is defined as with the podium only of the proposed development and surrounding buildings of the Paper Mill Precinct. It is unusual to test with the Existing Configuration with a partial model of the proposed development. The expected Existing Configuration would be without the proposed development and, perhaps, include hoardings around the development site given the site was cleared some time ago.

- Vipac reference drawings dated up to March 2022 but the drawings provided for the review are Revision B dated 16 June, 2022. Vipac should be provided with the latest drawings for review and confirmation that the report findings are still applicable. It has been noticed that the background used by Vipac for Figure 8 of their report is different to the Revision B drawings, particularly a new outdoor seating area that is highlighted in Figure 1. It is not clear if this is an outdoor area, but if it is it will require the assessment of the wind conditions as it is likely to be associated with the adjacent Food and Drink Tenancy for seating.

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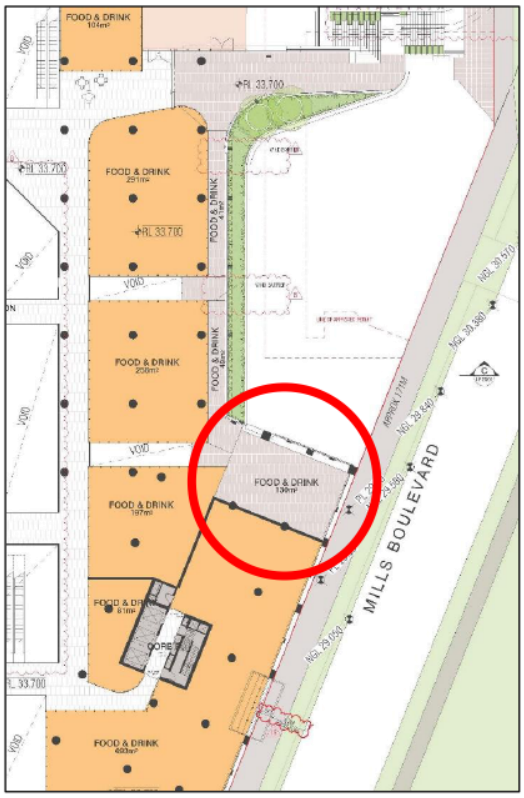


Figure 1: Partial Upper Ground Plan showing new outdoor area

- The wind conditions along The Mews have been subject to extensive wind tunnel studies associated with Site 2A. The wind mitigation strategies at the northern end of The Mews have been altered to a canopy and 2m high wind screen and Vipac have demonstrated the surround the study locations satisfy the target wind conditions criteria. The surrounding ground level study locations have been shown to satisfy the target wind comfort criteria with wind control measures where necessary, except study location 1. Study location 1 is located on the north side of Site 2A and Vipac have indicated the exceedance would be controlled by the Site 2A mitigation strategies. However, the report for Site 2A (30N-18—0289-TRP-6770430-0 6/12/19) showed the wind mitigation strategies were targeting exceedances for the westerly wind directions and the strategies have no significant impact on the northerly wind directions. The exceedance in the present report for study location 1 is for the northerly winds and this would

be expected to be caused by the proposed development and the existing wind conditions satisfy the target comfort criterion. It is also noted the Existing Configuration wind conditions in the present report are lower the Proposed Configuration with wind control measures (study location 16) presented in the 6 December, 2019, report. Furthermore, it would be expected that the present Existing Configuration would include all the mitigation strategies developed for Site 2A and the wind conditions should be basically be the same as the final Site 2A Proposed Configuration with wind control measures.

- The terraces and podium have been shown to satisfy the target comfort criteria and at some locations wind control measures have been recommended to ensure compliance. MEL Consultants have no issue with the proposed mitigation strategies. A noted above, there are no data presented for the Lower Ground terrace to confirm of the target wind comfort criterion is satisfied. However, study locations 16 and 17 have been shown to satisfy the sitting comfort criterion, so it could be inferred that the terrace seating would satisfy the sitting comfort criterion. The City of Yarra would need to decide if the inference is acceptable or they need the terrace wind conditions to be satisfied.

- All study locations have been shown to pass the pedestrian safety criterion.

Yours sincerely,

M. Eaddy

M. Eaddy
MEL Consultants Pty Ltd

TELEPHONE: (03) 8516 9680 : Intl +613 8516 9680

Family Services
Informal Referral Response

Application Information	
Referral Officer	Melissa Eastwood
Council Reference	PLN17/0703.03
Address	640 Heidelberg Rd, Alphington VIC 3078
Proposal	Amendment to the permit including revised layout and design, increase in maximum building height, increase in the number of dwellings and retail space, reduction in the commercial space, deletion of serviced apartments, increase in car and bicycle parking
Comments Sought	Insert CM Link here to referral request memo

Assessment

Referral Type

- Community Facilities

Key aspects of the proposal

List of key elements

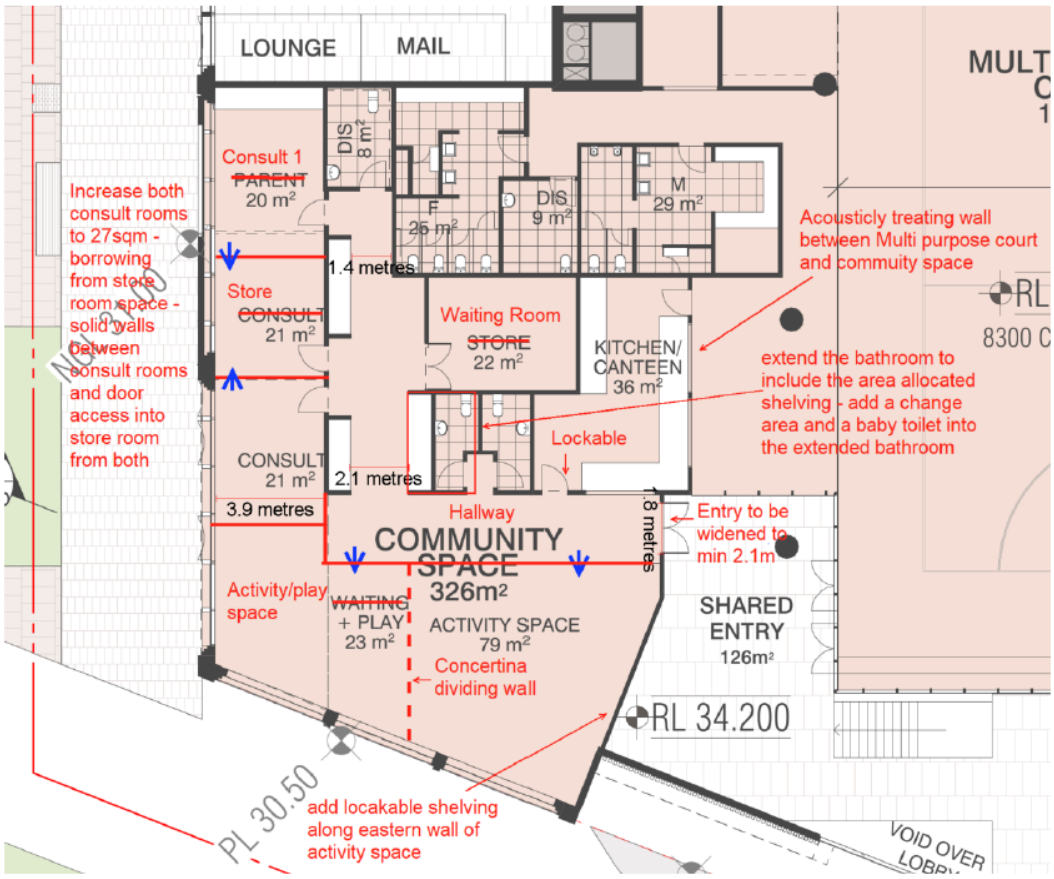
- Community Facilities have been relocated from the centre of the site to the south of the site
- Response to existing permit conditions

Recommendation

1. On 25 May 2022, the following comments were provided on originally submitted plans (Rev A) dated 31 March 2022:

- *Pathway on Nelmoore Lane is too narrow for prams, as well as a potential safety issue for families walking to MCH. Young children walking by roadway that is an entry for underground shopping centre carpark.*
- *The MCH Service provides consultations very young babies and children. As part of the consultation it is important to ensure appropriate loud noises, sounds are kept to a minimum. On this basis, the provision of sound acoustics between multipurpose court and MCH space could be very beneficial for service.*
- *The current plans do not have a child toilet in the space. Being able to support families during crucial toilet training period would be enhanced with a child toilet in the space.*

- *West wall configuration:*
- *Currently: parent room, consult room 1 and consult room 2 (and larger activity space)*
- *Preferred: consult room 1 , store room, consult room 2. The store room can be accessed through consult room 1 and 2.*
- *Preferred option is the best design for a MCH service and adds flexibility to the space*
- *Store room (behind toilets) becomes waiting room*
- *Entry door into MCH at least 2.1 metres*
- *Entry into the MCH community space needs a hallway so the activity space is separated. This is to enable clients to come directly to the MCH consultation rooms without disrupting group activities as well as ensure privacy and confidentiality.*
- *Activity space – is there a way to enable this room to be one large room, or split into 2 rooms (concertina divide).*
- *Ensure Kitchen/canteen door into MCH space is lockable to protect children and the space particularly when the service is closed.*
-



I can confirm that the mark up [above] *reflects the requirements for MCH.*

In terms of the footpath, I can only provide the comment that the footpath needs to be comfortably wide enough to fit a double pram and walking safely with young children and a pram (and dog!) next to a road. I would imagine this would be more than 2.1 metres.

2. Updated comments based on amended plans (Rev C) received 29 July 2022

The only slight change is that the store room between the two consult rooms – could we have a door into each from the store room? No other changes.

Date: 27/05/2022 (first referral)

29/07/2022 (second referral)

Recreation and Leisure Informal Referral Response

Application Information	
Referral Officer	Peter Mitten
Council Reference	PLN17/0703.03
Address	640 Heidelberg Rd, Alphington VIC 3078
Proposal	Amendment to the permit including revised layout and design, increase in maximum building height, increase in the number of dwellings and retail space, reduction in the commercial space, deletion of serviced apartments, increase in car and bicycle parking
Comments Sought	Insert CM Link here to referral request memo

Assessment

Referral Type

- Multi purpose court

Key aspects of the proposal

List of key elements

- Community Facilities have been relocated from the centre of the site to the south of the site
- Response to existing permit conditions

Recommendation

1. On 7 June 2022, the following comments were provided on originally submitted plans (Rev A) dated 31 March 2022:

- *There is no First Aid room provided in this space – please consider including*
- *No umpire/official or office space – without an umpires space the area is limited.*
- *I am assuming there is a wall that runs from the edge of the court to the shared entry*
- *Please consider a single oversized door directly from court to the hallway that the change rooms run off.*

2. Updated comments based on amended plans (Rev C) received 29 July 2022

No further comments from me.

Date: 7/06/2022 (first referral)

19/08/2022 (second referral)

Urban Design
Formal Referral Response

Application Information	
Referral Officer	Amy Hodgen
Officer	Christian Lundh
Council Reference	PLN17/0703.03
Address	640 Heidelberg Rd, Alphington VIC 3078
Proposal	Amendment to the permit including revised layout and design, increase in maximum building height by 2.95m, increase in the number of dwellings and retail space, reduction in the commercial space, deletion of serviced apartments, increase in car and bicycle parking
Comments Sought	D22/188409 - IREF22/01112 - Internal Referral Formal Request

Summary

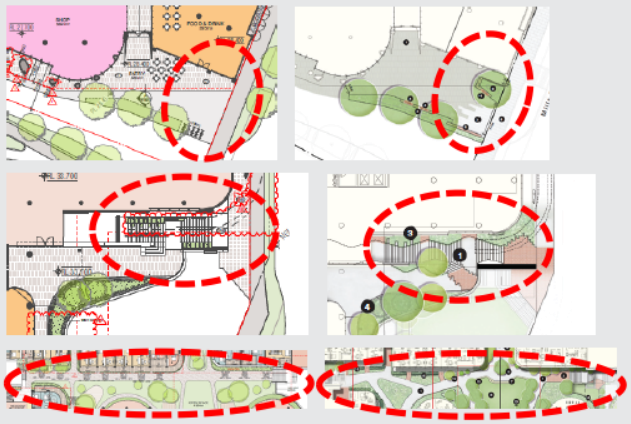
The amended proposal has been assessed and the amended scheme is supported subject to changes noted in this Memo.

Table 1 - comments associated with the review of the amended proposal and compliance with Condition 19 of the permit.

Table 2 – Comments and queries associated with the amended scheme including Village Square interfaces.

Table 1 - Assessment of Permit Condition 19

Permit Condition 19	Officer Comment
*19. *Before the development commences, an amended Landscape Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Landscape Plan will be endorsed and will form part of this permit. The amended Landscape Plan must be generally in accordance with the Landscape Plan prepared by Aspect Studios and dated 9 June 2020 (Rev 9), but modified to include (or show):*	
(a) Consistency with the architectural drawings pursuant to Condition 1;	**Not satisfied** Multiple in-consistencies and discrepancies noted between the architectural and the landscape drawings including but not limited to areas shown below. Complete coordination is requested.

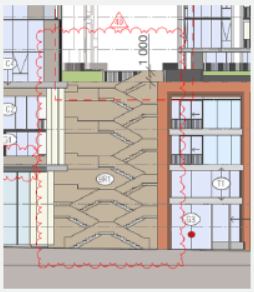
	
(b) Greater detail of the planter boxes and vertical planting proposed to the South-West Building and the podium along the Outer Circle Mews regarding plant species type, irrigation and maintenance details;	**N/A** Design amended.
(c) Any maintenance requirements for steel inlay (PV-02.1);	**N/A** Assumed steel inlay removed from amended design.
(d) Annotate accurate area calculation for the East Building podium terrace;	**N/A** Design amended.
(e) Location of the timber and metal fencing (and gates) to be shown on TP-LAN-L3-101 and TP-LAN-L3-102;	**Partially satisfied** Fences and gates between publicly accessible podium gardens, communal areas and private open space/terraces shown on all relevant plans. Additional details required such as fence / gate height and batten spacing / transparency.
(f) Residential Garden on Level 3 podium, annotation of seating in south-east corner to be shown as LF.06.1;	**N/A** Design amended.
(g) Incorrect annotation GB-01.3 between terraces along the eastern side of South-East Building deleted;	**N/A** Design amended.
(h) To Heidelberg Road: *i. Tree species 'Angophora Costata' nominated on plans;*	**Not satisfied** i. Must show Heidelberg Road streetscape and relationship to Village development. The Heidelberg Road public realm design needs to be shown on all relevant plans including but not limited to street trees, light poles and other fixtures.

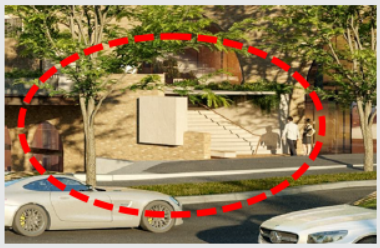
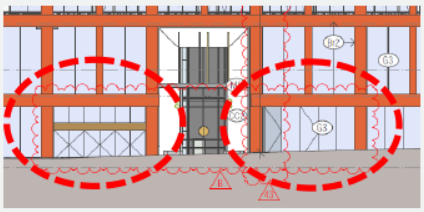
ii. *Consistency with any approved civil and detailed design drawings; and* iii. *Details of any landscaping proposed along the building line, including details to confirm durability and maintenance;*	ii. Additional details required such as a detailed ground floor landscape and public realm plan(s) showing detailed information of all adjacent endorsed interfaces to provide the complete context for the amended proposal and demonstrate complete design coordination with all adjacent streetscapes and public realm.
(i) To the Outer Circle Mews: i. *Avoid small 'left over' spaces between street furniture and garden beds;* ii. *Greater detail of the windscreens e.g. materials, porosity;* iii. *Correct overlapping notes and material tags*	Outer Circle Mews design has been endorsed as part of a separate application. **Not satisfied** Refer Table 02 for additional comments associated with the amended proposal.
(j) To Nelmoore Lane: i. *Comprehensive levels and grading details including:* ii. *Cross sections taken at 10m intervals, outlining the proposed grades, levels and dimensions;* iii. *Confirm levels at the interface between Nelmoore Lane and Artisan Park;* iv. *Improved landscape treatment within the triangular space to the south-east of the Machinery Hall created by the current amendment, including:* *a. Details of 'custom precinct' furniture (LF-05.1), with this to include seating with backs and armrests that can cater for grouping of people;* *b. Details of tree and plant species within garden beds;* v. *Brick paving PV-03.1 in the south west corner of Nelmoore Lane replaced with PV-04.1;* vi. *Integrate additional trees along the south side of Nelmoore Lane and apply banding consistency;* vii. *Ensure consistency with approved landscaping plans within the development to the south*	Nelmoore Lane design been endorsed as part of a separate application, condition item in bold not satisfied. **Not satisfied** Refer Table 02 for additional comments associated with the amended proposal.

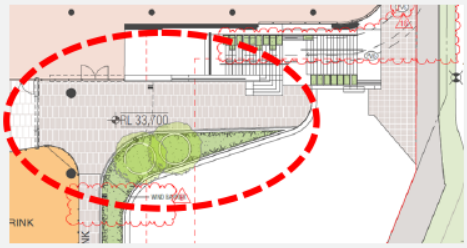
(Artisan East) and Artisan Park; *viii. Ensure consistency with the approved Mills Boulevard Streetscape plans;*	
(k) To the Level 1 terrace: *i. Seating to be provided in clusters including details of seating capacity;* *ii. comprehensive levels and grading information;* *iii. Clear drainage strategy (including raised planter);* *iv. Provision for trees within the central planters;* *v. Tree species and available soil volumes nominated;* *vi. Ensure trees are suitably offset from the edges of planters;* *vii. (vii) Clarification of material GR-02.1 in Legend (TP-LAN-00-002; and*	**Not satisfied** Refer Table 02 for additional comments associated with the amended proposal.
(l) To the Paper Trail: *i. Any recommendations from the endorsed Playground Safety Assessment pursuant to Condition 20;* *ii. Measures to minimise gravel spill onto the Paper Trail pathway; and* *iii. Public lift and security fencing/gates to be shown on TP-LAN-L3-101.*	**N/A** Design amended.

Table 2 – Comments and queries associated with the amended scheme

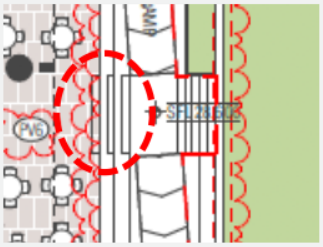
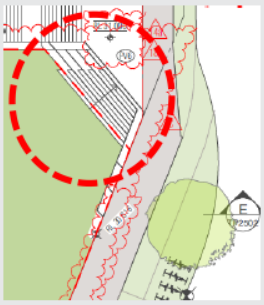
Table 02	Officer Comment
A. Overall comments associated with the amended scheme	
i. Public and Communal Space	The site plan provides for two types of open space. The publicly accessible area (Village Square) on the east side of the site, the entrance threshold on the east corner abutting Nelmoore Lane and the publicly accessible level 3 podium areas including restricted usage communal areas. While adequate public space is generally provided, it will be difficult to access the podium spaces as per below comment.
ii. Podium Public and	**Not satisfied**

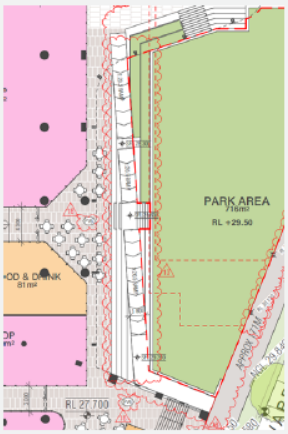
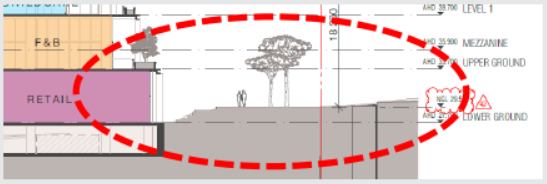
	Communal Space Access	The publicly accessible level 3 podium area has a main east-west access and is reasonably permeable at podium level. However, these spaces are at proposed RL 47.70 with a proposed 'Grand stairway' access from Mills Blvd footpath at RL 31.00 resulting in an approx. 16.70m high stairway. Another stairway from Circle Mews of similar height is also proposed. These expansive stairways are not supported and would need to be reviewed in relation to DDA access into the site. It is also requested that additional public lifts and stairway access are provided from within the building, creating more opportunity for access and circulation to the podium areas to activate and encourage usage of these public spaces.
iii.	*Mills Blvd 'Grand Stairway'*	**Not satisfied** It is recommended that the stairway layout of the Mills Blvd 'Grand Stairway' it is modified, and planting and seating opportunities are integrated along the full length of the stairway (potentially along both sides and/or as intermediate green moments) to soften the bulk of the stairway and create intermediate opportunities for rest. It is also recommended that the central handrail is removed in lieu of handrails along either side of the stairway.
iv.	*Circle Mews stairway*	**Not satisfied** - The stairway in its current configuration is not acceptable as the imposing height and layout would deter some users. - No intermediate access points or rest points/seating is noted on the plans, these are requested to encourage usage and allow person to exist midway. - Confirmation if the adjacent lift will be accessible 24 hrs and how a safe environment will be created. - Proposed wayfinding and signage strategy. 
v.	*Built form overshadowing*	As shown in sections EE and CC on FD package and associated shadow diagrams, both the communal and public open space areas will be in shade for a majority of the day. The bulk of the western half of the site will be in shade in the morning and the east of the site during the afternoon. The afternoon shade will also impact on the smaller Village Square adjacent to Mills Blvd. Minimising overshadowing is particularly important as it will impact on the plant/tree selection for these areas and potential slip resistance of pavement materials.
B.	Public realm interfaces	

i.	*'Grand Stairway interface to Village Square*	**Not satisfied** The proposed 'Grand stairway' and its interface and connection to the stairs leading to down the lower ground floor retail and F&B precinct and to Village Square is not supported in its current configuration, resulting in a poor interface/threshold where the landing is dis-connected from the other spaces facing straight onto the street with no logical visual connection. - Modifications are requested to 're-align / angle / rotate' the 'Grand stairway' to merge it with the landing/threshold to the square creating one unified entrance threshold. 
ii.	*Mills Boulevard – interface booster and other services*	**Somewhat satisfied** Additional details are requested to demonstrate that the full extent of the public realm interface will be perceived as an active frontage and that for example service cabinet access doors will be well integrated into the overall façade design. 
iii.	*Building canopy extending into Mills Blvd and Chandler Hwy*	**Not satisfied** Proposed awning must be reduced in width to ensure it will not have an impact on the trees that are to be planted along the streets as per the endorsed streetscape plans.
iv.	*Neelmore Lane interface*	**Somewhat satisfied.** The activation of the frontage along Nelmoore Lane is supported. The following items must be addressed accordingly;

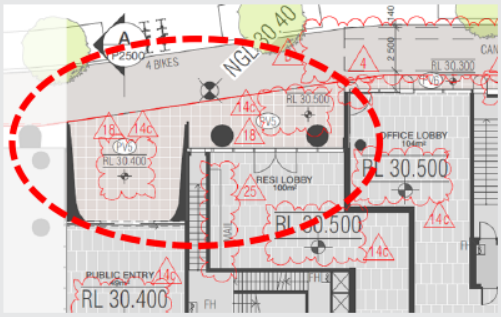
	- Discrepancy between design shown on architectural compared to landscape drawings noted, complete interdisciplinary design coordination requested. - Show the design for Nelmoore Lane on all relevant plans including kerb, lighting, trees and so on. - Additional details and information are requested including but not limited to details of the proposed brick walls, seating and paving. - Litter and recycling bins must be included and shown in suitable location within the Village Precinct title boundary. - Trees to be *Corymbia citriodora* as per endorsed plans for Nelmoore Lane. Provide available soil volume for all trees and planting details.
v. *Outer Circle Mews interface*	**Not satisfied** Show the endorsed Outer Circle Mews design on all relevant plans. Noting that the endorsed plans for Outer Circle Mews show rain gardens along the interface to Village Precinct.
vi. *Upper ground floor balcony access*	**Not satisfied** Concern that the assumed 24hr access to the upper levels may result in that the balcony area will be an unsafe environment after hours. - Suggested to integrate seating in the edges with backs and arm rests that would further help activate the space during the day and to integrate a security gate to prevent access afterhours. 
vii. *Rooftop green roofs*	**Not satisfied** Requested that green roof planter drainage (and irrigation) is integrated into the built form / roof slab, to ensure all pipes are concealed.
C. Village Square interfaces	
i. *Open space/park area*	**Not satisfied** The area of Village Square is noted as 716m2 on the amended plans. This area must not include spaces required for circulation such as steps and ramps required to access the site from street and adjacent development. - The steps and ramps provide access to private tenancies and do not contribute to the amenity of the open space/square.

		- It is requested that all steps and ramps around the perimeter of the open space are modified to be located completely outside the open space boundary without any reduction in the area.
ii.	*Points of entry and connections including DDA access into the park*	**Not satisfied** It is unclear where a DDA compliant access point into the park will be located, concern that the levels along the perimeter of the park compared to the nominated RL in the park will result in the requirement to integrate ramp or the like within the square to provide for equitable access. - Suitable DDA access point into the square must be nominated as part of this permit application to ensure that the proposed location is providing best amenity for the square and not dictated by level set within the private realm.
iii.	*Ramp alignment and location*	**Not satisfied** The proposed ramp alignment is not acceptable as it is considered to not provide any positive amenity for the square and it reduces the useability of the bleacher seating / steps wrapping around the perimeter of the square. The proposed ramp alignment also creates a convoluted and lengthy entry for person with mobility difficulties. - It is recommended that the ramp is removed in lieu of DDA lift/lifts (similar to lift at entrance from Heidelberg Rd). Potential lift locations are with stars below. - Available space created by removing the ramp should be offset by increasing the Open Space/square area and create a more generous path width along the interface to the ground floor tenancies.
iv.	*Ramp, steps and integrated bleacher seating*	**Not satisfied** The proposed ramp, bleacher / seating configuration wrapping around the square is not supported in its current configuration, refer point above regarding the ramp alignment and notes below. - Detailed 3D views are to be provided to fully demonstrate that all aspects have been carefully considered including but not limited to functionality/useability, any required elements such as raised edges, handrails, tactiles and drainage. - Design modifications are requested including but not limited to reconfigure the stairs resulting in a step

		protruding into the pedestrian access around the square, see area highlighted below. 
v.	*Handrails, landings and tactiles*	**Not satisfied** It is requested that all required handrails, landings and tactiles are shown to demonstrate that these elements will be fully integrated into the functional layout and the design.
vi.	*Podium trees impact on square*	**Not satisfactory** Review podium tree species to ensure maximum winter sun to the square below is provided.
vii.	*Edges and steps along Mills Blvd*	**Not satisfied** - It is requested that notes are added on all relevant plans regarding the proposed interfaces to Village Square. Note stating *'Edges, steps and stairs and another built form along the interfaces to Village Square are shown indicatively only. Final design pending full integration and coordination with a Council approved design for Village Square.* 
viii.	*Interface to retail precinct*	**Not satisfied** It is requested that a minimum 1.8m clear pedestrian access path is accommodated for along the perimeter of the park (outside the park boundary), (1500mm path access and a minimum 300mm width to allow person to sit on the edge causing minimal obstruction to the path).

		
ix.	*Scale and connection to levels above*	**Not satisfactory** Additional detailed sections are required through the proposed building / square / road. Descripting all proposed different interface typologies. 
x.	*Ground floor safety and access*	**Not satisfactory** Concern that the different setbacks of doors and openings (along the west interface to the Square), the overshadowing/reduced access to natural light and the times when shops and other premises are closed will result in an uninviting, unsafe environment with high risk for loitering and anti-social behaviour. - It is requested that the full interface to Village Square is reviewed on those aspects to create a safe and inviting environment that will not rely on activation from shops or other tenancies to be a safe space.

D.	**Other comments**	
i.	*Proposed paving materials general*	**Not satisfied** Discrepancies between landscape and architectural. It is requested that a detailed paving plan is provided showing clear areas of the proposed different paving types.
ii.	*Proposed paving Heidelberg Rd*	**Not satisfied** It is requested that the lobby entrance threshold is paved with Bluestone unit paving PV6. *Note, it will also be requested as a separate referral process that the extend of bluestone paving within the Heidelberg Rd footpath is coordinated and extended along the entrance threshold to Village Precinct.*
iii.	*Drainage*	**Not satisfied** The podium level has two main pavement types – exposed aggregate concrete and feature brick pavement. These will need to be designed in conjunction with the civil drainage system to ensure that all pavements drain adequately. Noting that as the bulk of the site will be in shade a lot of the time and therefore it is critical that pavements do not have any 'pooling' of water.



		- Paving drainage must be integrated and concealed within the built form / podium slabs. - Ensure all levels and grading information is integrated onto one drawing set to enable review and approval. - Show drainage infrastructure, such as trench grates on plans.
iv.	*Visitor bicycle hoops*	**Not satisfied** - Requested that plans show most current and approved streetscape and public realm layouts for Mills Blvd and Heidelberg Rd.
v.	*Podium planting*	**Somewhat satisfied additional details required** - Planting for these areas will need to be designed to cope with the shade from the buildings and the height of the raised planted areas, provide section in plant schedule for all shade tolerant trees and plant species. - How will these be maintained, to ensure a consistent visual appearance? - Provide all proposed pot sizes and install sizes for all trees and plants. - Provide plant species and quantities for each planted area. - Confirm that none of the proposed species are on DELWPs listing of environmental weed species.
vi.	*Proposed podium tree planting*	**Not satisfied** - The design will need to ensure trees will be able to survive in the 600mm high raised planters and that they will be able to thrive for the long term. - The proposed mounding of planters to achieve adequate soil depth for larger trees is not supported. It is requested that planter profiles are modified to be either deeper set-down in roof slab or that edges are raised. - Noting that drainage layers and mulch must also be considered early in the design to ensure a successful outcome and that the design vision is realised.
vii.	*Proposed podium tree species*	**Not satisfied** - Confirm tree species suitability in relation to sun/shade from towers and wind assessment. - Show tree species in relation to garden bed depth / size and provide available soil volume for each tree to confirm suitability. - Confirmation of proposed Corymbia species suitable for podium planting. - Remove tree ferns and Lily Pilly (proposed as cut hedge) from tree list and plant in groupings 3-5 or more for more visual impact. - Confirm suitability of the proposed Melaleuca in podium planter. - Consider whether the berries from the Elaeocarpus reticulatus 'Prima Donna' could be problematic in a podium location.

viii.	*Podium planter soil volume*	Given all of the proposed planting is on podium or structure the following information is required to ensure nominated planting is viable, well-designed, and integrated into relevant discipline packages to achieve the design vision for the proposal. Volume of growing media (for all tree planting). Use - Elke SOIL VOLUME SIMULATOR https://www.elkeh.com.au/soils/ - Depths of garden bed for low planting. - Sloped garden beds as shown below are not noted on plans. Impacts volumes of garden beds (show depth of podium/structure). - Soil volume to be calculated EXCLUDING and required subsurface drainage and mulch layer.
ix.		Landscape Details Further notes including but not limited to; - Note for each detail and garden bed referring to irrigation system. - Note of minimum widths and depths of planter boxes and garden beds including planting media/soil. - Maintenance, clarification regarding maintenance regime of landscaped areas and establishment of garden beds and climbing plant species. - Maintenance tasks and a maintenance schedule, clarification regarding maintenance regime of landscaped areas and establishment of garden beds and trees. - Ensure that mulch especially on the higher levels are of a stabile type to withstand wind erosion, such as a mineral mulch. - A landscape technical specification including but not limited to describing all proposed materials and other elements of the landscape works to be provided to Council prior to commencement of works.

Urban Designer: Christian Lundh

Date: 18 August 2022

Development Engineering Formal Referral Response

Application Information	
Referral Officer	Amy Hodgen
Officer	Mark Pisani
Council Reference	IREF22/00935
Address	640 Heidelberg Road, Alphington
Application No.	PLN17/0703
Proposal	Referral - Internal – Development Engineering
Comments Sought	Revised Car Parking Layout; Parking Provision

Council's Engineering Referral team provides the following information which is based on the information provided by Statutory Planning referenced above.

Comments and Recommendations

Drawings and Documents Reviewed

	Drawing No. or Document	Revision	Dated
City of Yarra	Planning Permit (Amended) PLN17/0703		2 June 2021
Fender Katsalidis Architects	TP0030 *Development Summary* TP0031 *Development Summary* TP0032 *Development Summary* TP0999 *Basement 1 Floor Plan* TP1000 *Lower Ground Floor Plan* TP1000B *Lower Ground Mezzanine* TP1001 *Upper Ground Floor Plan* TP1002 *Level 1 Floor Plan* TP1003 *Level 2 Floor Plan* TP2000 *North Elevation Overall* TP2002 *South Elevation* TP2003 *West Elevation* TP2500 *Section AA & BB* TP2501 *Section CC & DD* TP2502 *Sections*	B B B B B B B B B B B B B B B B	16 June 2022 16 June 2022 16 June 2022 16 June 2022 16 June 2022 16 June 2022 16 June 2022 16 June 2022 16 June 2022 16 June 2022 16 June 2022 16 June 2022 16 June 2022 16 June 2022 16 June 2022 16 June 2022
Ratio Consultants	Transport Impact Assessment	F02	31 May 2022

CAR PARKING PROVISION

Proposed Development

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

Proposed Use	Quantity/ Size	Statutory Parking Rate*	No. of Spaces Required	No. of Spaces Allocated
One-Bedroom Dwelling	319	1.0 space per dwelling	319	Not Provided
Two-Bedroom Dwelling	256	1.0 space per dwelling	256	
Three-Bedroom Dwelling	57	2.0 spaces per dwelling	114	
Residential Visitors	632 dwellings	1.0 per 5 dwellings	126	
Office	6,101 m²	3.5 spaces per 100 m² of net floor area	213	
Supermarket (2 No.)	4,214 m² 1,836 m²	5.0 spaces per 100 m² of leasable floor area	210 91	
Shop	3,609 m²	4.0 spaces per 100 m² of leasable floor area	144	
Food and Drink	2,586 m²	4.0 spaces per 100 m² of leasable floor area	103	
Restricted Retail	2,200 m²	3.0 spaces per 100 m² of leasable floor area	66	
Place of Assembly	200 patrons	0.3 spaces per patron	60	
Childcare Centre	120 children	0.22 spaces per child	26	
Medical Centre	8 Practitioners	5 spaces to the first person providing health services plus 3 spaces to every other person providing health services	26	
Gymnasium	905 m²	Rate Not Specified in Clause 52.06-5	To the satisfaction of the R.A.	
		Total	**1,754 spaces + parking for gymnasium**	**1,043 spaces**

* Since the site is not located within the Principal Public Transport Network Area, the parking rates in Column A of Clause 52.06-5 now apply.

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

Car Parking Demand Assessment

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

Parking Demand Consideration	Details
Parking Demand for the Dwellings	According to Ratio Consultants, the dwellings would comprise mainly of Built to Rent (BTR) type dwellings and 150 affordable housing type dwellings. BTR Dwellings: Ratio Consultants have adopted a blanket rate of 0.7 space per dwelling, which would equate to 337 spaces. Individual parking allocations for the one-, two- and three-bedroom dwellings have not been provided. Affordable Housing Dwellings: A rate of 0.66 spaces per dwelling has been adopted. This would equate to 99 spaces.
Parking Demand for Residential Visitors	By applying the established empirical rate of 0.12 spaces per dwelling, the peak visitor parking demand for the 632 dwellings is expected to be around 76 spaces. By applying an off-peak rate of 0.07 spaces per dwelling, the visitor parking demand would be around 45 spaces. Ratio Consultants had adopted 0.1 spaces per dwelling; however, we will adopt 0.12 spaces per dwelling for consistency with other developments we have assessed.
Parking Demand for Office Use	An office parking rate of 1.5 spaces per 100 square metres of floor area has been adopted. A number of office developments in the municipality have been approved with office parking rates below 1.0 space per 100 square metres of floor area (in locations with good public transport accessibility). Since this site is outside the Principal Public Transport Network, a slightly higher rate is considered appropriate. The adopted office parking rate is considered reasonable. The office parking demand (employee) would equate to 91 spaces. An office visitor parking demand of 0.1 spaces per 100 square metres of floor are has been adopted, equating to six spaces.
Parking Demand for Supermarket Use	For the larger supermarket tenancy (Coles supermarket), the approved parking rate of 4.5 spaces per 100 square metres has been adopted (both customers and staff). This equates to a parking demand of 190 spaces. Staff parking would be provided at a rate of 0.25 spaces per 100 square metres (11 spaces). The parking demand rate adopted for the second supermarket tenancy (ALDI) is 4.0 spaces per 100 square metres. Ratio Consultants have indicated that the parking demand for this supermarket would be less than for the Coles Supermarket (empirical cases not cited). This supermarket would have a parking demand of 73 spaces (which also includes four staff spaces).

Parking Demand Consideration	Details
Parking Demand for Shop Use	The parking demand for the shop use would be 2.3 space per 100 square metres of floor area as per the approved Traffic Management Plan (TMP) for the *Alphington Paper Mill Site Development Plan*. This equates to a parking demand of 83 spaces. The TMP's shop employee parking rate of 0.5 spaces per 100 square metres would equate to 18 spaces.
Parking Demand for Food and Drink Use	Ratio Consultants have adopted a food and drink parking demand rate of 2.3 spaces per 100 square metres of floor area - consistent with shop use. This would result in a parking demand of 60 spaces (including 13 staff spaces).
Parking Demand for Restricted Retail Use	A restricted retail parking demand rate of 1.4 spaces per 100 square metres has been adopted by Ratio Consultants, based on other studies (not cited). The parking demand using this rate would be 31 spaces (including nine staff spaces based on an employee parking rate of 0.4 spaces per 100 square metres).
Parking Demand for Place of Assembly Use	The statutory parking demand for the place of assembly has been adopted, equating to 60 spaces. Staff parring would account for 10% of this use's parking demand, i.e. – six spaces).
Parking Demand for Childcare Centre Use	A minimum of 10 staff spaces would be provided as per the approved proposal. A parent parking rate of 0.15 spaces per child has been adopted, which equates to 18 spaces.
Parking Demand for Medical Centre Use	Ratio Consultants have adopted the statutory parking rate for a medical centre, which would equate to eight employee spaces and 18 patient spaces.
Parking Demand for Gymnasium Use	The parking demand of 3.0 spaces per 100 square metres of floor area has been sourced from the NSW Roads and Maritime Services' *Guide to traffic generating developments*. A parking demand of 28 spaces would be generates, which also includes five staff spaces (at a rate of 0.5 spaces per 100 square metres).

Total Car Parking Demand

Proposed Use	Estimated Long-Stay Parking Demand	Estimated Short-Stay Parking Demand
Residential Dwellings	436*	-
Residential Visitors (Peak Times)	-	76
Office	85	6
Supermarket	11 4	179 69
Shop	18	65
Food and Drink	13	47
Restricted Retail	9	22
Place of Assembly	6	54
Childcare Centre	10	18
Medical Centre	8	18
Gymnasium	5	23
Total	**605 spaces**	**577 spaces**

* Includes parking for Built To Rent dwellings (337 spaces) and Affordable Housing type dwellings (99 spaces).

The above table (a combination of the rates used by Ratio Consultants and the residential visitor parking rate we consider to be appropriate) results in a slightly higher parking demand estimate than the total parking demand figure presented in the submitted report (1,169 spaces).

It is agreed that the short-stay spaces of the various uses would be shared and would peak at various times (for example, the residential peak visitor parking occurs on weekday evenings and at weekends, whereas visitors to the shop, food and drink, office, restricted retail and medical centre would peak during the day). Trips to multi-uses would also likely take place (for example, visiting the supermarket, followed by the shop or food and drink premises).

Overall, the site should be able to be self-sufficient in terms of car parking.

The parking allocation of every individual use should be detailed and finalised by the applicant by way of a revised Car Parking Management Plan.

TRAFFIC IMPACT

Trip Generation

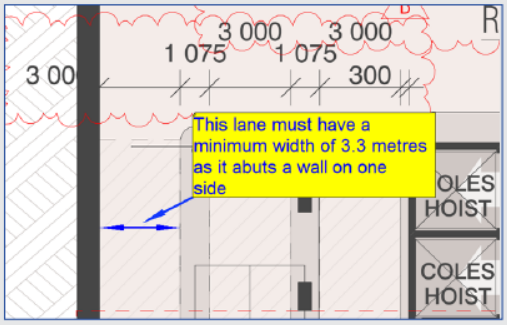
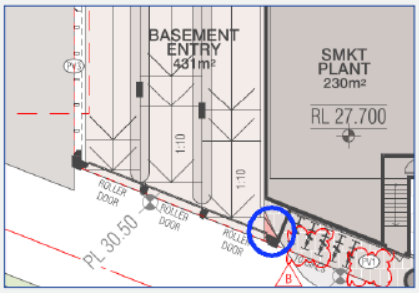
According to Ratio Consultants, the current proposal is expected to generate less traffic than what was contemplated for the development yields under the approved Traffic Management Plan.

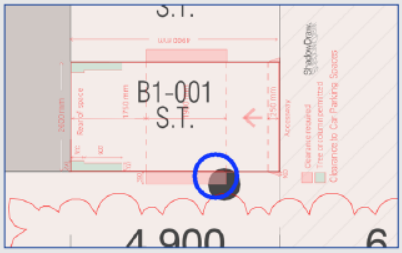
The approved proposal has an on-site car parking provision of 1,021 spaces compared with 1,043 spaces for the current proposal. The additional 22 on-site spaces is not expected in a significant increase in trips generated.

It is agreed that the traffic generated by the proposal should not have a detrimental impact on the surrounding road network.

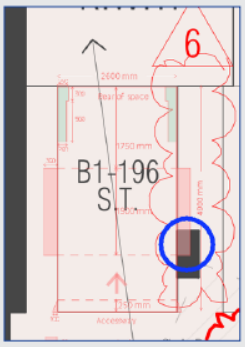
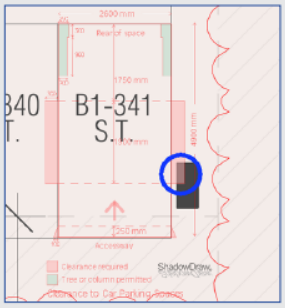
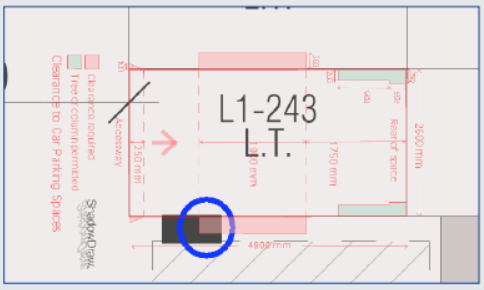
DEVELOPMENT LAYOUT DESIGN

Layout Design Assessment

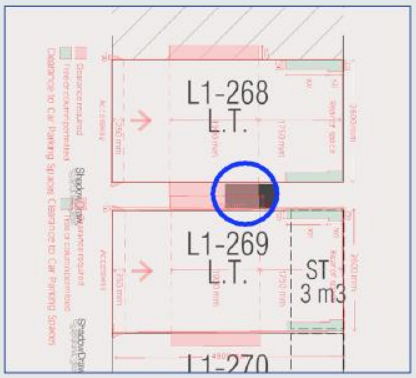
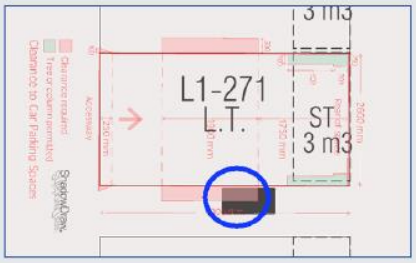
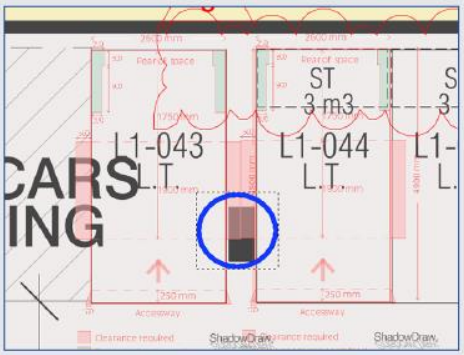
Item	Assessment
Access Arrangements	
Development Entrance – Heidelberg Road	Not dimensioned on the drawings.
Visibility – Heidelberg Road	Pedestrian sight triangles have not been superimposed on the drawings.
Basement Entry – Nelmoore Lane	The 3.0 metre widths of the two exit lanes satisfy AS/NZS 2890.1:2004. However, the entry lane width requires an additional 300 mm as it immediately abuts a wall, as shown below: 
Visibility – Nelmoore Lane	Visibility for the easternmost exit lane onto Nelmoore Lane is obstructed, as shown below: 

Item	Assessment
Headroom Clearance	Headroom clearances have not been depicted on the drawings.
Internal Ramped Accessways	The internal ramped accessways have wall-to-wall widths of 7.606 metres, which satisfy the Australian/New Zealand Standard AS/NZS 2890.1:2004.
Car Parking Modules	
At-grade Parking Spaces	The dimensions of the parking spaces (2.6 metres by 4.9 metres) satisfy *Design standard 2: Car parking spaces* of Clause 52.06-9.
Parallel Parking Spaces	The dimensions of the parallel parking spaces (2.3 metres by 6.7 metres) satisfy *Design standard 2*.
Tandem Parking Sets	The lengths of the tandem parking sets have not been dimensioned on the drawings.
Accessible Parking Spaces	The 2.345 metre widths of accessible parking bays B1-336, B1-316, B1-415 and B1-394 are unsatisfactory. All other accessible bays (each 2.4 metres by 5.4 metres) satisfy the Australian/New Zealand AS/NZS 2890.6:2009.
Aisles	The aisle widths range from 6.4 metres to 7.0 metres, which satisfy *Table 2: Minimum dimensions of car parking spaces and accessways* of Clause 52.06-9.
Column Positions	Most columns are set back from the aisles by 250 mm and have depths of 1000 mm, which satisfy *Diagram 1 Clearance to car parking spaces* of Clause 52.06-9. Column positions have been checked using the Trapeze plan management tool. The following spaces are non-compliant:  Space B1-001

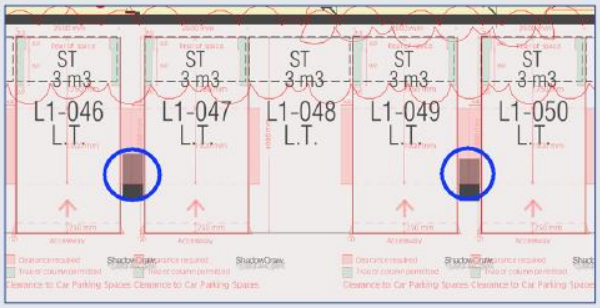
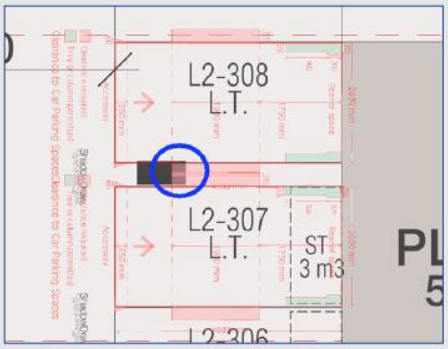
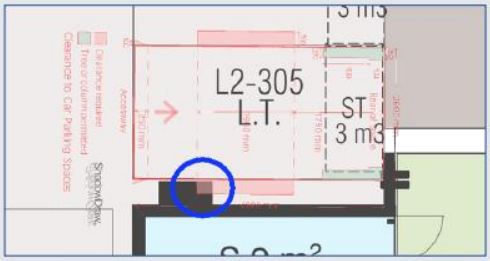
Attachment 3 - Attachment 3 - Combined Referral Comments

Item	Assessment
	 Space B1-196 Spaces B1-337 and B1-339  Space B1-341  Space L1-243

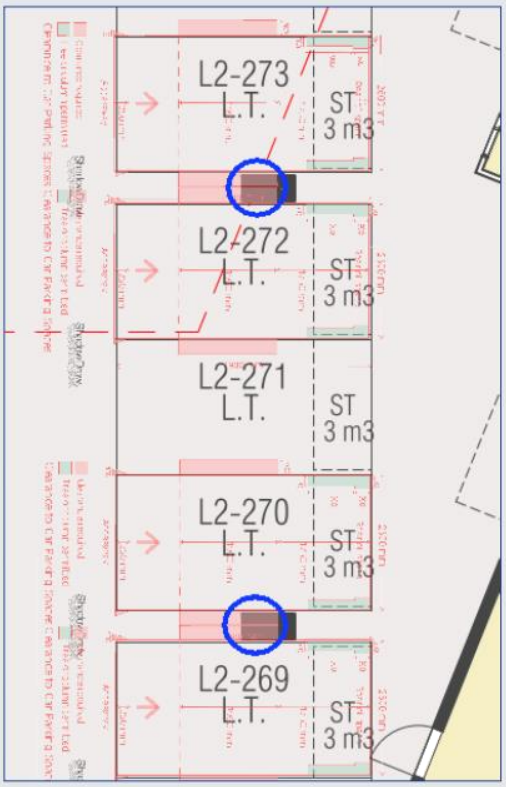
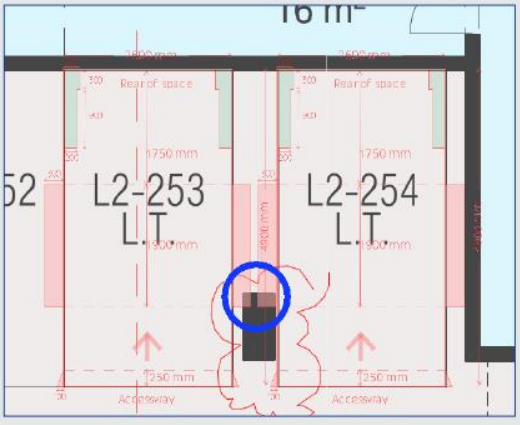
Attachment 3 - Attachment 3 - Combined Referral Comments

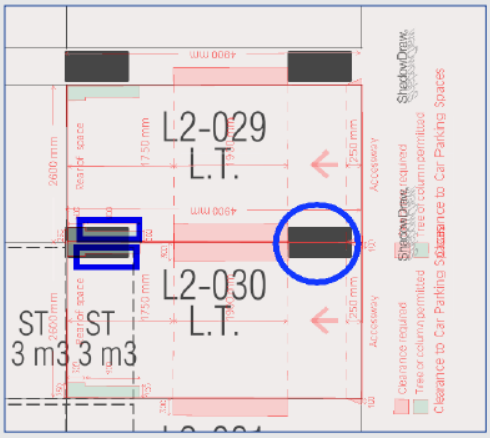
Item	Assessment
	 Space L1-225  Spaces L1-268 and L1-269  Space L1-271  Spaces L1-043 and L1-044

Attachment 3 - Attachment 3 - Combined Referral Comments

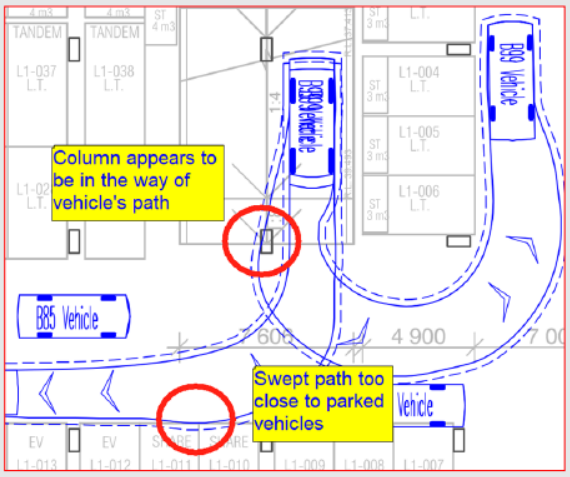
Item	Assessment
	 Spaces L1-046, L1-047, L1-049 and L1-050  Spaces L2-308 and L2-307  Space L2-305

Attachment 3 - Attachment 3 - Combined Referral Comments

Item	Assessment
	 Spaces L2-273, L2-272, L2-270 and L2-269  Spaces L2-253 and L2-254

Item	Assessment
	 Spaces L2-029 and L2-030
Clearances to Walls	Spaces adjacent to walls have been provided with clearances of at least 300 mm, which satisfy *Design standard 2*.
Gradients	
Ramp Grade for the first 5.0 metres inside the Property – Heidelberg Road	The ramp grade for the first 5.0 metres inside the property (from the south alignment of Heidelberg Road) is 1 in 16 and satisfies *Design standard 3: Gradients*.
Ramp Grade for the first 5.0 metres inside the Property – Nelmoore Lane	The ramp grades for the two exit lanes for the first 5.0 metres inside the property (from Nelmoore Lane) are 1 in 10, which satisfy *Design standard 3*. The ramp grade for the entry lane has not been specified on the drawings.
Ramp Grades and Changes of Grade	The ramp grades and changes of grade satisfy *Table 3 Ramp Gradients* of Clause 52.06-9.
Transition Grades at the Bases of the 1 in 4 Ramp Sections	Not dimensioned on the drawings.
Swept Path Assessment	
Vehicle Entry and Exit Movements – Heidelberg Road 18677T-SK11/JHB* Sheet 10 of 26	The swept path diagrams for a B99 design vehicle entering and exiting the development entrance via Heidelberg Road are considered satisfactory.
Vehicle Passing Movements – Ninety-degree bend at Base of Ramp 18677T-SK11/JHB Sheet 11 of 26	The swept path movements of two B85 design vehicles and an oncoming B99 design vehicle at the ninety degree bend at the base of the ramp are considered satisfactory.
Vehicle Circulation – 'Click and Collect' Parking Area 18677T-SK11/JHB Sheet 12 of 26	The swept path diagrams for a B99 design vehicle entering and exiting the 'Click and Collect' area and proceeding to the accessway are considered satisfactory.
Ingress and Egress Movements End Space at South West Corner of Basement Car Park 18677T-SK11/JHB Sheet 13 of 26	The ingress and egress movements into the end space at the south west corner of the Basement Car Park for a B85 design vehicle are considered satisfactory.

Attachment 3 - Attachment 3 - Combined Referral Comments

Item	Assessment
Vehicle Turning Movements Blind Aisle Space at Western Side of Basement Car Park 18677T-SK11/JHB Sheet 14 of 26	The swept path diagrams for a B85 design vehicle entering and exiting the blind aisle space at the western side of the Basement car park are considered satisfactory.
Vehicle Turning Movements Blind Aisle Space at South East Corner of Basement Car Park 18677T-SK11/JHB Sheet 15 of 26	The swept path diagrams for a B85 design vehicle entering and exiting the blind aisle space at the south east corner of the Basement car park are considered satisfactory.
Vehicle Circulation Top of Ramp – Level 1 Car Park 18677T-SK11/JHB Sheet 16 of 26	A column appears to be in the way of a left turning B99 design vehicle as it leaves the ramp. A right turning B99 design has its swept path very close to parked vehicles. Please see diagram below: 
Vehicle Manoeuvre Small Loading Area – Level 1 Car Park 18677T-SK11/JHB Sheet 16 of 26	The swept path diagram of a B99 design vehicle making a forward entry and reverse movement into and out of the small loading area on the east side of Level 1 car park is considered satisfactory.
Ingress and Egress Movements Space L1-195 – Level 1 Car Park 18677T-SK11/JHB Sheet 17 of 26	The ingress and egress movements of a B85 design vehicle into and out of this space are considered satisfactory.
Ingress and Egress Movements Space L1-144 – Level 1 Car Park 18677T-SK11/JHB Sheet 18 of 26	The ingress and egress movements of a B85 design vehicle into and out of this space are considered satisfactory.
Ingress and Egress Movements Space B1-155 – Basement Car Park 18677T-SK11/JHB Sheet 19 of 26	The ingress and egress movements of a B85 design vehicle into and out of this space are considered satisfactory.
Ingress and Egress Movements Space B1-158 – Basement Car Park 18677T-SK11/JHB Sheet 20 of 26	The ingress and egress movements of a B85 design vehicle into and out of this space are considered satisfactory.
Ingress and Egress Movements Space B1-159 – Basement Car Park 18677T-SK11/JHB Sheet 21 of 26	The ingress and egress movements of a B85 design vehicle into and out of this space are considered satisfactory.

Item	Assessment
Ingress and Egress Movements Space B1-195 – Basement Car Park 18677T-SK11/JHB Sheet 22 of 26	The ingress and egress movements of a B85 design vehicle into and out of this space are considered satisfactory.
Ingress and Egress Movements Space B1-195 – Basement Car Park 18677T-SK11/JHB Sheet 23 of 26	The ingress and egress movements of a B85 design vehicle into and out of this space are considered satisfactory.
Ingress and Egress Movements Space B1-194 – Basement Car Park 18677T-SK11/JHB Sheet 24 of 26	The ingress and egress movements of a B85 design vehicle into and out of this space are considered satisfactory.
Ingress and Egress Movements Space B1-192 – Basement Car Park 18677T-SK11/JHB Sheet 25 of 26	The ingress and egress movements of a B85 design vehicle into and out of this space are considered satisfactory.
Ingress and Egress Movements Space B1-194 – Basement Car Park 18677T-SK11/JHB Sheet 26 of 26	The ingress and egress movements of a B85 design vehicle into and out of this space are considered satisfactory.
Articulated Vehicle Ingress and Egress Movements Back of House (BOH) Loading Area 18677T-SK11/JHB Sheet 1 of 26 18677T-SK11/JHB Sheet 2 of 26 18677T-SK11/JHB Sheet 3 of 26	The swept path diagrams for an articulated vehicle entering and exiting the loading bays via Heidelberg Road are considered satisfactory.
Heavy Rigid Vehicle Ingress and Egress Movements Back of House (BOH) Loading Area 18677T-SK11/JHB Sheet 4 of 26 18677T-SK11/JHB Sheet 5 of 26 18677T-SK11/JHB Sheet 6 of 26 18677T-SK11/JHB Sheet 7 of 26 18677T-SK11/JHB Sheet 8 of 26 18677T-SK11/JHB Sheet 9 of 26	The swept path diagrams for 12.5 metre long heavy rigid vehicle entering and exiting the loading bays via Heidelberg Road are considered satisfactory.
Other Items	
Loading Arrangements	The BOH Loading Area satisfactorily provides for articulated and heavy rigid vehicles to load and unload goods at the site.
Vehicle Crossing Ground Clearance	A vehicle crossing ground clearance check is to be undertaken for each new vehicle crossing by the applicant's designer to confirm that a B99 design vehicle can enter and exit the property without scraping out (Please see under '*Engineering Advice for Design Items to be Addressed by the Applicant*' section).
Nelmoore Lane Access	It is not known whether a vehicle crossing would service the development entrance off Nelmoore Lane.

Engineering Advice for Design Items to be Addressed by the Applicant

Item	Details
Development Entrance – Heidelberg Road	The entry and exit lanes of the development entrance off Heidelberg Road are to be dimensioned on the drawings.
Pedestrian Visibility – Heidelberg Road Entrance	Pedestrian sight triangles should be superimposed on the drawings to demonstrate compliance with Design standard 1's visibility requirements.
Development Entrance – Nelmoore Lane	As mentioned earlier, the entry lane of the development entrance off Nelmoore Lane needs to be 3.3 metres in width as it abuts a wall on its western side. Under AS/NZS 2890.1:2004, an accessway requires an additional 300 mm where it abuts a wall or a kerb greater than 0.3 metres in height.
Pedestrian Visibility – Nelmoore Lane	A convex mirror should be provided for the easternmost exit lane in order to view pedestrians/footpath conditions to the east.
Headroom Clearances	Headroom clearances are to be dimensioned on the section drawings. The headroom clearance above the accessible parking spaces must be 2.5 metres as required by AS/NZS 2890.6:2009.
Tandem Parking Sets	The lengths of the tandem parking sets are to be dimensioned on the drawings and should be no less than 10.3 metres in length as required by *Design standard 2* of Clause 52.06-9.
Accessible Parking Spaces	Accessible parking bays B1-336, B1-316, B1-415 and B1-394 are to be a minimum of 2.4 metres in width as required by AS/NZS 2890.6:2009.
Column Positions	Non-compliant columns should be repositioned or impacted parking spaces reconfigure such that the positions of the columns do not encroach parking space clearance envelopes as required in *Diagram 1 Clearance to car parking spaces* in Clause 52.06-9.
Transition Grades at the Bases of the 1 in 4 Ramp Sections	The transition grades at the bases of the 1 in 4 ramp sections are to be dimensioned on the drawings. The lengths of the transition grades are to be no less than 2.5 metres in order for a B99 design vehicle to satisfactorily negotiate.
Vehicle Circulation Top of Ramp – Level 1 Car Park 18677T-SK11/JHB Sheet 16 of 26	The swept path diagrams for the B99 design vehicle undertaking left and right turn movements at the top[of the ramp are to be reassessed such that the swept path such that there is adequate clearance from nearby parking spaces and the column in the centre of the ramp (as highlighted earlier).
Vehicle Crossing Ground Clearance	To assist the applicant, a *Vehicle Crossing Information Sheet* has been appended to this memo. The ground clearance check (for each new vehicle crossing) requires the applicant to obtain a number of spot levels which include the reduced level 2.0 metres inside the property, the property boundary level, the bottom of kerb (invert) level, the edge of the channel level and a few levels on the road pavement – in this case, Heidelberg Road. These levels are to be shown on cross sectional drawings with dimensions, together with the B99 design vehicle ground

Item	Details
	clearance template demonstrating access and exit movements. Providing the ground clearance checks early in the design phase can also determine whether further modification works are required, such as lowering the finished floor level inside the property or making any adjustments to Council's footpaths or road infrastructure.
Nelmoore Lane Access	The applicant is to confirm the treatment for the Nelmoore Lane entrance (for example, is a vehicle crossing proposed?).

Engineer: Mark Pisani

Signature:

Date: 19 July 2022

Attachment 3 - Attachment 3 - Combined Referral Comments

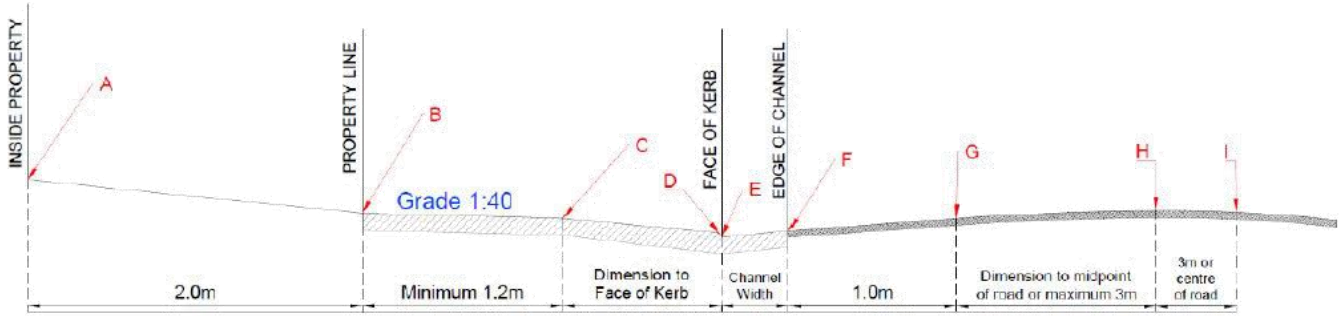
Development Engineering Formal Referral Response

Vehicle Crossing – Cross Section

The designer is to submit a 1:20 scale cross section for each proposed vehicle crossing showing the following items:

A. Finished floor level 2.0 metres inside property
B. Property line surface level
C. Surface level at change in grade (if applicable)
D. Bullnose (max height 60mm) – must be clearly labelled
E. Surface level at the bottom of the kerb
F. Surface level at the edge of channel
G. Road level 1.0 meter from the edge of channel
H., I. Road levels

- Please note the cross section must be fully dimensioned. As shown in the sketch below.
- Please show both the existing and proposed surface.
- The maximum allowable cross-fall between points B and C is 1:40 (2.5%).
- A bullnose (max 60mm) is permitted at point D, however not compulsory.
- The levels shown must be exact reduced levels, to three decimal points. Interpolation of levels is not acceptable.
- The designer must demonstrate that an 85th or 99th percentile vehicle profile can traverse the design cross section as per the Australian/New Zealand Standard ground clearance template (AS/NZS 2890.1:2004).
- Significant level changes to the existing footpath level B to C will require additional level design either side of the proposed crossing.
- Please include any additional levels or changes in grade that are not shown in the diagram.



CITY OF YARRA

MEMO

To:	Amy Hodgen	
From:	Kisina Sofele	
Date:	16 August 2022	
Subject:	**Application No:**	PLN17/0703.03
	Description:	Alphington Paper Mill – The Village Precinct
	Site Address:	640 Heidelberg Rd, Alphington

I refer to the above planning application in relation to the proposed development at 640 Heidelberg Rd, Alphington. The amended documents were submitted 2 August 2022 and the following plans have been assessed:

- Architectural plans: Project no 21162 – Alphington Lot 2B, Alphington 3078, prepared by Fender Katsalidis.

In summary, the drawings are not yet acceptable from a Public Realm perspective. Comments and concerns relating to the updated proposal are noted in BLUE.

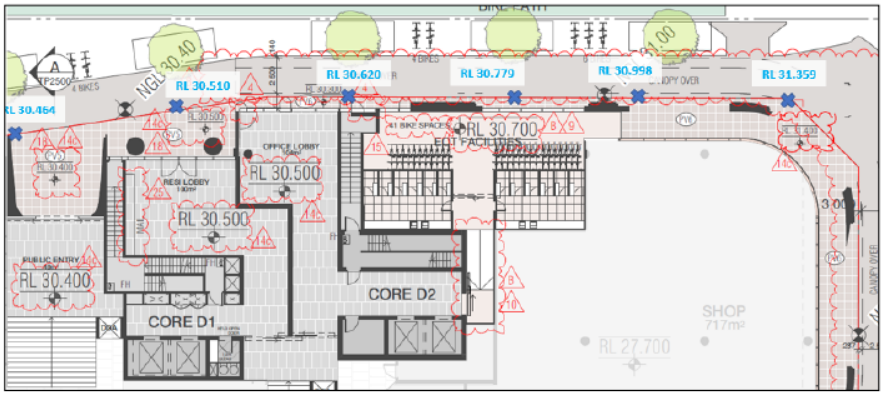
We require the applicant to provide a response to each of the comments, and if applicable, update the drawings to enable us to make a complete review of the proposal.

Development interface with Heidelberg Rd

1. The Heidelberg Rd finished surface levels along the boundary must be in accordance with the latest Council approved Road and Drainage plans titled: *Yarrabend Alphington – Heidelberg Rd Yarra Council, Project no 17147-08*. Update the relevant plans accordingly.

   There are slight differences between the proposed FFL's internally and the proposed Heidelberg Rd levels at the interface, particularly at the entrance points – see Figure 1 below. The internal FFL's must be adjusted to align with the levels at the interface with Heidelberg Rd road reserve.

   If the levels at the boundary are to be different to the Heidelberg Rd levels, provide reasoning and justification i.e. retaining wall, steps, etc.



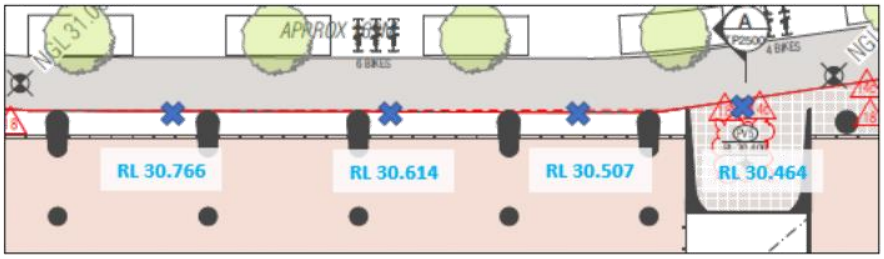


Figure 1 - Heidelberg Rd levels at the interface

Development interface with Mills Boulevard

2. The Mills Blvd finished surface design levels displayed on the architectural plans are incorrect. The finished surface levels along the boundary with Mills Boulevard road reserve must be in accordance with the latest Council approved Road and Drainage plans titled: *Yarrabend – Park Precinct, Mills Boulevard; Ref 22185E/G*. Update the relevant plans accordingly.

   There are significant differences between the proposed FFL's internally and the proposed Mills Blvd levels – see Figures 2 and 3 below. The internal FFL's must be adjusted to align with the levels at the interface with Mills Blvd road reserve.

   If the levels at the boundary are to be different to the Mills Blvd levels, provide reasoning and justification i.e. retaining wall, steps, etc.

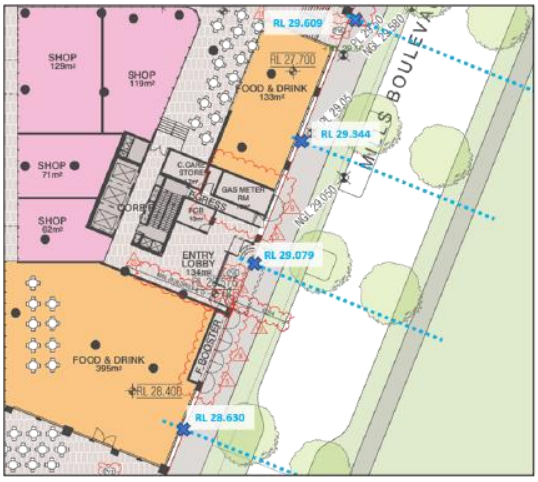


Figure 2 - Mills Blvd interface level differences

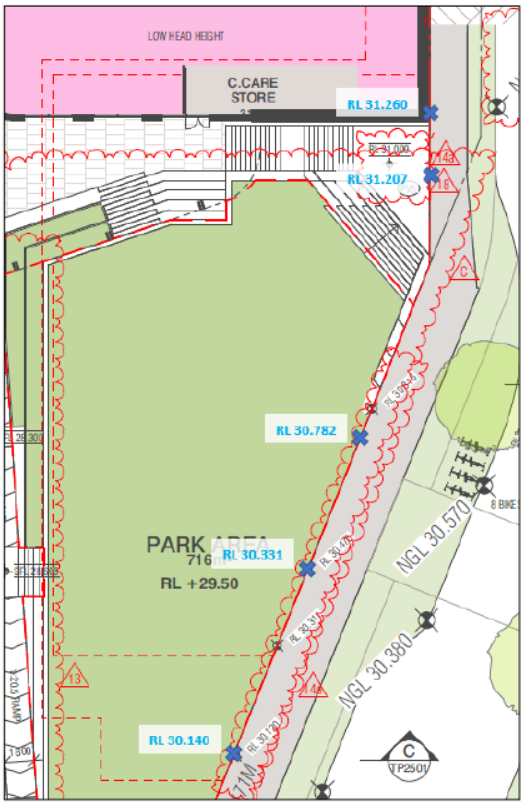


Figure 3 - Mills Blvd interface level differences

Village Park

3. Provide to Council for assessment and approval the required drainage strategy for Village Square, in accordance with Condition 25(j) of the Planning Permit. Confirm how the stormwater within the proposed Village Park area is to be captured and drained to a likely legal point of discharge (LPD). The park is to become public land so it must be drained independent of the overall Village development.
4. Confirm how the 1% AEP rain event will be managed within the park area. How will it be contained and directed through an overland flow path (if applicable) to discharge to the public road reserve. Note – captured stormwater within the park area must not flow into any of the private areas.
5. In accordance with Condition 25(d) of the Planning Permit, confirm how interconnectivity between the park and the Mills Blvd crossing will be achieved.
6. Confirm where retaining structures will be located around the perimeter of the park area. Retaining structures supporting areas adjacent to Mills Blvd road reserve can be positioned within the park title area. However, retaining structures supporting private property infrastructure must be completely positioned within private property. Indicate locations on the plan and provide an annotation referring to this requirement.
7. Indicate where the utilities within the park are to be connected to service the public area. Note – all connections must be independent of the private property.

Strategic Transport Formal Referral Response

Application Information	
Referral Officer	USERID
Officer	Philip Mallis
Council Reference	PLN17/0703.03
Address	640 Heidelberg Rd, Alphington VIC 3078
Proposal	Amendment to the permit including revised layout and design, increase in maximum building height by 2.95m, increase in the number of dwellings and retail space, reduction in the commercial space, deletion of serviced apartments, increase in car and bicycle parking
Comments Sought	This is the link to the Statutory Planning Referral memo: D22/155951 - IREF22/00930 - Internal Referral Formal Request

Council's Strategic Transport unit provides the following information which is based on the information provided in the Statutory Planning referral request memo referenced above.

Comments

Bicycle Parking Provision

Statutory Requirement

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

Proposed Use	Quantity/ Size	Statutory Parking Rate	No. of Spaces Required	No. of Spaces Allocated
Dwellings	632 dwellings	In developments of four or more storeys, 1 resident space to each 5 dwellings	126 resident spaces	632 resident spaces
		In developments of four or more storeys, 1 visitor space to each 10 dwellings	63 visitor spaces.	158 visitor spaces
Medical centre	8 practitioners	1 employee space to each 8 practitioners	1 employee spaces	2 employee spaces
		1visitor space to each 4 practitioners	2 visitor spaces.	4 visitor spaces
Minor sports and recreation facility	6 employees	1 employee space to each 8 practitioners	2 employee spaces	3 employee spaces
		1 visitor space to each 4 practitioners	1 visitor spaces.	9 visitor spaces
Office (other than specified in the table)	6,101 sqm	1 employee space to each 300 sqm of net floor area if the net floor area exceeds 1000 sqm	20 employee spaces	41 employee spaces
		1visitor space to each 1000 sqm of net floor area if the net floor area exceeds 1000 sqm	6 visitor spaces.	12 visitor spaces
Place (of assembly other than specified in this table)	2,404 sqm	1 employee space to each 1500 sqm of net floor area	2 employee spaces	3 employee spaces
		2 plus 1 visitor space to each 1500 sqm of net floor area	4 visitor spaces.	5 visitor spaces

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Retail premises (other than specified in this table)	10,836 sqm	1 employee space to each 300 sqm of leasable floor area	36 employee spaces	27 employee spaces
		1visitor space to each 500 sqm of leasable floor area	22 visitor spaces.	33 visitor spaces
Shop	3,609 sqm	1 employee space to each 600 sqm of leasable floor area if the leasable floor area exceeds 1000 sqm	6 employee spaces	12 employee spaces
		1 visitor space to each 500 sqm of leasable floor area if the leasable floor area exceeds 1000 sqm	7 visitor spaces.	14 visitor spaces
Bicycle Parking Spaces Total			**191 resident / employee spaces**	**739 resident / employee spaces**
			109 visitor spaces	**243 visitor spaces**
Showers / Change rooms		1 to the first 5 employee spaces and 1 to each additional 10 employee spaces	**11 showers / change rooms**	**19 showers / change rooms**

The development provides the requirements of the Development Plan.

Adequacy of visitor spaces

243 spaces are noted as visitor bicycle parking spaces.

The provision of the visitor spaces is inadequate for the following reasons:

- 48% of visitor spaces are proposed as vertical or hanging spaces. Pursuant to Clause 52.34-3 all visitor spaces must be provided at a horizontal bicycle rail. However, given the scale of the development, it is considered acceptable that some are provided vertically. It would be acceptable if 80% were provided on-ground rather than 100%.
- Dimensions of all accessways, aisles and lifts proposed for bicycle access must be shown on the plans – noting the minimum requirements specified in the Traffic Impact Assessment on Page 44.
- It is expected that the vast majority of demand from people on bikes will come from the south via the Chandler Highway Bridge, and more local bicycle traffic from the north. Those coming from the west would likely utilise the Grange Road shared path / Hamilton Street or Fulham Road routes to connect. Both require crossing Heidelberg Road at the intersection with Chandler Highway / Grange Road or at the new pedestrian operated signals on Heidelberg Road.
    - As a shared path or safe bicycle facility is not being provided on the south side of Heidelberg Road, at least some of the bicycle traffic from the south would likely travel to the subject site via Mills Boulevard. As a result, it is

recommended that additional on-street visitor bicycle parking be provided along Mills Boulevard between Nelmoore Lane and Heidelberg Road, proximate to building entrances, to cater for this demand.

Adequacy of resident/employee spaces

Number of spaces

Whilst the proposal includes a surplus of resident/employee spaces above the requirements of the Scheme, it is noted:

- A reduction of car parking spaces is sought.
- The subject site is located in an inner-urban area with already high cycling-to-work demand, and trends indicate demand will continue to increase, and is marked as a "sustainable development" to prospective tenants, buyers and visitors; and both local and state planning policies include objectives to promote sustainable transport modes, including cycling.
- Under the present plans, one bicycle parking space is provided per three bedroom apartments. Given the above context and increased bicycle parking demand from a three bedroom dwelling, one additional bicycle parking space should be provided per three bedroom dwelling (n=57).
- It would be acceptable if a further reduction in car parking spaces was sought to provide additional bicycle parking spaces.
- The number of spaces provided for the office use is inconsistent in the Traffic Impact Asssessment. Page 41 states that 40 spaces are provided on the facility located in the Lower Ground mezzanine level for the office

Design and location of employee spaces and facilities

Employee and resident spaces are inadequately located and designed for the following reasons:

- Given the high volume of bicycle parking spaces on Lower Ground (633), the provision of only one dedicated bicycle lift as the only access is not acceptable. The trip generation from these 633 spaces is likely to be significant. The second 'Paper Trail' lift is proposed to be shared with apartment access, which will be put additional trips into this lift and will likely not meet demand – particularly during peak times.
    - It is recommended that a ramp and/or additional dedicated lifts be provided.
    - Clarity also needs to be provided on which lifts, foyers and accessways will be open to people with bikes.
- Dimensions of all accessways, aisles and lifts proposed for bicycle access must be shown on the plans – noting the minimum requirements specified in the Traffic Impact Assessment on Page 44.
    - Particular consideration must be given to the dimensions of larger bicycles, in particular cargo, electric and recumbent bicycles. Guidance on dimensions may be found in Australian Standard AS2890.3.
    - If lifts are intended to be the sole method of access to resident/employee bicycle parking (not the preferred option), either suitable alternative parking must be provided for non-standard bicycles or all lifts to be built to a standard accommodating all types of bicycles listed in Appendix A of AS2890.3.

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- Clarity is required on whether people will be able to ride a bicycle on the access path to the west of the site.
- Only 14% of resident spaces are proposed to be on-ground horizontal spaces. In accordance with 52.34 & Australian Standard AS2890.3, at least 20% of spaces should be horizontal on-ground spaces. Council's preference is for at least 30% of spaces to be in this configuration, given the scale of the development and likely high utilisation.
- Only 12% of non-office employee spaces are proposed to be on-ground horizontal spaces. In accordance with 52.34 & Australian Standard AS2890.3, at least 20% of spaces should be horizontal on-ground spaces. Council's preference is for at least 30% of spaces to be in this configuration, given the scale of the development and likely high utilisation.
- Information on the proposed operation of secure access to the bicycle parking facility must be provided. Pursuant to Clause 52.34-3 & Australian Standard AS2890.3 bicycle spaces for residents and employees must be provided in a bicycle locker, or in a lockable compound. A secure car park does not constitute a lockable compound.
- The location of the Lower Ground employee bicycle parking is a significant distance from much of the retail and other likely destinations of people using the space.
    - Pursuant to Clause 52.34-4 ("Bicycle spaces should be located to provide convenient access from surrounding bicycle routes and main building entrances") and AS 2890.3 – 2.6.3 ("Bicycle parking facilities should be located as close as possible to the main pedestrian access points to the building, workplace, public transport station or other destinations, to encourage cyclists to use the parking facilities". While it is acceptable for some spaces to be located in the north-west corner of the site, the bicycle parking should be reconfigured for most spaces to be more easily accessible to the eastern part of the site where most of the trip demand is expected.
- 2000mm for an access corridor for 633 bicycle parking spaces is not considered adequate. With reference to Figure 2.4 in AS2890.3, this should be widened to a minimum of 2500mm.
- The distribution of the End of Trip facilities is not acceptable. While the majority of employee parking is provided in the western bicycle parking area, the majority of EoT facilities are located in the office bicycle parking area. It is not considered reasonable that employees would need to exit and reenter the building in order to access EoT facilities. The distribution of EoT facilities should at least approximately correspond to the number of spaces provided in each bicycle parking area.

Electric vehicles

Council's BESS guidelines encourage the use of fuel efficient and electric vehicles (EV).

No electric car charging points included. It is recommended that at least 52 car parking spaces (5% of total provision of 1,043 bays) be provided in both resident/employee parking and visitor parking. Additionally, to allow for easy future expanded provision for electric vehicle charging, all car parking areas should be electrically wired to be 'EV ready'. A minimum 40A single phase electrical sub circuit should be installed to these areas for this purpose.

In addition, charging points for at least 20 electric bicycles in horizontal on-ground resident/employee bicycle parking spaces suitable must be provided to cater for current and future demand.

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Green Travel Plan

The application includes a Green Travel Plan (GTP). The GTP does not adequately address some issues, and should be modified to include the following:

(a) the types of bicycle storage devices proposed to be used for employee, resident and visitor spaces (i.e. hanging or floor mounted spaces);
(b) the types of lockers proposed within the change-room facilities, with at least 50% of lockers providing hanging storage space;
(c) security arrangements to access the employee bicycle storage spaces; and
(d) signage and wayfinding information for bicycle facilities and pedestrians pursuant to Australian Standard AS2890.3;
(e) Reference to a minimum 40A single phase electrical sub circuit should be installed to the car park areas for 'EV readiness';
(f) Reference to arrangements for parking larger bicycles (e.g. cargo and recumbent bicycles;
(g) Reference to arrangements and locations for electric bicycle charging for both residents/employees and visitors.

This information is required to be shown in the GTP before it can be approved.

Yarra's key bicycle corridors

The site is located adjacent to key bicycle corridors. The Anniversary, Darebin Creek and Main Yarra Trails all pass in close proximity to the site. Additionally, the east-west Strategic Cycling Corridor along the Hurstbridge Railway Line passes just north of the subject site, together with several local bicycle routes in Yarra, Darebin and Banyule.

City Works

Relevant to this business unit and this application, the following capital works are approved / proposed within the area of the subject site (as relevant to the planning application):

None from Strategic Transport.

Recommendations

The following should be shown on the plans before endorsement:

1. A calculation of trip generation rates for the Lower Ground employee/resident bicycle parking, including a breakdown of estimated trips in:
    a. AM peak
    b. PM peak
2. At least 80% of all visitor bicycle parking to be provided as on-ground horizontal bicycle parking in compliance with AS2890.3, to the satisfaction of the Responsible Authority.

3. Dimensions of all bicycle storage spaces, lifts and relevant access ways noted to demonstrate compliance with Australian Standard AS2890.3 or to the satisfaction of the Responsible Authority.
4. At least 14 additional horizontal on-ground visitor bicycle parking spaces be provided on-street on the west side of Mills Boulevard in close proximity to main building entrances using designs and locations that comply with Clause 52.34 and AS2890.3.
5. The provision of one additional resident bicycle parking space per three bedroom dwelling.
6. Improved access to resident/employee bicycle parking in the form of a bicycle-only ramp in compliance with AS28903.3 and Clause 52.34 in addition to appropriate lift access, and/or the provision of at least two additional bicycle-only lifts.
    a. Although not the preferred option, if lifts are intended to be the sole method of access to resident/employee bicycle parking, either suitable alternative parking must be provided for non-standard bicycles or all lifts to be built to a standard accommodating all types of bicycles listed in Appendix A of AS2890.3.
7. Indications for whether bicycles will be permitted or not to be ridden on:
    a. The accessway between Heidelberg Road and Nelmore Lane;
    b. All foyers and entrance ways; and
    c. Any other access ways or entrances leading to employee, resident or visitor bicycle parking.
8. All resident and employee bicycle parking facilities to include a minimum of 30% of ground level (horizontal) spaces.
9. Bicycle parking to be reconfigured to have the majority of spaces easily accessible to the uses on the eastern part of the site with reference to AS28903.3 and Clause 52.34, to the satisfaction of the Responsible Authority.
10. Access corridors to large areas of bicycle parking to be a minimum of 2500mm in width, in compliance with AS28903.3 or to the satisfaction of the Responsible Authority.
11. The number of End of Trip facilities provided in bicycle parking areas in a manner that corresponds to the number of bicycle parking spaces in each area as provided in the Built Environment Sustainability Scorecard (BESS) or to the satisfaction of the Responsible Authority.
12. The inclusion of electric car charging facilities for at least 5% of the total provision of car parking in both resident/employee car parking and visitor car parking.
13. The inclusion of electric bicycle charging facilities for at least 20 electric bicycle parking spaces, provided as horizontal on-ground parking.
14. Reference to a minimum 40A single phase electrical sub circuit to be installed in all car park areas for ‘EV readiness’.

An Amended Green Travel Plan should be provided with the information outlined previously.

Principal Strategic Transport Planner (Strategic Transport Unit): Philip Mallis

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Signature:

Date: 19/07/2022

ESD Formal Referral Response

Application Information	
Referral Officer	Amy Hodgen
Officer	Gavin Ashley
Council Reference	PLN17/0703.03
Address	640 Heidelberg Rd, Alphington, VIC 3078
Proposal	Amendment to the permit including revised layout and design, increase in maximum building height by 2.95m, increase in the number of dwellings and retail space, reduction in the commercial space, deletion of serviced apartments, increase in car and bicycle parking
Comments Sought	Click here to view the link to the Statutory Planning Referral memo: **D22/155315**

Council's ESD Officer provides the following information which is based on the information provided in the Statutory Planning referral request memo referenced above.

ESD comments were requested on the following:

- Review of the SMP lodged and amended plans
- Consider current planning permit conditions (refer below to link to current planning permit), whether they have been met/remain relevant
- Please note that since the last permit was issued, there is a new developer and new ESD consultant (and report).

In assessing this application, the following documents were reviewed:

- Planning Permit PLN17/0703 prepared by the City of Yarra (05.06.2018)
- [previous] SMP (and Cover Letter) prepared by Norman, Disney, Young (20.06.2020)
- [amended] SMP prepared by Stantec (Rev 004 – 01.06.2022)
- [previous] Architectural Plans prepared by NH Architecture (Rev 07 – 18.09.2020)
- [amended] Architectural Plans prepared by Fender Katsalidis (Rev B – 16.06.2022)
- Stormwater Management Plan prepared by Stantec (10.08.2022)

Comments

The standard of the submitted ESD does not meet Council's Environmental Sustainable Design (ESD) standards.

Hello Amy,

I have reviewed the amended documentation against condition 10 of Planning Permit PLN17/0703 and previous ESD advice provided by the City of Yarra for the above development, with an assessment below (in **bold**):

Since previous assessment, and through the amendments the project has now moved from a BESS-based SMP to Green Star D&AB v1.3 (formal certification) – achieving a 5-star rating (targeting 63.6 credits).

Previous assessment against condition 10 of PLN17/0703 revealed the following items to be clarified:

(b) The following improvements in relation to the community facilities:

i. [Thermal envelope with a minimum 20% improvement on NCC insulation requirements and double-glazing windows] – Clarify NCC commitment (2016 or 2019) and update BESS/SMP accordingly

- **Satisfactory** – The amended SMP clarifies application of NCC 2019 and commits to a '10% improvement on NCC 2019 energy efficiency standards' (SMP, p. 4). Preliminary building fabric assumptions have also been provided.

iii. [Operable windows to all areas, including remote window operation for highlight windows (e.g. to the multi-purpose court)] – Update plans with 'OW' marked, or elevations to illustrate operable windows.

- **Pending** – No additional information in the SMP or indication on plans to clarify provision of operable windows for the community facility (albeit, the design has changed during the amendment). GS credit 9.2 Outdoor air has 2 credits marked as TBC for increases in outdoor air 100% above AS1668.4 2012.
- **Action** – Clarify operability of windows for the community facility and/or achievement of GS credit 9.2 (and It's extent in the development) to satisfy permit condition.

(c) [Bicycle numbers updated to reflect Condition 1 endorsed plans] – Clarify provision (SMP states 747 but plans show 751).

- **Satisfactory** – The amended design includes 981 bicycle parking spaces as per the development summary and indicated on the plans (TP0030).

(d) [Evidence to demonstrate that SPEL proprietary products are effective in local Victorian conditions or provide a different approach for managing stormwater] – Update this report (and MUSIC model) to remove SPEL products and clarify an alternative approach to managing stormwater.

- **Satisfactory** – An updated Stormwater Management Plan has been provided which specifies the use of 'StormFilter and OceanSave GPT (or approved equivalent)' with no mention or use of SPEL products. Furthermore, the plan includes a MUSIC model which confirms achievement of Green Star Credit 26 Column B pollution reduction targets and maintains post-development flows as per pre-development levels.

(k) [Preliminary Section J / NABERS energy modelling as referenced in the BESS report Lighting power density provided to minimum 2019 NCC standards] – Please review lighting strategy clearly referencing the applicable NCC requirements [regarding IPD].

- **Satisfactory** – The amended SMP and GS pathway indicate lighting power density to be reduced by at least 10% below the maximum allowable in Table J6.2a (SMP, p. 14).

Clarify whether the following is to be provided (as per previous assessment of permit conditions):

- (b)(iv) Provision for ceiling fans including high-volume, low-speed fans (HVLS) within the multi-purpose court
- (b)(vi) Hot water system for community facility
- (f) Recycled concrete aggregate / reduction in portland cement as per previous documentation

In relation to the overall proposed changes, there is an increase in dwellings from 431 to 632 (retaining 150 affordable dwellings), retail from 10,040 sqm to 15,348 sqm and community spaces from 2,216 sqm to 2,403 sqm and a reduction in commercial from 11,177 sqm to 9,273 sqm. In addition to this, the form of the towers have changed, providing more building separation, views and opportunities for daylight into the design.

While preliminary NatHERS modelling suggests reasonable energy efficiency, it is recommended that an external shading treatment be provided for Building A (for north and west facades) and Building B (west façade).

Recommendations

Having reviewed the amended documentation, the applicant is required to address the items listed as 'pending' and provide a response to the actions before the development (and amendments sought) are deemed satisfactory from an ESD perspective.

ESD Officer: ASHLEYG

Signature: Gavin Ashley

Date: 12.08.2022

Civil Works
Formal Referral Response

Application Information	
Referral Officer	USERID
Officer	Atha Athanasi
Council Reference	PLN17/0703.03
Address	640 Heidelberg Rd, Alphington VIC 3078
Proposal	Amendment to the permit including revised layout and design, increase in maximum building height by 2.95m, increase in the number of dwellings and retail space, reduction in the commercial space, deletion of serviced apartments, increase in car and bicycle parking
Comments Sought	This is the link to the Statutory Planning Referral memo: Insert CM Link here to referral request memo (which will include a hyperlink to the submitted WMP)

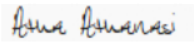
Council's Civil Works Unit provides the following information which is based on the information provided in the Statutory Planning referral request memo referenced above.

Civil Works were requested to make comment on the submitted Waste Management Plan (WMP).

Comments and Recommendations

The waste management plan for Alphington Village Lot 2B 640 Heidelberg Rd, Alphington authored by WSP and dated 31/03/22 is satisfactory from a City Works Branch's perspective.

Engineer: USERID

Signature: 

Date: 26/05/2022

Social Planning
Formal Referral Response

Application Information	
Referral Officer	USERID
Officer	Steph Ashby
Council Reference	PLN17/0703.03
Address	640 Heidelberg Rd, Alphington VIC 3078
Proposal	Amendment to the permit including revised layout and design, increase in maximum building height by 2.95m, increase in the number of dwellings and retail space, reduction in the commercial space, deletion of serviced apartments, increase in car and bicycle parking
Comments Sought	Insert CM Link here to referral request memo

Assessment

Referral Type

- Liquor Licence

Key aspects of the proposal

List of key elements

- The subject site is within a Mixed-Use Zone, with the following overlays:
  - DCPO1 - Development Contributions Plan Overlay - Schedule 1 (Development Contributions Plan)
  - DPO11 - Design and Development Overlay - Schedule 11 (Amcor site, Heidelberg Road, Alphington)
  - HO70 - Heritage Overlay (HO70)
- Proposed hours for packaged liquor are 9am – 11pm, 7 days a week

Recommendation

Social Planning were requested to make comments on the proposal from a social planning perspective.

1. Given that there is no change to the proposed hours, and these hours are in line with clause 22.09, there are no issues with this proposal.
2. The red line is acceptable.

Social Planner: USERID

Signature: Steph Ashby

Date: 23/08/2022

Compliance and Parking Formal Referral Response

Application Information	
Referral Officer	USERID
Officer	Steve Alexander
Council Reference	PLN17/0703.03
Address	640 Heidelberg Rd, Alphington VIC 3078
Proposal	Amendment to the permit including revised layout and design, increase in maximum building height by 2.95m, increase in the number of dwellings and retail space, reduction in the commercial space, deletion of serviced apartments, increase in car and bicycle parking
Comments Sought	This is the link to the Statutory Planning Referral memo: Insert CM Link here to referral request memo (which will include a hyperlink to all relevant plans / information)

Council's Compliance and Parking Unit provides the following information which is based on the information provided in the Statutory Planning referral request memo referenced above.

Comments

Comments on the application from a Compliance (amenity) perspective were requested on the following:

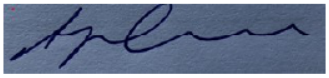
- Hours of operation
- Impact on residential amenity
- Footpath Trading preliminary comments

*These are prompts only – delete / add to, as appropriate

Recommendations

The Compliance branch has reviewed the application and does not have any concern with proposed extension of an addition packged liquor outlet given it's within a supermarket and that there is no change to the hours.

Community Amenity Officer: AlexandS

Signature: 

Date: 18/05/22

Department of Transport

GPO Box 2392
Melbourne, VIC 3001 Australia
Telephone: +61 3 9651 9999
www.transport.vic.gov.au
DX 201292

31 August 2022

Amy Hodgen
Yarra City Council
PO BOX 168
RICHMOND VIC 3121

Dear Amy,

PLANNING APPLICATION NO.:	**PLN17/0703.03**
DEPARTMENT REFERENCE NO:	**24817/18 - 1**
PROPERTY ADDRESS:	**640 HEIDELBERG ROAD, ALPHINGTON VICTORIA 3078**

Section 55 – No Objection

Thank you for referring the above application to the Head, Transport for Victoria under Section 55 of the *Planning and Environment Act 1987.*

The Head, Transport for Victoria has considered this application and does not object to the grant of a permit, noting existing permit conditions numbered 79 to 83 inclusive remain unchanged.

Please forward a copy of any decision to this office as required under the *Planning and Environment Act 1987*.

Should you have any enquiries regarding this matter, please contact Gillian Menegas on 9313-1148 or Gillian.Menegas@roads.vic.gov.au.

Yours sincerely

Gillian Menegas

Gillian Menegas
Principal Statutory Planner – Inner Metropolitan Region
Under delegation from the Head, Transport for Victoria

31/08/2022

VICTORIA State Government

8.2 Amendment C310yara - Amendment to incorporated document titled 'Walk Up Village - 81-89 Rupert Street Collingwood – August 2020'

Executive Summary

Purpose

The Minister for Planning (the Minister) adopted amendment C283 to the Yarra Planning Scheme (the "Scheme") in August 2020. The amendment (adopted under section 20(4) of the Planning and Environment Act 1987 (the 'Act') and introduced a site specific control at 81 – 89 Rupert Street, Collingwood.

Plans and documents in accordance with the incorporated document were endorsed on 27 May 2021 and demolition works have commenced on site.

On 4 August 2022, Council received notice from the Department of Environment, Land, Water and Planning (the 'DELWP') of an amendment (C310) to the approve development under Amendment C283. Before deciding on whether to adopt and approve the proposed amendment to the incorporated document (attached to this report), the DELWP is seeking Council's view pursuant to section 20(5) of the Act. Council's written response is required to be provided by no later than 14 September 2022.

This report provides Council with an assessment of Amendment C310yara.

Key Issues

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

(a) Land Use;

(b) Building height and envelope;

(c) Car and bicycle parking;

(d) Quality of materials

(e) Energy performance from an ESD perspective.

Key Planning Considerations

The key planning considerations addressed in this report include:

(a) Strategic justification and Land Use(s);

(b) Built form: Heritage and Urban Design;

(c) On and Off-stie Amenity (inclusive of ESD and landscaping); and

(d) Car and bicycle parking.

Key Recommendations

Based on the completed assessment, the Amendment C310 should be supported subject to the following key recommendations (amongst other changes within the 'Recommendation' section of this report:

(a) Deletion of the proposed corrugated iron to the street podium of the southern tower and the adoption of a more robust material derivative of the immediate surrounding context applied (i.e. not corrugated metal or lightweight material) facing Rupert Street;

(b) Application of colour to the gridded aluminium frame applied to the southern tower to the east and south;

(c) An engraved pattern applied to the pre-cast concrete of the western elevation of the southern tower, and the northern and western boundaries of both northern and southern towers, and north-east corner podium of the northern tower;

(d) An updated Sustainability Management Plan that addressed the above and provided an improved thermal performance; and

(e) Increased subsidised artist studios in accordance with the information detailed within the Community Benefit Assessment Report.

CONTACT OFFICER: **John Theodosakis**
TITLE: **Principal Planner**
TEL: **9205-5307**

8.2 Amendment C310yara - Amendment to incorporated document titled 'Walk Up Village - 81-89 Rupert Street Collingwood – August 2020'

Reference	D22/223254
Author	John Theodosakis - Principal Planner
Authoriser	Director Planning and Place Making

Ward:	Langridge
Proposal:	Part demolition and construction of a thirteen-storey, mixed use (containing a residential hotel, offices, retail premises, cinema, restaurants, restricted recreation facilities, artist studios, and art gallery) building (inclusive of mezzanine levels) and a reduction in the car parking requirement.
Existing use:	Office space
Applicant:	Urbis
Zoning / Overlays:	Commercial 2 / Heritage Overlay / Design and Development Overlay – Schedule 11
Date of Application:	29 July 2022

Relevant Background

Yarra Planning Scheme Amendment C283

1. The Minister for Planning (the Minister) adopted amendment C283 to the Yarra Planning Scheme (the "Scheme") in August 2020. The amendment (adopted under section 20(4) of the Planning and Environment Act 1987 (the 'Act') relates to the Schedule to Clause 45.12 'Specific Controls Overlay' in the Scheme which applies a Specific Controls Overlay SCO13 to the site, being incorporated document 'Walk Up Village, 81-89 Rupert Street, Collingwood – August 2020'.
2. The schedule and incorporated document act as an approval for the use and development of the land with a thirteen-storey (inclusive of mezzanine levels and with basement level), mixed-use building containing a residential hotel, retail, offices, cinema, restaurant, art and craft centre, art gallery, restricted recreation facilities, and community meeting facilities, along with basement car parking and other services.
3. Plans and documents in accordance with the incorporated document were endorsed on 27 May 2021.
4. Further minor changes were approved on 13 December 2021, under the secondary consent mechanism at Clause 6.4 of the incorporated document. These endorsed plans are an attachment to this report.
5. Works on site have commenced with demolition works undertaken.

Purpose

Yarra Planning Scheme Amendment C310

6. On 4 August 2022, Council received notice from the Department of Environment, Land, Water and Planning (the 'DELWP') of Amendment C310. Before deciding on whether to adopt and approve the proposed amendment to the incorporated document (also attached to this report), the DELWP is seeking Council's view pursuant to section 20(5) of the Act. Council's written response is required to be provided by no later than 14 September 2022.

7. The recommendation included within this report is to form a position of support of the amendment to the Incorporated Document to be introduced by Planning Scheme Amendment C310yara, subject to further conditional changes addressing various concerns raised within the referral advice received.

The Proposal

8. Amendment C310yara proposes to modify the existing approval by facilitating the deletions of the residential hotel use and replacement with more office and retail (shop and food and drink premises) and associated amendments to the endorsed plans, including revisions to the façade presentation and materials.

9. The amendment will retain the originally approved building envelope and will continue to comprise the development of a thirteen-storey (inclusive of mezzanine levels and with basement level), mixed-use building containing retail, offices, cinema, restaurant, art and craft centre, art gallery, and restricted recreation facilities, along with basement car parking and other services.

Use / areas

10. The floor areas have been modified and tailored to accommodate the deletion of the residential hotel with subsequent changes and reconfiguration of uses:

Land Use	Proposed	Endorsed	Difference
Office	8,252 sqm	4,627 sqm	+3,625 sqm
Food and drink premises (inclusive of restaurant and amenities)	1,116 sqm	1,177 sqm	- 61 sqm
Shop	1,191 sqm.	458 sqm.	+733 sqm
Indoor Recreation Facility (Gym and Wellness Centre)	1,236 sqm.	1,122 sqm.	+114 sqm
Arts and crafts area / artist studios	211 sqm.	1,411 sqm.	-1,200 sqm
Art Gallery	426 sqm.	43 sqm	+383 sqm

Material changes to Elevations (see Figures 1 and 2)

11. The amendment seeks to simplify the external presentation of the façade.

12. To the eastern façade (Rupert Street) the following changes are proposed:

    (a) podium façade material amended to corrugated sheets in lieu of glass fibre reinforced concrete;

    (b) tower façade grid amended to a more conventional glazed panel pattern (See Figure 1); and

    (c) tower façade material amended to a natural anodised aluminium in lieu of precast concrete (See Figure 1).

Source: Façade Strategy, 6a architects

Figure 1. Façade strategy showing the difference in the grid pattern between the endorsed plans and proposed with the southern renders included.

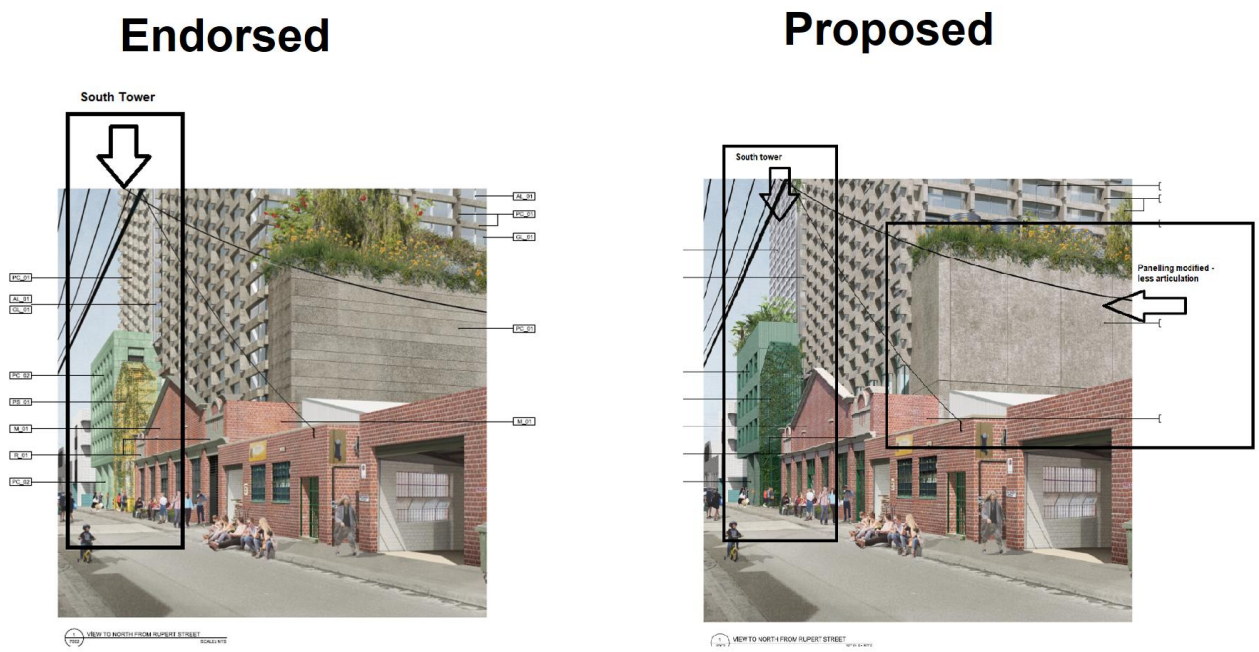


Figure 2. The north-east (front elevation) render identifying differences between the southern tower approved and that currently proposed.

13. The articulation of the western façade (southern tower) and western boundary walls, including the northern boundary walls simplified (see proposed wall on northern boundary at Figures 2 and 3 above and below respectively).

14. The replacement of the approved louvered door of the northern-most bay in the retained heritage façade with a pair of glazed, double entry doors to the same detail as the approved new set of doors in the central façade bay.

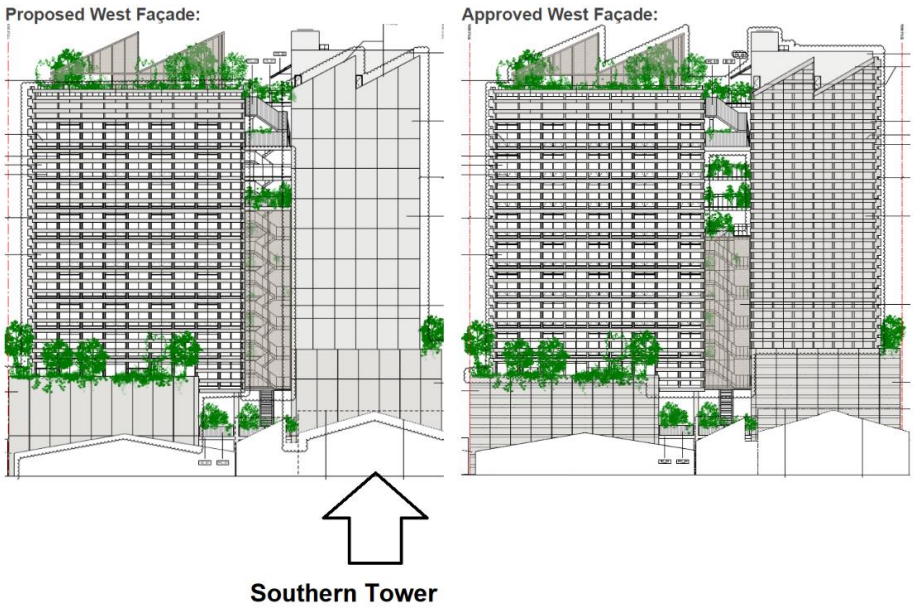


Figure 3. The western (rear elevation) Identifying differences between the southern tower approved and that currently proposed

Car Parking

15. Provision of up to 40 on site spaces (in line with the current endorsed plans), with a statutory parking reduction of a further 104 car spaces, increasing this to a total reduction of 333 car spaces (in full combined with the number already reduced of 229).

Bicycle Parking

16. The site will provide up to 220 bicycle spaces (reduced from 221) with the mezzanine bicycle space area reconfigured within the northern tower (limited to the footprint of the building).

Changes proposed to the Incorporated Document

17. The Incorporated Document titled 'Walk Up Village, 81-89 Rupert Street, Collingwood – August 2020' is proposed to be amended by (this is further detailed in the 'Recommendation' section of this report:
    (a) Amending the title to 'Walk Up Village, 81-89 Rupert Street, Collingwood – July 2022';
    (b) Deleting the provision for Residential Hotel and Community Meeting Facilities use;
    (c) Updating reference dates to reflect the amended plans and technical documentation
    (d) Amending the following conditions:
        (i) Clause 6.1 – deletion of detailed conditions (a-n);
        (ii) Clause 6.12 – amended to condition d) to remove the reference to residential visitors;
        (iii) Clauses 6.19-6.22 & 6.26 – Deletion of acoustic report conditions;
        (iv) Clause 6.30-6.32 – Deletion of Residential Hotel Management Plan requirement;
        (v) Clause 6.37 – deleted the restaurant / food and drink premises patron numbers of a total of 460 patrons and restricts 234 patrons to the first floor which contains the combined restaurant / food and drinks premises and cinema; and
        (vi) Clause 6.39 – reduces the restricted recreation patron numbers 300 to 278.

Existing Conditions

Subject Site

18. The subject site is located on the western side of Rupert Street in Collingwood between Gipps Street to the north, and Langridge Street to the south. The aerial below identifies the subject site.

Figure 4. Aerial (sourced from Applicant's Planning Report).

19. Whilst one large lot, the northern portion / half is addressed as property No. 83-89 Rupert Street, and the southern portion / half as property No. 81 Rupert Street.

Figure 5: Subject site – Northern portion – former Davis' Pickle and Sauce Factory

20. The northern portion of the site is shown at Figure 4 and was occupied by a single-storey red brick, hard-edged, former factory building known as the former *Davis' Pickle and Sauce Factory* and is identified as an individually significant heritage building. The front façade is retained on site with the remainder of the building demolished.

21. The southern portion of the subject site has been cleared.

Surrounding Land

22. The surrounding area is characterised by a mixture of uses and architectural styles including industrial and commercial buildings of various types and eras as well as older style dwellings and recently constructed apartment developments (Yorkshire Brewery). The immediate surrounding area is zoned Commercial 2 (dark purple at Figure 11).

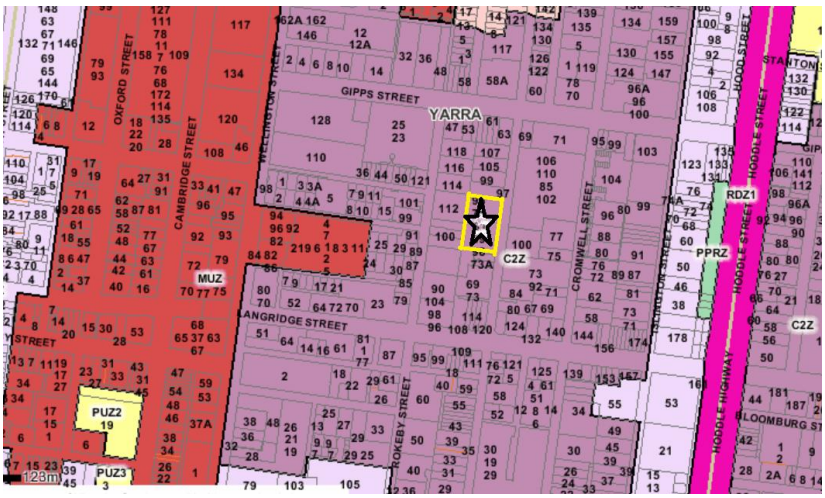


Figure 6. Subject site and zoning

23. The area contains a range of businesses including light industry, manufacturing, warehousing, offices and studios and other commercial uses. Allotment sizes are varied as are building types ranging from industrial to warehouses, office and commercial, all reflecting the historic industrial nature of the area. Construction along Rupert Street is typically built boundary to boundary, with full site coverage and car parking provided within garages or car parking areas. The Officer's report previously presented to Council provides a full description of the subject site and surrounds and is an attachment to this report.

Planning Scheme Provisions

Zoning

Clause 34.01 - Commercial 2 Zone

24. For reference (noting that the incorporated document takes precedence over the remainder of policy within the Yarra Planning Scheme), the following uses are permit required uses under Clause 34.02-1 of the Yarra Planning Scheme:

    (a) Retail (shop);

    (b) Restaurant;

    (c) Food and drink premises (as the leasable floor area exceeds 100sq.m.) and

    (d) Restricted recreation is innominate and is therefore a Section 2 – permit required use.

25. The following uses are no planning permit required uses:

    (a) Arts and crafts centre;

    (b) Office; and

    (c) Art gallery.

Overlays

Heritage Overlay HO132 – 81-89 Rupert Street, Collingwood – Former Davis' Pickle and Sauce Factory

26. The "Former Davis' Pickle and Sauce Factory", constructed 1925, is listed as being "Individually significant" in Appendix 8, City of Yarra Review of Heritage Overlay Areas 2007. Rev. May 2018 (Incorporated Document). Mlating to heritage have previously been considered at length and this is limited to the considerations as detailed within the "Officer Assessment" section of this report. The façade of this building has been maintained and incorporated into the Scheme.

Clause 43.02 - Design and Development Overlay (Schedule 11 – Gipps Street Precinct)

27. The subject site is affected by the Design and Development Overlay (Schedule 11). This has also been previously considered, forming part of the previous officer report that is an attachment to this report.

Particular Provisions

Clause 52.06- Car parking

28. Under the provisions of Clause 52.06-5 of the Yarra Planning Scheme, the development's parking requirements are as follows (with the amended rates that have excluded).

Proposed Use	Quantity/ Size	Statutory Parking Rate*	No. of Spaces Required	No. of Spaces Allocated
Office	8,252sq.m.	3.0 spaces per 100 m^2 of net floor area	247	19
Food and Drink	762sq.m.	3.5 spaces per 100 m^2 of leasable floor area	26	21
Restaurant	221sq.m.	3.5 spaces per 100 m^2 of leasable floor area	7	
Shop	1,191sq.m.	3.5 spaces per 100 m^2 of leasable floor area	41	
Place of Assembly	150 patrons	0.3 spaces/patron	45	
Indoor Recreation Facility (Gym and Wellness Centre)	1,236sq.m.	Rate Not Specified in Clause 52.06-5	To the satisfaction of the R.A.	
Art Gallery	426sq.m.	Rate Not Specified in Clause 52.06-5	To the satisfaction of the R.A.	
Art and Craft Centre	211sq.m.	3.5 spaces per 100 m^2 of leasable net area	7	
		Total	**373 spaces + parking for indoor recreation centre and art gallery uses**	**40 spaces**

29. The 40 spaces endorsed will be maintained and carried over, therefore the application seeks a reduction of a further 104 car spaces (increasing the total to 333).

Clause 52.34 - Bicycle facilities

30. Pursuant to Clause 52.34-1, a new use must not commence until the required bicycle facilities and associated signage are provided on the land. The following table identifies the bicycle parking requirement under Clause 52.34-3 and the provision on site.

Proposed Use	Quantity/ Size	Statutory Parking Rate	No. of Spaces Required	No. of Spaces Allocated
Office (other than specified in the table)	8,253 sqm	1 employee space to each 300 sqm of net floor area if the net floor area exceeds 1000 sqm	28 employee spaces	
		1visitor space to each 1000 sqm of net floor area if the net floor area exceeds 1000 sqm	8 visitor spaces.	
Place (of assembly other than specified in this table)	823 sqm	1 employee space to each 1500 sqm of net floor area	1 employee spaces	
		2 plus 1 visitor space to each 1500 sqm of net floor area	3 visitor spaces.	
Restaurant	221 sqm	1 employee space to each 100 sqm of floor area available to the public	2 employee spaces	
		2 plus 1 visitor space to each 200 sqm of floor area available to the public if the floor area exceeds 400 sqm	2 visitor space	
Retail premises (other than specified in this table)	762 sqm	1 employee space to each 300 sqm of leasable floor area	3 employee spaces	
		1visitor space to each 500 sqm of leasable floor area	2 visitor spaces.	
Shop	1,191 sqm	1 employee space to each 600 sqm of leasable floor area if the leasable floor area exceeds 1000 sqm	2 employee spaces	
		1 visitor space to each 500 sqm of leasable floor area if the leasable floor area exceeds 1000 sqm	2 visitor spaces.	
Bicycle Parking Spaces Total			**36 employee spaces**	**160 employee spaces**
			17 visitor spaces	**80 visitor spaces**
Showers / Change rooms		1 to the first 5 employee spaces and 1 to each additional 10 employee spaces	**4 showers / change rooms**	**12 showers / change rooms**

31. The development provides a total of 220 bicycle spaces exceeding the requirements of this clause by 167 spaces.

Clause 53.18 – Stormwater Management in Urban Development

32. This clause applies to an application under a provision of a zone to construct a building or construct or carry out works. An application to construct a building or to construct or carry out works:

(a) *Must meet all of the objectives of Clauses 53.18-5 and 53.18-6; and*

(b) *Should meet all of the standards of Clauses 53.18-5 and 53.18-6.*

General Provisions

33. 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)

34. Relevant clauses are as follows:

(a) Clause 11.02 - Managing Growth;

(b) Clause 11.02-1S - Supply of Urban Land;

(c) Clause 11.03 - Planning for Places; and

(d) Clause 13.05-1S - Noise abatement.

35. The relevant objective of this clause is '*To assist the control of noise effects on sensitive land uses.'*

Clause 13.07 – Amenity and safety
Clause 13.07-1S – Land use compatibility

36. The objective is *"to protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts."*

Clause 15.01 – Built Environment and Heritage
Clause 15.01-1S – Urban design

37. The objective is *"to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity."*

Clause 15.01-1R – Urban design - Metropolitan Melbourne

38. The objective is *"to create a distinctive and liveable city with quality design and amenity."*

Clause 15.01-2S – Building design

39. The objective is *"to achieve building design outcomes that contribute positively to the local context and enhance the public realm."*

Clause 15.01-5S – Neighbourhood character

40. The objective is "*to recognise, support and protect neighbourhood character, cultural identity, and sense of place."*

Clause 15.02 – Sustainable Development
Clause 15.02-1S – Energy Efficiency

41. The objective is *"to encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions."*

Clause 15.03 – Heritage
Clause 15.03-1S – Heritage conservation

42. The objective is *"to ensure the conservation of places of heritage significance."*

Clause 17.01 – Employment
Clause 17.02-1S – Business

43. The relevant objective of this clause is *"to encourage development that meets the communities' needs for retail, entertainment, office and other commercial services."*

Clause 18.01 – Land Use and Transport
Clause 18.02 – Movement Networks
Clause 18.02-1S – Walking

44. The objective is "*to facilitate an efficient and safe walking network and increase the proportion of trips made by walking."*

Clause 18.02-2S – Cycling

45. The objective is "*to facilitate an efficient and safe bicycle network and increase the proportion of trips made by cycling."*

Clause 18.02-3S – Public Transport

46. The objective is "*to facilitate an efficient and safe public transport network and increase the proportion of trips made by public transport."*

Clause 18.02-3R – Principal Public Transport Network

47. Strategies include:

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

    (b) Identify and plan for new Principal Public Transport Network routes; and

    (c) Support the Principal Public Transport Network with a comprehensive network of local public transport.

Clause 18.02-4S – Roads

48. The objective is "*To facilitate an efficient and safe road network that integrates all movement networks and makes best use of existing infrastructure."*

49. It is a strategy to all*ocate land for car parking considering*:

    (a) *The existing and potential modes of access including public transport;*

    (b) *The demand for off-street car parking;*

    (c) *Road capacity; and*

    (d) *The potential for demand-management of car parking.*

Local Planning Policy Framework (LPPF)

50. The relevant policies in the Municipal Strategic Statement can be described as follows:

Clause 21.04 – Land use
Clause 21.04-3 – Industry, office and commercial

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

Clause 21.05 – Built form
Clause 21.05-1 – Heritage

51. Objectives and strategies include:

    (a) *Objective 14 – To protect and enhance Yarra's heritage places:*

        (i) Strategy 14.2 – Support the restoration of heritage places; and

        (ii) Strategy 14.8 – Apply the Development Guidelines for sites subject to a Heritage Overlay policy at clause 22.02.

Clause 21.05-2 – Urban design

52. A relevant objective is "*To reinforce the existing urban framework of Yarra".*

Clause 21.05-3 – Built form character

53. General objectives of this clause are:

    (a) Objective 21 – To enhance the built form character of Yarra's activity centres; and

    (b) Objective 23 – To maintain and strengthen the identified character of each type of identified built form within Yarra.

Clause 21.05-4 – Public environment

54. A relevant objective (28) is *"to a provide a public environment that encourages community interaction and activity".*

Clause 21.06 – Transport

55. A relevant objective is *"to provide safe and convenient pedestrian and bicycle environments".*

Clause 21.08-1 Neighbourhoods (Collingwood)

56. The neighbourhood character statement for this area at Clause 21.08-5 states:

    (a) 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. The precinct provides the opportunity for a wide range of small to medium businesses to operate in a location that is relatively unconstrained by sensitive uses; and

    (b) To allow flexibility for large sites which may have difficulty in finding new industrial tenants 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

Clause 22.02 – Development Guidelines for Sites Subject to the Heritage Overlay

57. This policy applies to all land within a Heritage Overlay and aims to provide guidance for the protection and enhancement of the City's identified places of cultural and natural heritage significance.

Clause 22.02-5.1 – Removal of part of a Heritage Place or Contributory Elements

58. *Generally encourage the retention of a building in a heritage place, unless …*

59. *For a contributory building:*

    (a) that part is not visible from the street frontage (other than a laneway), abutting park or public open space, and the main building form including roof form is maintained; or

    (b) the removal of the part would not adversely affect the contribution of the building to the heritage place.

Clause 22.05 – Interfaces Uses Policy

60. This policy applies to applications within the Commercial Zone (among others), and aims to reduce conflict between commercial, industrial and residential activities. The policy acknowledges that the mix of land uses and development that typifies inner city areas can result in conflict at the interface between uses.

Clause 22.12 – Public Open Space Contribution

61. The subject site is in an area where land is the preferred method of public open space contribution (area 3066C). However, this is not feasible. The existing incorporated document contains a developer contribution at Clause 6.40 and this will be carried over.

Clause 22.16 – Stormwater Management (Water Sensitive Urban Design)

62. Clause 22.16-3 requires the use of measures to *"improve the quality and reduce the flow of water discharge to waterways"*, manage the flow of litter from the site in stormwater and encourage green roofs, walls and facades in buildings where practicable.

Clause 22.17 – Environmentally Sustainable Design

63. This policy applies to residential development with more than one dwelling. 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 documents

Spatial Economic and Employment Strategy

64. The Spatial Economic and Employment Strategy (SEES) was adopted by Council in September 2018 and includes 6 directions which will inform future policy for the Scheme.

65. The strategic direction contained within the SEES supersedes that contained within the Yarra Business and Industrial Land Strategy (BILS), adopted by Council in June 2012.

66. The Gipps Street Major Employment Precinct (located between Smith, Johnston and Hoddle Streets and Victoria Parade) is nominated as one of five major employment precincts within Yarra, the other four being Abbotsford, Church Street south, Cremorne and Victoria Parade.

67. A Strategy of the SEES relevant to this application is Strategy 2: Retain and grow Yarra's Major Employment precincts:

> *To accommodate projected demand for commercial floor space, Yarra's two large, consolidated employment precincts at Gipps Street, Collingwood and Cremorne/Church Street South, Richmond should be retained for employment activities. These areas have made a gradual transition from predominantly industrial uses to a wider mix of activities that include professional services, creative industries, medical-related activities and small-scale manufacture. Zoning should continue to exclude residential development to retain the core employment function of these precincts. Benefits from heavy rail, retail, open space assets and the Abbotsford Convent…It is well suited to accommodating growth in both employment and housing.*

Yarra Economic Development Strategy 2020 – 2025

68. This is a local strategy that outlines Yarra's vision for future economic development with a focus on major employment precincts, The strategy calls for the intensification of employment opportunities, stating that:

> *Yarra's employment precincts and activity centres are critical economic areas that support a broad range of business and employment uses. The availability of areas of employment land in Yarra …is a strength and competitive advantage and will be important in accommodating future business and employment growth. Therefore, Yarra is in a position whereby further population and employment growth can be accommodated.*

Referrals

External Referrals

69. No external referrals were required by the application.

Internal Referrals

70. The amendment was referred to the following units within Council:

    (a) Heritage Advisor;

(b) Engineering Services Unit;

(c) Urban Designer (external consultant, Simon McPherson of Global South Pty. Ltd.);

(d) Strategic Transport Unit;

(e) City Works Branch (Waste);

(f) Open Space (landscaping);

(g) ESD Advisor; and

(h) Acoustic advice (SLR Consulting Pty. Ltd.).

71. Referral responses/comments have been included as attachments to this report.

OFFICER ASSESSMENT

72. The primary considerations for this amendment relate to:

(a) Strategic justification and Land Use(s);

(b) Built form: Heritage and Urban Design;

(c) On and Off-stie Amenity (inclusive of ESD and landscaping); and

(d) Car and bicycle parking.

Strategic Justification and Land Use(s)

73. The site has ongoing strong strategic support at a State and local level for a mixed used development of that currently approved. State and local policies encourage the concentration of development near activity centres (with the Smith Street Major Activity Centre located approximately 490m west), diversifying employment opportunities and more intense development on sites well connected to public transport.

74. The amendment relates to a thirteen storey mixed use building that will continue to accommodate an array of uses albeit modified to exclude the residential hotel use and consequently filter the remainder of uses into this space within the southern tower, with few changes to the northern tower. Council officers continue to support this site for a mixed -use development that will intensify the commercial use of the site and provide diverse employment opportunities to the community, including a hub that has an arts focus.

75. It is maintained that the variety of uses within the scheme are likely to attract people working and living in the area, others such as the arts and crafts facilities / working spaces and art gallery, including the cinema, will attract people from other areas which is a positive outcome for this underutilised site. It is also important to highlight that the incorporated document does not contain specific clauses for several uses such as the office, art gallery, arts and crafts, and gallery as these are non-permit require uses under Clause 34.01 (Commercial 2 Zone) – of the Scheme. It is highlighted that apart from those identified, there are no new permit triggers outside the scope of what has already been considered.

Retail (Shops)

76. The retail space is proposed to be increased from 458sq.m. to 1,191sq.m. and is split into 12 tenancies (currently 5 tenancies). The operating hours of 7am to 10pm at Clause 6.34 of the incorporated document would be maintained and on this basis, the increase in area is supported.

Food and drink premises / Restaurant

77. The food and drink and restaurant spaces are spread across the ground, second floor and eighth floors of the northern tower and the fourth, eighth and twelfth floors of the southern tower. Collectively, the amendment is seeking to decrease these areas from 1,177sq.m. to 1,116sq.m. and delete Clause 6.37 that caps the patron numbers. The amendment intends to only cap the number at the first floor to a maximum 234 patrons. This is not supported as the food and drinks premises and restaurant, collectively can accommodate a greater number and the reduction in the car parking requirement has increased. It is therefore considered appropriate to cap each tenancy (where possible).

78. This was discussed with the applicant, who responded with the following table in an email dated 25 August 2022 that outlines patron numbers intended for each tenancy:

TP Floor Level	Tenancy	Max. Numbers per Design Matrix	Amenities Numbers	
			Staff	Patrons
Ground	G-03	66	5	61
	G-04	88	8	50
	G-05	36	2	34
	G-06	10	2	8
Level 1 (including cinema)	1-06 **	234	10	150
Level 8	6-01	18	2	16
	6-12 *	33	5	28
Level 12	10-01 *	50	8	42
Total			42	389

79. With the above in mind, it is considered appropriate to amend Clause 6.34 to include the revised patron numbers and have this accord with this table.

Restricted recreation

80. The restricted recreation (gym and wellness centre) area is spread across the second, third and twelfth floors and the amendment proposes to decrease the patron numbers specified at Clause 6.39 from 300 patrons (combined) to 278 patrons. As this is a decrease to the number, this is inconsequential and is supported. It is maintained that the use will be complimentary to the array of uses forming part of this development and will most likely be used by staff of all uses.

Community Facilities / Artist's Studios

81. An amended community benefit assessment report, titled *Rupert Street: Community Benefit Assessment* prepared and authored by SGS Economic and Planning and dated 19 May 2022 forms part of the application that has been made. A condition will require endorsement of this report and the plans to coincide with all community-based commitments detailed within this report.

82. The community benefit assessment report provides 672sq.m. of subsidised artist's studios and maker spaces provided at an annual subsidised rate. The plans currently show up to 211sq.m. of artist studios on the eighth floor being significantly lower than that currently endorsed. As no justification has been provided, the plans will be required to include the dedicated artist studios commensurate with the floor areas embedded within the community benefit report. This also included provision of an artisan bakery of 460sq.m. that is intended to be rented at a below market rate to the public. This requirement for the community benefit assessments is embedded in the approval under Clause 6.27 and will be updated to continue to be part of the incorporated document.

83. In another community benefit assessment report (dated 7 July 2022 – also forming an attachment to this report) the development included community meeting facilities that were to be made available for hire by public organisations (i.e. a cultural venue of 132sq.m., a dining room of 27sq.m. and atelier space of 62sq.m). These do not appear in the May report referred to above, which forms part of the application for the amendment to the incorporated document. These spaces are not shown on the plans and should be required to form part of any amended report for endorsement. As such, this will form a further condition.

Built form: Heritage and Urban Design

84. In considering the design and built form of the proposed development, the most relevant aspects of the Scheme have previously been considered and entertained as is evidenced by the Officer report to the IDAC on 15 July 2020 and the existing incorporated document that has been gazetted into the Scheme. With this in mind, the following assessment is limited to the changes proposed to the incorporated document as outlined within 'The Proposal' section of this report.

Demolition and heritage

85. In broad terms, it is maintained that the proposal's design response is distinguishable from the heritage fabric of the retained façade and at longer range views all new sections of built form will be distinguishable from original heritage fabric which continues to remain compliant with heritage policy at Clause 22.02-5.7 (New Development, Alterations and Additions) of the Scheme.

86. Council's Heritage Advisor did not object or raise any concerns in relation to the door replacement within the retained heritage building. Their advice is an attachment to this report.

Figure 7. Endorsed and proposed plans to heritage retained section showing the door replacement.

Streetscape podium material change to the south tower

87. Council's Heritage Advisor is unsupportive of the replacement of the cladding to the street facade to the podium of the south tower with corrugated metal and has provided the following advice:

    (a) The proposed vertical corrugated metal in green is not sympathetic to the character of the retained heritage building on site, which has architectural significance partially for its face brick and rendered elements. Further, although the surrounding area is not under an overlay, there is commentary within the Heritage Advice report that this material responds to the broader industrial character of Collingwood. However, the use of corrugated metal as wall cladding is not common to Collingwood generally and is therefore not an accurate reference materiality. Roofs and associated elements, which are visible, are certainly provided in corrugated metal but it is less common for wall surfaces which are typically brick (painted or face brick) and render. As a result, it is recommended that the previously approved concrete finish is retained or that a painted render is selected.

88. Contrary to the above, Council's external urban design consultant, Simon McPherson of Global South Pty. Ltd. has provided advice that is supportive. The advice is also an attachment to this report. However, given that this element is to the south of the heritage building and relates to the street podium, it is considered appropriate to apply Council's heritage advice, and adopt a position to require this to be replaced with a more robust material that is reflective and in keeping with the immediate context. The selected material for the podium is not reflective of the area, as buildings do not display corrugated metal on their walls. In fact, this is a material that is too lightweight for the type of building intended for the site. As such, it is appropriate to address this by recommending that Clause 6.1 of the incorporated document be modified to request updated plans that include a more robust material to the upper walls to the podium of the southern tower to Rupert Street. The façade strategy and remainder of the reports will also be required to be updated to reflect this variation.

Figure 8. Endorsed and proposed material application to the eastern podium of the southern tower.

89. A green colour scheme remains acceptable given that it already forms part of the current endorsement despite Council's Heritage Advisor's request for a "sympathetic colour".

Modified southern tower façade grid (above podium) to south and east with material amended to a natural anodised aluminium in lieu of precast concrete.

90. The southern tower has been amended to the south and east to have a more conventional grid pattern that is reflective of an office tower, with natural anodised aluminium-framing throughout in lieu of precast concrete slabbing.

91. Both Council's Heritage Advisor and external Urban Design consultant are generally supportive of this change and to this extent it is an acceptable modification. Council's Urban Design consultant indicated an opportunity for some further improvements by incorporating some colour to the windows and framing. This is also considered an element that will be addressed to provide some further visual interest at Clause 6.1 in its request for amended plans.

Modified western façade of the southern tower including on-boundary on western walls of both towers, northern boundary wall and north-east corner of the northern tower, to precast concrete slabbing throughout.

92. The southern tower has been further amended to the west to remove the articulation currently provided by the ribbed concrete that provide visual interest, into to a highly exposed flush concrete panelled interface. Council's Urban Design consultant has expressed concerns with this approach and has requested that this be addressed with articulation to increase the visual interest of these exposed walls with a more integrated approach to the broader scheme of the development. It is also considered appropriate to address this aspect of the amendment through Clause 6.1 in its request for amended plans.

93. In the same vein discussed above, it is considered appropriate to take the same approach and address the western and northern on-boundary walls, including the north-east corner (that wraps toward the south from the on-boundary wall to the north), where further flush and unarticulated slabbed concrete panels have replaced ribbed concrete panels or a composition of varied sized concrete slabs.

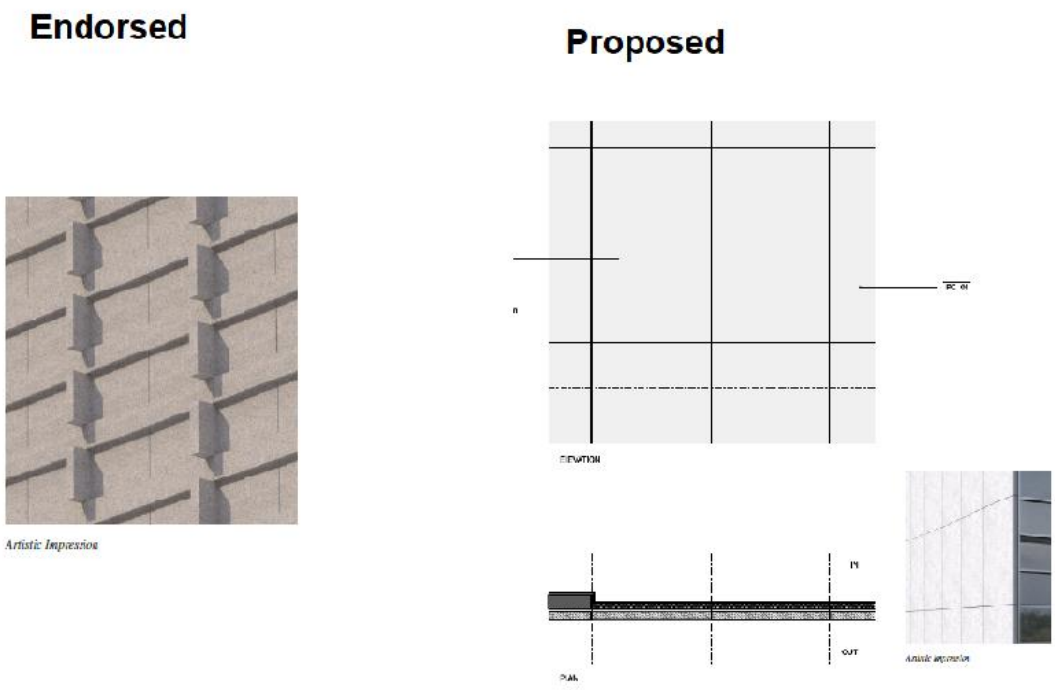


Figure 9. Endorsed and proposed material application to the western elevation of the southern tower.

94. In conclusion, it is considered appropriate to address the above and provide a better outcome compared to that currently provided. These changes can be facilitated through the appropriate conditioning of the incorporated document to request amended plans that show these improvements.

<u>On and off-site amenity</u>

Daylight and ventilation

95. The development will continue to provide a good level of amenity and indoor environmental quality. Specifically, this is achieved through good access to daylight for each level through a generous display of fenestration including ventilation opportunities with open ravine bridges. The plans provide details of operable windows to the office areas and to this extent, is considered acceptable.

Facilities

96. Adequate facilities tailored towards the varied floor layouts are provided at each level for all occupants of the building. Bicycle parking and end-of-trip facilities are also incorporated into the scheme and this element will be discussed later in this assessment.

Environmentally Sustainable Design (ESD)

97. Council's ESD Advisor has provided the following comments in relation to the changes proposed to the southern tower:

    (a) The changes to the façade have decreased the standard of ESD. The thermal performance of the building shell has decreased from the previous endorsed scheme. Based on the JV3 energy efficiency modelling the performance has slipped from a 15% improvement to a 10% improvement on the energy efficiency requirements of the NCC2016 reference case;

    (b) This is likely due in part to the removal of shading banding and increasing glazing to the southern tower facades. Therefore, I recommend that the applicant consider optimising the façade with elements such as exterior shading, spandrel panels or reinstating the horizontal banding shading devices, or other design solutions:

        (i) Strongly recommend that the thermal performance of the envelope is improved to meet the endorsed performance standard of a 15% improvement on the NCC2016 energy efficiency requirements; and

    (c) Consider full certification with GBCA for a 5 Star certified Green Star rating. Note that the City of Yarra no longer accepts new development applications using an 'equivalent' or self-assessed Green Star framework. As this is an amendment with minor updates to the SMP only, we can accept the use of the 'equivalent' Green Star rating in this instance as it was previously used in the early SMP, but I recommend:

        (i) The applicant consider full certification and accreditation with the GBCA as a 5 Star Green Star building.

98. In light of the design excellence achieved by the currently endorsed scheme, it is considered appropriate to address the above advice and include a further recommendation to Council's advice to DWELP for an amended Sustainable Management Plan (SMP) to be submitted concurrent with any amended plans. As such, Clause 6.9 should be further amended to address the recommendations made by Council's ESD advisor.

Noise

99. In respect to considering the changes to the use of the towers, SLR Consulting Australia Pty Ltd (SLR) was engaged to provide a review of the revised acoustic assessment report prepared to support the application made to DWELP who provided comments in support of that report with no further recommendations for changes to be adopted.

Waste management

100. An amended Waste Management Plan (WMP) accompanied the referral that has been reviewed by Council's City Works Branch, who has indicated that it was satisfactory. Their advice is an attachment to this report.

Landscaping

101. The *Landscape Town Planning Report* prepared by Dan Pearson Studio and dated 5th May, was peer reviewed by Council's Open Space Unit who have provided comments (attached to this report) and have identified the following deficiencies required to be addressed:

    (a) *Common names are missing from the schedule, the level 10 plan is missing some planters shown on the Architectural plans;*

    (b) *Planting plans generally contain the required information. The architectural plans describe a gravel access path to the terrace planting on levels 4 & 5 for maintenance, this is not shown on the landscape plans. This needs to be clarified; and*

    (c) *General details have been provided showing planter types and reference is made to growing media in the specifications, however specific dimensions and soil volumes for the planters, particularly for trees, were not obvious.*

102. With the above in mind, Clause 6.7 should be further amended to address the recommendations made by Council's Open Space Unit and ensure that all landscaping details are shown.

Off-site amenity

103. Off-site amenity has been discussed at length within the previous Officer's report to and this amendment is inconsequential to that assessment.

Car parking and bicycle provisions

104. Based on the current re-arrangement of the areas, the site has a statutory car parking requirement of 373 car spaces, plus that associated with the indoor recreation facility and art gallery uses that required to be to Council's satisfaction. The proposal has maintained the 40 on site car spaces endorsed as part of the current scheme. The advice provided by Council's Engineering Services Unit that is an attachment to this report, provides a table with the statutory parking rates associated with each land use.

105. With 40 on site spaces provided, a statutory parking reduction of 229 car parking spaces was previously supported. The current amendment will require an additionaly104 car spaces to be further reduced, increasing this to a total 333 car spaces. To reduce the additional number of car parking spaces required under Clause 52.06-5 (including to reduce to zero spaces), the application for the car parking reduction was accompanied by a Car Parking Demand Assessment. The application was accompanied by a Transport Impact Assessment and Parking Management Plan. These were peer reviewed by Council's Engineering Services Unit.

106. In concluding with a position to support the reduction, Council's Engineers turned their minds to each land use and commented as follows:

Parking Demand Consideration	Details
Parking Demand for Office Use	The office would be providing on-site car parking at a rate of 0.23 spaces per 100 m^2 of floor area. Office developments throughout the municipality have been approved by Council with reduced rates. A few examples include: ▪ 60-88 Cremorne Street, Cremorne – 0.72 spaces/100 m^2 ▪ 51 Langridge Street, Collingwood – 0.54 spaces/100m^2 ▪ 2-16 Northumberland Street, Collingwood – 0.89 spaces/100m^2 Although lower than the above rates, the proposed office parking rate of 0.23 spaces per 100 square metres of floor space is considered appropriate as the site seeks to minimise private car dependency and promote more sustainable forms of transport.
Parking Demand for Shop and Food and Drink Uses	For the shop and food and drink uses, a staff parking demand rate of 1.0 space per 100 square metres could be adopted. Applying this rate to the shops and food and drink uses (total area of 1,953 m^2) would equate to a staff parking demand of 20 spaces. We expect that customers would be drawn from the surrounding area.
Parking Demand for Indoor Recreation Facility	For the indoor recreation facility (wellness centre and gymnasium), One Mile Grid has adopted a patron parking rate of 0.1 spaces and have assumed a maximum number of 200 patrons. This would equate to 20 spaces. This parking demand is considered reasonable.

Parking Demand Consideration	Details
Parking Demand for Restaurant Use	Using the statutory parking rate, the restaurant would generate a parking demand of 7 spaces. Patrons to the restaurant and café would be drawn from the surrounding area (residences and local businesses).
Parking Demand for Place of Assembly Use (Cinema)	The cinema would generate a parking demand of 45 spaces (based on the statutory parking rate of 0.3 space per patron). It is agreed that patrons to the cinema would combine their visit by engaging in other activities whilst in the area.
Parking Demand for Art Gallery	According to One Mile Grid traffic engineering consultants, these uses would be replacing the existing use (community/social space), which has no on-site parking.

107. It is also identically maintained (as per the Officer's report to the IDAC) that:

    (a) There is ample public transport, with trams located on Smith Street and Victoria Parade, buses on Hoddle Street and the Collingwood railway station, all within walking distance;

    (b) Visitors would likely be aware of the car parking constraints in the area or otherwise be made aware by the occupants of the building, thus also encouraging use of alternative modes such as cycling; and

    (c) It is in line with the objectives of Council's *Strategic Transport Statement* noting that the site is ideally located with regard to sustainable transport alternatives and the reduced provision of on-site parking would discourage private motor vehicle use.

108. Council's Engineers have confirmed that the traffic generation is reasonable, and that any increase in the volume of traffic generated by the development could be accommodated within the local road network without adversely impacting on the traffic operation of nearby streets.

109. Council's Engineers have also indicated full support of the layout and the car parking management plan.

Bicycle parking

110. The amendment was referred to Council's Strategic Transport Unit, who was supportive of the bicycle parking provision (given that it exceeds the requirements of the Scheme). The only recommendation made related to the location of the electric bicycle charging points. It was deemed that these should be adjacent to horizontal on-ground bicycle parking spaces rather than vertical hanging spaces. A further condition will require the plans to include a plan notation that will address this.

Green Travel Plan (GTP)

111. The permit applicant provided a Green Travel Plan that was peer reviewed by Council's Strategic Transport Unit.

Other Matters

Financial Implications

112. There are no financial impacts. The proposal once built will offer employment opportunities.

Economic Implications

113. There are no economic impacts to be considered in this report.

Sustainability Implications

114. Sustainability has been considered as part of the assessment to amend the incorporated document.

Social Implications

115. There are no social impacts to be considered in this report. In fact, there is a significant net community benefit to be gained with the introduction of a mixed use, commercial building within this part of Collingwood. The community facilities offered to the public include artist studios and an artisan bakery both at subsidised rates, and a publicly accessible roof terrace. The amended community benefit assessment report, titled *Rupert Street: Community Benefit Assessment* prepared and authored by SGS Economic and Planning and dated 19 May 2022 will be endorsed to form part of this application and ensure that all commitments are delivered accordingly.

Human Rights Implications

116. There are no human rights impacts to be considered in this report.

Communications with CALD Communities Implications

117. No CALD community implications are known.

Legal Implications

118. There are no consequential legal implications given that Council is only considering an amended to an existing incorporated document.

Conclusion

119. It is recommended that Council advise the Minister for Planning and the Department of Environment, Land, Water and Planning that the proposed amendment is supported, subject to the clauses updated to reflect all conditions of the Minutes of the 13 September Council meeting as identified in the recommendation below.

RECOMMENDATION

1. That the Council resolves to advise the Minister for Planning that it supports the Proposed Planning Scheme Amendment C310yara for use and development of a thirteen-storey (inclusive of mezzanine levels and with basement level), mixed-use building containing retail, offices, cinema, restaurant, art and craft centre, art gallery, restricted recreation facilities, along with basement car parking and other services, generally in accordance with the 'Incorporated Plans' (forming an attachment to this report) but modified to include the following changes to clause 6.0 (where wording is proposed to be changed shown as <u>underlined</u> all redundant wording has been deleted for clarity):

6.0 THE FOLLOWING CONDITIONS APPLY TO THIS DOCUMENT:

Amended Plans

6.1 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 form part of this Incorporated Document. The plans must be drawn to scale with dimensions, and three copies must be provided. The amended plans must be generally in accordance with plans prepared by 6a Architects, dated <u>13 June 2022</u>, but modified as follows:

<u>General</u>

(a) <u>Deletion of the proposed corrugated iron from the podium of the southern tower and its replacement with a more robust material derivative of the immediate surrounding context;</u>

(b) Application of colour to the gridded aluminium frame applied to the southern tower to the east and south;

(c) An engraved pattern applied to the pre-cast concrete of the western elevation of the southern tower, and the northern and western boundaries of both northern and southern towers, and north-east corner podium of the northern tower;

(d) Provision of electric bicycle charging points adjacent to horizontal on-ground bicycle parking spaces;

(e) Location of all community benefits (i.e. subsidised artist studios and artisan bakery and mixed use community facilities) as outlined within the Rupert Street Community Benefit Assessment prepared by SGS dated May and July 2022;

Reports

d) Any requirement of the endorsed Façade Strategy and Materials and Finishes Plan (clause 6.3) (where relevant to show on plans);

e) Any requirement of the endorsed Landscape Plan (where relevant to show on plans);

f) Any requirement of the endorsed Sustainable Management Plan (where relevant to show on plans);

g) Any requirement of the endorsed Green Travel Plan (where relevant to show on plans);

h) Any requirement of the endorsed Waste Management Plan (where relevant to show on plans);

i) Any requirement of the endorsed Acoustic Report (where relevant to show on plans including notations of key commitments); and

j) Any requirement of the endorsed Wind Assessment Report (where relevant to show on plans).

6.2 Before demolition commences, a detailed and annotated photographic record of the former *Davis' Pickle and Sauce Factory* building context must be submitted to and approved by the Responsible Authority as a record of the building. The photographs must:

(a) Include the interior and each external elevation of the building;

(b) Be submitted in black and white format; and

(c) Be taken by a suitably qualified heritage photographer.

Façade Strategy and Materials and Finishes Plan

6.3 In conjunction with the submission of development plans under clause 6.1, a Façade Strategy and Materials and Finishes 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 document. This must detail:

(a) Elevations at a scale of 1:20 or 1:50 illustrating typical podium and tower details, entries and doors;

(b) Elevations at a scale of 1:20 or 1:50 detailing all reconstruction works of the northern and southern boundary returns of the former *Davis' Pickle and Sauce Factory* including notations to say use of recycled bricks and details of all façade works including all restoration works and 'make good works' associated with works to the entries to be prepared by suitably qualified heritage architect;

(c) Section drawings to demonstrate façade systems, including fixing details and joints between materials or changes in form;

(d) Information about how the heritage façade will be maintained, including any vegetation and informal seating; and

(e) A materials schedule and coloured drawings and renders outlining colours, materials and finishes and graffiti proofing of walls to the street, including doors, perforations and upper levels (where necessary).

6.4 The use and development as shown on the incorporated plans must not be altered without the prior written consent of the Responsible Authority.

6.5 Before the endorsement of plans, written confirmation must be provided from the relevant water authority that the sewer vent in the laneway can either be retained in the existing location or is no longer required and can be removed. If neither of these options can occur, the sewer vent is to be relocated to the satisfaction of the relevant water authority.

6.6 As part of the ongoing progress and development of the site, 6a Architects or an architectural firm to the satisfaction of the Responsible Authority must be engaged to:

(a) Oversee 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.

Landscape Plan

6.7 Concurrent with the amended plans required by clause 6.1, an amended Landscape 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 the incorporated plans for this document. The plan must show:

(a) Reference to design changes as required by clause 6.1 (with all names of plant species included in a schedule whilst ensuring that all planters are shown, including the gravel access path to the terrace planting on levels 4 and 5 for maintenance) and include additional landscaping as required by the amended Wind Assessment Report at clause 6.25;

(b) The landscaping on any of the upper levels and how this is going to be maintained, including information on waterproofing, growing media, irrigation and mulch;

(c) Details of how any mulch (including planters with trees) specified on the higher levels will not be at risk of blowing away during high wind events must be provided;

(d) Details of custom furniture proposed, ensuring safety and compliance standards are met; and

(e) All plants proposed confirmed to not be listed within DELWP *Advisory List of Environmental Weeds in Victoria*.

6.8 Before the buildings 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 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, to the satisfaction of the Responsible Authority.

Sustainable Management Plan

6.9 Concurrent with the plans required by clause 6.1, an amended Sustainable 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 the incorporated plans for this document. The amended Sustainable Management Plan must be generally in accordance with the Sustainable Management Plan prepared by Atelier Ten dated 14 June 2022 but modified to make reference to design changes as required by clause 6.1 and include the following details:

(a) Clarify provision of operable windows throughout office areas to reduce reliance on mechanical systems;

(b) The report and the proposed energy modelling to be consistent in its detailing (i.e. there are inconsistencies between the model input of VLT (0.55) for Glazing and the stated minimum (0.4);

(c) The type of glazing with regard to energy modelling and clarification of daylight modelling;

(d) Preliminary modelling or glazing calculations to support evidence for energy savings (i.e. note that a target over the 2016 reference case is required);

(e) Clarification regarding the consistency with zero carbon goal (i.e. this may not be feasible);

(f) Specify proportions as % of total, or GHG reduced and remove vague language from materials section;

(g) Provision of an EMP;

(h) Update architectural drawings to match details provided in any updated Waste Management Plan;

(i) The rainwater tank connected to the toilets for flushing whilst maintaining a 100% STORM score;

(j) The thermal performance of the envelope improved to meet the endorsed performance standard of a 15% improvement on the NCC2016 energy efficiency requirements; and

(k) Demonstrate that the building can achieve full certification and accreditation by the Green Building Council of Australia as a 5 Star Green Star building.

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

6.11 Before the development is occupied, a report from the author of the Sustainable Management Plan, endorsed under this document, or similarly qualified person or company, must be submitted to the Responsible Authority. The report must be to the satisfaction of the Responsible Authority and must confirm all measures specified in the endorsed Sustainable Management Plan have been implemented.

Car Park Management Plan

6.12 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 plan will be endorsed and will form part of the incorporated plans for this document. The plan 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 wayfinding, cleaning and security of end of trip bicycle facilities;

(f) Policing arrangements and formal agreements;

(g) 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.; and

(h) Details regarding the management of loading and unloading of goods and materials.

6.13 The requirements of the endorsed Car Park Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Green Travel Plan

6.14 Concurrent with the plans required by clause 6.1, an amended Green Travel 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 the incorporated plans for this document.

The amended Green Travel Plan must be generally in accordance with the Green Travel Plan prepared by One Mile Grid Traffic Engineering dated ~~3 July 2019~~ July 2022 but modified to make reference to the plans as endorsed under clause 6.1.

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

Waste Management Plan

6.16 Concurrent with the plans required by clause 6.1, an amended Waste 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 the incorporated plans for this document. The Waste Management Plan must include:

(a) details of all waste procedures and on the provision of separate bins for glass, recycling and organics.

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

6.18 The collection of waste from the site must be by private collection, unless with the prior written consent of the Responsible Authority.

Acoustic Report

6.19 Concurrent with plans required by clause 6.1, an amended Acoustic Report to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the report will be endorsed and will form part of the incorporated plans for this document. The amended Acoustic Report must be generally in accordance with the Acoustic Report prepared by Wood and Grieve Engineers and dated 14 June 2022, but modified to include / make reference to:

(a) The plans required by clause 6.1;

6.20 All uses must comply at all times with the State Environment Protection Policy — Control of Noise from Commerce, Industry and Trade (SEPP N-1).

6.21 All uses must comply at all times with the State Environment Protection Policy — Control of Music Noise from Public Premises (SEPP N-2).

6.22 The provision of music on the land must be at a background noise level at all times.

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

Wind Assessment Report

6.24 Concurrent with the plans required by clause 6.1, an amended Wind Assessment Report to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended report will be endorsed and will form part of the incorporated plans for this document. The amended Wind Assessment Report must be generally in accordance with the findings of the report titled *'Environmental Wind Speed Measurements on a Wind Tunnel Model of the 81-89 Rupert Street Development, Collingwood''* prepared and authored by MEL Consultants and dated 22 November 2019 (Revision No. 2) but modified to include (or show):

(a) Assessment of the development as amended pursuant to clause 6.1 with:

(i) Further assessment of the open-air terraces on Levels 01 and 03;

(ii) Planting of established trees on Level 03 with a maintenance regime that ensures their survival; and

(iii) Application of stricter wind comfort criterions of *'stationary short exposure'* to the lift lobbies and tenancy entrance areas.

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

Community Benefit Assessment Report

6.26 Prior to occupation, the Community Benefit Assessment Report prepared by SGS Economics and Planning dated ~~19 November 2019~~ 19 May 2022 and 7 July 2022 must be updated to the satisfaction of the Responsible Authority to reflect the plans as required by clause 6.1 and their requirements The updated report must also provide details in relation to the methods applied to ensure ongoing public access to all uses within the hours of operation detailed within this document (including the roof top garden). The updated report must be submitted to and approved by the Responsible Authority. When approved, the updated report will be endorsed and will form part of the incorporated plans for this document. The updated report must include:

(a) The inclusion of mixed use community facilities (i.e. areas identified as "Cultural Venue, Dining Room and Atelier") of the Community Benefit Assessment Report prepared by SGS Economics and Planning dated 7 July 2022; and

(b) Subsidised rental rates for the artist studios (a minimum of 672sqm) and subsidised rental rates for the artisan bakery at a minimum 460sqm).

Within 12 months of the uses commencing, confirmation from the developer must be submitted to the Responsible Authority that all community benefit measures outlined in the endorsed Community Benefit Assessment Report are operational.

Structural Report

6.27 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 the incorporated plans for this document. The Structural Report must be prepared by a suitably qualified structural engineer, or similarly qualified person, and demonstrate the means by which the retained portions of building will be supported during demolition and construction works to ensure their retention.

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

Restaurant Management Plan

6.29 Prior to commencement of the restaurant use, a Restaurant 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 then form part of the incorporated plans for this document. The plan must detail the following:

(a) Procedures, and standards for managing patrons and any parking issues to minimise amenity impacts to the surrounding neighbourhood; and

(b) Ongoing measures to be taken to ensure patrons do not cause any unreasonable amenity impact to persons beyond the land.

6.30 The restaurant use must be managed in accordance with the endorsed Restaurant Management Plan.

Retail (Shops)

6.31 Except with the prior written consent of the Responsible Authority, the retail (shops) use authorised by this document may only operate between the following hours:

(a) Monday to Sunday: 7.00am – 10pm.

Cinema

6.32 Except with the prior written consent of the Responsible Authority, the cinema authorised by this document may only operate between the following hours with up to 46 patrons:

(a) Monday to Sunday: 10.00am – 12 midnight.

Restaurant / food and drink premises

6.33 Except with the prior written consent of the Responsible Authority, the restaurant(s) / food and drink premises authorised by this document may only operate between the following hours:

(a) Monday to Sunday: 7.00am – 12 midnight.

6.34 Except with the prior written consent of the Responsible Authority, the restaurant use authorised by this document may only operate with the following patron numbers:

(a) Ground floor: 153 patrons;

(b) First floor: 150 patrons;

(c) Eight floor: 34 patrons; and

(d) Twelfth floor: 42 patrons.

Restricted Recreation

6.35 Except with the prior written consent of the Responsible Authority, the restricted recreation areas authorised by this document may only operate between the following hours:

(a) Monday to Sunday: 5.00am – 10pm.

6.36 Except with the prior written consent of the Responsible Authority, the restricted recreation areas authorised by this document may only operate with the following patron numbers:

(a) Tenancy 1-04 (Wellness Suite) - 105 Patrons; and

(b) Gymnasium - 173 patrons**.**

Developer contribution

6.37 Prior to the commencement of the development, this developer of the site must pay the Responsible Authority a $10,000 contribution for the installation of a contra-flow bicycle lane with supporting signage both on-road on Rupert Street between Gipps Street and Langridge Street and at vehicle entry points – or similar bicycle access improvements to the subject site as agreed in writing to the satisfaction of the Responsible Authority.

6.38 The Responsible Authority must use the funds on the agreed project within 12 months of the practical completion of the development. After 12 months of the expiry of this document, the document holder may request a refund for the full amount if the agreed project has not been commenced or is not proposed to proceed.

Road Infrastructure

6.39 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 and kerb and channel:

(a) At the developer's cost; and

(b) To the satisfaction of the Responsible Authority.

6.40 Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, all building works and connections for underground utility services outside the building's frontage must be constructed:

(a) At the developer's cost; and

(b) To the satisfaction of the Responsible Authority.

6.41 Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, all public infrastructure, including re-sheeting of the footpath for the entire width of the property must be pursued:

(a) At the developer's cost; and

6.42 Before the building is occupied, or by such later date as approved in writing by the Responsible Authority the relocation of any service poles, structures or pits necessary to facilitate the development must be undertaken:

(a) At the developer's cost; and

(b) To the satisfaction of the Responsible Authority.

Car parking

6.43 Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the area set aside on the endorsed plans for the car parking spaces, access lanes, driveways and associated works must be:

(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;

to the satisfaction of the Responsible Authority.

6.44 Except with the prior written consent of the Responsible Authority, no less than 40 car spaces must be provided on the site at all times.

Loading On Site

6.45 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.

Lighting

6.46 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 pedestrian and vehicular entrances and internal laneway must be provided on the subject site. Lighting must be:

(a) Located;

(b) Directed;

(c) Shielded; and

(d) Of limited intensity,

to the satisfaction of the Responsible Authority.

General

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

6.48 Speakers external to the building (inclusive of the balcony / terraces and rooftop areas) must not be erected or used.

6.49 As part of the ongoing progress and development of the site, 6a Architects (being the architect who designed the building), or an architectural firm to the satisfaction of the Responsible Authority must be engaged to:

(a) Oversee 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.

6.50 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.

6.51 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.

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

6.53 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.

6.54 Delivery and collection of goods to and from the land may only occur between 7am and 10pm Monday to Saturday, or after 9am on a Sunday or public holiday except for those allowed under any relevant local law.

Construction Management Plan

6.55 Before the use and 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 the incorporated plans for this document. 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;

(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 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 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; and

(vi) Any site-specific requirements.

During the construction:

(q) Any stormwater discharged into the stormwater drainage system must be in compliance with Environment Protection Authority guidelines;

(r) 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;

(s) Vehicle borne material must not accumulate on the roads abutting the land;

(t) The cleaning of machinery and equipment must take place on the land and not on adjacent footpaths or roads; and

(u) All litter (including items such as cement bags, food packaging and plastic strapping) must be disposed of responsibly.

Construction Times

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

(a) Monday-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.

7.0 EXPIRY OF INCORPORATED DOCUMENT

7.1 Notwithstanding other provisions of this document, this Incorporated Document will expire if one of the following circumstances applies:

(a) The development is not started within one year of the date of the gazettal of Amendment C310yarra; and

(b) The development is not completed within two years from the date of commencement.

8.0 NOTES

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

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

8.3 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.

8.4 Provision must be made for drainage of the site to a legal point of discharge. Please contact Council's Building Services on 9205 5555 for further information.

8.5 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.

8.6 All future businesses (whether as owners, lessees/tenants or occupiers) within the development approved under this permit, will not be permitted to obtain business parking permits.

8.7 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 5555 to confirm.

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

8.9 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.

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

8.11 No parking restriction signs or line-marked on-street parking bays are to be removed, adjusted, changed or relocated without approval or authorisation from Council's Parking Management unit and Construction Management branch. Any on-street parking reinstated (signs and line markings) as a result of development works must be approved by Council's Parking Management unit

8.12 Only roof runoff, surface water and clean groundwater seepage from above the water table can be discharged into Council drains.

Council will not permit clean groundwater from below the groundwater table to be discharged into Council's drainage system. Basements that extend into the groundwater table must be waterproofed/tanked.

Attachments

1⇩ Attachment 1 - Explanatory Report from DELWP

2⇩ Attachment 2 - Amendments proposed to Incorporated Document

3⇩ Attachment 3 - Architectural Plans

4⇩ Attachment 4 - Community Benefit Assessment Report

5⇩ Attachment 5 - Endorsed Plans under current Incorporated Document

6⇩ Attachment 6 - Community Benefit Assessment Report

7⇩ Attachment 7 - Internal referral advice

8⇩ Attachment 8 - External urban design advice

Planning and Environment Act 1987

YARRA PLANNING SCHEME

AMENDMENT C310yara

EXPLANATORY REPORT

Who is the planning authority?

Amendment C310yara has been prepared by the Minister of Planning, who is the planning authority for this amendment. The amendment has been prepared at the request of Urbis Pty Ltd.

Land affected by the Amendment

Amendment C310yara applies to land at 81-89 Rupert Street, Collingwood, which is shown on the figure below. The land is described as Lot 1 on Title Plan 885083R, Volume 06598 and Folio 506. The land is affected by the schedule to Clause 45.12 'Specific Controls Overlay' of the Yarra Planning Scheme (the scheme) and identified at SCO13.

What the amendment does

Amendment C310yara amends the incorporated document originally approved under Amendment C283yara, titled 'Walk Up Village, 81-89 Rupert Street, Collingwood – August 2020'. The amended incorporated document is to be replaced with a revised incorporated document, 'Walk Up Village, 81-89 Rupert Street, Collingwood – July 2022'. The amendment facilitates the change of the residential hotel use with office and retail (shop and food and drink premises) and associated amendments to the endorsed plans, including revisions to the façade presentation and materials.

The amendment retains the originally approved building envelope and will continue to comprise the development of a thirteen-storey (inclusive of mezzanine levels and with basement level), mixed-use building containing retail, offices, cinema, restaurant, art and craft centre, art gallery, and restricted recreation

facilities, along with basement car parking and other services.

Specifically, the amendment:

- Amends the Incorporated Document titled 'Walk Up Village, 81-89 Rupert Street, Collingwood – August 2020' by:
    - Amending the title to 'Walk Up Village, 81-89 Rupert Street, Collingwood – July 2022';
    - Deleting the provision for Residential Hotel and Community Meeting Facilities use;
    - Updating reference dates to reflect the amended plans and technical documentation
    - Amending the following conditions:
        - Condition 6.1 – deletion of detailed conditions (a-n).
        - Condition 6.12 – amended to condition d) to remove the reference to residential visitors.
        - Conditions 6.19-6.22 & 6.26 – Deletion of acoustic report conditions.
        - Condition 6.30-6.32 – Deletion of Residential Hotel Management Plan requirement.
        - Condition 6.37 – updates the restaurant / food and drink premises patron numbers.
        - Condition 6.39 – updates the restricted recreation patron numbers.

- Amends the Schedule to Clause 45.12 'Specific Controls Overlay', to amend the reference date of the incorporated document to read 'Walk Up Village, 81-89 Rupert Street, Collingwood – July 2022'.
- Amends the Schedule to Clause 72.04 'Documents Incorporated in this Planning Scheme' of the scheme by updating the reference date of the incorporated document to read 'Walk Up Village, 81-89 Rupert Street, Collingwood – July 2022'.

Strategic assessment of the Amendment

Why is the Amendment required?

The amendment is required to facilitate a change of use to the approved Walk Up Village development. The change of use seeks to delete the residential hotel and community meeting facilities uses from the approved plans and Incorporated Document. This area will be replaced with additional office and retail space. Other amendments to the proposal involve the change of design and materiality of the southern building's podium and tower. The minor design revisions will reflect the new material and revised internal uses.

Broadly, the proposal is to remain generally as approved, as a thirteen-storey, mixed- use development containing retail, offices, cinema, restaurant, art and craft centre, art gallery and restricted recreation facilities, along with basement car parking and other services. The amendment will facilitate the project by removing the residential hotel use from the Incorporated Document. It is proposed to amend this document and insert the revised incorporated document 'Walk Up Village, 81-89 Rupert Street, Collingwood – July 2022', which stipulates conditions for the use and development of the site.

The amendment will allow for construction to be fast-tracked on the basis that it will assist in stimulating the economy and create jobs. The project is identified as a Priority Project given that it is shovel ready and provides over 11,942 square metres of office floor space, making up 66% of the total gross floor area of the development. These outcomes will inject investment and jobs into the Victorian economy which is a priority in the current economic circumstances caused by the coronavirus (COVID-19) pandemic.

How does the Amendment implement the objectives of planning in Victoria?

Key objectives of planning in Victoria outlined in section 4(1) of the *Planning and Environment Act 1987* (the Act) are:

a) *'to provide for the fair, orderly, economic and sustainable use, and development of land',*
b) *'to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria',*
c) *'to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value',*

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d) *'to facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e)' and*
e) *'to balance the present and future interests of all Victorians'.*

The amendment will facilitate the delivery of the Walk Up Village, which contains retail, offices, cinema, restaurant, art and craft centre, art gallery and restricted recreation facilities across a thirteen-storey building. The project seeks to maximise the potential of the land with a range of commercial and community uses, balanced with maintaining reasonable amenity values for adjoining and surrounding sites. The amended project will continue to contribute to Victoria's working environment with a range of new employment activities, including affordable floorspace, and contributes to Victoria's living and recreational environment with new and accessible public spaces, including a laneway and rooftop garden, as well as by supporting artistic and cultural life. The project intends to positively respond to the character of the area and to enhance the public realm. Overall, the project aims to achieve a net community benefit for current and future generations.

How does the Amendment address any environmental, social and economic effects?

The amendment will facilitate the delivery of a development that will stimulate the Victorian economy during its recovery from the Coronavirus pandemic. The project includes retail, offices, cinema, restaurant, art and craft centre, art gallery and restricted recreation facilities. This involves an estimated capital expenditure of $95 million with the creation of approximately 200 construction jobs and over 800 ongoing jobs.

Given the lasting economic circumstances created by the coronavirus pandemic, stimulus of the Victorian economy with priority sector uses is required. Delays in facilitating the development would stand in the way of realising its economic and social benefits, which include investment and job creation. The use of the development facilitation program would bring forward the investment and job creation in a circumstance where it is urgently required.

The economic and social benefits to Victorians that flow from the development, both presently and in the future, is in the interest of Victorians and achieves a net community benefit.

Does the Amendment address relevant bushfire risk?

The land is not within a bushfire risk area.

Does the Amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The amendment has been prepared in accordance with the *Ministerial Direction – The Form and Content of Planning Schemes* under section 7(5) of the PE Act.

The amendment complies with *Ministerial Direction No. 9 Metropolitan Planning Strategy* as it facilitates the development of the site in accordance with the directions contained within *Plan Melbourne: 2017- 2050*. Specifically, the amendment supports:

- Outcome 1: by attracting investment, supporting innovation and creating jobs.
- Outcome 3: by maximising development alongside Melbourne's integrated transport system and connecting people to jobs and services.
- Outcome 4: by facilitating a development with quality design and amenity outcomes and contributing towards Melbourne's distinctiveness and liveability.
- Outcome 5: by delivering a project that will contribute towards an inclusive, vibrant and healthy neighbourhood.
- Outcome 6: by promoting Melbourne as a sustainable and resilient city.

The amendment addresses the required strategic assessment guidelines in accordance with *Ministerial Direction No.11 Strategic Assessment of Amendments*.

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How does the Amendment support or implement the Planning Policy Framework and any adopted State policy?

Clause 11 – Settlement

The amended development responds to the needs of existing and future communities through the provision of employment, open space, as well as other commercial and community facilities.

Clause 13 – Environmental Risks and Amenity

The amended development will continue to minimise amenity conflicts and protect community wellbeing while facilitating appropriate uses with acceptable off-site impacts. This includes controlling noise effects on sensitive land uses.

Clause 15 – Built environment and heritage

The amended development will continue to provide a high-quality urban design outcome that positively responds to the surrounding character and context.

Clause 17 – Economic development

The amended development will enhance the contribution to the economic wellbeing of the state and foster economic growth with a variety of commercial activities, including affordable floorspace. The development will strengthen and diversify the economy by providing additional employment and improving access to jobs closer to where people live.

Clause 18 – Transport

The amended development continues to be supported by the existing transport system, such that it provides access to social and economic opportunities and contributes to environmental sustainability. The employment and community outcomes are well supported by public transport as well as by walking and cycling opportunities that are safe and attractive.

Clause 19 – Infrastructure

The amended development will continue to contribute to a strong cultural environment. The development includes a range of arts, cultural and entertainment facilities, including a cinema and restaurants, in a location that is well served by public transport. Further, the development provides access to social and cultural infrastructure that is highly accessible and provided in an innovative manner.

How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

Consistent with the policy objectives of the Municipal Strategic Statement and Local Planning Policy Framework, the amendments to the approved scheme will align with relevant clauses through:

- Increasing the number and diversity of local employment opportunities (Clause 21.04-3).
- Providing accessible community services that meet the needs of a diverse and changing community (Clause 21.04-4).
- Establishing a linked open space network that meets existing and future community needs (Clause 21.04-5).
- Protecting and enhancing Yarra's heritage places (Clause 21.05-1).
- Reinforcing the existing urban framework of Yarra; retaining Yarra's identity as a low-rise urban form with pockets of higher development; retaining and enhancing Yarra's fine grain street pattern; creating an inner city environment with landscaped beauty; ensuring that new development contributes positively to Yarra's urban fabric; and encouraging the provision of universal access in new development (Clause 21.05-2).
- Providing a public environment that encourages community interaction and activity (Clause 21.05-4).
- Providing safe and convenient pedestrian and bicycle environments (Clause 21.06-1).
- Facilitating public transport usage (Clause 21.06-2).
- Reducing the reliance on the private motor car and the impact of traffic (Clause 21.06-3).

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- Promoting environmentally sustainable development (Clause 21.07-1).

Does the Amendment make proper use of the Victoria Planning Provisions?

The amendment makes proper use of the Victoria Planning Provisions to facilitate the project, specifically Clause 45.12 and Clause 72.04. Amending the schedule to these controls enables minor amendments to delete a particular use from the existing incorporated document associated with Schedule 13 to the Specific Controls Overlay. The specific controls in this amendment are set out in the amended incorporated document and allow the use and development of the relevant land for the project, in accordance with the updated conditions in the incorporated document.

How does the Amendment address the views of any relevant agency?

The views of relevant agencies will considered as part of the amendment preparation process.

Does the Amendment address relevant requirements of the Transport Integration Act 2010?

The amendment is consistent with the vision for an integrated and sustainable transport system that contributes to an inclusive, prosperous and environmentally responsible state.

Resource and administrative costs

It is not anticipated the amendment will have a significant administrative impact on the responsible authority.

Where you may inspect this Amendment

The amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.planning.vic.gov.au/public-inspection.

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ATTACHMENT 1 - Mapping reference table

Location	Land /Area Affected	Mapping Reference
81-89 Rupert Street, Collingwood	Lot 1 on Title Plan 885083R, Volume 06598 and Folio 506	SCO13 on Map 6SCO

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Attachment 2 - Attachment 2 - Amendments proposed to Incorporated Document

YARRA PLANNING SCHEME

Incorporated Document

Walk Up Village, 81-89 Rupert Street, Collingwood

~~August 202~~uly 2022

This document is an Incorporated Document in the Yarra Planning Scheme pursuant to Section 6(2)(j) of the *Planning and Environment Act 1987*

1.0 INTRODUCTION

This document is an Incorporated Document in the Schedules to Clauses 45.12 'Specific Controls Overlay' and 72.04 'Documents Incorporated in this Planning Scheme' of the Yarra Planning Scheme (the scheme).

The land identified in Clause 3.0 of this document may be used and developed in accordance with the specific controls and clauses contained in Clauses 5.0 and 6.0 of this document.

The provisions of this document prevail over any contrary or inconsistent provision in the scheme.

2.0 PURPOSE

The purpose of this Incorporated Document is to permit the use and development of the land described in Clause 3.0 of this document for a thirteen-storey (inclusive of mezzanine levels and with basement level), mixed-use building containing ~~a residential hotel,~~ retail, offices, cinema, restaurant, art and craft centre, art gallery and, ~~,~~ restricted recreation facilities~~, and community meeting facilities~~, along with basement car parking and other services, generally in accordance with the plans approved in Clause 5.0 of this document and subject to the clauses at Clause 6.0 of this document.

3.0 LAND

This Incorporated Document applies to the land at **81-89 Rupert Street, Collingwood**, which is identified on Figure 1 below. The land is described as Lot 1 on Title Plan 885083R, Volume 06598 and Folio 506. The land is affected by the Schedule to Clause 45.12 'Specific Controls Overlay' of the scheme and identified at SCO13. This is shown on Map 6SCO in the scheme.

Figure 1: Land subject to this incorporated document highlighted in red

4.0 EXEMPTION FROM PLANNING SCHEME PROVISIONS

Despite any provision to the contrary or any inconsistent provision in the scheme, no planning permit is required for, and no planning provision in the scheme operates to prohibit, restrict or regulate the use and development for the purposes of the development permitted by this document.

5.0 WHAT THIS DOCUMENT ALLOWS

This Incorporated Document allows the use and development of a thirteen-storey (inclusive of mezzanine levels and with basement level), mixed-use building containing ~~a residential hotel,~~ retail, offices, cinema, restaurant, art and craft centre, art gallery, restricted recreation facilities, ~~and community meeting facilities,~~ along with basement car parking and other services, generally in accordance with the following 'Incorporated Plans' but modified to include changes, or be authored, as required by the clauses at Clause 6.0 of this document:

- Plans by 6a Architects, all dated ~~22.05.20~~13.06.2022 and generally titled 'Walk Up Village':
  - ~~Context Plan, TP0001~~
  - ~~Existing Site Plan, TP0002~~
  - ~~Survey Plan, TP0300~~
  - GA Existing & Demolition Ground Floor Plan & Elevation, TP0301
  - Proposed Site Plan, TP1001
  - GA Proposed Basement, TP1101
  - GA Proposed Ground, TP1102
  - GA Proposed First (Mezzanine), TP1103
  - GA Proposed Second, TP1104
  - GA Proposed Third (Mezzanine), TP1105
  - GA Proposed Fourth, TP1106
  - GA Proposed Fifth, TP1107
  - GA Proposed Sixth, TP1108
  - GA Proposed Seventh, TP1109
  - GA Proposed Eighth, TP1110
  - GA Proposed Ninth, TP1111
  - GA Proposed Tenth, TP1112
  - GA Proposed Eleventh, TP1113
  - GA Proposed Twelfth, TP1114
  - GA Proposed Roof Plan, TP1115
  - GA Proposed Typical Hotel Room, TP1120
  - Bike Store Stair Arrangement, TP1125
  - GA Proposed Section AA, TP1201
  - GA Proposed Section BB, TP1202
  - GA Proposed Section CC, TP1203

- GA Proposed Section DD, TP1204
- GA Proposed Section EE, TP1205
- GA Proposed East Elevation, TP1301
- GA Proposed West Elevation, TP1302
- GA Proposed North Elevation, TP1303
- GA Proposed South Elevation, TP1304
- GA Proposed Heritage Façade Restoration and Alterations, TP2000
- Material Palette, TP7001
- Development Summary, TP8001

and including any amendment of the plans that may be approved from time to time under the clauses of this document. Once approved, these plans will be the endorsed plans.

6.0 THE FOLLOWING CONDITIONS APPLY TO THIS DOCUMENT:

Amended Plans

6.1 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 form part of this Incorporated Document. The plans must be drawn to scale with dimensions, and three copies must be provided. The amended plans must be generally in accordance with plans prepared by 6a Architects, dated ~~22 May 2020~~13 June~~.06.~~ 2022, but modified as follows:

~~*General*~~

~~a) Correction of north point on floor plans;~~
~~b) Plans correctly to label each floor level;~~
~~c) All retail premises to be shown as 'shop' on the floor plans;~~

~~*Design*~~

~~d) Retention of existing facade windows (with the exception of that to the immediate north of the central door) of former *Davis' Pickle and Sauce Factory* building.~~

~~*Bicycle and car parking*~~

~~e) The 'stair' between the ground floor and mezzanine level bike parking facility either deleted and replaced with a ramp or lift compliant with AS2890.3 requirements or retained, subject to further evidence to confirm that the proposed stair and wheel ramp arrangement substantially complies with clause 7.1.2 Accessibility Principle Two: Easy & Efficient, published in Austroads Research Report AP-R527-16 Bicycle Parking Facilities: Guidelines for Design & Installation (2016), or will otherwise provide convenient access to the bicycle storage facility. It is acceptable if the total number of bike parking spaces is reduced to achieve this;~~

~~f) A minimum of 28 visitor spaces in a location easily accessible to visitors of the site with at least half (50% of the total) the visitor spaces horizontal at grade space (e.g. bike hoop) provided on the ground floor, with at least four cargo bicycle spaces;~~

~~g) A minimum of 61 employee bike parking spaces in a secure location only accessible to employees of the site or residential hotel guests;~~

~~h) Provision of e-bike charging locations for at least 5% of the total of bicycle spaces~~

~~i) The headroom clearance of the ramped access-way dimensioned;~~

~~j) Plan notation from an accredited access consultant confirming that the accessible parking spaces are satisfactory from an accessibility perspective and satisfy the intent of the DDA;~~

~~k) All column depths, setbacks and locations clearly annotated and dimensioned and positioned to ensure that they do not encroach into the parking space clearance envelopes;~~

~~l) All ramp grade and transition grade lengths dimensioned;~~

~~m) The deletion of any directional arrows and hold lines;~~

~~n) The surface material of the setback area adjacent to the laneway different to that of the laneway to clearly demarcate the difference in surface treatment;~~

Reports

~~o)~~a) Any requirement of the endorsed Façade Strategy and Materials and Finishes Plan (clause 6.3) (where relevant to show on plans).

~~p)~~b) Any requirement of the endorsed Landscape Plan (where relevant to show on plans).

~~q)~~c) Any requirement of the endorsed Sustainable Management Plan (where relevant to show on plans).

~~r)~~d) Any requirement of the endorsed Green Travel Plan (where relevant to show on plans).

~~s)~~e) Any requirement of the endorsed Waste Management Plan (where relevant to show on plans).

~~t)~~f) Any requirement of the endorsed Acoustic Report (where relevant to show on plans including notations of key commitments).

~~u)~~g) Any requirement of the endorsed Wind Assessment Report (where relevant to show on plans).

6.2 Before demolition commences, a detailed and annotated photographic record of the former *Davis' Pickle and Sauce Factory* building context must be submitted to and approved by the Responsible Authority as a record of the building. The photographs must:

a) Include the interior and each external elevation of the building;

b) Be submitted in black and white format; and

c) Be taken by a suitably qualified heritage photographer.

Façade Strategy and Materials and Finishes Plan

6.3 In conjunction with the submission of development plans under clause 6.1, a Façade Strategy and Materials and Finishes 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 document. This must detail:

a) Elevations at a scale of 1:20 or 1:50 illustrating typical podium and tower details, entries and doors;

b) Elevations at a scale of 1:20 or 1:50 detailing all reconstruction works of the northern and southern boundary returns of the former *Davis' Pickle and Sauce Factory* including notations to say use of recycled bricks and details of all façade works including all restoration works and 'make good works' associated with works to the entries to be prepared by suitably qualified heritage architect;

c) Section drawings to demonstrate façade systems, including fixing details and joints between materials or changes in form;

d) Information about how the heritage façade will be maintained, including any vegetation and informal seating; and

e) A materials schedule and coloured drawings and renders outlining colours, materials and finishes and graffiti proofing of walls to the street, including doors, perforations and upper levels (where necessary).

6.4 The use and development as shown on the incorporated plans must not be altered without the prior written consent of the Responsible Authority.

6.5 Before the endorsement of plans, written confirmation must be provided from the relevant water authority that the sewer vent in the laneway can either be retained in the existing location or is no longer required and can be removed. If neither of these options can occur, the sewer vent is to be relocated to the satisfaction of the relevant water authority.

6.6 As part of the ongoing progress and development of the site, 6a Architects or an architectural firm to the satisfaction of the Responsible Authority must be engaged to:

a) Oversee 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.

Landscape Plan

6.7 Concurrent with the amended plans required by clause 6.1, an amended Landscape 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 the incorporated plans for this document. The plan must show:

a) Reference to design changes as required by clause 6.1 and include additional landscaping as required by the amended Wind Assessment Report at clause 6.25;

b) The landscaping on any of the upper levels and how this is going to be maintained, including information on waterproofing, growing media, irrigation and mulch;

c) Details of how any mulch specified on the higher levels will not be at risk of blowing away during high wind events must be provided;

d) Details of custom furniture proposed, ensuring safety and compliance standards are met; and

e) All plants proposed confirmed to not be listed within DELWP *Advisory List of Environmental Weeds in Victoria*.

6.8 Before the buildings 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 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,

to the satisfaction of the Responsible Authority.

Sustainable Management Plan

6.9 Concurrent with the plans required by clause 6.1, an amended Sustainable 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 the incorporated plans for this document.

The amended Sustainable Management Plan must be generally in accordance with the Sustainable Management Plan prepared by Atelier Ten dated 14 June 2022 but modified to make reference to design changes as required by clause 6.1 and include the following details:

a) Clarify provision of operable windows throughout office areas to reduce reliance on mechanical systems;

b) The report and the proposed energy modelling to be consistent in its detailing (i.e. there are inconsistencies between the model input of VLT (0.55) for Glazing and the stated minimum (0.4);

c) The type of glazing with regard to energy modelling and clarification of daylight modelling;

d) Preliminary modelling or glazing calculations to support evidence for energy savings (i.e. note that a target over the 2016 reference case is required);

e) Clarification regarding the consistency with zero carbon goal (i.e. this may not be feasible);

f) Specify proportions as % of total, or GHG reduced and remove vague language from materials section;

g) Provision of an EMP; and

h) Update architectural drawings to match details provided in any updated Waste Management Plan; and

i) The rainwater tank connected to the toilets for flushing whilst maintaining a 100% STORM score.

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

6.11 Before the development is occupied, a report from the author of the Sustainable Management Plan, endorsed under this document, or similarly qualified person or company, must be submitted to the Responsible Authority. The report must be to the satisfaction of the Responsible Authority and must confirm all measures specified in the endorsed Sustainable Management Plan have been implemented.

Car Park Management Plan

6.12 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 plan will be endorsed and will form part of the incorporated plans for this document. The plan 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 wayfinding, cleaning and security of end of trip bicycle facilities;

f) Policing arrangements and formal agreements;

g) 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.; and

h) Details regarding the management of loading and unloading of goods and materials.

6.13 The requirements of the endorsed Car Park Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Green Travel Plan

6.14 Concurrent with the plans required by clause 6.1, an amended Green Travel 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 the incorporated plans for this document.

The amended Green Travel Plan must be generally in accordance with the Green Travel Plan prepared by One Mile Grid Traffic Engineering dated ~~3 July 2019~~ ~~15 June~~July 2022 but modified to make reference to the plans as endorsed under clause 6.1.

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

Waste Management Plan

6.16 Concurrent with the plans required by clause 6.1, an amended Waste 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 the incorporated plans for this document. The Waste Management Plan must include

details of all waste procedures and on the provision of separate bins for glass, recycling and organics.

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

6.18 The collection of waste from the site must be by private collection, unless with the prior written consent of the Responsible Authority.

~~**Acoustic Report**~~

~~6.19 Concurrent with plans required by clause 6.1, an amended Acoustic Report to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the report will be endorsed and will form part of the incorporated plans for this document. The amended Acoustic Report must be generally in accordance with the Acoustic Report prepared by Wood and Grieve Engineers and dated 20 November 2019, but modified to include / make reference to:~~

~~6.20 The plans required by clause 6.1;Confirmation and evidence to show consideration and all amelioration measures required to address the location of any music venues including 'Rupert on RupWithin 6 months of the commencement of the residential hotel use, a supplementary Acoustic Report to the satisfaction of the Responsible Authority must be prepared by a suitably qualified acoustic engineer that confirms that all measures endorsed as part of the Acoustic Report required at clause 6.19 have been implemented. The supplementary report must be submitted to and approved by the Responsible Authority. When approved, the supplementary report will be endorsed and will form part of the incorporated plans for this document.~~

~~6.21~~6.19 All uses must comply at all times with the State Environment Protection Policy — Control of Noise from Commerce, Industry and Trade (SEPP N-1).

~~6.22~~6.20 All uses must comply at all times with the State Environment Protection Policy — Control of Music Noise from Public Premises (SEPP N-2).

~~6.23~~6.21 The provision of music on the land must be at a background noise level at all times.

~~6.24 The provisions, recommendations and requirements of the endorsed Acoustic Report must be implemented and complied with to the satisfaction of the Responsible Authority.~~

Wind Assessment Report

~~6.25~~6.22 Concurrent with the plans required by clause 6.1, an amended Wind Assessment Report to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended report will be endorsed and will form part of the incorporated plans for this document. The amended Wind Assessment Report must be generally in accordance with the findings of the report titled *'Environmental Wind Speed Measurements on a Wind Tunnel Model of the 81-89 Rupert Street Development, Collingwood"* prepared and authored by MEL Consultants and dated 22 November 2019 (Revision No. 2) but modified to include (or show):

a) Assessment of the development as amended pursuant to clause 6.1 with:

i) Further assessment of the open-air terraces on Levels 01 and 03;

ii) Planting of established trees on Level 03 with a maintenance regime that ensures their survival; and

iii) Application of stricter wind comfort criterions of *'stationary short exposure'* to the lift lobbies and tenancy entrance areas.

~~6.26~~6.23 The provisions, recommendations and requirements of the endorsed Wind Assessment Report must be implemented and complied with to the satisfaction of the Responsible Authority.

Community Benefit Assessment Report

~~6.27~~6.24 Prior to occupation, the Community Benefit Assessment Report prepared by SGS Economics and Planning dated ~~19 November 2019~~ 19 May 2022~~,~~ must be updated to the satisfaction of the Responsible Authority to reflect the plans as required by clause 6.1 and their requirements. The updated report must also provide details in relation to the methods applied to ensure ongoing public access to all uses within the hours of operation detailed within this document (including the roof top garden). The updated report must be submitted to and approved by the Responsible Authority. When approved, the updated report will be endorsed and will form part of the incorporated plans for this document.

Within 12 months of the uses commencing, confirmation from the developer must be submitted to the Responsible Authority that all community benefit measures outlined in the endorsed Community Benefit Assessment Report are operational.

Structural Report

~~6.28~~6.25 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 the incorporated plans for this document. The Structural Report must be prepared by a suitably qualified structural engineer, or similarly qualified person, and demonstrate the means by which the retained portions of building will be supported during demolition and construction works to ensure their retention.

~~6.29~~6.26 The provisions, recommendations and requirements of the endorsed Structural Report must be implemented and complied with to the satisfaction of the Responsible Authority.

~~**Residential Hotel Management Plan**~~

~~6.30 Prior to commencement of the residential hotel use, a Residential Hotel 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 the incorporated plans for this document. The plan must detail the following:~~

~~a) Procedures, and standards for guests to minimise amenity and parking problems in the neighbourhood;~~
~~b) Ongoing measures to be taken to ensure residential hotel guests and visitors do not cause any unreasonable amenity impact to persons beyond the land;~~
~~c) Establishment of a line of communication with adjoining owners and occupiers aimed at identifying and addressing amenity concerns;~~

~~d) An outline of all house rules intended to be used to manage residents and guests including:~~

~~i.) Guest behaviour;~~
~~ii.) Noise; and~~
~~iii.) Methods of eviction if house rules are broken;~~

~~e) Details of eviction process in the event house rules are broken;~~
~~f) Standards for property maintenance, health and cleanliness;~~
~~g) Security against thefts and break-ins, including security of guests' belongings.~~

~~6.31 The residential hotel use must be managed in accordance with the endorsed Residential Hotel Management Plan.~~

Restaurant Management Plan

~~6.32~~6.27 Prior to commencement of the restaurant use, a Restaurant 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 then form part of the incorporated plans for this document. The plan must detail the following:

a) Procedures, and standards for managing patrons and any parking issues to minimise amenity impacts to the surrounding neighbourhood; and

b) Ongoing measures to be taken to ensure patrons do not cause any unreasonable amenity impact to persons beyond the land.

~~6.33~~6.28 The restaurant use must be managed in accordance with the endorsed Restaurant Management Plan.

Retail (Shops)

~~6.34~~6.29 Except with the prior written consent of the Responsible Authority, the retail (shops) use authorised by this document may only operate between the following hours:

a) Monday to Sunday: 7.00am – 10pm.

Cinema

~~6.35~~6.30 Except with the prior written consent of the Responsible Authority, the cinema authorised by this document may only operate between the following hours with up to 46 patrons:

a) Monday to Sunday: 10.00am – 12 midnight.

Restaurant / food and drink premises

~~6.36~~6.31 Except with the prior written consent of the Responsible Authority, the restaurant(s) / food and drink premises authorised by this document may only operate between the following hours:

a) Monday to Sunday: 7.00am – 12 midnight.

~~6.37~~6.32 Except with the prior written consent of the Responsible Authority, the restaurant use authorised by this document may only operate with the following patron

numbers:

~~a) Unit B (Second floor): 350 patrons; and~~
~~b) Unit B (Mezzanine): 110 patrons.~~

a. Tenancy 1-06 (Level 1) – 234 patrons

Restricted Recreation

~~6.38~~6.33 Except with the prior written consent of the Responsible Authority, the restricted recreation areas authorised by this document may only operate between the following hours:

a) Monday to Sunday: 5.00am – 10pm.

~~6.39~~6.34 Except with the prior written consent of the Responsible Authority, the restricted recreation areas authorised by this document may only operate with the following patron numbers:

a) ~~Unit C -~~Tenancy 1-04 (Wellness Suite): ~~150~~ 105 Patrons; and
b) Gymnasium: ~~150~~173 patrons.

Developer contribution

~~6.40~~6.35 Prior to the commencement of the development, this developer of the site must pay the Responsible Authority a $10,000 contribution for the installation of a contra-flow bicycle lane with supporting signage both on-road on Rupert Street between Gipps Street and Langridge Street and at vehicle entry points – or similar bicycle access improvements to the subject site as agreed in writing to the satisfaction of the Responsible Authority.

~~6.41~~6.36 The Responsible Authority must use the funds on the agreed project within 12 months of the practical completion of the development. After 12 months of the expiry of this document, the document holder may request a refund for the full amount if the agreed project has not been commenced or is not proposed to proceed.

Road Infrastructure

~~6.42~~6.37 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 and kerb and channel:

a) At the developer's cost; and
b) To the satisfaction of the Responsible Authority.

~~6.43~~6.38 Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, all building works and connections for underground utility services outside the building's frontage must be constructed:

a) At the developer's cost; and
b) To the satisfaction of the Responsible Authority.

~~6.44~~6.39 Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, all public infrastructure, including re-sheeting of the footpath for the entire width of the property must be pursued:

a) At the developer's cost; and
b) To the satisfaction of the Responsible Authority.

~~6.45~~6.40 Before the building is occupied, or by such later date as approved in writing by the Responsible Authority the relocation of any service poles, structures or pits necessary to facilitate the development must be undertaken:

a) At the developer's cost; and
b) To the satisfaction of the Responsible Authority.

Car parking

~~6.46~~6.41 Before the building is occupied, or by such later date as approved in writing by the Responsible Authority, the area set aside on the endorsed plans for the car parking spaces, access lanes, driveways and associated works must be:

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;

to the satisfaction of the Responsible Authority.

~~6.47~~6.42 Except with the prior written consent of the Responsible Authority, no less than 40 car spaces must be provided on the site at all times.

Loading On Site

~~6.48~~6.43 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.

Lighting

~~6.49~~6.44 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 pedestrian and vehicular entrances and internal laneway must be provided on the subject site. Lighting must be:

a) Located;
b) Directed;
c) Shielded; and
d) Of limited intensity

to the satisfaction of the Responsible Authority.

General

~~6.50~~6.45 Finished floor levels shown on the endorsed plans must not be altered or modified without the prior written consent of the Responsible Authority.

~~6.51~~6.46 Speakers external to the building (inclusive of the balcony / terraces and rooftop areas) must not be erected or used.

~~6.52~~6.47 As part of the ongoing progress and development of the site, 6a Architects (being the architect who designed the building), or an architectural firm to the satisfaction of the Responsible Authority must be engaged to:

a) Oversee 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.

~~6.53~~6.48 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.

~~6.54~~6.49 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.

~~6.55~~6.50 All buildings and works must be maintained in good order and appearance to the satisfaction of the Responsible Authority.

~~6.56~~6.51 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.

~~6.57~~6.52 Delivery and collection of goods to and from the land may only occur between 7am and 10pm Monday to Saturday, or after 9am on a Sunday or public holiday except for those allowed under any relevant local law.

Construction Management Plan

~~6.58~~6.53 Before the use and 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 the incorporated plans for this document. 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;
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 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 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; and

q) Any site-specific requirements.

During the construction:

r) Any stormwater discharged into the stormwater drainage system must be in compliance with Environment Protection Authority guidelines;

s) 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;

t) Vehicle borne material must not accumulate on the roads abutting the land;

u) The cleaning of machinery and equipment must take place on the land and not on adjacent footpaths or roads; and

v) All litter (including items such as cement bags, food packaging and plastic strapping) must be disposed of responsibly.

Construction Times

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

a) Monday-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.

7.0 EXPIRY OF INCORPORATED DOCUMENT

7.1 Notwithstanding other provisions of this document, this Incorporated Document will expire if one of the following circumstances applies:

a) The development is not started within one year of the date of the gazettal of Amendment C310XXyarra.

b) The development is not completed within two years from the date of commencement.

8.0 NOTES

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

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

8.3 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.

8.4 Provision must be made for drainage of the site to a legal point of discharge. Please contact Council's Building Services on 9205 5555 for further information.

8.5 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.

8.6 All future businesses (whether as owners, lessees/tenants or occupiers) within the development approved under this permit, will not be permitted to obtain business parking permits.

8.7 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 5555 to confirm.

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

8.9 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.

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

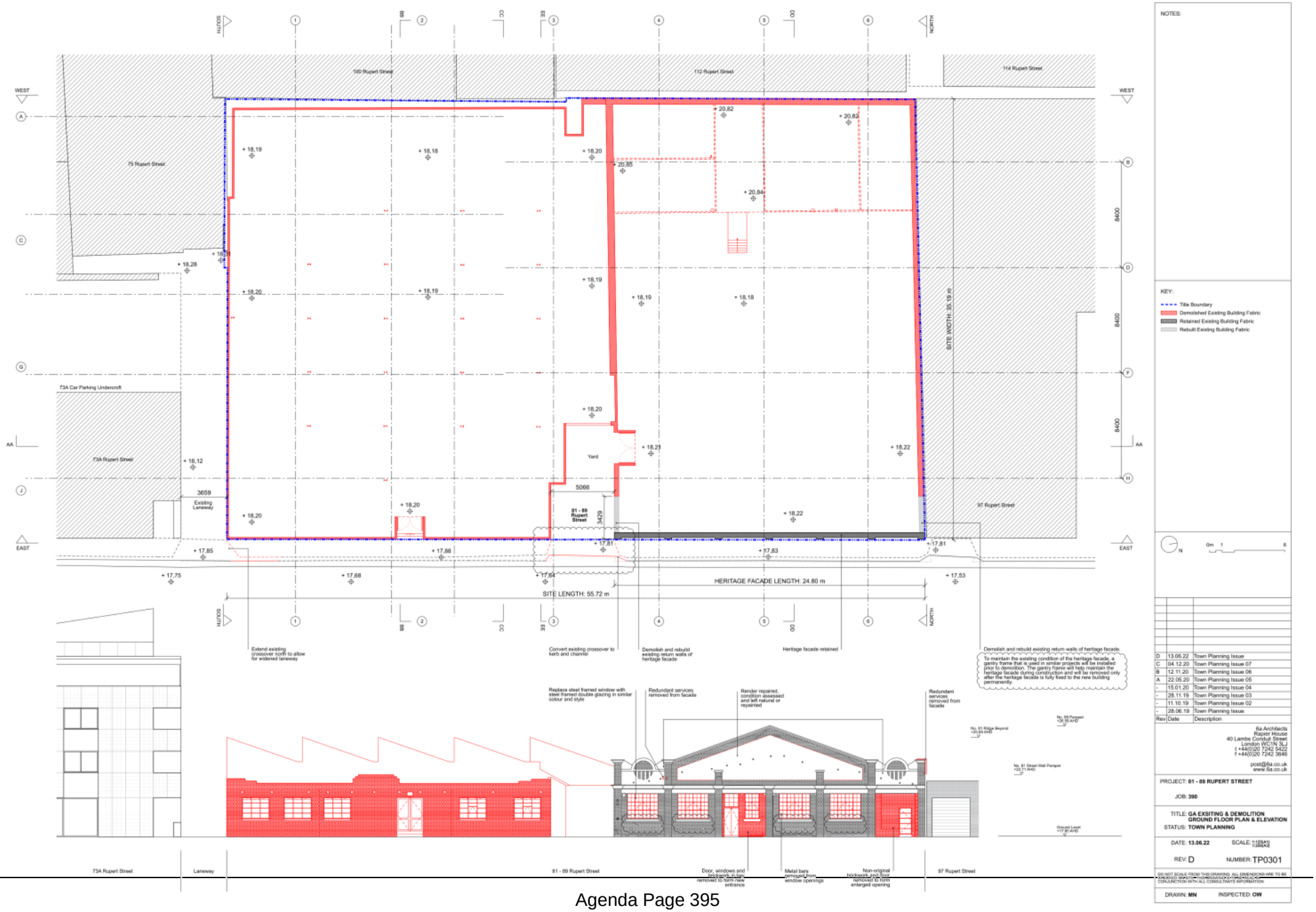
8.11 No parking restriction signs or line-marked on-street parking bays are to be removed, adjusted, changed or relocated without approval or authorisation from Council's Parking Management unit and Construction Management branch. Any on-street parking reinstated (signs and line markings) as a result of development works must be approved by Council's Parking Management unit

8.12 Only roof runoff, surface water and clean groundwater seepage from above the water table can be discharged into Council drains.

8.13 Council will not permit clean groundwater from below the groundwater table to be discharged into Council's drainage system. Basements that extend into the groundwater table must be waterproofed/tanked.

End of Document

Attachment 3 - Attachment 3 - Architectural Plans



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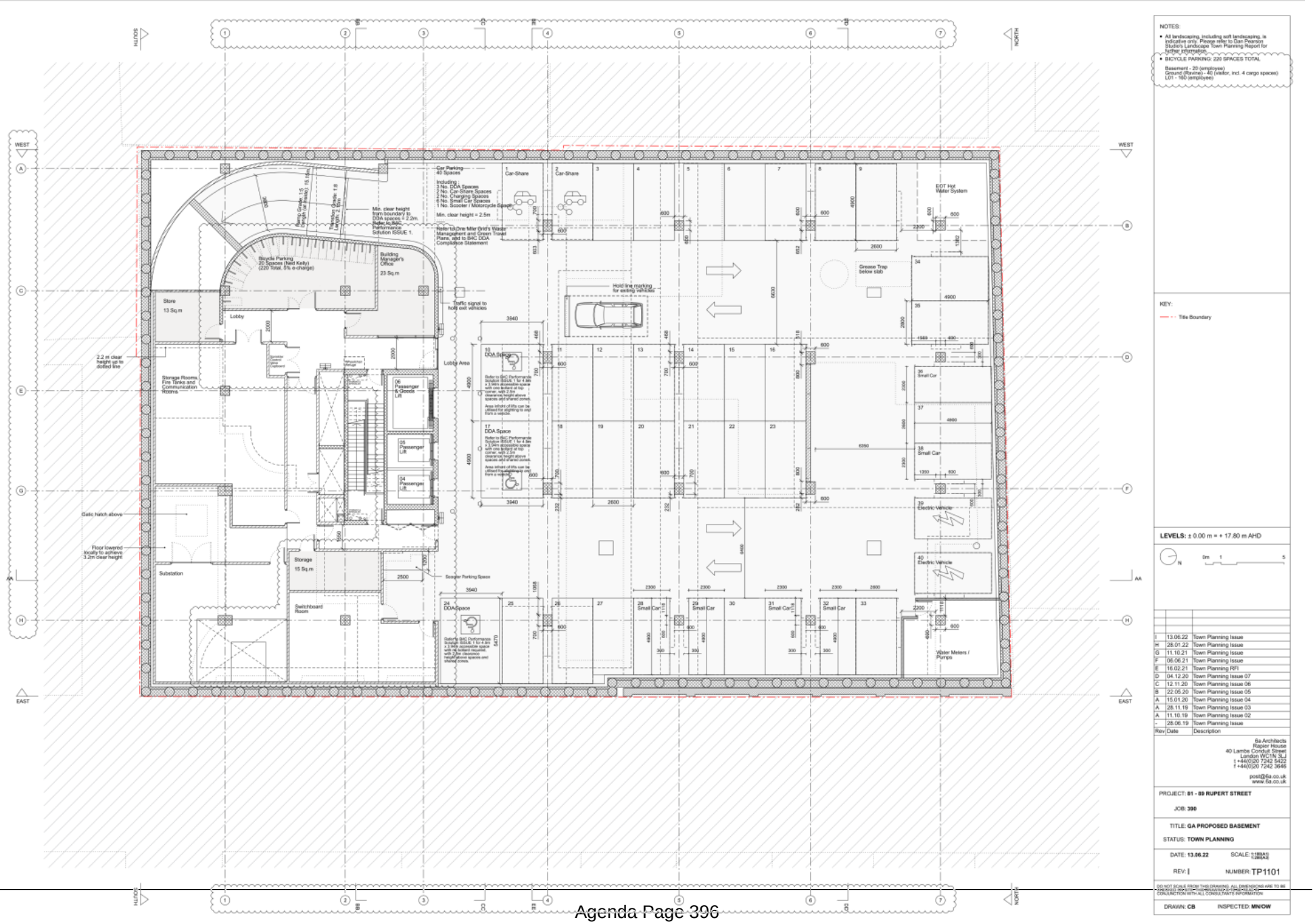

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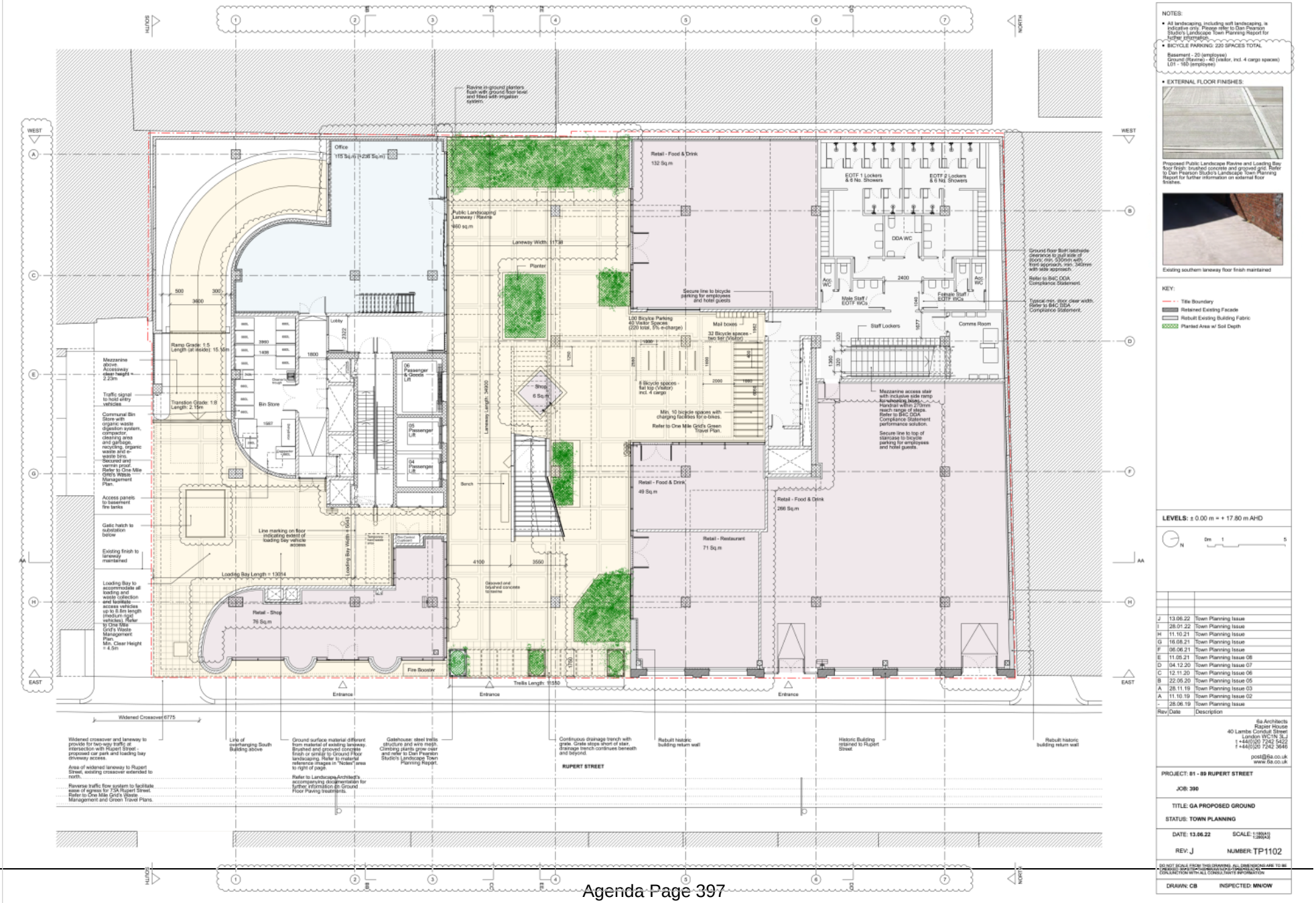

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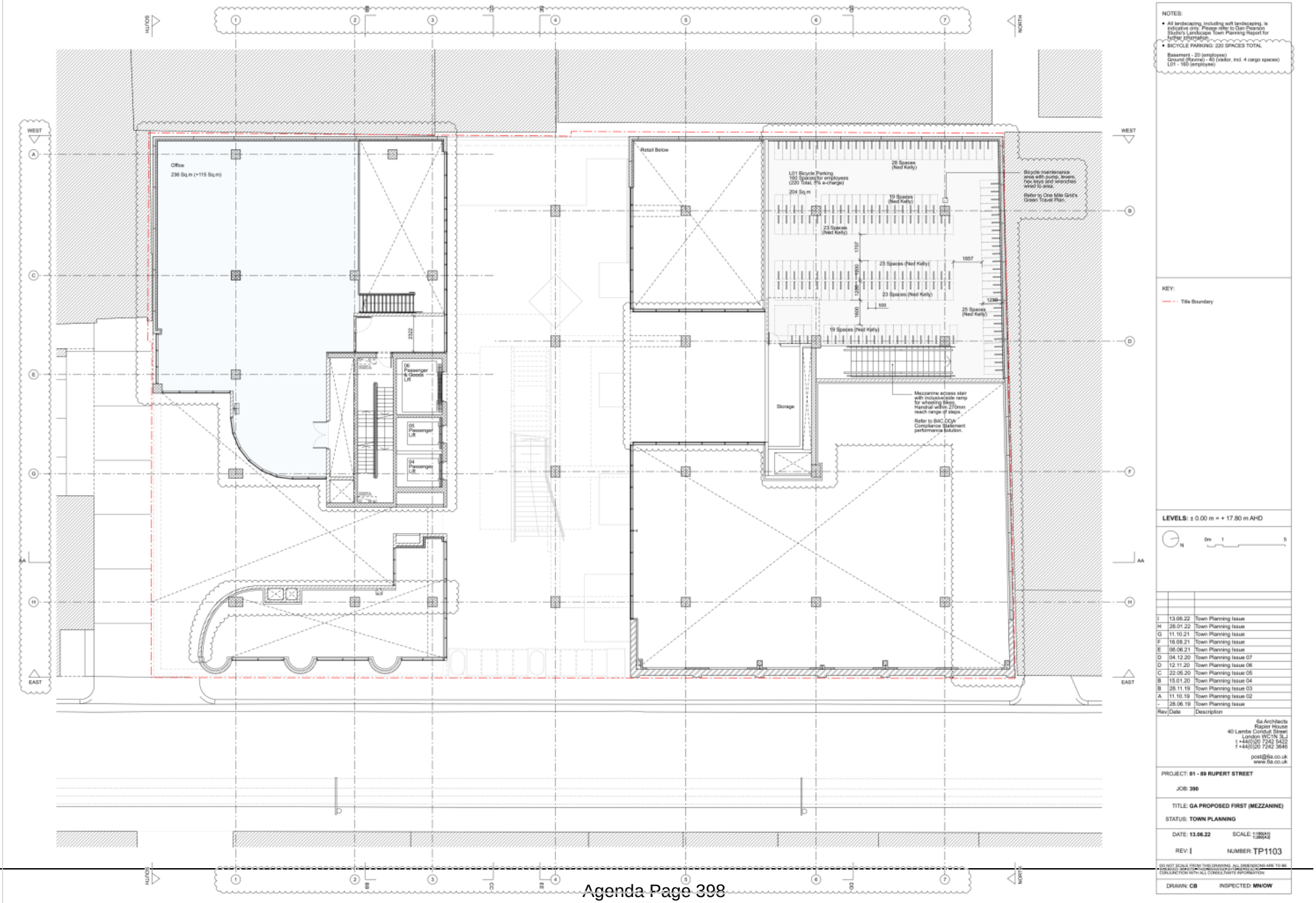

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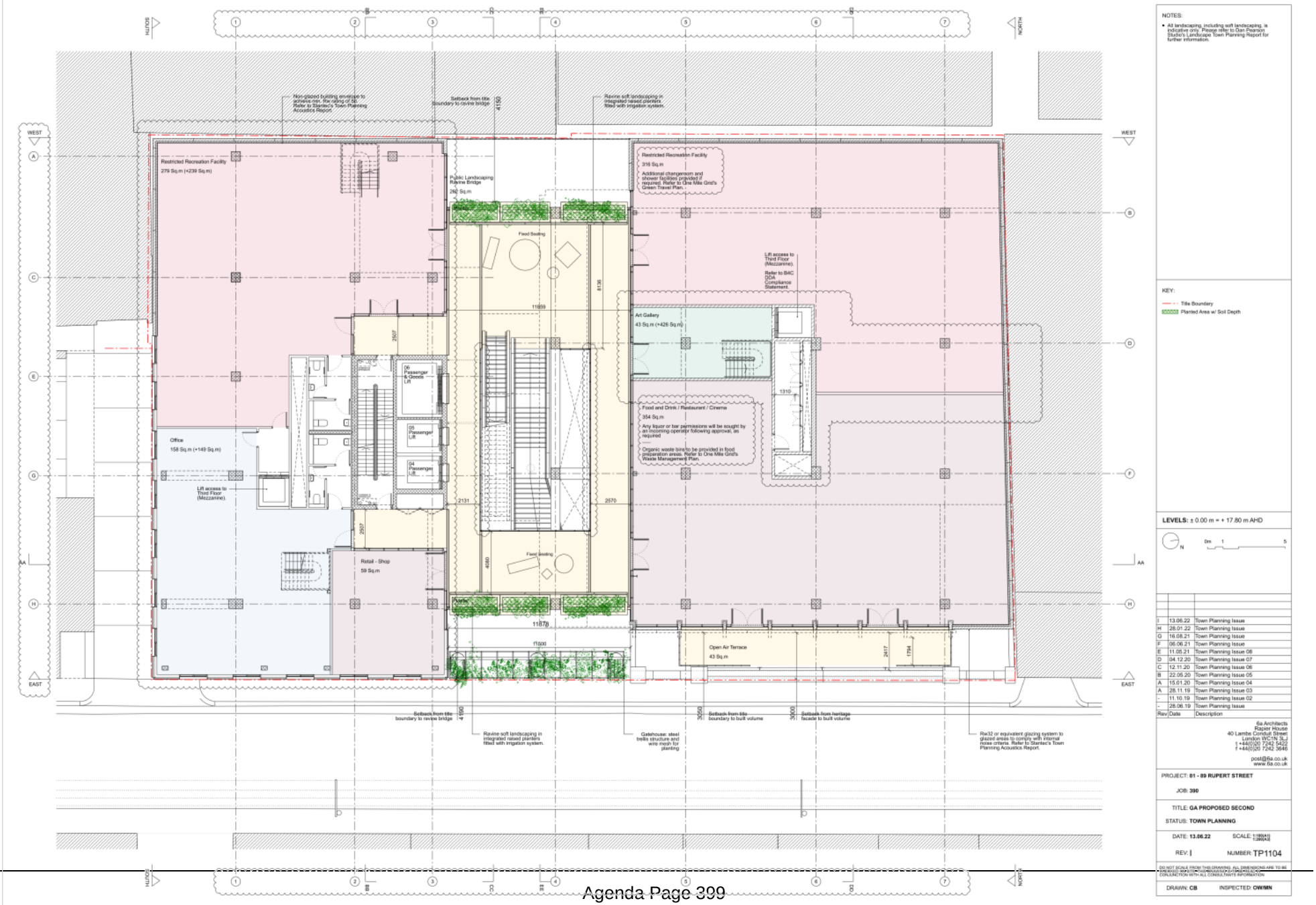

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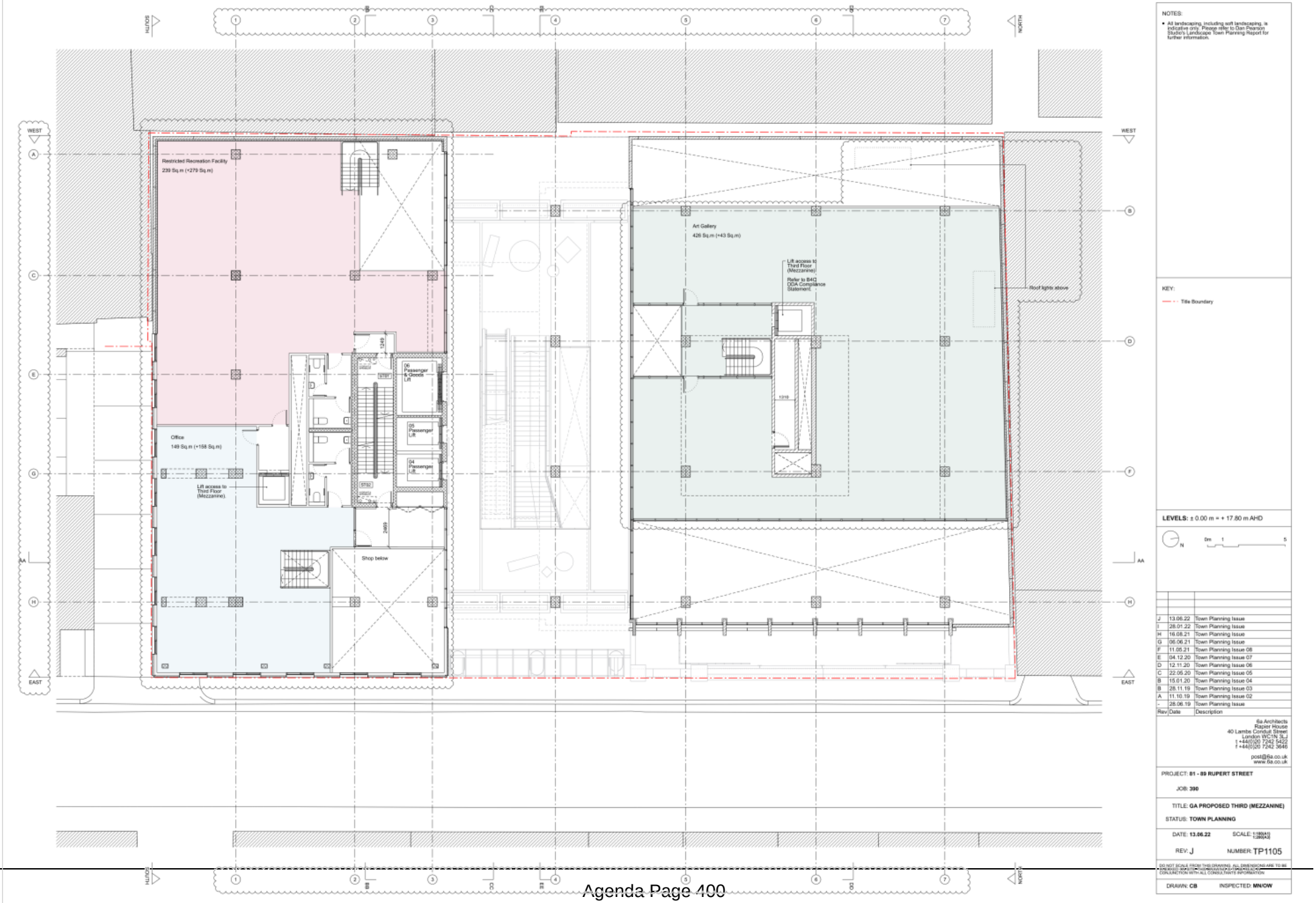

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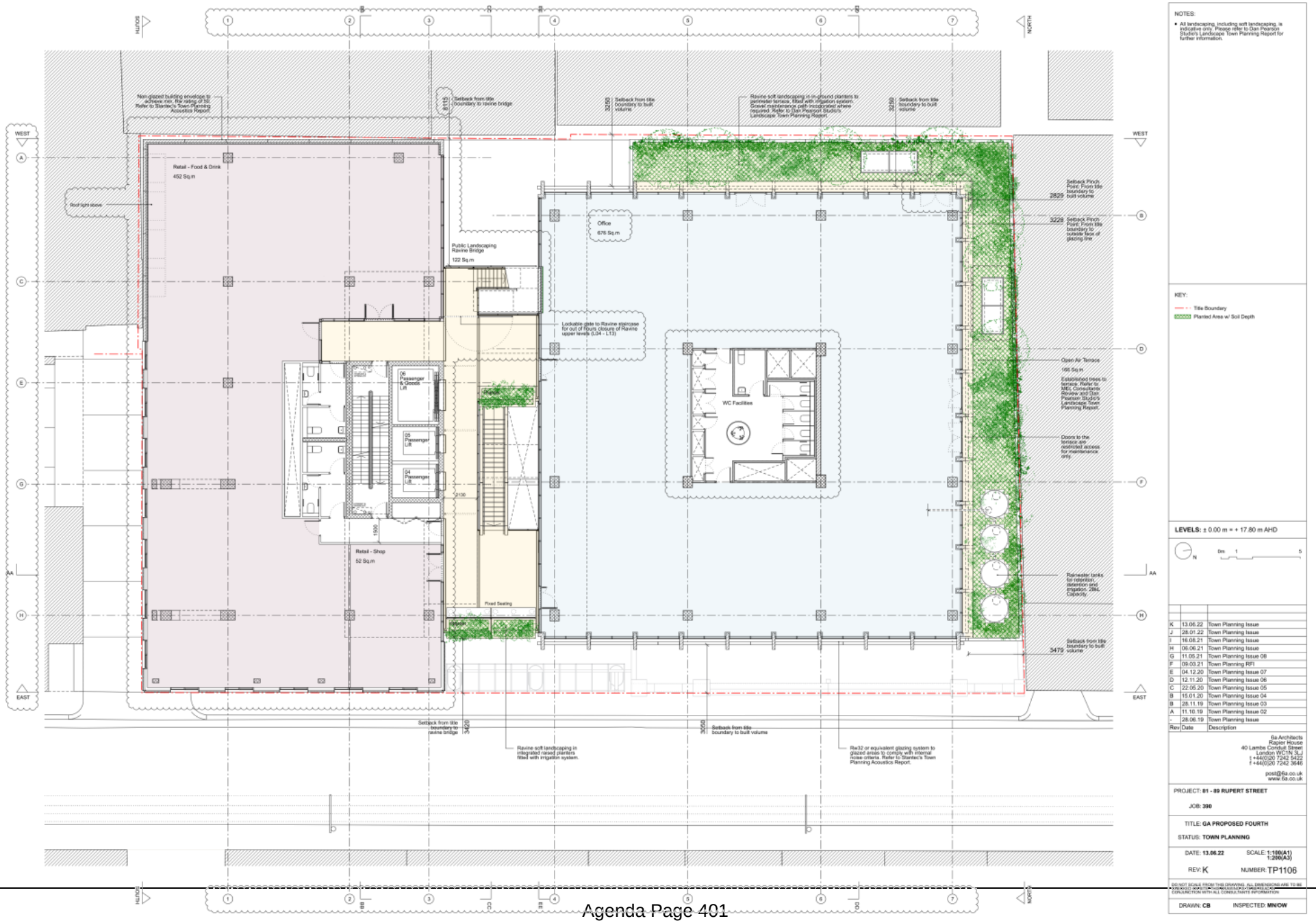

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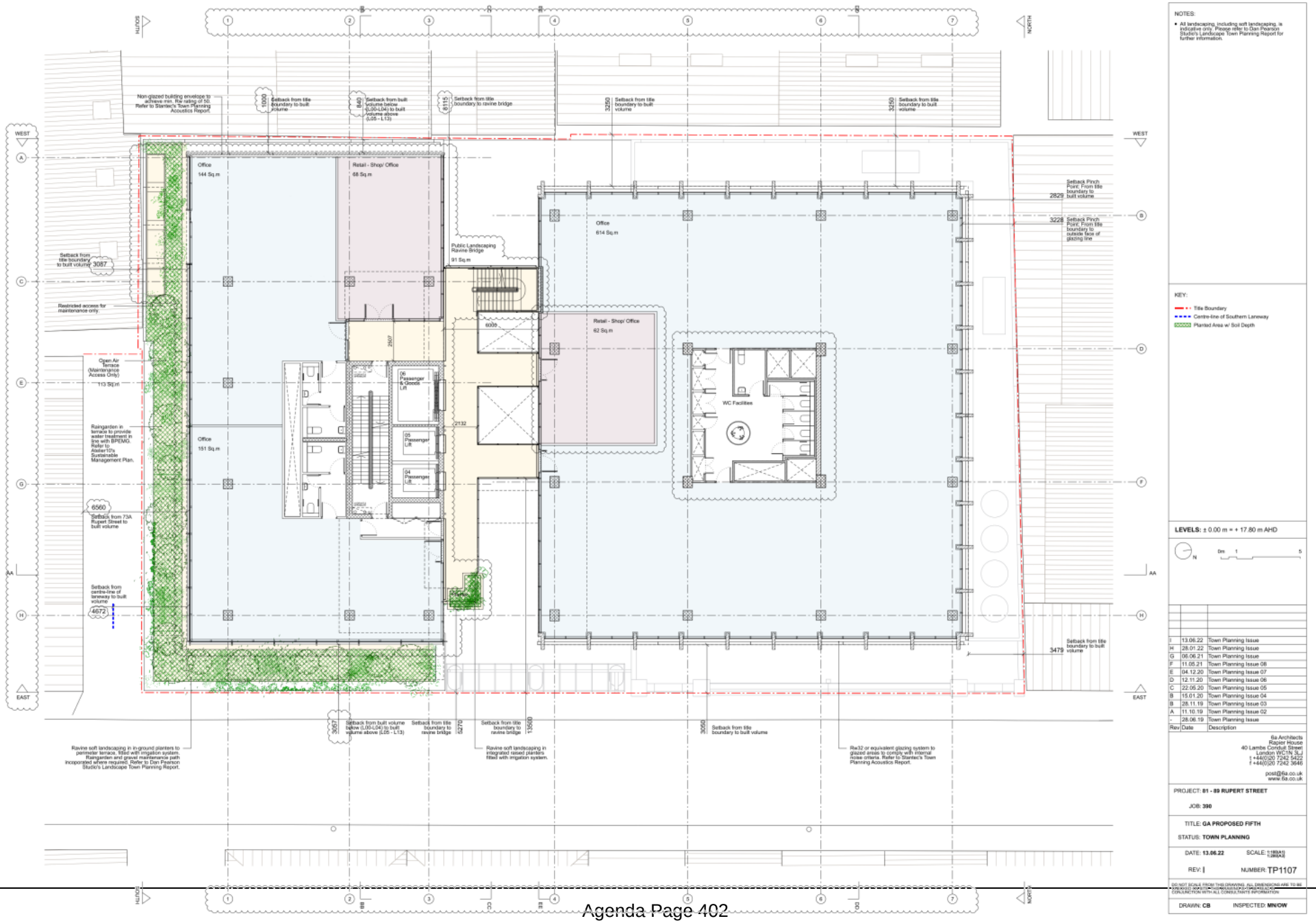

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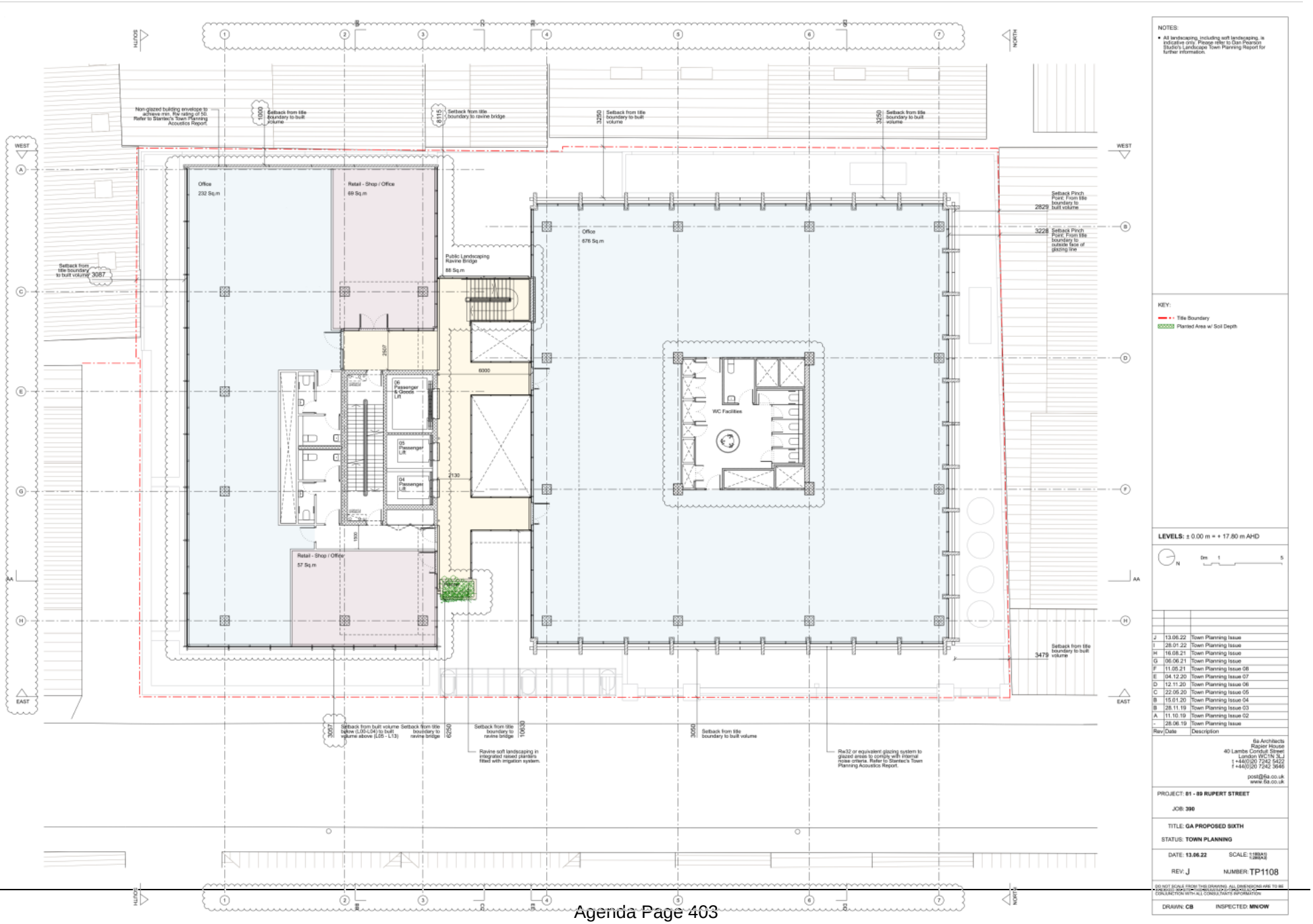

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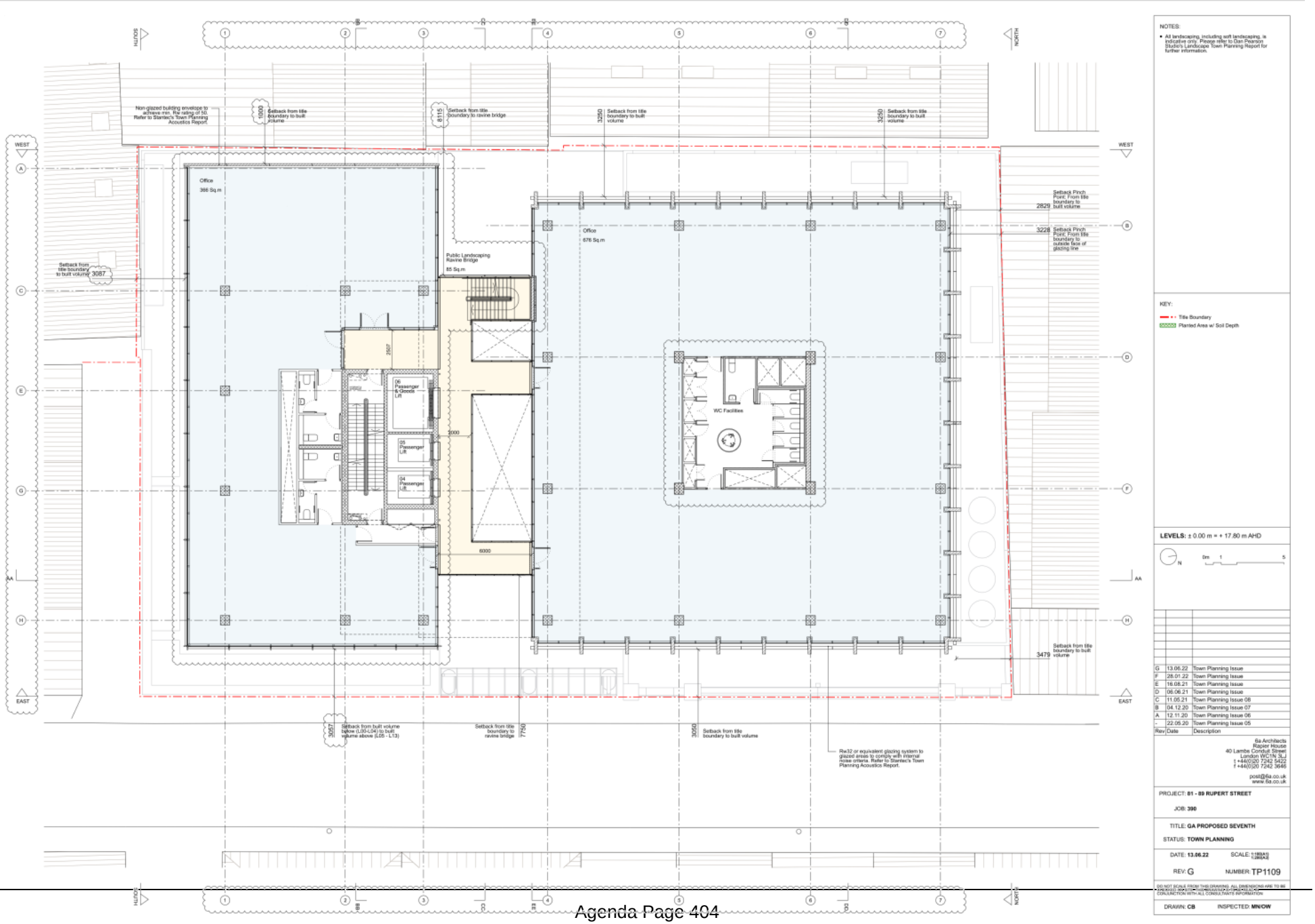

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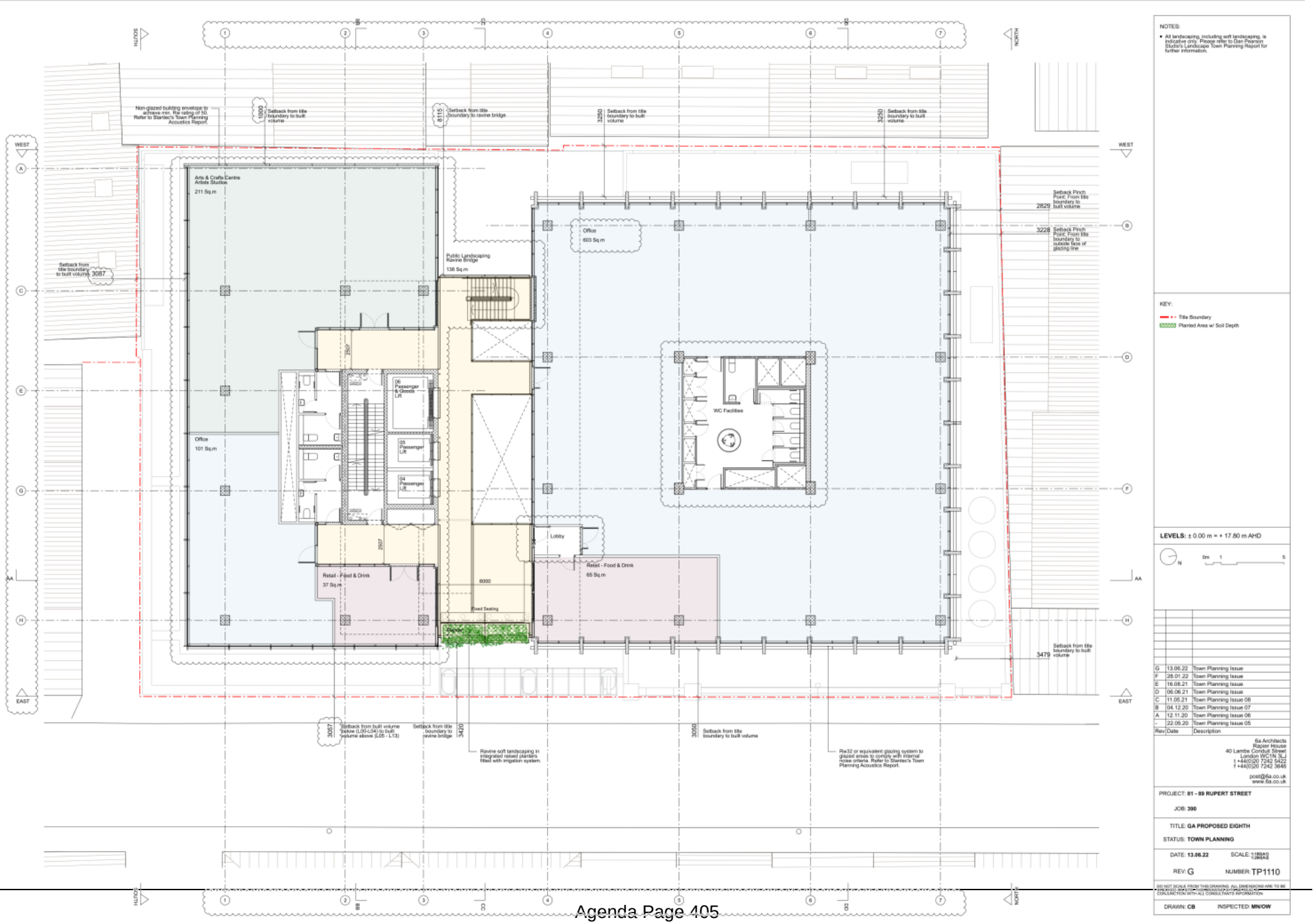

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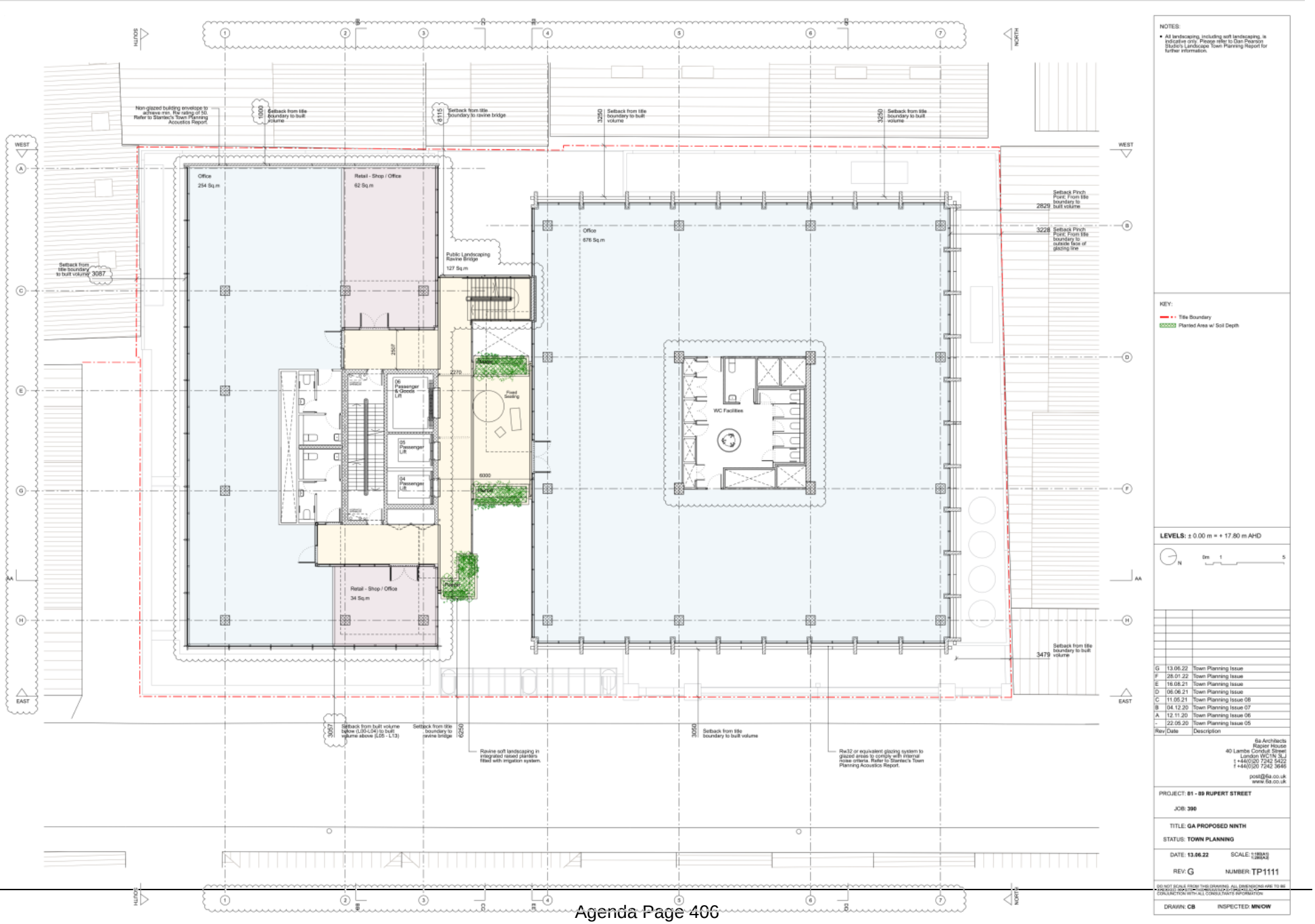

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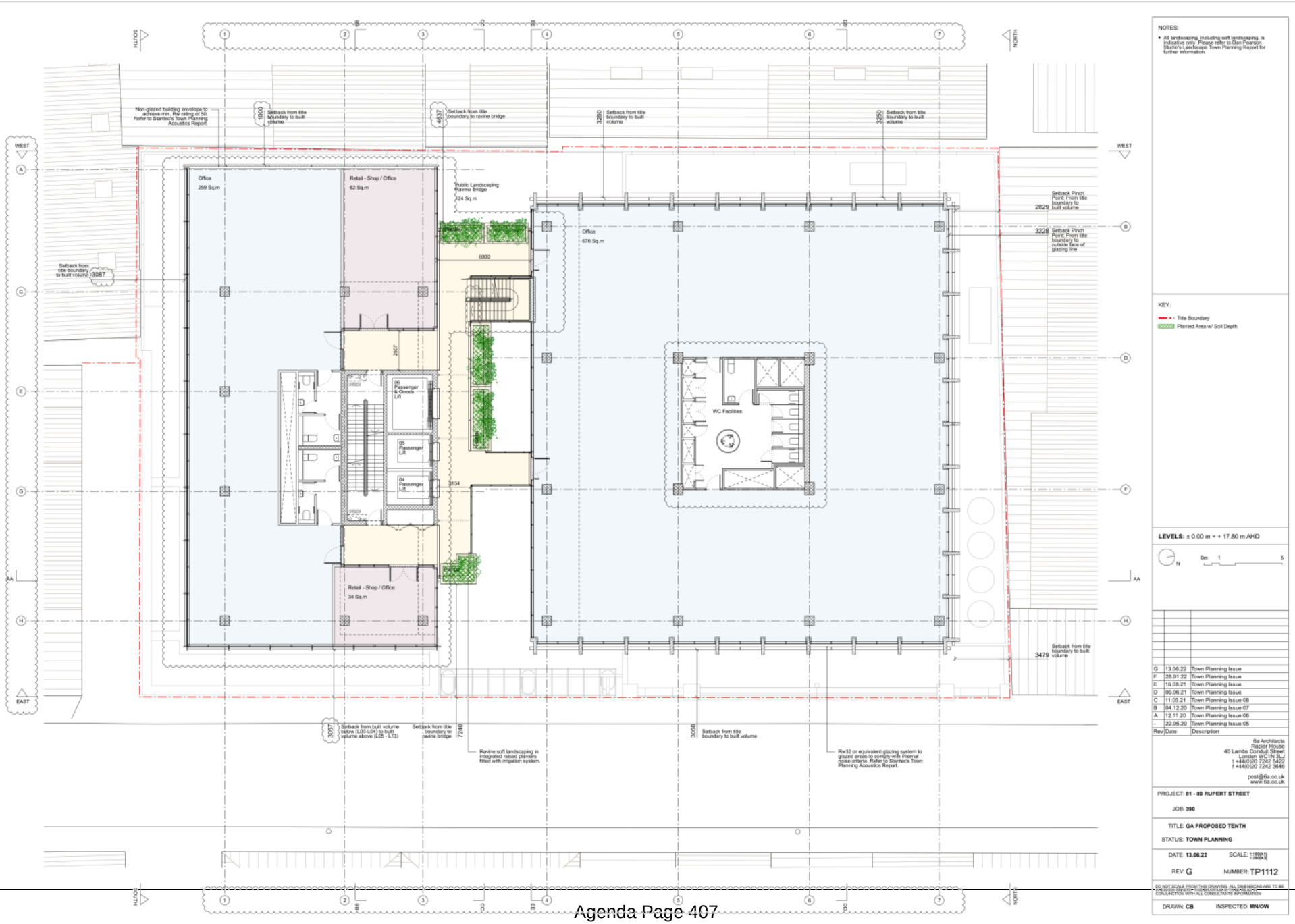

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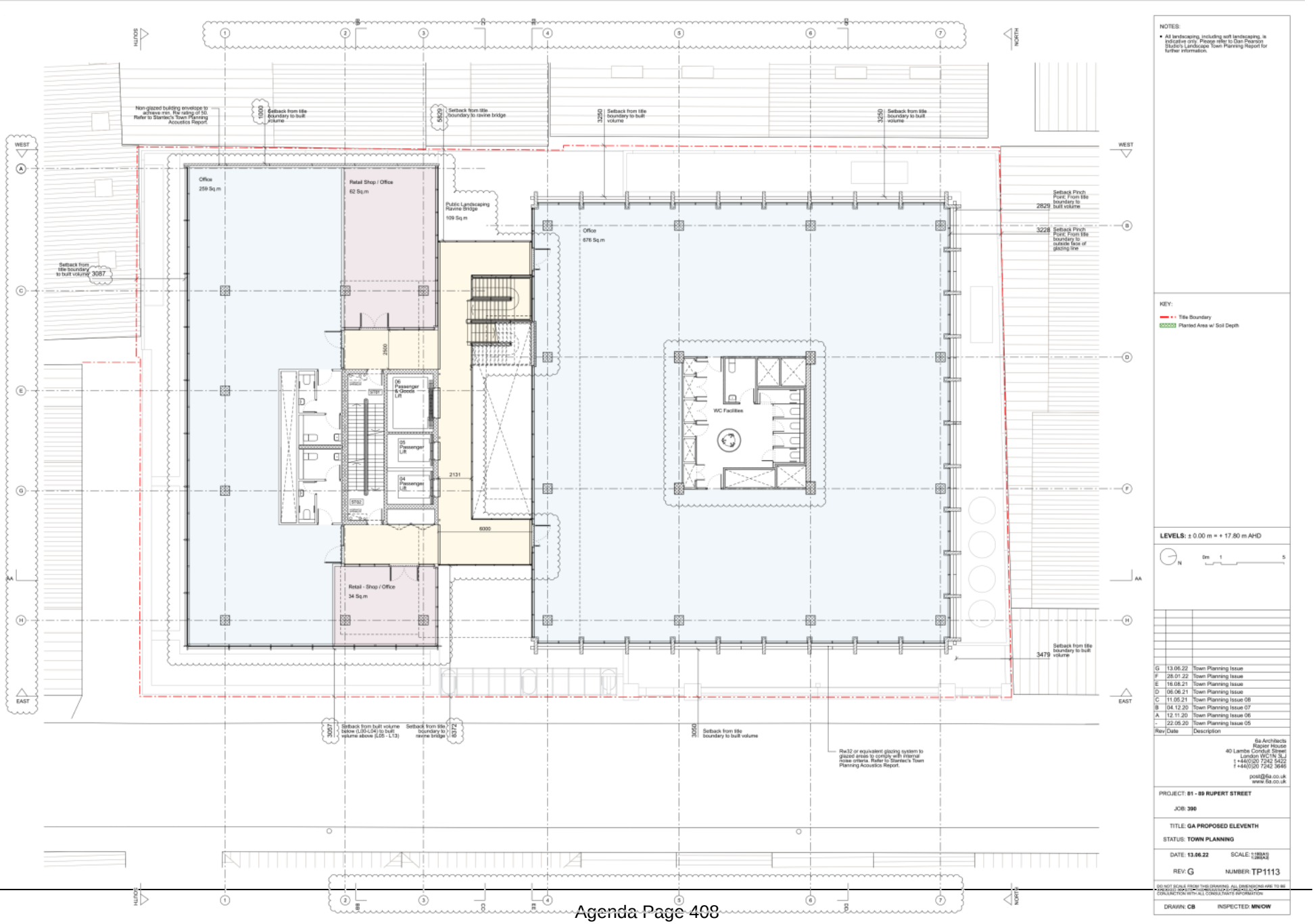

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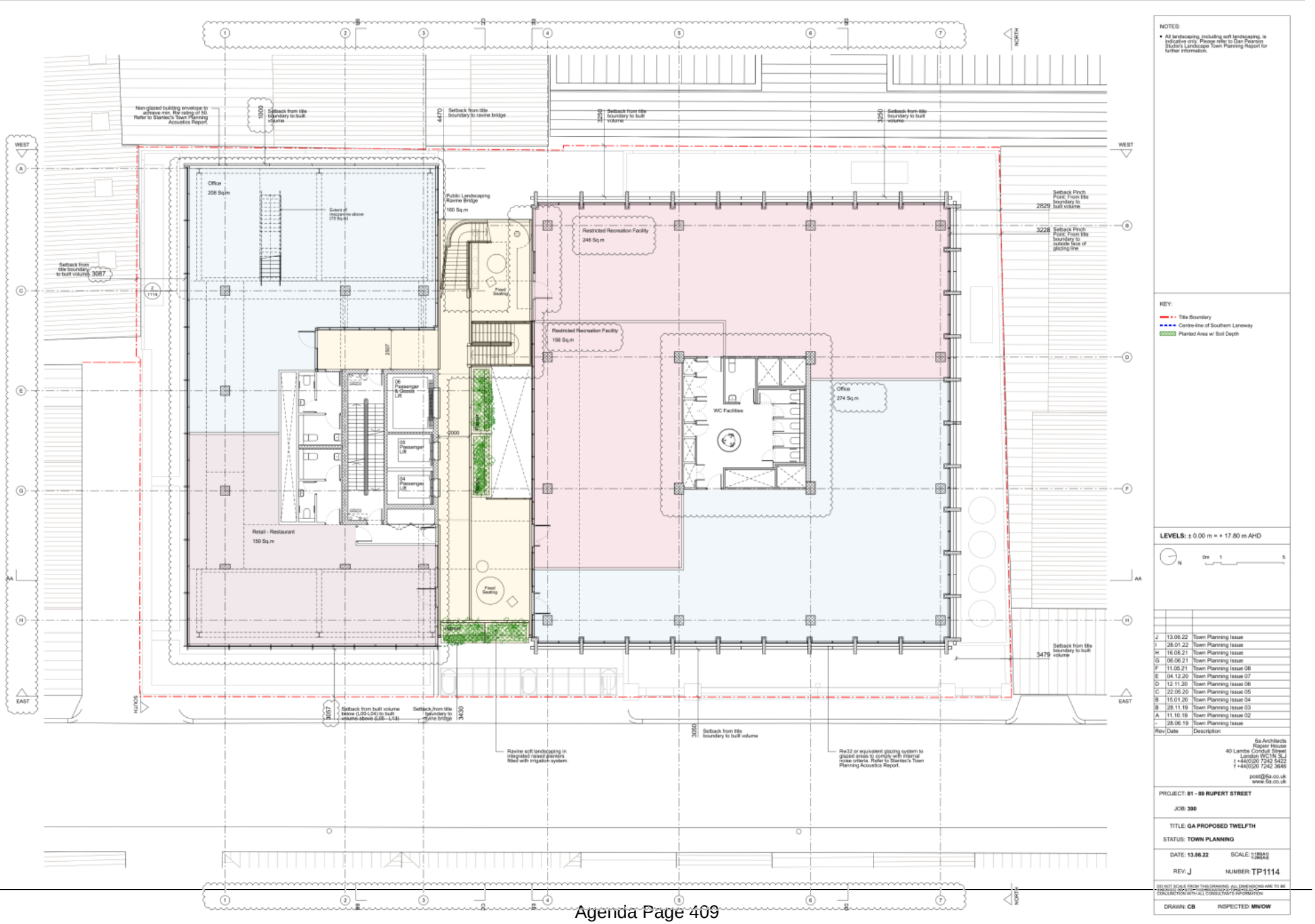

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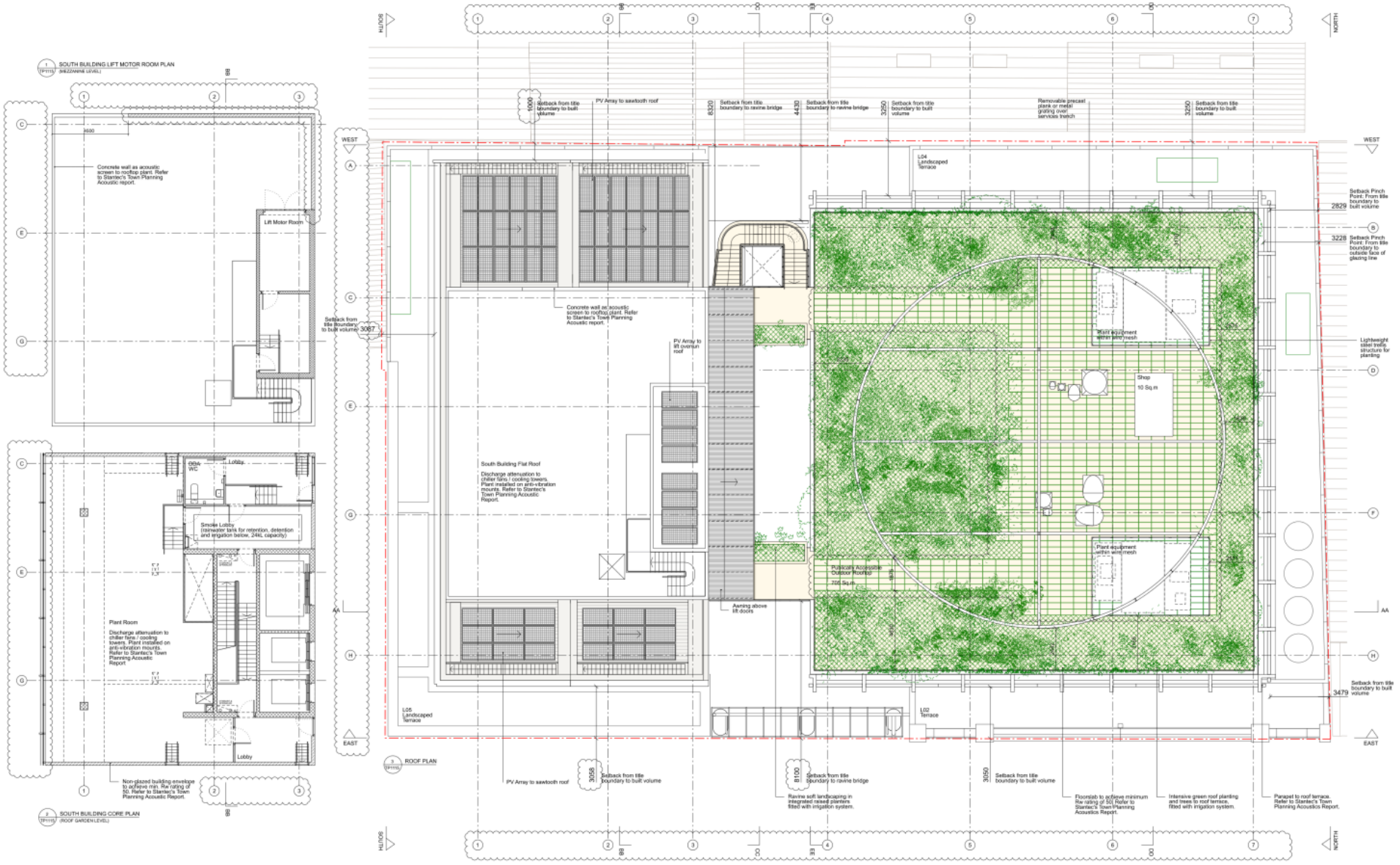

NOTES:
- All landscaping, including soft landscaping, is indicative only. Please refer to Dan Pearson Studio's Landscape Town Planning Report for further information.

KEY:
- Title Boundary
- Planted Area w/ Soil Depth

LEVELS: ± 0.00 m = + 17.80 m AHD

Rev	Date	Description
I	13.06.22	Town Planning Issue
H	28.01.22	Town Planning Issue
G	06.06.21	Town Planning Issue 09
F	11.05.21	Town Planning Issue 08
E	04.12.20	Town Planning Issue 07
D	12.11.20	Town Planning Issue 06
C	22.05.20	Town Planning Issue 05
B	15.02.20	Town Planning Issue 04
B	28.11.19	Town Planning Issue 03
A	11.10.19	Town Planning Issue 02
-	28.06.19	Town Planning Issue

PROJECT: **81 - 89 RUPERT STREET**
JOB: **390**
TITLE: **GA PROPOSED ROOF PLAN**
STATUS: **TOWN PLANNING**
SCALE: 1:100 @ A1 / 1:200 @ A3
DATE: 13/06/22
REV: I
NUMBER: TP1115
DRAWN: CB
INSPECTED: MN/OW

6a Architects
Rapier House
40 Lamba Conduit Street
London WC1N 3LJ
t +44(0)20 7242 5422
f +44(0)20 7242 3646
post@6a.co.uk
www.6a.co.uk

DO NOT SCALE THIS DRAWING - USE WRITTEN DIMENSIONS ONLY. ALL DIMENSIONS TO BE CHECKED ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS' INFORMATION

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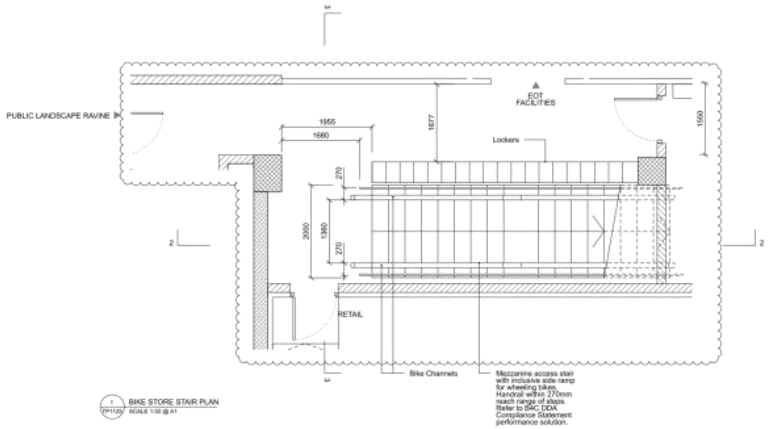
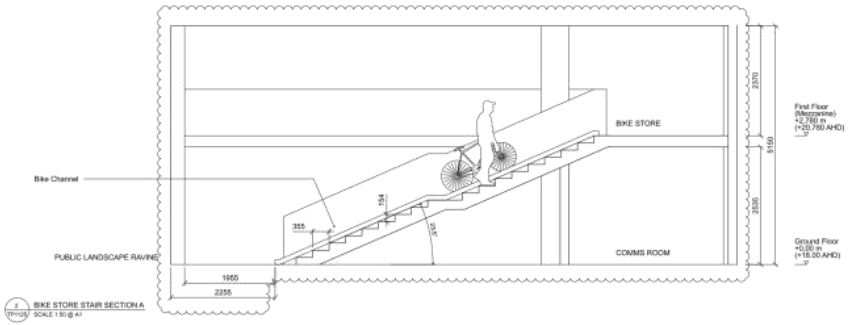
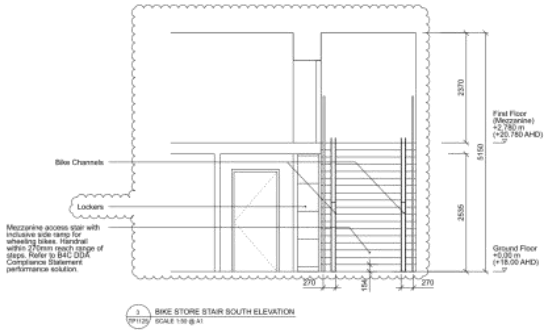


1 TP1125 BIKE STORE STAIR PLAN SCALE 1:50 @ A1

5 TP1125 REFERENCE IMAGE - STAIR WITH DUAL BIKE RAMPS SCALE 1:00 @ A1



2 TP1125 BIKE STORE STAIR SECTION A SCALE 1:50 @ A1

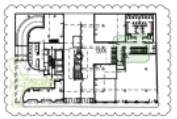


3 TP1125 BIKE STORE STAIR SOUTH ELEVATION SCALE 1:50 @ A1

NOTES:

- Bicycle storage and access stair to be in accordance with AS2890.3 (Bicycle Parking)
- Refer to One Mile Grid's Green Travel Plan
- Refer to B4C DDA Compliance Statement and Performance Solution

KEY:



LEVELS: ± 0.00 m = + 17.80 m AHD

N 0m 0.5 1 2.5

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F	13.06.22	Town Planning Issue
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8a Architects
Rapier House
40 Lambe Conduit Street
London WC1N 3LJ
t +44(0)20 7242 5422
f +44(0)20 7242 3646
post@8a.co.uk
www.8a.co.uk

PROJECT: **81 - 89 RUPERT STREET**

JOB: **390**

TITLE: **BIKE STORE STAIR ARRANGEMENT**

STATUS: **TOWN PLANNING**

DATE: **13.06.22** SCALE: 1:50@A1, 1:100@A3

REV: **F** NUMBER: **TP1125**

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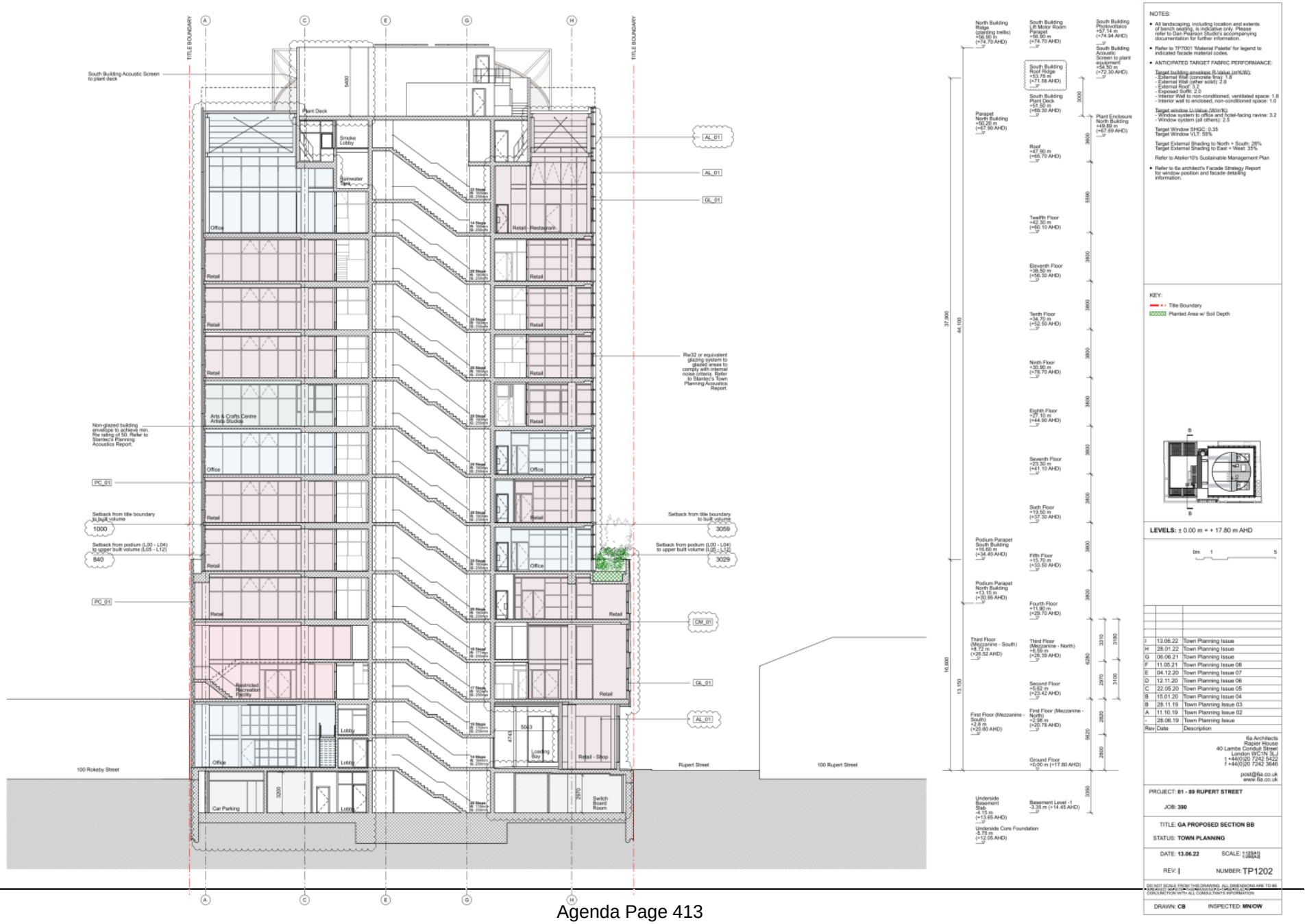
Attachment 3 - Attachment 3 - Architectural Plans

Attachment 3 - Attachment 3 - Architectural Plans



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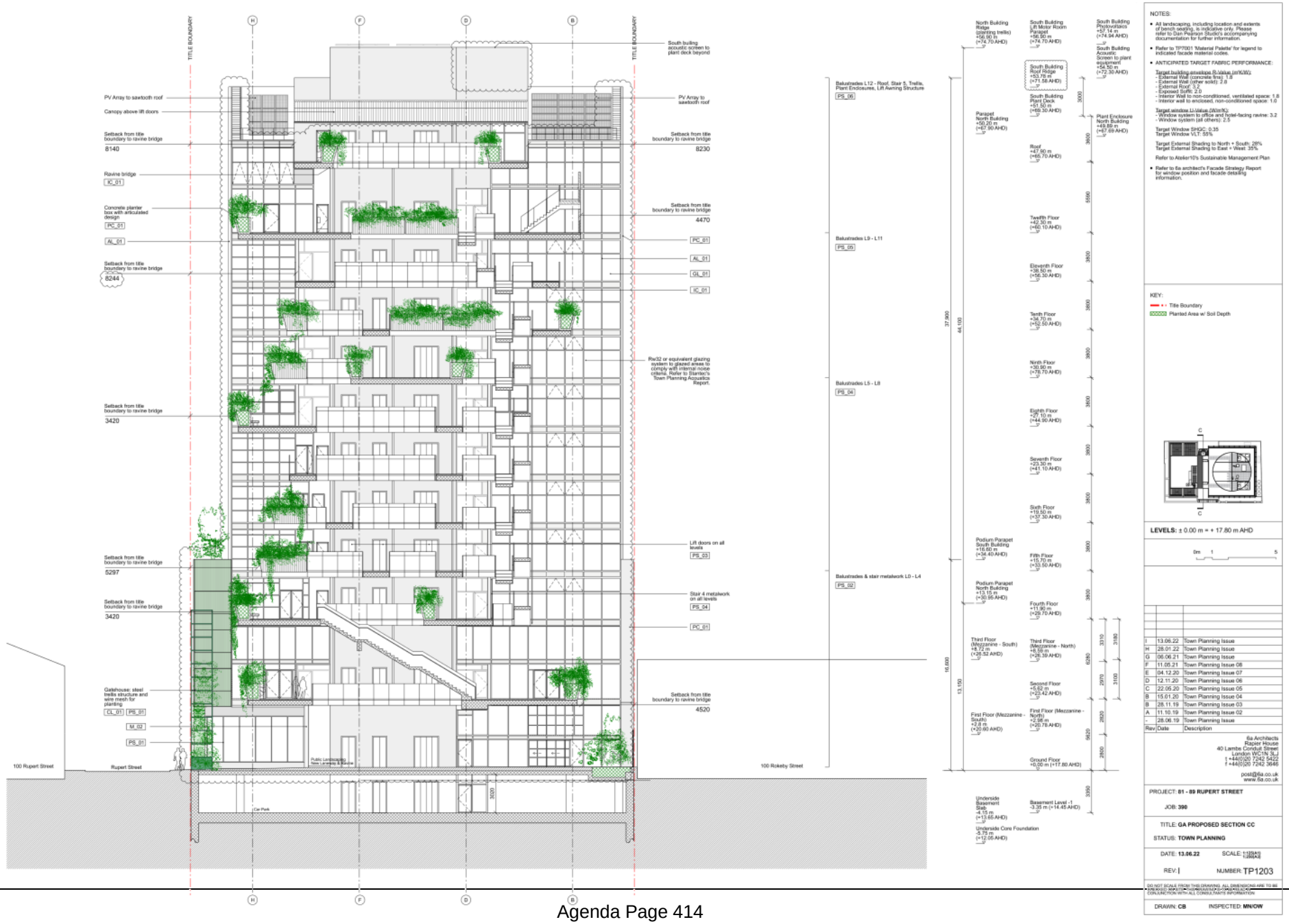

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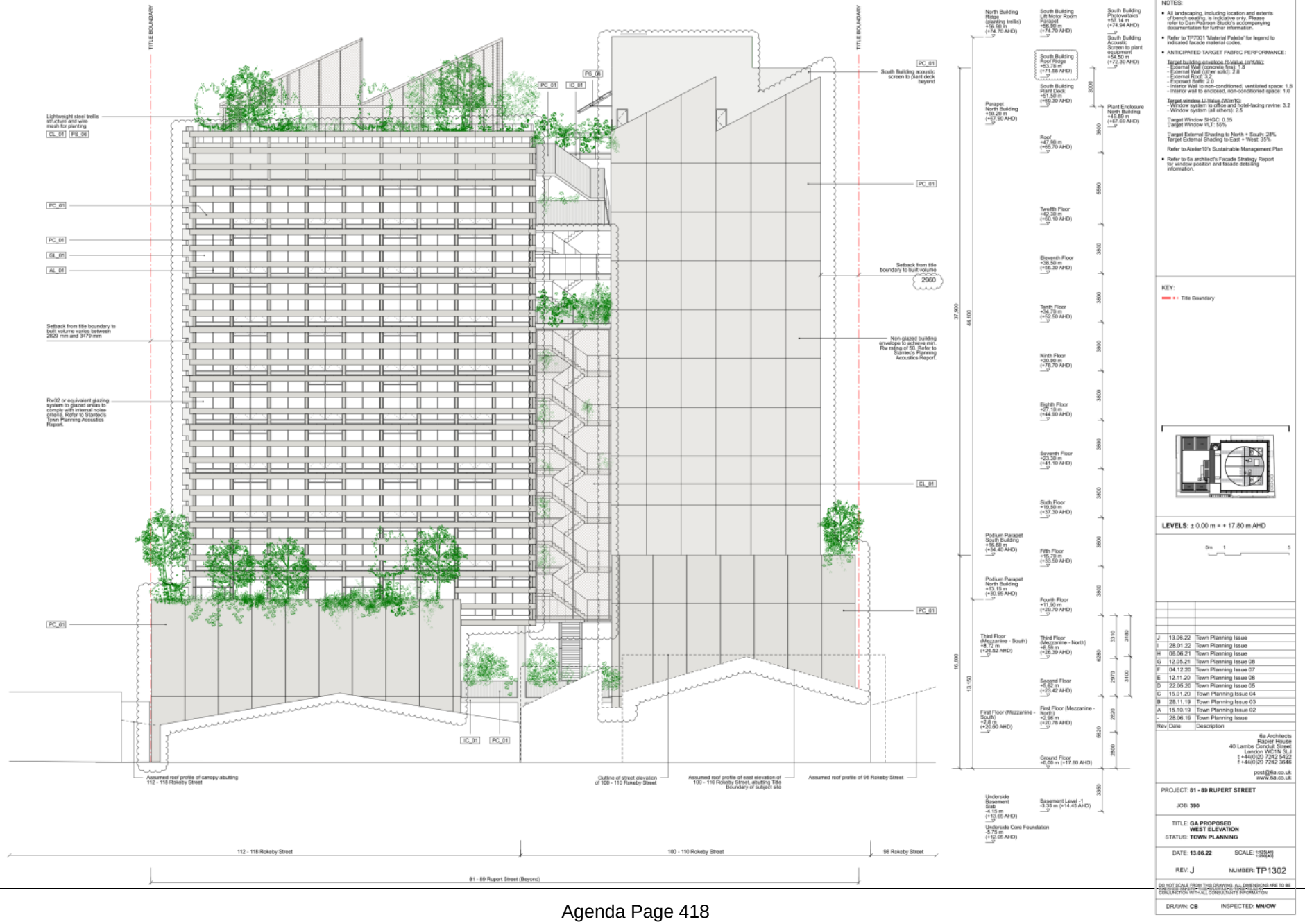

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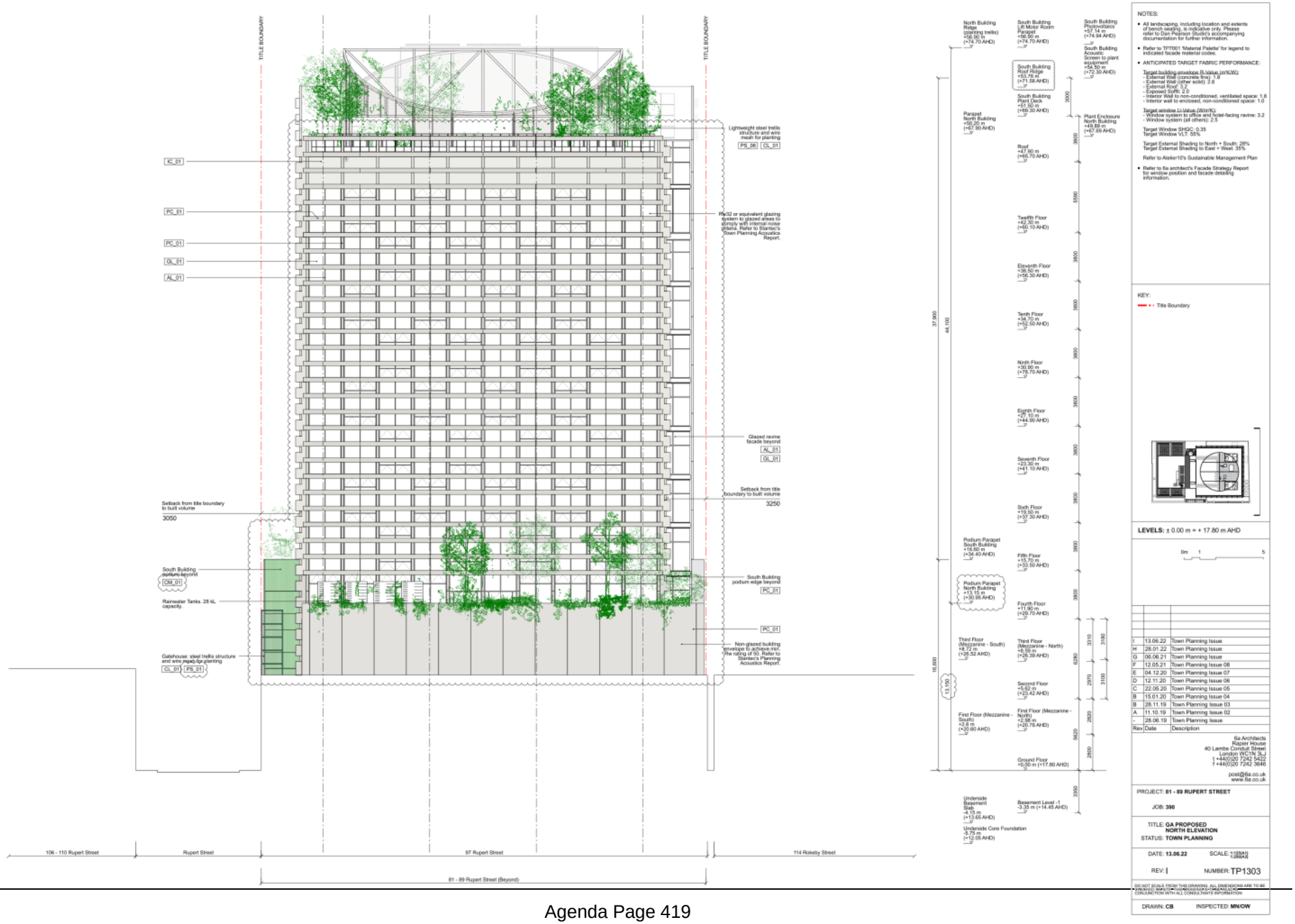

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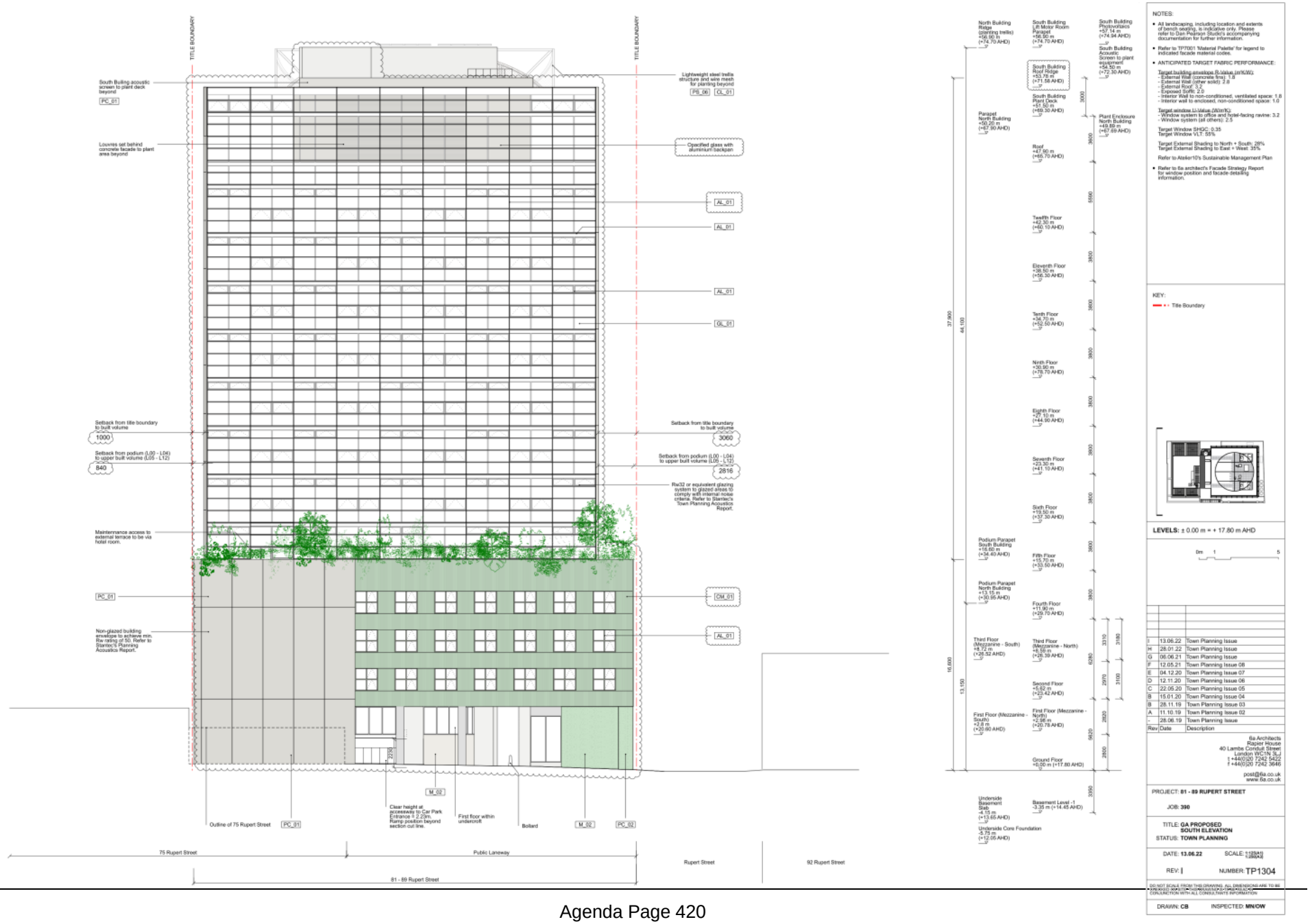


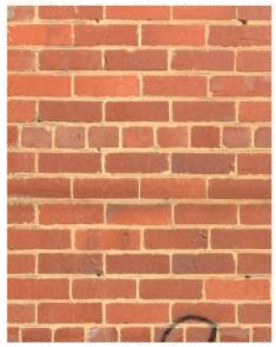
Attachment 3 - Attachment 3 - Architectural Plans

PC_01 Precast Concrete

PC_02 Green Pigmented Precast Concrete

IC_01 In-situ Concrete

CM_01 Colourbond Corrugated Metal

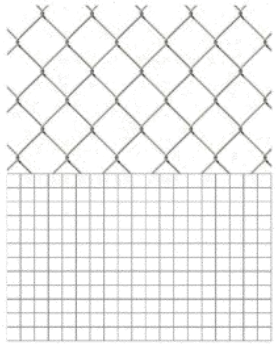


M_01 Existing & Rebuilt Brickwork

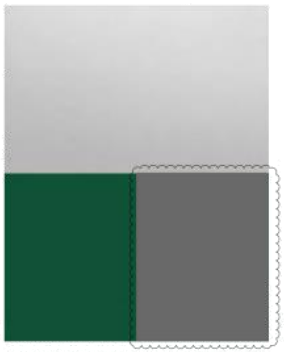
R_01 Existing Stucco Render Retained (Existing Paint & Coverings Removed)

M_02 Unfinished and Painted Blockwork

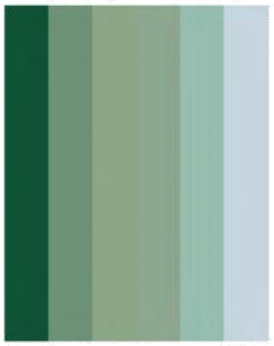
GL_01 Clear Glazing (Locally Opacified)



CL_01 Metal Mesh & Anti-Climb Mesh - Stainless Steel Or Coloured



AL_01 Aluminium - Natural Anodised Or Powdercoated



PS_01 PS_02 PS_03 PS_04 PS_05 PS_06 Metalwork - Painted Or Powdercoated

NOTES:

Rev	Date	Description
F	13.06.22	Town Planning Issue
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ba Architects
Rapier House
40 Lambe Conduit Street
London WC1N 3LJ
t +44(0)20 7242 5422
f +44(0)20 7242 3646

post@ba.co.uk
www.ba.co.uk

PROJECT: **81 - 89 RUPERT STREET**

JOB: **390**

TITLE: **MATERIAL PALETTE**

STATUS: **TOWN PLANNING**

DATE: **13.06.22** SCALE: **NTS**

REV: G NUMBER: TP7001

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE VERIFIED ON SITE BY THE CONTRACTOR AND ANY DISCREPANCIES REPORTED IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION

DRAWN: **CB** INSPECTED: **MN/OW**

Attachment 3 - Attachment 3 - Architectural Plans

1 7002 VIEW TO NORTH FROM RUPERT STREET SCALE: NTS

2 7002 VIEW TO SOUTH FROM GIPPS STREET SCALE: NTS

3 7002 VIEW TO SOUTH FROM RUPERT STREET SCALE: NTS

NOTES:

- All landscaping, including location and extents of bench seating, is indicative only. Please refer to Dan Pearson Studio's accompanying documentation for further information.

Rev	Date	Description
C	13.06.22	Town Planning Issue
B	28.01.22	Town Planning Issue
A	10.06.21	Town Planning Issue
-	11.05.21	Town Planning Issue 08

8a Architects
Rapier House
40 Lambe Conduit Street
London WC1N 3LJ
t +44(0)20 7242 5422
f +44(0)20 7242 3646

post@8a.co.uk
www.8a.co.uk

PROJECT: **81 - 89 RUPERT STREET**

JOB: **390**

TITLE: **MATERIAL ANNOTATIONS ON VIEWS**

STATUS: **TOWN PLANNING**

DATE: **13.06.22** SCALE: **NTS**

REV: C NUMBER: TP7002

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DRAWN: **CB** INSPECTED: **MN/OW**

Attachment 3 - Attachment 3 - Architectural Plans

GFA (ABOVE GROUND)

LEVEL	AREA
GROUND FLOOR	1,818
LEVEL 01 (MEZZANINE)	605
LEVEL 02	1,706
LEVEL 03 (MEZZANINE)	1,028
LEVEL 04	1,558
LEVEL 05	1,362
LEVEL 06	1,358
LEVEL 07	1,356
LEVEL 08	1,385
LEVEL 09	1,378
LEVEL 10	1,378
LEVEL 11	1,372
LEVEL 12	1,425
LEVEL 13	348
TOTAL	**18,077 m²**
TOTAL EXCLUDING UCA (WITHIN RAVINE)	**16,297 m²**

NLA (ABOVE GROUND)

LEVEL	AREA
GROUND FLOOR	715
LEVEL 01 (MEZZANINE)	236
LEVEL 02	1,209
LEVEL 03 (MEZZANINE)	814
LEVEL 04	1,180
LEVEL 05	1,039
LEVEL 06	1,034
LEVEL 07	1,042
LEVEL 08	1,017
LEVEL 09	1,026
LEVEL 10	1,031
LEVEL 11	1,031
LEVEL 12	1,107
LEVEL 13	10
TOTAL	**12,491 m²**

GFA (BASEMENT)

LEVEL	AREA
BASEMENT	1,922
TOTAL	**1,922 m²**

NLA (BASEMENT)

LEVEL	TYPE	AREA
BASEMENT		
	PARKING (EXCL. RAMP)	1,146
	BACK OF HOUSE OFFICE AND STORE	51
TOTAL		**1,197 m²**

SITE FOOTPRINT	**1,943 m²**

COMMERCIAL NLA

LEVEL	LAND USE TERM	DESCRIPTION	AREA
GROUND FLOOR			
	OFFICE	1 NO. OFFICE UNIT	115
	RETAIL PREMISES	FOOD & DRINK	447
	RETAIL PREMISES	RESTAURANT	71
	RETAIL PREMISES	SHOP	82
LEVEL 01			
	OFFICE	1 NO. OFFICE UNIT (PART OF GROUND FLOOR UNIT)	236
LEVEL 02			
	FOOD AND DRINK / RESTAURANT / CINEMA	BAR	354
	RETAIL PREMISES	SHOP	59
	OFFICE	1 NO. OFFICE UNIT	158
	RESTRICTED RECREATION FACILITY	GYM & WELLNESS	595
	ART GALLERY	ART GALLERY	43
LEVEL 03 (MEZZANINE)			
	OFFICE	1 NO. OFFICE UNIT	149
	RESTRICTED RECREATION FACILITY	GYM & WELLNESS	239
	ART GALLERY	ART GALLERY	426
LEVEL 04			
	OFFICE	1 NO. OFFICE UNIT	676
	RETAIL PREMISES	SHOP	52
	RETAIL PREMISES	FOOD & DRINK	452
LEVEL 05			
	OFFICE	3 NO. OFFICE UNIT	909
	RETAIL PREMISES	SHOP / OFFICE	130
LEVEL 06			
	RETAIL PREMISES	SHOP / OFFICE	126
	OFFICE	2 NO. OFFICE UNIT	908
LEVEL 07			
	OFFICE	2 NO. OFFICE UNIT	1,042
LEVEL 08			
	ARTS & CRAFTS CENTRE	ARTISTS STUDIOS	211
	OFFICE	2 NO. OFFICE UNIT	704
	RETAIL PREMISES	FOOD & DRINK	102
LEVEL 09			
	RETAIL PREMISES	SHOP / OFFICE	96
	OFFICE	2 NO. OFFICE UNIT	930
LEVEL 10			
	RETAIL PREMISES	SHOP / OFFICE	96
	OFFICE	2 NO. OFFICE UNIT	935
LEVEL 11			
	RETAIL PREMISES	SHOP / OFFICE	96
	OFFICE	2 NO. OFFICE UNIT	935
LEVEL 12			
	OFFICE	2 NO. OFFICE UNIT	555
	RESTRICTED RECREATION FACILITY	WELLNESS	402
	RETAIL PREMISES	RESTAURANT	150
LEVEL 13			
	FOOD AND BEVERAGE PREMISES	SHOP	10
TOTAL			**12,491 m²**

LANDSCAPING AREAS

LEVEL	TYPE	AREA
GROUND FLOOR		
	PUBLIC LANDSCAPING - RAVINE SQUARE	460
LEVEL 02		
	PUBLIC LANDSCAPING - RAVINE SQUARE	262
	L02 OPEN AIR TERRACE	48
LEVEL 04		
	PUBLIC LANDSCAPING - RAVINE SQUARE	122
	L04 OPEN AIR TERRACE	166
LEVEL 05		
	PUBLIC LANDSCAPING - RAVINE VILLAGE	92
	L05 OPEN AIR TERRACE	134
LEVEL 06		
	PUBLIC LANDSCAPING - RAVINE VILLAGE	89
LEVEL 07		
	PUBLIC LANDSCAPING - RAVINE VILLAGE	86
LEVEL 08		
	PUBLIC LANDSCAPING - RAVINE VILLAGE	139
LEVEL 09		
	PUBLIC LANDSCAPING - RAVINE VILLAGE	127
LEVEL 10		
	PUBLIC LANDSCAPING - RAVINE VILLAGE	124
LEVEL 11		
	PUBLIC LANDSCAPING - RAVINE VILLAGE	118
LEVEL 12		
	PUBLIC LANDSCAPING - RAVINE GARDEN	160
LEVEL 13		
	PUBLIC LANDSCAPING - RAVINE & ROOFTOP GA	705
TOTAL		**2,807 m²**

CAR SPACES

LEVEL	SPACE TYPE	QTY
BASEMENT		
	GENERAL	33
	CAR SHARE	2
	ELECTRIC / CHARGING	2
	WHEELCHAIR ACCESSIBLE	3
TOTAL		**40 Spaces**

SCOOTER SPACES

LEVEL	QTY
BASEMENT	1
TOTAL	**1 Spaces**

BICYCLE SPACES

LEVEL	QTY
BASEMENT	20
GROUND FLOOR (IN RAVINE)	40
GROUND FLOOR (IN BICYCLE STORE)	0
LEVEL 01	160
TOTAL	**220 Spaces**

END OF TRIP FACILITIES

LEVEL	QTY WC	QTY SHOWER
GROUND FLOOR	5	12
TOTAL	**5 WCs**	**12 Showers**

NOTES:

Rev	Date	Description
J	13.06.22	Town Planning Issue
I	28.01.22	Town Planning Issue
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6a Architects
Rapier House
40 Lambe Conduit Street
London WC1N 3LJ
t +44(0)20 7242 5422
f +44(0)20 7242 3646

post@6a.co.uk
www.6a.co.uk

PROJECT: **81 - 89 RUPERT STREET**

JOB: **390**

TITLE: **DEVELOPMENT SUMMARY**

STATUS: **TOWN PLANNING**

DATE: **13.06.22** SCALE: **NTS**

REV: J NUMBER: TP8001

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DRAWN: **CB** INSPECTED: **OW**

SGS Economics & Planning

RUPERT STREET: COMMUNITY BENEFIT ASSESSMENT

FINAL REPORT
19 MAY 2022

Prepared for
Molonglo Group

Independent insight.

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SGS Economics and Planning Pty Ltd
ACN 007 437 729
www.sgsep.com.au
Offices in Canberra, Hobart, Melbourne, Sydney

Rupert Street - Final - 20220509

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1. INTRODUCTION

The Molonglo Group (MG) owns the premises of 81-89 Rupert Street, in Collingwood. The former industrial warehouses of this site were previously occupied by Vice Australia offices and Schoolhouse Studios; an organisation that hosts artist studios and an event space.

MG has developed a broad vision for development on this land comprising a mix of uses (excluding permanent residential). Plans formerly included commercial offices, continuing artist studios, niche manufacturing, hospitality, niche retail, hotel, and a range of publicly accessible spaces, including a rooftop park. Due to changes in market conditions and an influx of new hotels in the area, the uses have been updated to a more diverse mix of small office, retail and creative spaces to better support Collingwood's local economy.

From March 2018 to May 2019, MG undertook a public participation program to intimately understand the complexity of the neighbourhood surrounding the site and facilitate public input to the Rupert Street project. The program looked at different tension points among residents and workers, current and predicted economic trends, local opinions on gentrification, Indigenous history, botanical landscape, environmental sustainability and more. It did this through research and analysis, public events, group discussions and one-on-one conversations. Key community needs identified by the public participation program that the development could respond to included:

- Publicly accessible rooftop garden
- Subsidised workspaces for artists
- Public art
- Community meeting facilities

SGS prepared a report in 2019 which applied a cost benefit analysis framework to assess the value of the community benefits generated by the Molonglo proposal versus the additional value added to their Rupert Street site by virtue of allowing a building of up to 13 storeys. Council has since issued a Town Planning Permit with endorsed plans for the site. This report reviews the community benefits offered in these endorsed plans and compares them with our original estimate.

This Cost Benefit Analysis framework approach is consistent with the 'value sharing' principle established for the Central City area by Amendment C270 to the Melbourne Planning Scheme. Under this principle, a 'flagfall' amount of development is defined through height limits or plot ratios. Proponents wishing to acquire additional development capacity are required to pay for this through the provision of community benefits, quantified to be at least equal to the uplift in residual land value associated with the additional development capacity above the flagfall amount.

Local policy in the Yarra Planning Scheme allows for this approach, albeit perhaps not on a clear base level as with central city development. Application of this approach in Collingwood could enable Council to approve a substantial development on the Molonglo site without necessarily setting a precedent for adjoining sites under the equitable development concept. Proponents of taller development on other sites in the precinct would only gain approval if they similarly provide community benefit equivalent to the uplift in residual land value.

For this project, SGS values the community benefits provided by MG's atypical development and compares this to the gain to MG from a development which exceeds the flagfall amount of development.

2. PUBLIC BENEFIT FOR FLOOR AREA UPLIFT – CONCEPTUAL BASIS

The conceptual basis of an exceedance policy lies in the fact that development capacity is a public asset. The residual land value of any given site is a function of its development capacity and locational attributes. If development capacity increases at a particular site, this is a windfall gain to the land owner who can benefit from this increased development capacity which flows from greater net saleable floor area to higher residual land value. Planning authorities, as monopoly suppliers of development rights, are therefore justified in requiring a developer receiving this windfall gain to redirect some of this benefit to the community.

Exceedance of implicit or explicit height or density limits in local planning policies may be justified if:

- The design is satisfactory in terms of streetscape impact, privacy, sunlighting, daylighting and other architectural and town planning standards, and
- A public benefit is delivered to reflect the value of the additional (commercial) development capacity generated as a result the additional height/density

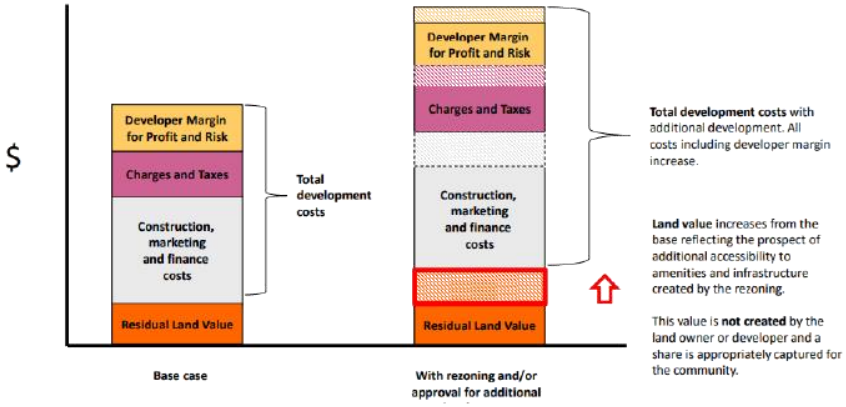
The following definitions describe concepts for this policy:

- *Exceedance* refers to planning applications seeking approval to exceed the implicit or explicit height controls increasing the total floor and/or the total value of the development.
- *Community benefits* are long-lived assets that provide benefits to the community.
- *Residual land value* (RLV) refers to the estimated price a rational developer would be willing to pay for a site, assuming a hypothetical redevelopment of that site. RLV is calculated by subtracting the estimated cost to redevelop the site, including a margin for profit and risk, from anticipates revenues. This concept is illustrated in the figure below.
- *Land value uplift* refers to the notional increase in RLV generated by a planning approval for an exceedance (floor space or height or both) relative to the RLV of a development that complies with the preferred maximum height.
- Community benefits are deemed significant *(*that is they are *significant community benefits)* when their value is in line with the land value uplift generated by a planning approval for an exceedance relative to a development that complies with the preferred maximum height.

The concept of providing developers with additional development capacity in return for public benefits of equivalent value is beginning to take hold in the Victorian planning system.

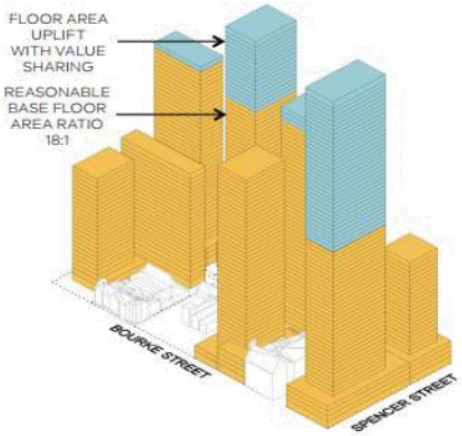
Amendment C270 to the Melbourne Planning Scheme establishes a codified 'price' for additional development capacity beyond a nominal Floor Area Ratio (FAR), which must be paid via a defined list of public benefits.

RESIDUAL LAND VALUE WITH AND WITHOUT ADDITIONAL DEVELOPMENT CAPACITY



The amendment provides new built form provisions and specifies a value sharing scheme for the Melbourne Capital City Zone. This provides for the delivery of public benefits (such as additional open space, community facilities and affordable housing provision) based on floor area uplift. Clause 22.03 of the Scheme sets out how 'Floor Area Uplift and Delivery of Public Benefit' mechanism is to operate (see figure below).[1]

CAPITAL CITY ZONE FLOOR AREA UPLIFT



The City of Stonnington Planning Scheme Amendment C172 provides a similar scheme of community benefits in line with private benefits gained from exceedances

Similar arrangements have also been applied in Am GC81, the State Government's permanent planning controls to apply at Fishermans Bend. However, in this case, the public benefits in question are limited to transfer of social housing at zero consideration.

These planning scheme amendments signal a greater propensity for the value capture frame of development contributions to be formally included within Planning Schemes.

[1] http://delwp.vic.gov.au/__data/assets/pdf_file/0017/363113/1611-C270-Summary-Doc.pdf

The Yarra Planning Scheme does not currently have an explicit policy on floor area uplift, though it does provide some guidance on the consideration of the value of public benefits via their local policy Clause 21.05-2, which sets out:

> *Development on strategic redevelopment sites or within activity centres should generally be no more than 5-6 storeys unless it can be demonstrated that the proposal can achieve specific benefits such as:*
>
> - *Significant upper level setbacks*
> - *Architectural design excellence*
> - *Best practice environmental sustainability objectives in design and construction*
> - *High quality restoration and adaptive re-use of heritage buildings*
> - *Positive contribution to the enhancement of the public domain*
> - *Provision of affordable housing.*

This guidance, along with the conceptual underpinnings of operating exceedance schemes, provides the basis for the analysis in this report.

3. VALUE OF PUBLIC BENEFITS GENERATED BY THE PROPOSAL

3.1 Introduction

Compared to a standard commercial development, MG's project will include a range of features which will benefit the community. The benefits identified and quantified for this exercise are:

- Publicly accessible rooftop garden
- Subsidised artist studios
- Public art
- Community Centre[2]

SGS views these aspects of MG's project as additional to what is necessary to provide under a standard complying development.

3.2 Publicly accessible rooftop garden

The proposed development includes a sizeable area of publicly accessible space in the form of a rooftop garden. The rooftop garden will provide approximately 705sqm (formerly 709sqm) of additional space which will perform a similar function to public open space.[3] This quantum of space is comparable to parks in the City of Yarra:

- Peel Street Park - approximately 1,050sqm
- Cambridge Street Park - approximately 820sqm
- Oxford Street Park - approximately 500sqm
- McNamara Reserve - approximately 500sqm

Importantly, MG intendeds to implement features which will make the rooftop garden function as an inviting space for the public as opposed to a closed off private space. It is intended that the rooftop would be assessable 18 hours a day by the public. Use by the public will be encouraged at the street level with a staircase which will have active uses along the way to the park. This will provide an inviting environment for people to use and visit the park as they would with other urban public open space.

Urban parks and open space have well established benefits to communities. These benefits are economic, social, and environmental including:

- Health and well-being: there is a strong connection between contact with nature and human health
- Community liveability: green infrastructure enhances the attractiveness and liveability of an area

Some portion of these benefits manifest as an uplift in property values and rents for surrounding residents. The value of this uplift, from a significant amount of open space in an

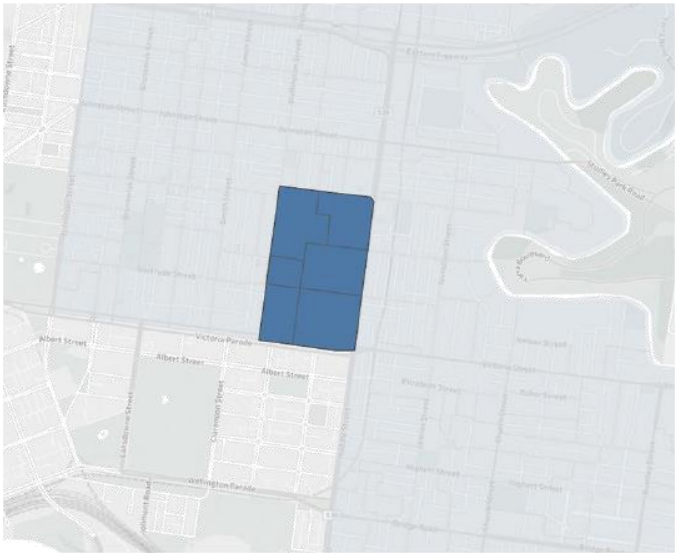
[2] The community centre was removed from the updated 2022 plans
[3] The total landscaping throughout the building, including the central ravine and podium landscaping is approximately 2,305sqm.

urban environment, has been valued in the range of 2% to 20% for dwellings in close walking distance.[4]

The rooftop park is of a moderate size, it is not of the same scale as a vast parkland where the upper range of 20% uplift would apply. Therefore, SGS has taken the lower bound of 2% to value this uplift. SGS applied this uplift to a catchment surrounding the Rupert Street site which would be accessible by a 5 to 10 min walk, see figure below. This catchment is home to around 700 dwellings which we have valued at the average 2022 Collingwood apartment rent ($500 a week or $26,000 a year).[5] This results in an annual benefit of around $364,000 which is applied from completion of the building in 2024.

Previous plans also assumed $500 a week or $26,000 a year, producing the same $364,000 open space benefit.

COMMUNITY CATCHMENT AROUND RUPERT STREET



3.3 Subsidised artist studios

The 2019 proposal included an arts and crafts unit maker space measuring 446sqm and artist studio space measuring 649sqm, for a total of around 1,100sqm of studio space.

The new plans dedicate 672sqm to subsidised arts & crafts maker spaces.

MG intends to rent this space out at below market rents, providing a community benefit from the delivery of this space which would not occur under a typical development. SGS has valued this benefit as the differential between commercial market rents for artist studios (around $400 sqm year) and the intended subsidised rent rate at the Rupert street development ($150 sqm year). This differential of $250 sqm a year is applied to the area dedicated to subsidised artist spaces in the development. This resulted in a benefit of around $270,000 a year following project completion for the 2019 plans, or $168,000 a year for updated 2022 plans.

The differential represents the benefit to the community of having access to low cost artist studios, which would not be provided under a typical development on the site.

[4] http://www.environment.sa.gov.au/files/1a6b24e1-d957-4da7-bb86-a12d0114fccd/bg-gen-Green_Infrastructure_Evidence_Base_December_2012.pdf
[5] Molonglo Group correspondence

This benefit is contingent on enduring tenancy arrangements which ensure the space remains available at below market rates into the future. MG intends to ensure tenancies align with the aims of the building though a Tenant Charter.

ARTIST STUDIO RENTS

A comprehensive survey conducted by SGS in 2013 found that artist studios and related 'creative spaces' in inner Melbourne generated per square metre rentals in the range of $325 to $525 per annum. A few of the creative studio providers that are still operating have increased their offer and prices over the last six years. For example, the average rent at Manallack studios in Brunswick increased from $375 per square metre in 2013 to $450 per square metre in 2019.

As a conservative estimate, this report has adopted the average value from the survey completed in 2013 and inflated it to 2019 dollars. This equates to an annual per square metre rental cost of $400 in 2019.

An audit of maker spaces on the Creative Spaces website in May 2019 shows rental prices for maker spaces can range from $250 per square metre to $870 depending on the users preferred length of stay, location, and amenities.

EXISTING MAKER SPACES IN INNER NORTHERN SUBURBS

Location	Annual sqm rent
The Cavern Table Studios at 127b Campbell St Collingwood	$249/sqm
SJS Gallery at 120 Alexandra Pde Fitzroy	$375/sqm
Collingwood Space – Street Frontage	$578/sqm
Sackville St, Collingwood	$869/sqm

Source: Creativespaces.net.au

3.4 Public art

The development includes a number of publicly assessable public art installations. As this level of public art investment would not be provided by a typical development it is reasonable to include the value of the public art as a public benefit.

The design of the project includes a trellis entrance Gatehouse structure which frames the entrance to the central ravine and forms a structure for extensive landscaping. This feature, designed by London-based 6a architecture, is considered a significant piece of public art.

To value this benefit, SGS has taken the cost of the public art as a community benefit, as this is what it could cost to commission the art outside of this project. The project Quantity Surveyor has priced the artwork at $130,000. This benefit is realised as a lump sum following completion of the building in 2024. The value of this public art did not change in the updated plans.

3.5 Community meeting facilities

MG's 2019 plans proposed meeting facilities which will be available to the community as part of the development. Around 100 sqm of meeting room facilities were to be available for use by community groups at low cost or free.

This performs the public service functions equivalent to a council provided community meeting facility as part of a library or community centre. This increases supply of these

facilities which would otherwise need to be met by local government. Therefore, there would have been a community benefit provided by this development which would not be provided under a typical development.

SGS valued this benefit as equivalent to the cost which Council would incur if it delivered an equivalent sized meeting room. To do this we took a construction cost of $2,000 a sqm based on Rawlinsons 2018 cost for a small scale community facility in Melbourne. Applied to community facilities of 100 sqm, this benefit was valued as a lump sum of $200,000 and would have been realised following building completion in 2022.

This benefit does not apply to the plans updated in 2022.

3.6 Subsidised Artisan Bakery

The updated 2022 plans designate a 460 sqm space for a new subsidised artisan bakery. MG intends to rent this space out at below market rents, providing a community benefit from the delivery of this space which would not occur under a typical development. The benefit has been valued as the differential between market and intended subsidised rent rate (40% below market, at $350 sqm) at the Rupert street development. This differential of $234 sqm a year is applied to the area dedicated to the subsidised bakery space in the development. This resulted in a benefit of around $107,640 a year for the 2022 plans.

The differential represents the benefit to the community of having access to low cost bakery space which would not be provided under a typical development on the site. This benefit is contingent on enduring tenancy arrangements which ensure the space remains available at below market rates into the future. MG intends to ensure tenancies align with the aims of the building though a Tenant Charter.

3.7 Benefits identified but not quantified

In addition to the benefits identified above, SGS notes the following additional benefits which have not been quantified due to uncertainty in the realisation of the benefit or difficulty in quantifying.

- **Lower private vehicle use**: MG's development includes a significant reduction in the number of carparks when compared to the statutory requirements as set out in the Planning scheme (40 carparks compared to 261). Reducing carparks encourages active and public transport use which has community benefits in public health, environmental benefits, and reduction in road congestion.
- **Good design:** MG has commissioned world class architects (6a) to design the building. This means the development would likely have higher design outcomes than a typical development on this site. Good building and urban design have community benefits. Arguably, however, good design should be provided in all circumstances, not just in return for additional development rights.
- **Economic productivity:** An economic impact assessment has not been completed for this project to determine the number of jobs it could yield. However, the completed building is expected to have capacity for approximately 900 workers across knowledge, retail, hospitality and cultural industries. This marks a much greater intensity of employment than the former use, which had capacity for around 50 jobs. More intense use of land for employment can benefit from agglomeration economies. This can increase the economic productivity and output of an area.

4. VALUE OF ADDITIONAL DEVELOPMENT CAPACITY

MG's proposal is for a 13 storey building (plus rooftop). A typical development which could occur on this site would likely be lower. Based on Yarra's local policy, there is support for a 6 storey building (plus rooftop and mezzanine level – nominally 7 storeys) without any of the public benefit initiatives proposed by MG.

Accordingly, SGS has taken a 6 storey development as the flagfall amount of development permitted. Therefore, the proposed 13 storey building represents a windfall to MG equivalent to the value of 6 storeys (see figure below illustrating this).

WINDFALL AND FLAGFALL LEVELS OF DEVELOPMENT

Windfall
Windfall
Windfall
Windfall
Windfall
Windfall
Flagfall
Flagfall
Flagfall
Flagfall
Flagfall
Flagfall
Flagfall

This additional development capacity is worth approximately $3.5m to MG or 6/13 of MG's RLV for the total project of $7.5m.[6] This benefit to MG is realised following planning approval for the site and is therefore incurred in the first period, with a present value of $3.2m.

[6] Sourced from MG, from an initial indicative development feasibility.

5. CONCLUSION

The total community benefits previously expected from MG's development, based on 2019 floorplans, was $5.5m in present value terms at a standard discount rate of 7%. The key benefits are the rooftop park's open space benefit and subsidised artist studios.

The total community benefits delivered by MG's revised 2022 floorplans is $5.3m in present value terms at a standard discount rate of 7%. The key benefits remain the rooftop park's open space benefit and subsidised artist studios.

The present values for both scenarios were calculated on a base year of 2019 to allow for direct comparability.

PRESENT VALUE OF COMMUNITY BENEFITS AND ADDITIONAL DEVELOPMENT CAPACITY

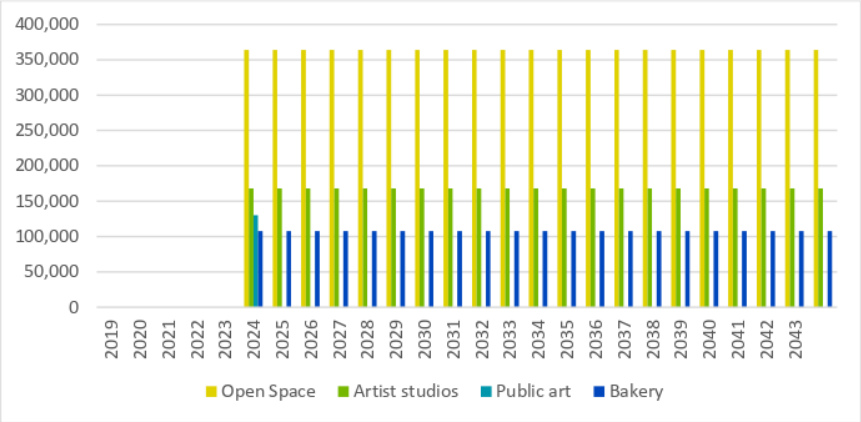
Item	Present value – 2019 Plans	Present value – 2022 Plans
Total additional development capacity (windfall to MG)	*$3,235,083*	*$3,235,083*
Rooftop park	$3,008,959	$3,008,959
Subsidised artist studios	$2,273,252	$1,388,750
Public art	$92,688	$92,688
Community Facilities	$142,597	$0
Artisan Bakery	$0	$889,792
Total community benefits	*$5,517,497*	*$5,380,190*

The value of additional development capacity MG receives as a result of being able to build to a higher height of 13 storeys is $3.2m in present value terms.[7]

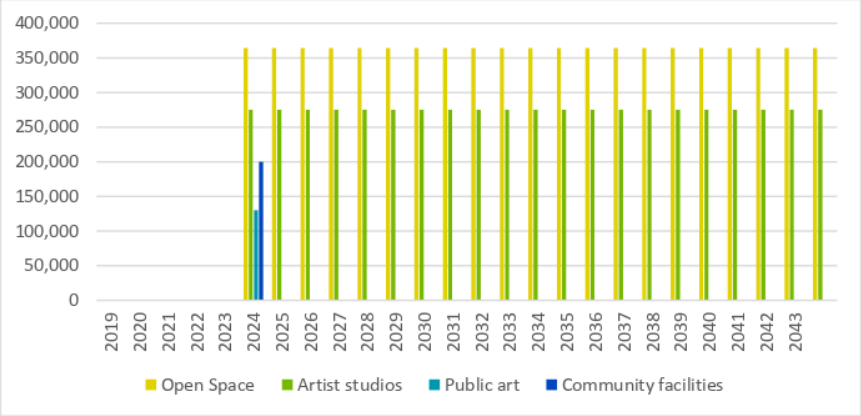
The community benefits have reduced by $137,307 in the 2022 version of the plans. This slight decrease remains higher than the windfall amount provided by the additional development capacity. Therefore, the windfall to MG from additional development capacity is more than offset by the community benefits delivered by the development. SGS concludes that, provided that the community benefit features are delivered and remain in place over the life of the building, the community stands to gain from MG's project.

[7] See note on following page.

PROFILE OF COMMUNITY BENEFITS; 2022



PROFILE OF COMMUNITY BENEFITS; 2019



PRESENT VALUES

Present values allow comparison of benefits which will occur at different periods in the future, in today's dollars. This accounts for the concept that a dollar today is valued less than a dollar next year, even ignoring the effects of inflation.

PV is calculated as: $PV = \frac{F_1}{1+r} + \frac{F_2}{(1+r)^2} + \cdots + \frac{F_n}{(1+r)^n}$

Where F_i is the benefit incurred in period i and r is the discount rate.

The standard real discount rate used in project evaluation in Australia is 7%.

For more background on present values see:
https://economicdevelopment.vic.gov.au/__data/assets/word_doc/0007/1492603/Guidance-on-discount-rates-internet1.docx

Attachment 4 - Attachment 4 - Community Benefit Assessment Report

SGS Economics & Planning

Contact us

CANBERRA
Level 2, 28-36 Ainslie Place
Canberra ACT 2601
+61 2 6257 4525
sgsact@sgsep.com.au

HOBART
PO Box 123
Franklin TAS 7113
+61 421 372 940
sgstas@sgsep.com.au

MELBOURNE
Level 14, 222 Exhibition St
Melbourne VIC 3000
+61 3 8616 0331
sgsvic@sgsep.com.au

SYDNEY
209/50 Holt St
Surry Hills NSW 2010
+61 2 8307 0121
sgsnsw@sgsep.com.au

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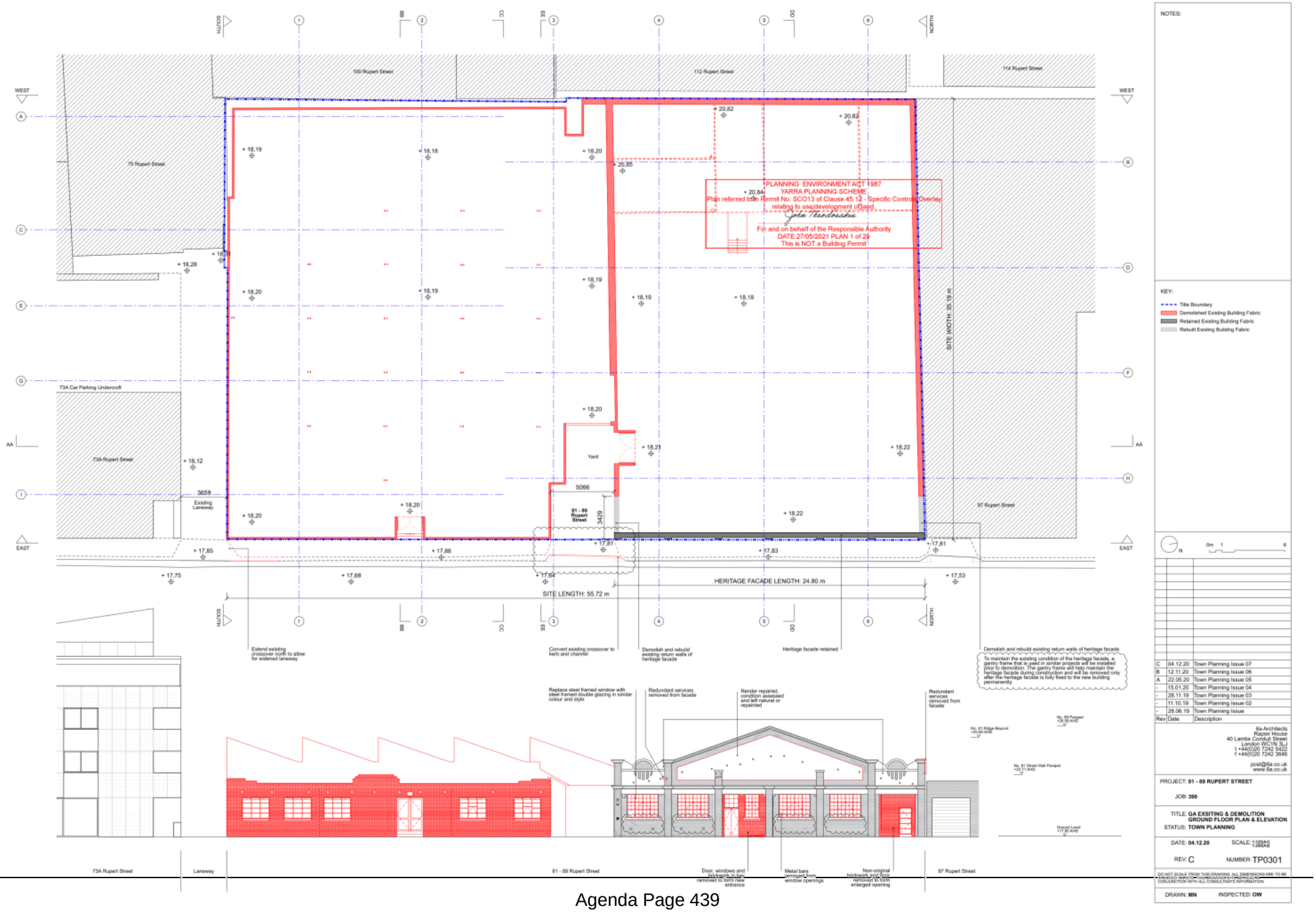

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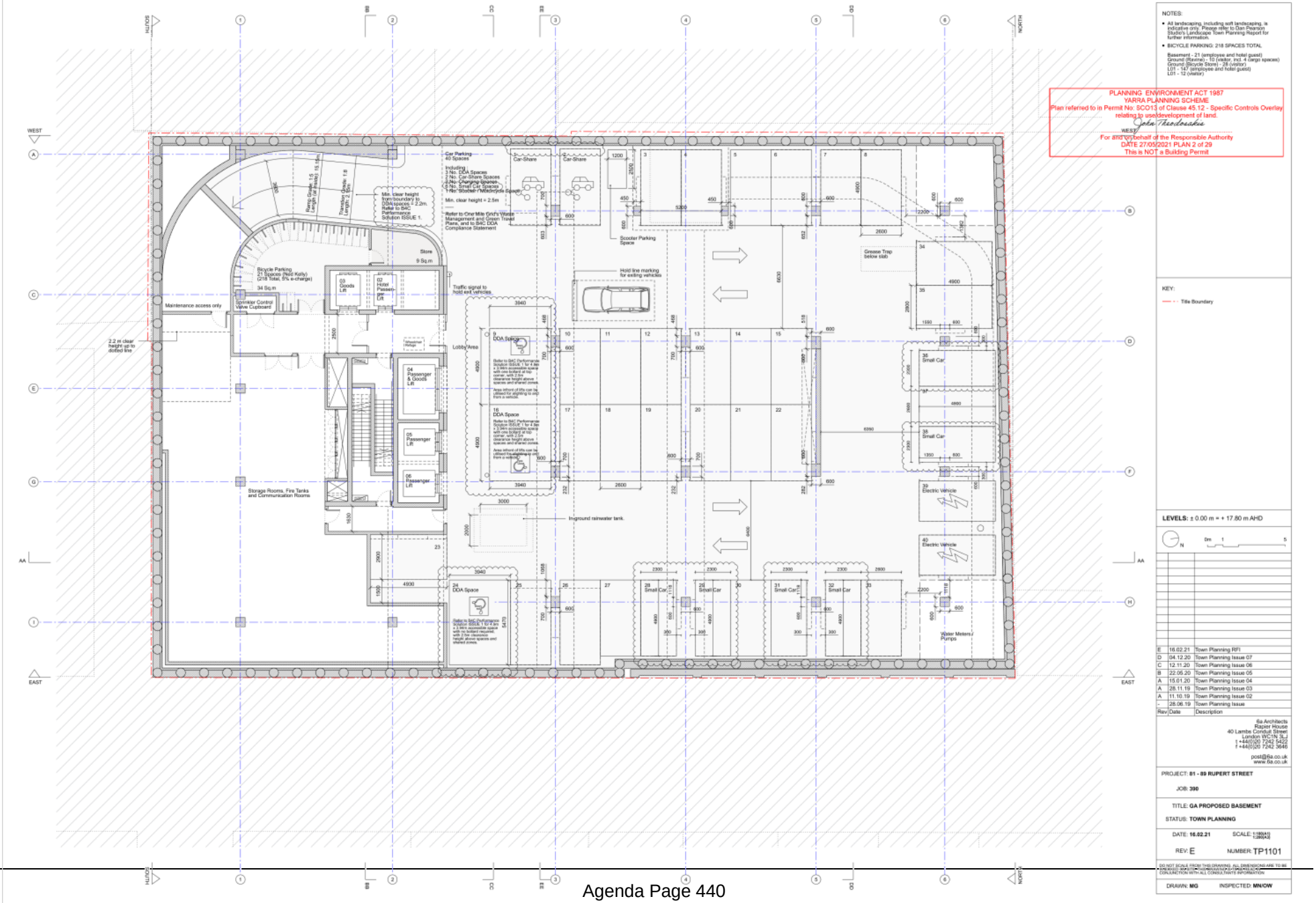

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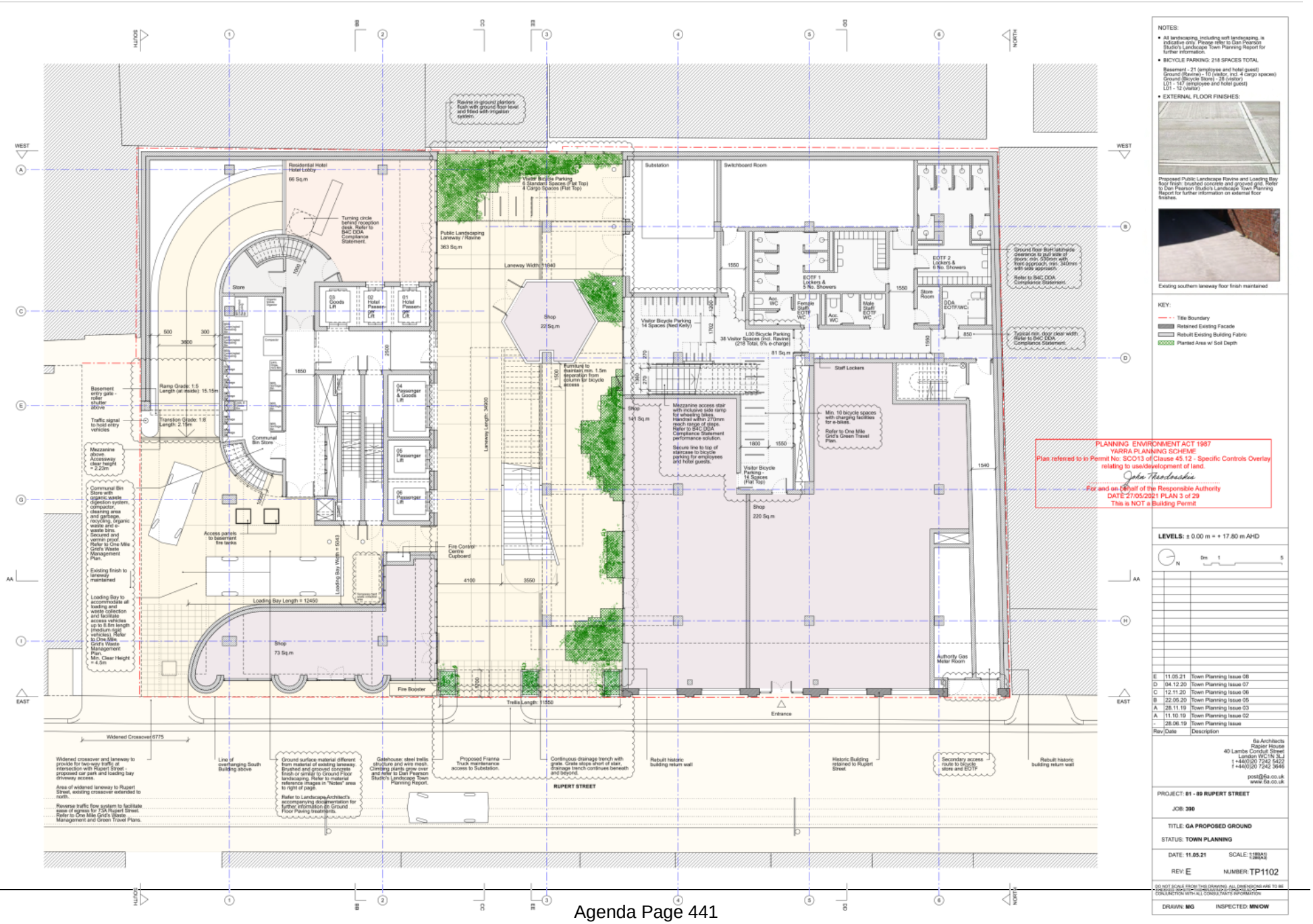

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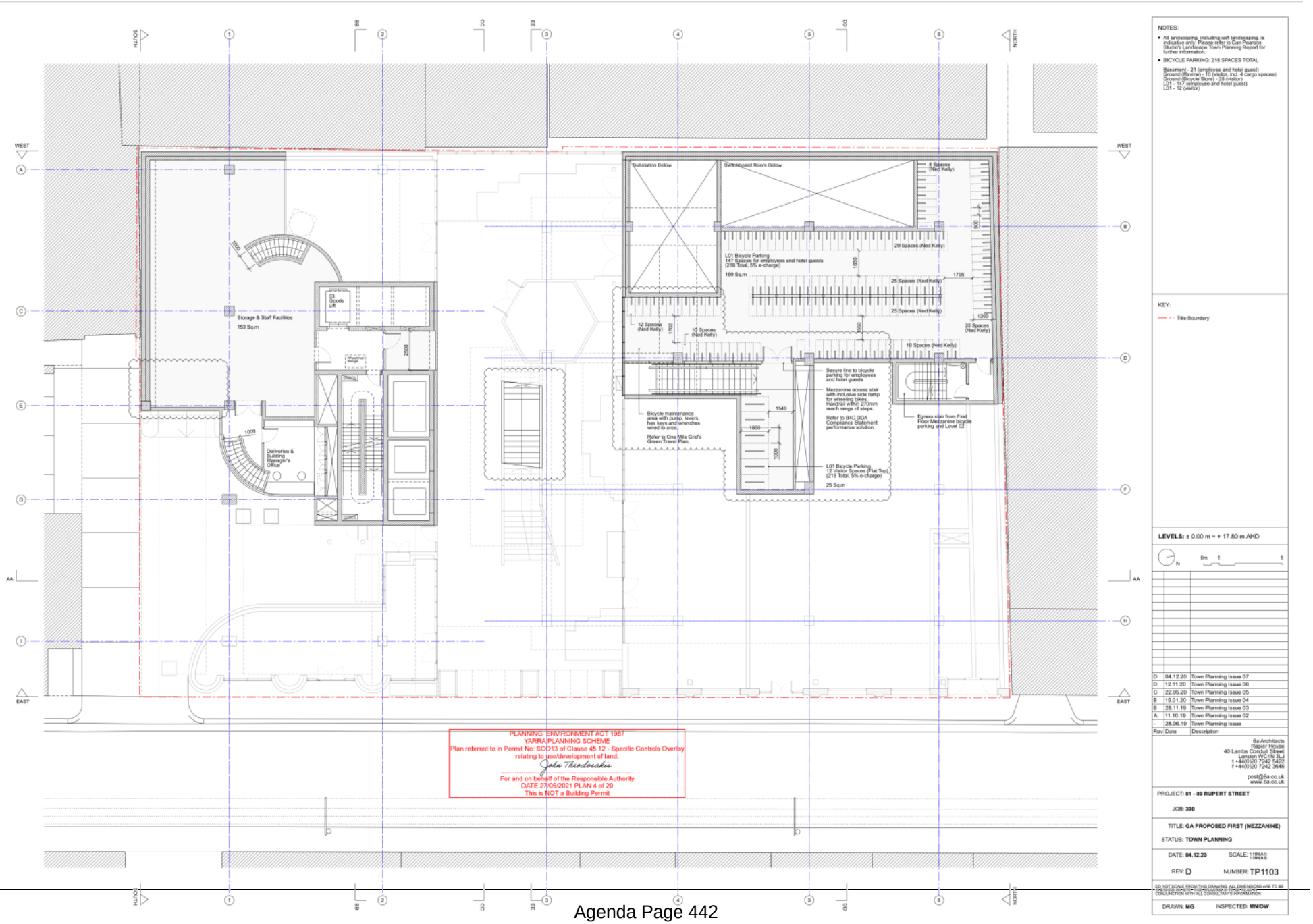

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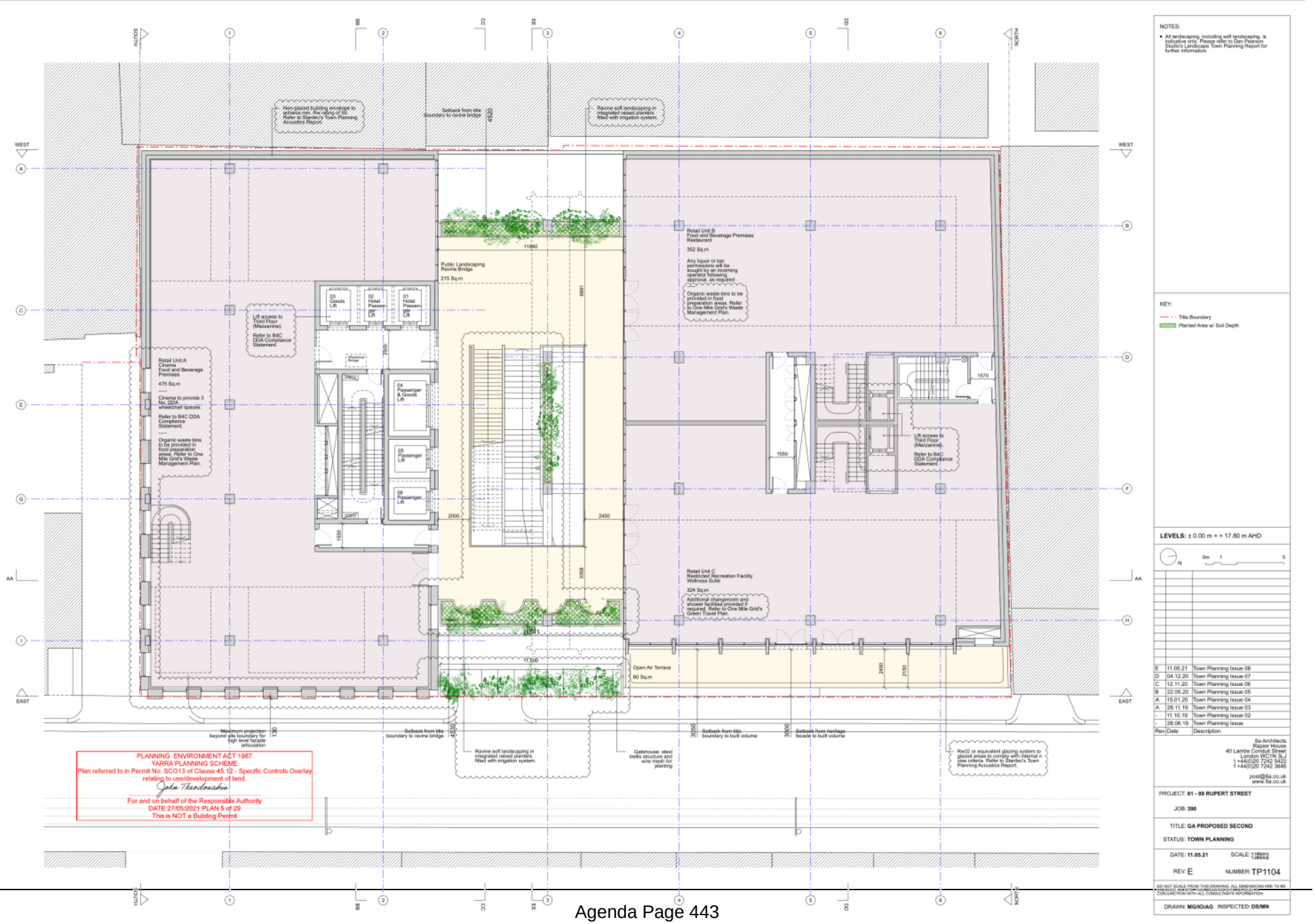

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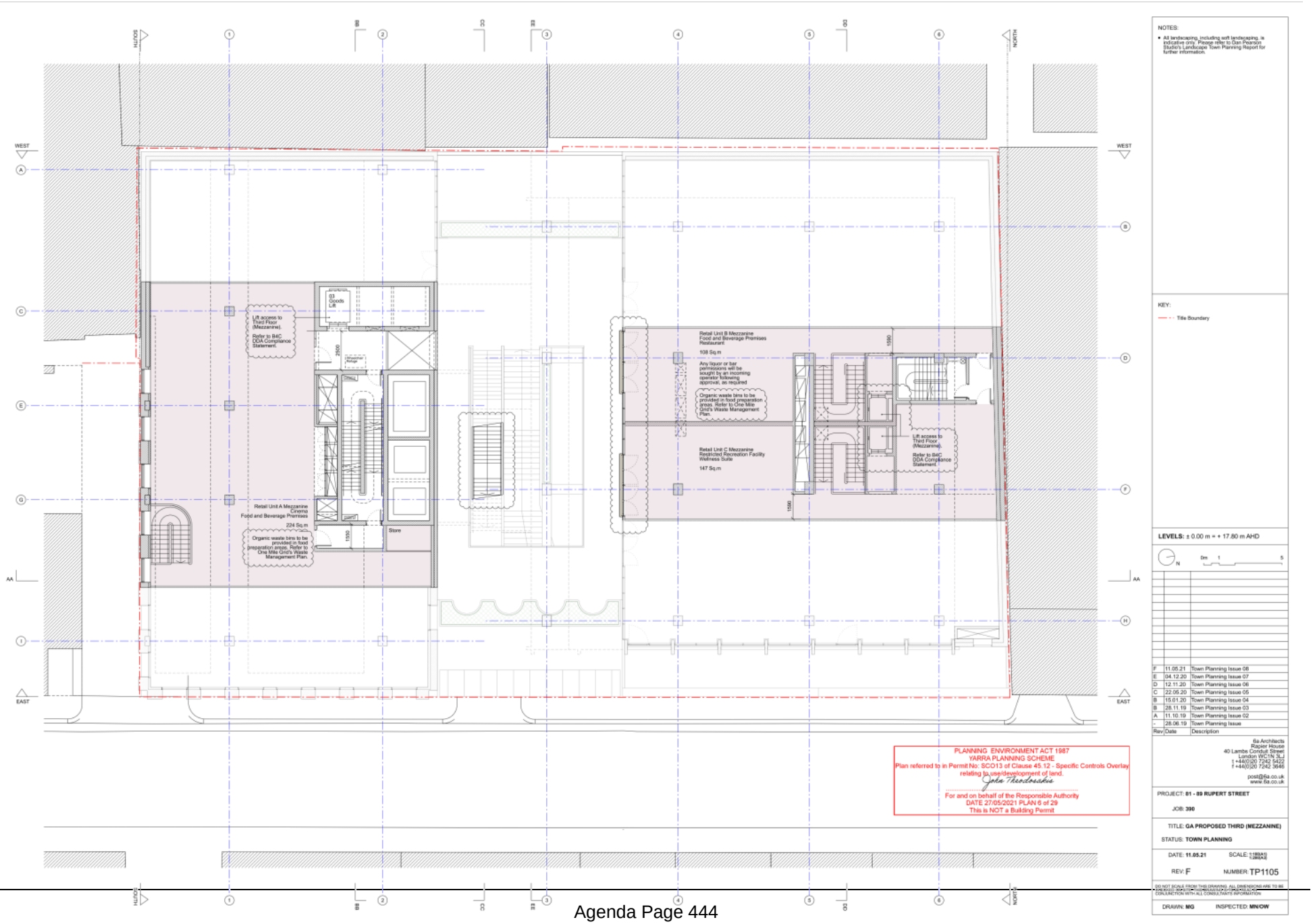

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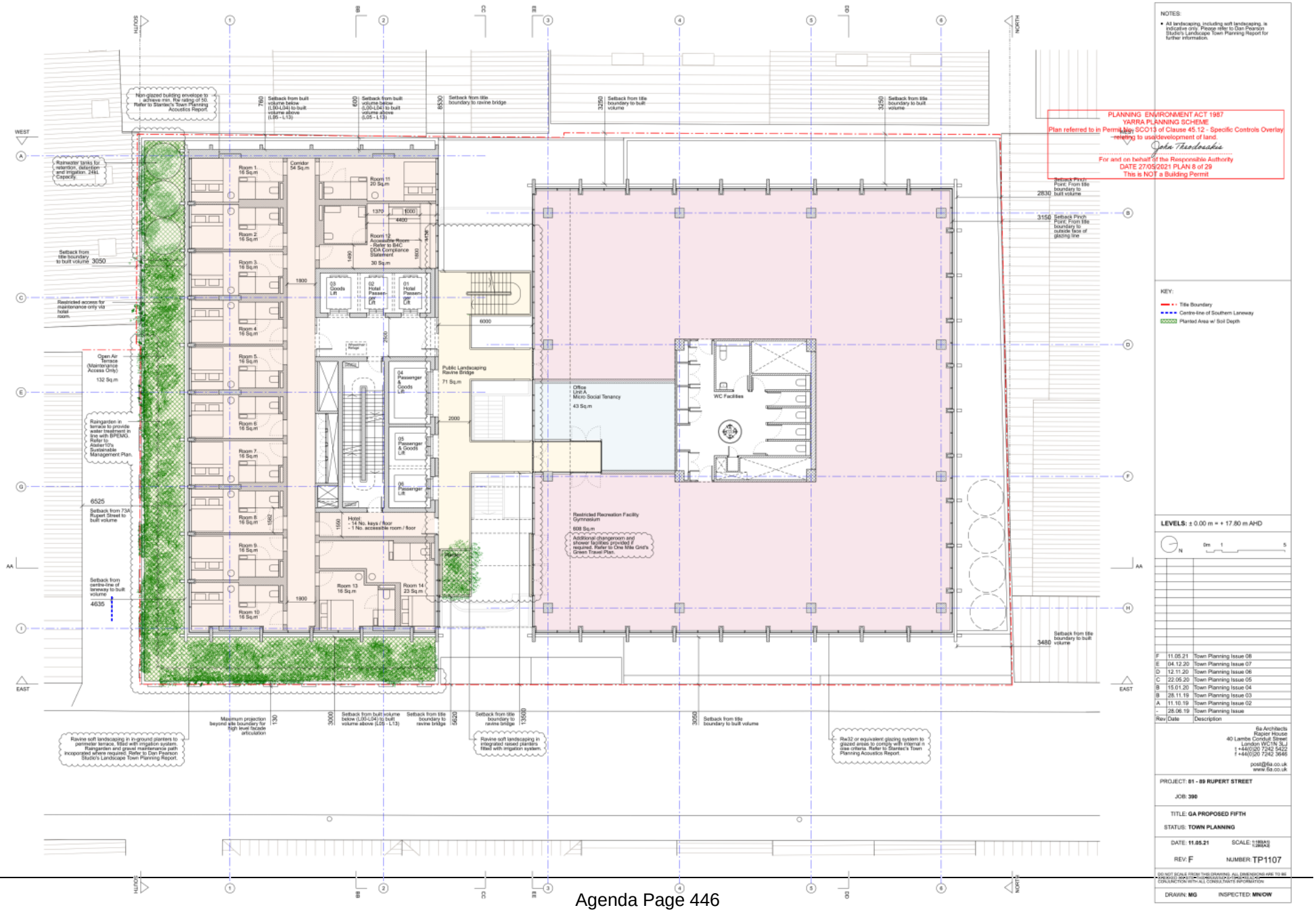

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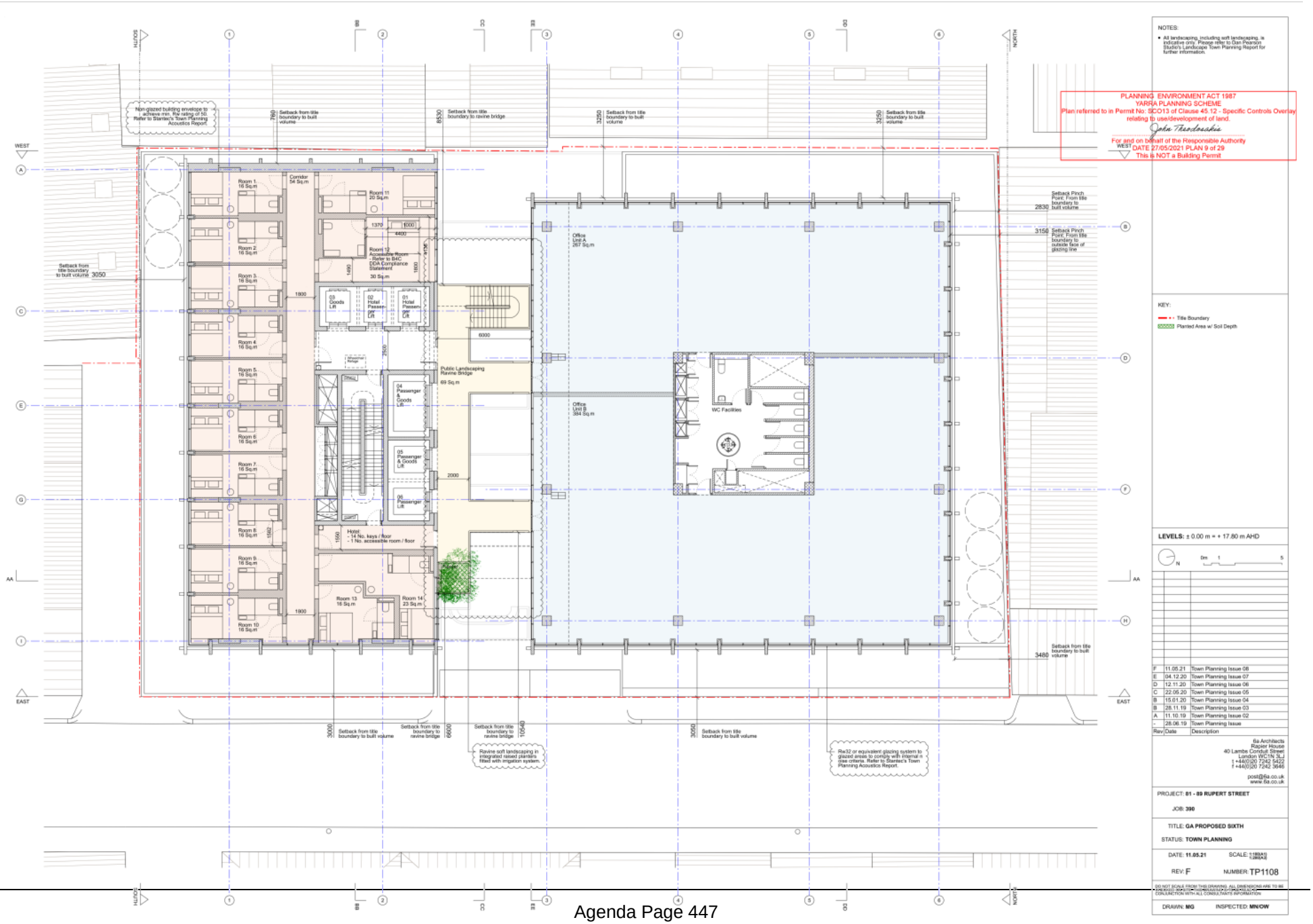

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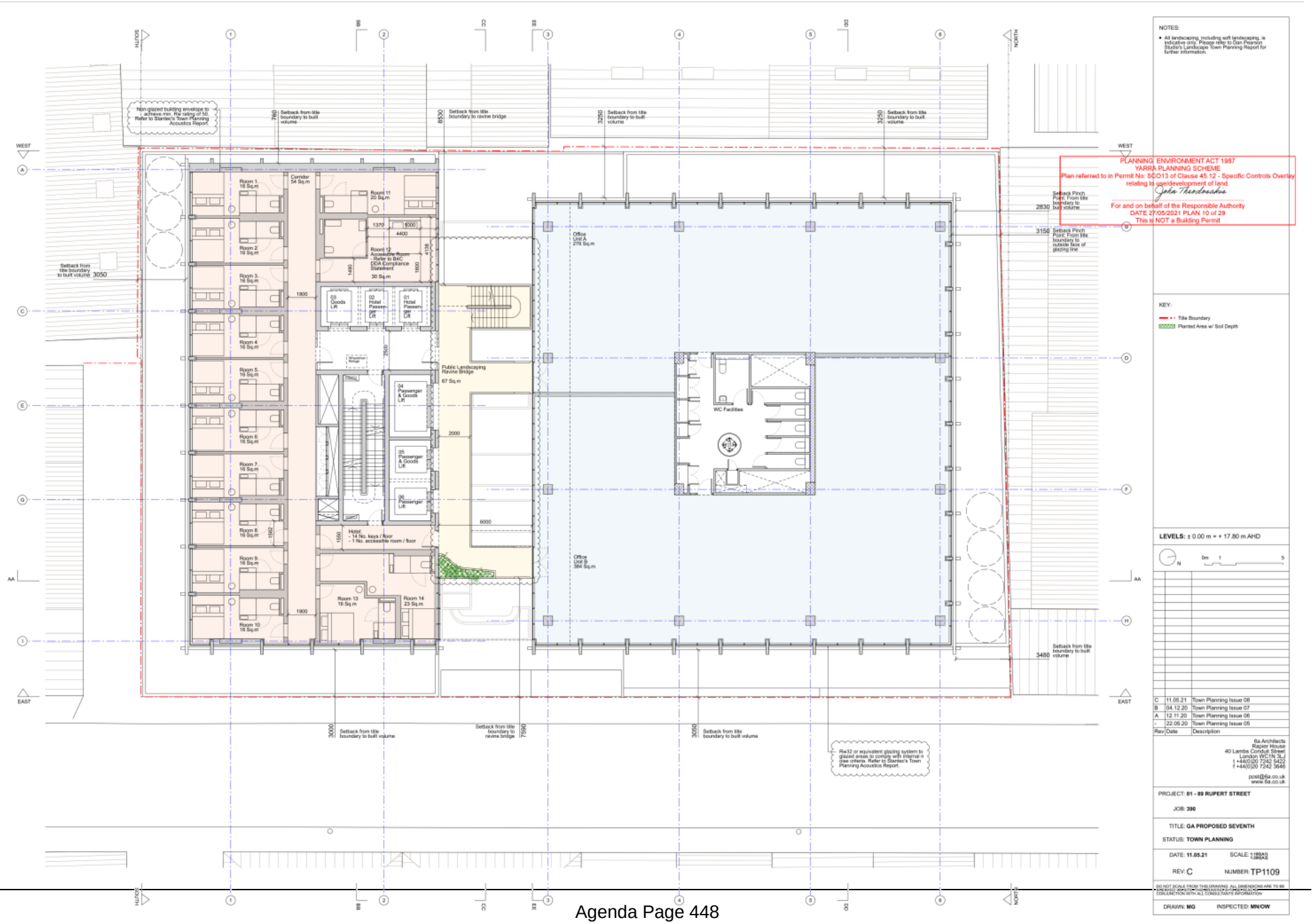

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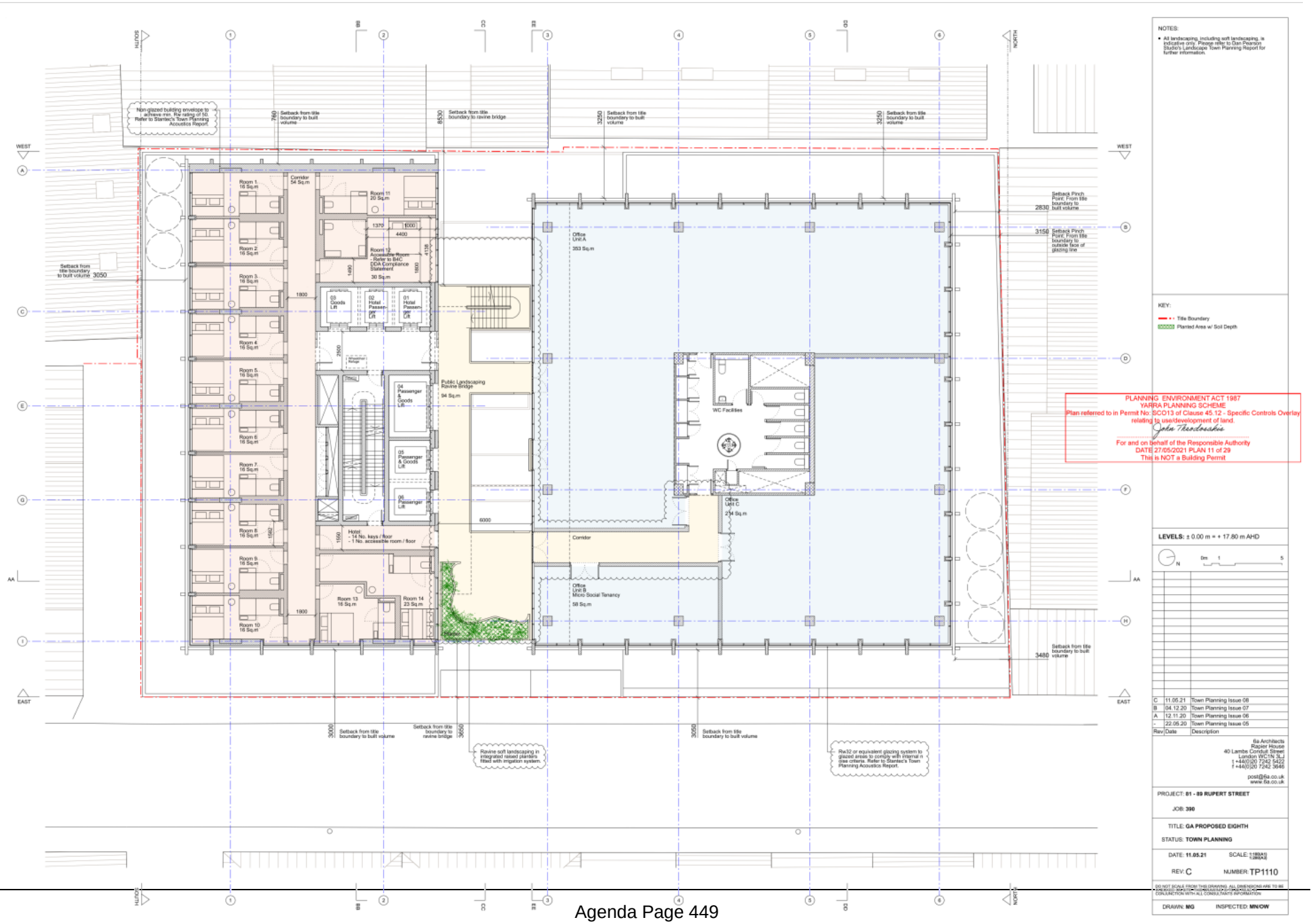

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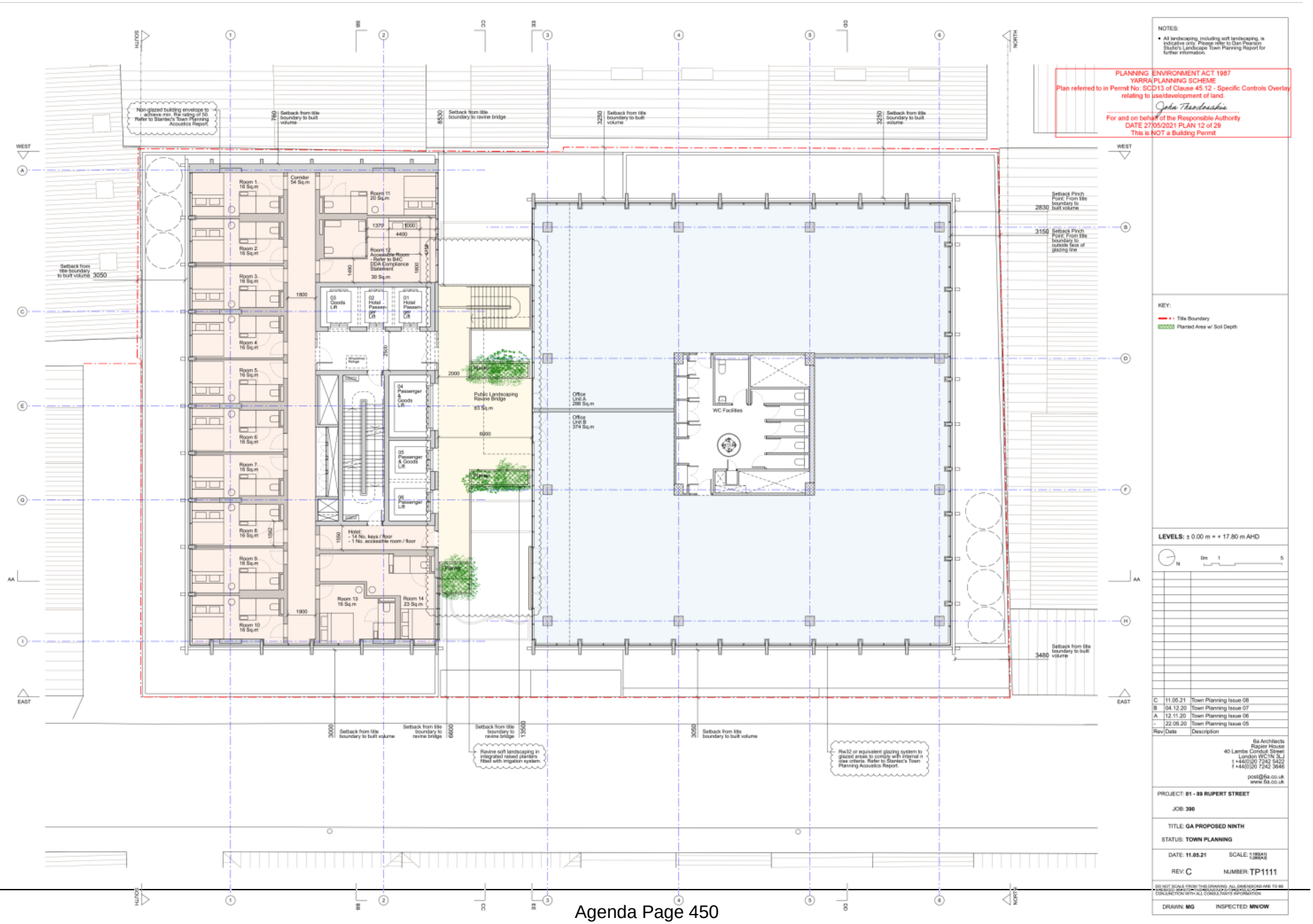

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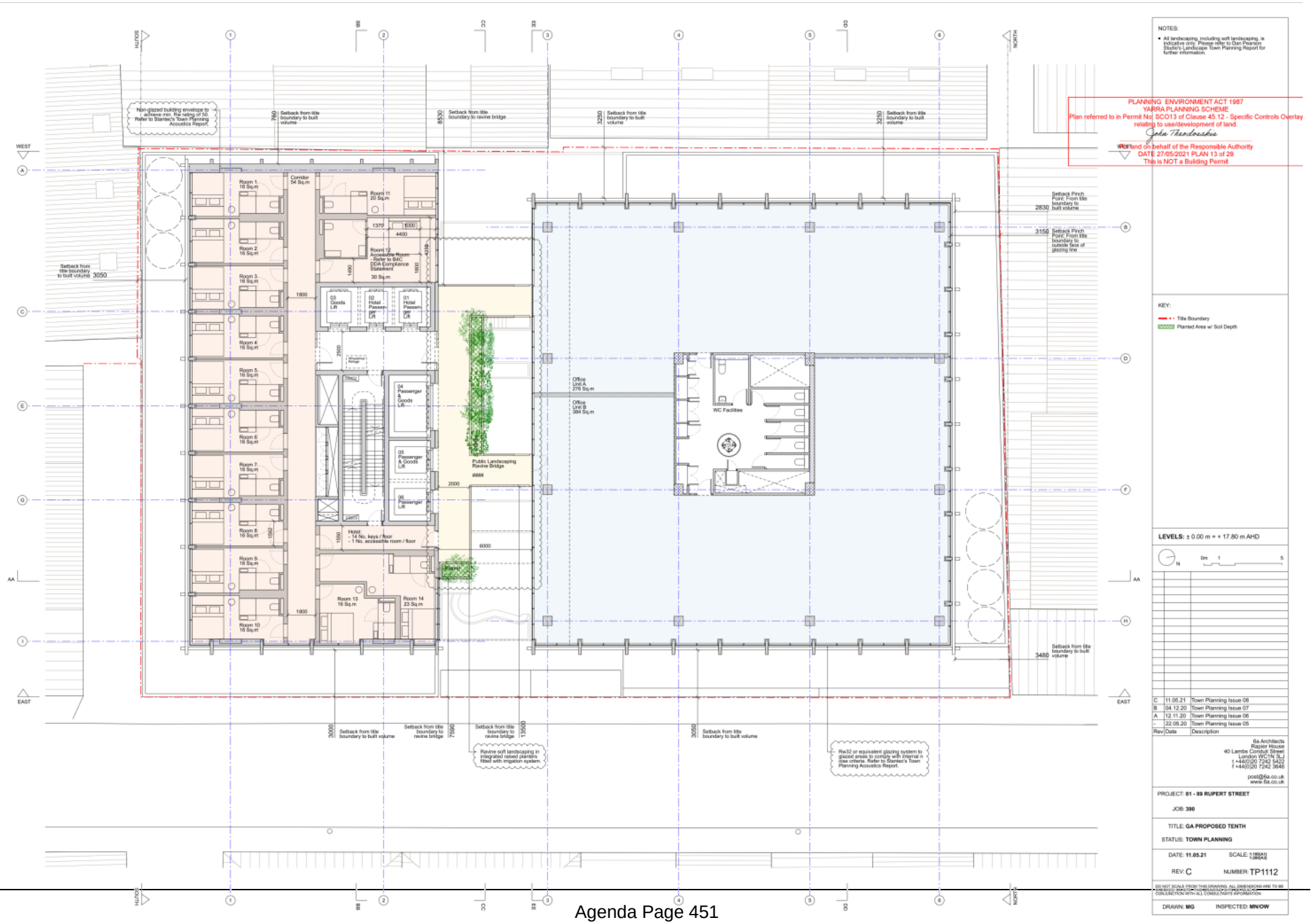

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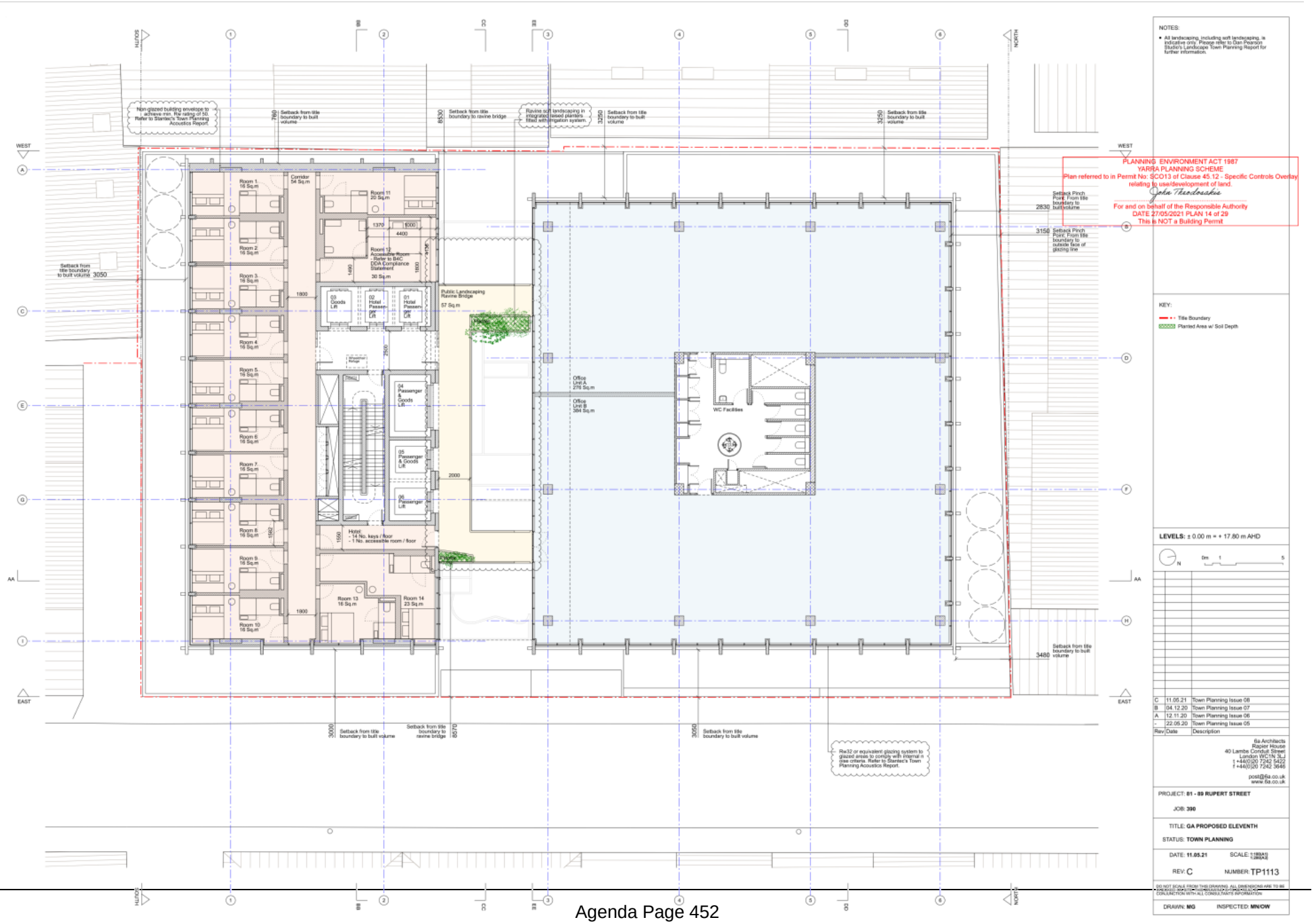

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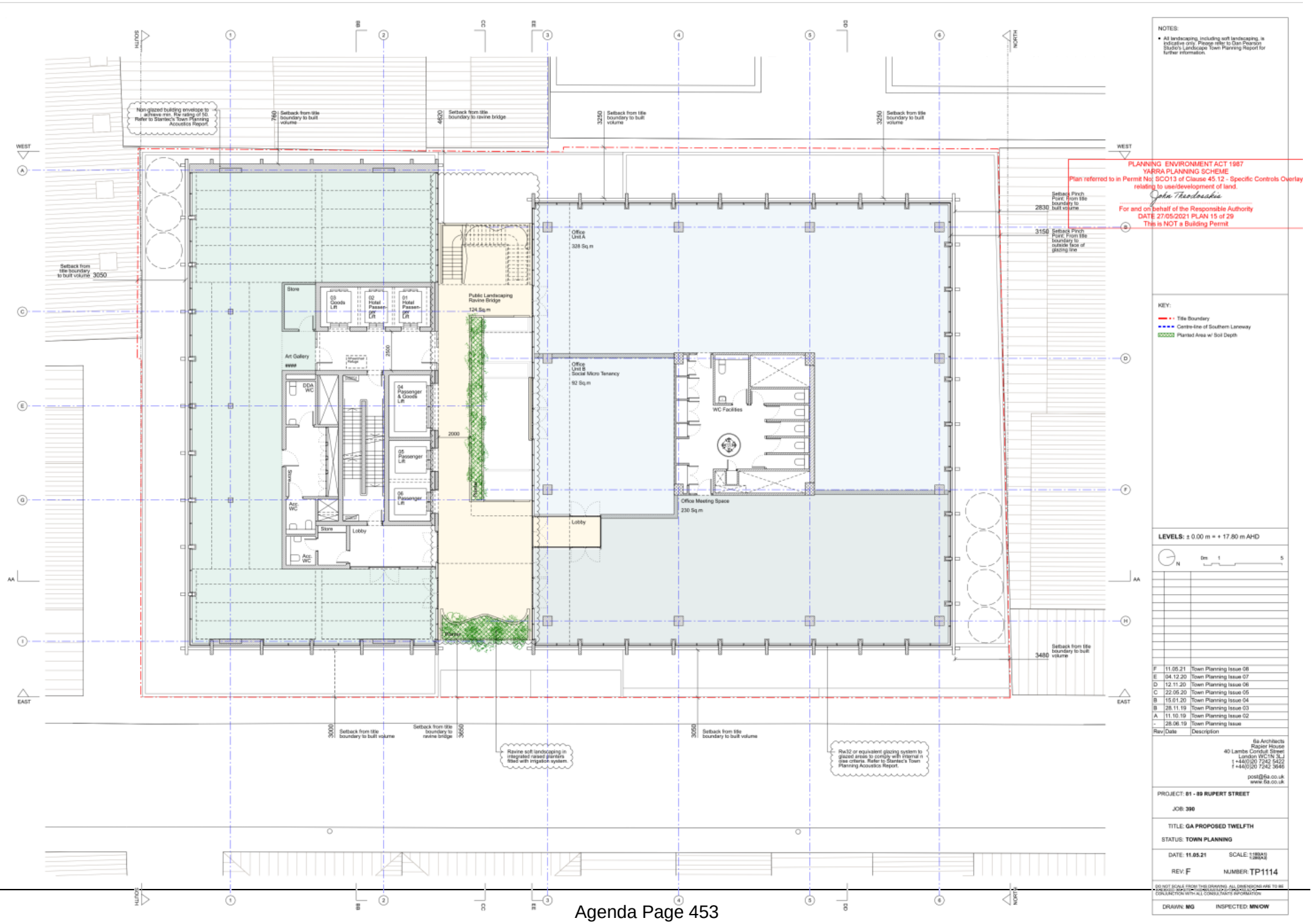

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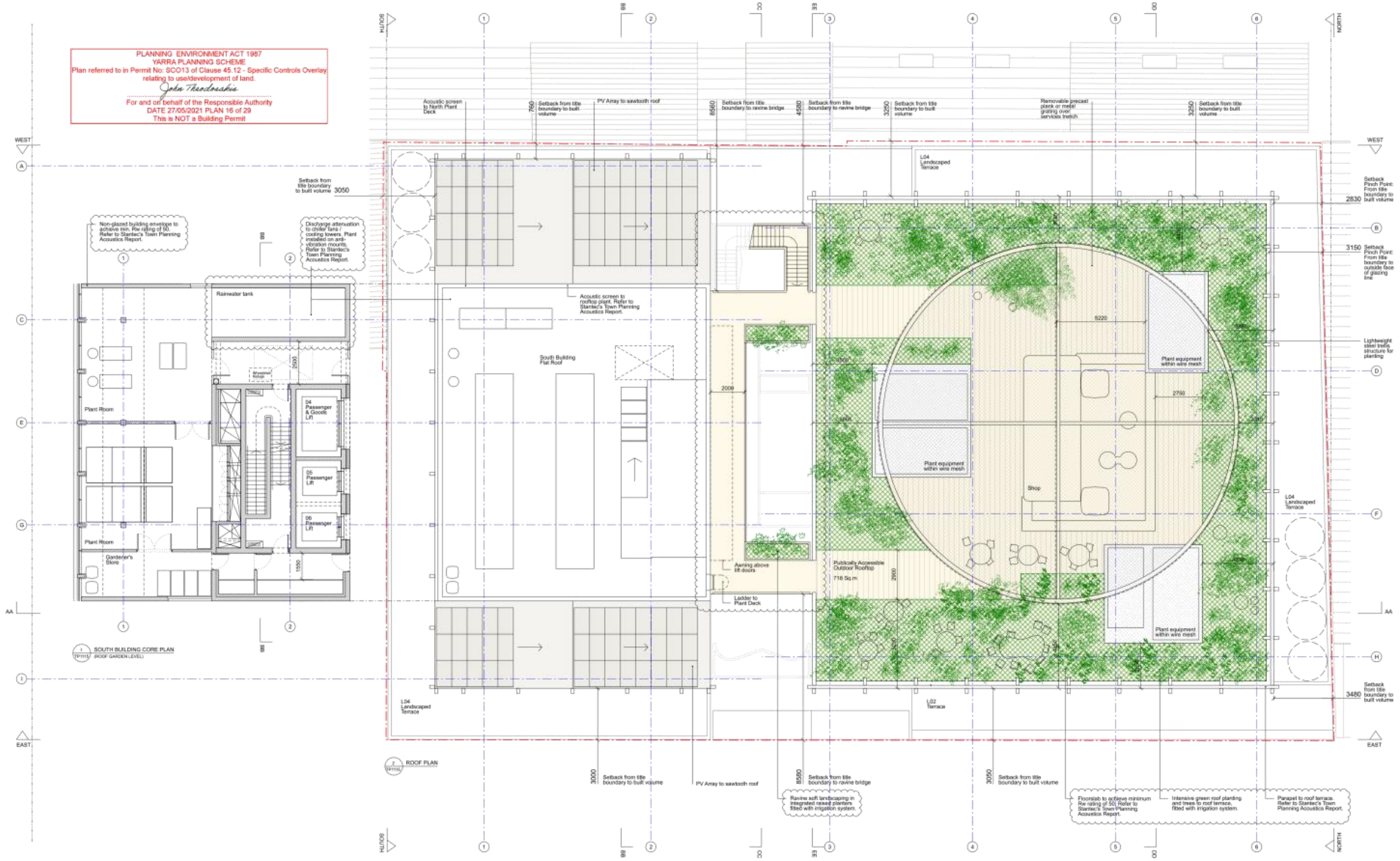

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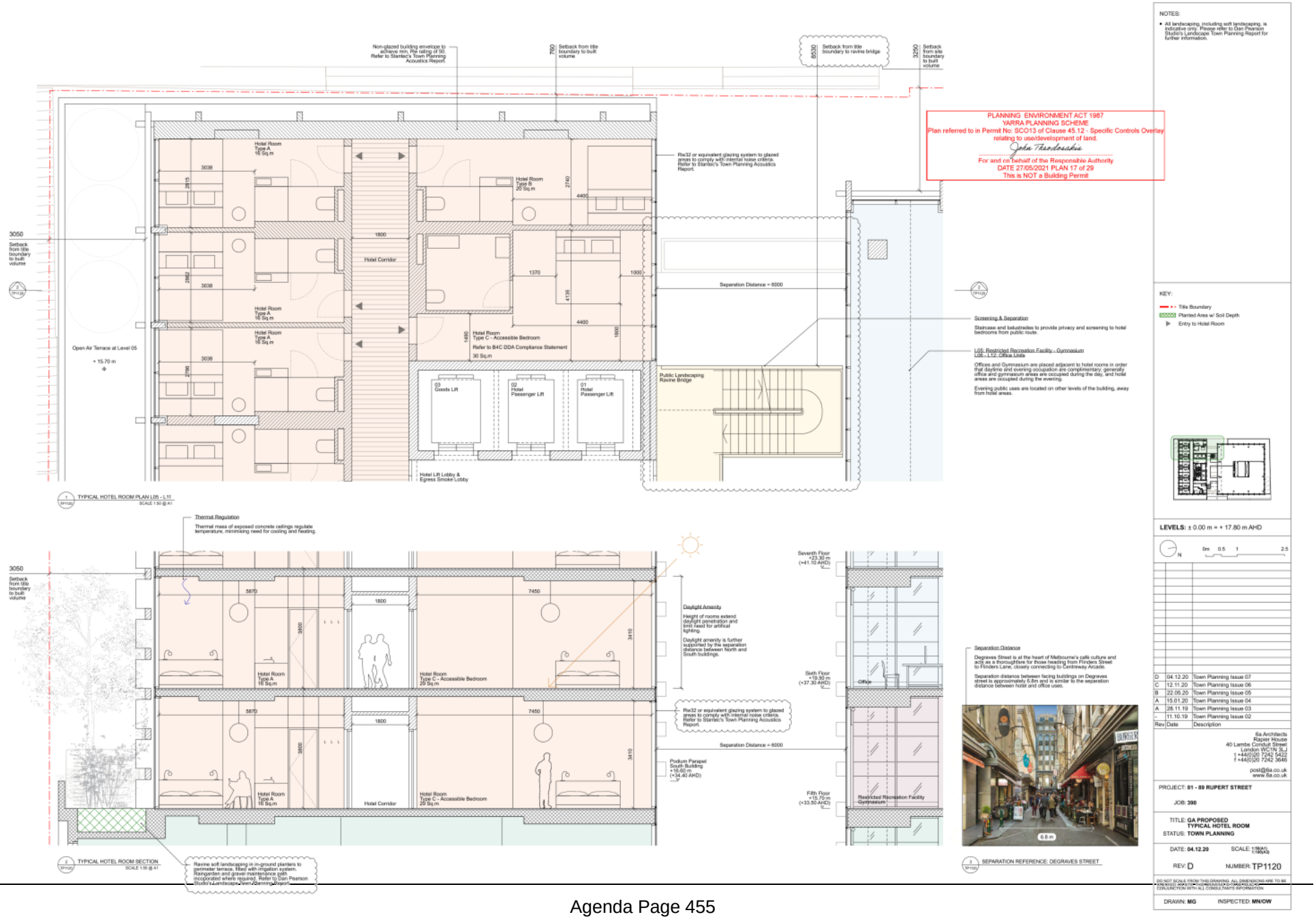

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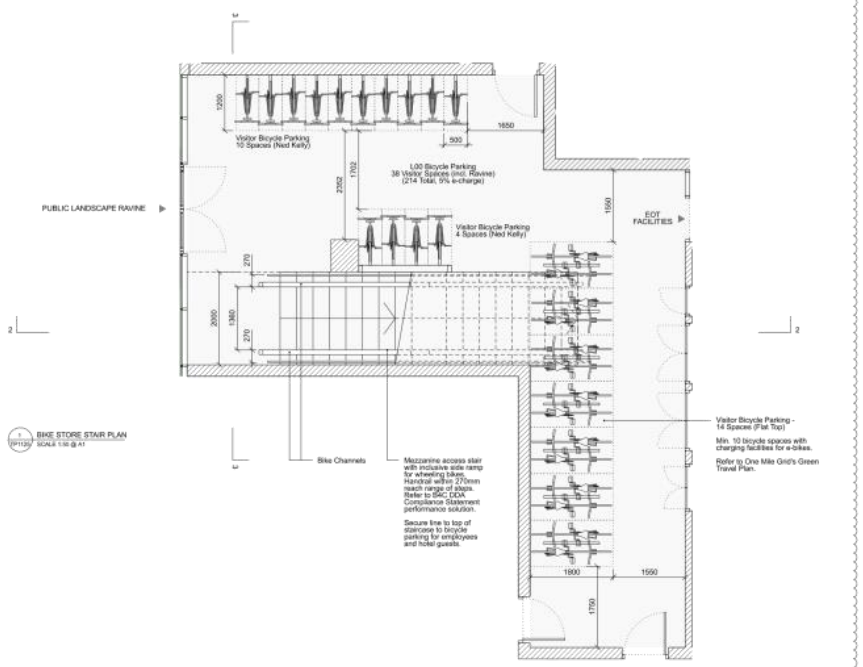
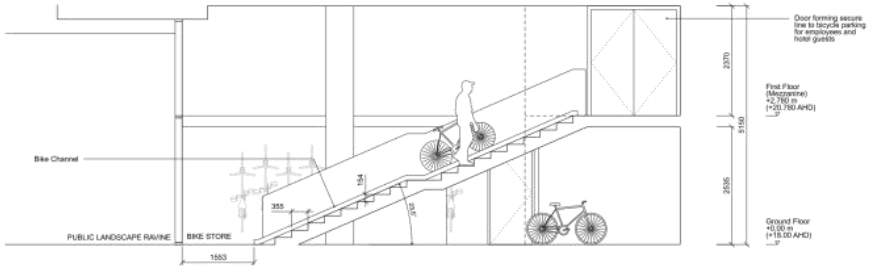
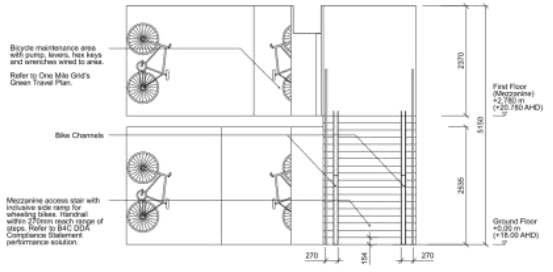


5 REFERENCE IMAGE - STAIR WITH DUAL BIKE RAMPS
TP1125 SCALE 1:00 @ A1

PLANNING ENVIRONMENT ACT 1987
YARRA PLANNING SCHEME
Plan referred to in Permit No: SCO13 of Clause 45.12 - Specific Controls Overlay
relating to use/development of land.
John Theodosakis
For and on behalf of the Responsible Authority
DATE 27/05/2021 PLAN 18 of 29
This is NOT a Building Permit



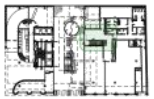


NOTES:

- Bicycle storage and access stair to be in accordance with AS2890.3 (Bicycle Parking)
- Refer to One Mile Grid's Green Travel Plan
- Refer to B4C DDA Compliance Statement and Performance Solution

KEY:

- Title Boundary
- Planted Area w/ Soil Depth
- Entry to Hotel Room



LEVELS: ± 0.00 m = + 17.80 m AHD

N 0m 0.5 1 2.5

Rev	Date	Description
C	04.12.20	Town Planning Issue 07
C	12.11.20	Town Planning Issue 06
B	22.06.20	Town Planning Issue 05
A	15.01.20	Town Planning Issue 04
A	28.11.19	Town Planning Issue 03
-	11.10.19	Town Planning Issue 02

8a Architects
Rapier House
40 Lambe Conduit Street
London WC1N 3LJ
t +44(0)20 7242 5422
f +44(0)20 7242 3646
post@8a.co.uk
www.8a.co.uk

PROJECT: **81 - 89 RUPERT STREET**

JOB: **390**

TITLE: **BIKE STORE STAIR ARRANGEMENT**

STATUS: **TOWN PLANNING**

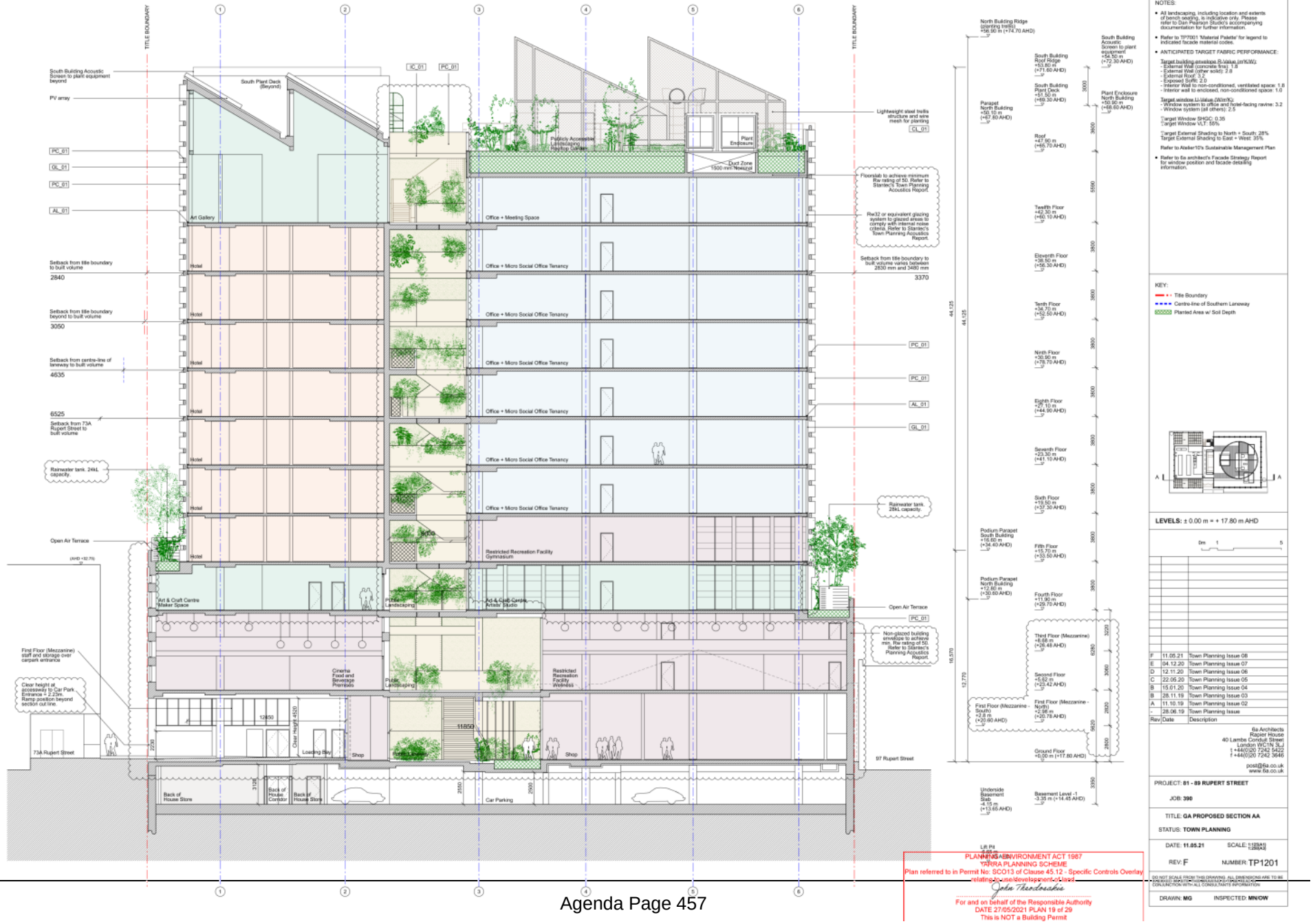
DATE: **04.12.20** SCALE: 1:50@A1 1:100@A3

REV: C NUMBER: TP1125

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE VERIFIED ON SITE BY THE CONTRACTOR AND ANY DISCREPANCIES NOTED IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION

DRAWN: **MG** INSPECTED: **MN/OW**

Attachment 5 - Attachment 5 - Endorsed Plans under current Incorporated Document



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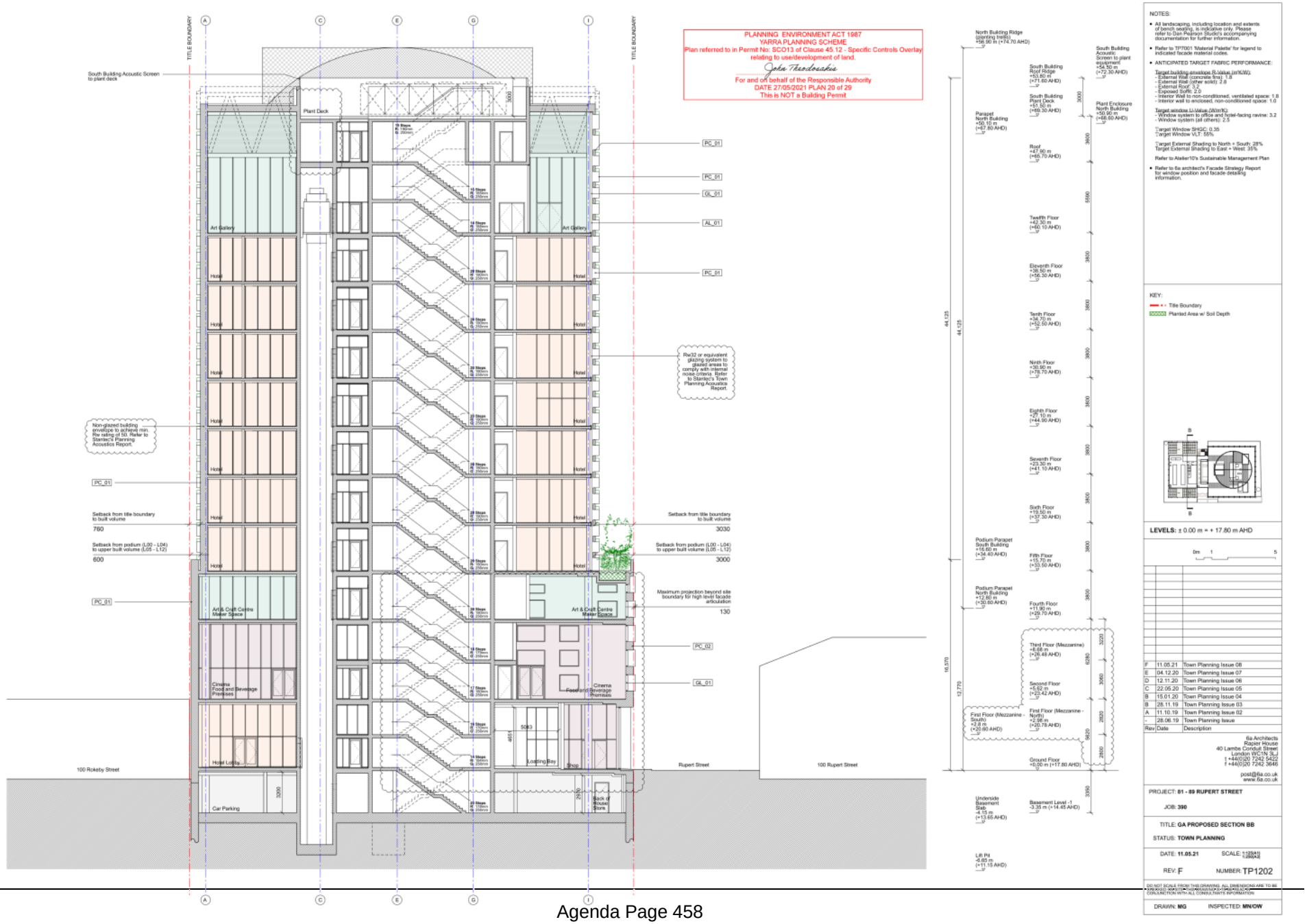

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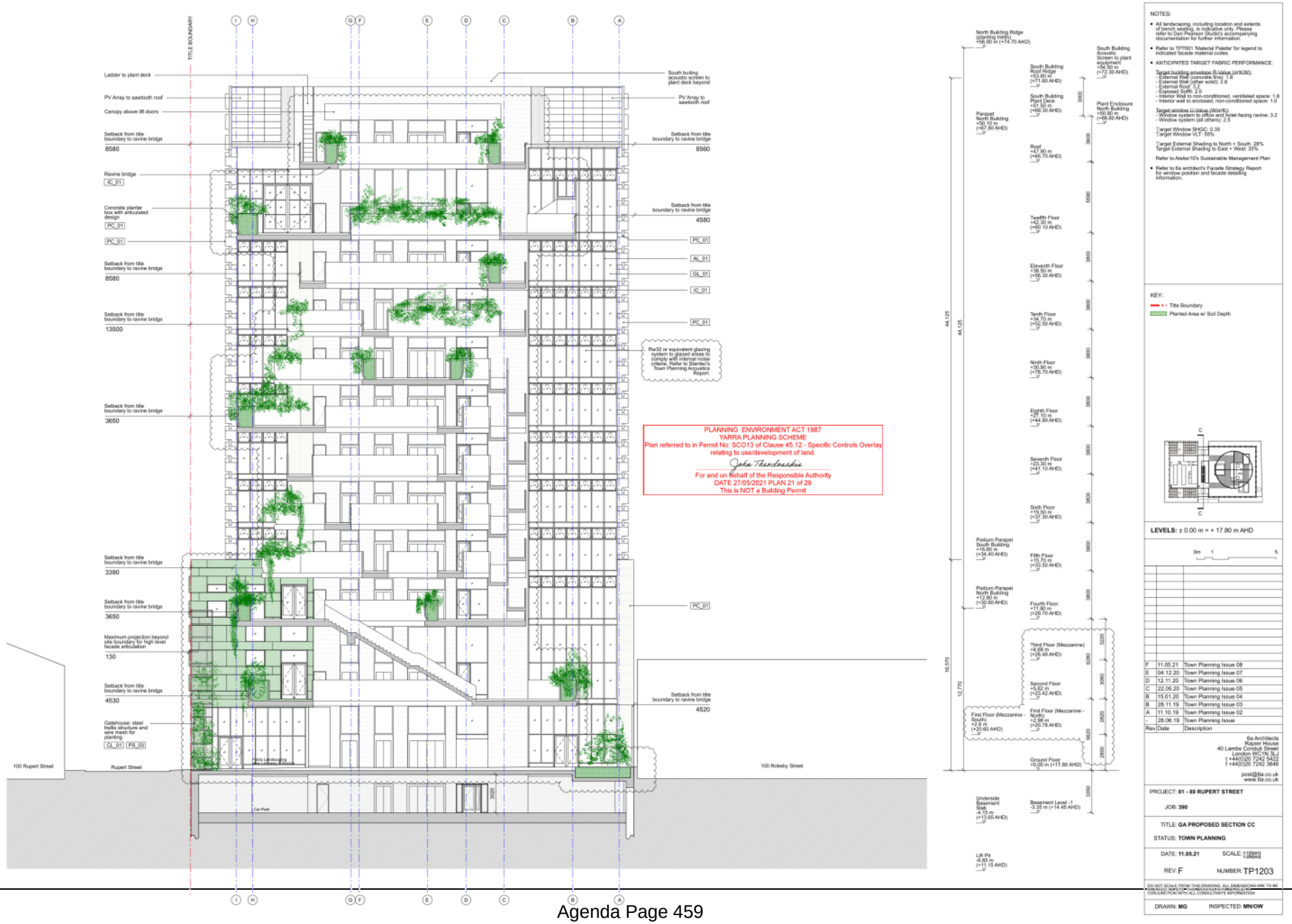

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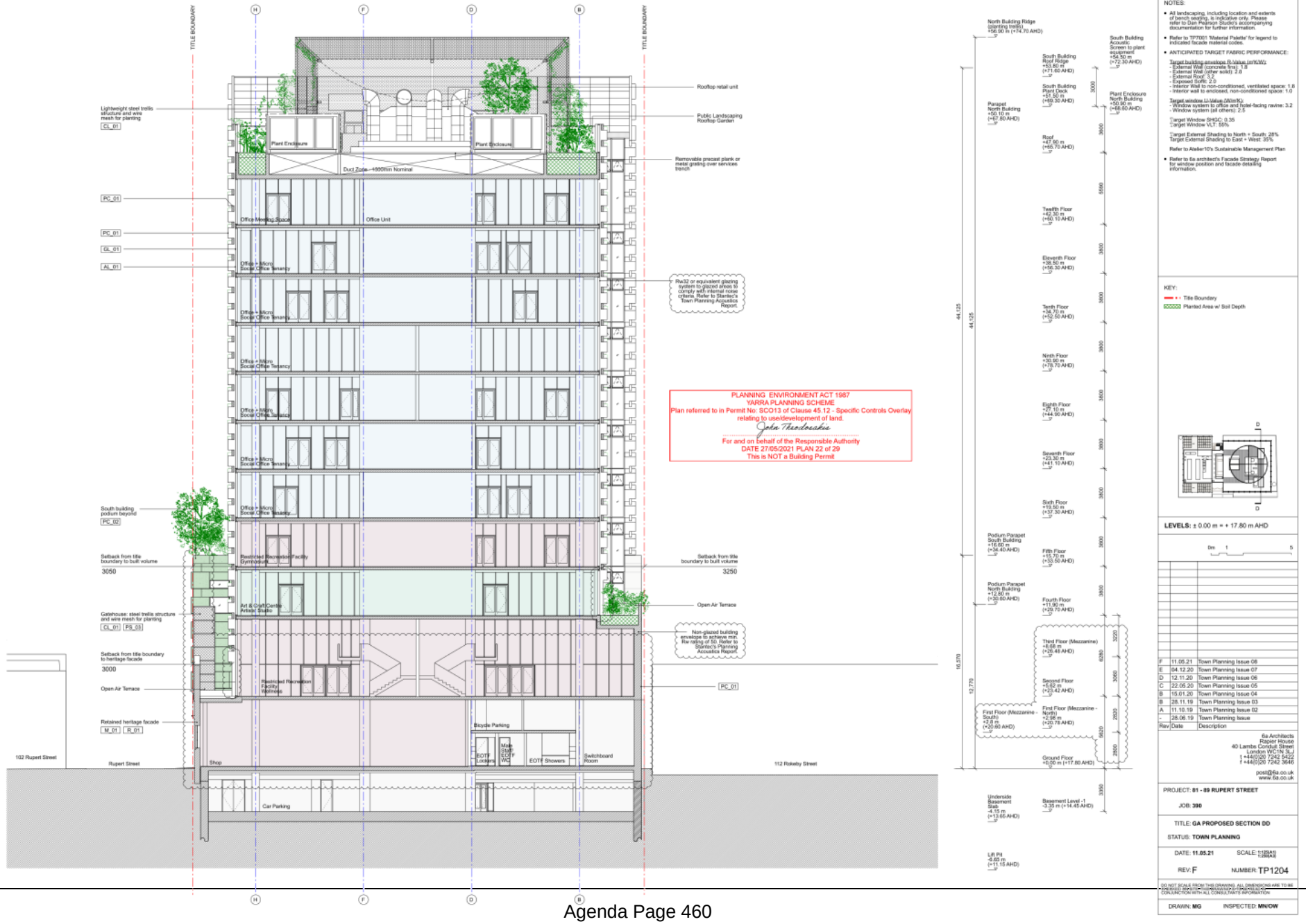

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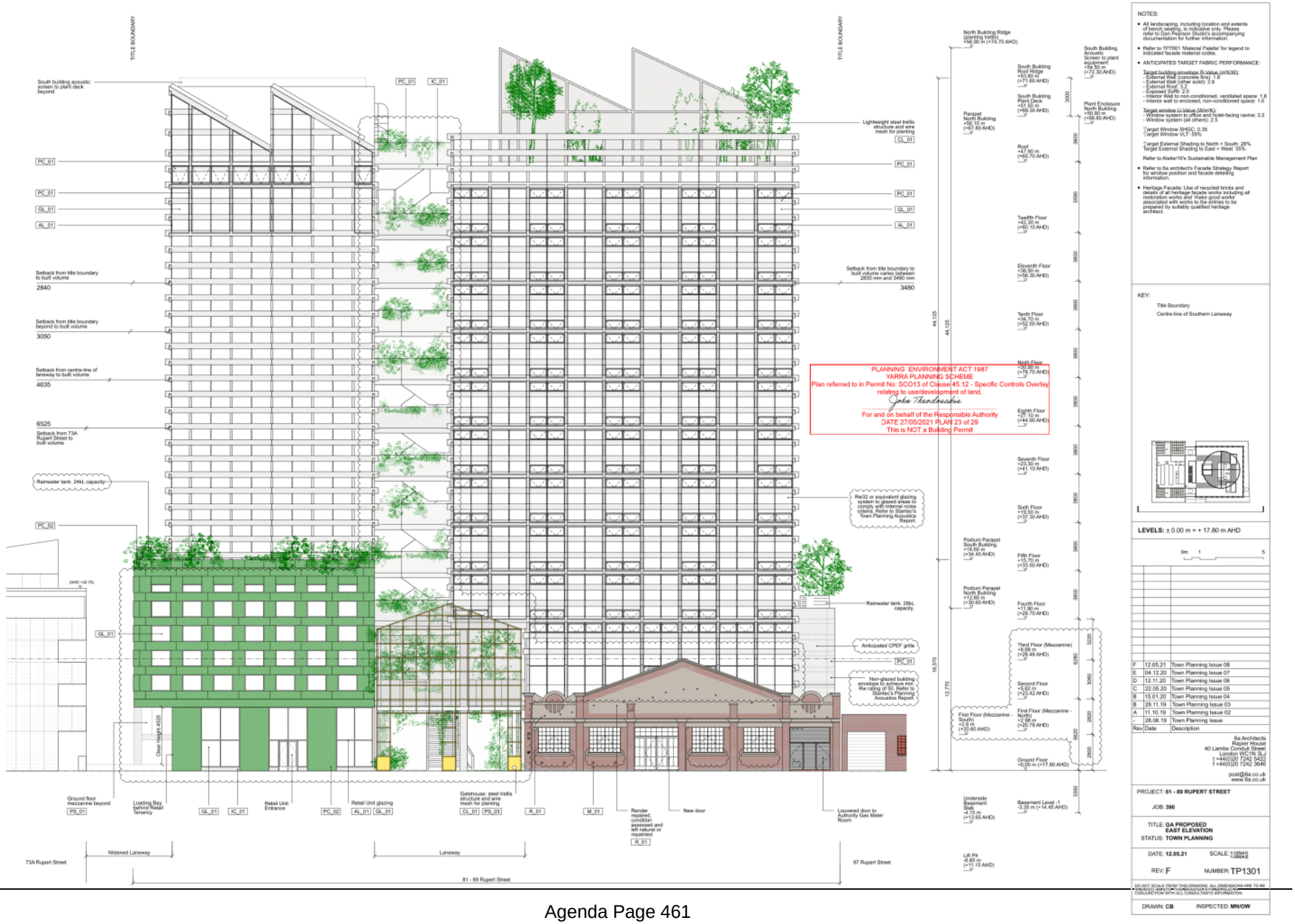

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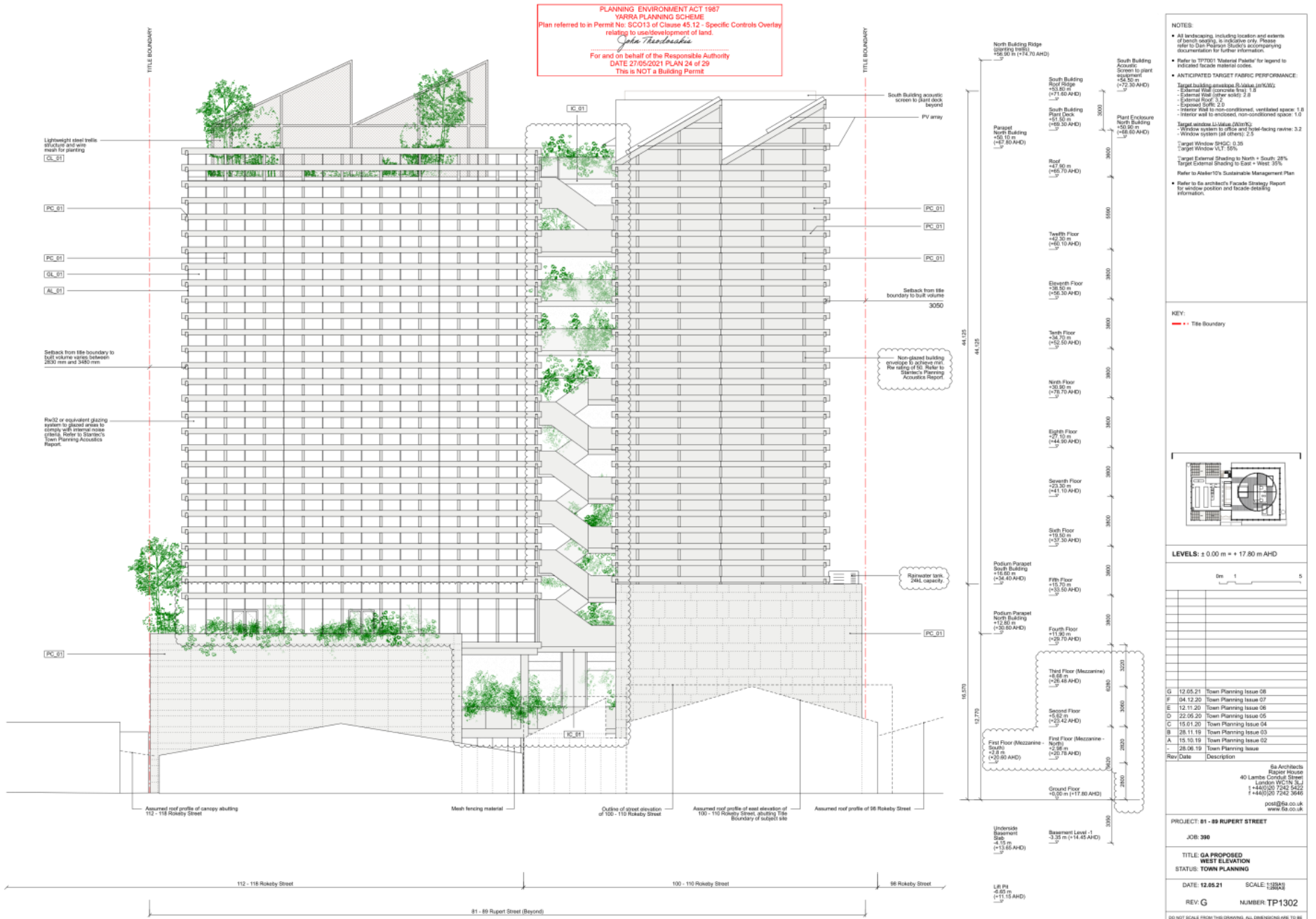
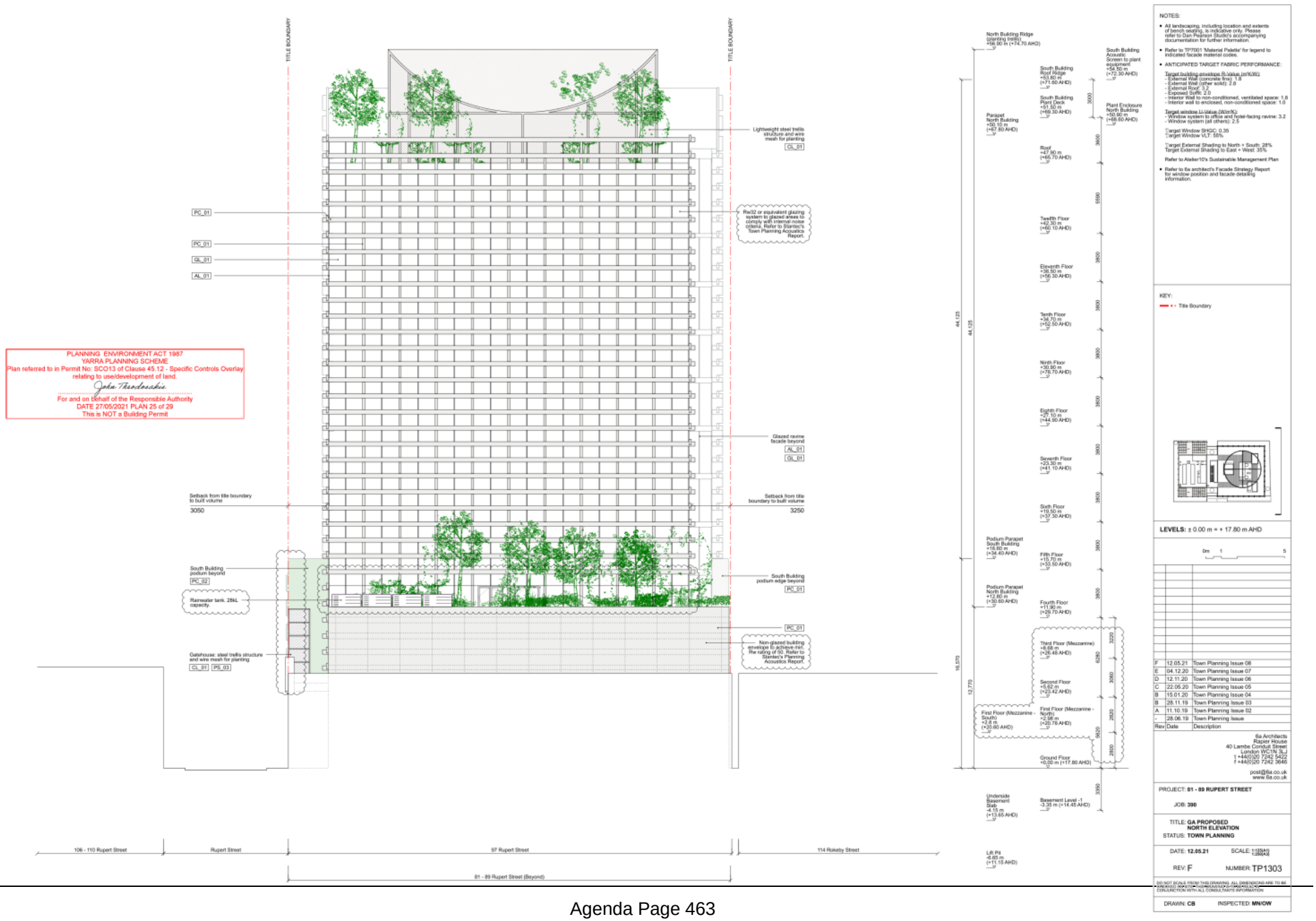


Attachment 5 - Attachment 5 - Endorsed Plans under current Incorporated Document



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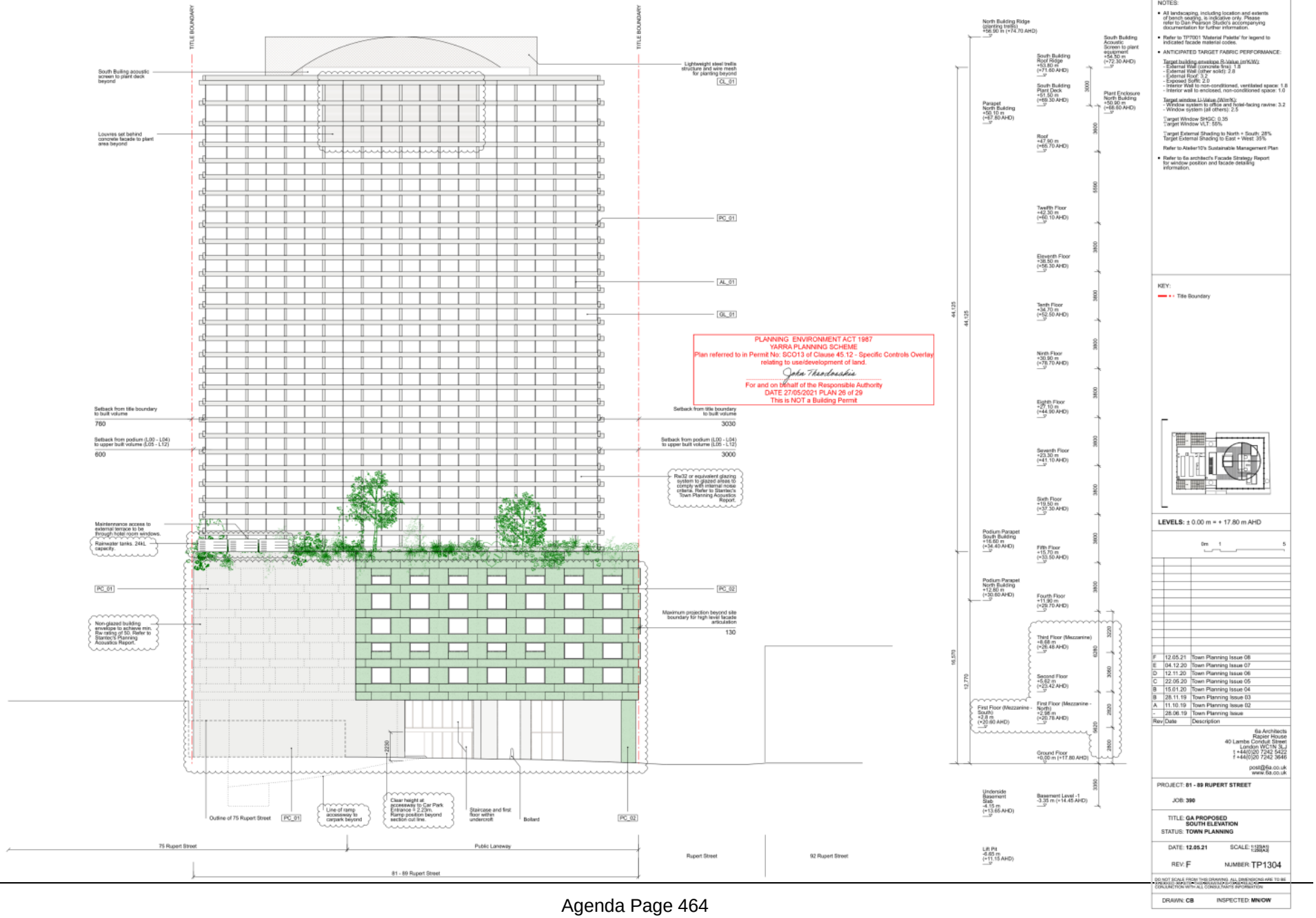
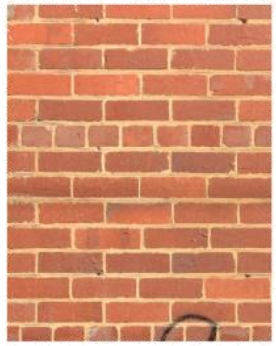


Attachment 5 - Attachment 5 - Endorsed Plans under current Incorporated Document

PC_01 Precast Concrete

PC_02 Green Pigmented Precast Concrete

IC_01 In-situ Concrete

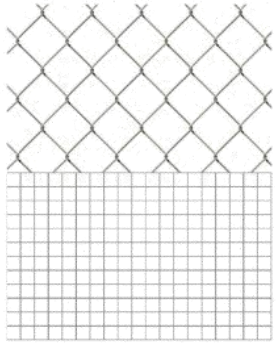


M_01 Existing & Rebuilt Brickwork

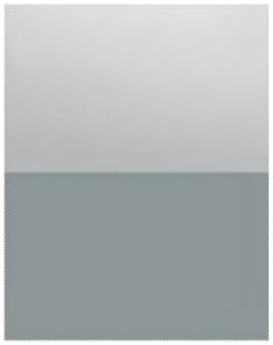
R_01 Existing Stucco Render Retained (Existing Paint & Coverings Removed)

M_02 Painted Blockwork

GL_01 Clear Glazing



CL_01 Metal Mesh & Anti-Climb Mesh - Stainless Steel Or Coloured



AL_01 Aluminium - Mill-finished Or Powdercoated

PS_01 PS_02 PS_03 Mild Steel - Painted Or Powdercoated

PLANNING ENVIRONMENT ACT 1987
YARRA PLANNING SCHEME
Plan referred to in Permit No: SCO13 of Clause 45.12 - Specific Controls Overlay relating to use/development of land.
John Theodosakis
For and on behalf of the Responsible Authority
DATE 27/05/2021 PLAN 27 of 29
This is NOT a Building Permit

NOTES:

Rev	Date	Description
C	04.12.20	Town Planning Issue 07
B	12.11.20	Town Planning Issue 06
B	22.05.20	Town Planning Issue 05
B	15.01.20	Town Planning Issue 04
B	28.11.19	Town Planning Issue 03
A	11.10.19	Town Planning Issue 02
-	28.06.19	Town Planning Issue

6a Architects
Rapier House
40 Lambe Conduit Street
London WC1N 3LJ
t +44(0)20 7242 5422
f +44(0)20 7242 3646
post@6a.co.uk
www.6a.co.uk

PROJECT: **81 - 89 RUPERT STREET**

JOB: **390**

TITLE: **MATERIAL PALETTE**

STATUS: **TOWN PLANNING**

DATE: **04.12.20** SCALE: **NTS**

REV: C NUMBER: TP7001

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS ARE TO BE VERIFIED ON SITE BY THE CONTRACTOR AND ANY DISCREPANCIES TO BE REPORTED IN CONJUNCTION WITH ALL CONSULTANTS INFORMATION

DRAWN: **MG** INSPECTED: **OW**

Attachment 5 - Attachment 5 - Endorsed Plans under current Incorporated Document

1 7002 VIEW TO NORTH FROM RUPERT STREET SCALE: NTS

2 7002 VIEW TO SOUTH FROM GIPPS STREET SCALE: NTS

3 7002 VIEW TO SOUTH FROM RUPERT STREET SCALE: NTS

PLANNING ENVIRONMENT ACT 1987
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John Theodosakis
For and on behalf of the Responsible Authority
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NOTES:

- All landscaping, including location and extents of bench seating, is indicative only. Please refer to Dan Pedersen Studio's accompanying documentation for further information.

Rev	Date	Description
-	11.05.21	Town Planning Issue 08

8a Architects
Rapier House
40 Lambe Conduit Street
London WC1N 3LJ
t +44(0)20 7242 5422
f +44(0)20 7242 3646

post@8a.co.uk
www.8a.co.uk

PROJECT: **81 - 89 RUPERT STREET**

JOB: **390**

TITLE: **MATERIAL ANNOTATIONS ON VIEWS**

STATUS: **TOWN PLANNING**

DATE: **11.05.21** SCALE: **NTS**

REV: **-** NUMBER: **TP7002**

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DRAWN: **MG** INSPECTED: **OW**

Attachment 5 - Attachment 5 - Endorsed Plans under current Incorporated Document

GFA (ABOVE GROUND)

LEVEL	AREA
GROUND FLOOR	1,794
LEVEL 01 (MEZZANINE)	616
LEVEL 02	1,650
LEVEL 03 (MEZZANINE)	672
LEVEL 04	1,550
LEVEL 05	1,358
LEVEL 06	1,356
LEVEL 07	1,354
LEVEL 08	1,882
LEVEL 09	1,357
LEVEL 10	1,350
LEVEL 11	1,345
LEVEL 12	1,411
LEVEL 13	331
TOTAL	**18,026 m²**
TOTAL EXCLUDING UCA (WITHIN RAVINE)	**16,833 m²**

NLA (ABOVE GROUND)

LEVEL	AREA
GROUND FLOOR	548
LEVEL 01 (MEZZANINE)	162
LEVEL 02	1,153
LEVEL 03 (MEZZANINE)	480
LEVEL 04	1,111
LEVEL 05	998
LEVEL 06	1,008
LEVEL 07	1,008
LEVEL 08	973
LEVEL 09	1,008
LEVEL 10	1,008
LEVEL 11	1,008
LEVEL 12	940
LEVEL 13	18
TOTAL	**11,420 m²**

GFA (BASEMENT)

LEVEL	AREA
BASEMENT	1,922
TOTAL	**1,922 m²**

NLA (BASEMENT)

LEVEL	TYPE	AREA
BASEMENT		
	PARKING (EXCL. RAMP)	1,154
	BACK OF HOUSE OFFICE AND STORE	124
TOTAL		**1,278 m²**

SITE FOOTPRINT	**1,943 m²**

COMMERCIAL NLA

LEVEL	LAND USE TERM	DESCRIPTION	AREA
GROUND FLOOR			
	RETAIL PREMISES	SHOP	457
LEVEL 02			
	CINEMA	SCREENING & BAR	473
	FOOD AND BEVERAGE PREMISES	BAR / RESTAURANT	352
	RESTRICTED RECREATION FACILITY	WELLNESS	324
LEVEL 03 (MEZZANINE)			
	CINEMA	SCREENING & BAR	225
	FOOD AND BEVERAGE PREMISES	BAR / RESTAURANT	108
	RESTRICTED RECREATION FACILITY	WELLNESS	147
LEVEL 04			
	ART & CRAFT CENTRE	ARTISTS' STUDIO	661
	ART & CRAFT CENTRE	MAKER SPACE	450
LEVEL 05			
	RESTRICTED RECREATION FACILITY	GYMNASIUM	608
	OFFICE	1 NO. MICRO TENANCIES	43
LEVEL 06			
	OFFICE	2 NO. OFFICE UNITS	661
LEVEL 07			
	OFFICE	2 NO. OFFICE UNITS	661
LEVEL 08			
	OFFICE	2 NO. OFFICE UNITS & 1 NO. MICRO TENANCY	626
LEVEL 09			
	OFFICE	2 NO. OFFICE UNITS	661
LEVEL 10			
	OFFICE	2 NO. OFFICE UNITS	661
LEVEL 11			
	OFFICE	2 NO. OFFICE UNITS	661
LEVEL 12			
	OFFICE	1 NO. OFFICE UNIT, 1 NO. MICRO TENANCY & OFFICE MEETING SPACE	640
	ART GALLERY	ART GALLERY	300
LEVEL 13			
	FOOD AND BEVERAGE PREMISES	BAR / SERVERY	18
TOTAL			**8,738 m²**

RESIDENTIAL HOTEL NLA

LEVEL	DESCRIPTION	TYPE A (16m²)	TYPE B (20m²)	TYPE C (DDA)	QTY KEYS PER FLOOR	AREA
GROUND FLOOR						
	HOTEL LOBBY					66
	BACK OF HOUSE OFFICE AND STORE					25
LEVEL 01 (MEZZANINE)	BACK OF HOUSE OFFICE AND STORE					162
LEVEL 05						
	BEDROOMS	11	2	1	14	347
LEVEL 06						
	BEDROOMS	11	2	1	14	347
LEVEL 07						
	BEDROOMS	11	2	1	14	347
LEVEL 08						
	BEDROOMS	11	2	1	14	347
LEVEL 09						
	BEDROOMS	11	2	1	14	347
LEVEL 10						
	BEDROOMS	11	2	1	14	347
LEVEL 11						
	BEDROOMS	11	2	1	14	347
ROOM TYPE SUB TOTAL		**77 Type A**	**14 Type B**	**7 Type C**		
TOTAL					**98 Keys**	**2,682 m²**

LANDSCAPING AREAS

LEVEL	TYPE	AREA
GROUND FLOOR		
	PUBLIC LANDSCAPING - RAVINE SQUARE	387
LEVEL 02		
	PUBLIC LANDSCAPING - RAVINE SQUARE	213
	L02 OPEN AIR TERRACE	60
LEVEL 03		
LEVEL 04		
	PUBLIC LANDSCAPING - RAVINE SQUARE	106
	L04 OPEN AIR TERRACE	162
LEVEL 05		
	PUBLIC LANDSCAPING - RAVINE VILLAGE	71
	L05 OPEN AIR TERRACE	132
LEVEL 06		
	PUBLIC LANDSCAPING - RAVINE VILLAGE	69
LEVEL 07		
	PUBLIC LANDSCAPING - RAVINE VILLAGE	67
LEVEL 08		
	PUBLIC LANDSCAPING - RAVINE VILLAGE	94
LEVEL 09		
	PUBLIC LANDSCAPING - RAVINE VILLAGE	69
LEVEL 10		
	PUBLIC LANDSCAPING - RAVINE VILLAGE	63
LEVEL 11		
	PUBLIC LANDSCAPING - RAVINE VILLAGE	57
LEVEL 12		
	PUBLIC LANDSCAPING - RAVINE GARDEN	124
LEVEL 13		
	PUBLIC LANDSCAPING - RAVINE & ROOFTOP	709
TOTAL		**2,385 m²**

CAR SPACES

LEVEL	SPACE TYPE	QTY
BASEMENT		
	GENERAL	33
	CAR SHARE	2
	ELECTRIC / CHARGING	2
	WHEELCHAIR ACCESSIBLE	3
TOTAL		**40 Spaces**

SCOOTER SPACES

LEVEL	QTY
BASEMENT	1
TOTAL	**1 Spaces**

BICYCLE SPACES

LEVEL	QTY
BASEMENT	21
GROUND FLOOR (IN RAVINE)	10
GROUND FLOOR (IN BICYCLE STORE)	28
LEVEL 01	159
TOTAL	**218 Spaces**

END OF TRIP FACILITIES

LEVEL	QTY WC	QTY SHOWER
GROUND FLOOR	5	12
TOTAL	**5 WCs**	**12 Showers**

PLANNING ENVIRONMENT ACT 1987
YARRA PLANNING SCHEME
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6a Architects
Rapier House
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t +44(0)20 7242 5422
f +44(0)20 7242 3646
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PROJECT: **81 - 89 RUPERT STREET**
JOB: **390**
TITLE: **DEVELOPMENT SUMMARY**
STATUS: **TOWN PLANNING**
DATE: **04.12.20** SCALE: **NTS**
REV: **E** NUMBER: **TP8001**
DRAWN: **MG** INSPECTED: **OW**

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SGS Economics & Planning

RUPERT STREET: COMMUNITY BENEFIT ASSESSMENT

FINAL REPORT
7 JULY 2022

Prepared for
Molonglo Group

Independent insight.

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SGS Economics and Planning Pty Ltd
ACN 007 437 729
www.sgsep.com.au
Offices in Canberra, Hobart, Melbourne, Sydney

20220707 Rupert Street Community Benefits FINAL

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1. INTRODUCTION

The Molonglo Group (MG) owns the premises of 81-89 Rupert Street, in Collingwood. The former industrial warehouses of this site were previously occupied by Vice Australia offices and Schoolhouse Studios, an organisation which hosted artist studios and an event space.

MG has developed a broad vision for development on this land comprising a mix of uses (excluding permanent residential). Plans formerly included commercial offices, continuing artist studios, niche manufacturing, hospitality, niche retail, hotel, and a range of publicly accessible spaces, including a rooftop park. Due to changes in market conditions and an influx of new hotels in the area, the uses have been updated to a more diverse mix of small office, retail and creative spaces to better support Collingwood's local economy.

From March 2018 to May 2019, MG undertook a public participation program to intimately understand the complexity of the neighbourhood surrounding the site and facilitate public input to the Rupert Street project. The program looked at different tension points among residents and workers, current and predicted economic trends, local opinions on gentrification, Indigenous history, botanical landscape, environmental sustainability and more. It did this through research and analysis, public events, group discussions and one-on-one conversations. Key community needs identified by the public participation program that the development could respond to included:

- Publicly accessible rooftop garden
- Subsidised workspaces for artists
- Public art
- Community meeting facilities

SGS prepared a report in 2019 which applied a cost benefit analysis framework to assess the value of the community benefits generated by the Molonglo proposal versus the additional value added to their Rupert Street site by virtue of allowing a building of up to 13 storeys. Council has since issued a Town Planning Permit with endorsed plans for the site. This report reviews the community benefits offered in these endorsed plans and compares them with our original estimate.

This Cost Benefit Analysis framework approach is consistent with the 'value sharing' principle established for the Central City area by Amendment C270 to the Melbourne Planning Scheme. Under this principle, a 'flagfall' amount of development is defined through height limits or plot ratios. Proponents wishing to acquire additional development capacity are required to pay for this through the provision of community benefits, quantified to be at least equal to the uplift in residual land value associated with the additional development capacity above the flagfall amount.

Local policy in the Yarra Planning Scheme allows for this approach, albeit not on a clear base level as with central city development. Application of this approach in Collingwood could enable Council to approve a substantial development on the Molonglo site without necessarily setting a precedent for adjoining sites under the equitable development concept. Proponents of taller development on other sites in the precinct would only gain approval if they similarly provide community benefit equivalent to the uplift in residual land value.

For this project, SGS values the community benefits provided by MG's atypical development and compares this to the gain to MG from a development which exceeds the flagfall amount of development.

2. PUBLIC BENEFIT FOR FLOOR AREA UPLIFT – CONCEPTUAL BASIS

The conceptual basis of an exceedance policy lies in the fact that development capacity is a public asset. The residual land value of any given site is a function of its development capacity and locational attributes. If development capacity increases at a particular site, this is a windfall gain to the land owner who can benefit from this increased development capacity which flows from greater net saleable floor area to higher residual land value. Planning authorities, as monopoly suppliers of development rights, are therefore justified in requiring a developer receiving this windfall gain to redirect some of this benefit to the community.

Exceedance of implicit or explicit height or density limits in local planning policies may be justified if:

- The design is satisfactory in terms of streetscape impact, privacy, sunlighting, daylighting and other architectural and town planning standards, and
- A public benefit is delivered to reflect the value of the additional (commercial) development capacity generated as a result the additional height/density

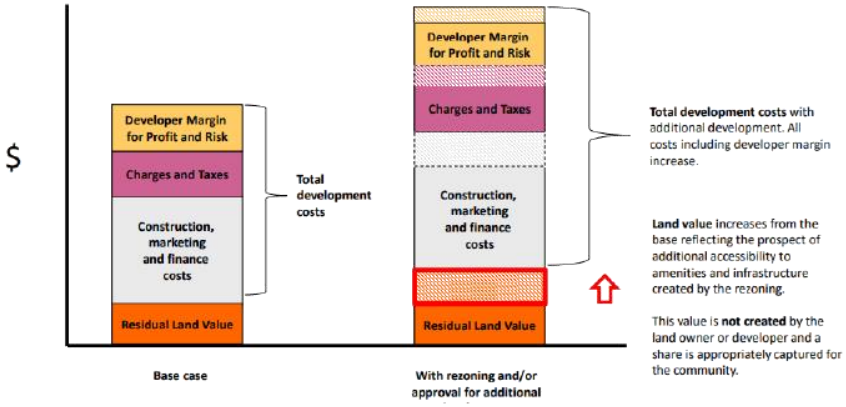
The following definitions describe concepts for this policy:

- *Exceedance* refers to planning applications seeking approval to exceed the implicit or explicit height controls increasing the total floor and/or the total value of the development.
- *Community benefits* are long-lived assets that provide benefits to the community.
- *Residual land value* (RLV) refers to the estimated price a rational developer would be willing to pay for a site, assuming a hypothetical redevelopment of that site. RLV is calculated by subtracting the estimated cost to redevelop the site, including a margin for profit and risk, from anticipates revenues. This concept is illustrated in the figure below.
- *Land value uplift* refers to the notional increase in RLV generated by a planning approval for an exceedance (floor space or height or both) relative to the RLV of a development that complies with the preferred maximum height.
- Community benefits are deemed significant *(*that is they are *significant community benefits)* when their value is in line with the land value uplift generated by a planning approval for an exceedance relative to a development that complies with the preferred maximum height.

The concept of providing developers with additional development capacity in return for public benefits of equivalent value is beginning to take hold in the Victorian planning system.

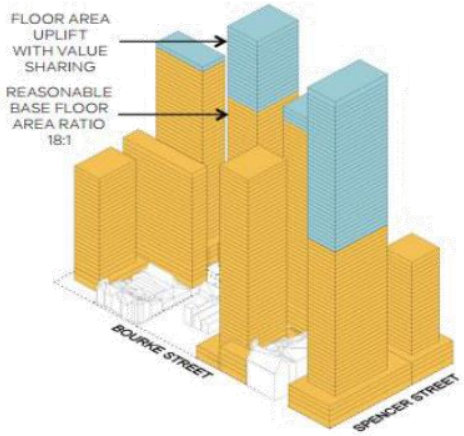
Amendment C270 to the Melbourne Planning Scheme establishes a codified 'price' for additional development capacity beyond a nominal Floor Area Ratio (FAR), which must be paid via a defined list of public benefits.

RESIDUAL LAND VALUE WITH AND WITHOUT ADDITIONAL DEVELOPMENT CAPACITY



The amendment provides new built form provisions and specifies a value sharing scheme for the Melbourne Capital City Zone. This provides for the delivery of public benefits (such as additional open space, community facilities and affordable housing provision) based on floor area uplift. Clause 22.03 of the Scheme sets out how 'Floor Area Uplift and Delivery of Public Benefit' mechanism is to operate (see figure below).[1]

CAPITAL CITY ZONE FLOOR AREA UPLIFT



The City of Stonnington Planning Scheme Amendment C172 provides a similar scheme of community benefits in line with private benefits gained from exceedances

Similar arrangements have also been applied in Am GC81, the State Government's permanent planning controls to apply at Fishermans Bend. However, in this case, the public benefits in question are limited to transfer of social housing at zero consideration.

These planning scheme amendments signal a greater propensity for the value capture frame of development contributions to be formally included within Planning Schemes.

[1] http://delwp.vic.gov.au/__data/assets/pdf_file/0017/363113/1611-C270-Summary-Doc.pdf

The Yarra Planning Scheme does not currently have an explicit policy on floor area uplift, though it does provide some guidance on the consideration of the value of public benefits via their local policy Clause 21.05-2, which sets out:

> *Development on strategic redevelopment sites or within activity centres should generally be no more than 5-6 storeys unless it can be demonstrated that the proposal can achieve specific benefits such as:*
>
> - *Significant upper level setbacks*
> - *Architectural design excellence*
> - *Best practice environmental sustainability objectives in design and construction*
> - *High quality restoration and adaptive re-use of heritage buildings*
> - *Positive contribution to the enhancement of the public domain*
> - *Provision of affordable housing.*

This guidance, along with the conceptual underpinnings of operating exceedance schemes, provides the basis for the analysis in this report.

3. VALUE OF PUBLIC BENEFITS GENERATED BY THE PROPOSAL

3.1 Introduction

Compared to a standard commercial development, MG's project will include a range of features which will benefit the community. The benefits identified and quantified for this exercise are:

- Publicly accessible rooftop garden
- Subsidised artist studios and maker Spaces
- Public art
- Mixed-use commercial and community spaces

SGS views these aspects of MG's project as additional to what a proponent might be expected to provide under a standard complying development.[2]

3.2 Publicly accessible rooftop garden

The proposed development includes a sizeable area of publicly accessible space in the form of a rooftop garden. The rooftop garden will provide approximately 705sqm (formerly 709sqm) of additional space which will perform a similar function to public open space.[3] This quantum of space is comparable to parks in the City of Yarra:

- Peel Street Park - approximately 1,050sqm
- Cambridge Street Park - approximately 820sqm
- Oxford Street Park - approximately 500sqm
- McNamara Reserve - approximately 500sqm

Importantly, MG intends to implement features which will make the rooftop garden function as an inviting space for the public as opposed to a closed off private space. It is intended that the rooftop would be assessable 18 hours a day by the public. Use by the public will be encouraged at the street level with a staircase which will have active uses along the way to the park. This will provide an inviting environment for people to use and visit the park as they would with other urban public open space.

Urban parks and open space have well established benefits to communities. These benefits are economic, social, and environmental including:

- Health and well-being: there is a strong connection between contact with nature and human health
- Community liveability: green infrastructure enhances the attractiveness and liveability of an area

Some portion of these benefits manifest as an uplift in property values and rents for surrounding residents. The value of this uplift, from a significant amount of open space in an

[2] Previous versions of the plan included a Community Centre which has not been included in the 2022 plans.

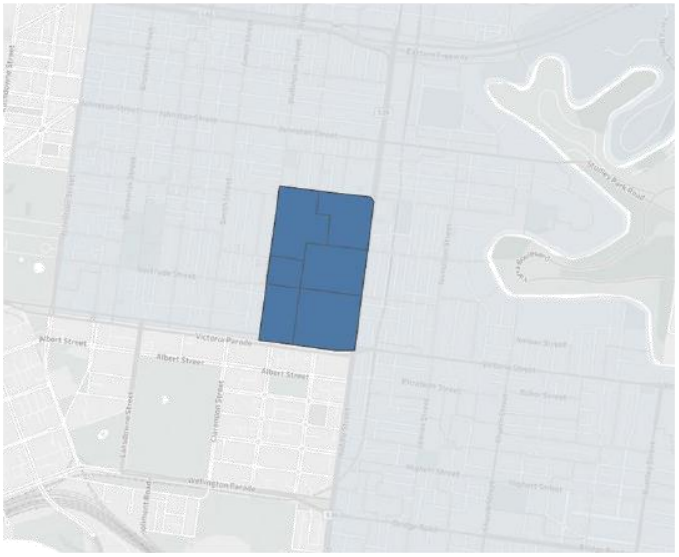
[3] The total landscaping throughout the building, including the central ravine and podium landscaping is approximately 2,305sqm.

urban environment, has been valued in the range of 2% to 20% for dwellings in close walking distance.[4]

The rooftop park is of a moderate size; it is not of the same scale as a vast parkland where the upper range of 20% uplift would apply. Therefore, SGS has taken the lower bound of 2% to value this uplift. SGS applied this uplift to a catchment surrounding the Rupert Street site which would be accessible by a 5 to 10 min walk, see figure below. This catchment is home to around 700 dwellings which we have valued at the average 2022 Collingwood apartment rent ($500 a week or $26,000 a year).[5] This results in an annual benefit of around $364,000 which is applied from completion of the building in 2024.

Previous plans also assumed $500 a week or $26,000 a year, producing the same $364,000 open space benefit.

COMMUNITY CATCHMENT AROUND RUPERT STREET



3.3 Subsidised artist studios & makers spaces

The 2019 proposal included an arts and crafts maker space measuring 446sqm and artist studio space measuring 649sqm, for a total of around 1,100sqm of studio space.

The new plans dedicate 663 sqm to a mix of subsidised artist studios and maker spaces, allowing for a broader range of uses than the former plans. In addition to the artist studios, MG is targeting industries such as artisan food production or baking, fashion or textile designers and makers, and practitioners in ceramics or clay.

MG intends to rent this space out at below market rents, providing a community benefit from the delivery of this space which would not occur under a typical development. SGS has valued this benefit as the differential between commercial market rents (around $600 sqm year) and the intended subsidised rent rate at the Rupert Street development ($350 sqm year). This differential of $250 sqm a year is applied to the area dedicated to subsidised artist studios and makers spaces in the development. This results in a benefit of around $270,000 a year following project completion for the 2019 plans, or $165,750 a year for updated 2022 plans.

[4] http://www.environment.sa.gov.au/files/1a6b24e1-d957-4da7-bb86-a12d0114fccd/bg-gen-Green_Infrastructure_Evidence_Base_December_2012.pdf
[5] Molonglo Group correspondence

This benefit is contingent on enduring tenancy arrangements which ensure the space remains available at below market rates into the future. MG intends to ensure tenancies align with the aims of the building though a Tenant Charter and leasing mandate.

ARTIST STUDIO RENTS

A comprehensive survey conducted by SGS in 2013 found that artist studios and related 'creative spaces' in inner Melbourne generated per square metre rentals in the range of $325 to $525 per annum. A few of the creative studio providers that are still operating have increased their offer and prices over the last six years. For example, the average rent at Manallack studios in Brunswick increased from $375 per square metre in 2013 to $450 per square metre in 2019.

As a conservative estimate, this report has adopted the average value from the survey completed in 2013 and inflated it to 2019 dollars. This equates to an annual per square metre rental cost of $400 in 2019.

An audit of maker spaces on the Creative Spaces website in May 2019 shows rental prices for maker spaces can range from $250 per square metre to $870 depending on the users preferred length of stay, location, and amenities.

EXISTING MAKER SPACES IN INNER NORTHERN SUBURBS

Location	Annual sqm rent
The Cavern Table Studios at 127b Campbell St Collingwood	$249/sqm
SJS Gallery at 120 Alexandra Pde Fitzroy	$375/sqm
Collingwood Space – Street Frontage	$578/sqm
Sackville St, Collingwood	$869/sqm

Source: Creativespaces.net.au

3.4 Public art

The development includes a number of publicly accessible public art installations. As this level of public art investment would not be provided by a typical development it is reasonable to include the value of the public art as a community benefit.

The design of the project includes a trellis gatehouse structure which frames the entrance to the central ravine and forms a structure for extensive landscaping. This feature, designed by London-based 6a architecture, is considered a significant piece of public art.

To value this benefit, SGS has taken the cost of the public art as a community benefit, as this is what it could cost to commission the art outside of this project. The project Quantity Surveyor has priced the artwork at $130,000. This benefit is realised as a lump sum following completion of the building in 2024. The value of this public art did not change in the updated plans.

3.5 Gallery space

An art gallery space will be offered at subsidised rates, to be accessed freely by the community during opening hours. The tenant would also be required to run public programs for school groups and artist talks.

469 sqm would be available in a range of $350 - $425/sqm to a not-for-profit tenant, compared to a range of $560 - $585 for a commercial tenant. The midrange was used to

calculate the differential to determine the community benefit. This amounts to $185/sqm for the subsidised area.

This resulted in a benefit of around $86,765 per annum for the Gallery space.

3.6 Community meeting facilities

MG's 2019 plans proposed meeting facilities which will be available to the community as part of the development. Around 100 sqm of meeting room facilities were to be available for use by community groups at low cost or free.

This performs the public service functions equivalent to a council provided community meeting facility as part of a library or community centre. This increases supply of these facilities which would otherwise need to be met by local government. Therefore, there would have been a community benefit provided by this development which would not be provided under a typical development.

SGS valued this benefit as equivalent to the cost which Council would incur if it delivered an equivalent sized meeting room. To do this we took a construction cost of $2,000 a sqm based on Rawlinsons 2018 cost for a small scale community facility in Melbourne. Applied to community facilities of 100 sqm, this benefit was valued as a lump sum of $200,000 and would have been realised following building completion in 2022.

This benefit does not apply to the plans updated in 2022.

3.7 Mixed use community facilities

Three commercial facilities will be made available to the public for set hours each month. While these hours may be outside normal commercial operating hours, they are within 'social' hours when community members may seek spaces for work or leisure.

- A 132sqm Cultural Venue will be available for 10 hours per month
- A 27sqm Dining Room will be available for 48 hours per week
- A 62sqm Atelier will be available for 24 hours per week

The market rate for these areas ranges from $525 - $950/sqm.

As some facilities are open to the community for up to 14 hours per day, use for these facilities have been proportioned to community benefit based on assumed commercial operations of fourteen hours per day, five days a week, across the year.

This model implicitly assumes full utilisation of these spaces by the community. MG have advised that two Engagement Officers will be on staff to encourage and facilitate community use of the facilities.

TABLE 1: MIXED USE COMMUNITY BENEFITS

	Hours p.a.	% Community Use	Sqm	$Sqm	Community benefit Per Space
Cultural Venue	120	0.03	132	$525	$2,285
Dining Room	2,496	0.69	27	$725	$13,423
Atelier	1,248	0.34	62	$950	$20,194
				Total Community Benefit	**$35,902**

Source: SGS Economics & Planning, 2022

This resulted in a community benefit of around $35,902 per annum.

3.8 Benefits identified but not quantified

In addition to the benefits identified above, SGS notes the following additional benefits which have not been quantified due to uncertainty in the realisation of the benefit or difficulty in quantifying.

- **Lower private vehicle use**: MG's development includes a significant reduction in the number of carparks when compared to the statutory requirements as set out in the Planning Scheme (40 carparks compared to 261). Reducing carparks encourages active and public transport use which has community benefits in public health, environmental benefits, and reduction in road congestion.
- **Good design:** MG has commissioned world class architects (6a) to design the building. This means the development would likely have higher design outcomes than a typical development on this site. Good building and urban design have community benefits. Arguably, however, good design should be provided in all circumstances, not just in return for additional development rights.

4. ONGOING JOBS

The development is expected to generate capacity for more workers across knowledge, retail, hospitality and cultural industries. The former use of the space had capacity for around 50 full time equivalent (FTE) jobs.

Using broad categories and future commercial floorspace estimates for Melbourne,[6] SGS estimates a total of approximately 447 jobs within the proposed development, with a breakdown into categories as shown in Table 2. 'Other Services' include the community and restricted recreation areas.

TABLE 2: JOB TO FLOORSPACE RATIO

Category	Space (Sqm)	FTE
Accommodation & Food	786	30.23
Business Services	8,272	330.88
Other Services	2,270	52.79
Retail	991	33.03
	Total FTE	**446.93**

Source: SGS Economics and Planning, 2022

Floorspace per job is likely to change in the future in response to multiple factors which shape the way we work. Increases in remote working, automation and outsourcing may decrease density over time.

[6] https://www.planning.vic.gov.au/policy-and-strategy/metropolitan-industrial-and-commercial-land-use-plan#documents Part B, p.110

5. VALUE OF ADDITIONAL DEVELOPMENT CAPACITY

MG's proposal is for a 13 storey building (plus rooftop). A typical development which could occur on this site would likely be lower. Based on Yarra's local policy, there is support for a 6 storey building (plus rooftop and mezzanine level – nominally 7 storeys) without any of the public benefit initiatives proposed by MG.

Accordingly, SGS has taken a 6 storey development as the flagfall amount of development permitted. Therefore, the proposed 13 storey building represents a windfall to MG equivalent to the value of 6 storeys (see figure below illustrating this).

WINDFALL AND FLAGFALL LEVELS OF DEVELOPMENT

Windfall
Windfall
Windfall
Windfall
Windfall
Windfall
Flagfall
Flagfall
Flagfall
Flagfall
Flagfall
Flagfall
Flagfall

This additional development capacity is worth approximately $3.5m to MG or 6/13 of MG's RLV for the total project of $7.5m.[7] This benefit to MG is realised following planning approval for the site and is therefore incurred in the first period, with a present value of $3.2m.

[7] Sourced from MG, from an initial indicative development feasibility.

6. CONCLUSION

The total community benefits previously expected from MG's development, based on 2019 floorplans, was $5.5m in present value terms at a standard discount rate of 7%. The key benefits were the rooftop park's open space benefit and subsidised artist studios.

The total community benefits delivered by MG's revised 2022 floorplans is $5.4m in present value terms at a standard discount rate of 7%. The key benefits remain the rooftop park's open space benefit and subsidised maker spaces.

The present values for both scenarios were calculated on a base year of 2019 to allow for direct comparability.

PRESENT VALUE OF COMMUNITY BENEFITS AND ADDITIONAL DEVELOPMENT CAPACITY

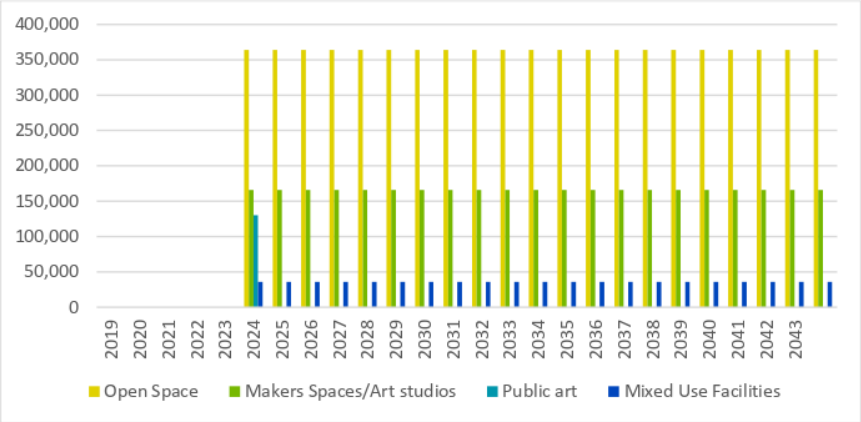
Item	Present value – 2019 Plans	Present value – 2022 Plans
Total additional development capacity (windfall to MG)	*$3,235,083*	*$3,235,083*
Rooftop park	$3,008,959	$3,008,959
Subsidised Makers Spaces/Art Studios	$2,273,252	$1,370,151
Public art	$92,688	$92,688
Community Facilities	$142,597	$0
Gallery Space		$640,707
Mixed Use Community Facilities	$0	$296,777
Total community benefits	*$5,517,497*	*$5,409,283*

As noted, the value of additional development capacity MG receives as a result of being able to build to a higher height of 13 storeys is $3.2m in present value terms.[8]

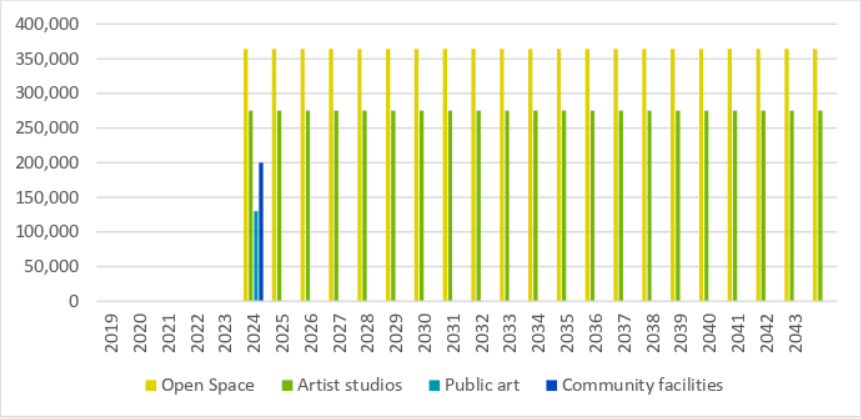
The community benefits have reduced by $108,214 in the 2022 version of the plans. Notwithstanding this slight decrease, the value of the community benefits generated remains higher than the windfall amount provided by the additional development capacity. Therefore, the windfall to MG from additional development capacity is more than offset by the community benefits delivered by the development. SGS concludes that, provided that the community benefit features are delivered and remain in place over the life of the building, the community stands to gain in net terms from MG's project compared to standard development on the site.

[8] See note on following page.

PROFILE OF COMMUNITY BENEFITS; 2022



PROFILE OF COMMUNITY BENEFITS; 2019



PRESENT VALUES

Present values allow comparison of benefits which will occur at different periods in the future, in today's dollars. This accounts for the concept that a dollar today is valued less than a dollar next year, even ignoring the effects of inflation.

PV is calculated as: $PV = \frac{F_1}{1+r} + \frac{F_2}{(1+r)^2} + \cdots + \frac{F_n}{(1+r)^n}$

Where F_i is the benefit incurred in period i and r is the discount rate.

The standard real discount rate used in project evaluation in Australia is 7%.

For more background on present values see:
https://economicdevelopment.vic.gov.au/__data/assets/word_doc/0007/1492603/Guidance-on-discount-rates-internet1.docx

Attachment 6 - Attachment 6 - Community Benefit Assessment Report

SGS Economics & Planning

Contact us

CANBERRA
Level 2, 28-36 Ainslie Place
Canberra ACT 2601
+61 2 6257 4525
sgsact@sgsep.com.au

HOBART
PO Box 123
Franklin TAS 7113
+61 421 372 940
sgstas@sgsep.com.au

MELBOURNE
Level 14, 222 Exhibition St
Melbourne VIC 3000
+61 3 8616 0331
sgsvic@sgsep.com.au

SYDNEY
209/50 Holt St
Surry Hills NSW 2010
+61 2 8307 0121
sgsnsw@sgsep.com.au

Heritage
Formal Referral Response

Application Information	
Referral Officer	John Theodosakia
Referral Reference	IREF22/01149
Officer	Corinne Softley
Council Reference	PPE22/0174
Address	81 Rupert St, Collingwood VIC 3066
Proposal	DELWP Referral
Relevant Overlay(s)	HO132 - Heritage Overlay (HO132) Individually Significant
Yarra Planning Scheme References	• Clause 15.03 Heritage • Clause 21.05-1 Built Form (Heritage) • Clause 22.02 Development Guidelines for sites subject to the Heritage Overlay • Clause 43.01 Heritage Overlay • Clause 59.07 Applications Under a Heritage Overlay As per the Schedule to the Heritage Overlay, there are no internal, fence or tree controls, however paint controls apply.
Click here to view the Planner's Memo that this referral advice is based on: D22/196021 IREF22/01149 - Internal Referral Formal Request	
Comments on the application from a Heritage perspective are requested on the following: • The material changes to the walls as these appear against the heritage fabric of the retained portion.	

Assessment of Proposed Works

As requested, this referral responds specifically to the changes on the street façade.

Clause 22.02-5.7.1 of the Yarra Planning Scheme encourages the design of new development to:

- Respect the pattern, rhythm, orientation to the street, spatial characteristics, fenestration, roof form, materials and heritage character of the surrounding historic streetscape.
- Be articulated and massed to correspond with the prevailing building form of the heritage place or contributory elements to the heritage place.
- Be visually recessive and not dominate the heritage place.
- Be distinguishable from the original historic fabric.
- Not remove, cover, damage or change original historic fabric.
- Not obscure views of principle façades.
- Consider the architectural integrity and context of the heritage place or contributory element

As per the Heritage Advice report prepared by Bryce Raworth Pty Ltd, the proposed amended scheme includes the following revisions to the street façade:

> *The only change in the location of the retained heritage façade is the replacement of the approved louvered door to the northern-most bay with a pair of glazed, double entry doors to the same detail as the approved new set of doors in one of the central façade bays.*
>
> *The cladding to the street facade to the podium of the south tower will be revised from predominantly concrete to vertically orientated corrugated metal with a green finish. The facades to the levels above the podium will be treated with an anodised aluminium grid referencing similar proportions of articulation to the upper levels of the north building.*

The proposed door replacement is acceptable. The work is sympathetic to the character of the original building and matches the style of the approved door adjacent.

The proposed vertical corrugated metal in green is not sympathetic to the character of the retained heritage building on site, which has architectural significance partially for its face brick and rendered elements. Further, although the surrounding area is not under an overlay, there is commentary within the Heritage Advice report that this material responds to the broader industrial character of Collingwood. However, the use of corrugated metal as wall cladding is not common to Collingwood generally and is therefore not an accurate reference materiality. Roofs and associated elements, which are visible, are certainly provided in corrugated metal but it is less common for wall surfaces which are typically brick (painted or face brick) and render. As a result, it is recommended that the previously approved concrete finish is retained or that a painted render is selected.

Recommendation

On heritage grounds, the works proposed in this application are supported, subject to the following permit conditions:

	Suggested Condition	Explanation
1.	Delete the corrugated iron wall cladding from the street façade. Reinstate concrete panels or provide a painted render in a sympathetic colour.	The proposed vertical corrugated metal in green is not sympathetic to the character of the retained heritage building on site, which has architectural significance partially for its face brick and rendered elements.

Heritage Officer: SOFTLEYC

Signature:

Date: 9 August 2022

9 August 2022

640.10090.06210 81-89 Rupert St Collingwood 20220809.docx

Yarra City Council
PO Box 168
RICHMOND 3121

Attention: John Theodosakis

Dear John

81-89 Rupert Street, Collingwood
Development Application Acoustic Review
PLN 19/057

SLR Consulting Australia Pty Ltd (SLR) has been retained by the City of Yarra to provide a review of the revised acoustic assessment report prepared to support the application for a mixed use development at 81-89 Rupert Street, Collingwood. Details of the report are as follows:

Report:

- Title: 81-89 Rupert Street, Acoustics Report
- Date: 14 June 2022
- Reference: 38480-1
- Prepared for: Case Meallin
- Prepared by: Stantec Australia Pty Ltd (Stantec)

The revised report has been updated to reflect changes to the design.

Due to the removal of the residential component of the project, an acoustic report does not appear to be called up in the Incorporated Document dated July 2022. Instead, the document includes the following acoustic provisions:

6.19 All uses must comply at all times with the State Environment Protection Policy — Control of Noise from Commerce, Industry and Trade (SEPP N-1).

6.20 All uses must comply at all times with the State Environment Protection Policy — Control of Music Noise from Public Premises (SEPP N-2).

6.21 The provision of music on the land must be at a background noise level at all times.

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

1 Revised Plans

(Sections 1 and 2.1 of the acoustic report)

The revised report is based on the architectural drawings dated 13 June 2022.

***SLR Comment**: The report has been updated to reference the current town planning drawings.*

2 Design changes

(Section 2.1 of the report)

The current layout is summarised in this section of the report.

***SLR Comments**: From our understanding the potentially acoustically significant changes to the design include:*

- *2nd floor – cinema relocated to north building*
- *2nd and 3rd floors – gyms located in the south building (Offices on 1st floor and adjacent to gym on both levels)*
- *4th floor – introduction of large food and drinks tenancy*
- *5th to 11th floors - Offices and arts and craft space replace residential hotel*
- *12th floor - restaurant (south building) and gym (north building)*

Most of the above are included in the Stantec summary, although not all the new food and drink tenancies have been noted.

3 Report changes

(Section 4 of the report)

In addition to those changes discussed above, the report has been updated to reference the current environmental legislation.

***SLR Comments**: The report does not specifically address acoustic implications of the changes to the design.*

These are considered below:

- *Removal of the residential hotel – this change eliminates the most sensitive receivers within the building, and reduces the risk of noise impacts to the proposal. There is no requirement for the report to comment on this change.*
- *Introduction of additional food and drinks tenancies - this change has potential noise impacts for the project, predominantly being the increased amount of mechanical plant including exhaust fans for the commercial kitchens. The report has a general requirement in Section 5.1.1 for noise from mechanical plant to be reviewed and this should be sufficient to ensure that the relevant noise limits are met. Compliance with environmental noise legislation is also a specific requirement of Provision 6.19 of the Incorporated Document (the document refers to the superseded SEPP N-1 noise policy, however the limits are effectively the same).*

- *Regarding patron noise from the food and drinks tenancies, there are no additional outdoor dining areas shown on the drawings, and given this, there is no requirement from our perspective to consider patron noise emissions from these premises in the acoustic planning report for the overall proposal. If outdoor dining areas in combination with operation outside standard business hours are proposed by individual tenants, it would be appropriate for noise from those premises to be addressed in subsequent planning acoustic reports taking into consideration the proposed operations and operating hours.*
- *All commercial premises will need to comply with the music noise limits identified in Table 7 of the acoustic report, so the issue of music is addressed via this generic requirement. Compliance with environmental noise limits for music is also a specific requirement of Provision 6.20 of the Incorporated Document (the document refers to the superseded SEPP N-2 noise policy, however the limits are effectively the same).*
- *The introduction of gyms above and adjacent to office spaces is an acoustic concern, but not necessarily one required to be addressed in the planning report. Careful consideration of both floor treatments and permitted gym practices will be important in achieving an acceptable outcome in the offices.*

4 Summary

The revised acoustic report references the appropriate drawing set and has been updated to reflect the current legislation.

The report has not been updated to address specific acoustic issues introduced by the changes, however these are generally adequately addressed via the generic requirements in the report to have the mechanical plant reviewed during the detailed design phase, and to require all future tenants to comply with the relevant music noise limits.

The proximity of the proposed gyms to offices is an acoustic concern (between commercial tenancies), but not one we would typically require to be addressed in a planning report.

In summary, the revised report adequately addresses the changes to the design.

Regards,

Dianne Williams
Principal – Acoustics

Checked/
Authorised by: JA

Open Space Design Formal Referral Response

Application Information	
Referral Officer	USERID
Officer	Kevin Ayrey
Council Reference	PPE22/0174
Address	81 Rupert St, Collingwood VIC 3066
Proposal	DELWP Referral
Comments Sought	Click here to vie the link to the Statutory Planning Referral memo: D22/195971 - IREF22/01146 - Internal Referral Formal Request

Council's Open Space Design (City Strategy) provides the following information which is based on the information provided in the Statutory Planning referral request memo referenced above.

Council's Open Space Design (City Strategy) are requested to make comment on the following:

- Landscaping Plan (which shows landscaping proposed within the development's property boundary)
- Landscaping Plan and plant schedules
- Details for planter boxes and other furniture
- Irrigation and maintenance
- Clause 58.03-5 landscaping objectives (soil volumes, deep soil planting).

Comments and Recommendations

I have reviewed the plans submitted (refer to hyperlink above) and specifically these plans:

- Landscape Town Planning Report prepared by Dan Pearson Studio (05/05/2022)
- Architectural Plans by 6A Architects (13/06/2022)

The plans show that landscaping and planting is shown on the ground, levels 2,4,5,6,8,9,10,12,13 (Roof).

Planning requirements

Provide plant schedules with the following information:

- The proposed plant species (botanical and common name), installation size, width x height at maturity, and plant numbers.
  - common names are missing from the schedule, the level 10 plan is missing some planters shown on the Architectural plans.
- Plant species selection needs to consider the relevant overlays (SLO or ESO), the 'Advisory list of environmental weeds in Victoria' and the provision of native species to foster local fauna and biodiversity.
  - some effort has been made to include native plant species in the plant selection – predominantly on the roof and level 4 terrace planting. Otherwise the plant selection is exotic and includes a number of species on the 'Advisory list of environmental weeds in Victoria'. These are:
  Passiflora coccinea
  Passiflora edulis
  Trachycarpus fortunei
  Erigeron karvinskianus
- Provide a planting plan(s) showing the location of proposed planting and plant numbers and species, as well as a legend containing key features, materials and surfaces
  Planting plans generally contain the required information. The architectural plans describe a gravel access path to the terrace planting on levels 4 & 5 for maintenance, this is not shown on the landscape plans. This needs to be clarified.
- Detail drawings for elements such as furniture and planters – showing dimensions, drainage, lining, materials and growing media. Volumes of growing media need to be adequate for the plant species proposed.
  General details have been provided showing planter types and reference is made to growing media in the specifications, however specific dimensions and soil volumes for the planters, particularly for trees, were not obvious.
- Provide information on proposed irrigation.
  Information on irrigation has been included.
- Provide a maintenance schedule, including task details and frequency; for multi-storey developments and planting, maintenance access will need to be provided for.
  A maintenance schedule with the required information has been included.
- Load bearing weights for the building structure need to be checked and confirmed by a suitably qualified structural engineer against the saturated bulk density of soil media, planter box and plant mass being proposed.
  It is assumed that this forms part of the architectural and engineering drawings as reference is made in the landscape specifications to soil density requirements.
- Clause 58.03-5 landscaping objectives (soil volumes, deep soil planting).

Given the area is currently hardstand – concrete or building – the proposed planting on various levels will improve biodiversity, provide new canopy cover, and reduce urban heat. Cause 58.03-5 would require 338m2 of plant cover based on a site area of 1943m2, and the level 13 roof provides approximately 420m of planted area, so when combined with the other planter boxes and terraces this exceeds the requirement.

City Works

Not Applicable

Open Space Design:	ayreyk
Signature:	K P Ayrey
Date:	12/08/2022

Attachment 7 - Attachment 7 - Internal referral advice

Strategic Transport Formal Referral Response

Application Information	
Referral Officer	USERID
Officer	Philip Mallis
Council Reference	PPE22/0174
Address	81 Rupert St, Collingwood VIC 3066
Proposal	DELWP Referral
Comments Sought	This is the link to the Statutory Planning Referral memo: D22/196034 - IREF22/01150 - Internal Referral Formal Request

Council's Strategic Transport unit provides the following information which is based on the information provided in the Statutory Planning referral request memo referenced above.

Comments

Access and Safety

The following safety and access concerns should be addressed:

Proposed basement carpark ramp operation

Detector loops are proposed for the basement carpark operation to ensure safe operation of the one way system. Given the location of bicycle parking in the basement, clarification is needed on whether they detect and operate for bikes and the planned safe circulation of people on bikes.

Bicycle Parking Provision

Statutory Requirement

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

Proposed Use	Quantity/ Size	Statutory Parking Rate	No. of Spaces Required	No. of Spaces Allocated
Office (other than specified in the table)	8,253 sqm	1 employee space to each 300 sqm of net floor area if the net floor area exceeds 1000 sqm	28 employee spaces	
		1visitor space to each 1000 sqm of net floor area if the net floor area exceeds 1000 sqm	8 visitor spaces.	
Place (of assembly other than specified in this table)	823 sqm	1 employee space to each 1500 sqm of net floor area	1 employee spaces	
		2 plus 1 visitor space to each 1500 sqm of net floor area	3 visitor spaces.	
Restaurant	221 sqm	1 employee space to each 100 sqm of floor area available to the public	2 employee spaces	
		2 plus 1 visitor space to each 200 sqm of floor area available to the public if the floor area exceeds 400 sqm	2 visitor space	

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Retail premises (other than specified in this table)	762 sqm	1 employee space to each 300 sqm of leasable floor area	3 employee spaces	
		1visitor space to each 500 sqm of leasable floor area	2 visitor spaces.	
Shop	1,191 sqm	1 employee space to each 600 sqm of leasable floor area if the leasable floor area exceeds 1000 sqm	2 employee spaces	
		1 visitor space to each 500 sqm of leasable floor area if the leasable floor area exceeds 1000 sqm	2 visitor spaces.	
Bicycle Parking Spaces Total			**36 employee spaces**	**220 employee spaces**
			17 visitor spaces	**40 visitor spaces**
Showers / Change rooms		1 to the first 5 employee spaces and 1 to each additional 10 employee spaces	**4 showers / change rooms**	**12 showers / change rooms**

The development provides a total of 184 additional resident/employee spaces and 23 additional visitor spaces above the requirements of the Scheme. These also exceed BESS guidelines.

Adequacy of visitor spaces

40 spaces are noted as visitor bicycle parking spaces.

The provision of the visitor spaces is inadequate for the following reasons:

- Some visitor spaces are hanging spaces. Pursuant to Clause 52.34-3 ,all visitor spaces must be provided at a bicycle rail.

Adequacy of employee spaces

Number of spaces

The proposal includes a surplus of 184 resident/employee spaces above the requirements of the planning scheme which is acceptable. The following is noted:

- A reduction of car parking spaces is sought.
- the subject site is located in an inner-urban area with already high cycling-to-work demand, and trends indicate demand will continue to increase; and both local and state planning policies include objectives to promote sustainable transport modes, including cycling.

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- The number of spaces provided is adequate.

Design and location of employee spaces and facilities

Employee and resident spaces are inadequately located and designed for the following reasons:

- The proposed access to the bicycle parking is greater than the 30 metre distance required by Clause 52.34 and AS2890.3. if riding a bicycle is not permitted in the public laneway. At least one additional horizontal bicycle hoop for visitors should be provided near the laneway entrance to Rupert Street to help mitigate this distance.
- The provision of a repair station is satisfactory.

Electric vehicles

Council's BESS guidelines encourage the use of fuel efficient and electric vehicles (EV).

Provision of charging points for electric cars and bicycles is shown on plans as being included in each basement and is acceptable.

However, the location of the electric bicycle charging points should be adjacent to horizontal on-ground bicycle parking spaces rather than vertical hanging spaces. Electric bicycles are heavier and generally larger than standard bicycles and are difficult or impossible to use in vertical bicycle parking solutions. A slight reduction in overall bicycle parking numbers may be acceptable if this is achieved.

Green Travel Plan

The application includes a Green Travel Plan (GTP). The GTP provides all the required information and can be endorsed.

Principal Strategic Transport Planner (Strategic Transport Unit): Philip Mallis

Signature:

Date: 12/08/2022

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ESD Formal Referral Response

Application Information	
Referral Officer	WILLIAME
Officer	Euan Williamson
Council Reference	PPE22/0174
Address	81 Rupert St, Collingwood VIC 3066
Proposal	DELWP Referral
Comments Sought	Click here to view the link to the Statutory Planning Referral memo: D22/196006

Council's ESD Officer provides the following information which is based on the information provided in the Statutory Planning referral request memo referenced above.

ESD comments were requested on the following:

- Amendment to existing planning permit

In assessing this application, the following documents were reviewed:

- SMP prepared by Atelier Ten dated Nov 2021 (endorsed)
- SMP prepared by Atelier Ten dated June 2022
- Architectural drawings prepared by 6a Architects dated 14th Dec 2021
- Architectural drawings prepared by 6a Architects dated 13th June 2022

Comments and Recommendations

- The changes to the façade have decreased the standard of ESD. The thermal performance of the building shell has decreased from the previous endorsed scheme. Based on the JV3 energy efficiency modelling the performance has slipped from a 15% improvement to a 10% improvement on the energy efficiency requirements of the NCC2016 reference case.

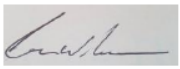
  This is likely due in part to the removal of shading banding and increasing glazing to the southern tower facades. Therefore, I recommend that the applicant consider optimising the façade with elements such as exterior shading, spandrel panels or reinstating the horizontal banding shading devices, or other design solutions.

  - Strongly recommend that the thermal performance of the envelope is improved to meet the endorsed performance standard of a 15% improvement on the NCC2016 energy efficiency requirements.

- Consider full certification with GBCA for a 5 Star certified Green Star rating. Note that the City of Yarra no longer accepts new development applications using an 'equivalent' or self-assessed Green Star framework. As this is an amendment with minor updates to the SMP only, we can accept the use of the 'equivalent' Green Star rating in this instance as it was previously used in the early SMP, but I recommend:

  - The applicant consider full certification and accreditation with the GBCA as a 5 Star Green Star building.

ESD Officer: WILLIAME

Signature: 

Date: 9th August 2022

Civil Works
Formal Referral Response

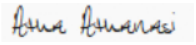
Application Information	
Referral Officer	John Theodosakis
Officer	Atha Athanasi
Council Reference	PPE22/0174
Address	81 Rupert St, Collingwood VIC 3066
Proposal	DELWP Referral
Comments Sought	Statutory Planning Referral memo: D22/209611

Council's City Works Branch provides the following information which is based on the information provided in the Statutory Planning referral request memo referenced above.

Comments:

The waste management plan for 81-89 Rupert Street, Collingwood authored by One Mile Grid and dated 15/6/22 is satisfactory from a City Works Branch's perspective.

Officer: Atha Athanasi

Signature: 

Date:23/08/2022

Development Engineering Formal Referral Response

Application Information	
Referral Officer	John Theodosakis
Officer	Mark Pisani
Council Reference	IREF22/01145
Address	81 Rupert Street, Collingwood
Application No.	PPE22/0174
Proposal	Referral - Internal – Development Engineering
Comments Sought	Amendment

Council's Engineering Referral team provides the following information which is based on the information provided by Statutory Planning referenced above.

Comments and Recommendations

Drawings and Documents Reviewed

	Drawing No. or Document	Revision	Dated
	Explanatory Report		Not dated
	Incorporated Document *Walk Up Village, 81-89 Rupert Street, Collingwood*		July 2022
6a Architects	TP1101 GA *Proposed Basement* TP1102 GA *Proposed Ground* TP1201 GA *Proposed Section AA*	I J J	13 June 2022 13 June 2022 13 June 2022
One Mile Grid	Transport Impact Assessment Parking Management Plan		15 June 2022 15 June 2022

CAR PARKING PROVISION

Proposed Development

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

Proposed Use	Quantity/ Size	Statutory Parking Rate*	No. of Spaces Required	No. of Spaces Allocated
Office	8,253 m²	3.0 spaces per 100 m² of net floor area	247	19
Food and Drink	762 m²	3.5 spaces per 100 m² of leasable floor area	26	21
Restaurant	221 m²	3.5 spaces per 100 m² of leasable floor area	7	
Shop	1,191 m²	3.5 spaces per 100 m² of leasable floor area	41	
Place of Assembly	150 patrons	0.3 spaces/patron	45	
Indoor Recreation Facility (Gym and Wellness Centre)	1,236 m²	Rate Not Specified in Clause 52.06-5	To the satisfaction of the R.A.	
Art Gallery	336 m²	Rate Not Specified in Clause 52.06-5	To the satisfaction of the R.A.	
Art and Craft Centre	211 m²	3.5 spaces per 100 m² of leasable net area	7	
		Total	**373 spaces + parking for indoor recreation centre and art gallery uses**	**40 spaces**

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

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

Car Parking Demand Assessment

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

Parking Demand Consideration	Details
Parking Demand for Office Use	The office would be providing on-site car parking at a rate of 0.23 spaces per 100 m^2 of floor area. Office developments throughout the municipality have been approved by Council with reduced rates. A few examples include: ▪ 60-88 Cremorne Street, Cremorne – 0.72 spaces/100 m^2 ▪ 51 Langridge Street, Collingwood – 0.54 spaces/100m^2 ▪ 2-16 Northumberland Street, Collingwood – 0.89 spaces/100m^2 Although lower than the above rates, the proposed office parking rate of 0.23 spaces per 100 square metres of floor space is considered appropriate as the site seeks to minimise private car dependency and promote more sustainable forms of transport.
Parking Demand for Shop and Food and Drink Uses	For the shop and food and drink uses, a staff parking demand rate of 1.0 space per 100 square metres could be adopted. Applying this rate to the shops and food and drink uses (total area of 1,953 m^2) would equate to a staff parking demand of 20 spaces. We expect that customers would be drawn from the surrounding area.
Parking Demand for Indoor Recreation Facility	For the indoor recreation facility (wellness centre and gymnasium), One Mile Grid has adopted a patron parking rate of 0.1 spaces and have assumed a maximum number of 200 patrons. This would equate to 20 spaces. This parking demand is considered reasonable.
Parking Demand for Restaurant Use	Using the statutory parking rate, the restaurant would generate a parking demand of 7 spaces. Patrons to the restaurant and café would be drawn from the surrounding area (residences and local businesses).
Parking Demand for Place of Assembly Use (Cinema)	The cinema would generate a parking demand of 45 spaces (based on the statutory parking rate of 0.3 space per patron). It is agreed that patrons to the cinema would combine their visit by engaging in other activities whilst in the area.
Parking Demand for Art Gallery	According to One Mile Grid traffic engineering consultants, these uses would be replacing the existing use (community/social space), which has no on-site parking.
Availability of Public Transport in the Locality of the Land	The following public transport services can be accessed to and from the site by foot: ▪ Smith Street trams – 650 metre walk ▪ Victoria Parade trams – 400 metre walk ▪ Hoddle Street buses – 350 metre walk ▪ Collingwood railway station – 550 metre walk

Parking Demand Consideration	Details
Multi-purpose Trips within the Area	Customers and clients to the development could combine their visit by engaging in other activities or business whilst in the area.
Convenience of Pedestrian and Cyclist Access	The site is very well positioned in terms of pedestrian access to public transport nodes, shops, and other essential facilities. The site also has good connectivity to the on-road bicycle network.

Appropriateness of Providing Fewer Spaces than the Likely Parking Demand

Clause 52.06 lists a number of considerations for deciding whether the required number of spaces should be reduced. For the subject site, the following considerations are as follows:

Consideration	Details
Availability of Car Parking	On-street parking in the Collingwood area is very high during business hours. The area surrounding the subject site is blanketed in time based parking restrictions. The high parking demand in the Collingwood area would be a disincentive for visitors, customers or employees to drive.
Relevant Local Policy or Incorporated Document	The proposed development is considered to be in line with the objectives contained in Council's *Strategic Transport Statement*. The site is ideally located with regard to sustainable transport alternatives and the reduced provision of on-site car parking would potentially discourage private motor vehicle ownership and use.

Adequacy of Car Parking

From a traffic engineering perspective, the proposed car parking provision is considered appropriate in the context of the development and the surrounding area. It is expected that many of the customers, clients and patrons to the various uses would be drawn from the surrounding area. Employees of the office and other businesses on the site would commute to and from the site using more sustainable forms of transport. The occupation and operation of the site should not adversely impact existing on-street parking conditions in the area.

The Engineering Referral team 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 One Mile Grid traffic engineering consultants is as follows:

Proposed Use	Adopted Traffic Generation Rate	AM Peak Hour	PM Peak Hour
Staff Parking (40 spaces)	AM Peak Hour: 65% turnover plus 10% in counter direction PM Peak Hour: 60% turnover plus 10% in counter direction	26 trips	24 trips

The traffic volumes generated by the site are not unduly high and should not have a detrimental impact on the traffic operation of the surrounding road network.

DEVELOPMENT LAYOUT DESIGN

Layout Design Assessment

Item	Assessment
Access Arrangements	
Development Entrance	The development entrance has a width of 3.6 metres with additional 300 mm and 500 mm wide kerbs and satisfies the Australian/New Zealand Standard AS/NZS 2890.1:2004.
Visibility	Existing vehicles have adequate sight lines of pedestrians along the Rupert Street footpath.
Headroom Clearance	A headroom clearance of 2.2 metres has been provided, which satisfies AS/NZS 2890.1:2004. A headroom clearance of 2.5 metres is provided above the accessible parking bays which satisfy the Australian/New Zealand Standard AS/NZS 2890.6:2009.
Car Parking Modules	
At-grade Parking Spaces	The dimensions of the car parking spaces (2.6 to 2.8 metres by 4.9 metres) satisfy *Design standard 2: Car parking spaces*.
Accessible Parking Space	Consistent with endorsed proposal.
Small Car Space	The 2.3 metre widths of the Small Car Spaces satisfy AS/NZS 2890.1:2004.
Aisles	Aisle widths range from 6.35 metres to 6.63 metres and satisfy *Table 2: Minimum dimensions of car parking spaces and accessways* of Clause 52.06-9.
Column Depths and Setbacks	The positions of the columns are outside the car parking space clearance envelopes, which satisfy *Diagram 1 Clearance to car parking spaces* of Clause 52.06-9.

Item	Assessment
Clearances to Walls	Spaces adjacent to walls have been provided with 300 mm clearances, which satisfy *Design standard 2*
Gradients	
Ramp Grade for the first 5.0 metres inside the Property	Not applicable as ramp does not immediately abut a road.
Ramp Grades and Changes of Grade	The ramp grades and changes of grade satisfy *Table 3 Ramp Gradients* of Clause 52.06-9.
Other Items	
Loading Arrangements	The dimensions of the loading bay (5.043 metres by 13.014 metres) can comfortably accommodate an 8.8 metre long medium rigid vehicle.
Swept Path Assessment	The swept path diagrams of a medium rigid vehicle entering and exiting the loading bay via the laneway and Rupert Street are considered satisfactory.

PARKING MANAGEMENT PLAN

Condition	Engineering Comment
Condition 6.12 *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 plan will be endorsed and will form part of the incorporated plans for this document. The plan must address, but not be limited to, the following:* ***a)*** *The number and location of car parking spaces allocated to each tenancy;*	Section 3.1 of the Parking Management Plan (PMP) details the number of parking spaces allocated to each use. A plan showing the location of the spaces is provided in Figure 1 of the PMP. This item has been satisfied.
b) Any tandem parking spaces allocated to a single tenancy;	There are no tandem spaces contained within the car park. This item is no longer applicable.
c) The number and location of car spaces for shared use, including time of shared use;	Two share spaces (spaces 1 and 2) are located at the western side of the car park, near the basement ramp. This item has been satisfied.
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;	The residential hotel use has been removed from the proposal. This item is no longer applicable.
e) Details of wayfinding, cleaning and security of end of trip bicycle facilities;	Wayfinding signage has been detailed in the PMP. Cleaning and security of end of trip bicycle facilities would

Condition	Engineering Comment
	be managed by the site's building manager/owners corporation. This item has been satisfied.
f) *Policing arrangements and formal agreements;*	Policing and formal agreements would be administered by the site's building manager/owners corporation. This item has been satisfied.
g) *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.; and*	Appendix A of the PMP details all signs and line marking to be installed in the car park. This item has been satisfied.
h) *Details regarding the management of loading and unloading of goods and materials.*	Loading and unloading of goods would take place in the on-site loading bay, immediately off the laneway connecting to Rupert Street. Loading operations at the development, including scheduling and coordination, would be managed by the building manager. An intercom system would be provided for delivery operators to communicate to tenants and building management during loading activities. This item has been satisfied.

Engineer: Mark Pisani

Signature:

Date: 9 August 2022

Attachment 8 - Attachment 8 - External urban design advice

Global South

Urban Design Review: amended façade design (DRAFT)

Proposed 'Walk Up Village', 81-89 Rupert Street, Collingwood

Prepared by Simon McPherson, for Yarra City Council

11 August 2022

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Global South Pty Ltd
ACN 123 980 781
ABN 81123 980 781
www.globalsouth.net.au
M. +61 (0)448 201 344
E. simon.mcpherson@globalsouth.net.au

1.0 Introduction

1.1 Process and involvement

I have been asked by Yarra City Council officers to review the proposed changes to façade design and materials in the previously approved development at 81-89 Rupert Street, Collingwood.

I previously provided a full Urban Design Review (referral) of the original Planning Application for the proposed development, in March 2020.

In preparing this report, I have received and reviewed:

- Façade Strategy report (6a Architects, June 2022);
- Town Planning Report – Incorporated Document Amendment (Urbis);

I have also considered the plans for the approved proposal, for comparison.

Global South Pty Ltd
ACN 123 980 781
ABN 81123 980 781
www.globalsouth.net.au
M. +61 (0)448 201 344
E. simon.mcpherson@globalsouth.net.au

1.2 Qualifications and experience to prepare this Review

1.2.1 Qualifications and registrations

My academic qualifications are as follows:

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

My professional registrations and memberships are as follows:

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

I am engaged on the following professional organisations:

- Member, **Melbourne Design Review Panel** (City of Melbourne, 2021-);
- Member, **Victorian Design Review Panel** (OVGA, since 2016);
- Member, **Casey Design Excellence Panel** (City of Casey, 2022-);
- Member, **South Australian Design Review Panel** (ODASA, since 2011);
- Member, **Latrobe University Design Review Panel** (currently inactive);
- Member, **Research Advisory Group, PlaceLab,** RMIT University (2022-);
- Global Advisor, United Nations Global Compact – Cities Programme (discontinued);
- Member, Built Environment Task Force, Smart Cities Council – Australia/New Zealand (discontinued).

1.2.2 Experience

Professional experience

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

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

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

Project experience

My urban design experience includes the following projects:

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

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

- Urban Design Advice:
  - Eden/Haven/Sanctuary on the River, Abbotsford, for HAMPTON (complete), (SJB Urban, 2010). High-density, mid-rise (9-11 storeys) permeable courtyard development, winner UDIA President's Award, High-Density Housing Award (National, Victoria), Masterplanned Development Award (Victoria);
  - Richmond Plaza redevelopment, for Coles (SJB Urban, 2014);
  - Grocon FCAD redevelopment, Footscray Station Precinct (SJB Urban, 2011).
- Independent reviews:
  - Regular independent reviews of permit applications, for Councils including Melbourne, Yarra, Port Phillip, Banyule, Brimbank, Manningham and Casey.
- Strategic plans, structure plans and Urban Design Frameworks:
  - Sunshine NEIC Urban Design Analysis and Framework Plans, for Brimbank City Council, in collaboration with Kinetica;
  - Footscray Built Form Review 2020, for Maribyrnong City Council;
  - Tarneit Major Town Centre: Economic Impact Assessment and Design Review 2018, for Wyndham City Council;
  - Oakleigh Activity Centre Transport Precinct: Design Review 2018, for Monash City Council;
  - 1160 Sayers Road, Tarneit, Structure Plan for Wyndham City Council (landowner) (SJB Urban 2014-15). Innovative, integrated plan for high-density, walkable precinct in greenfield setting;
  - Footscray Station Precinct Planning and Urban Design Framework (SJB Urban, 2008-09). Winner, PIA Transport Planning Award 2008;
  - Brighton Toyota Site UDF, for LEFTA Corporation;
  - Frankston Transit Interchange Precinct UDF and Master Plan, for DPCD (SJB Urban 2009-2012);
  - Wise Foundation 'Wellness Village' UDF, Mulgrave, for landowners (SJB Urban, 2015-16).
- Master Plans and Concept Designs
  - Sunshine Station Master Plan 2021, for Department of Transport, in collaboration with Development Victoria;
  - Revitalising Central Dandenong (Sites 11-15) Master Plan/Development Plan, for Capital Alliance and Development Victoria, 2021;
  - Caulfield Village Master Plan, for Beck Property / Probuild (SJB Urban, 2012);
  - Greensborough Activity Centre Concept Master Plan, for Banyule City Council (2017);
  - 433 Smith Street (Fitzroy Gasworks) Master Plan, for Places Victoria (SJB Urban, 2015);
  - Master Plan, Binks Ford Site and over-rail deck, Footscray, for Places Victoria (SJB Urban, 2012);
  - Caulfield-Dandenong corridor concept/feasibility studies, for VicTrack (SJB Urban, 2015).

Experience preparing expert evidence

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

2.0 Review of the amended proposal

2.1 Are the amended facades and materials acceptable?

2.1.1 Proposed changes

Warehouse podium

- Previous proposal:
  - Green pigmented precast concrete (PC_02);
- Current proposal:
  - Green 'Colorbond' corrugated metal (above ground floor);
  - Green pigmented precast concrete (ground floor).

This 4-storey component fronting Rupert Street is proposed to be clad in green corrugated metal, in place of the previously proposed concrete.

The corrugations are vertically oriented, with sheets angled slightly and overlapped to create expressed horizontal shadow lines. Green aluminium window frames are set within these lines.

South Building (tower)

- Previous proposal:
  - Precast concrete fins and beams in closely-spaced grid (similar to North Building), with glass behind (south and east) and concrete behind (west);
- Current proposal:
  - South and east: Clear glass with deep protruding vertical framing elements, and shallower protruding horizontal elements. Openable windows alternating between eye level and ceiling level at each floor level;
  - West: Precast concrete panels.

Podium boundary walls (west)

- Previous proposal:
  - Precast concrete with varied interlocking column/beam articulation;
- Current proposal:
  - Precast concrete panels (rectangular with 'standard' joints).

2.1.2 Assessment

Warehouse podium

The use of corrugated metal makes reference to the local context of industrial buildings, and so is acceptable from a content response perspective.

However, the use of a metal cladding material on a building base or podium is quite unusual risks making it appear 'lightweight' and less robust than a masonry wall material, in relation to the substantial tower above.

The proposed detailing of the metal cladding is considered, and will allow the façade to appear 'panelised' and provide a sense of depth (and therefore mass though the overlapping of sheet panels.

The amendment to the South Building façade to glazing rather than the previous concrete lattice makes it visually lighter, which helps to balance its relationship to the lighter-weight cladding to the podium base.

The retention of green tinted concrete to Ground Floor level is appropriate, in providing a solid 'base' and grounding to the building, and protecting against damage to the corrugated metal (dents etc.).

On balance, I consider this design change to be acceptable, because it reflects a contextually responsive material and retains an appropriate sense of visual solidity through is detailing and articulation.

South Building (tower)

South and east

This design change reverts to a more conventional curtain wall system, although with openable windows and varied framing depths. This makes the building appear more conventional as an office development when viewed from the south (see render, Façade Strategy report, page 4), and less substantial, and will less mass and texture.

However, the closely-spaced horizontal fames, deep vertical frames and openable window panels (with alternating high and low positioning) will create a sense of depth and variation in the facades.

I consider this façade to be acceptable.

It is more visually open and visually lighter than the previous proposal. However, it is less distinctive and less interesting as a façade approach.

There may be opportunity to integrate elements for visual interest in the facades, such as through colour highlights or similar, but this is not necessary to the acceptability of the façade as proposed.

West

The use of 'conventional' concrete panels to the west façade reflects a reduction in the visual interest, detailing and depth of this (blank) façade close to the boundary with adjoining properties to the west (but set back approximately 0.75m).

I recognise that adjoining sites on Rokeby Street may also be redeveloped to effectively 'cover' the boundary façade, but I am not aware of any proposals or approvals.

While I recognise that beams and fins may not be achievable economically on a black façade, I consider that additional articulation is warranted, to increase visual interest to this prominent form, and allow it to 'read' as more integrated with the other facades.

Recommendation:

Increase the articulation of the South Building's west-facing concrete, such as through further expressed joints or recesses, to align with and 'reflect' the South Building's glazed facades.

Podium boundary walls (west)

It is not clearly stated in the documentation, but I read these lower-height boundary walls to be conventional precast concrete panels, matching the South Building's west façade.

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I am not certain of the extent of visibility of these walls from Rokeby Street and other streets to the west, but the previous articulation was clearly more interesting and considered.

Therefore I consider that increased articulation is warranted, unless it can be demonstrated that these walls will not be visible from the public realm.

Recommendation:

Increase the articulation of the boundary walls to integrate with the other facades and overall composition, similar to the recommendation above for the South Building's west façade.

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ABN 81 123 980 781
www.globalsouth.net.au
M. +61 (0)448 201 344
E. simon.mcpherson@globalsouth.net.au

8.3 Proposed discontinuance of road at Otter Street Collingwood

Reference	D22/220117
Author	Bill Graham - Coordinator Valuations
Authoriser	Director Corporate, Business and Finance

Purpose

1. This report seeks Council's authority to:

   (a) remove that part of the road known as Otter Street, Collingwood and shown highlighted red on the site plan attached as Attachment 1 (**Site Plan**) to this report (**Road**) from Council's Register of public Roads pursuant to section 17(4) of the *Road Management Act 2004* (**RMA**); and

   (b) commence statutory procedures pursuant to the *Local Government Act 1989* (**LGA**) to consider discontinuing the Road.

Critical analysis

History and background

2. The Road is part of the land remaining in Crown Grant 23120 and is shown as lot '1' on the title plan attached as Attachment 2 to this report (**Title Plan**).

3. Council proposes to discontinue the Road and retain the land comprising the Road for public open space purposes including the proposed construction of a public park (**Proposal**). As part of the proposal, two pedestrian pathways (each comprising a 2.4 metre wide section of Otter Street directly to the north and south of the Road) (**Remaining Walkways**) will remain as a road for pedestrian access to Smith Street from the balance of Otter Street.

Discussion

Road

4. The Road:

   (a) is known to title as a 'reserved road' and Otter Street, its last registered owner is George Otter – since 19 May 1839;

   (b) currently provides direct public vehicular and pedestrian access to Smith Street from the balance of Otter Street as part of the public road network;

   (c) is constructed as an asphalt road and adjoining pedestrian footpaths and concrete kerbing;

   (d) contained a number of car parking spaces on the northern section of the Road;

   (e) contains a number of structures within sections of the Road constructed as a footpath including, bench seating, trees, bicycle racks, public toilet and public phone; and

   (f) is listed on Council's Register of Public Roads.

5. As the Road is known to title as a road, it is therefore a 'road' for the purposes of the LGA. Council has the power to consider discontinuing the Road. If discontinued the Road will vest in Council.

6. A copy of the manual title search of the Road is attached as Attachment 3.

Adjoining Owners

7. The portion of Road proposed to be discontinued does not directly abut any adjoining properties, however the Remaining Walkways abut the following properties;

(a) 284 Smith Street, Collingwood and units 1,2,3 and 4 284 Smith Street, Collingwood (**Southern Properties**), shown delineated purple on the Site Plan.

(b) 286 Smith Street, Collingwood (**286 Smith**); and

(c) 2 Otter Street, Collingwood (**2 Otter**).

8. Additionally, the Remaining Walkway to the north of the Road also directly abuts a laneway to the rear of the following properties (**Laneway**);

(a) 2 Otter Street, Collingwood;

(b) 4 Otter Street, Collingwood;

(c) 286 Smith Street, Collingwood;

(d) 288 Smith Street, Collingwood;

(e) 290 Smith Street, Collingwood; and

(f) 292 Smith Street, Collingwood.

9. Together the (**Northern Properties**).

10. The Laneway is shown highlighted blue, the Northern Properties delineated green, and the Southern Properties delineated purple on the Site Plan.

11. On basis that the Proposal will restrict any existing vehicular access to the Laneway, Council's Open Space Branch wrote to the owners of the Northern Properties and held on-site meetings.

12. Council has not received any objection to the proposal from the owners of the Northern Properties.

Site Inspection

13. A site Inspection of the Road was conducted by DML Land Surveys on 1 June 2022, the site inspection report notes that:

(a) the Road is constructed of bitumen;

(b) the Road is occupied by trees and concrete seating platforms on the southern side;

(c) the Road provides access to the Laneway;

(d) the Road provides pedestrian access to the Southern Property and the properties at 286 Smith Street and 2 Otter Street;

(e) both properties at 284 and 286 Smith Street, have alternative access to those properties from Smith Street;

(f) notwithstanding that the Road is part of the public road network and currently provides direct vehicular access to Smith Street, the general public has alternative vehicular access to Smith Street from the balance of Otter Street via the surrounding public road network;

(g) the general public will retain pedestrian access to Smith Street from the balance of Otter Street; and

(h) any adjoining owners whose access is being affected by the Proposal have not objected to the Proposal.

14. A copy of the site inspection report is attached as Attachment 4 to this report.

Removal of Road from Council's Register of Public Roads

15. It is considered that the Road is no longer reasonably required for general public use pursuant to section17(4) of the RMA as:

(a) pedestrian access for the general public to Smith Street from the balance of Otter Street will be retained via the Remaining Walkways;

(b) notwithstanding that the Road is part of the public road network and currently provides direct vehicular access to Smith Street, the general public has alternative vehicular access to Smith Street from the balance of Otter Street via the surrounding public road network;

(c) the owners of the Southern Properties and 286 Smith Street have alternative access to the public road network and the remaining walkways;

(d) the owners of the Northern Properties have consented/not objected to the Proposal on the basis that pedestrian access to the Northern Properties will be retained under the proposal; and

(e) the owners of the Southern Properties do not currently have any vehicular access via Otter Street which would be affected by the Proposal (and their pedestrian access will be retained under the Proposal).

Public/Statutory Authorities

16. The following Public/Statutory Authorities have been advised of the Proposal and have been asked to respond to the question of whether they have any existing assets in the Road which should be saved under section 207C of the Act: Greater Western Water, Melbourne Water, CitiPower, United Energy, Multinet Gas, Telstra, Optus, APA Gas, AusNet Services, and Yarra City Council.

17. Council, AusNet Services, Melbourne Water, United Energy and Multinet Gas have advised that they have no assets in or above the Road and no objection to the Proposal.

18. Optus has advised that it has no assets in or above the Road.

19. On 19 February 2022, Greater Western Water advised that it has a sewer and water main assets in the Road. Greater Western Water advised that it did not object to the Proposal subject to the following conditions:

    (a) a 2 metre wide sewerage easement is created over the Road in favour of Greater Western Water;

    (b) any proposed fences must be located a minimum distance of 800mm clear of the centreline of the existing sewer mains;

    (c) any proposed fence lines must be located a minimum of 1 metre from sewer manholes and/or inspection shafts;

    (d) the area of 2 metres either side of the centre line of the water main must not be built over or enclosed by any structure; and

    (e) any plumbing works or proposal to build over Greater Western Water assets requires Greater Western Water's prior written consent.

20. On 7 April 2022, following consultation with Council, Greater Western Water provided a revised response in which it confirmed that it did not object to the proposal, subject to the following conditions.

    (a) any proposed fences must be located a minimum distance of 800mm clear of the centreline of the existing sewer mains;

    (b) any proposed fence lines must be located a minimum of 1 metre from sewer manholes and/or inspection shafts; and

    (c) any additional proposal to build over Greater Western Water assets requires Greater Western Water prior written consent.

21. On February 2022, APA Gas advised that it had high pressure gas assets within the Road and objected to the Proposal.

22. On 23 March 2022, following consultation with Council APA Gas revoked its objection subject to Council's project proponent redirecting the APA Gas assets within the Road.

23. On 9 March 2022, Telstra advised that it had assets within the vicinity of the Road and required Council to relocate existing Telstra infrastructure in order to agree to the Proposal.

24. On the 5 April 2022, following consultation with Council, Telstra advised that provided it continued to have access to its existing assets at all times, it did not object to the Proposal.

25. On the 25 March 2022, CitiPower advised that it has assets in the vicinity of the Road and required further information from Council in order to determine whether it required easements in its favour to be recorded over the Road.

26. On 1 July 2022, following consultation with Council, CitiPower advised that it had no objection to the Proposal provided that its access to any assets is maintained.

Public Notice

27. Before proceeding with the discontinuance, council must give public notice of the Proposal in accordance with section 223 of the Act. The Act provides that a person may, within 28 days of the date of public notice, lodge a written submission regarding the Proposal.

28. Where a person has made a written submission to Council requesting that he or she be heard in support of the written submission, Council must permit that person to be heard before a meeting of Council to hear those submissions, giving notice of the day, time and place of the meeting.

29. After hearing submissions made, Council must determine whether the Road is not reasonably required as a road for public use, in order to decide whether the Road should be discontinued.

30. A report for Council to consider any submissions received and for Council to decide if the Road is/not required for public use will be prepared once the 28-day public notice period is complete.

31. The formal Public Notice will be published in The Age Newspaper. A copy of the public notice will be given to Owners and Occupiers of both the Southern and Northern Properties, added to Council's website and displayed on-site in large poster form.

Options

32. Council has the option to or not to discontinue the Road.

Community and stakeholder engagement

33. Following the announcement to develop two new pocket parks in Collingwood through the Victorian Government Local Parks Program, concept plans for both parks (Otter Street & Cambridge Street) were developed based on community feedback and presented to the broader community for review.

34. Approximately 2,000 residents and stakeholders were informed about the online consultation by way of a flyer which outlined ways to obtain more information and provide feedback. A copy of the Consultation, Analysis and outcomes document is attached as Attachment 5 to this report.

35. The final concept design proposal was presented to Councillors in February 2022. A copy of the design proposal is attached as Attachment 6 to this report.

Policy analysis

36. The Yarra 2036 Community Vision contain the theme "Shared Spaces", which commits Council to strive toward spaces that connect communities, businesses and cultures together. The specific priorities that are supported by the proposals in this paper are:

    "7.1. All our shared spaces are made physically accessible and welcoming to people of all abilities, linguistic, cultural backgrounds and age groups.

    7.2. Community meeting spaces, service buildings, and facilities evolve and adapt to reflect changing needs of our diverse community.

7.3. Create and innovate solutions to maximise the use of under or unused streets and spaces.

7.4. Increase availability and diversify use of open spaces to address existing shortages and respond to population growth."

37. The City of Yarra Council Plan 2021-2025 includes the theme "Place and Nature" which builds on the Community Vision by including specific initiatives to expand and improve public space and build a network of green spaces that contribute to a liveable and sustainable Yarra. Among the specific initiatives are:

"a) Deliver projects that enhance access to nature by finding new and novel opportunities for urban greening

b) Plan, design, deliver and maintain high quality open spaces, parks and reserves including the creation of seven new or expanded parks" and

l) "Reduce urban heat island effect through the planting of trees and vegetation and an increase of green open space

m) Reallocate space from on-street parking to space for nature, active and public transport, outdoor dining and placemaking"

Climate emergency and sustainability implications

38. Not addressed in the development of this report.

Community and social implications

39. Not addressed in the development of this report.

Economic development implications

40. Not addressed in the development of this report.

Human rights and gender equality implications

41. Not addressed in the development of this report.

Operational analysis

Financial and resource impacts

42. Costs associated with the proposed discontinuance will be accounted for within existing Council budgets.

Legal Implications

43. The discontinuance of the Road and the removal of the Road Reservation will create a new title for the former Road and formalise Council's occupation as the New Otter Street Park.

Conclusion

44. It is proposed that Council should commence the statutory procedures pursuant to clause 3 of schedule 10 of the Act, to discontinue the Road. If discontinued the land contained in the former Road will be retained by Council for open space purposes.

RECOMMENDATION

1. That Council:

   (a) acting under section 17(4) of the Road Management Act 2004, resolves that part of the road known as Otter Street, Collingwood being part of the land remaining in Crown Grant no. 23120 (and shown as 'lot 1') on the plan attached as **Attachment Two** to this report) (**Road**) be removed from Council's Register of public Roads on the basis that the Road is no longer required for general public use for the reasons set out in the body of this report; and

   (b) acting under clause 3 of Schedule 10 of the *Local Government Act 1989* (**Act)**:

      (i) resolves that the required statutory procedures be commenced to discontinue the Road;

      (ii) directs that under sections 207A and 223 of the Act, public notice of the proposed discontinuance be given in The Age newspaper;

      (iii) resolves that the public notice required to be given under sections 207A and 223 of the Act should state that if the Road is discontinued, Council proposes to retain the Road for public open space purposes; and

      (iv) authorises the Valuations Coordinator to undertake the administrative procedures necessary to enable Council to carry out its functions under section 223 of the Act in relation to this matter.

Attachments

1⇩ Attachment 1 - Site Plan

2⇩ Attachment 2 - Title Plan

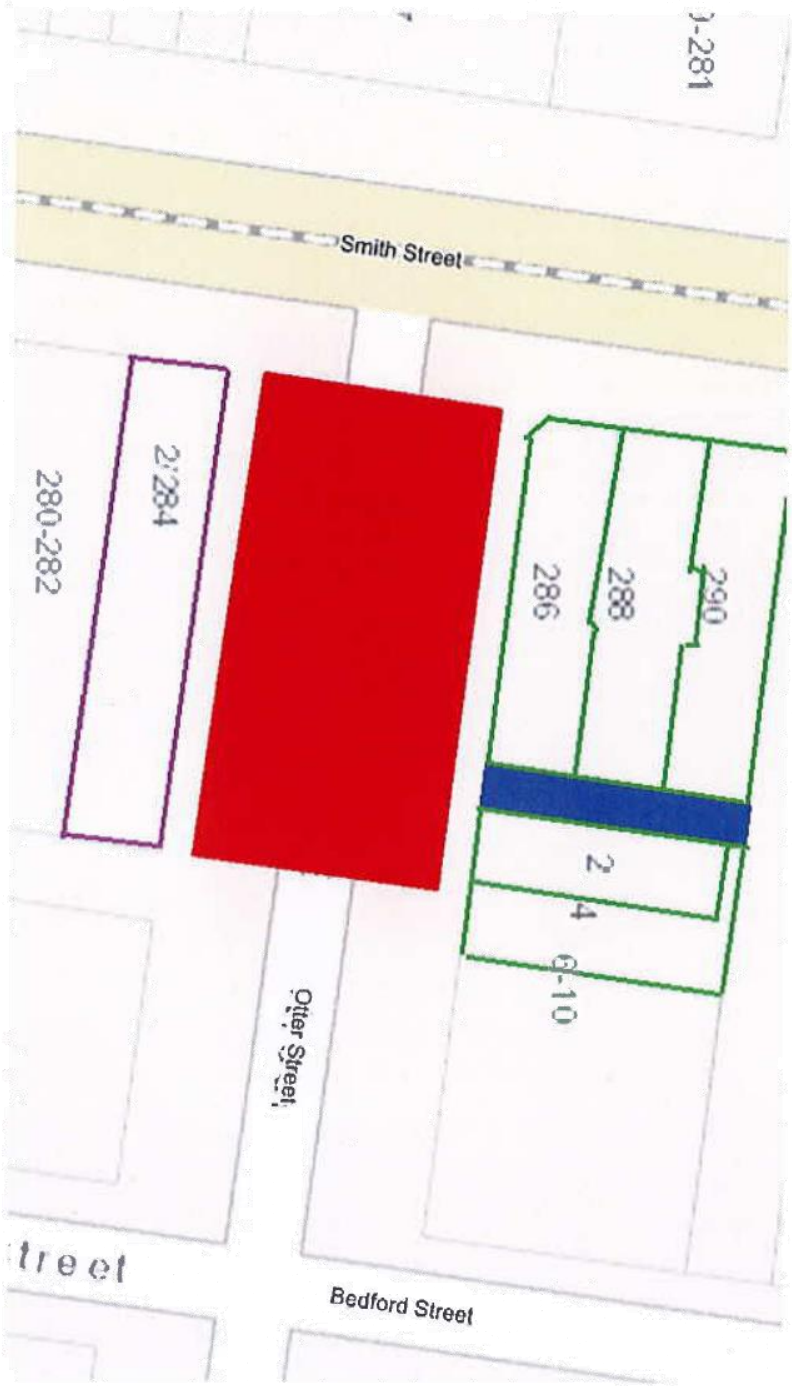
3⇩ Attachment 3 - Manual Title Search

4⇩ Attachment 4 - Site Inspection Report

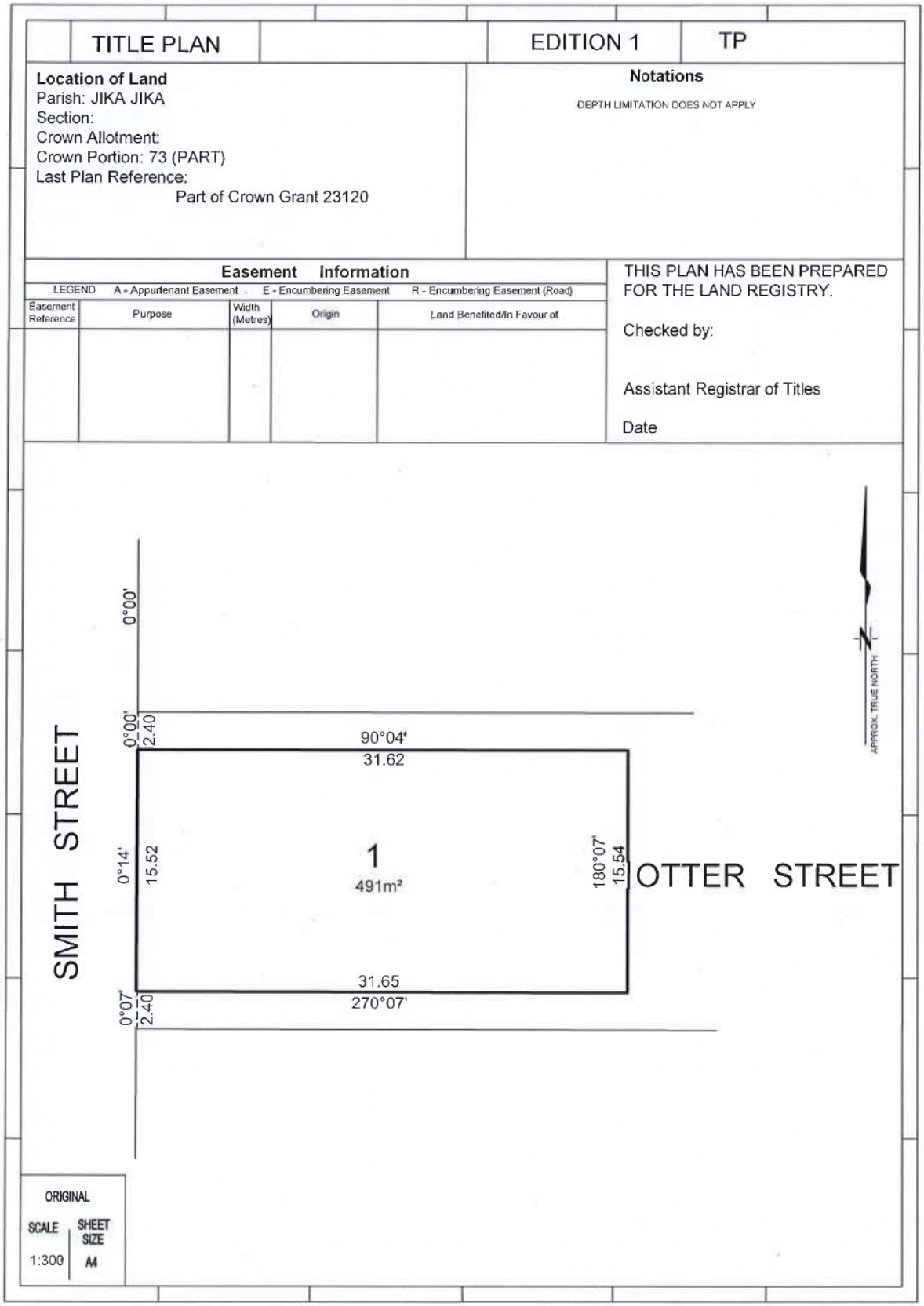
5⇩ Attachment 5 - Consultation Analysis and Outcomes Document

6⇩ Attachment 6 - Final Park Concept Design Proposal

Attachment 1 - Attachment 1 - Site Plan



Attachment 2 - Attachment 2 - Title Plan



Attachment 3 - Attachment 3 - Manual Title Search

RE:- Otter Street, Collingwood.

PROPERTY:- Part Crown Portion. 73, Parish of Jika Jika.

YOUR REF:- L. Elezovic.

A search for the **Last Registered Owner** of the above property resulted with copies of the following:-

1. L.A.S.S.I. For Current Map Base Information.
2. TITLES OFFICE CHART
   Jika Jika 101
3. CROWN GRANT
   23120 to G. OTTER. (**Last Registered Owner**)
4. PLAN IN APPN:
   571 Showing the Land remaining in the above Crown Grant.
5. 26F:- NIL, see sheet attached.

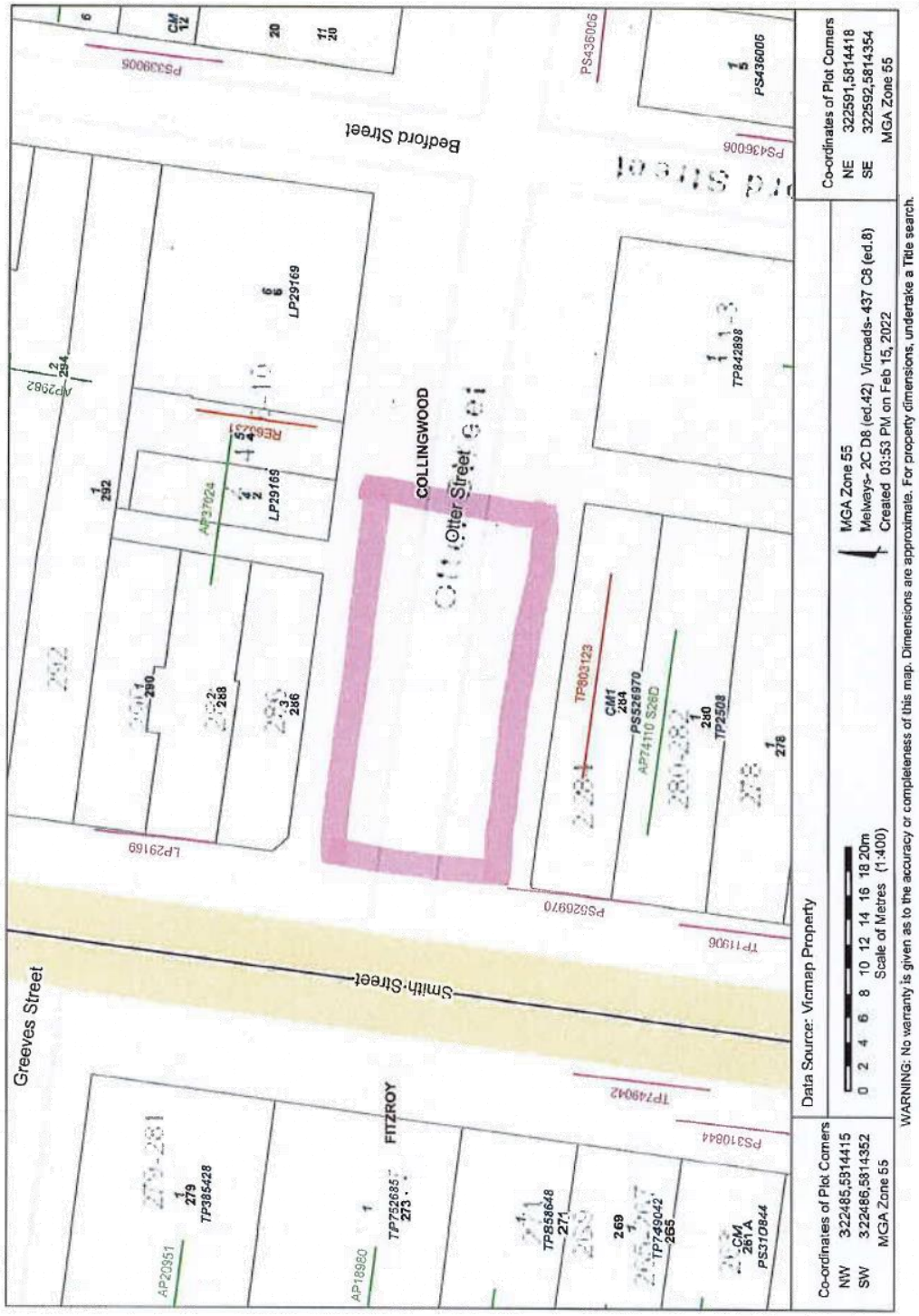
8.2.2022

Graeme W. Keeshan.
0422 472 969
FEIGL & NEWELL
GPO BOX 2343
Melb 3001
Ph. 9629 3011.
Email. info@feiglnewell.com.au

DISCLAIMER:- A search for the last registered owner may not disclose all easements, subsisting interests affecting the above property or guarantee the consistency of the Chain of Title.

Due to changes in procedures at the Lands Titles Office, this search is as accurate as the information contained herein at the date of this search.

Attachment 3 - Attachment 3 - Manual Title Search



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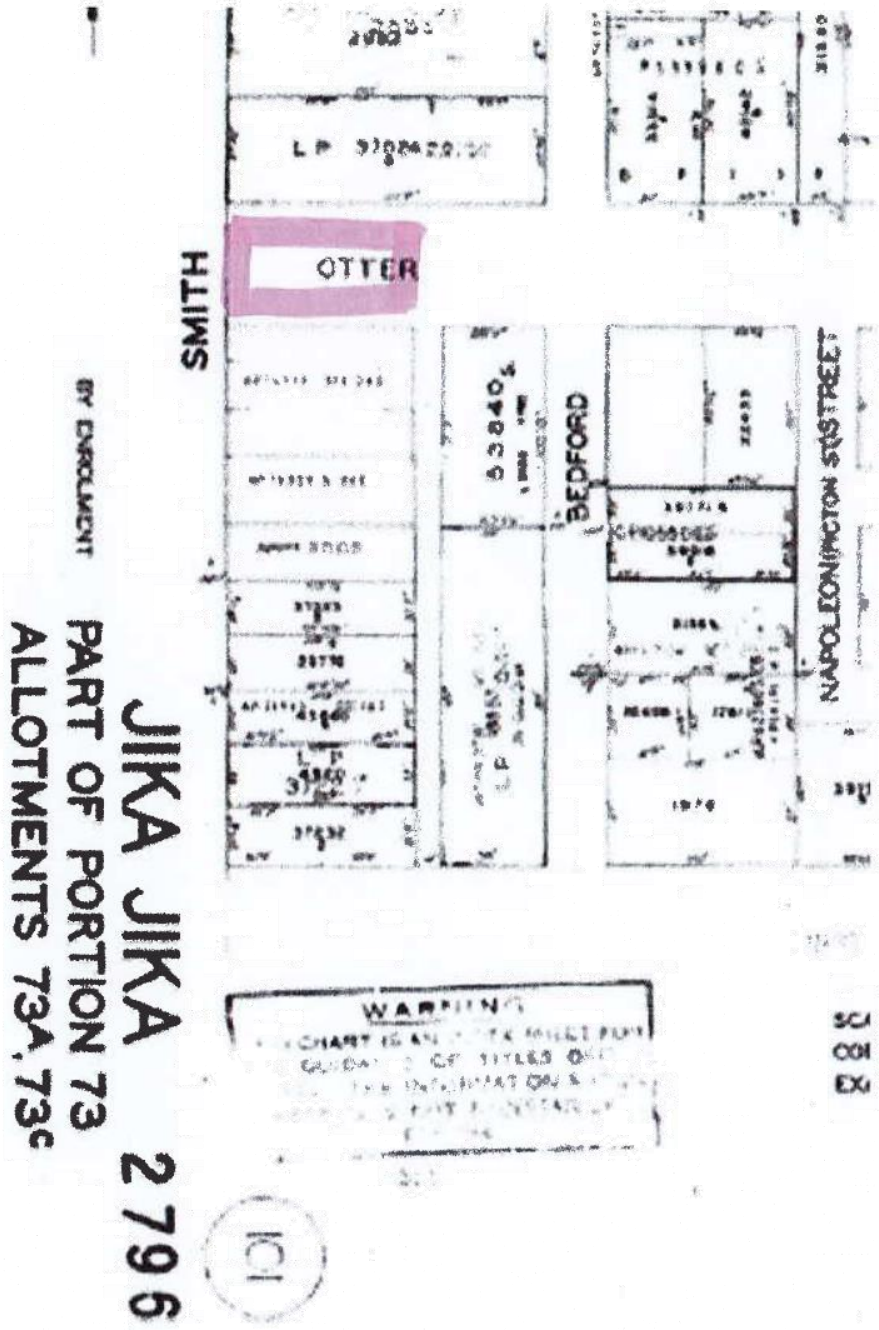

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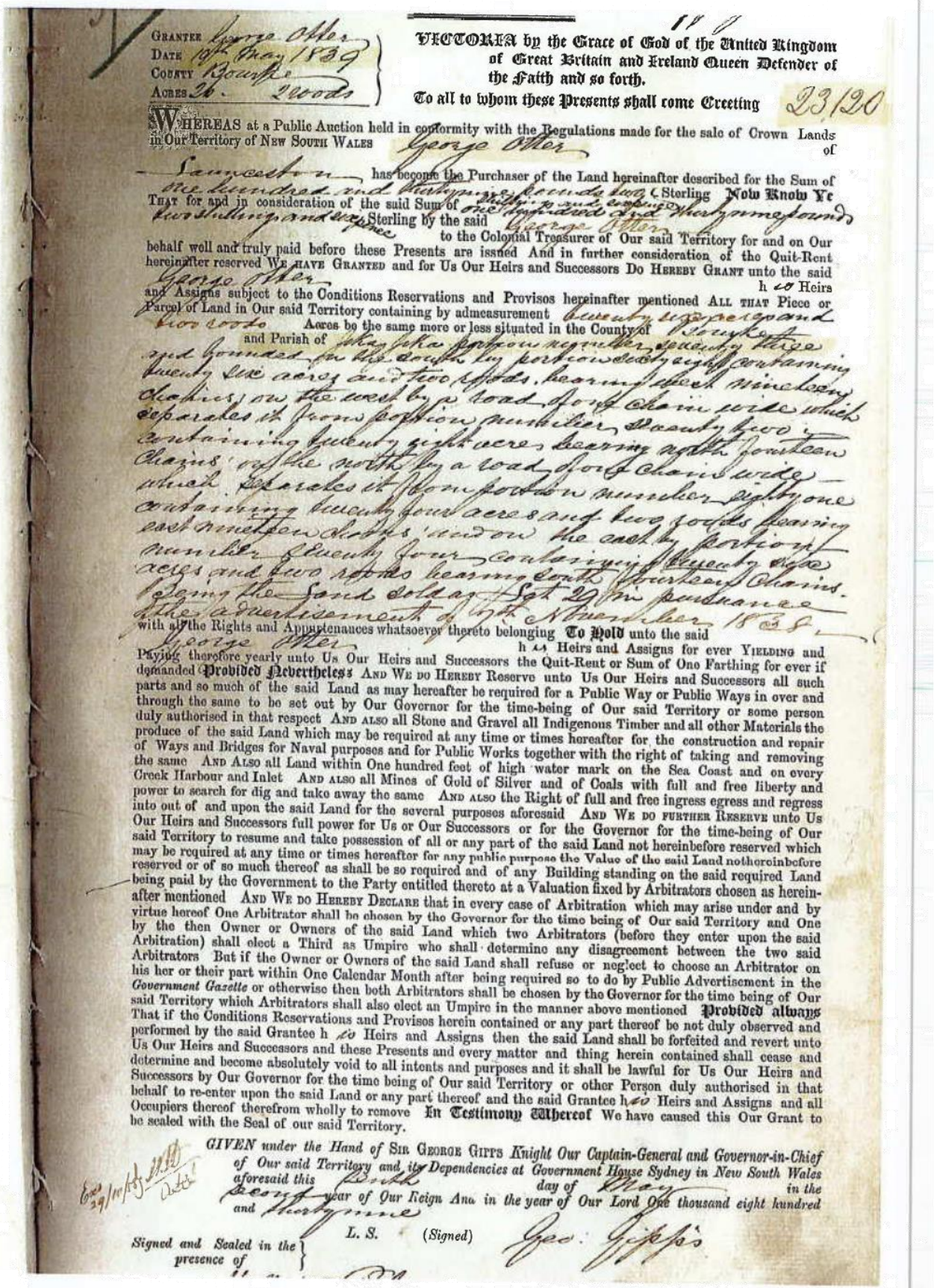


Grantee George Otter
Date 15th May 1839
County Bourke
Acres 26 2 roods

VICTORIA by the Grace of God of the United Kingdom of Great Britain and Ireland Queen Defender of the Faith and so forth.

To all to whom these Presents shall come Greeting

23120

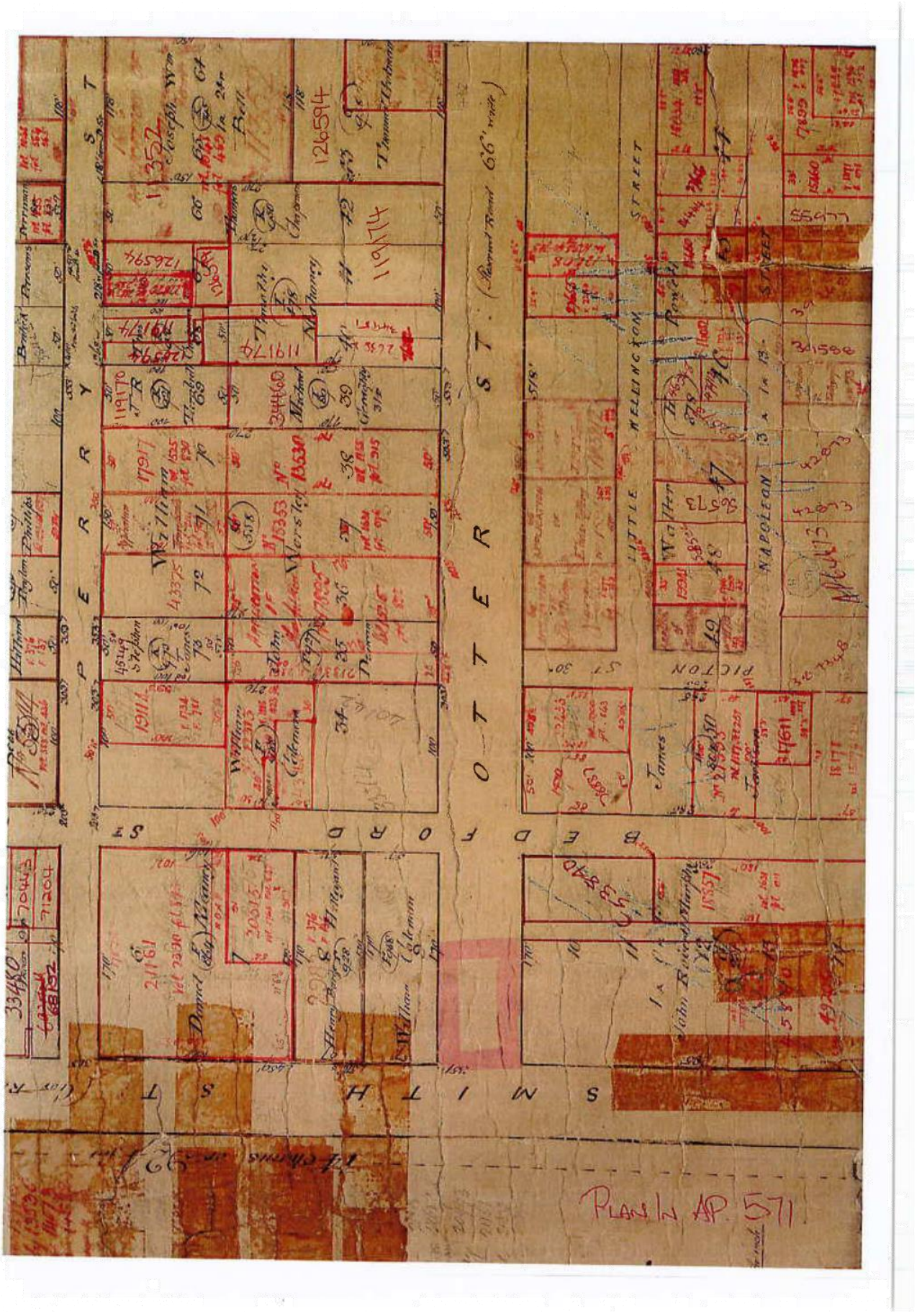
WHEREAS at a Public Auction held in conformity with the Regulations made for the sale of Crown Lands in Our Territory of New South Wales George Otter of Sauncester has become the Purchaser of the Land hereinafter described for the Sum of one hundred and twenty pounds lawful Sterling Now Know Ye That for and in consideration of the said Sum of one hundred and twenty pounds two shillings and one penny Sterling by the said George Otter to the Colonial Treasurer of Our said Territory for and on Our behalf well and truly paid before these Presents are issued And in further consideration of the Quit-Rent hereinafter reserved We have Granted and for Us Our Heirs and Successors Do Hereby Grant unto the said George Otter h is Heirs and Assigns subject to the Conditions Reservations and Provisos hereinafter mentioned All that Piece or Parcel of Land in Our said Territory containing by admeasurement twenty six perches and two roods Acres be the same more or less situated in the County of Bourke and Parish of Wiley Jeka portion number seventy three and bounded on the South by portion seventy eight containing twenty five acres and three roods bearing west nineteen chains on the west by a road of two chains wide which separates it from portion number seventy two containing twenty eight acres bearing north fourteen chains on the north by a road of two chains wide which separates it from portion number eighty one containing twenty four acres and two roods bearing east fourteen chains on the east by portion number eighty four containing twenty six acres and two roods bearing south fourteen chains being the land sold as Lot 29 in pursuance of the advertisement of 16th November 1838 with all the Rights and Appurtenances whatsoever thereto belonging To Hold unto the said George Otter h is Heirs and Assigns for ever Yielding and Paying therefore yearly unto Us Our Heirs and Successors the Quit-Rent or Sum of One Farthing for ever if demanded Provided Nevertheless And We do Hereby Reserve unto Us Our Heirs and Successors all such parts and so much of the said Land as may hereafter be required for a Public Way or Public Ways in over and through the same to be set out by Our Governor for the time-being of Our said Territory or some person duly authorised in that respect And also all Stone and Gravel all Indigenous Timber and all other Materials the produce of the said Land which may be required at any time or times hereafter for the construction and repair of Ways and Bridges for Naval purposes and for Public Works together with the right of taking and removing the same And Also all Land within One hundred feet of high water mark on the Sea Coast and on every Creek Harbour and Inlet And also all Mines of Gold of Silver and of Coals with full and free liberty and power to search for dig and take away the same And also the Right of full and free ingress egress and regress into out of and upon the said Land for the several purposes aforesaid And We do further Reserve unto Us Our Heirs and Successors full power for Us or Our Successors or for the Governor for the time-being of Our said Territory to resume and take possession of all or any part of the said Land not hereinbefore reserved which may be required at any time or times hereafter for any public purpose the Value of the said Land not hereinbefore reserved or of so much thereof as shall be so required and of any Building standing on the said required Land being paid by the Government to the Party entitled thereto at a Valuation fixed by Arbitrators chosen as hereinafter mentioned And We do Hereby Declare that in every case of Arbitration which may arise under and by virtue hereof One Arbitrator shall be chosen by the Governor for the time being of Our said Territory and One by the then Owner or Owners of the said Land which two Arbitrators (before they enter upon the said Arbitration) shall elect a Third as Umpire who shall determine any disagreement between the two said Arbitrators But if the Owner or Owners of the said Land shall refuse or neglect to choose an Arbitrator on his her or their part within One Calendar Month after being required so to do by Public Advertisement in the *Government Gazette* or otherwise then both Arbitrators shall be chosen by the Governor for the time being of Our said Territory which Arbitrators shall also elect an Umpire in the manner above mentioned Provided always That if the Conditions Reservations and Provisos herein contained or any part thereof be not duly observed and performed by the said Grantee h is Heirs and Assigns then the said Land shall be forfeited and revert unto Us Our Heirs and Successors and these Presents and every matter and thing herein contained shall cease and determine and become absolutely void to all intents and purposes and it shall be lawful for Us Our Heirs and Successors by Our Governor for the time being of Our said Territory or other Person duly authorised in that behalf to re-enter upon the said Land or any part thereof and the said Grantee h is Heirs and Assigns and all Occupiers thereof therefrom wholly to remove In Testimony Whereof We have caused this Our Grant to be sealed with the Seal of our said Territory.

GIVEN under the Hand of Sir George Gipps *Knight Our Captain-General and Governor-in-Chief of Our said Territory and its Dependencies at Government House Sydney in New South Wales aforesaid this* Tenth *day of* May *in the* Seventh *year of Our Reign And in the year of Our Lord One thousand eight hundred and* Thirty nine

L. S. (Signed) Geo. Gipps

Signed and Sealed in the presence of

Attachment 3 - Attachment 3 - Manual Title Search



Attachment 3 - Attachment 3 - Manual Title Search

DUNEED	C/A A (Pt) POR 5	AP126614J	104423	AH281278X	1/PS644554M	8/6/2010
ELPHINSTONE	CA 11A SEC 3	AP1235011P	93211	PS522874Y	TP845311G	26/ 8/2004
GHERINGHAP	CA'S 3 & 4 SEC 14	AP120136C	108560 &116294	V886761W	TP13776A	10/ 2/1999
HARCOURT	(PART)CA 2 SEC 5	AP123982T	93227	AD657946X	TP858569R	02/06/2005
HARCOURT	1 (WH) & 2 (PT) SEC 4	AP128068Y	93252/3	AJ824135G	TP950358R/9P	30/7/2012
HARCOURT	CA 1 (Pt) SEC 6	AP125348J	C.G.30094(1854)	PS608456R	TP915757A	28/9/2007
HARCOURT	CA 27 SEC 4	AP128073G	93263	AJ825929L	TP950363Y	30/7/2012
JIKA JIKA	PORT 49 (PT)	AP131456V	BK B NO 280	AL411777Y	TP955996E	09/10/2014
JIKA JIKA	PORT 52 (PART)	AP127218M	111667	AJ64154M	TP948278C	12/7/2011
JIKA JIKA CITY OF NORTHCOTE	C/A 12(PT) SEC 9	AP138035J	112184	AN694016A	TP962456Y	30/3/2017
JIKA JIKA AT NTH MELB	C/ALLOTS 12,13,14 (PTS)	AP141375P	C/G 3205,6,7 OF 1852	PS818927F	TP965686P	21/06/2018
T/P KALKALLO	C/A's 4 & 5 SEC 2	AP126717X	CGs5521/2 1853		TP946393N	13/8/2010
T/P KALKALLO	C/A'S 2,3,4,5,6,7,8,10 (ALL PART) SEC 6	AP126722F	VARIOUS STARTS FROM AP46336		TP946401S	13/8/2010
T/P KALKALLO	C/A 9 SEC 25	AP126721H	115430		TP946397E	13/8/2010
KORKUPERRIMUL	PORT 11 (PART)	AP125581C	81743	AF722885N	TP924161K	18/3/2008
LANGI-GHIRAN	C/A 2 (PT) SEC 32	AP132892T	97263	AL959658A	TP957658Q	16/06/2015
LARA	PORT 16	AP122312X	-	AB734381L	TP820035U	3/12/2002
LAURISTON	CA 303	AP121724D AP121725B	80888 80888	AB8511B AB8526M	TP800321G	8/ 1/2002 8/1/2002
MALDON	CA 19 SEC B	AP124439L	91307	AE66829N & AF260857R	TP873975T	16/12/2005
MELBOURNE NORTH CITY OF MELBOURNE	CA 1(PT) & CA 20(PT) SEC 43	AP134983E	-	PS 746078A	TP959898H	02/05/2016
MARIBRYNONG	POR B SEC 2 (PT)	AP119117P	CG 26798	AH462111E	TP945836K	9/6/2010
MELBOURNE SOUTH CITY OF PORT MELBOURNE	C/A 1 (PART) SEC 5	AP128053N	TOWN LOT 2141 (1851)	AJ807003W AJ906120Q	TP950332L	20/7/2012
CITY OF SOUTH MELBOURNE (MELBOURNE SOUTH)	C/A 1(Pt) & 2(Pt) SEC 23	AP128831P	114713	AK259717X	TP951705R	27/3/2013
MERIDITH	POR 86	AP126694H	81548	AH408067L	TP946354Y	5/8/2010
MERRIMU T'SHIP OF BACCHUS MARSH	POR 11 SEC 15 (Pt)	AP126842U	Bk T No 517	AH599268D **REMOVED**	TP946821T	8/11/2010
MICKLEHAM	POR 11B (Pt)	AP127891A	CG 25247/1852		TP950083F	6/6/2012
MONEA SOUTH	C/A 21 (FORMERLY C/A 21 SEC 2)	AP128067B	106467	AJ819028M	TP950352E	26/7/2012

AM450480A (X106C) | **AP141385L**

26FTABLE CURRENT 27/06/18

Maddocks

Ref: MAN:JKOZ:8857212

Maddocks
Lawyers
Collins Square, Tower Two
Level 25, 727 Collins Street
MELBOURNE 3000

Yarra City Council
Proposed discontinuance and sale of roads at Otter Street, Collingwood

DATE OF INSPECTION: MAY 2022

PHOTOGRAPHS OF THE ROAD: Attached at Annexure A

IS THE ROAD OPEN AND AVAILABLE FOR USE BY THE PUBLIC? Yes ☑ No ☐

WHAT OBSTRUCTIONS ARE OVER OR IN THE ROAD?

Fencing	☐ Yes	☑ No	Vegetation*	☑ Yes	☐ No
Rubbish	☐ Yes	☑ No	Services*#	☑ Yes	☐ No
Other*	☑ Yes	☐ No	(# Including fire hydrants/plugs.)		

* Provide Details:

The section of Road, being Otter Street, is currently used as a vehicle and pedestrian thoroughfare. This section of Road on the southern side is occupied by a couple street trees and large concrete seating platforms. The section of Road on the northern side is being used as car parking spaces, approximately 6 in total and a public toilet block and provides accessway to the rear Roadway at the rear of No.286 Smith Street and the front access for No.2 Otter Street.

THE MATERIAL WITH WHICH THE ROAD IS CONSTRUCTED:

☐ Nil
☐ Bluestone
☑ Bitumen
☐ Other _____

EVIDENCE OF THE ROAD BEING USED:

☐ Nil
☑ Tyre marks
☐ Worn grass
☑ Gates opening onto the road
☐ Garages opening onto the road
☐ Other _____

TYPE OF TRAFFIC:

☑ Pedestrian ☑ Vehicular ☐ Animal ☐ Nil

WHAT IS THE ROAD PROVIDING ACCESS TO?

☑ Adjoining properties @
☐ Main Road
☐ Reserve/Park
☐ Shops

[8857212: 32893965_1]

Maddocks

☐ Other _____

@ Specify which properties

No.284 & 286 Smith Street and No.2 Otter Street all have pedestrian access to their properties from this section of Road. No.286 Smith Street also has a rear Roadway accessible through this section of Road.

DETAILS OF OTHER SUITABLE MEANS OF ACCESS NEARBY.

Properties at No.284 & 286 Smith Street both have access to their properties via Smith Street.

1. Council has been liaising with the owners on the north side of Otter Street and has not received any objections to the proposed discontinuance;
2. pedestrian access to the laneway at the rear of 286 Smith Street, and to the front of 2 Otter Street, will be retained;
3. pedestrian access between Otter Street and Smith Street will be retained; and
4. the general public has alternative vehicular access to Smith Street from Otter Street via other parts of the surround public road network.

DETAILS OF FENCES, BUILDINGS AND/OR LANDSCAPING PLACED ON OR OVER ANY PORTION OF THE ROAD BY ABUTTING PROPERTY OWNERS, AND THE EXTENT OF SUCH ENCROACHMENT.

The subject area of Road within Otter Street has been determined by survey. The portion of this Road has been fixed, positioned and dimensioned by the surrounding registered surveys. The fixed and previously surveyed road alignments on the northern, southern and western sections abutting the section of Road have been adopted.

IS THE ROAD REQUIRED FOR PUBLIC ACCESS? Yes ◉ No ☐
OTHER OBSERVATIONS:

The section of Road, being Otter Street, is currently used as a vehicle and pedestrian thoroughfare.

Signed: _____ Date: 01/06/2022

Title/Position: Dean Loney/LicensedSurveyor Company: DML LAND SURVEYS PTY LTD

ATTACH ADDITIONAL PAGES IF THERE IS NOT ENOUGH SPACE ON THIS FORM

[8857212: 32893965_1]

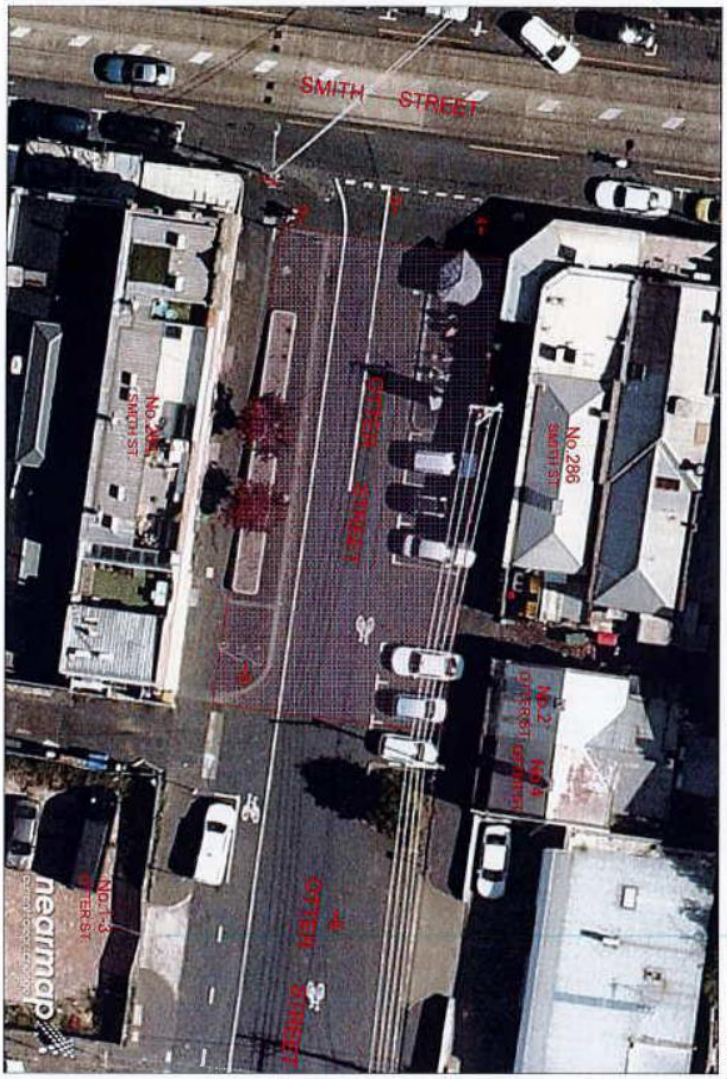
Maddocks

ANNEXURE A – Photographs

DML LAND SURVEYS

PO Box 136, Lower Plenty 3093
E: enquiries@dmlsurveys.com.au
www.dmlsurveys.com.au
M: 0422 741 385
ABN 65 540 850 590 ACN 148 149 688

AERIAL PHOTO & PHOTO POSITION



SUBJECT ROAD FOR PROPOSED DISCONTINUANCE IS SHOWN WITH PINK HATCHING ON ABOVE AERIAL PHOTO. NUMBERED PHOTO POSITIONS SHOWN IN RED

PHOTO 1

Attachment 4 - Attachment 4 - Site Inspection Report

PHOTO 2

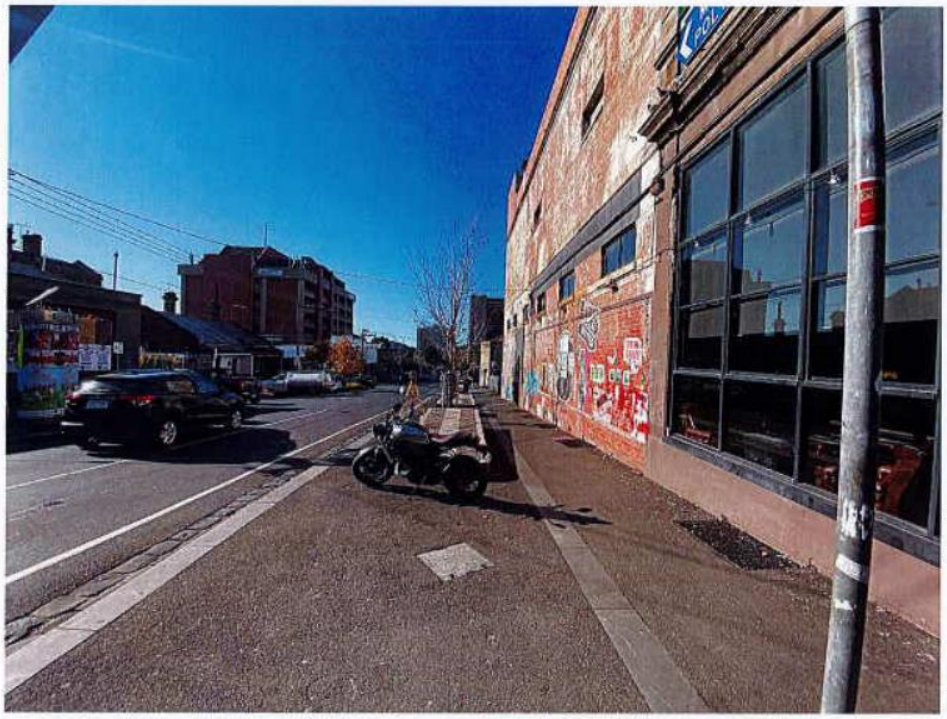
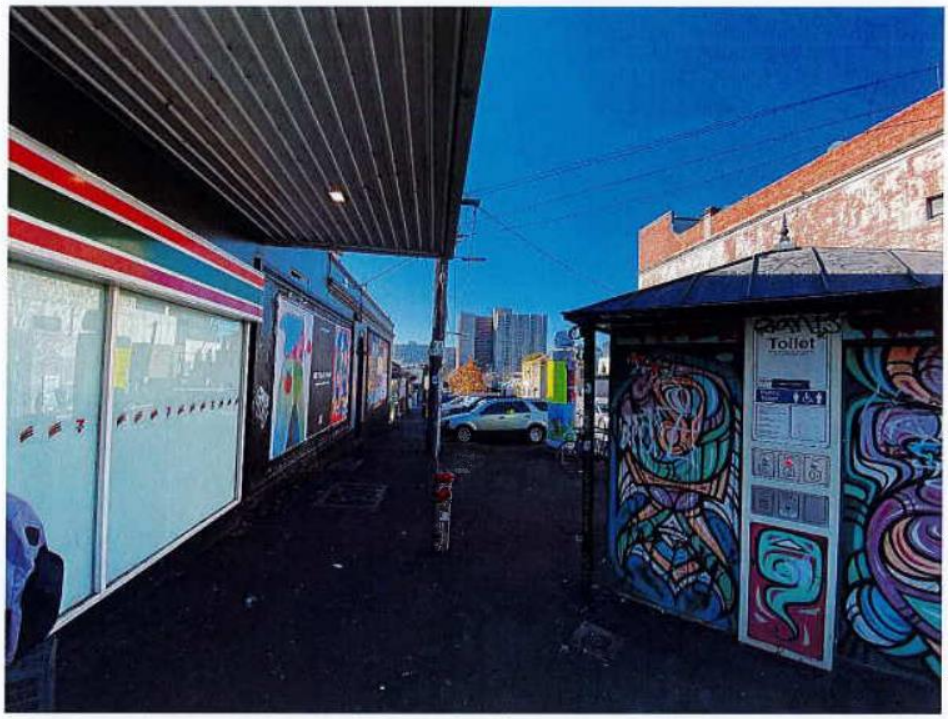


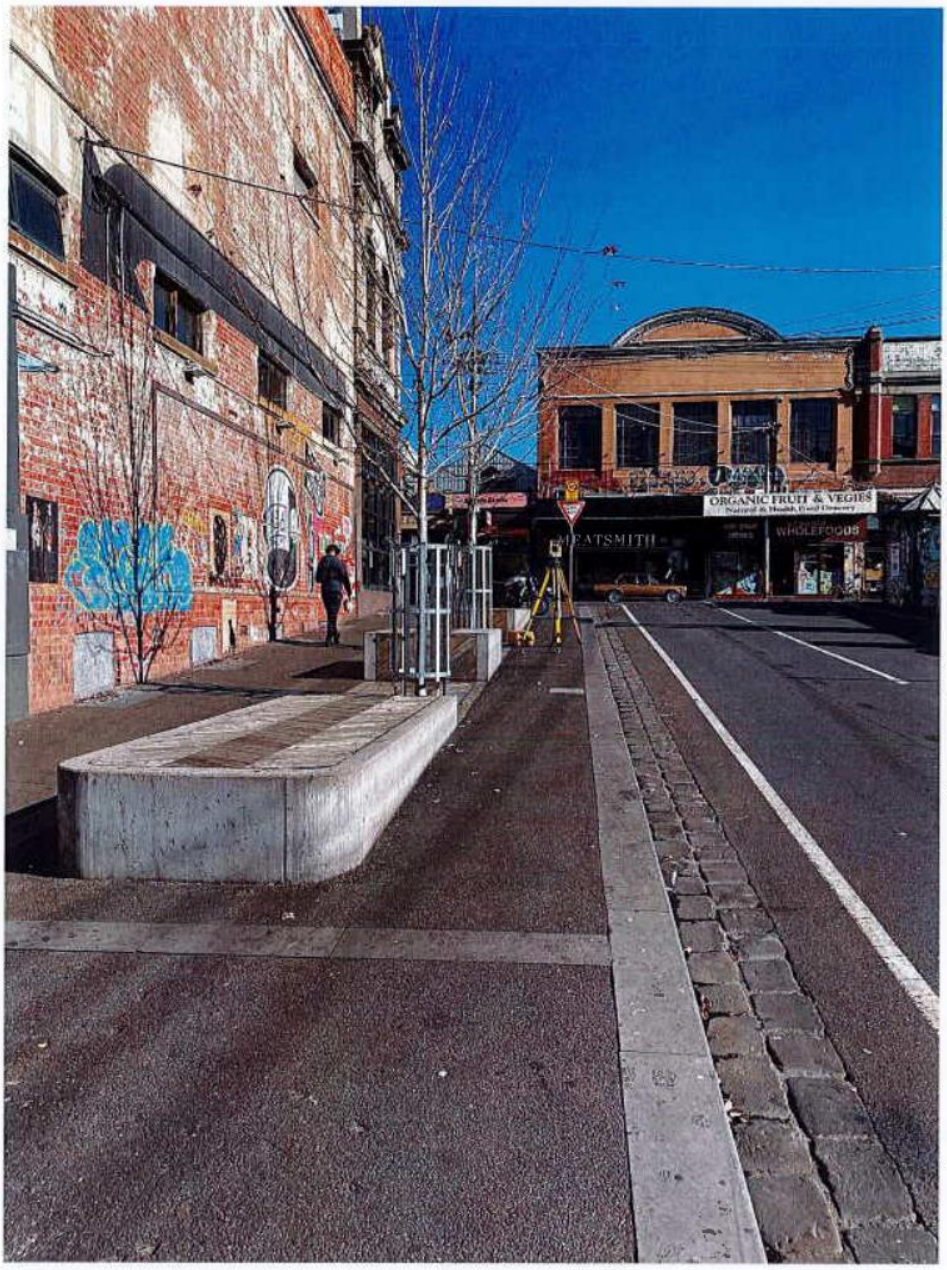
PHOTO 3

PHOTO 4



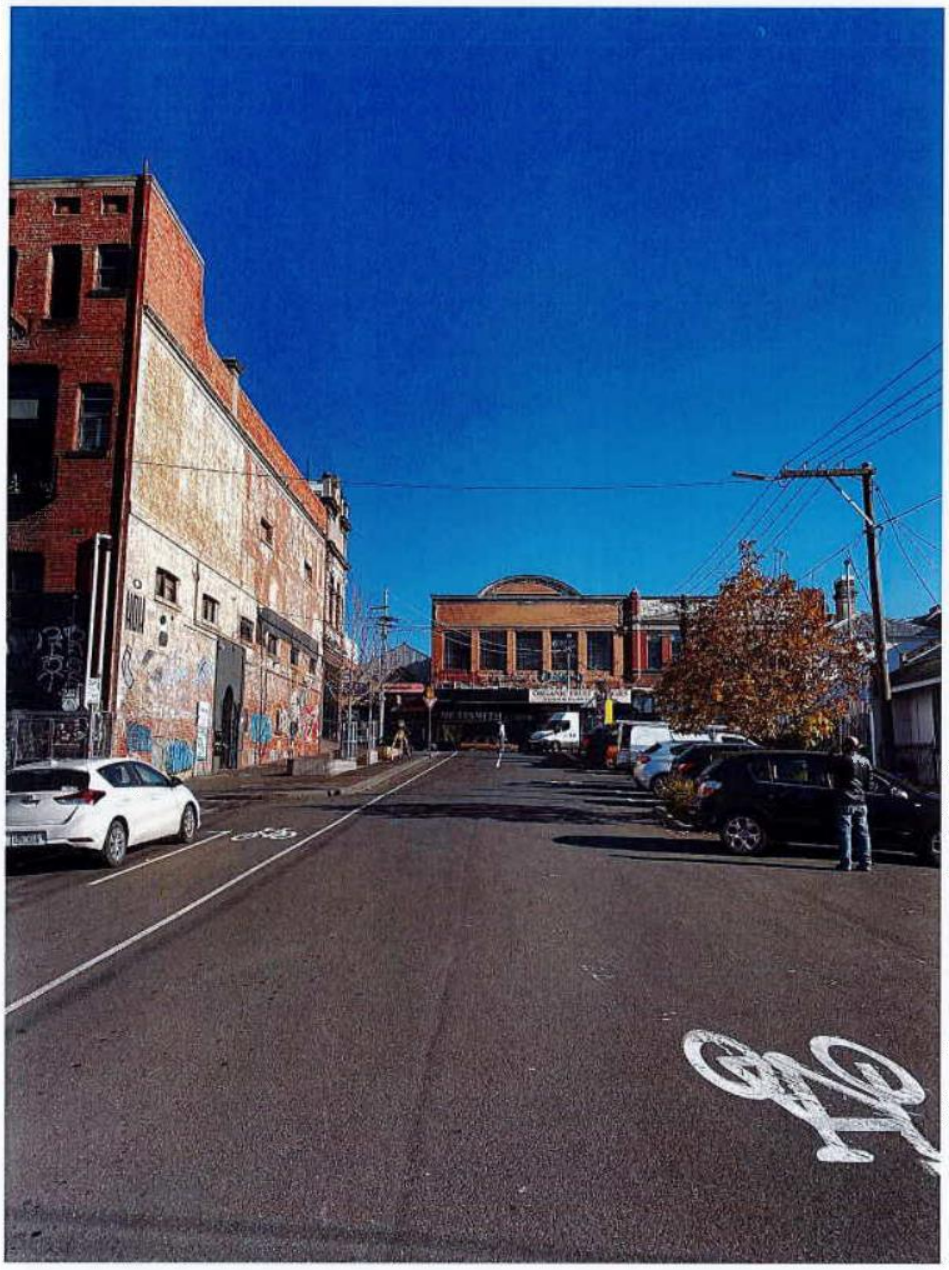
Attachment 4 - Attachment 4 - Site Inspection Report

PHOTO 5



Attachment 4 - Attachment 4 - Site Inspection Report

PHOTO 6



Attachment 5 - Attachment 5 - Consultation Analysis and Outcomes Document

New Otter Street Park

Consultation Analysis and outcomes

CITY OF YARRA

Yarra City Council acknowledges the Wurundjeri Woi Wurrung people as the Traditional Owners and true sovereigns of the land now known as Yarra. 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 and to their Elders past, present and future.

Introduction

Stage 3 Consultation

Following the announcement to develop two new pocket parks in Collingwood through the Victorian Government Local Parks Program, concept plans for both parks were developed based on community feedback and presented to the broader community for review. An overview of the consultation results and how they have informed the final design for the new Otter Street park is detailed below.

Community engagement overview

- In August 2020, we invited the community to share their ideas and shape the development of a proposed new park at Otter Street, Collingwood.
- A Draft Concept Plan was developed based on feedback provided and presented to the community for comment on 21 July 2021.
- Community engagement concluded on 25 August 2021 through Your Say Yarra. An onsite meeting was cancelled due to lockdown restrictions, but the consultation period was extended for a week and the community were invited to contact the project manager directly to share their feedback.

The objectives for consulting on the Draft Concept Plan were as follows:

- To understand the level of community support for the new park, including a full road closure adjacent to the intersection of Smith Street, and associated parking loss.
- Identify any issues/concerns in the design proposal that needed to be addressed.
- Test if we captured the community feedback appropriately and that the design reflected the community's values and priorities.

Approximately 2,000 residents and stakeholders were informed about the online consultation by way of a flyer which outlined ways to obtain more information and provide feedback. Signs were placed on-site informing park users and passers-by about the project and how to get involved. Key stakeholders who opted to keep up to date about the project were contacted directly and made aware of the community engagement activities.

The online survey asked participants to respond to four main questions about the Concept Plan for Otter St Reserve as follows:

Q1. What they thought about the following parts of the concept plan:

- ***Grassy lawns;*** for relaxing and meeting people
- ***Trees;*** a mix of Indigenous and exotic deciduous trees to provide a balance of shade and light
- ***Landscaped terraces***
- ***Bespoke lounge seating;*** for sitting, eating lunch, reading a book
- ***Timber decking***
- ***Bike parking***

Participants were invited to select from the following responses:

☐*Really don't like* ☐ *Don't like* ☐ *Not sure/neutral* ☐ *Like* ☐*Really like*

Q2. Was there anything missing from the design, or something we hadn't considered?

Q3. Did they have any concerns about the proposed changes?

Q4. Did they have any other comments or feedback about the design?

Council received **91** individual responses to the survey, with respondents choosing to answer some questions and leaving others blank.

Engagement findings

Overall feedback

The feedback received was overwhelmingly supportive of the design proposal and many respondents welcomed the change from roadway to parkland. The feedback indicated an understanding of the broader benefits in expanding the park, such as environmental improvements and social connection. A lot of respondents were also able to see past immediate inconveniences caused by the road closure, in favour of the long term benefits the new park would create for the local neighbourhood.

Responses to Q1 What do you think of the draft design?

The following graphs depict the responses to parts of the design participants were asked to respond to.

Figure 1 Grassy lawns

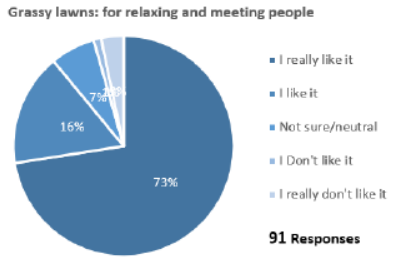


Figure 2 Trees

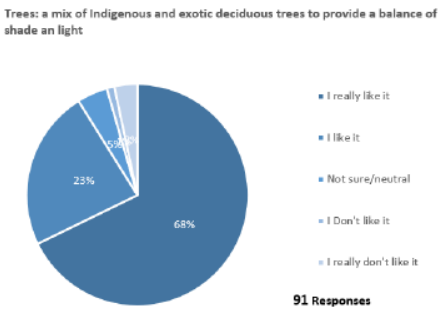


Figure 3 Landscape Terraces

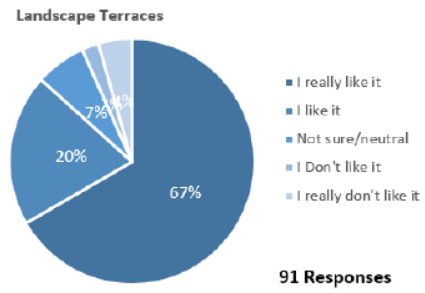


Figure 4 Bespoke lounge seating

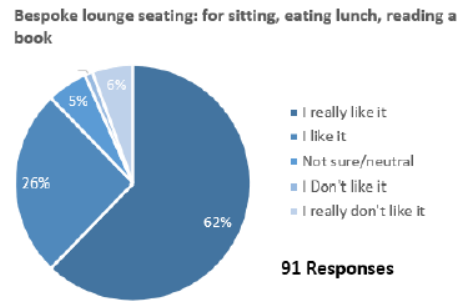
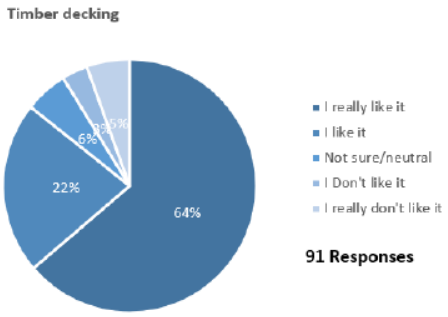
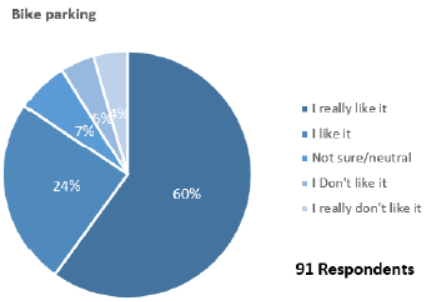


Figure 5 Timber decking

Figure 6 Bike Parking





Responses to Q2 – Was there anything missing from the design, or something we hadn't considered?

There were **39 responses** to this question, with some providing multiple comments or requests within the available text field.

The most common themes to emerge were as follows:

What we heard	Our response
Theme 1 Amenity concerns around rubbish/litter, skateboards, graffiti, dog bags, drinking fountains (25 comments)	
• 'Provide more bins' was heard numerous times • 'Some concern about the risks of graffiti' • A dispenser that has plastic bags so people can pick their dog's poop	• Adequate number and type of bins will be provided and serviced regularly • Drinking fountain to be provided towards Smith Street end of park • All park furniture and materials to be durable and easy to maintain, stainless steel skate deterrents to be provided • Dog bags generally not provided in on-leash parks
Theme 2 Additional planting, greenery (21 comments)	
• 'Increase planting into Otter Street' • Plant native trees • Plant indigenous trees	• Additional tree planting to be provided, however balanced against need for solar access • Native trees will be incorporated into final design
Theme 3 Safety issues such as lighting, visibility, anti-social behaviour (10 comments)	
• 'I hope there is lighting at night, so the park is safe and well lit'.	• Park has been designed in line with Crime Prevention Through Environmental Design principles.

	• Lighting to be provided
Theme 4 General positive comment (9 comments)	
• 'Overall very happy with these plans' • 'Looks fantastic!' • 'Love it'	• Noted
Theme 5 More grass, less concrete (6 comments)	
• 'More grass would be better' • 'More lawn - less paved areas' • 'Extend the park/ planting further down Otter St.' • 'Still a lot of paved space, is there a way to increase the share of green space?'	• Have expanded the lawn terraces further east to increase lawn and reduce paving. • Have reduced the number of terraces from four to three to provide larger, more useable lawn areas and eliminate one of the north/south paths, further reducing the amount of paving.

Responses to Q3 – Do you have any concerns about the changes to the space?

There were **35** responses to this question.

What we heard	Our response
Theme 1 No concerns (16)	
• 'No concerns. The park is beautiful' • 'No, do it soon!' • 'No. This is fantastic and a much-needed addition along the Smith St commercial spine'	• Noted
Theme 2 Concerns about traffic (6)	
• 'I think more consideration needs to be given to implementing measures to slow, restrict and redirect the traffic which will inevitably end up cutting through Bedford Street.'	• General support for the project outweighs the negative sentiment around impacts to traffic. • Work is being undertaken with Council's Traffic Engineering Unit to address identified traffic impacts including:

• 'No traffic diversion info in these plans? What happens to the increase in cars now cutting through narrow Bedford St to Johnston?' • 'As a resident in Bedford Street I am really concerned about the impact of traffic on nearby streets if you close off Otter Street'	- the intersection of Wellington St and Otter Street will be modified to allow for school buses to enter and exit without damaging the kerb and island. - The outer corner of Napolean Street is to be re-designed to prevent vehicles from parking. - Create a more pedestrian friendly crossing on the north side of Otter Street at Bedford Street. • Both Bedford and Perry Streets traffic volume are under the acceptable level of traffic in local street, particularly one so close to a shopping strip. • Perry Street daily traffic volume is expected to increase approximately 500 vehicles per day (vpd) to 700vpd. Over a course of a day that is 1 vehicles every 3 minutes. It is not expected to be noticeable. • For Bedford Street we expect a moderate increase of vehicles during peak hour, noting the current traffic volume is around 360 vehicles per day, the addition is well under the expected traffic capacity of local streets (3,000vpd) • Discussions to be undertaken with Strategic Transport and Parking Services to determine an alternative location for the affected car shared location. • The pathways through the park will be for pedestrians only. If cyclists want to use this street to access Smith Street, then they will have to dismount at the park.
Theme 3 More grass and greenery (3)	
• 'More native and less introduced species would be preferable' • 'More grass area'	• Have expanded the lawn terraces further east to increase lawn and reduce paving. • Will be including native trees in the final design.

Responses to Q4 – Do you have any other comments or feedback about the design?

There were **25** responses to this question.

What we heard	Our response
Theme 1 General positive comment (8 comments)	
• 'So good for the local community!' • 'Love how it will create a reprieve on busy Smith Street :)' • 'OMG this is amazing! We need more and thank you!'	• Noted
Theme 2 Concerns about traffic (2)	
• 'What mitigations are going to be put in place to restrict traffic flow and to make that cross overs pedestrian friendly in Otter Street'.	• Refer traffic response above for Question 3 • Create a more pedestrian friendly crossing on the north side of Otter Street at Bedford Street.

Q5. What is your connection to the area?

Most survey participants lived in Collingwood (69.2%), followed closely by those that lived in Fitzroy (13%).

Q6. Which of these best describe your connection to Yarra?

Most survey participants lived in Yarra (90%) and 48% owned a property in Yarra. 40% of respondents worked in Yarra, 14% visited Yarra and 14% owned a business in Yarra.

Next steps

What are we doing with your ideas?

Participants were thanked for taking the time to share their ideas and feedback on the draft concept plan and given an undertaking that their responses would be considered and the design adjusted where appropriate. The final concept plan would then be presented back on Your Say Yarra.

The main changes from the draft concept plan to the final concept plan are:

- Expansion of the park across the Right of Way on the northern side of Otter Street to create more lawn and reduce the amount of paving.
- A reduction of the number of terraces from four to three to provide larger, more useable lawn areas and eliminate one of the north/south paths, further reducing the amount of paving.
- Inclusion of more tree planting and review of the species selection.

- Traffic improvement works at the intersection Otter and Bedford Streets to create a more pedestrian friendly environment. Adjustments to the intersection of Otter and Wellington Streets to improve access into and out of Otter Street for buses.

What are the next steps?

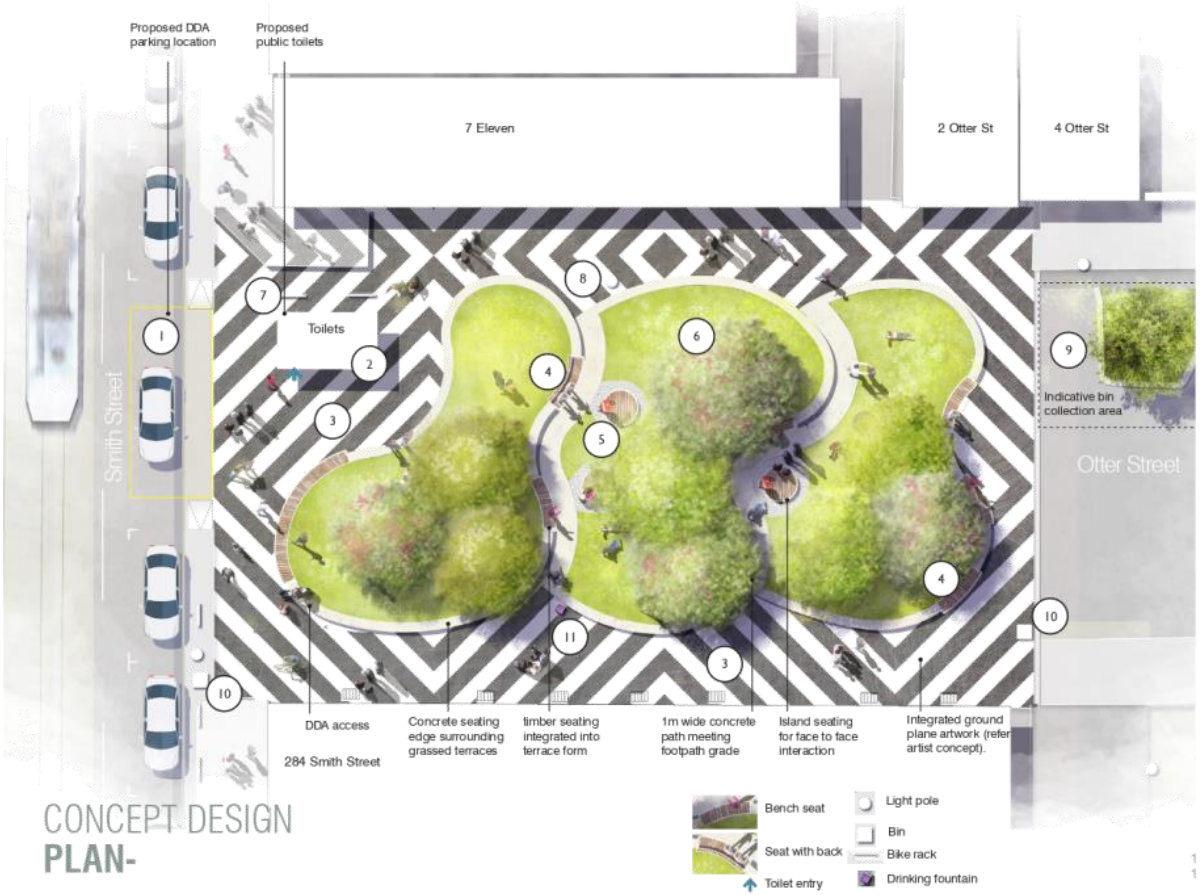
Participants were advised:

1. A road discontinuance process would commence where public notice would be given, inviting submissions in respect to the proposal. Council will hear all submissions and decide whether to endorse the discontinuance.
2. If the road discontinuance is approved, construction on the new park can begin.
3. It is anticipated construction will take around 4-6 months depending on variables on site.

Attachment 6 - Attachment 6 - Final Park Concept Design Proposal

NEW OTTER STREET PARK
FINAL CONCEPT DESIGN PROPOSAL
COUNCILLOR UPDATE FEBRUARY 2022

Attachment 6 - Attachment 6 - Final Park Concept Design Proposal



CONCEPT DESIGN
PLAN-

LEGEND

1. Disabled Access Parking Bay
2. New Disabled Access Toilet
3. Reko Rennie's geometric ground plane patterning
4. Timber seating integrated into terrace form
5. Island seating for face-to-face interaction
6. Open lawn area
7. Bike racks
8. Relocated citipower pole
9. Indicative bin collection area
10. Bin
11. Drinking fountain

OTTER STREET - AN INNER CITY PARK

The consultation results around the draft concept plan for Otter Street revealed that the community is very passionate about new greenery in their neighbourhood. Whether it's to take a breather, lie on some grass or catch up with a friend under a tree, the idea of a new pocket park at Otter Street was overwhelmingly supported.

Set against the backdrop of bustling Smith Street, the park design was developed surrounding several key thematic responses to site and context, namely: topography, respite/gathering, urban nature and art. Site constraints such as topography were a key consideration driving the landform, taking advantage of key views. Three grassed terraces with integrated seating offer places to sit and gather. The park provides respite and a slice of nature in a highly urban setting.

The landscape design also integrates the work of acclaimed artist, Reko Rennie, whose signature geometric shaped patterning on the ground plane draws on the notion of connection and identity. The Otter Street pocket park will be a vibrant, green place for the Collingwood community to gather and connect.

MAIN CHANGES FROM DRAFT TO FINAL CONCEPT PLANS

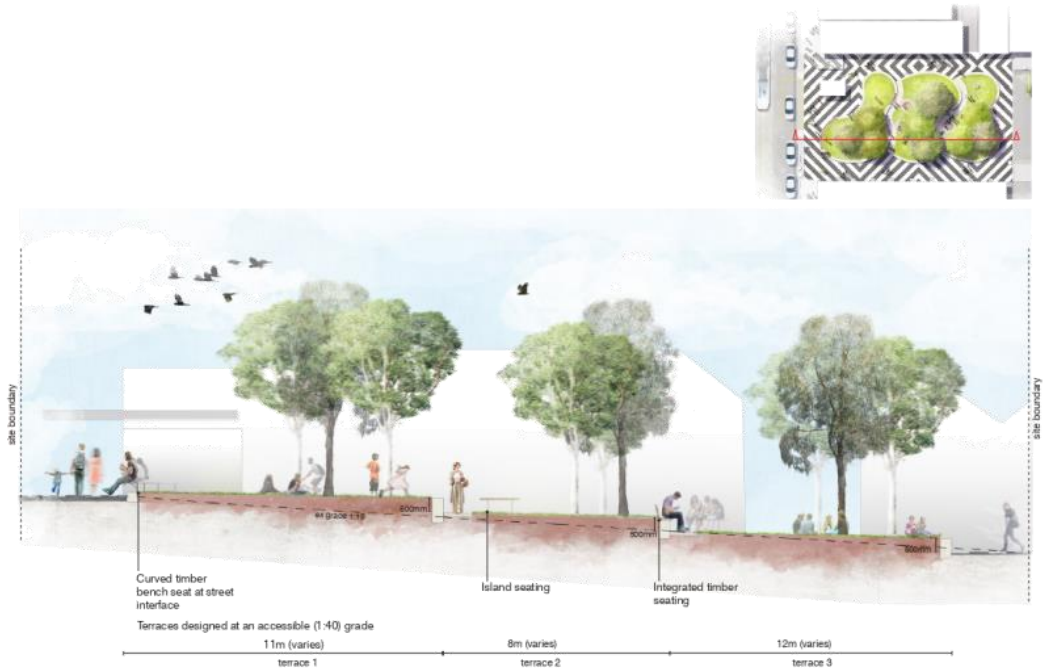
Based on the consultation results, we have:

- Expanded the park across the Right of Way on the northern side of Otter Street to create more lawn and reduce the amount of paving.
- Reduced the number of terraces from four to three to provide larger, more useable lawn areas and eliminate one of the north/south paths, further reducing the amount of paving.
- Reviewed tree planting and outlined the character of new trees (medium sized, Australian Native evergreen species). Locations have been selected to ensure provision of winter sun and summer shade.

Associated works

- In response to traffic concerns, improvement works are planned for the intersection of Otter and Bedford Streets to create a more pedestrian friendly environment. Adjustments to the intersection of Otter and Wellington Streets will also be undertaken to improve access into and out of Otter Street for buses.

Attachment 6 - Attachment 6 - Final Park Concept Design Proposal



SECTION - LOOKING NORTH TOWARDS 7-ELEVEN

ARTISTIC RENDER - VIEW LOOKING WEST TOWARDS SMITH STREET

DESIGN FEATURES

The final plan reflects feedback from the community over several rounds of consultation. It includes the following key features:

Lawn and trees
Three large lawn terraces are proposed which are designed to encourage people to pause, rest and gather. Medium sized Australian Native evergreen trees have been selected for the space and have been located to provide winter sun and summer shade. They will be a signature element of the park and create a human scale in a built-up urban setting.

Artwork
The indigenous artist, Reko Rennie, has been engaged to work with TCL to produce an artwork that is fully integrated into the park design.
Rennie is an established Melbourne artist whose work is characterised by vibrant colours, diamond shaped designs and repetitive patterning. His artwork provokes discussion surrounding Indigenous culture and identity in contemporary urban environments.

For the Otter Street project, Rennie's artwork will occupy the ground plane of the park. The text 'Always was, always will be' will be incorporated into the artwork, along with the Wurundjeri wording 'wurundjeri bik', meaning 'wurundjeri land.'

A place for gathering and connection
A key feature of the concept plan is the many and varied seating options it provides. These will allow the space to be used by both individuals and groups at the same time. The three lawn terraces will incorporate concrete seating edges to enable people to prop and relax. Some bespoke timber seating will also be incorporated.

Safety and amenity
Crime Prevention Through Environmental Design (CPTED) Principles have informed the proposed layout of the park. The design ensures that clear sightlines through the site are maintained. The existing footpaths to the north and south of the site have been widened to retain permeability and connections through to Smith Street. A lighting plan is being developed to ensure the space is inviting and safe at all times. The impact of light spill on adjacent residences has also been considered.

Accessibility
The principles of universal design and accessibility have been considered in the design. The existing toilet will be replaced with a new DDA accessible public toilet. The existing DDA parking bay on Otter Street will be relocated to Smith Street.

Parking
The new park involves a net loss of 2 parking spaces.
One disabled access bay (indented on Smith Street) and three 2 hour ticketed bays have been relocated along the park's Smith Street frontage.
One car share bay will be relocated nearby.

8.4 Proposed discontinuance road at Cambridge Street Collingwood

Reference	D22/226558
Author	Bill Graham - Coordinator Valuations
Authoriser	Director Corporate, Business and Finance

Purpose

1. This report seeks Council's authority to:

   (a) remove that part of the road known as Cambridge Street, Collingwood shown highlighted red and blue on the site plan attached as **Attachment One** to this report (**Road**) from Council's Register of Public Roads pursuant to section 17(4) of the *Road Management Act 2004* (**RMA**);

   (b) commence statutory procedures pursuant to the *Local Government Act 1989* (**LGA 1989**) to consider discontinuing the Road; and

   (c) commence statutory procedures pursuant to the *Local Government Act 2020* (**LGA 2020**) to consider granting a pedestrian carriageway easement in favour of the adjoining property at 33 Peel Street, Collingwood over that part of the Road shown highlighted blue (**Blue Parcel**) on the site plan attached as **Attachment One** to this report (**Site Plan**).

Critical analysis

History and background

2. The Road is part of Crown Portions 52 & 53 Parish of Jika Jika and is part of the land remaining in Conveyance Book F No 262 and is shown as lot '1' on the title plan attached as **Attachment Two** to this report (**Title Plan**).

3. Council proposes to discontinue the Road and retain the land comprising the Road for public open space purposes (**Proposal**).

4. As part of the Proposal;

   (a) a pedestrian pathway (comprising a 1.8 metre-wide section of Cambridge Street directly to the west of the Road (Remaining Walkway) will remain as a road for pedestrian access to Peel Street from the balance of Cambridge Street; and

   (b) Council proposes to create a pedestrian carriageway easement over that part of the Road shown highlighted blue on the Site Plan, in favour of the adjoining property at 33 Peel Street, Collingwood, which is the land shown delineated purple on the Site Plan.

Discussion

5. The Road:

   (a) is known to title as a 'road' and Cambridge Street, its last registered owner is Charles Hutton since July 1848;

   (b) currently provides direct public vehicular and pedestrian access to Peel Street from the balance of Cambridge Street as part of the public road network;

   (c) is constructed as an asphalt road and adjoining pedestrian footpaths with bluestone kerbing;

   (d) contains a number of car parking spaces on the eastern side of the Road;

   (e) contains a few structures within sections of the Road constructed as a footpath, including, bins, trees, bicycle racks and street signage; and

(f) is listed on Council's Register of Public Roads.

6. As the Road is known to title as a 'road,' it is therefore a 'road' for the purposes of the LGA1989 which Council has the power to consider discontinuing. If discontinued the Road will vest in Council.

7. A copy of the manual search of the Road is attached as **Attachment Three** to this report.

Adjoining Owners

8. The Road directly abuts the following properties:

   (a) 33 Peel Street, Collingwood; and

   (b) part of Cambridge Street Reserve. The Reserve is shown green on the site plan.

9. Additionally, the Remaining Walkway directly abuts the following properties:

   (a) 31A Peel Street, Collingwood;

   (b) 93 Cambridge Street, Collingwood;

   (c) 91 Cambridge Street, Collingwood;

   (d) 89 Cambridge Street, Collingwood; and

   (e) 87 Cambridge Street, Collingwood;

10. Together the (**Western Properties**).

11. The Western Properties are shown delineated orange on the Site Plan.

12. Council wrote to the owners of 33 Peel Street and the Western Properties to inform them of the proposal.

13. Council has not received any objection to the Proposal from the owners of the Western Properties.

14. None of the Western Properties currently have direct vehicular access from Cambridge Street which would be affected by the Proposal, and their pedestrian access (via the Remaining Walkway) will be retained under the Proposal.

15. In considering the Proposal, Council has considered the future requirements of the owners of 33 Peel Street to access infrastructure contained in cabinets located on the outer wall of the western property boundary of 33 Peel Street (adjacent to Blue Parcel). Council has been liaising with the owners of 33 Peel in respect of the requirements.

16. In considering how to facilitate the access requirements of 33 Peel as part of the Proposal. Council considered to:

   (a) remove the Blue Parcel from the proposal, so that the Blue Parcel would remain as a road; or

   (b) subject to Council making a decision to discontinue the Road, grant a pedestrian carriageway easement in favour of 33 Peel Street over the Blue Parcel (Easement).

17. Council determined that it would facilitate the access requirements of 33 Peel Street by proposing to grant the Easement, subject to Council first making a decision to discontinue the Road. Council wrote to the owners of 33 Peel on the 14 July 2022 to inform them that Council proposed to grant the Easement on the following terms:

   (a) the Easement is to directly abut the western boundary of the property at 33 Peel Street;

   (b) the Easement is to the length of the western boundary of 33 Peel Street and 1.2 metres wide;

   (c) the rights granted under the Easement are to be: "the full and free rights and liberty to and for the grantee and its servants, agents and all persons authorised by the grantee from time to time and at all times hereafter at its will or pleasure for pedestrian access to pass and repass for all purposes whatsoever over and along the servient land'; and

(d) the Easement is to be created pursuant to section 45 of the Transfer of Land Act 1958, and a creation of easement form would be registered by Land Registry as a follower dealing to the transfer of the discontinued Road to Council.

18. On the 2 August 2022, the owners of 33 Peel agreed to Council's proposed grant of the Easement subject to the following proposed amendments:

    (a) the width of the Easement to be increased to 2 metres wide; and

    (b) the rights granted under the Easement to include the right to of access with or without equipment (including vehicular equipment).

19. On the 12 August 2022, council responded that it did not agree to the amendments proposed by the owner of 33 Peel. To date, Council has not received a further response from the owner of 33 Peel.

20. The Easement (reflecting the easement dimensions set out above at paragraphs 17(a) & 17(b) has to be included on the Title Plan over the part of the Road marked 'E-1.'

Site Inspection

21. A site inspection of the Road was conducted by DML Land Surveys on 10 May 2022. The site inspection report notes that:

    (a) the Road is constructed of bitumen;

    (b) part of the Road is being utilised for car parking;

    (c) the Road provides pedestrian access to 33 Peel Street and the Western Properties;

    (d) all of the properties between 87-93 Cambridge Street have alternative rear access to their properties from Peel Street; and

    (e) both the properties at 31A and 33 Peel Street have alternative access to those properties directly from Peel Street.

22. The Road is not required for general public access as:

    (a) notwithstanding that the Road is part of the public road network and currently provides direct vehicular access to Peel Street, the general public has alternative vehicular access to Peel Street, from the balance of Cambridge Street via the surrounding public road network;

    (b) the general public will retain pedestrian access to Peel Street from the balance of Cambridge Street; and

    (c) any adjoining owners whose access is being affected by the proposal have not objected to the Proposal.

23. A copy of the site inspection report is attached as **Attachment Four** to this report.

Removal of Road from Council's Register of Public Roads

24. The Supreme Court decision in Pulitano Pastoral Pty Ltd v Mansfield Shire Council requires that a road to be included in a public notice to be discontinued by a Council is required to be 'no longer on the Road Register,' therefore a Council must remove the road prior to commencing a proposed discontinuance.

25. It is considered that the Road is no longer reasonably required for general public use pursuant to section 17(4) of the RMA as:

    (a) pedestrian access for the general public to Peel Street from the balance of Cambridge will be retained via the Remaining Walkway;

    (b) notwithstanding that the Road is part of the public road network and currently provides direct vehicular access to Peel Street, the general public has alternative vehicular access to Peel Street from the balance of Cambridge Street via the surrounding public road network;

(c) the owners of the Western Properties and 33 Peel have alternative access to the public road network;

(d) the owners of the Western Properties have not objected to the Proposal;

(e) pedestrian access to 33 Peel over the Blue Parcel will be retained by Council's Proposal: and

(f) the owners of 33 Peel and the Western Properties do not currently have any direct vehicular access from Cambridge Street which would be affected by the Proposal (and their pedestrian access will be retained under the Proposal).

Statutory/Public Authorities

26. The following statutory/public authorities have been advised of the Proposal and have been asked to respond to the question of whether they have any existing assets in the road which should be saved under section 207 of the LGA 1989; Greater Western Water, Melbourne Water, CitiPower, United Energy, Multinet Gas, Telstra, Optus, APA Gas, AusNet Services and Yarra City Council.

27. Yarra City Council, Ausnet Services, Melbourne Water, United Energy and Multinet Gas have advised that they have no assets in or above the Road and no objection to the Proposal.

28. Optus has advised that it has no assets in or above the Road.

29. On 7 December 2021, Greater Western Water advised that it did not object to the proposal subject to the following conditions:

(a) Council remains the registered proprietor of the Road;

(b) any proposed fences must be located a minimum distance of 800mm clear of the centreline of any existing sewer mains;

(c) any proposed fence lines must be located a minimum of 1 metre from sewer manholes and/or inspection shafts;

(d) an area of 2 metres either side of the centre line of any water mains must not be built over or enclosed by any structure; and

(e) any plumbing works or proposal to build over Greater Western Water assets requires Greater Western Water prior written consent.

30. On 2 January 2022, Telstra advised that it has assets within the vicinity of the Road, but did not object to the Proposal, provided that Council:

(a) calls Dial Before You Dig prior to any construction activities in the vicinity of Telstra's communications plant;

(b) upon receipt of plans, obtains a Telstra accredited Asset Plant Locator to confirm the location of the assets; and

(c) does not build over any Telstra assets and engages Telstra's Asset Relocation team to obtain a quote to relocate any assets within the area of any construction activities.

31. On 24 January 2022, APA Gas advised that it had assets in the vicinity of the Road, but did not object to the proposal, subject to Council:

(a) complying with APA Gas requirements in respect of any construction over the Road;

(b) not planting any deep-rooted vegetation within the vicinity of the APA Gas assets; and

(c) ensuring that the part of the Road in which the APA Gas assets are located remains a public reserve.

32. On the 28 February 2022, CitiPower advised that it has assets in the vicinity of the Road but had no objection to the Proposal provided that its assets (being overhead electrical cabling attached to a public light pole) were unaffected by the Proposal.

Public Notice

33. Before proceeding with the discontinuance, Council must give public notice of the Proposal in accordance with section 223 of the LGA1989. The LGA1989 provides that a person may, within 28 days of the date of the public notice, lodge a written submission regarding the Proposal.

34. Where a person has made a written submission to Council requesting that he or she be heard in support of the written submission, Council must permit that person to be heard before a meeting of Council and give reasonable notice of the day, time and place of the meeting.

35. After hearing any submissions made, Council must determine whether the Road is not reasonably required as a road for public use, in order to decide whether the Road should be discontinued

Grant of Easement

36. Before proceeding with the proposed grant of Easement, Council must comply with its obligations under section 114 of the LGA2020 by:

    (a) at least 4 weeks prior to granting the Easement, publishing a notice of its intention to do so on Council's Internet Site;

    (b) undertaking a community engagement process in accordance with Council's community engagement policy; and

    (c) obtaining from a person who holds the qualifications or experience specified under section 13DA(2) of the Valuation of Land Act 1960 a valuation of the Easement which is made not more than 6 months prior to the grant of the Easement.

37. To comply with its statutory obligations pursuant to section 114 of the LGA2020, Council proposes to:

    (a) give public notice of the proposed grant of the Easement;

    (b) consider any submissions made in respect of the proposed grant of Easement; and

    (c) having considered any submissions made in response to the proposed grant of the Easement, determine whether to grant or not to grant the Easement, at the same time that Council undertakes the public notice process in respect of the Proposal as outlined at paragraphs 36-38 above.

Options

38. Council has the option to or not to discontinue the Road.

Community and stakeholder engagement

39. Following the announcement to develop two new pocket parks in Collingwood through the Victorian Government Local Parks Program, concept plans for the Cambridge Street Park were developed based on community feedback and presented to the broader community for review.

40. Approximately 2,000 residents and stakeholders were informed about the online consultation by way of a flyer which outlined ways to obtain more information and provide feedback.

41. The final concept design proposal was presented to Councillors in November 2021.

Policy analysis

42. The Yarra 2036 Community Vision contain the theme "Shared Spaces", which commits Council to strive toward spaces that connect communities, businesses and cultures together. The specific priorities that are supported by the proposals in this paper are:

"7.1. All our shared spaces are made physically accessible and welcoming to people of all abilities, linguistic, cultural backgrounds and age groups.

7.2. Community meeting spaces, service buildings, and facilities evolve and adapt to reflect changing needs of our diverse community.

7.3. Create and innovate solutions to maximise the use of under or unused streets and spaces.

7.4. Increase availability and diversify use of open spaces to address existing shortages and respond to population growth."

43. The City of Yarra Council Plan 2021-2025 includes the theme "Place and Nature" which builds on the Community Vision by including specific initiatives to expand and improve public space and build a network of green spaces that contribute to a liveable and sustainable Yarra. Among the specific initiatives are:

"a) Deliver projects that enhance access to nature by finding new and novel opportunities for urban greening

b) Plan, design, deliver and maintain high quality open spaces, parks and reserves including the creation of seven new or expanded parks"

l) "Reduce urban heat island effect through the planting of trees and vegetation and an increase of green open space

m) Reallocate space from on-street parking to space for nature, active and public transport, outdoor dining and placemaking"

Climate emergency and sustainability implications

44. Not addressed in the development of this report.

Community and social implications

45. Not addressed in the development of this report.

Economic development implications

46. Not addressed in the development of this report.

Human rights and gender equality implications

47. Not addressed in the development of this report.

Operational analysis

Financial and resource impacts

48. Costs associated with proposed discontinuance will be accounted for within existing Council budgets.

Legal Implications

49. The discontinuance of the Road and the removal of the Road Reservation will create a new title for the former Road and formalise Council's occupation as the New Cambridge Street Park.

Conclusion

50. It is proposed that Council should commence statutory procedures pursuant to clause 3 of schedule 10 of the LGA1989, to discontinue the Road. If discontinued the land contained in the former Road will be retained by Council for open space purposes.

RECOMMENDATION

1. That Council:

   (a) acting under section 17(4) of the *Road Management Act 2004*, resolves that part of the road known as Cambridge Street, Collingwood, being part of the land contained in Crown Portions 52 & 53, Parish of Jika Jika and part of the land remaining in Conveyance Book F No. 262 (shown as lot '1' on the plan attached as **Attachment Two** to this report (**Title Plan**)) (**Road**) be removed from Council's Register of Public Roads on the basis that the Road is no longer required for general public use for the reasons set out in the body of this report;

   (b) acting under clause 3 of schedule 10 of the *Local Government Act 1989* (**LGA 1989**):

      (i) resolves that the required statutory procedures be commenced to discontinue the Road;

      (ii) directs that, under section 207A and 223 of the LGA1989, public notice of the proposed discontinuance be given in the 'The Age' newspaper;

      (iii) resolves that the public notice required to be given under sections 207 and 223 of the LGA1989 should state that if the Road is discontinued, Council proposes to retain the Road for public open space purposes; and

      (iv) authorises the Valuations Coordinator to undertake the administrative procedures necessary to enable Council to carry out its functions under section 223 of the LGA1989 in relation to this matter; and

   (c) acting under section 114 of the Local Government Act 2020 (**LGA2020**):

      (i) resolves that the required statutory procedures be commenced to grant an easement over that part of the Road shown marked 'E-1' on the Title Plan in favour of the adjoining property at 33 Peel Street, Collingwood, being land contained in certificate of title volume 11595 folio 703 for the consideration of $1;

      (ii) directs that, under section 114(2)(i) of the LGA2020, notice of the proposed grant of the easement be given on Council's internet site;

      (iii) directs that as part of its community engagement process, public notice of the proposed grant of the easement be given in the 'Age' newspaper to invite written submissions on the proposed grant of easement and deal with any submissions received in accordance with Council's community engagement policy; and

      (iv) authorises the Valuations Coordinator to undertake the administrative procedures necessary to enable Council to carry out its functions in accordance with Council's community engagement policy in relation to this matter.

Attachments

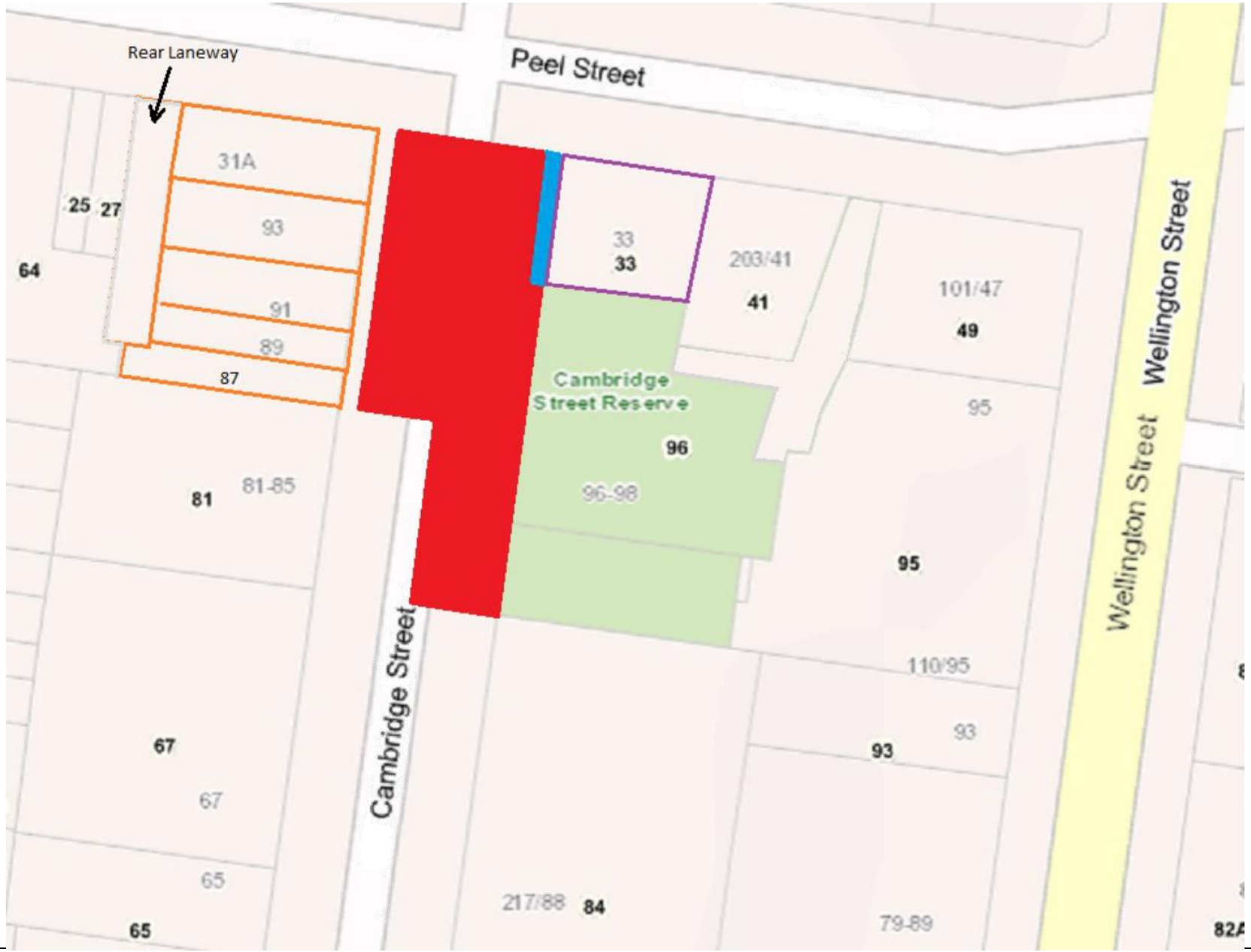
1⇩ Attachment 1 - Site Plan

2⇩ Attachment 2 - Title Plan

3⇩ Attachment 3 - Manual Title Search

4⇩ Attachment 4 - Site Inspection Report

Attachment 1 - Attachment 1 - Site Plan



Attachment 2 - Attachment 2 - Title Plan

TITLE PLAN		EDITION 1	TP

Location of Land
Parish: JIKA JIKA
Section:
Crown Allotment:
Crown Portion: 52 (PART) & 53 (PART)
Last Plan Reference:
Part of Road shown in
Memorial Book F No.262

Notations

DEPTH LIMITATION DOES NOT APPLY

Easement Information

LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

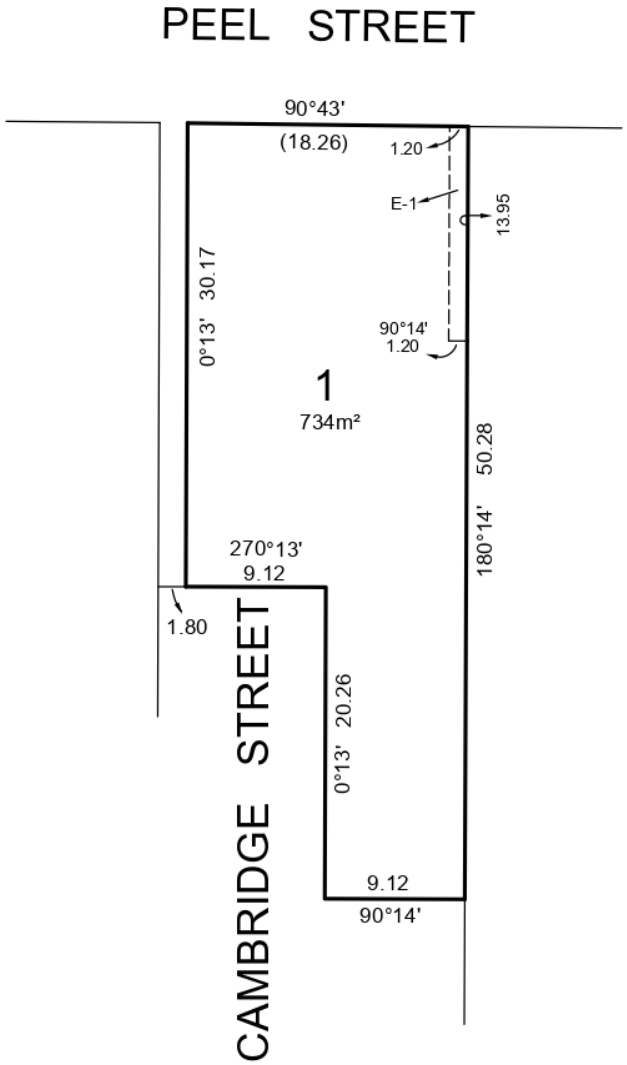
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour of
E-1	CARRIAGEWAY	1.20	THIS PLAN	LOT A ON PS721497T

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY.

Checked by:

Assistant Registrar of Titles

Date



ORIGINAL

SCALE	SHEET SIZE
1:400	A4

Attachment 3 - Attachment 3 - Manual Title Search

RE:- Cambridge Street, Collingwood.

PROPERTY:- Part Crown Portions. 52 & 53, Parish of Jika Jika.

YOUR REF:- JKOZ:8776306

A search for the **Last Registered Owner** of the above property resulted with copies of the following:-

1.	L.A.S.S.I.		For Current Map Base Information.
2.	TITLES OFFICE CHART Jika Jika 72		
3.	CONVEYANCE Bk: F No: 262	to	C. HUTTON. (**Last Registered Owner**)
3.	PLAN IN APPN: 389		Showing the Land remaining in the above Conveyance
4.	26F:- NIL,		see sheet attached.

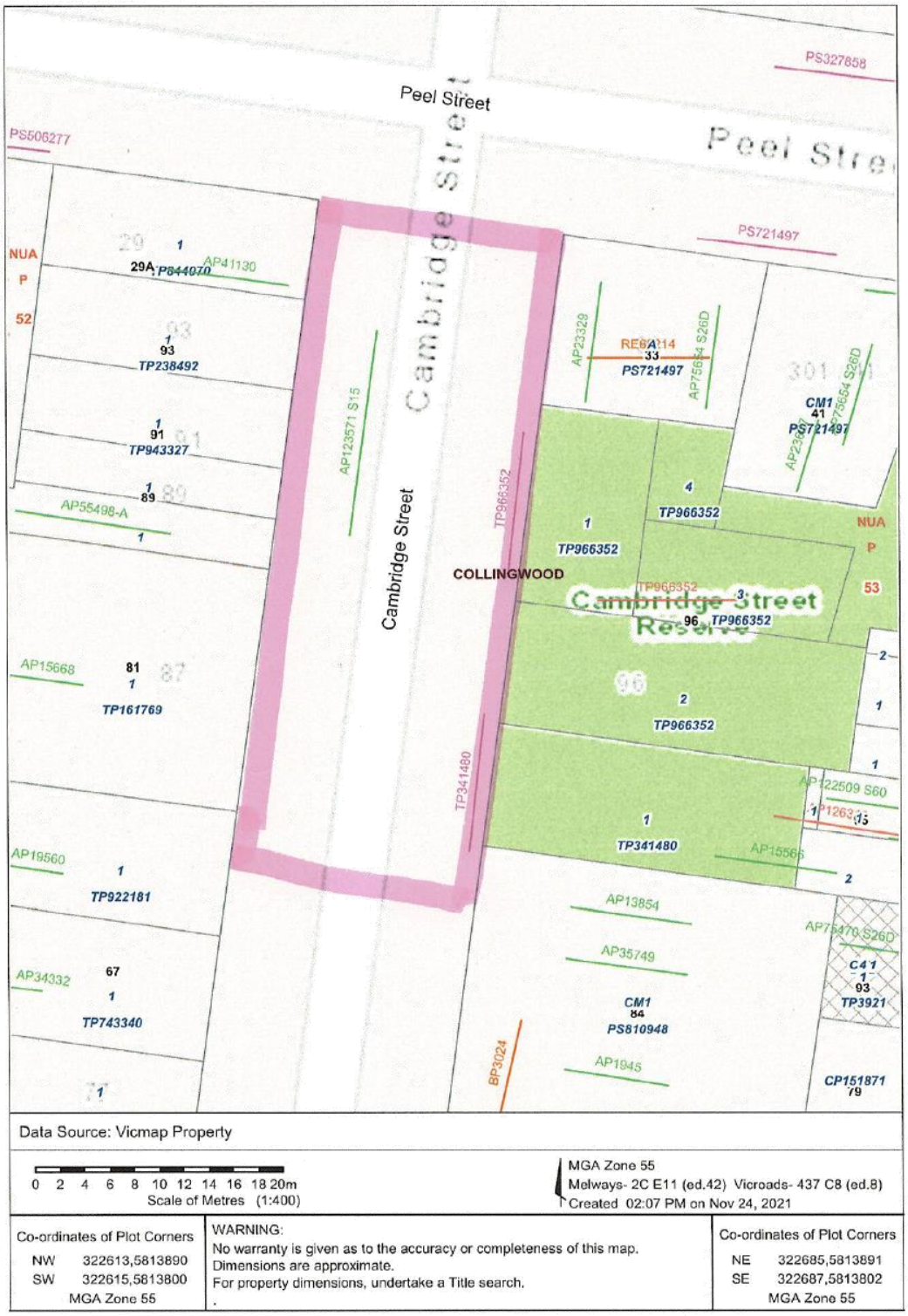
17.11.2021

Graeme W. Keeshan.
0422 472 969
FEIGL & NEWELL
GPO BOX 2343
Melb 3001
Ph. 9629 3011.
Email. info@feiglnewell.com.au

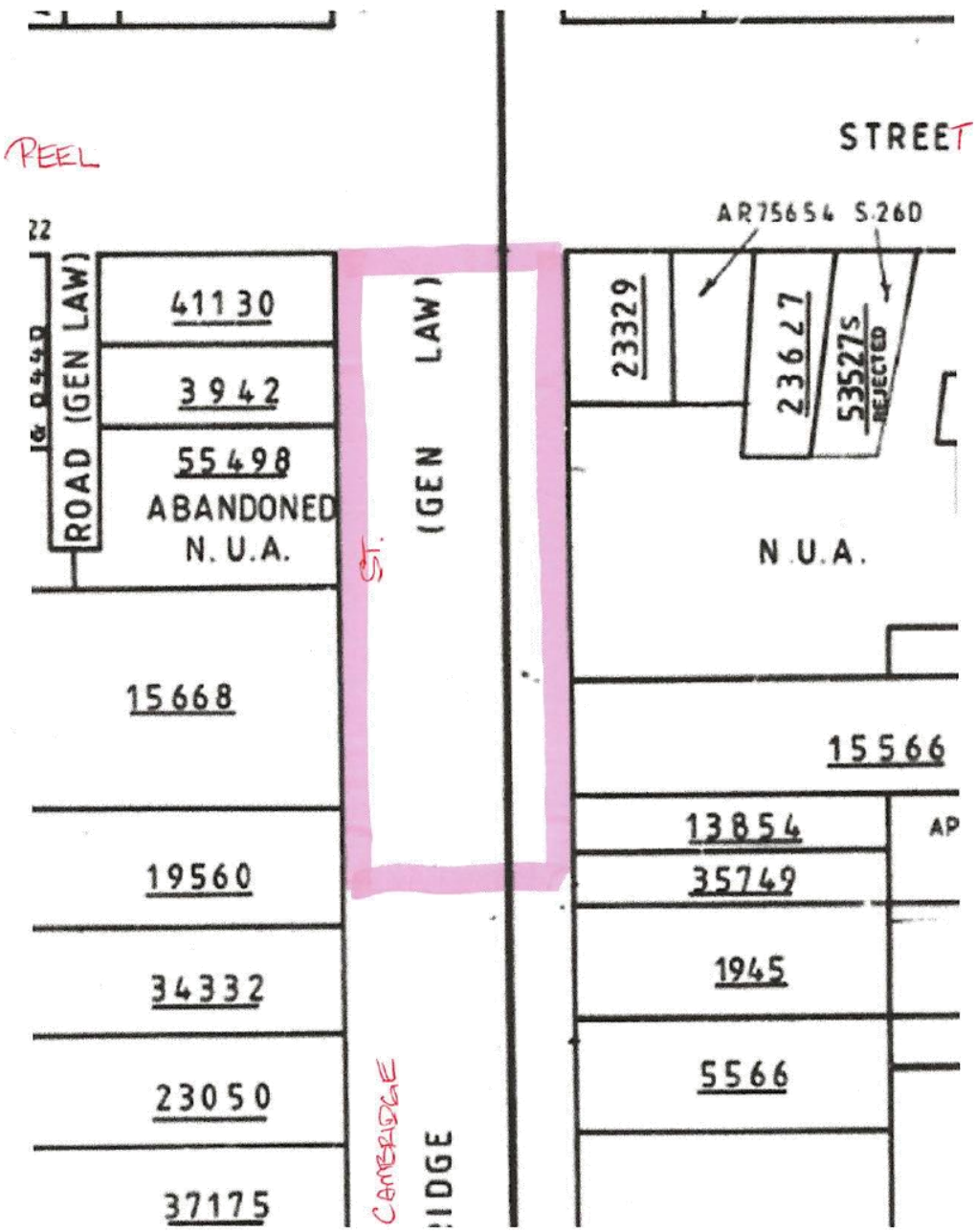
DISCLAIMER:- A search for the last registered owner may not disclose all easements, subsisting interests affecting the above property or guarantee the consistency of the Chain of Title.

Due to changes in procedures at the Lands Titles Office, this search is as accurate as the information contained herein at the date of this search.

Attachment 3 - Attachment 3 - Manual Title Search



Attachment 3 - Attachment 3 - Manual Title Search



JIKA JIKA Chart. 72.

MEMORIAL.

262 No. 962 BOOK F. F

TURE OF INSTRUMENT.	NAMES OF THE PARTIES.	NAMES OF THE WITNESSES.	DESCRIPTION OF THE LANDS OR PROPERTY CONVEYED.	CONSIDERATION AND HOW PAID.	AND OTHER PARTICULARS THAT THE CASE MAY REQUIRE.
Conveyance	George Macklelop of the one part and Charles Hutton of the other part	Mary Moon Solr Melbourne	All that piece of parcel of land situate in the County of Bourke and Parish of Prahran Situate and Colony of New South Wales being part of Suburban allotment Number Fifty two near Melbourne aforesaid containing by admeasurement nineteen acres and three roods be the same more or less commencing at the South east corner of the said Suburban allotment number Fifty two and bounded on the east by number Fifty three portion bearing North Twenty five Chains One North by part of Number Two eight perches bearing West nine Chains and Fifty Links on the West by a road of one Chain wide which separates it from number Fifty one portion containing Twenty five acres a line at right angles to the last line bearing east four hundred and seventy seven angles to the last line bearing South four hundred and Twenty two Links then by a line bearing east Twenty five Links and on the South by a line at right angles to the last three Links and on the South by a line at right angles to the last line bearing east four Chains and forty eight Links to the Commencement Together with a right of way fifty Links wide running North and South and another road of one Chain wide running East and West as shown on the plan on the back to the new subdivision Suburban Allotment also all that Suburban Allotment situate and Parish near Melbourne aforesaid being number Fifty two containing by admeasurement twenty three acres one three roods bounded on the South by part of the Melbourne road bearing West nine Chains and fifty Links and on the West by number Fifty by part of number Fifty eight perches bearing North Twenty five Chains and fifty Links and on the east by number Fifty one portion bearing South twenty four Chains and also all that Suburban Allotment situate in the said County and Parish near Melbourne aforesaid being number Forty eight containing by admeasurement twenty six acres two roods bounded on the South by number Fifty two and fifty three portions bearing west nineteen Chains on the West by a road of one Chain wide which separates it from number Fifty nine portion containing Twenty eight acres on the North by number Seventy three portion containing Twenty acres two roods bearing east nineteen Chains and on the east by number Fifty seven portion containing Twenty six acres two roods bearing South Fourteen Chains	Five pounds Stirling in hand paid by said Hutton to said Macklelop	and fifty five Links then by a line at right angles to the last line bearing South four hundred and Twenty five Links then by a line at right angles to the last line bearing east four Chains and forty eight Links to the Commencement Together with a right of way fifty Links wide running North and South and another road of one Chain wide running East and West as shown on the plan on the back to the new subdivision Suburban Allotment also all that Suburban Allotment situate in the said County and Parish near Melbourne aforesaid being number Fifty two containing by admeasurement twenty three acres one three roods bounded on the South by part of the Melbourne road bearing West nine Chains and fifty Links and on the West by number Fifty by part of number Fifty eight perches bearing North Twenty five Chains and fifty Links and on the east by number Fifty one portion bearing South twenty four Chains and also all that Suburban Allotment situate in the said County and Parish near Melbourne aforesaid being number Forty eight containing by admeasurement twenty six acres two roods bounded on the South by number Fifty two and fifty three portions bearing west nineteen Chains on the West by a road of one Chain wide which separates it from number Fifty nine portion containing Twenty eight acres on the North by number Seventy three portion containing Twenty acres two roods bearing east nineteen Chains and on the east by number Fifty seven portion containing Twenty six acres two roods bearing South Fourteen Chains Together with all houses &c

New South Wales, } D. 25.7.1848.
PORT PHILLIP. } R. 287.1848.

wright of Melbourne, in the Colony of New South Wales, gentleman,
above Memorial contains a just and true account of the several particulars therein set forth,

me aforesaid, } Robert Sievwright

Deputy Registrar.

George Macklelop
by his Attorney
D Hyland

Attachment 3 - Attachment 3 - Manual Title Search

Attachment 3 - Attachment 3 - Manual Title Search

DUNEED		C/A A (Pt) POR 5	AP126614J	104423	AH281278X	1/PS644554M	8/6/2010
ELPHINSTONE		CA 11A SEC 3	AP123501P	93211	PS522874Y	TP845311G	26/ 8/2004
GHERINGHAP		CA'S 3 & 4 SEC 14	AP120136C	108560 &116294	V886761W	TP13776A	10/ 2/1999
HARCOURT		(PART)CA 2 SEC 5	AP123982T	93227	AD657946X	TP858569R	02/06/2005
HARCOURT		1 (WH) & 2 (PT) SEC 4	AP128068Y	93252/3	AJ824135G	TP950358R/9P	30/7/2012
HARCOURT		CA 1 (Pt) SEC 6	AP125348J	C.G.30094(1854)	PS608456R	TP915757A	28/9/2007
HARCOURT		CA 27 SEC 4	AP128073G	93263	AJ825929L	TP950363Y	30/7/2012
JIKA JIKA		PORT 49 (PT)	AP131456V	BK B NO 280	AL411777Y	TP955996E	09/10/2014
JIKA JIKA		PORT 52 (PART)	AP127218M	111667	AJ64154M	TP948278C	12/7/2011
JIKA JIKA CITY OF NORTHCOTE		C/A 12(PT) SEC 9	AP138035J	112184	AN694016A	TP962456Y	30/3/2017
JIKA JIKA AT NTH MELB		C/ALLOTS 12,13,14 (PTS)	AP141375P	C/G 3205,6,7 OF 1852	PS818927F	TP965686P	21/06/2018
T/P KALKALLO		C/A's 4 & 5 SEC 2	AP126717X	CG5521/2 1853		TP946393N	13/8/2010
T/P KALKALLO		C/A'S 2,3,4,5,6,7,8,10 (ALL PART) SEC 6	AP126722F	VARIOUS STARTS FROM AP46336		TP946401S	13/8/2010
T/P KALKALLO		C/A 9 SEC 25	AP126721H	115430		TP946397E	13/8/2010
KORKUPERRIMUL		PORT 11 (PART)	AP125581C	81743	AF722885N	TP924161K	18/3/2008
LANGI-GHIRAN		C/A 2 (PT) SEC 32	AP132892T	97263	AL959658A	TP957658Q	16/06/2015
LARA		PORT 16	AP122312X	-	AB734381L	TP820035U	3/12/2002
LAURISTON		CA 303	AP121724D AP121725B	80888 80888	AB8511B AB8526M	TP800321G	8/ 1/2002 8/1/2002
MALDON		CA 19 SEC B	AP124439L	91307	AE66829N & AF260857R	TP873975T	16/12/2005
MELBOURNE NORTH CITY OF MELBOURNE		CA 1(PT) & CA 20(PT) SEC 43	AP134983E	-	PS 746078A	TP959898H	02/05/2016
MARIBRYNONG		POR B SEC 2 (PT)	AP119117P	CG 26798	AH462111E	TP945836K	9/6/2010
MELBOURNE SOUTH CITY OF PORT MELBOURNE		C/A 1 (PART) SEC 5	AP128053N	TOWN LOT 2141 (1851)	AJ807003W AJ906120Q	TP950332L	20/7/2012
CITY OF SOUTH MELBOURNE (MELBOURNE SOUTH)	**AP141385L**	C/A 1(Pt) & 2(Pt) SEC 23	AP128831P	114713	AK259717X	TP951705R	27/3/2013
MERIDITH		POR 86	AP126694H	81548	AH408067L	TP946354Y	5/8/2010
MERRIMU T'SHIP OF BACCHUS MARSH	**AM50480A (X106C)**	POR 11 SEC 15 (Pt)	AP126842U	Bk T No 517	AH599268D **REMOVED**	TP946821T	8/11/2010
MICKLEHAM		POR 11B (Pt)	AP127891A	CG 25247/1852		TP950083F	6/6/2012
MONEA SOUTH		C/A 21 (FORMERLY C/A 21 SEC 2)	AP128067B	106467	AJ819028M	TP950352E	26/7/2012

N/A.

26FTABLE CURRENT 27/06/18

Maddocks

Ref: MAN:JKOZ:8776306 PART A

Maddocks
Lawyers
Collins Square, Tower Two
Level 25, 727 Collins Street
MELBOURNE 3000

Yarra City Council
Proposed discontinuance and sale of roads at Cambridge Street, Collingwood - PART A

DATE OF INSPECTION: APRIL 2022

PHOTOGRAPHS OF THE ROAD: Attached at Annexure A

IS THE ROAD OPEN AND AVAILABLE FOR USE BY THE PUBLIC? Yes ☑ No ☐

WHAT OBSTRUCTIONS ARE OVER OR IN THE ROAD?

Fencing	☐ Yes	☑ No	Vegetation*	☐ Yes	☑ No
Rubbish	☐ Yes	☑ No	Services*#	☑ Yes	☐ No
Other*	☑ Yes	☐ No	(# Including fire hydrants/plugs.)		

* Provide Details:
The section of Road, being Cambridge Street, is currently used as a vehicle and pedestrian thoroughfare. Part of Road on the western and eastern edge is being used as car parking spaces, approximately 20 in total.

THE MATERIAL WITH WHICH THE ROAD IS CONSTRUCTED:

☐ Nil ☑ Bitumen
☐ Bluestone ☐ Other _____

EVIDENCE OF THE ROAD BEING USED:

☐ Nil ☑ Gates opening onto the road
☑ Tyre marks ☐ Garages opening onto the road
☐ Worn grass ☐ Other _____

TYPE OF TRAFFIC:

☑ Pedestrian ☑ Vehicular ☐ Animal ☐ Nil

WHAT IS THE ROAD PROVIDING ACCESS TO?

☑ Adjoining properties @ ☑ Reserve/Park
☑ Main Road ☑ Shops
☐ Other _____

[8776306: 31786395_1]

Maddocks

@ Specify which properties
Properties on the western side of Cambridge Street within the subject portion have pedestrian access to their properties are No.29-31 Peel Street, No.93, 91, 89 & 87 Cambridge Street. These properties do not have current direct vehicular access to Cambridge Street. All these properties will still have direct pedestrian access to Cambridge Street. The eastern side of the subject portion will give pedestrian access to Cambridge Street for No.33 Peel Street, which is currently under construction, via Councils proposal to grant a pedestrian carriageway easement in favour of No.33 Peel Street.

DETAILS OF OTHER SUITABLE MEANS OF ACCESS NEARBY.

Properties at No.93, 91, 89 & 87 Cambridge Street all have rear access to their properties via a Road abutting their rear western boundaries. No.29-31 Peel Street and No.33 Peel Street both have access directly to Peel Street.

DETAILS OF FENCES, BUILDINGS AND/OR LANDSCAPING PLACED ON OR OVER ANY PORTION OF THE ROAD BY ABUTTING PROPERTY OWNERS, AND THE EXTENT OF SUCH ENCROACHMENT.
Cambridge Street is old general law land and the subject area of Road has been determined by survey. The portion of this Road has been fixed, positioned and dimensioned by the surrounding registered surveys. The fixed and previously surveyed road alignments on the eastern, western and northern sections abutting the section of Road have been adopted.

IS THE ROAD REQUIRED FOR PUBLIC ACCESS? Yes ◉ No ☐
OTHER OBSERVATIONS:

The section of Road, being Cambridge Street, is currently used as a vehicle and pedestrian thoroughfare.

Signed: _____ Date: 10/05/2022

Title/Position: Dean Loney /Licensed Surveyor Company: DML LAND SURVEYS PTY LTD.

ATTACH ADDITIONAL PAGES IF THERE IS NOT ENOUGH SPACE ON THIS FORM

[8776306: 31786395_1]

Maddocks

ANNEXURE A – Photographs

[8776306: 31786395_1]

DML LAND SURVEYS

PO Box 136, Lower Plenty 3093
E: enquiries@dmlsurveys.com.au
www.dmlsurveys.com.au
M: 0422 741 385
ABN 65 540 850 590 ACN 148 149 688

AERIAL PHOTO & PHOTO POSITION

SUBJECT ROAD FOR PROPOSED DISCONTINUANCE IS SHOWN WITH PINK HATCHING ON ABOVE AERIAL PHOTO. NUMBERED PHOTO POSITIONS SHOWN IN RED

PHOTO 1

PHOTO 2

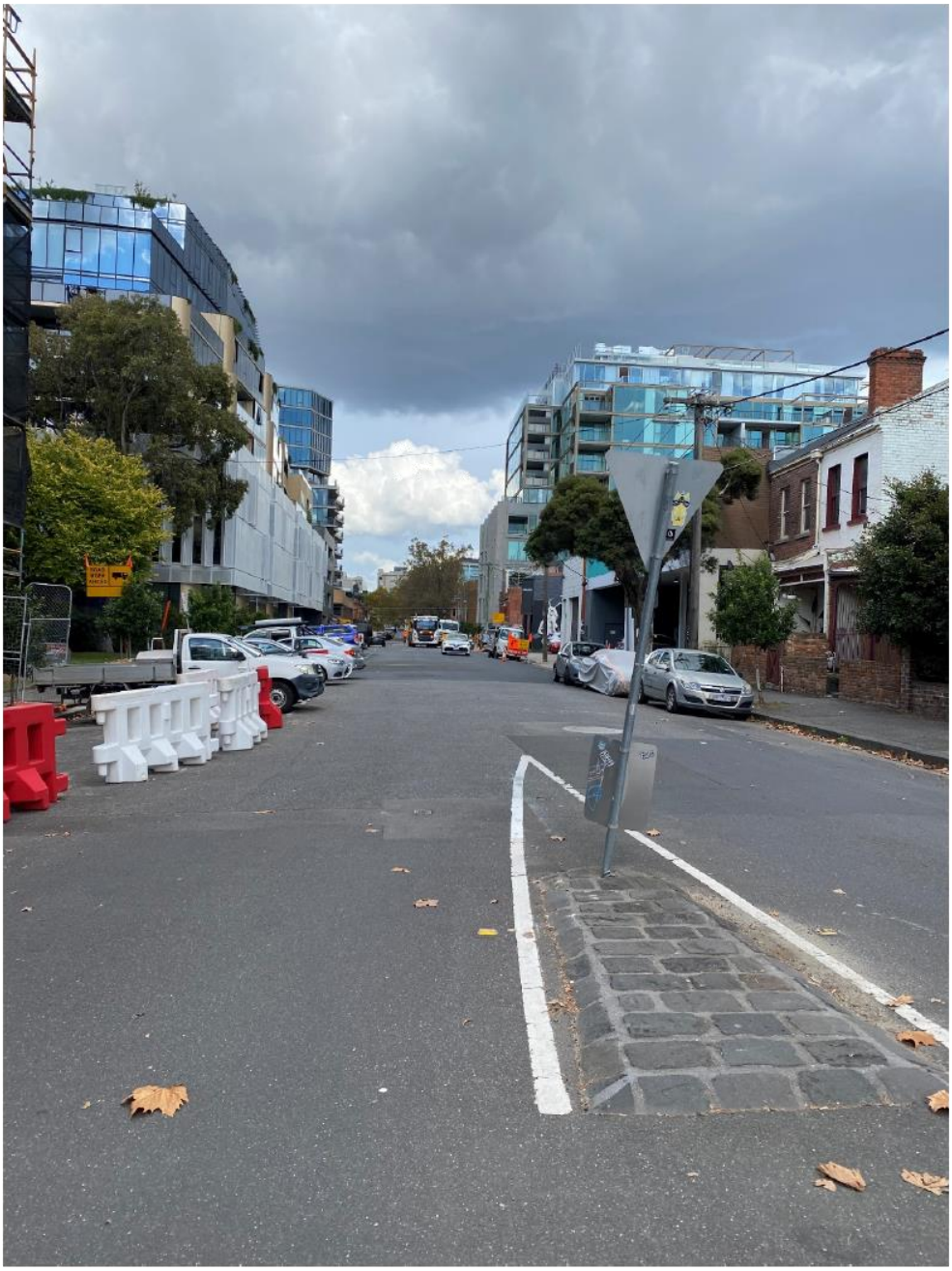


PHOTO 3

PHOTO 4

PHOTO 5

PHOTO 6

PHOTO 7

PHOTO 8

8.5 2021/2022 Annual Financial Statements and Performance Statement adoption in principle

Reference	D22/224974
Author	Dennis Bastas - Chief Financial Officer
Authoriser	Director Corporate, Business and Finance

Purpose

1. To adopt the 2021/2022 Financial Statements and Performance Statement in principle.
2. Receive the recommendations of Council's Audit and Risk Committee.
3. Nominate two Councillors to certify the statements in their final form.

Critical analysis

History and background

4. The Financial Statements and Performance Statement form part of Council's annual report.
5. Section 98(1) of the *Local Government Act 2020* requires councils to prepare an annual report in respect of each financial year. The annual report must be presented to a council meeting (open to the public) by 31 October 2022.
6. The Financial Statements (**Attachment One**) are a general-purpose financial report that have been prepared by Yarra City Council management and complies with the Australian Accounting Standards (AAS), other authoritative pronouncements of the Australian Accounting Standards Board, the *Local Government Act 2020*, and the *Local Government (Planning and Reporting) Regulations 2020*.
7. The Performance Statement (**Attachment Two**) has been prepared in accordance with the Department of Jobs Precincts and Regions (DJPR) guidance.
8. The 2021/2022 Financial Statements and Performance Statement accompanying this report reflect the financial results and Council Plan outcomes for the 2021/2022 financial year.
9. Council's Audit and Risk Committee received and considered the 2021/2022 Financial Statements and Performance Statement and related auditor's reports at its meeting on 1 September 2022.
10. The resolution from the Audit and Risk Committee meeting on 1 September 2022 was a recommendation to Council for adoption of the 2021/2022 Financial Statements and Performance Statement in principle and signing, subject to any administrative changes required by the Victorian Auditor General's Office (VAGO).

Discussion

Financial Statements

11. The financial statements provide commentary regarding the financial and performance outcomes for 2021/2022 (see notes 2.1.1 and 2.1.2). Key commentary related to the financial results are also provided below.
12. Council's operations did not resume to normalised activities considering the prolonged impact of COVID-19 during 2021/2022 and its financial results were significantly impacted.
13. Council recorded $1.1m operating surplus, an unfavourable variance of $7.7m to the adopted budget of $8.8m.

14. Operating revenue of $202.6m was $11.4m unfavourable compared to the budget of $213.9m. The major unfavourable components were statutory fees and fines and user fees.
15. Statutory fees and fines was $11.1m unfavourable to budget largely due to reduced infringement notices issued and reduced parking meter collected caused by limited traffic during the COVID-19 period.
16. User fees was $6.7m unfavourable to budget due to Council required to close recreation and leisure facilities as well as other public facilities including libraries, halls, and golf courses during the COVID-19 period.
17. The loss of income from statutory fees and fines and user fees was offset by favourable variances in operating grants ($4.9m favourable to budget).
18. Operating expenditure of $201.5m was $3.7m favourable to the budget of $205.1m. The major favourable components were material and services ($2.7m favourable to budget resulting from favourable variances in consultants and parking administration) and bad and doubtful debts ($2.7m favourable to budget due to lower volume of parking infringements issued).
19. Council's closing cash balance (including other financial assets-term deposits) was $79.8m. This balance will be utilised to fund carried forward capital projects and unspent grant funds, as well as covering Council's current liabilities due for payment during the 2022/2023 financial year. It also includes specific funds allocated to eligible open space projects.
20. The total asset balance increased by $10m during 2021/2022, a movement of less than 1% compared to 2020/2021.
21. Council delivered a capital works program of $33.7m in 2021/2022. The result was $14.7m lower than the adopted 2021/2022 budget, primarily due to projects being deferred or carried over to 2022/23, in part due to the prolonged impacts of COVID-19.

LGPRF Performance Statement

22. Finance and the service areas analysis data from 2021/2022 reported results with the historic trend and comments were provided for any significant variances.
23. DJPR have reviewed the draft results with no significant issues identified.

Options

24. There are no further options.

Community and stakeholder engagement

25. Council's 2021/2022 Financial Statements and Performance Statement have been independently audited by RSD Audit, VAGO's audit appointed agent.
26. RSD Audit has substantially completed their audit of the Financial Statements and Performance statement. They can provide reasonable assurance that those Statements presented fairly under the Australian Accounting Standards, *Local Government Act 2020* and *Audit Act 1994*.
27. There are no high-risk issues and Council is likely to receive an unqualified audit opinion, (subject to a final VAGO review), which is a positive result.

Policy analysis

Alignment to Council Plan

28. The 2021/2022 Performance Statement records Council's performance over a range of performance indicators as required by the *Local Government Act 2020* and the *Local Government (Planning and Reporting) Regulations 2014* as part of the Local Government Performance Reporting Framework.

Climate emergency and sustainability implications

29. There are no climate emergency and sustainability implications.

Community and social implications

30. There are no community or social implications.

Economic development implications

31. There are no economic implications.

Human rights and gender equality implications

32. There are no human rights and gender equality implications.

Operational analysis

Financial and resource impacts

33. There are no material financial or resource impacts associated with the in principle adoption of the Financial Statements and Performance Statement.

Legal Implications

34. Section 98(1) of the *Local Government Act 2020* requires councils to prepare an annual report in respect of each financial year. The annual report must be presented to a council meeting (open to the public) by 31 October 2022.

Conclusion

35. The annual report includes the Financial Statements and Performance Statement. Council is required to certify the Financial Statements and Performance Statement in principle each year in order to lodge the statements so they can be formally certified by VAGO.

RECOMMENDATION

1. That Council:

   (a) notes the accompanying 2021/2022 Annual Financial Statements and Performance Statement, and receives the endorsement of Council's Audit and Risk Committee;

   (b) adopts the 2021/2022 Annual Financial Statements and the Performance Statement in principle prior to them being provided to the Victorian Auditor-General's Office for final audit sign off;

   (c) nominates the Mayor and Audit and Risk Committee member Councillor Sophie Wade and Audit and Risk Committee member Councillor Herschel Landes, as the two Councillors to certify the Annual Financial Statements and Performance Statement;

   (d) authorises the nominated Councillors to accept any further recommended changes by the Victorian Auditor-General's Office; and

   (e) designates Dennis Bastas, acting Chief Financial Officer, as Principal Accounting Officer to certify the Annual Financial Statements and Performance Statement, as required by the *Local Government Act 2020* and *Local Government (Planning and Reporting) Regulations 2020*.

Attachments

1⇩ Attachment 1 - 2021/2022 Annual Financial Statements

2⇩ Attachment 2 - 2021/2022 Performance Statement

Yarra City Council
Financial Report
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Yarra City Council
Financial Report
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Certification of the Financial Statements

In my opinion, the accompanying financial statements have been prepared in accordance with the *Local Government Act 2020,* the *Local Government (Planning and Reporting) Regulations 2020* , the Australian Accounting Standards and other mandatory professional reporting requirements.

Dennis Bastas CPA
Acting CFO and Principal Accounting Officer
13 September 2022
Richmond

In our opinion, the accompanying financial statements present fairly the financial transactions of the Yarra City Council for the year ended 30 June 2022 and the financial position of the Council as at that date.

At the date of signing, we are not aware of any circumstances that would render any particulars in the financial statements to be misleading or inaccurate.

We have been authorised by the Council and by the *Local Government (Planning and Reporting) Regulations 2020* to certify the financial statements in their final form.

Cr Sophie Wade
Mayor
13 September 2022
Richmond

Cr Herschel Landes
Councillor
13 September 2022
Richmond

Sue Wilkinson
Chief Executive Officer
13 September 2022
Richmond

Comprehensive Income Statement
For the Year Ended 30 June 2022

	Note	2022 $'000	2021 $'000
Income			
Rates and charges	3.1	120,957	116,242
Statutory fees and fines	3.2	23,168	18,999
User fees	3.3	26,014	21,567
Grants - operating	3.4 (a)	20,256	20,542
Grants - capital	3.4 (b)	4,558	1,446
Contributions - monetary	3.5	5,737	5,114
Net gain on disposal of property, infrastructure, plant and equipment	3.6	-	2,994
Other income	3.7	1,872	1,695
Total income		**202,562**	**188,599**
Expenses			
Employee costs	4.1	97,865	95,135
Materials and services	4.2	73,017	70,541
Depreciation	4.3	23,960	23,044
Amortisation - right of use assets	4.4	1,263	1,160
Bad and doubtful debts	4.5	2,271	6,241
Borrowing costs	4.6	1,163	1,870
Finance costs - leases	4.7	147	171
Net loss on disposal of property, infrastructure plant and equipment	3.6	1,068	-
Other expenses	4.8	695	563
Total expenses		**201,449**	**198,725**
Surplus/(deficit) for the year		**1,113**	**(10,126)**
Other comprehensive income			
Items that will not be reclassified to surplus or deficit in future periods			
Net asset revaluation increment	6.1	8,122	92,318
Total comprehensive result		**9,235**	**82,192**

The above comprehensive income statement should be read in conjunction with the accompanying notes.

Balance Sheet
As at 30 June 2022

	Note	2022 $'000	2021 $'000
Assets			
Current assets			
Cash and cash equivalents	5.1 (a)	54,801	78,930
Trade and other receivables	5.1 (c)	23,578	18,984
Other financial assets	5.1 (b)	25,000	10,000
Inventories	5.2 (a)	180	95
Other assets	5.2 (b)	1,267	1,402
Total current assets		**104,827**	**109,411**
Non-current assets			
Investments in joint arrangements	6.2	5	5
Property, infrastructure, plant and equipment	6.1	2,041,598	2,025,671
Right-of-use assets	5.8	1,337	2,374
Total non-current assets		**2,042,940**	**2,028,050**
Total assets		**2,147,766**	**2,137,461**
Liabilities			
Current liabilities			
Trade and other payables	5.3 (a)	11,075	15,737
Trust funds and deposits	5.3 (b)	15,359	11,854
Unearned income/revenue	5.3 (c)	10,994	5,703
Provisions	5.5	18,527	18,139
Interest-bearing liabilities	5.4	4,271	33,818
Lease liabilities	5.8	1,260	1,165
Total current liabilities		**61,486**	**86,416**
Non-current liabilities			
Trade and other payables	5.3 (a)	1,870	2,255
Other Liabilities	5.3 (b)	386	377
Provisions	5.5	1,443	1,435
Interest-bearing liabilities	5.4	34,900	7,385
Lease liabilities	5.8	200	1,347
Total non-current liabilities		**38,799**	**12,799**
Total liabilities		**100,285**	**99,215**
Net assets		**2,047,481**	**2,038,246**
Equity			
Accumulated surplus		654,053	656,661
Reserves	9.1	1,393,428	1,381,585
Total Equity		**2,047,481**	**2,038,246**

The above balance sheet should be read in conjunction with the accompanying notes.

Statement of Changes in Equity
For the Year Ended 30 June 2022

2022	Note	Total $'000	Accumulated Surplus $'000	Revaluation Reserve $'000	Other Reserves $'000
Balance at beginning of the financial year		2,038,246	656,661	1,362,635	18,950
Surplus for the year		1,113	1,113	-	-
Net asset revaluation increment	6.1	8,122	-	8,122	-
Transfers to other reserves	9.1(b)	-	1,095	-	(1,095)
Transfers from other reserves	9.1(b)	-	(4,817)	-	4,817
		2,047,481	654,053	1,370,757	22,671
Balance at end of the financial year		**2,047,481**	**654,053**	**1,370,757**	**22,671**

2021		Total $'000	Accumulated Surplus $'000	Revaluation Reserve $'000	Other Reserves $'000
Balance at beginning of the financial year		1,956,054	670,892	1,270,317	14,845
Deficit for the year		(10,127)	(10,127)	-	-
Net asset revaluation increment	6.1	92,318	-	92,318	-
Transfers to other reserves	9.1(b)	-	134	-	(134)
Transfers from other reserves	9.1(b)	-	(4,239)	-	4,239
Balance at end of the financial year		**2,038,246**	**656,661**	**1,362,635**	**18,950**

The above statement of changes in equity should be read in conjunction with the accompanying notes.

Statement of Cash Flows
For the Year Ended 30 June 2022

	Note	2022 Inflows/ (Outflows) $'000	2021 Inflows/ (Outflows) $'000
Cash flows from operating activities			
Rates and charges		117,522	112,800
Statutory fees and fines		24,500	20,940
User fees		22,184	27,340
Grants - operating		25,547	20,542
Grants - capital		4,558	1,591
Contributions - monetary		5,737	5,114
Interest received		284	358
Trust funds and deposits taken		31,265	2,503
Other receipts		2,410	3,096
Net GST refund/(payment)		516	3,303
Employee costs		(97,470)	(92,347)
Materials and services		(80,970)	(81,989)
Trust funds and deposits repaid		(27,760)	(2,060)
Net cash provided by operating activities	9.2	**28,325**	**21,191**
Cash flows from investing activities			
Payments for property, infrastructure, plant and equipment	6.1	(33,635)	(25,747)
Proceeds from sale of property, infrastructure, plant and equipment	3.6	801	3,163
Payments for investments	5.1(b)	(45,000)	(10,000)
Proceeds from sale of investments	5.1(b)	30,000	-
Net cash used in investing activities		**(47,833)**	**(32,584)**
Cash flows from financing activities			
Finance costs	5	(1,163)	(1,870)
Proceeds from borrowings		32,500	-
Repayment of borrowings		(34,532)	(1,270)
Interest paid - lease liability	4.7	(147)	(171)
Repayment of lease liabilities		(1,278)	(1,104)
Net cash used in financing activities		**(4,620)**	**(4,415)**
Net decrease in cash and cash equivalents		(24,128)	(15,808)
Cash and cash equivalents at the beginning of the financial year		78,930	94,738
Cash and cash equivalents at the end of the financial year	5.1(a)	**54,801**	**78,930**
Financing arrangements	5.6		
Restrictions on cash assets	5.1		

The above statement of cash flows should be read in conjunction with the accompanying notes.
Fire Services Levy processed through Trust Funds and Deposits from 2021/22.

Statement of Capital Works
For the Year Ended 30 June 2022

	2022 $'000	2021 $'000
Property		
Buildings	12,217	6,790
Total buildings	**12,217**	**6,790**
Total property	**12,217**	**6,790**
Plant and equipment		
Plant, machinery and equipment	1,887	2,015
Fixtures, fittings and furniture	110	-
Computers and telecommunications	1,835	2,165
Library books	635	644
Total plant and equipment	**4,468**	**4,824**
Infrastructure		
Roads	6,036	5,575
Bridges	2	110
Footpaths and cycleways	2,790	2,486
Drainage	3,579	2,213
Waste management	65	75
Parks, open space and streetscapes	2,777	2,337
Other infrastructure	1,701	1,318
Total infrastructure	**16,951**	**14,114**
Total capital works expenditure	**33,635**	**25,728**
Represented by:		
New asset expenditure	4,912	1,012
Asset renewal expenditure	25,137	23,137
Asset upgrade expenditure	3,586	1,579
Total capital works expenditure	**33,635**	**25,728**

The above statement of capital works should be read in conjunction with the accompanying notes.

Notes to the Financial Report for the Year Ended 30 June 2022

Note 1 OVERVIEW

Introduction

The City of Yarra was established by an Order of the Governor in Council on 22 June 1994 and is a body corporate. The Council's main office is located at 333 Bridge Road Richmond.

Statement of compliance

These financial statements are a general purpose financial report that consists of a Comprehensive Income Statement, Balance Sheet, Statement of Changes in Equity, Statement of Cash Flows, Statement of Capital Works and Notes accompanying these financial statements. The general purpose financial report complies with the Australian Accounting Standards (AAS), other authoritative pronouncements of the Australian Accounting Standards Board, *the Local Government Act 2020, and the Local Government (Planning and Reporting) Regulations 2020*.

The Council is a not-for-profit entity and therefore applies the additional AUS paragraphs applicable to a not-for-profit entity under the Australian Accounting Standards.

Significant accounting policies

(a) Basis of accounting

The accrual basis of accounting has been used in the preparation of these financial statements, except for the cash flow information, whereby assets, liabilities, equity, income and expenses are recognised in the reporting period to which they relate, regardless of when cash is received or paid.

The financial statements are based on the historical cost convention unless a different measurement basis is specifically disclosed in the notes to the financial statements.

Judgements, estimates and assumptions are required to be made about the carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and associated judgements are based on professional judgement derived from historical experience and various other factors that are believed to be reasonable under the circumstances. Actual results may differ from these estimates.

The financial statements have been prepared on a going concern basis. The financial statements are in Australian dollars. The amounts presented in the financial statements have been rounded to the nearest thousand dollars unless otherwise specified. Minor discrepancies in tables between totals and the sum of components are due to rounding.

Revisions to accounting estimates are recognised in the period in which the estimate is revised and also in future periods that are affected by the revision. Judgements and assumptions made by management in the application of AAS's that have significant effects on the financial statements and estimates relate to:

- the fair value of land, buildings, infrastructure, plant and equipment (refer to Note 6.1)
- the determination of depreciation for buildings, infrastructure, plant and equipment (refer to Note 6.1)
- the determination of employee provisions (refer to Note 5.5)
- the determination of whether performance obligations are sufficiently specific so as to determine whether an arrangement is within the scope of AASB 15 Revenue from Contracts with Customers or AASB 1058 Income of Not-for-Profit Entities (refer to Note 3)
- the determination, in accordance with AASB 16 Leases, of the lease term, the estimation of the discount rate when not implicit in the lease and whether an arrangement is in substance short-term or low value (refer to Note 5.8)
- whether or not AASB 1059 *Service Concession Arrangements: Grantors* is applicable
- other areas requiring judgements.

Unless otherwise stated, all accounting policies are consistent with those applied in the prior year. Where appropriate, comparative figures have been amended to accord with current presentation, and disclosure has been made of any material changes to comparatives.

(b) COVID-19 impacts on Council

Like all Councils across Victoria, Yarra was impacted financially by the COVID-19 pandemic, both through increased spending to support our local community and businesses and loss of revenue. We made a deliberate and considered decision to step up and assist our community, and businesses during the pandemic through the following initiatives:

• Precinct activations and economic recovery achieved through Yarra's temporary outdoor dining program. All fees associated with outdoor dining were waived during the pandemic and further support was provided to business through the COVID Safe Outdoor Dining program ($1.372m), and

• Extension of the hardship policy, assisting the vulnerable members of our community impacted by COVD-19.

Council's financial operations were impacted by the following:

• Revenue from statutory fees and fines and user fees were under budget by $11.072m and $6.772m respectively, and

• Additional costs were incurred to protect the community, including the provision of COVID-19 Marshalls.

Council's Capital Works Program was also impacted due to:

• Supply chain delays and construction material shortages (including the availability of timber and steel), and

• A reduction in the number of permitted workers allowed at sites reduced the ability to complete planned projects.

Notes to the Financial Report for the Year Ended 30 June 2022

Note 2.1 Performance against budget

The performance against budget notes compare Council's financial plan, expressed through its annual budget, with actual performance. The *Local Government (Planning and Reporting) Regulations 2020* requires explanation of any material variances. Council has adopted a materiality threshold of 10 percent and at least $0.5 million where further explanation is warranted. Explanations have not been provided for variations below the materiality threshold unless the variance is considered to be material because of its nature.

These notes are prepared to meet the requirements of the *Local Government Act 2020* and the *Local Government (Planning and Reporting) Regulations 2020* .

2.1.1 Income and expenditure

	Budget 2021/22 $'000	Actual 2021/22 $'000	Variance $'000 Fav/(Unfav)	Variance % Fav/(Unfav)	Ref
Income					
Rates and charges	119,991	120,957	**966**	**0.8%**	
Statutory fees and fines	34,240	23,168	**(11,072)**	**(32.3%)**	1
User fees	32,786	26,014	**(6,772)**	**(20.7%)**	2
Grants - operating	15,356	20,256	**4,900**	**31.9%**	3
Grants - capital	3,052	4,558	**1,506**	**49.3%**	4
Contributions - monetary	6,406	5,737	**(669)**	**(10.4%)**	5
Other income	2,146	1,872	**(273)**	**(12.7%)**	
Total income	**213,977**	**202,562**	**(11,415)**	**(5.3%)**	
Expenses					
Employee costs	96,635	97,865	**(1,231)**	**(1.3%)**	
Materials and services	75,720	73,017	**2,703**	**3.6%**	
Depreciation	24,550	23,960	**590**	**2.4%**	
Amortisation - Right of use assets	1,145	1,263	**(117)**	**(10.3%)**	
Bad and doubtful debts	5,000	2,271	**2,729**	**54.6%**	6
Borrowing costs	1,387	1,163	**224**	**16.2%**	
Finance costs - Leases	119	147	**(28)**	**(23.5%)**	
Net loss on disposal of property, infrastructure, plant and equipment	(50)	1,068	**(1,118)**	**96.0%**	7
Other expenses	631	695	**(64)**	**(10.1%)**	
Total expenses	**205,138**	**201,449**	**3,688**	**1.8%**	
Surplus/(deficit) for the year	**8,839**	**1,113**	**(7,727)**	**87.4%**	

Notes to the Financial Report for the Year Ended 30 June 2022

Note 2.1 Performance against budget (Cont'd)

2.1.1 Income and expenditure (Cont'd)

(i) Explanation of material variations

Ref	Item	Explanation
1	Statutory fees and fines	Unfavourable variance actual to budget is driven by the prolonged impact of the COVID-19 pandemic. COVID-19 restrictions reduced parking activity, significantly decreasing revenue from parking meters and infringement notices.
2	User fees	Unfavourable variance actual to budget is driven by the prolonged impact of the COVID-19 pandemic. COVID-19 restrictions resulted in closure of Leisure & Recreational facilities, reducing user fees significantly.
3	Grants - operating	Favourable variance to budget driven by unbudgeted grants received, including; Outdoor Activation Fund and System and Online Portal Development, (offset directly by employee costs and materials and services) and forward payment of 2022/23 allocation of Financial Assistance Grant.
4	Grants - capital	Capital grants were favourable to budget primarily due to the timing of the Jack Dyer Pavilion and Brunswick Street Oval Precinct redevelopment grants.
5	Contributions - monetary	Unfavourable variance driven by Developer Contributions being lower than expected.
6	Bad and doubtful debts	Favourable variance to budget driven by the prolonged impact of the COVID-19 pandemic reducing the volume of parking infringements issued and the level of doubtful debts expense.
7	Net loss on disposal of non-current assets	Unfavourable variance driven by write off of obsolete assets and prior year work in progress.

Notes to the Financial Report for the Year Ended 30 June 2022

Note 2.1 Performance against budget (Cont'd)

2.1.2 Capital works

	Budget 2021/22 $'000	Actual 2021/22 $'000	Variance $'000 Fav/(Unfav)	Variance % Fav/(Unfav)	Ref
Property					
Buildings	15,850	12,217	**(3,633)**	**(22.9%)**	1
Total buildings	**15,850**	**12,217**	**(3,633)**	**(22.9%)**	
Total property	**15,850**	**12,217**	**(3,633)**	**(22.9%)**	
Plant and equipment					
Plant, machinery and equipment	2,131	1,887	**(244)**	**(11.4%)**	
Fixtures, fittings and furniture	605	110	**(495)**	**(81.8%)**	
Computers and telecommunications	1,906	1,835	**(71)**	**(3.7%)**	
Library books	630	635	**5**	**0.0%**	
Total plant and equipment	**5,272**	**4,468**	**(804)**	**(15.3%)**	
Infrastructure					
Roads	6,214	6,036	**(178)**	**(2.9%)**	
Bridges	110	2	**-**	**0.0%**	
Footpaths and cycleways	3,356	2,790	**(566)**	**(16.9%)**	2
Drainage	3,190	3,579	**389**	**12.2%**	
Waste management	75	65	**(10)**	**(12.7%)**	
Parks, open space and streetscapes	10,130	2,777	**(7,353)**	**(72.6%)**	3
Other infrastructure	4,145	1,701	**(2,444)**	**(59.0%)**	4
Total infrastructure	**27,220**	**16,951**	**(10,162)**	**(37.3%)**	
Total capital works expenditure	**48,342**	**33,635**	**(14,707)**	**(30.4%)**	
Represented by:					
New asset expenditure	5,602	4,912	**(690)**	**(12.3%)**	
Asset renewal expenditure	35,720	25,137	**(10,583)**	**(29.6%)**	
Asset upgrade expenditure	7,020	3,586	**(3,434)**	**(48.9%)**	
Total capital works expenditure	**48,342**	**33,635**	**(14,707)**	**(30.4%)**	

2.1.2 Capital works (Cont'd)

(i) Explanation of material variations

Variance Ref	Item	Explanation
1	Buildings	Building expenditure was $3.63m below budget due to a number of projects being impacted by delays and shortages of construction materials resulting from the prolonged impact of the COVID-19 pandemic. Planned pavilion works at Fairfield Park have been delayed due to a heritage protection nomination process for Fairfield Park Amphitheatre and the adjacent pavilion.
2	Footpaths and cycleways	Footpaths and cycleways construction was impacted by the industry restrictions and shutdowns (as a result of the prolonged impact of the COVID-19 pandemic). There was also a shortage of materials and contractor availability which impacted project delivery.
3	Parks, open space and streetscapes	Parks, open space and streetscape construction-was impacted by the industry restrictions and shutdowns (as a result of the prolonged impact of the COVID-19 pandemic). There was also a shortage of materials and contractor availability, and delays to consultation processes which impacted project delivery.
4	Other infrastructure	Traffic and other transport projects construction was impacted by the industry restrictions and shutdowns (as a result of the prolonged impact of the COVID-19 pandemic). There was also a shortage of materials and contractor availability, and delays to approvals by external authorities which impacted project delivery.

Notes to the Financial Report for the Year Ended 30 June 2022

Note 2.2 Analysis of Council results by program

Council delivers its functions and activities through the following programs.

2.2.1 Planning and Placemaking

The Planning and Placemaking division is responsible for providing strategic input into the overall management of the city. It includes, City Strategy (Economic Development, Strategic Planning, Urban Design and Open Space), Statutory Planning (subdivision, heritage), Sustainability, Strategic Transport and Building Services.

City Works and Assets

The City Works and Assets division is responsible for asset management, maintenance and provision of a range of assets that contribute to liveability, including buildings, civil infrastructure such as drains, roads and footpaths, sporting facilities, gardens and trees. It also supports the local amenity through services such as waste collection, recycling service, and street cleansing. The division ensures safety and amenity related to development within Yarra, and seeks to manage traffic and the impact of works from external authorities. The division also support health and wellbeing through the management of Councils Recreation and Leisure services.

Community Wellbeing

The Community Wellbeing division provides high quality community focused programs, service delivery and communication to residents. Community Wellbeing is comprised of community care, connected communities, family services, health communities and social planning and investment.

Corporate, Business and Finance

The Corporate, Business and Finance division provides efficient, effective and proactive support services across council to enable the delivery of policy commitments, council vision and mission. The provision of these services includes financial services, digital information and technology, health and local laws, procurement, strategy and program delivery and program integration and development.

People and Culture

People & Culture provides strategic people management, supports inclusive and safe workplace practices and leads and supports programs and initiatives in leadership, development, diversity and inclusion across Council. The division includes, human resources, payroll culture capability and diversity and risk and safety.

Chief Executive Officer's Office

The Chief Executive Officer's division is responsible for governance, heritage, property services, Aboriginal partnerships and for providing support to the mayor and Councillors. The division also oversees Council meetings, legal, public registers, delegations and freedom of information requests, and has oversight of Council's integrity processes including public interest disclosures and enquiries. It is also responsible for managing Council's property portfolio including leases, licenses and management agreements.

Advocacy Engagement and Communications

Advocacy Engagement and Communications division delivers strategic communications and advocacy, media relations, publications, digital communications and marketing, community consultation and engagement and civic events.

Notes to the Financial Report for the Year Ended 30 June 2022

Note 2.2 Analysis of Council results by program (Cont'd)

2.2.2 Summary of revenues, expenses, assets and capital expenses by program

2022	Income $'000	Expenses $'000	Surplus/ (Deficit) $'000	Grants included in income $'000	Total assets $'000
Corporate Business and Finance	152,190	58,466	93,724	4,236	115,166
Planning and Placemaking	11,720	20,786	(9,067)	2,638	904
Community Wellbeing	17,319	41,360	(24,041)	13,311	2,221
City Works and Assets	19,256	64,405	(45,149)	4,408	2,022,324
Chief Executive	1,854	6,192	(4,338)	-	7,151
People & Culture	223	7,636	(7,413)	221	-
Advocacy & Engagement	-	2,604	(2,604)	-	-
	202,562	**201,449**	**1,113**	**24,814**	**2,147,766**

2021	Income $'000	Expenses $'000	Surplus/ (Deficit) $'000	Grants included in income $'000	Total assets $'000
Corporate Business and Finance	144,651	62,106	82,545	2,731	117,742
Planning and Placemaking	8,731	18,013	(9,282)	788	1,442
Community Wellbeing	16,465	37,123	(20,658)	12,733	2,501
City Works and Assets	14,310	64,876	(50,566)	2,297	2,007,797
Chief Executive	1,016	5,061	(4,046)	15	7,979
People & Culture	3,427	9,149	(5,722)	3,425	-
Advocacy & Engagement	-	2,397	(2,397)	-	-
	188,599	**198,725**	**(10,126)**	**21,988**	**2,137,461**

Notes to the Financial Report for the Year Ended 30 June 2022

Note 3 Funding for the delivery of our services

3.1 Rates and charges

Council uses Net Annual Value as the basis of valuation of all properties within the municipal district. The NAV of a property is its imputed rental value.

The valuation base used to calculate general rates for 2021/22 was $2,999 million (2020/21 $2,920 million).

	2022	2021
	$'000	$'000
General rates	88,839	85,405
Commercial	22,789	22,754
Industrial	7,241	7,080
Special rates and charges	141	-
Supplementary rates and rate adjustments	1,899	883
Garbage bin charges	49	48
Interest on rates and charges	(1)	72
Total rates and charges	**120,957**	**116,242**

The date of the latest general revaluation of land for rating purposes within the municipal district was 1 January 2022, and the valuation will be first applied in the rating year commencing 1 July 2022.

Annual rates and charges are recognised as revenues when Council issues annual rates notices. Supplementary rates are recognised when a valuation and reassessment is completed and a supplementary rates notice issued.

3.2 Statutory fees and fines

	2022	2021
	$'000	$'000
Infringements and costs	10,916	8,457
Court recoveries	2,442	1,849
Fees - parking meters/ticket machines	7,947	6,910
Permits	1,864	1,783
Total statutory fees and fines	**23,168**	**18,999**

Statutory fees and fines (including parking fees and fines) are recognised as revenue when the service has been provided, the payment is received, or when the penalty has been applied, whichever first occurs.

Notes to the Financial Report for the Year Ended 30 June 2022

Note 3 Funding for the delivery of our services (Cont'd)	2022 $'000	2021 $'000
3.3 User fees		
Leisure centres and golf course fees	6,363	3,958
Child care/children's program fees	2,856	2,864
Town planning fees	4,114	3,653
Registration fees	1,750	1,576
Aged services fees	228	208
Road occupation permit fees	4,826	4,572
Footpath advertising & display	411	86
Building services fees	290	251
Valuation fees/supplementary charges	198	183
Kerb market fees	183	100
Land information certificates	175	135
Local laws fines	181	430
Rent	1,556	1,010
Permits - Bins and Skips	199	185
After School Program	211	160
Report and Consent Fees	173	162
Road and Drainage Inspection Fees	1,037	842
Hall hire	155	145
Asset Protection Permits	216	214
Occupation area permit fees	236	300
Other fees and charges	657	533
Total user fees	**26,014**	**21,567**

User fees are recognised as revenue at a point in time, or over time, when (or as) the performance obligation is satisfied. Recognition is based on the underlying contractual terms.

Note 3 Funding for the delivery of our services (Cont'd)

3.4 Funding from other levels of government	2022	2021
Grants were received in respect of the following :	$'000	$'000
Summary of grants		
Commonwealth funded grants	12,362	10,577
State funded grants	12,452	11,411
Total grants received	**24,814**	**21,988**
(a) Operating Grants		
Recurrent - Commonwealth Government		
Financial Assistance Grants	3,384	2,392
Children Services	4,385	4,534
Primary care partnerships	1,472	1,621
General home care	1,592	764
Recurrent - State Government		
Family and children services	2,727	2,891
Maternal and child health	1,015	708
Aged care services	924	1,153
Library	707	720
School crossing supervisors	339	320
Tobacco Act Reform	49	-
Community safety	-	92
Other	-	18
Total recurrent operating grants	**16,594**	**15,213**
Non-recurrent - Commonwealth Government		
Drainage maintenance	-	15
Non-recurrent - State Government		
COVID-19 response	2,359	1,394
Regulatory Reform	319	-
Working for Victoria	221	2,738
Environmental planning	-	633
Family and children services	204	125
Other	560	424
Total non-recurrent operating grants	**3,662**	**5,329**
Total Operating Grants	**20,256**	**20,542**
(b) Capital Grants		
Recurrent - Commonwealth Government		
Roads to recovery	259	259
Total recurrent capital grants	**259**	**259**
Non-recurrent - Commonwealth Government		
Roads - Black Spot funding	128	480
Roads LRCI program	1,142	512
Non-recurrent - State Government		
Buildings	2,335	109
Roads	387	50
Open space	197	1
Drainage	-	25
Other	110	10
Total non-recurrent capital grants	**4,299**	**1,187**
Total Capital Grants	**4,558**	**1,446**
Total Grants	**24,814**	**21,988**

Note 3 Funding for the delivery of our services (Cont'd)

3.4 Funding from other levels of government (Cont'd)

	2022	2021
(c) Unspent grants	**$'000**	**$'000**
Operating		
Balance at start of year	2,604	2,165
Received during the financial year and remained unspent at balance date	2,616	1,879
Received in prior years and spent during the financial year	(1,558)	(1,440)
Balance at year end	**3,662**	**2,604**
Capital		
Balance at start of year	18,636	16,295
Received during the financial year and remained unspent at balance date	6,229	2,521
Received in prior years and spent during the financial year	(3,124)	(180)
Balance at year end	**21,741**	**18,636**

*The major portion of unspent capital grants at the start of the year relates to state government funding received for the Fitzroy Depot relocation.

(d) Recognition of grant income

Before recognising funding from government grants as revenue the Council assesses whether there is a contract that is enforceable and has sufficiently specific performance obligations in accordance with *AASB 15 Revenue from Contracts with Customers* . When both these conditions are satisfied, the Council:
- identifies each performance obligation relating to revenue under the contract/agreement
- determines the transaction price
- recognises a contract liability for its obligations under the agreement
- recognises revenue as it satisfies its performance obligations, at the time or over time when services are rendered.

Where the contract is not enforceable and/or does not have sufficiently specific performance obligations, the Council applies *AASB 1058 Income for Not-for-Profit Entities* .

Grant revenue with sufficiently specific performance obligations is recognised over time as the performance obligations specified in the underlying agreement are met. Where performance obligations are not sufficiently specific, grants are recognised on the earlier of receipt or when an unconditional right to receipt has been established. Grants relating to capital projects are generally recognised progressively as the capital project is completed. The following table provides a summary of the accounting framework under which grants are recognised.

Income recognised under AASB 1058 *Income of Not-for-Profit Entities*		
General purpose	16,594	15,213
Specific purpose grants to acquire non-financial assets	259	259
Revenue recognised under AASB 15 *Revenue from Contracts with Customers*		
Specific purpose grants	7,961	6,516
	24,814	**21,988**

3.5 Contributions

Monetary	5,737	5,114
Total contributions	**5,737**	**5,114**
Monetary		
Public Open Space contributions	4,817	4,239
Developer contributions plan levy	181	14
Road maintenance/works (other)	181	364
Open space and planning	254	288
Park rental	53	54
Other	251	155
Total monetary contributions	**5,737**	**5,114**

Monetary contributions are recognised as revenue at their fair value when Council obtains control over the contributed asset.

Notes to the Financial Report for the Year Ended 30 June 2022

Note 3 Funding for the delivery of our services (Cont'd)	2022	2021
3.6 Net gain on disposal of property, infrastructure, plant and equipment	**$'000**	**$'000**
Proceeds from sale of assets	801	3,163
Written down value of assets sold/disposed	(1,869)	(169)
Total net gain/(loss) on disposal of property, infrastructure, plant and equipment	**(1,068)**	**2,994**

The profit or loss on sale of an asset is determined when control of the asset has passed to the buyer.

3.7 Other income		
Interest	284	358
Victorian Electoral Commission fines	169	41
Hall hire	31	41
Waste management	69	111
Venues and events	90	94
Strategic planning	58	6
Early Years Unit	92	-
Leisure services	67	124
Valuations	-	41
Reimbursements road reinstatements	121	272
Reimbursements legal fees	361	217
Reimbursements building maintenance	31	-
Reimbursements capital works	123	-
Other	378	390
Total other income	**1,872**	**1,695**

Interest is recognised as it is earned.

Other income is measured at the fair value of the consideration received or receivable and is recognised when Council gains control over the right to receive the income.

Notes to the Financial Report for the Year Ended 30 June 2022

Note 4 The cost of delivering services

	2022	2021
4.1 (a) Employee costs	**$'000**	**$'000**
Wages and salaries	72,908	71,060
WorkCover	663	501
Casual staff	6,920	5,860
Superannuation	8,158	7,483
Fringe benefits tax	247	244
Agency staff (external)	3,621	2,409
Other	5,348	7,578
Total employee costs	**97,865**	**95,135**
(b) Superannuation		
Council made contributions to the following funds:		
Defined benefit fund		
Employer contributions to Local Authorities Superannuation Fund (Vision Super)	**335**	**353**
Accumulation funds		
Employer contributions to Local Authorities Superannuation Fund (Vision Super)	3,606	3,378
Employer contributions - other funds	4,217	3,752
	7,823	**7,130**

Refer to note 9.3 for further information relating to Council's superannuation obligations.

4.2 Materials and services		
Materials and services	21,320	20,468
Aged services contract payments	1,569	1,326
Waste services contract payments	4,270	4,857
Recycling contract payments	3,723	3,887
Tipping fees	3,085	2,147
Open space contract payments	3,573	3,110
Bushland tree maintenance contract payments	1,506	1,615
Street cleaning services contract payments	3,422	3,234
Other contract payments	7,195	8,329
Building maintenance	3,710	3,908
General maintenance	4,983	5,258
Utilities	3,340	3,149
Information technology	5,460	4,231
Insurance	2,015	2,011
Consultants	3,847	3,011
Total materials and services	**73,017**	**70,541**

Expenses are recognised as they are incurred and reported in the financial year to which they relate.

4.3 Depreciation		
Property	2,859	2,852
Plant and equipment	6,402	5,821
Infrastructure	14,698	14,371
Total depreciation	**23,960**	**23,044**

Refer to note 5.8 and 6.1 for a more detailed breakdown of depreciation and amortisation charges and accounting policy.

Notes to the Financial Report for the Year Ended 30 June 2022

Note 4 The cost of delivering services (Cont'd)

	2022	2021
4.4 Amortisation - Right of use assets	**$'000**	**$'000**
Equipment	1,263	1,160
Total Amortisation - Right of use assets	**1,263**	**1,160**
4.5 Bad and doubtful debts		
Parking infringement debtors	2,405	6,022
Other debtors	(133)	219
Total bad and doubtful debts	**2,271**	**6,241**
Movement in provisions for doubtful debts		
Balance at the beginning of the year	43,943	37,934
New provisions recognised during the year	2,263	6,098
Amounts already provided for and written off as uncollectible	(11,699)	(89)
Balance at end of year	**34,507**	**43,943**

Provision for doubtful debt is recognised based on an expected credit loss model. This model considers both historic and forward looking information in determining the level of impairment. During 2021-22, the model deemed a level of infringement notices to be not collectable and therefore written off.

4.6 Borrowing costs		
Interest - borrowings	1,163	1,870
Total borrowing costs	**1,163**	**1,870**

Borrowing costs are recognised as an expense in the period in which they are incurred, except where they are capitalised as part of a qualifying asset constructed by Council.

4.7 Finance Costs - Leases		
Interest - lease liabilities	147	171
Total finance costs	**147**	**171**
4.8 Other expenses		
Auditors' remuneration - VAGO - audit of the financial statements, performance statement and grant acquittals	61	76
Auditors' remuneration - internal	208	172
Councillors' allowances	372	315
Others	53	-
Total other expenses	**695**	**563**

Notes to the Financial Report for the Year Ended 30 June 2022

Note 5 Our financial position

5.1 Financial assets	2022	2021
(a) Cash and cash equivalents	**$'000**	**$'000**
Cash at Bank	23,596	1,359
Cash on Hand	10	11
Term deposits	31,195	77,560
Total cash and cash equivalents	**54,801**	**78,930**
(b) Other financial assets		
Term deposits - current	25,000	10,000
Total other financial assets	25,000	10,000
Total financial assets	**79,801**	**88,930**

Council's cash and cash equivalents are subject to external restrictions that limit amounts available for discretionary use. These include:

Trust funds and deposits (Note 5.3b)	15,745	12,231
Statutory Reserves (note 9.1b)	22,671	18,950
Total restricted funds	**38,416**	**31,180**
Total unrestricted cash and cash equivalents	**16,386**	**47,749**
Total unrestricted financial assets	**41,386**	**57,749**

Intended allocations

Although not externally restricted the following amounts have been allocated for specific future purposes by Council:

- Cash held to fund carried forward capital works	11,259	12,400
- Capital grant funding	21,741	21,232
- Other grant carry overs	3,662	2,074
Total funds subject to intended allocations	**36,662**	**35,706**

Cash and cash equivalents include cash on hand, deposits at call, and other highly liquid investments with original maturities of three months or less, net of outstanding bank overdrafts.

Other financial assets are valued at fair value, at balance date. Term deposits are measured at original cost. Any unrealised gains and losses on holdings at balance date are recognised as either a revenue or expense.

Other financial assets include term deposits and those with original maturity dates of three to 12 months are classified as current, whilst term deposits with maturity dates greater than 12 months are classified as non-current.

Notes to the Financial Report for the Year Ended 30 June 2022

Note 5 Our financial position (Cont'd)

5.1 Financial assets (Cont'd)

(c) Trade and other receivables	2022 $'000	2021 $'000
Current		
Statutory receivables		
Rates debtors	15,703	13,268
Provision for doubtful debts - rates	(715)	(1,000)
Infringement debtors	36,500	45,081
Provision for doubtful debts - parking infringements	(32,186)	(41,274)
Provision for doubtful debts - non-parking infringements	(1,384)	(1,499)
GST recoverable from ATO	1,775	2,291
Non statutory receivables		
Other debtors	4,107	2,287
Provision for doubtful debts - non statutory receivables	(223)	(170)
Total trade and other receivables	**23,578**	**18,984**

Short term receivables are carried at invoice amount. A provision for doubtful debts is recognised when there is objective evidence that an impairment has occurred. Long term receivables are carried at amortised cost using the effective interest rate method.

(d) Ageing of Receivables

The ageing of the Council's trade and other receivables (excluding statutory receivables) that are not impaired was:

Current (not yet due)	3,326	3,122
Past due by up to 30 days	1,115	202
Past due between 31 and 180 days	398	304
Past due between 181 and 365 days	326	129
Past due by more than 1 year	495	652
Total trade and other receivables	**5,659**	**4,408**

(e) Ageing of individually impaired Receivables

At balance date, other debtors representing financial assets with a nominal value of $34.5m (2021: $43.9m) were impaired. The amount of the provision raised against these debtors was $2.2m (2021: $6.1m). They individually have been impaired as a result of their doubtful collection. Many of the long outstanding past due amounts have been lodged with Council's debt collectors or are on payment arrangements.

The ageing of receivables that have been individually determined as impaired at reporting date

Current (not yet due)	332	239
Past due by up to 30 days	178	176
Past due between 31 and 180 days	558	567
Past due between 181 and 365 days	1,684	1,321
Past due by more than 1 year	31,756	41,640
Total trade and other receivables	**34,507**	**43,943**

Notes to the Financial Report for the Year Ended 30 June 2022

Note 5 Our financial position (Cont'd)

5.2 Non-financial assets	2022	2021
(a) Inventories	**$'000**	**$'000**
Inventories held for distribution	180	95
Total inventories	**180**	**95**

Inventories held for distribution are measured at cost, adjusted when applicable for any loss of service potential. All other inventories, including land held for sale, are measured at the lower of cost and net realisable value. Where inventories are acquired for no cost or nominal consideration, they are measured at current replacement cost at the date of acquisition.

(b) Other assets		
Prepayments	1,228	1,388
Accrued income	39	14
Total other assets	**1,267**	**1,402**

5.3 Payables, trust funds and deposits and unearned income/revenue		
(a) Trade and other payables		
Current		
Trade payables	7,029	11,230
Superannuation	14	10
Accrued expenses	4,033	4,497
	11,075	**15,737**
Non-current		
Accrued expenses	1,870	2,255
Total trade and other payables	**12,945**	**17,992**
(b) Trust funds and deposits		
Current		
Drainage works deposits	30	30
Leased properties	31	26
Refundable deposits	6,587	5,664
Fire services levy	8,602	6,026
Other refundable deposits	110	108
	15,359	**11,854**
Non-current		
Other liabilities	386	377
Total trust funds and deposits	**15,745**	**12,231**
(c) Unearned income/revenue		
Income in advance	1,329	578
Grants received in advance - operating	3,662	2,521
Grants received in advance - capital	6,004	2,604
Total unearned income	**10,994**	**5,703**

Unearned income/revenue represents contract liabilities and reflect consideration received in advance from customers in respect of leisure services, facility hire, child care and infrastructure reinstatements. Unearned income/revenue are derecognised and recorded as revenue when promised goods and services are transferred to the customer. Refer to Note 3.

Notes to the Financial Report for the Year Ended 30 June 2022

Note 5 Our financial position (Cont'd)

5.3 Payables (Cont'd)

Amounts received as deposits and retention amounts controlled by Council are recognised as trust funds until they are returned, transferred in accordance with the purpose of the receipt, or forfeited. Trust funds that are forfeited, resulting in council gaining control of the funds, are to be recognised as revenue at the time of forfeit.

Purpose and nature of items

Refundable deposits - deposits are taken by council as a form of surety in a number of circumstances, including in relation to building works, tender deposits, contract deposits and the use of civic facilities.

Fire Service Levy - Council is the collection agent for fire services levy on behalf of the State Government. Council remits amounts received on a quarterly basis. Amounts disclosed here will be remitted to the state government in line with that process.

Retention amounts - Council has a contractual right to retain certain amounts until a contractor has met certain requirements or a related warrant or defect period has elapsed. Subject to the satisfactory completion of the contractual obligations, or the elapsing of time, these amounts will be paid to the relevant contractor in line with Council's contractual obligations.

5.4 Interest-bearing liabilities

	2022 $'000	2021 $'000
Current		
Treasury Corporation of Victoria borrowings - secured	2,922	-
Bank loans - secured	1,349	33,818
	4,271	**33,818**
Non-current		
Treasury Corporation of Victoria borrowings - secured	28,145	-
Bank loans - secured	6,755	7,385
	34,900	**7,385**
Total	**39,171**	**41,203**

Borrowings are secured by way of mortgages over the general rates of Council.

The maturity profile for Council's borrowings is:

Not later than one year	4,271	33,818
Later than one year and not later than five years	21,818	5,794
Later than five years	13,082	1,591
	39,171	**41,203**

Borrowings are initially measured at fair value, being the cost of the interest bearing liabilities, net of transaction costs. The measurement basis subsequent to initial recognition depends on whether the Council has categorised its interest-bearing liabilities as either financial liabilities designated at fair value through the profit and loss, or financial liabilities at amortised cost. Any difference between the initial recognised amount and the redemption value is recognised in net result over the period of the borrowing using the effective interest method.

The classification depends on the nature and purpose of the interest bearing liabilities. The Council determines the classification of its interest bearing liabilities at initial recognition. At present all Council's loans are classified at amortised cost.

Notes to the Financial Report for the Year Ended 30 June 2022

Note 5 Our financial position (Cont'd)

5.5 Provisions

	Employee
2022	**$ '000**
Balance at beginning of the financial year	19,574
Additional provisions	5,901
Amounts used	(5,234)
Change in the discounted amount arising because of time and the effect of any change in the discount rate	(272)
Balance at the end of the financial year	**19,970**
2021	
Balance at beginning of the financial year	16,787
Additional provisions	6,692
Amounts used	(4,032)
Change in the discounted amount arising because of time and the effect of any change in the discount rate	127
Balance at the end of the financial year	**19,574**

	2022	2021
Employee provisions	**$'000**	**$'000**
Current provisions expected to be wholly settled within 12 months		
Annual leave	6,221	6,070
TOIL	101	116
Long service leave	1,265	1,240
	7,587	**7,426**
Current provisions expected to be wholly settled after 12 months		
Annual leave	2,074	2,024
Long service leave	8,866	8,689
	10,939	**10,713**
Total current employee provisions	**18,527**	**18,139**
Non-current		
Long service leave	1,443	1,435
Total non-current employee provisions	**1,443**	**1,435**
Aggregate carrying amount of employee provisions:		
Current	18,527	18,139
Non-current	1,443	1,435
Total aggregate carrying amount of employee	**19,970**	**19,574**

Notes to the Financial Report for the Year Ended 30 June 2022

Note 5 Our financial position (Cont'd)

5.5 Provisions (Cont'd)

The calculation of employee costs and benefits includes all relevant on-costs and are calculated as follows at reporting date.

Annual leave

A liability for annual leave is recognised in the provision for employee benefits as a current liability because the Council does not have an unconditional right to defer settlement of the liability. Liabilities for annual leave are measured at:
- nominal value if the Council expects to wholly settle the liability within 12 months
- present value if the Council does not expect to wholly settle within 12 months.

Liabilities that are not expected to be wholly settled within 12 months of the reporting date are recognised in the provision for employee benefits as current liabilities, measured at the present value of the amounts expected to be paid when the liabilities are settled using the remuneration rate expected to apply at the time of settlement.

Long service leave

Liability for long service leave (LSL) is recognised in the provision for employee benefits. Unconditional LSL is disclosed as a current liability as the Council does not have an unconditional right to defer settlement. Unconditional LSL is measured at nominal value if expected to be settled within 12 months or at present value if not expected to be settled within 12 months. Conditional LSL that has been accrued, where an employee is yet to reach a qualifying term of employment, is disclosed as a non-current liability and measured at present value.

Key assumptions:

	2022	2021
Weighted average increase in employee costs	1.75%	1.50%
Weighted average discount rates	3.43%	1.06%
Weighted average settlement period	5 Years	5 Years

5.6 Financing arrangements

The Council has the following funding arrangements in place as at 30 June 2022.

	2022	2021
	$'000	$'000
Bank overdraft	10,000	10,000
Credit card facilities	495	495
Treasury Corporation of Victoria facilities	31,067	-
Bank loan facilities	8,104	41,203
Total facilities	**49,666**	**51,698**
Used facilities	(39,303)	(41,318)
Unused facilities	**10,363**	**10,380**

Notes to the Financial Report for the Year Ended 30 June 2022

Note 5 Our financial position (Cont'd)

5.7 Commitments

The Council has entered into the following commitments. Commitments are not recognised in the Balance Sheet. Commitments are disclosed at their nominal value and presented inclusive of the GST payable.

(a) Commitments for expenditure

2022	Not later than 1 year	Later than 1 year and not later than 2 years	Later than 2 years and not later than 5 years	Later than 5 years	Total
	$'000	$'000	$'000	$'000	$'000
Operating					
Street cleaning services	3,270	-	-	-	3,270
Garbage collection and recycling	7,756	136	69	-	7,961
Open space management	2,105	1,288	2,692	-	6,084
Information systems & technology	5,126	1,731	167	75	7,100
Cleaning contracts for Council buildings	1,582	-	-	-	1,582
Animal pound services	70	70	210	-	350
Drainage maintenance	201	207	323	-	732
Total	**20,111**	**3,432**	**3,462**	**75**	**27,079**
Capital					
Buildings	2,386	-	-	-	2,386
Total	**22,497**	**3,432**	**3,462**	**75**	**29,465**

2021	Not later than 1 year	Later than 1 year and not later than 2 years	Later than 2 years and not later than 5 years	Later than 5 years	Total
	$'000	$'000	$'000	$'000	$'000
Operating					
Street cleaning services	3,215	3,270	-	-	6,485
Garbage collection and recycling	3,113	3,185	-	-	6,298
Open space management	1,517	-	-	-	1,517
Information systems & technology	2,554	-	-	-	2,554
Cleaning contracts for Council buildings	1,633	1,064	-	-	2,697
Insurances	1,321	-	-	-	1,321
Total	**13,353**	**7,519**	**-**	**-**	**20,872**
Capital					
Buildings	5,684	-	-	-	5,684
Total	**19,037**	**7,519**	**-**	**-**	**26,556**

Notes to the Financial Report for the Year Ended 30 June 2022

Note 5 Our financial position (Cont'd)

(b) Operating lease receivables

The Council has entered into commercial property leases of freehold office complexes. These properties held under operating leases have remaining non-cancellable lease terms of between 1 and 10 years. All leases include a CPI based revision of the rental charge annually.

Future undiscounted minimum rentals receivable under non-cancellable operating leases are as follows:

	2022	2021
	$'000	$'000
Not later than one year	388	614
Later than one year and not later than five years	954	724
Later than five years	117	363
	1,459	**1,701**

5.8 Leases

At inception of a contract, all entities would assess whether a contract is, or contains, a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. To identify whether a contract conveys the right to control the use of an identified asset, it is necessary to assess whether:
- The contract involves the use of an identified asset;
- The customer has the right to obtain substantially all of the economic benefits from use of the asset throughout the period of use; and
- The customer has the right to direct the use of the asset.

This policy is applied to contracts entered into, or changed, on or after 1 July 2019.
As a lessee, Council recognises a right-of-use asset and a lease liability at the lease commencement date. The right-of-use asset is initially measured at cost which comprises the initial amount of the lease liability adjusted for:
- any lease payments made at or before the commencement date less any lease incentives received; plus
- any initial direct costs incurred; and
- an estimate of costs to dismantle and remove the underlying asset or to restore the underlying asset or the site on which it is located.

The right-of-use asset is subsequently depreciated using the straight-line method from the commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term. The estimated useful lives of right-of-use assets are determined on the same basis as those of property, plant and equipment. In addition, the right-of-use asset is periodically reduced by impairment losses, if any, and adjusted for certain measurements of the lease liability.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, an appropriate incremental borrowing rate. Generally, Council uses an appropriate incremental borrowing rate as the discount rate.

Lease payments included in the measurement of the lease liability comprise the following:
- Fixed payments
- Variable lease payments that depend on an index or a rate, initially measured using the index or rate as at the commencement date;
- Amounts expected to be payable under a residual value guarantee; and
- The exercise price under a purchase option that Council is reasonably certain to exercise, lease payments in an optional renewal period if Council is reasonably certain to exercise an extension option, and penalties for early termination of a lease unless Council is reasonably certain not to terminate early.

When the lease liability is remeasured in this way, a corresponding adjustment is made to the carrying amount of the right-of-use asset, or is recorded in profit or loss if the carrying amount of the right-of-use asset has been reduced to zero.

Notes to the Financial Report for the Year Ended 30 June 2022

Note 5 Our financial position (Cont'd)

5.8 Leases (Cont'd)

Right-of-Use Assets	Plant and equipment	Total
	$'000	$'000
Balance at 30 June 2021	2,374	2,374
Additions	226	226
Amortisation charge	(1,263)	(1,263)
Balance at 30 June 2022	**1,337**	**1,337**
Balance at 1 July 2020	2,307	2,307
Additions	1,227	1,227
Amortisation charge	(1,160)	(1,160)
Balance at 30 June 2021	**2,374**	**2,374**

Lease Liabilities	2022	2021
Maturity analysis - contractual undiscounted cash flows	$'000	$'000
Less than one year	1,307	1,296
One to five years	203	1,417
More than five years	-	-
Total undiscounted lease liabilities as at 30 June:	**1,510**	**2,713**
Lease liabilities included in the Balance Sheet at 30 June:		
Current	1,260	1,165
Non-current	200	1,347
Total lease liabilities	**1,460**	**2,512**

Short-term and low value leases

Council has elected not to recognise right-of-use assets and lease liabilities for short-term leases of machinery that have a lease term of 12 months or less and leases of low-value assets (individual assets worth less than existing capitalisation thresholds for a like asset up to a maximum of AUD$10,000), including IT equipment. Council recognises the lease payments associated with these leases as an expense on a straight-line basis over the lease term.

	2022	2021
Expenses relating to:	$'000	$'000
Leases of low value assets	-	3
Total	**-**	**3**

Attachment 1 - Attachment 1 - 2021/2022 Annual Financial Statements

Notes to the Financial Report for the Year Ended 30 June 2022

Note 6 Assets we manage

6.1 Property, infrastructure, plant and equipment

Summary of property, infrastructure, plant and equipment

	At Fair Value 30 June 2021	Additions	Contributions	Revaluation	Depreciation	Disposal	Write-off	Transfers	At Fair Value 30 June 2022
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Property	1,209,296	6,324	-	48,865	(2,860)	(239)	(1,066)	2,219	**1,262,539**
Plant and equipment	38,510	4,597	-	-	(6,403)	-	-	646	**37,350**
Infrastructure	772,057	12,640	-	(40,743)	(14,697)	-	(64)	128	**729,322**
Work in progress	5,808	10,073	-	-	-	-	(501)	(2,993)	**12,387**
	2,025,671	**33,635**	**-**	**8,122**	**(23,960)**	**(239)**	**(1,631)**	**-**	**2,041,598**

Summary of Work in Progress	Opening WIP	Additions	Write-off	Transfers	Closing WIP
	$'000	$'000	$'000	$'000	$'000
Property	3,550	7,040	(304)	(2,049)	**8,237**
Plant and equipment	1,281	2,037	-	(605)	**2,713**
Infrastructure	977	996	(197)	(339)	**1,437**
Total	**5,808**	**10,073**	**(501)**	**(2,993)**	**12,387**

Notes to the Financial Report for the Year Ended 30 June 2022

Note 6 Assets we manage (Cont'd)

6.1 Property, infrastructure, plant and equipment (Cont'd)

(a) Property

	Land - specialised	Land - non specialised	Land improvements	Total Land & Land Improvements	Heritage buildings	Buildings - specialised	Buildings - non-specialised	Building improvements	Leasehold improvements	Total Buildings	Work In Progress	Total Property
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
At fair value 30 June 2021	817,897	185,421	12,180	1,015,498	-	287,825	728	-	-	288,553	3,550	**1,307,601**
Accumulated depreciation at 30 June 2021	-	-	-	-	-	(94,111)	(644)	-	-	(94,755)	-	**(94,755)**
	817,897	185,421	12,180	1,015,498	-	193,714	84	-	-	193,798	3,550	**1,212,846**
Movements in fair value												
Additions	-	-	360	360	-	5,964	-	-	-	5,964	7,040	**13,365**
Contributions	-	-	-	-	-	-	-	-	-	-	-	-
Revaluation	39,105	(4,190)	-	34,915	-	26,369	(71)	-	-	26,298	-	**61,213**
Disposal	-	-	-	-	-	(511)	-	-	-	(511)	-	**(511)**
Write-off	-	-	-	-	-	(1,066)	-	-	-	(1,066)	(304)	**(1,370)**
Transfers	-	-	7	7	-	2,215	-	-	-	2,215	(2,049)	**172**
	39,105	**(4,190)**	**367**	**35,282**	-	**32,972**	**(71)**	-	-	**32,901**	**4,687**	**72,869**
Movements in accumulated depreciation												
Depreciation and amortisation	-	-	-	-	-	(2,853)	(7)	-	-	(2,860)	-	**(2,860)**
Accumulated depreciation of disposals	-	-	-	-	-	271	-	-	-	271	-	**271**
Accumulated depreciation of revaluations	-	-	-	-	-	(12,408)	60	-	-	(12,348)	-	**(12,348)**
Transfers	-	-	-	-	-	(2)	-	-	-	(2)	-	**(2)**
	-	-	-	-	-	(14,992)	53	-	-	(14,939)	-	**(14,939)**
At fair value 30 June 2022	857,002	181,231	12,547	1,050,780	-	320,797	657	-	-	321,454	8,237	**1,380,470**
Accumulated depreciation at 30 June 2022	-	-	-	-	-	(109,103)	(591)	-	-	(109,694)	-	**(109,694)**
	857,002	**181,231**	**12,547**	**1,050,780**	-	**211,694**	**66**	-	-	**211,760**	**8,237**	**1,270,776**

Attachment 1 - Attachment 1 - 2021/2022 Annual Financial Statements

Notes to the Financial Report for the Year Ended 30 June 2022

Note 6 Assets we manage (Cont'd)

6.1 Property, infrastructure, plant and equipment (Cont'd)

(b) Plant and Equipment

	Heritage plant and equipment	Motor Vehicles	Plant, machinery and equipment	Irrigation and sprinkler systems	Street furniture	Parks and gardens furniture and equipment	Playground equipment	Fencing	Mobile garbage bins/recycling crates	Computers and Mobile Phones	Office furniture and equipment	Library books	Work In Progress	Total plant and equipment
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
At fair value 30 June 2021	4,943	7,620	8,211	4,130	18,994	18,348	3,676	2,392	3,143	23,721	12,618	9,938	1,281	**119,016**
Accumulated depreciation at 30 June 2021	(405)	(4,000)	(6,466)	(2,022)	(13,701)	(8,018)	(1,642)	(2,003)	(2,689)	(19,859)	(10,824)	(7,596)	-	**(79,225)**
	4,538	3,620	1,745	2,108	5,293	10,330	2,034	389	454	3,862	1,794	2,342	1,281	**39,791**
Movements in fair value														
Additions	28	931	205	62	690	1,219	-	35	-	574	219	635	2,037	**6,634**
Disposal	-	(266)	-	-	-	-	-	-	-	-	-	-	-	**(266)**
Transfers	3	(336)	282	0	210	186	-	-	-	297	-	-	(605)	**38**
	31	329	487	63	900	1,405	-	35	-	871	219	635	1,432	**6,406**
Movements in accumulated depreciation														
Depreciation and amortisation	(49)	(980)	(552)	(259)	(540)	(633)	(309)	(55)	(88)	(1,807)	(374)	(757)	-	**(6,403)**
Accumulated depreciation of disposals	-	266	-	-	-	-	-	-	-	-	-	-	-	**266**
Transfers	-	30	(28)	-	-	-	-	-	-	-	-	-	-	**2**
	(49)	(684)	(580)	(259)	(540)	(633)	(309)	(55)	(88)	(1,807)	(374)	(757)	-	**(6,134)**
At fair value 30 June 2022	4,974	7,949	8,698	4,193	19,894	19,753	3,676	2,427	3,143	24,592	12,837	10,573	2,713	**125,422**
Accumulated depreciation at 30 June 2022	(454)	(4,684)	(7,046)	(2,281)	(14,241)	(8,651)	(1,951)	(2,058)	(2,777)	(21,666)	(11,198)	(8,353)	-	**(85,359)**
	4,520	**3,265**	**1,652**	**1,912**	**5,653**	**11,102**	**1,725**	**369**	**366**	**2,926**	**1,639**	**2,220**	**2,713**	**40,063**

Notes to the Financial Report for the Year Ended 30 June 2022

Note 6 Assets we manage (Cont'd)

6.1 Property, infrastructure, plant and equipment (Cont'd)

(c) Infrastructure

	Roads	Footpaths and cycleways	Drainage	Kerb and channel	Bridges	Lanes	Trees and Tree Infrastructure	Work In Progress	Total Infrastructure
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
At fair value 30 June 2021	440,245	150,914	150,633	146,222	5,358	93,937	7,318	977	**995,605**
Accumulated depreciation at 30 June 2021	(86,002)	(24,970)	(62,464)	(28,457)	(2,698)	(17,979)	-	-	**(222,571)**
	354,243	125,944	88,169	117,765	2,660	75,958	7,318	977	**773,034**
Movements in fair value									
Additions	3,396	2,257	3,580	2,602	-	806	-	996	**13,636**
Revaluation	(9,411)	3,202	(6,113)	(15,112)	-	13,903	-	-	**(13,531)**
Write-off	(64)	-	-	-	-	-	-	(197)	**(261)**
Transfers	-	-	128	-	-	-	-	(339)	**(210)**
	(6,079)	5,459	(2,405)	(12,510)	-	14,709	-	460	**(366)**
Movements in accumulated depreciation									
Depreciation and amortisation	(5,902)	(3,226)	(1,243)	(2,918)	(44)	(1,364)	-	-	**(14,697)**
Accumulated depreciation of revaluations	28,955	(45,651)	4,676	(14,375)	-	(817)	-	-	**(27,212)**
	23,053	(48,877)	3,433	(17,293)	(44)	(2,181)	-	-	**(41,909)**
At fair value 30 June 2022	434,166	156,373	148,228	133,712	5,358	108,646	7,318	1,437	**995,239**
Accumulated depreciation at 30 June 2022	(62,949)	(73,847)	(59,031)	(45,750)	(2,742)	(20,160)	-	-	**(264,480)**
	371,217	**82,526**	**89,197**	**87,962**	**2,616**	**88,486**	**7,318**	**1,437**	**730,759**

Notes to the Financial Report for the Year Ended 30 June 2022

Note 6 Assets we manage (Cont'd)

6.1 Property, infrastructure, plant and equipment (Cont'd)

Acquisition

The purchase method of accounting is used for all acquisitions of assets, being the fair value of assets provided as consideration at the date of acquisition plus any incidental costs attributable to the acquisition. Fair value is the price that would be received to sell an asset (or paid to transfer a liability) in an orderly transaction between market participants at the measurement date.

Where assets are constructed by Council, cost includes all materials used in construction, direct labour, borrowing costs incurred during construction, and an appropriate share of directly attributable variable and fixed overheads.

In accordance with Council's policy, the threshold limits have applied when recognising assets within an applicable asset class and unless otherwise stated are consistent with the prior year.

	Depreciation Period	Threshold Limit
Asset recognition thresholds and depreciation periods		$'000
Land & land improvements		
land	Nil	Nil
land improvements	Nil	10
Buildings		
buildings	100 years	10
building leasehold improvements	100 years	10
Plant and Equipment		
heritage plant and equipment	100 years	Nil
plant, machinery and equipment	6 - 10 years	5
furniture, equipment & computers	3 - 14 years	5
library books	6 - 7 years	5
library audio and visual	4 years	Nil
mobile garbage bins/recycling crates	10 years	5
motor vehicles	5 - 10 years	5
Infrastructure		
roads - substructure	120 years	50
roads - seal	20 years	15
footpaths - substructure	75 years	25
footpaths - seal	30 years	15
kerb & channel	50 years	25
drains	120 years	25
bridges	120 years	25
lanes - substructure	120 years	50
lanes- seal	50 years	15
irrigation & sprinkler systems	10 years	5
street furniture	10 - 20 years	5
parks & gardens furniture & equipment	10 - 20 years	5
playground equipment	10 - 20 years	5

Land under roads

Council recognises land under roads it controls at fair value.

Notes to the Financial Report for the Year Ended 30 June 2022

Note 6 Assets we manage (Cont'd)

6.1 Property, infrastructure, plant and equipment (Cont'd)

Depreciation and amortisation

Buildings, land improvements, plant and equipment, infrastructure, and other assets having limited useful lives are systematically depreciated over their useful lives to the Council in a manner which reflects consumption of the service potential embodied in those assets. Estimates of remaining useful lives and residual values are made on a regular basis with major asset classes reassessed annually. Depreciation rates and methods are reviewed annually.

Where assets have separate identifiable components that are subject to regular replacement, these components are assigned distinct useful lives and residual values and a separate depreciation rate is determined for each component.

Road earthworks are not depreciated on the basis that they are assessed as not having a limited useful life.

Straight line depreciation is charged based on the residual useful life as determined each year.

Depreciation periods used are listed above and are consistent with the prior year unless otherwise stated.

Repairs and maintenance

Where the repair relates to the replacement of a component of an asset and the cost exceeds the capitalisation threshold the cost is capitalised and depreciated. The carrying value of the replaced asset is expensed.

Leasehold improvements

Leasehold improvements are recognised at cost and are amortised over the unexpired period of the lease or the estimated useful life of the improvement, whichever is the shorter. At balance date, leasehold improvements are amortised over a 40 to 100 year period.

Valuation of land and buildings

Valuations of land and buildings were undertaken by a qualified independent valuer, Westlink Consulting. The valuation of land and buildings is at fair value, being market value based on highest and best use permitted by relevant land planning provisions. Where land use is restricted through existing planning provisions the valuation is reduced to reflect this limitation. This adjustment is an unobservable input in the valuation. The adjustment has no impact on the comprehensive income statement.

Specialised land is valued at fair value using site values adjusted for englobo (undeveloped and/or unserviced) characteristics, access rights and private interests of other parties and entitlements of infrastructure assets and services. This adjustment is an unobservable input in the valuation. The adjustment has no impact on the comprehensive income statement.

Any significant movements in the unobservable inputs for land and land under roads will have a significant impact on the fair value of these assets.

The date of the current valuation is detailed in the following table.

Details of the Council's land and buildings and information about the fair value hierarchy as at 30 June 2022 are as follows:

	Level 1 $'000	Level 2 $'000	Level 3 $'000	Date of Valuation
Land - Non specialised	-	181,231	-	June 2022
Land - Specialised	-	-	857,002	June 2022
Buildings - Specialised	-	66	211,694	June 2022
Total	**-**	**181,297**	**1,068,696**	

COVID-19 impact on valuations

The COVID-19 pandemic impact on the fundamental valuation inputs was monitored throughout 2021/22. Land and buildings and infrastructure assets were independently revalued for the financial year ended 30 June 2022. Council believes assets were largely unaffected by the COVD-19 pandemic. Council believes that the valuations as disclosed in these financial statements are a true reflection of fair value as at 30 June 2022.

Notes to the Financial Report for the Year Ended 30 June 2022

Note 6 Assets we manage (Cont'd)

6.1 Property, infrastructure, plant and equipment (Cont'd)

Valuation of infrastructure

Valuation of infrastructure assets - Roads, Footpaths, Lanes, Kerb and Channel - was undertaken by the Senior Coordinator Asset Management and Capital Works, BSc. MConstMgt. The valuations are at replacement costs less accumulated depreciation and were first applied as at 30 June 2022.

The date of the current valuation is detailed in the following table.

The valuation is at fair value based on replacement cost less accumulated depreciation as at the date of valuation.

Details of the Council's infrastructure and information about the fair value hierarchy as at 30 June 2022 are as follows:

	Level 1 $'000	Level 2 $'000	Level 3 $'000	Date of Valuation
Roads	-	-	371,217	June 2022
Bridges	-	-	2,616	June 2018
Footpaths, Lanes and Kerb and Channel	-	-	258,974	June 2022
Drainage	-	-	89,197	June 2022
Trees	-	-	7,318	June 2004
Total	**-**	**-**	**729,322**	

Description of significant unobservable inputs into level 3 valuations

Specialised land and land under roads is valued using a market based direct comparison technique. Significant unobservable inputs include the extent and impact of restriction of use and the market cost of land per square metre. The extent and impact of restrictions on use varies and results in a reduction to surrounding land values between 20% and 95%. The market value of land varies significantly depending on the location of the land and the current market conditions. Currently land values range between $1 and $3,000 per square metre.

Specialised buildings are valued using a depreciated replacement cost technique. Significant unobservable inputs include the current replacement cost and remaining useful lives of buildings. Current replacement costs is calculated on a square metre basis and ranges from $300 to $5,000 per square metre. The remaining useful lives of buildings are determined on the basis of the current condition of buildings and vary from 20 years to 150 years. Replacement cost is sensitive to changes in market conditions, with any increase or decrease in cost flowing through to the valuation. Useful lives of buildings are sensitive to changes in expectations or requirements that could either shorten or extend the useful lives of buildings.

Infrastructure assets are valued based on the depreciated replacement cost. Significant unobservable inputs include the current replacement cost and remaining useful lives of infrastructure. The remaining useful lives of infrastructure assets are determined on the basis of the current condition of the asset and vary from 20 years to 120 years. Replacement cost is sensitive to changes in market conditions, with any increase or decrease in cost flowing through to the valuation. Useful lives of infrastructure are sensitive to changes in use, expectations or requirements that could either shorten or extend the useful lives of infrastructure assets.

	2022	2021
Reconciliation of specialised land	**$'000**	**$'000**
Land under roads	283,787	283,787
Parks and reserves	573,215	534,110
Total specialised land	**857,002**	**817,897**

Notes to the Financial Report for the Year Ended 30 June 2022

Note 6 Assets we manage (Cont'd)

6.2 Investments in joint arrangements	2022 $'000	2021 $'000
Municipal Association Purchasing Scheme (Procurement Australia)	5	5
Total investments	**5**	**5**

Notes to the Financial Report for the Year Ended 30 June 2022

Note 7 People and relationships

7.1 Council and key management remuneration

(a) Related Parties

Parent entity

Yarra City Council is the parent entity.

Subsidiaries and Associates

Interests in subsidiaries and associates are detailed in Note 6.2.

(b) Key Management Personnel

Details of persons holding the position of Councillor or other members of key management personnel at any time during the year are:

Councillors

Cr Sophie Wade	1 July 2021 – 25 November 2021
Cr Sophie Wade (Mayor)	26 November 2021 – 30 June 2022
Cr Gabrielle de Vietri (Mayor)	1 July 2021 – 25 November 2021
Cr Gabrielle de Vietri	26 November 2021 – 30 June 2022
Cr Edward Crossland	1 July 2021 – 25 November 2021
Cr Edward Crossland (Deputy Mayor)	26 November 2021 – 30 June 2022
Cr Claudia Nguyen (Deputy Mayor)	1 July 2021 – 25 November 2021
Cr Claudia Nguyen	26 November 2021 – 30 June 2022
Cr Amanda Stone	1 July 2021 – 30 June 2022
Cr Anab Mohamud	1 July 2021 – 30 June 2022
Cr Bridgid O'Brien	1 July 2021 – 30 June 2022
Cr Herschel Landes	1 July 2021 – 30 June 2022
Cr Stephen Jolly	1 July 2021 – 30 June 2022

Chief Executive Officer & other Key Management Personnel

Chief Executive Officer
Director Corporate, Business & Finance
Director City Works & Assets
Director Community Wellbeing
Director, Planning & Placemaking
Group Manager, CEO's Office
Group Manager, People and Culture
Group Manager Advocacy and Engagement

	2022	2021
	No.	No.
Total Number of Councillors	9	15
Total of Chief Executive Officer and other Key Management Personnel	8	8
Total Number of Key Management Personnel	**17**	**23**

(c) Remuneration of Key Management Personnel

Total remuneration of key management personnel was as follows:	$'000	$'000
Short-term benefits	2,448	2,355
Long-term benefits	55	49
Post-employment benefits	194	179
Total	**2,697**	**2,583**

Notes to the Financial Report for the Year Ended 30 June 2022

Note 7 People and relationships (Cont'd)

7.1 Council and key management remuneration (Cont'd)

The numbers of key management personnel whose total remuneration from Council and any related entities, fall within the following bands:	2022 No.	2021 No.
$1 - $9,999	-	5
$10,000 - $19,999	-	5
$20,000 - $29,999	1	4
$30,000 - $39,999	5	-
$40,000 - $49,999	1	-
$50,000 - $59,999	1	1
$80,000 - $89,999	1	-
$180,000 - $189,999	-	1
$200,000 - $209,999	-	1
$210,000 - $219,999	3	1
$240,000 - $249,999	-	1
$250,000 - $259,999	1	-
$270,000 - $279,999	-	1
$280,000 - $289,999	3	2
$360,000 - $369,999	-	1
$380,000 - $389,999	1	-
	17	23

Key management personnel (KMP) include the Councillors, the CEO and the Executive Management Team.

(d) Senior Officer Remuneration

A Senior Officer is an officer of Council, other than Key Management Personnel, who:
a) has management responsibilities and reports directly to the Chief Executive; or
b) whose total annual remuneration exceeds $151,000

The number of Senior Officers are shown below in their relevant income bands:

Income Range:	2022 No.	2021 No.
$151,000 - $159,999	12	6
$160,000 - $169,999	12	13
$170,000 - $179,999	8	9
$180,000 - $189,999	8	3
$190,000 - $199,999	4	3
$200,000 - $209,999	1	-
$220,000 - $229,999	-	1
	45	35

Total Remuneration for the reporting year for Senior Officers included above, amounted to:	7,967	6,136

The reported number and remuneration for Senior Officers includes remuneration entitlements paid to officers on leaving Council or acting arrangements. As such, the above table is not an accurate reflection of officers employed by Council at such salary levels on an ongoing basis.

With the total annual remuneration threshold remaining at $151,000, staff who were below this threshold in prior years are now shown in this note and this contributes to the increase in the number of Senior Officers and the total remuneration reported.

Notes to the Financial Report for the Year Ended 30 June 2022

Note 7 People and relationships (Cont'd)

7.2 Related party disclosure

(a) Transactions with related parties

A $1,000 community grant was provided to a community group by Council and paid to a related party during the 2021/22 financial year. The grant application was assessed and acquitted in line with Council's approved grants process.

During the period Council did not enter into any other transactions with related parties.

(b) Outstanding balances with related parties

The were no balances outstanding at the end of the reporting period in relation to transactions with related parties.

(c) Loans to/from related parties

There were no loans in existence at balance date that have been made, guaranteed or secured by the council to a related party.

(d) Commitments to/from related parties

There were no commitments in existence at balance date that have been made, guaranteed or secured by the council to a related party.

Notes to the Financial Report for the Year Ended 30 June 2022

Note 8 Managing uncertainties

8.1 Contingent assets and liabilities

Contingent assets and contingent liabilities are not recognised in the Balance Sheet, but are disclosed and if quantifiable, are measured at nominal value. Contingent assets and liabilities are presented inclusive of GST receivable or payable, respectively.

(a) Contingent assets

Contingent assets are possible assets that arise from past events, whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Council. At balance date the Council are not aware of any contingent assets.

(b) Contingent liabilities

Contingent liabilities are:
- possible obligations that arise from past events, whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Council; or
- present obligations that arise from past events but are not recognised because it is not probable that an outflow of resources embodying economic benefits will be required to settle the obligation; or the amount of the obligation cannot be measured with sufficient reliability.

(i) arising from Public Liability

As a local authority Council manages parks, reserves, roads, and other land holdings and, as a result, receive potential claims arising from incidents which occur on land managed by Council. There are a number of outstanding claims against Council in this regard. Council carries $600 million of public liability insurance and an excess of $50,000 on this policy in 2021/22. Therefore, the maximum liability of Council in any single claim is the extent of its excess. The primary insurer is LMI Insurance. There are no claims of which Council is aware which would fall outside the terms of Council's policy.

(ii) arising from Professional Indemnity

As a local authority with statutory regulatory responsibilities, including the responsibility of issuing permits and approvals, Council receives potential claims for damages arising from actions of Council or its officers. Council carries $600 million of professional indemnity insurance and an excess of $50,000 on this policy in 2021/22. Therefore, the maximum liability of Council in any single claim is the extent of its excess. The primary insurer is LMI Insurance. There are no instances or claims of which Council is aware which would fall outside the terms of Council's policy.

(iii) Superannuation

Council has obligations under a defined benefit superannuation scheme that may result in the need to make additional contributions to the scheme, matters relating to this potential obligation are outlined below. As a result of the volatility in financial markets the likelihood of making such contributions in future periods exists.

Future superannuation contributions

In addition to the disclosed contributions, Council has not paid unfunded liability payments to Vision Super during 2021/22. There were no contributions outstanding and no loans issued from or to the above schemes as at 30 June 2022. At this point in time it is not known if additional contributions will be required, the timing or potential amount. The expected contributions to be paid to the Defined Benefit category of Vision Super for the year ending 30 June 2023 are $0.32 million.

Note 8 Managing uncertainties (Cont'd)

8.2 Change in accounting standards

Certain new Australian Accounting Standards and interpretations have been published that are not mandatory for the 30 June 2022 reporting period. Council assesses the impact of these new standards. As at 30 June 2022 there were no new accounting standards or interpretations issued by the AASB which are applicable for the year ending 30 June 2023 that are expected to impact Council.

8.3 Financial instruments

(a) Objectives and policies

The Council's principal financial instruments comprise cash assets, term deposits, receivables (excluding statutory receivables), payables (excluding statutory payables) bank and Treasury Corporation Victoria borrowings. Details of the significant accounting policies and methods adopted, including the criteria for recognition, the basis of measurement and the basis on which income and expenses are recognised, in respect of each class of financial asset, financial liability and equity instrument is disclosed in the notes of the financial statements. Risk management is carried out by senior management under policies approved by the Council. These policies include identification and analysis of the risk exposure to Council and appropriate procedures, controls and risk minimisation.

(b) Market risk

Market risk is the risk that the fair value or future cash flows of council financial instruments will fluctuate because of changes in market prices. The Council's exposure to market risk is primarily through interest rate risk with only insignificant exposure to other price risks and no exposure to foreign currency risk.

Interest rate risk

Interest rate risk refers to the risk that the value of a financial instrument or cash flows associated with the instrument will fluctuate due to changes in market interest rates. Council does not hold any interest bearing financial instruments that are measured at fair value, and therefore has no exposure to fair value interest rate risk. Cash flow interest rate risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market interest rates. Council has minimal exposure to cash flow interest rate risk through its cash and deposits that are at floating rates.

Investment of surplus funds is made with approved financial institutions under the *Local Government Act 2020* . Council manages interest rate risk by adopting an investment policy that ensures:

- diversification of investment product;
- monitoring of return on investment; and
- benchmarking of returns and comparison with budget.

There has been no significant change in the Council's exposure, or its objectives, policies and processes for managing interest rate risk or the methods used to measure this risk from the previous reporting period.

Interest rate movements have not been sufficiently significant during the year to have an impact on the Council's year end result.

(c) Credit risk

Credit risk is the risk that a contracting entity will not complete its obligations under a financial instrument and cause Council to make a financial loss. Council have exposure to credit risk on some financial assets included in the balance sheet. Particularly some areas of credit risk exist in relation to outstanding fees and fines. To help manage risk associated with fees, Council utlises agreements and where appropriate seeks collateral.

Council invest surplus funds with financial institutions. To help manage risks associated with investments, Council only invests in financial institutions with recognised credit rating as specified in Council's investment policy.

Note 8 Managing uncertainties (Cont'd)

8.3 Financial instruments (Cont'd)

Receivables consist of a large number of customers, spread across the ratepayer, business and government sectors. Credit risk associated with the council's financial assets is minimal because the main debtor is secured by a charge over the rateable property. Council recognises a level of risk associated with parking infringement debtors.

There are no material financial assets which are individually determined to be impaired.

Council may also be subject to credit risk for transactions which are not included in the balance sheet, such as when Council provide a guarantee for another party. Details of our contingent liabilities are disclosed in Note 8.1(b).

The maximum exposure to credit risk at the reporting date to recognised financial assets is the carrying amount, net of any provisions for impairment of those assets, as disclosed in the balance sheet and notes to the financial statements. Council does not hold any collateral.

(d) Liquidity risk

Liquidity risk includes the risk that, as a result of council's operational liquidity requirements it will not have sufficient funds to settle a transaction when required or will be forced to sell a financial asset at below value or may be unable to settle or recover a financial asset.

To help reduce these risks Council:

- have a liquidity policy which targets a minimum and average level of cash and cash equivalents to be maintained;
- have readily accessible standby facilities and other funding arrangements in place;
- have a liquidity portfolio structure that requires surplus funds to be invested within various bands of liquid instruments;
- monitor budget to actual performance on a regular basis; and
- set limits on borrowings relating to the percentage of loans to rate revenue and percentage of loan principal repayments to rate revenue.

The Council's maximum exposure to liquidity risk is the carrying amounts of financial liabilities as disclosed on the face of the balance sheet, and is deemed insignificant based on prior periods' data and current assessment of risk.

There has been no significant change in Council's exposure, or its objectives, policies and processes for managing liquidity risk or the methods used to measure this risk from the previous reporting period.

With the exception of borrowings, all financial liabilities are expected to be settled within normal terms of trade. Details of the maturity profile for borrowings are disclosed at Note 5.4.

Unless otherwise stated, the carrying amounts of financial instruments reflect their fair value.

(e) Sensitivity disclosure analysis

Taking into account past performance, future expectations, economic forecasts, and management's knowledge and experience of the financial markets, Council believes the following movements are 'reasonably possible' over the next 12 months:

- A parallel shift of 1.0% and 2.0% in market interest rates (AUD) from year-end rates.

These movements will not have a material impact on the valuation of Council's financial assets and liabilities, nor will they have a material impact on the results of Council's operations.

Notes to the Financial Report for the Year Ended 30 June 2022

Note 8 Managing uncertainties (Cont'd)

8.4 Fair value measurement

Fair value hierarchy

Council's financial assets and liabilities are not valued in accordance with the fair value hierarchy, Council's financial assets and liabilities are measured at amortised cost.

Council measures certain assets and liabilities at fair value where required or permitted by Australian Accounting Standards. *AASB 13 Fair value measurement* , aims to improve consistency and reduce complexity by providing a definition of fair value and a single source of fair value measurement and disclosure requirements for use across Australian Accounting Standards.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within a fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities
Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable; and
Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

For the purpose of fair value disclosures, Council has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

In addition, Council determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

Revaluation

Subsequent to the initial recognition of assets, non-current physical assets, other than plant and equipment, are measured at their fair value, being the price that would be received to sell an asset (or paid to transfer a liability) in an orderly transaction between market participants at the measurement date. At balance date, the Council reviewed the carrying value of the individual classes of assets measured at fair value to ensure that each asset materially approximated its fair value. Where the carrying value materially differed from the fair value at balance date, the class of asset was revalued.

Fair value valuations are determined in accordance with a valuation hierarchy. Changes to the valuation hierarchy will only occur if an external change in the restrictions or limitations of use of an asset result in changes to the permissible or practical highest and best use of the asset. In addition, Council undertakes a formal revaluation of land, buildings, and infrastructure assets on a regular basis ranging from 1 to 5 years. The valuation is performed either by experienced council officers or independent experts.
Where the assets are revalued, the revaluation increments are credited directly to the asset revaluation reserve except to the extent that an increment reverses a prior year decrement for that class of asset that had been recognised as an expense in which case the increment is recognised as revenue up to the amount of the expense. Revaluation decrements are recognised as an expense except where prior increments are included in the asset revaluation reserve for that class of asset in which case the decrement is taken to the reserve to the extent of the remaining increments. Within the same class of assets, revaluation increments and decrements within the year are offset.

Impairment of assets

At each reporting date, the Council reviews the carrying value of its assets to determine whether there is any indication that these assets have been impaired. If such an indication exists, the recoverable amount of the asset, being the higher of the asset's fair value less costs of disposal and value in use, is compared to the assets carrying value. Any excess of the assets carrying value over its recoverable amount is expensed to the comprehensive income statement, unless the asset is carried at the revalued amount in which case, the impairment loss is recognised directly against the revaluation surplus in respect of the same class of asset to the extent that the impairment loss does not exceed the amount in the revaluation surplus for that same class of asset.

8.5 Events occurring after balance date

No matters have occurred after balance date that require disclosure in the financial report.

Notes to the Financial Report for the Year Ended 30 June 2022

Note 9 Other matters

9.1 Reserves (a) Asset revaluation reserves	Balance at beginning of reporting period $'000	Increment (decrement) $'000	Balance at end of reporting period $'000
2022			
Property			
Land	808,639	34,915	843,554
Buildings	28,892	13,950	42,842
Heritage buildings	2,860	-	2,860
	840,391	48,865	889,256
Infrastructure			
Road Substructure	202,446	27,464	229,910
Road Seal	9,850	(7,920)	1,930
Footpaths Substructure	61,444	(25,491)	35,952
Footpaths Seal	37,259	(16,958)	20,301
Drains	31,063	(1,437)	29,626
Bridges	1,000	-	1,000
Lane Substructure	23,266	(513)	22,754
Lane Seal	45,272	13,599	58,870
Kerb and channel	110,560	(29,487)	81,073
Open space	27	-	27
Trees	13	-	13
Art, Heritage and Culture	44	-	44
	522,244	(40,743)	481,501
Total asset revaluation reserves	**1,362,635**	**8,122**	**1,370,757**
2021			
Property			
Land	716,321	92,318	808,639
Buildings	28,892	-	28,892
Heritage buildings	2,860	-	2,860
	748,073	92,318	840,391
Infrastructure			
Road Substructure	202,446	-	202,446
Road Seal	9,850	-	9,850
Footpaths Substructure	61,444	-	61,444
Footpaths Seal	37,259	-	37,259
Drains	31,063	-	31,063
Bridges	1,000	-	1,000
Lane Substructure	23,266	-	23,266
Lane Seal	45,272	-	45,272
Kerb and channel	110,560	-	110,560
Open space	27	-	27
Trees	13	-	13
Art, Heritage and Culture	44	-	44
	522,244	-	522,244
Total asset revaluation reserves	**1,270,317**	**92,318**	**1,362,635**

The asset revaluation reserve is used to record the increased (net) value of Council's assets over time.

Notes to the Financial Report for the Year Ended 30 June 2022

Note 9 Other matters (Cont'd)

9.1 Reserves (Cont'd)

	Balance at beginning of reporting period $'000	Transfer from accumulated surplus $'000	Transfer to accumulated surplus $'000	Balance at end of reporting period $'000
(b) Other reserves				
2022				
Statutory Reserves				
Public Open Space Reserve (i)	18,871	4,817	(1,095)	22,592
Parking (ii)	79	-	-	79
Total Statutory Reserves	18,950	4,817	(1,095)	22,671
Total Other reserves	**18,950**	**4,817**	**(1,095)**	**22,671**
2021				
Statutory Reserves				
Public Open Space Reserve (i)	14,766	4,239	(134)	18,871
Parking (ii)	79	-	-	79
Total Statutory Reserves	14,845	4,239	(134)	18,950
Total Other reserves	**14,845**	**4,239**	**(134)**	**18,950**

(i) Public Open Space Reserve to contributions received as Public Open Space Levies pursuant to the provisions of Section 18 of the *Subdivision Act 1988* . The reserve will be used to fund eligible open space capital works projects. In 2021/22 the following projects and amounts were acquitted from the Public Open Space Reserve:

	$'000
Stephenson Reserve	333
Citizens Park	254
Gwynne Street	223
Reid Street	137
Cairns Reserve	100
Implement Open Space Strategy	32
Batman Street	8
Alphington Park	8
Total	**1,095**

(ii) Parking reserve relates to contributions received in lieu of the provision of parking spaces required for property developments. This reserve will be used in the provision of additional car parking spaces as required.

Notes to the Financial Report for the Year Ended 30 June 2022

Note 9 Other matters (Cont'd)

9.2 Reconciliation of cash flows from operating activities to surplus/(deficit)	2022 $'000	2021 $'000
Surplus/(deficit) for the year	1,113	(10,126)
Depreciation	23,960	23,044
Amortisation	1,263	1,160
Finance costs	1,310	2,042
(Profit)/Loss on disposal of non-current assets (refer to Note 3.6)	1,068	(2,994)
Write-offs of property, plant & equipment	-	31
Change in assets and liabilities:		
(Increase)/decrease in trade and other receivables	(4,593)	2,637
(Increase)/decrease in other assets	135	(307)
Increase/(decrease) in trade and other payables	245	2,981
Increase/(decrease) in trust funds	3,505	(136)
Increase/(decrease) in other liabilities	9	3
(Increase)/decrease in inventories	(85)	70
Increase in provisions	395	2,787
Net cash provided by operating activities	**28,325**	**21,191**

9.3 Superannuation

Council makes the majority of its employer superannuation contributions in respect of its employees to the Local Authorities Superannuation Fund (the Fund). This Fund has two categories of membership, accumulation and defined benefit, each of which is funded differently.

Accumulation

The Fund's accumulation category, Vision MySuper/Vision Super Saver, receives both employer and employee contributions on a progressive basis. Employer contributions are normally based on a fixed percentage of employee earnings (for the year ended 30 June 2022, this was 10.0% as required under Superannuation Guarantee (SG) legislation (2021: 9.5%)).

Obligations for contributions to the Fund are recognised as an expense in the Comprehensive Operating Statement when they are made or due.

Defined Benefit

Council does not use defined benefit accounting for its defined benefit obligations under the Fund's Defined Benefit category. This is because the Fund's Defined Benefit category is a pooled multi-employer sponsored plan.

There is no proportional split of the defined benefit liabilities, assets or costs between the participating employers as the defined benefit obligation is a floating obligation between the participating employers and the only time that the aggregate obligation is allocated to specific employers is when a call is made. As a result, the level of participation of Yarra City Council in the Fund cannot be measured as a percentage compared with other participating employers. Therefore, the Fund Actuary is unable to allocate benefit liabilities, assets and costs between employers for the purposes of AASB 119.

Note 9 Other matters (Cont'd)

9.3 Superannuation (Cont'd)

Funding arrangements

Council makes employer contributions to the Defined Benefit category of the Fund at rates determined by the Trustee on the advice of the Fund Actuary.

As at 30 June 2021, an interim actuarial investigation was held as the Fund provides lifetime pensions in the Defined Benefit category. The vested benefit index (VBI) of the Defined Benefit category of which Council is a contributing employer was 109.8%. The financial assumptions used to calculate the VBI were:

Net investment returns	4.75% pa
Salary information	2.75% pa
Price inflation (CPI)	2.25% pa

As at 30 June 2022, an interim actuarial investigation is underway as the Fund provides lifetime pensions in the Defined Benefit category. It is expected to be completed by 31 October 2022.

Vision Super has advised that the VBI at 30 June 2022 was 102.2%. Council was notified of the 30 June 2022 VBI during August 2022 (2021: August 2021). The financial assumptions used to calculate this VBI were:

Net investment returns	5.5% pa
Salary information	2.5% pa to 30 June 2023, and 3.5%pa thereafter
Price inflation (CPI)	3.0% pa

The VBI is used as the primary funding indicator. Because the VBI was above 100%, the 30 June 2021 actuarial investigation determined the Defined Benefit category was in a satisfactory financial position and that no change was necessary to the Defined Benefit category's funding arrangements from prior years.

Employer contributions

(a) Regular contributions

On the basis of the results of the 2021 interim actuarial investigation conducted by the Fund Actuary, Council makes employer contributions to the Fund's Defined Benefit category at rates determined by the Fund's Trustee. For the year ended 30 June 2022, this rate was 10.0% of members' salaries (9.5% in 2020/21). This rate is expected to increase in line with any increases in the SG contribution rate and was reviewed as part of the 30 June 2020 triennial valuation.

In addition, Council reimburses the Fund to cover the excess of the benefits paid as a consequence of retrenchment above the funded resignation or retirement benefit.

(b) Funding calls

If the Defined Benefit category is in an unsatisfactory financial position at an actuarial investigation or the Defined Benefit category's VBI is below its shortfall limit at any time other than the date of the actuarial investigation, the Defined Benefit category has a shortfall for the purposes of SPS 160 and the Fund is required to put a plan in place so that the shortfall is fully funded within three years of the shortfall occurring. The Fund monitors its VBI on a quarterly basis and the Fund has set its shortfall limit at 97%.

In the event that the Fund Actuary determines that there is a shortfall based on the above requirement, the Fund's participating employers (including Council) are required to make an employer contribution to cover the shortfall.

Using the agreed methodology, the shortfall amount is apportioned between the participating employers based on the pre-1 July 1993 and post-30 June 1993 service liabilities of the Fund's Defined Benefit category, together with the employer's payroll at 30 June 1993 and at the date the shortfall has been calculated.

Due to the nature of the contractual obligations between the participating employers and the Fund, and that the Fund includes lifetime pensioners and their reversionary beneficiaries, it is unlikely that the Fund will be wound up.

If there is a surplus in the Fund, the surplus cannot be returned to the participating employers.

In the event that a participating employer is wound-up, the defined benefit obligations of that employer will be transferred to that employer's successor.

Note 9 Other matters (Cont'd)

9.3 Superannuation (Cont'd)

The 2021 interim actuarial investigation surplus amounts

An actuarial investigation is conducted annually for the Defined Benefit category of which Council is a contributing employer. Generally, a full actuarial investigation is conducted every three years and interim actuarial investigations are conducted for each intervening year. An interim investigation was conducted as at 30 June 2021 and the last full investigation was conducted as at 30 June 2020.

The Fund's actuarial investigation identified the following for the Defined Benefit category of which Council is a contributing employer:

	2021 (Interim) $m	2020 (Triennial) $m
- A VBI Surplus	214.7	100.0
- A total service liability surplus	270.3	200.0
- A discounted accrued benefits surplus	285.2	217.8

The VBI surplus means that the market value of the fund's assets supporting the defined benefit obligations exceed the vested benefits that
The total service liability surplus means that the current value of the assets in the Fund's Defined Benefit category plus expected future contributions exceeds the value of expected future benefits and expenses as at 30 June 2021.
The discounted accrued benefit surplus means that the current value of the assets in the Fund's Defined Benefit category exceeds the value of benefits payable in the future but accrued in respect of service to 30 June 2021.
Council was notified of the 30 June 2021 VBI during August 2021 (2020: August 2020).

The 2022 interim actuarial investigation
An interim actuarial investigation is being conducted for the Fund's position as at 30 June 2022 as the Fund provides lifetime pensions in the Defined Benefit category. It is anticipated that this actuarial investigation will be completed by October 2022. Council was notified of the 30 June 2022 VBI during August 2022 (2021: August 2021).

Superannuation contributions
Contributions by Council (excluding any unfunded liability payments) to superannuation plans for the financial year ended 30 June 2022 are detailed below:

Scheme	Type of Scheme	Rate	2022 $,000	2021 $,000
Vision super	Defined benefit	10.0% (2021:9.5%)	335	353
Vision super	Accumulation fund	10.0% (2021:9.5%)	3,606	3,378
Australiansuper	Accumulation fund	10.0% (2021:9.5%)	685	574
Hostplus	Accumulation fund	10.0% (2021:9.5%)	599	514
HESTA	Accumulation fund	10.0% (2021:9.5%)	442	373
UniSuper	Accumulation fund	10.0% (2021:9.5%)	273	207
Rest	Accumulation fund	10.0% (2021:9.5%)	247	217
Cbus	Accumulation fund	10.0% (2021:9.5%)	218	169
VicSuper	Accumulation fund	10.0% (2021:9.5%)	218	214
Other	Accumulation fund	10.0% (2021:9.5%)	1,535	1,484

There were no contributions outstanding and no loans issued from or to the above schemes as at 30 June 2022.

The expected contributions to be paid to the Defined Benefit category of Vision Super for the year ending 30 June 2023 is $330,000.

Council has no unfunded liability payments to Vision Super during both 2021/22 and 2020/21 years.

Notes to the Financial Report for the Year Ended 30 June 2022

10 Change in accounting policy

There have been no changes to accounting policies in the 2021-22 year.

There are no pending accounting standards that are likely to have a material impact on Council.

Performance Statement

For the year ended 30 June 2022

Description of municipality

The City of Yarra is an inner metropolitan municipality which is home to a diverse community of people. Yarra is one of Australia's smallest inner city municipalities at 19.5 square kilometres, and features lively arts and entertainment precincts, vibrant shopping and café strips, and numerous sports and recreational facilities.

Created in June 1994, the City of Yarra merged the former municipalities of: Collingwood; Richmond; Fitzroy; (including the annexed part of Carlton North); Northcote (Alphington & Fairfield: South of Heidelberg Road only).

Yarra has a population of 99,622 (estimated residential as of 30 June 2022) and a diverse community profile. Over the previous decade, the City's population had been growing at an average rate of 3.6%, almost double the rate of growth for Victoria. It is estimated that Yarra will continue to grow, with the population predicted to reach 110,512 by 2031.

Overview of 2021/22

Like all Councils across Victoria, Yarra was impacted financially by the COVID-19 pandemic, both through increased spending to support our local community and businesses and loss of revenue. We made a deliberate and considered decision to step up and assist our community, and businesses during the pandemic through the following initiatives:

- Precinct activations and economic recovery achieved through Yarra's temporary outdoor dining program. All fees associated with outdoor dining were waived during the pandemic. (COVID Safe Outdoor Dining ($1.372m), and
- Extension of the hardship policy, assisting the vulnerable members of our community impacted by COVD-19.

Council's financial operations were impacted by the following:

- Revenue from statutory fees and fines and user fees were under budget by $11.072m and $6.772m respectively, and
- Additional costs were incurred to protect the community, including the provision of COVID-19 Marshalls.

Council's Capital Works Program was also impacted due to:

- Supply chain delays and construction material shortages (including the availability of timber and steel), and
- A reduction in the number of permitted workers allowed at sites reduced the ability to complete planned projects.

LGPRF Yarra City Council

Sustainable Capacity Indicators

For the year ended 30 June 2022

	Results				
***Indicator** / measure*	**2019**	**2020**	**2021**	**2022**	**Comment**
Population					
Expenses per head of municipal population [Total expenses / Municipal population]	$1,953.17	$1,857.25	$1,927.03	$2,022.13	The 2021/22 ABS population estimate provided decreased by 4% compared to the 2020/21 estimate, increasing the cost per head of population.
Infrastructure per head of municipal population [Value of infrastructure / Municipal population]	$10,012.59	$9,928.65	$9,913.72	$9,945.76	Indicator is consistent with prior years.
Population density per length of road [Municipal population / Kilometres of local roads]	312.88	323.23	327.48	316.32	Indicator is consistent with prior years.

Attachment 2 - Attachment 2 - 2021/2022 Performance Statement

	Results				
Indicator */ measure*	**2019**	**2020**	**2021**	**2022**	**Comment**
Own-source revenue					
Own-source revenue per head of municipal population	$1,770.97	$1,691.76	$1,566.01	$1,726.64	Own source revenue improved in 2021/22 compared to prior years but is below budget due to the continued impact of the COVID-19 pandemic.
[Own-source revenue / Municipal population]					
Recurrent grants					
Recurrent grants per head of municipal population	$133.50	$132.26	$150.04	$169.17	Recurrent grants have been impacted by the prepayment of 75% of the Financial Assistance Grants for 2022/23.
[Recurrent grants / Municipal population]					
Disadvantage					
Relative socio-economic disadvantage	8.00	8.00	8.00	8.00	On average, Yarra has lower levels of disadvantage across the municipality with high levels of disadvantage concentrated in the main public housing areas within Richmond, Collingwood and Fitzroy.
[Index of Relative Socio-economic Disadvantage by decile]					
Workforce turnover					
Percentage of staff turnover	14.0%	10.4%	7.4%	14.1%	Council's staff turnover rates decreased during 2019/20 and 2020/21 which coincided with the period of COVID-19 pandemic restriction in Victoria and the slowing of the employment market. The end of COVID-19 restrictions has
[Number of permanent staff resignations and terminations / Average number of					

	Results				
***Indicator** / measure*	**2019**	**2020**	**2021**	**2022**	**Comment**
permanent staff for the financial year] x100					seen staff turnover rates increase to a level that is comparable with pre COVID-19 levels.

Definitions

"adjusted underlying revenue" means total income other than:

(a) non-recurrent grants used to fund capital expenditure; and

(b) non-monetary asset contributions; and

(c) contributions to fund capital expenditure from sources other than those referred to above

“infrastructure” means non-current property, plant and equipment excluding land

"local road" means a sealed or unsealed road for which the council is the responsible road authority under the Road Management Act 2004

"population" means the resident population estimated by council

"own-source revenue" means adjusted underlying revenue other than revenue that is not under the control of council (including government grants)

"relative socio-economic disadvantage", in relation to a municipality, means the relative socio-economic disadvantage, expressed as a decile for the relevant financial year, of the area in which the municipality is located according to the Index of Relative Socio-Economic Disadvantage (Catalogue Number 2033.0.55.001) of SEIFA

"SEIFA" means the Socio-Economic Indexes for Areas published from time to time by the Australian Bureau of Statistics on its Internet website

"unrestricted cash" means all cash and cash equivalents other than restricted cash.

Attachment 2 - Attachment 2 - 2021/2022 Performance Statement

LGPRF Yarra City Council

Service Performance Indicators

For the year ended 30 June 2022

	Results				
Service / *indicator* / *measure*	**2019**	**2020**	**2021**	**2022**	**Comment**
Aquatic facilities					
Utilisation					
Utilisation of aquatic facilities [Number of visits to aquatic facilities / Municipal population]	9.23	7.08	3.57	6.21	The closure of Leisure centres due to COVID-19 commenced in March 2020 and has continued on and off throughout 2020/21 and 2021/22. Aquatic facilities re-opened to the public in November 2021 and remained open for 8 months both with and without restrictions. This resulted in a significant increase in visitations and utilisation compared to 2020/21.
Animal management					
Health and safety					
Animal management prosecutions [Number of successful animal management prosecutions / Number of animal management prosecutions] x 100	New in 2020	100%	100%	100%	Council continues to perform well with all 10 animal management prosecutions ruled in favour of Council.

Attachment 2 - Attachment 2 - 2021/2022 Performance Statement

	Results				
Service / *indicator* / *measure*	**2019**	**2020**	**2021**	**2022**	**Comment**
Food safety					
Health and safety					
Critical and major non-compliance outcome notifications [Number of critical non-compliance outcome notifications and major non-compliance notifications about a food premises followed up / Number of critical non-compliance outcome notifications and major non-compliance notifications about a food premises] x100	99.54%	100.00%	99.54%	100.00%	Council responds to 100% of critical and major non-compliance outcome notifications. Results less than 100% occur where follow-up inspections are delayed due to closures and re-inspections fall in the next period.
Governance					Council scored an average of 50 for Satisfaction with council decisions in the Annual Customer Satisfaction Survey 2022 (ACSS). A score of 50 is categorised as Average (40-60).
Satisfaction					
Satisfaction with council decisions [Community satisfaction rating out of 100 with how council has performed in making decisions in the interest of the community]	72	71	66	50	The answer scale for the ACSS was updated in 2022 to align with the Victorian Local Government Community Satisfaction Survey conducted by the Department of Jobs, Precincts and Regions. Scores were collected on a 5-point scale in 2022 and a 11-point scale prior to 2022. Average scores are not directly comparable and should be considered in the context of the scale change. A breakdown of the scores by category, showing the % of respondents, between 2021 and 2022 respectively are: Very good/Good 38.8% compared to 36.3%; Average 47.6% compared to 33.7%; and Very Poor/Poor 13.6% compared to 29.9%.

Attachment 2 - Attachment 2 - 2021/2022 Performance Statement

Service / *indicator* / *measure*	Results 2019	2020	2021	2022	Comment
					While the % of respondents who scored Council Very good/Good has remained relatively stable between 2021 and 2022, the % of respondents who scored Council Very Poor/Poor has also increased. Council is working to understand this result and what actions might be required to improve satisfaction.
Libraries					
Participation					
Active library borrowers in municipality	19.72%	16.24%	15.10%	13.23%	The closure of Libraries due to COVID-19 commenced in March 2020 and has continued on and off throughout 2020/21 and 2021/22. During 2021/22 the library was closed for 100 days, opened with restricted hours and access for 178 days and business as usual for 92 days. Closures have impacted on the community's ability to actively engage with Libraries. The active members calculations are based on the last 3 years during which the community's ability to access facilities and loans has been significantly impacted.
[Number of active library borrowers in the last three years / The sum of the population for the last three years] x100					
Maternal and child health					
Participation					
Participation in the MCH service	82.75%	84.20%	84.63%	80.55%	Council contacts every family whose details are provided as part of the birth notification process inviting them to participate, offering a first home visit. Council is not in control of how many families accept the offer.
[Number of children who attend the MCH service at least once (in the year) / Number of children enrolled in the MCH service] x100					

Attachment 2 - Attachment 2 - 2021/2022 Performance Statement

Service / *indicator* / *measure*	Results 2019	2020	2021	2022	Comment
Participation					
Participation in the MCH service by Aboriginal children [Number of Aboriginal children who attend the MCH service at least once (in the year) / Number of Aboriginal children enrolled in the MCH service] x100	78.43%	95.65%	97.34%	55.70%	During the pandemic, council had a reduced capacity to undertake outreach with aboriginal families. Yarra has a partnership with Victorian Aboriginal Health Services, and correct data recording and transfers are still being finalised. Both of these factors resulted in a variance compared to previous years. Council is working to understand the data and will focus on outreach and strengthening participation appropriate to our aboriginal community.
Roads ***Satisfaction***					Council scored an average of 63 for Satisfaction with sealed local roads in the Annual Customer Satisfaction Survey 2022 (ACSS). A score of 63 is categorised as Good (60-80).
Satisfaction with sealed local roads [Community satisfaction rating out of 100 with how council has performed on the condition of sealed local roads]	77	75	73	63	The answer scale for the ACSS was updated in 2022 to align with the Victorian Local Government Community Satisfaction Survey conducted by the Department of Jobs, Precincts and Regions. Scores were collected on a 5-point scale in 2022 and a 11-point scale prior to 2022. Average scores are not directly comparable and should be considered in the context of the scale change. A breakdown of the scores by category, showing the % of respondents, between 2021 and 2022 respectively are: Very good/Good 55.2% compared to 57.2%; Average 37.3% compared to 28.3%; and Very Poor/Poor 7.5% compared to 14.4%. While the % of respondents who scored Council Very good/Good has

Attachment 2 - Attachment 2 - 2021/2022 Performance Statement

Service / *indicator* / *measure*	Results 2019	2020	2021	2022	Comment
					increased between 2021 and 2022, the % of respondents who scored Council Very Poor/Poor has also increased. Council is working to understand this result and what actions might be required to improve satisfaction.
Statutory Planning					
Decision making					
Council planning decisions upheld at VCAT [Number of VCAT decisions that did not set aside council's decision in relation to a planning application / Number of VCAT decisions in relation to planning applications] x100	61.04%	86.00%	58.67%	70.53%	Yarra continues to have a significant number of appeals related to complex and controversial applications. In 2021/22 the number of appeals to VCAT increased 26%, 95 compared to 75 in 2020/21. Council planning decisions upheld at VCAT increased by 20.22%, VCAT upheld 67 Council decisions upheld in 2021/22 compared to 44 in 2020/21.
Waste Collection					
Waste diversion					
Kerbside collection waste diverted from landfill [Weight of recyclables and green organics collected from kerbside bins / Weight of garbage, recyclables and	37.72%	36.33%	33.03%	30.36%	The ratio of waste diverted from landfill decreased from 33% in 2020/21 to 30% in 2021/22. The figures have remained consistent over the past two years.

Attachment 2 - Attachment 2 - 2021/2022 Performance Statement

Service / *indicator* / *measure*	Results 2019	2020	2021	2022	Comment
green organics collected from kerbside bins] x100					

Definitions

"Aboriginal child" means a child who is an Aboriginal person

"Aboriginal person" has the same meaning as in the Aboriginal Heritage Act 2006

"active library borrower" means a member of a library who has borrowed a book from the library

"annual report" means an annual report prepared by a council under section 98 of the Act

“class 1 food premises” means food premises, within the meaning of the *Food Act 1984*, that have been declared as class 1 food premises under section 19C of that Act

“class 2 food premises” means food premises, within the meaning of the *Food Act 1984* , that have been declared as class 2 food premises under section 19C of that Act

"critical non-compliance outcome notification" means a notification received by council under section 19N(3) or (4) of the *Food Act 1984* , or advice given to council by an authorized officer under that Act, of a deficiency that poses an immediate serious threat to public health

"food premises" has the same meaning as in the *Food Act 1984*

local road" means a sealed or unsealed road for which the council is the responsible road authority under the *Road Management Act 2004*

"major non-compliance outcome notification" means a notification received by a council under section 19N(3) or (4) of the *Food Act 1984*, or advice given to council by an authorized officer under that Act, of a deficiency that does not pose an immediate serious threat to public health but may do so if no remedial action is taken

"MCH" means the Maternal and Child Health Service provided by a council to support the health and development of children within the municipality from birth until school age

"population" means the resident population estimated by council

Financial Performance Indicators

For the year ended 30 June 2022

	Results				Forecasts				
Dimension / *indicator* / *measure*	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**Material Variations**
Efficiency									
Expenditure level									
Expenses per property assessment [Total expenses / Number of property assessments]	$3,592.09	$3,427.30	$3,486.41	$3,461.32	$3,757.94	$3,783.74	$3,702.81	$3,664.92	Indicator is consistent with prior years and forecasts for future years indicate no major variances.
Revenue level									
Average rate per property assessment [General rates and Municipal charges / Number of property assessments]	New in 2020	$2,030.69	$2,037.22	$2,075.05	$2,141.51	$2,163.88	$2,182.88	$2,200.91	Indicator is consistent with prior years and forecasts for future years indicate no major variances.

Attachment 2 - Attachment 2 - 2021/2022 Performance Statement

	Results				Forecasts				
Dimension / *indicator* / *measure*	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**Material Variations**
Liquidity									
Working capital									
Current assets compared to current liabilities [Current assets / Current liabilities] x100	282.25%	246.58%	126.61%	170.49%	170.23%	142.99%	127.55%	116.35%	Improvement in indicator as interest only loan of $32.5 million was a current liability for 2020/21 and was repaid in November 2021. Forecast indicator is impacted by budgeted borrowings to be drawn down in 2022/23 and by cash utilised to fund capital works delivery.
Unrestricted cash									
Unrestricted cash compared to current liabilities [Unrestricted cash / Current liabilities] x100	106.06%	84.14%	13.27%	-7.38%	73.59%	49.81%	32.25%	19.49%	This indicator is affected by term deposits of $25 million that are treated as other financial assets. This indicator would be 33.28% if the $25 million was held as cash and cash equivalents. The indicator in future years is impacted by debt reduction and increases in statutory reserves.

Attachment 2 - Attachment 2 - 2021/2022 Performance Statement

	Results				Forecasts				
Dimension / *indicator* / *measure*	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**Material Variations**
Obligations									
Loans and borrowings									
Loans and borrowings compared to rates [Interest bearing loans and borrowings / Rate revenue] x100	40.27%	37.86%	35.45%	32.42%	43.91%	37.94%	32.14%	26.56%	Improvement in indicator mainly due to loans and borrowings reducing from $41.2 million in 2020/21 to $39.2 million in 2021/22. Forecast indicator is impacted by budgeted borrowings in 2022/23 and then reduces as loan repayments are made.
Loans and borrowings									
Loans and borrowings repayments compared to rates [Interest and principal repayments on interest bearing loans and borrowings / Rate revenue] x100	3.09%	2.80%	2.70%	29.54%	4.26%	6.03%	5.86%	5.70%	This indicator impacted by the repayment of interest only loan of $32.5 million in November 2021. Indicator will return to trend in future years.

Attachment 2 - Attachment 2 - 2021/2022 Performance Statement

	Results				Forecasts				
Dimension / *indicator* / *measure*	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**Material Variations**
Indebtedness									
Non-current liabilities compared to own source revenue [Non-current liabilities / Own source revenue] x100	26.97%	27.39%	7.93%	22.56%	26.65%	22.48%	18.47%	14.73%	Indicator affected in 2020/21 by $33.8 million of borrowings that moved to current liabilities. Indicator has now returned to trend.
Asset renewal and upgrade									
Asset renewal and upgrade compared to depreciation [Asset renewal and upgrade expense / Asset depreciation] x100	New in 2020	120.65%	107.26%	119.88%	118.71%	111.11%	106.56%	104.78%	Increase in indicator due to greater renewal capital works being undertaken in 2021/22.
Operating position									
Adjusted underlying result									
Adjusted underlying surplus (or deficit) [Adjusted underlying surplus (deficit)/ Adjusted underlying revenue] x100	1.51%	-1.02%	-9.01%	-4.63%	-2.96%	-2.38%	0.89%	2.33%	This indicator continued to reflect the COVID-19 pandemic's impact on parking and user fee income. Forecast is that this indicator will improve in future years.

Attachment 2 - Attachment 2 - 2021/2022 Performance Statement

	Results				Forecasts				
Dimension / *indicator* / *measure*	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**Material Variations**
Stability									
Rates concentration									
Rates compared to adjusted underlying revenue	55.53%	60.11%	63.77%	62.75%	58.85%	58.72%	58.60%	58.82%	Indicator is consistent with prior years and forecasts for future years indicate no major variances.
[Rate revenue / Adjusted underlying revenue] x100									
Rates effort									
Rates compared to property values	0.18%	0.20%	0.20%	0.20%	0.18%	0.19%	0.19%	0.18%	Indicator is consistent with prior years and forecasts for future years indicate no major variances.
[Rate revenue / Capital improved value of rateable properties in the municipality] x100									

Attachment 2 - Attachment 2 - 2021/2022 Performance Statement

Former measures

Service / indicator / measure	Results 2018	Results 2019	Results 2020
Animal Management			
Health and safety			
Animal management prosecutions	13	14	Retired in 2020
[Number of successful animal management prosecutions]			
Efficiency			
Revenue level			
Average residential rate per residential property assessment	$1,674.29	$1,727.98	Retired in 2020
[Residential rate revenue / Number of residential property assessments]			
Obligations			
Asset renewal			
Asset renewal compared to depreciation	102.44%	96.13%	Retired in 2020
[Asset renewal expense / Asset depreciation] x100			

Definitions

"adjusted underlying revenue" means total income other than:

(a) non-recurrent grants used to fund capital expenditure; and

(b) non-monetary asset contributions; and

(c) contributions to fund capital expenditure from sources other than those referred to above

"adjusted underlying surplus (or deficit)" means adjusted underlying revenue less total expenditure

Attachment 2 - Attachment 2 - 2021/2022 Performance Statement

Definitions cont.

"asset renewal expenditure" means expenditure on an existing asset or on replacing an existing asset that returns the service capability of the asset to its original capability

“current assets” has the same meaning as in the AAS

"current liabilities" has the same meaning as in the AAS

“non-current assets” means all assets other than current assets

"non-current liabilities" means all liabilities other than current liabilities

“non-recurrent grant” means a grant obtained on the condition that it be expended in a specified manner and is not expected to be received again during the period covered by a council's Strategic Resource Plan

"own-source revenue" means adjusted underlying revenue other than revenue that is not under the control of council (including government grants

"population "means the resident population estimated by council

“rate revenue” means revenue from general rates, municipal charges, service rates and service charges

"recurrent grant "means a grant other than a non-recurrent grant

"residential rates" means revenue from general rates, municipal charges, service rates and service charges levied on residential properties

"restricted cash" means cash and cash equivalents, within the meaning of the AAS, that are not available for use other than for a purpose for which it is restricted, and includes cash to be used to fund capital works expenditure from the previous financial year

"unrestricted cash" means all cash and cash equivalents other than restricted cash.

Other Information

For the year ended 30 June 2022

1. Basis of preparation

Council is required to prepare and include a performance statement within its annual report. The performance statement includes the results of the prescribed sustainable capacity, service performance and financial performance indicators and measures together with a description of the municipal district and an explanation of material variations in the results. This statement has been prepared to meet the requirements of the Local Government Act 2020 and Local Government (Planning and Reporting) Regulations 2020.

Where applicable the results in the performance statement have been prepared on accounting bases consistent with those reported in the Financial Statements. The other results are based on information drawn from council information systems or from third parties (e.g. Australian Bureau of Statistics).

The performance statement presents the actual results for the current year and for the prescribed financial performance indicators and measures, the results forecast by the council's strategic resource plan. The Local Government (Planning and Reporting) Regulations 2020 requires explanation of any material variations in the results contained in the performance statement. Council has adopted materiality thresholds relevant to each indicator and measure and explanations have not been provided for variations below the materiality thresholds unless the variance is considered to be material because of its nature.

The forecast figures included in the performance statement are those adopted by council in its Long Term Financial Plan on 23 June 2022 and which forms part of the council plan. The plan includes estimates based on key assumptions about the future that were relevant at the time of adoption and aimed at achieving sustainability over the long term. Detailed information on the actual financial results is contained in the General Purpose Financial Statements. The Long Term Financial Plan can be obtained by contacting council.

Certification of the Performance Statement

In my opinion, the accompanying performance statement has been prepared in accordance with the Local Government Act 2020 and the Local Government (Planning and Reporting) Regulations 2020.

_____

Dennis Bastas CPA

Acting Chief Financial Officer and Principal Accounting Officer

Dated: 13 September 2022

In our opinion, the accompanying performance statement of the Yarra City Council for the year ended 30 June 2022 presents fairly the results of council's performance in accordance with the Local Government Act 2020 and the Local Government (Planning and Reporting) Regulations 2020.

The performance statement contains the relevant performance indicators, measures and results in relation to service performance, financial performance and sustainable capacity.

At the date of signing, we are not aware of any circumstances that would render any particulars in the performance statement to be misleading or inaccurate.

We have been authorised by the council and by the Local Government (Planning and Reporting) Regulations 2020 to certify this performance statement in its final form.

_____

Cr Sophie Wade

Mayor

Dated: 13 September 2022

_____

Cr Herschel Landes

Councillor

Dated: 13 September 2022

_____

Sue Wilkinson

Chief Executive Officer

Dated: 13 September 2022

8.6 2021/22 Annual Plan Report - June

Executive Summary

Purpose

To present the 2021/22 Annual Plan Report for June to Council, along with the capital works budget adjustment for 2021/22 Quarter 4, for noting.

Key Issues

As at 30 June 2022, 41 or 82% of 50 Actions achieved a result of Complete or On Track against the performance target of 75%.

The result was achieved amidst COVID-19 restrictions which continued to impact Council's ability to deliver on a significant number of the Actions in this Annual Plan. Impacts included community lockdowns, restrictions on services, reductions in staffing capacity and more recently significant disruption to commercial capacity and product shortages.

Financial Implications

There are no financial implications.

PROPOSAL

That Council note the 2021/22 Annual Report for June.

The Council note the capital works budget adjustment for 2022/22 Quarter 4.

8.6 2021/22 Annual Plan Report - June

Reference	D22/219858
Author	Julie Wyndham - Manager Corporate Planning and Performance
Authoriser	Director Corporate, Business and Finance

Purpose

1. To present the 2021/22 Annual Plan Report for June to Council, along with the capital works budget adjustment for 2021/22 Quarter 4.

Critical analysis

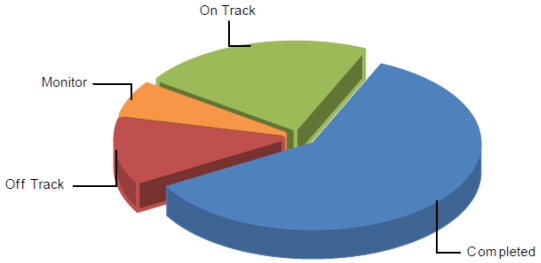
History and background

2. The Annual Plan is the organisation's annual response to Initiatives contained in the four-year Council Plan. Council Plan Initiatives are significant projects and activities that are proposed to be worked on over the term of the Council Plan.
3. The Annual Plan and Annual Plan Progress Reports are two of Council's key accountability documents to the community.
4. The Annual Plan Report for June (Attachment 1) notes the year end progress of the Annual Plan Actions providing a performance rating and supporting commentary.
5. Council endorsed the original 2021/22 Annual Plan on 24 June 2021 alongside the 2021/22 Budget. Following the adoption of the Council Plan 2021-25 in October 2021, the 2021/22 Annual Plan was updated and aligned to the new Council Plan and endorsed by Council on 23 November 2021.

Discussion

6. As at 30 June, 41 or 82% of 50 Actions achieved a result of Complete or On Track against the performance target of 75%.
7. The result was achieved amidst COVID-19 restrictions which continued to impact Council's ability to deliver on a significant number of the Actions in this Annual Plan. Impacts included community lockdowns, restrictions on services, reductions in staffing capacity and more recently significant disruption to commercial capacity and product shortages.
8. The following thresholds are used to determine the status of an action:
   (a) On track ≥ 90%;
   (b) Monitor 75-89%; and
   (c) Off track < 75%.

9. Annual Plan Action results summary as of 30 June 2022:



Strategic Objective	No. of Actions Reported	Complete	On track (>=90%)	Monitor (75-90%)	Off track (<75%)	Not Started
Climate and environment	8	5	3	0	0	0
Social equity and health	15	10	1	0	4	0
Local economy	4	3	1	0	0	0
Place and nature	13	5	5	1	2	0
Transport and movement	5	2	1	2	0	0
Democracy and governance	5	5	0	0	0	0
	50 (100%)	30 (60.00%)	11 (22.00%)	3 (6.00%)	6 (12.00%)	0 (0.00%)

10. The following actions have experienced delays and have either been carried forward into the 2022/23 Annual Plan or will be reported to Council with the Annual Plan progress report as they are completed.

    (a) 2.06 Yana Ngargna Plan;

    (b) 2.09 3-year old kindergarten reform;

    (c) 2.14 Collingwood Senior Citizen Centre Including Willowview;

    (d) 2.15 Chas Farquhar Children's Services complex;

    (e) 4.02 Progress the translation of interim controls into permanent controls for Activity Centres;

    (f) 4.04 State Government suburban parks program;

    (g) 4.06 Brunswick Street Activity Centre Urban Design – Kerr Street outstand;

    (h) 5.03 Improved Bicycle Networks; and

    (i) 5.05 Road safety studies and implementation program.

Quarter 4 Capital Works Budget Adjustments

11. The capital works program is subject to adjustments by CEO under delegation to deliver best value outcomes in response to various issues including variations to current projects, substitution in response to changing priorities, urgent works being identified, additional external funding obtained for new projects, or funds carried forward to the subsequent budget year for projects in progress that cannot be completed within the current budget year.

12. Attachment 2 (Capital Works Budget Adjustments – 2021-22 Q4) identifies all capital works budget adjustments, with the rationale for those adjustments, that occurred as part of managing Council's capital works program during quarter 4 of the 2021/22 budget year. The equivalent report for previous quarters in the budget year has been provided with previous quarterly Finance Reports.

Options

13. There are no options considered in this report.

Community and stakeholder engagement

14. Significant community engagement and consultation was undertaken during the development of the 2021/22 Budget, Community Vision and Council Plan 2021-25. The 2021/22 Annual Plan reflects the community priorities identified during these processes.

15. Projects contained in the 2021/22 Annual Plan are subject to external consultation and engagement on a case-by-case basis.

Policy analysis

Alignment to Community Vision and Council Plan

16. Community Vision Theme 2 Shared Governance

    Our community is informed and empowered to contribute to the shared governance of Yarra. Decision-making is through access, inclusion, consultations and advocacy. We continuously monitor our progress, improve our processes and share our achievements.

17. Council Plan Strategic Objective 6 Democracy and governance

    Strategy 4 Practice good governance, transparency and accountable planning and decision-making

18. The 2021/22 Annual Plan represents Year 1 progress of the Council Plan 2021-25 adopted on 19 October 2021.

19. The Council Plan 2021-25 addresses Yarra 2036 Community Vision with alignment and connection between the Vision themes and priorities and the Council Plan's Strategic Objectives, Strategies and Initiatives.

Climate emergency and sustainability implications

20. The Council Plan 2021-25 includes a Strategic Objective 'Climate and environment' that addresses climate emergency and sustainability implications. The 2021/22 Annual Plan includes 8 actions that respond to initiatives under this Strategic Objective.

Community and social implications

21. The Council Plan 2021-25 includes a Strategic Objective Social Equity and Health that addresses community and social implications. The 2021/22 Annual Plan includes 15 actions that respond to initiatives under this Strategic Objective.

22. The Council Plan 2021-25 incorporates the Municipal Health and Wellbeing Plan that guides how Council will promote health and wellbeing across the municipality.

Economic development implications

23. The Council Plan 2021-25 includes a Strategic Objective Local Economy that addresses economic development implications. The 2021/22 Annual Plan includes 4 actions that respond to initiatives under this Strategic Objective.

Human rights and gender equality implications

24. The Council Plan 2021-25 includes a Strategic Objective Social equity and health that addresses human rights and gender equality implications. The 2021/22 Annual Plan includes 3 actions that respond to initiatives under this Strategic Objective.

Operational analysis

Financial and resource impacts

25. Actions in the 2021/22 Annual Plan were resourced within the 2021/22 Budget.

Legal Implications

26. There are no legal implications considered in the report.

Conclusion

27. Council achieved a result of 82% of 2021/22 Annual Plan actions with a status of Complete/On Track.

28. The 2021/22 Annual Plan end of year results are presented to Council, along with the capital works adjustment for 2021/22 Quarter 4, for noting.

RECOMMENDATION

1. That:

   (a) Council note the 2021/22 Annual Plan report – June; and

   (b) Council note the capital works adjustment for 2021/22 Quarter 4.

Attachments

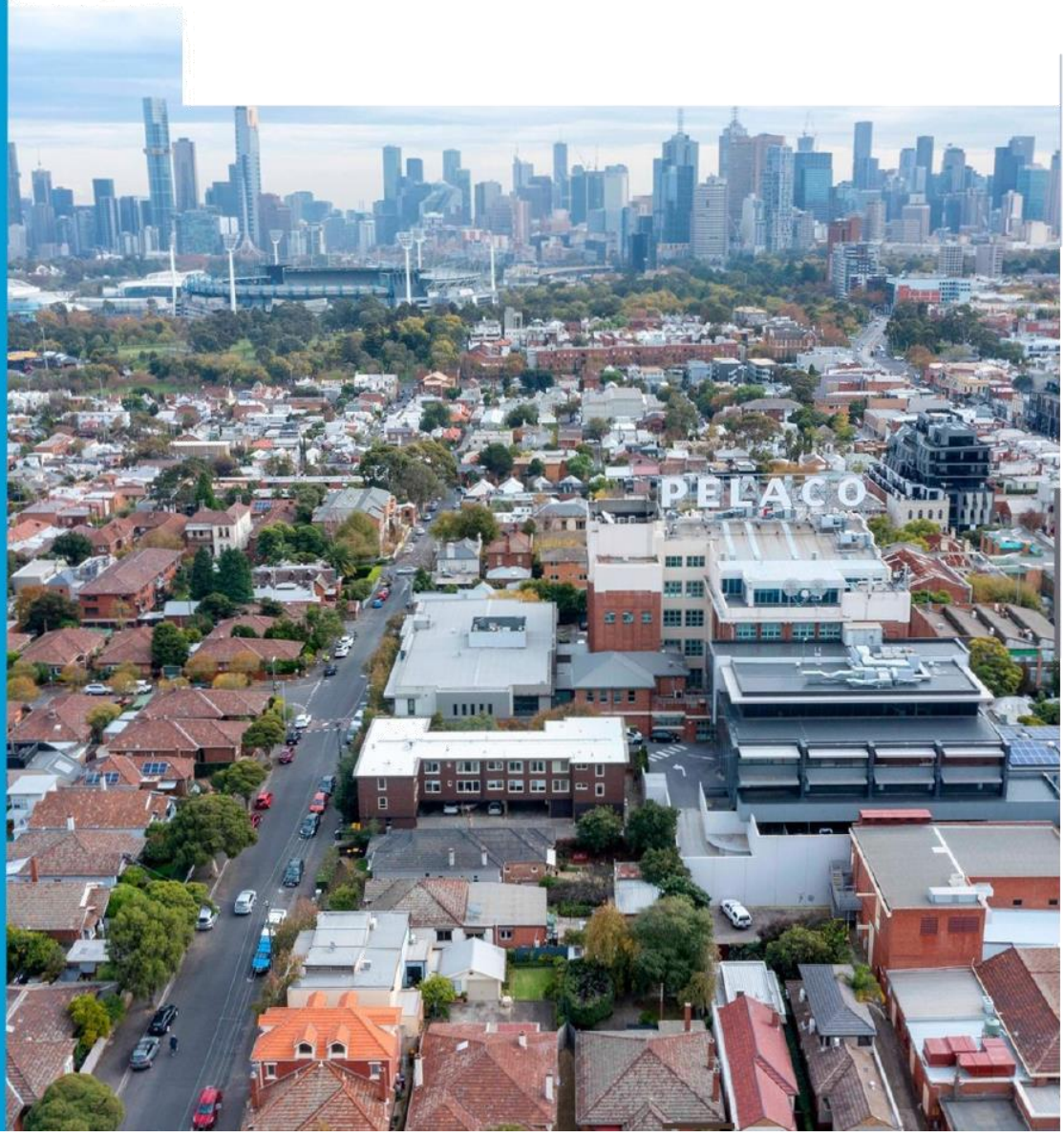
1⇩ Attachment 1 - 2021-22 Annual Plan Report - June

2⇩ Attachment 2 - Capital Works Budget Adjustments - 2021-22 Q4

Attachment 1 - Attachment 1 - 2021-22 Annual Plan Report - June

CITY OF YARRA

Annual Plan Report - June 2021/22



Council Plan 2021-25 : Year 1

2021-22 Annual Plan Report - June

Introduction

Yarra City Council adopted its Council Plan 2021-25 on 19 October 2022. The Council Plan 2021-25 sets out the medium-term direction of Council and the outcomes sought by Councillors for their term. The Council Plan incorporates the Municipal Health and Wellbeing Plan. This financial year, 2021/22 is Year 1 of the Council Plan 2021-25.

Under the Local Government Act 2020 (the Act) each council is required to produce a four-year Council Plan by 31 October in the year following a general election. The Council Plan must include Strategic Objectives, Strategies, Strategic Indicators and Initiatives. The Act requires that the Council Plan must be developed in accordance with the Strategic Planning Principles. One of these principles is that the Council Plan must address the Community Vision.

The Annual Plan and Budget operationalise the Council Plan. The Annual Plan identifies several initiatives under each Strategic Objective which are significant projects that Council will undertake towards achieving the Strategic Objectives. The Annual Budget and Annual Plan includes some, but not all initiatives from the Council Plan.

The Council Plan 2021-25 has six Strategic Objectives that respond to the Community Vision, which represent the Strategic Direction of Council for their four year term, these are:

Climate and environment: Yarra urgently mitigates climate change while also adapting to its impacts and developing resilience in everything we do. The community, business and industry are supported and encouraged to do the same.

Social equity and health: Yarra's people have equitable access and opportunities to participate in community life. They are empowered, safe and included.

Local economy: Yarra's neighbourhoods and major activity centres, nightlife and employment precincts are thriving, accessible and connected. They support and inspire diverse creative communities, cultural activities, businesses, and local employment.

Place and nature: Yarra's public places, streets and green open spaces bring our community together. They are planned to manage growth, protect our unique character and focus on people and nature.

Transport and movement: Yarra's transport network is sustainable and recognises that streets are important shared public spaces. Transport and movement is accessible, safe and well connected.

Democracy and governance: Yarra is smart, innovative and sustainable. Our decisions and advocacy are built on evidence and meaningful engagement. Good governance is at the heart of our processes and decision-making.

Progress of these projects and actions will be reported in the 2021/22 Annual Plan Quarterly Progress Reports.
Further information can be found in the published version of the Council Plan 2021-25 on the City of Yarra's website (https://www.yarracity.vic.gov.au/about-us/council-information/council-plan).

Attachment 1 - Attachment 1 - 2021-22 Annual Plan Report - June

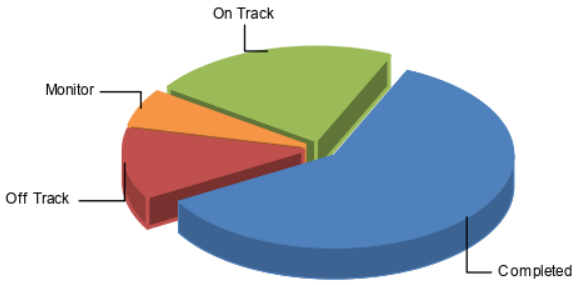
Council Plan 2021-25 : Year 1

2021-22 Annual Plan Report - June

Quarter Summary

Council has committed to 50 actions across a range of services. Any variations to the Annual Plan are made openly and transparently in the context of priorities that arise over the course of the year.

The status of actions is classified based on the percentage of targets achieved as assessed by the responsible officer (forecast milestones compared to actual work completed).



Strategic Objective	No. of Actions Reported	Complete	On track (>=90%)	Monitor (75-90%)	Off track (<75%)	Not Started
Climate and environment	8	5	3	0	0	0
Social equity and health	15	10	1	0	4	0
Local economy	4	3	1	0	0	0
Place and nature	13	5	5	1	2	0
Transport and movement	5	2	1	2	0	0
Democracy and governance	5	5	0	0	0	0
	50 (100%)	30 (60.00%)	11 (22.00%)	3 (6.00%)	6 (12.00%)	0 (0.00%)

Council Plan 2021-25 : Year 1

2021-22 Annual Plan Report - June

1. Climate and environment

Yarra urgently mitigates climate change while also adapting to its impacts and developing resilience in everything we do. The community, business and industry are supported and encouraged to do the same.

Strategies
Council's work to achieve this Strategic Objective includes the following strategies:

1. Take urgent action to respond to the climate emergency and extend our impact through advocacy and partnerships
2. Lead and support the community, business and industry to take urgent climate action and transition towards net zero emissions and a circular economy
3. Enhance the resilience of our community to prepare for health-related and other impacts of climate change (MPHWP)
4. Lead, embed and promote the transition towards net zero carbon and a circular economy and extend our impact through advocacy and partnerships

The following actions are being undertaken in 2021/22 to work toward achieving Council's Strategic Objective; Climate and environment.

Action Progress Summary

- At least 90% of action target achieved
- Between 75 and 90% of action target achieved
- Less than 75% of action target achieved
- Not Started
- Completed

Target
% Complete

Action	Start Date / End Date	
1.01 Climate Emergency Plan	01/07/21 30/06/22	0% 20% 40% 60% 80% 100%
1.02 Roadmap to zero	01/07/21 30/06/22	0% 20% 40% 60% 80% 100%
1.03 Zero Carbon Development Planning Scheme Amendment	01/07/21 30/06/22	0% 20% 40% 60% 80% 100%
1.04 Energy Efficiency Upgrades at gyms	01/07/21 30/06/22	0% 20% 40% 60% 80% 100%
1.05 Transitioning Council Assets from the use of Natural Gas	01/07/21 30/06/22	0% 20% 40% 60% 80% 100%
1.06 Food Organics and Green Organics (FOGO) service	01/07/21 30/06/22	0% 20% 40% 60% 80% 100%
1.07 Food waste avoidance program	01/07/21 30/06/22	0% 20% 40% 60% 80% 100%
1.08 Proud to be Plastic Free Program	01/07/21 30/06/22	0% 20% 40% 60% 80% 100%

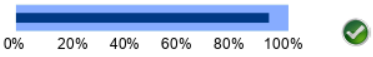
Council Plan 2021-25 : Year 1

2021-22 Annual Plan Report - June

1.01 Climate Emergency Plan

Council will continue to implement the actions in the adopted Climate Emergency Plan, including:

- Reduce Council's carbon emissions (before offsets) and retain carbon neutral status
- Mobilise and enable the community to take action on climate emergency
- Embed sustainability across key strategies, policies and decision making processes



Branch *Sustainability*

Quarterly Milestones

September	Promote Community Grants for Climate Action
	Rollout an enhanced community climate action campaign
	Shortlist sites for installation of solar panels on Council buildings
December	Provide status report on progress against the adopted Climate Emergency Plan actions
	Submit documentation against milestones for Global Covenant of Mayors for Climate and Energy
	Submit documentation for Council to remain a certified carbon neutral Council
March	Deliver new training to key council staff around understanding climate risks and learning to adapt
	Engage Yarra businesses seeking to go 100% renewable through a group Power Purchase Arrangement process
	Update Councils ESD Buildings Policy to include strengthened guidance for going off gas and climate resilience
	Update processes for embedding sustainability and adaptation at Council following adoption of new Council Plan
June	Complete installation of solar panels on Council owned buildings
	Implement the Heathy Homes project, through carrying our energy retrofits to support vulnerable and low-income households to improve energy efficiency and thermal comfort
	Update Council on the status of implementation of the Climate Emergency Plan actions

Quarterly Progress Comments

Year to date work to implement the Climate Emergency Plan includes shortlisting sites for installation of solar panels on Council buildings, promotion of Community Grants for Climate Action and rolling out a community climate action campaign.

Council submitted documentation to the Global Covenant of Mayors for Climate and Energy and ICLEI – Local Governments for Sustainability (a global network of more than 1,750 local and regional governments committed to sustainable urban development). Both are global groups assessing organisations for their climate initiatives, awarding badges for significant achievements. Council was successful receiving badges for all 6 categories.

Yarra City Council has been confirmed as carbon neutral for the tenth year in a row for our entire council operations by the Climate Active group. Since 2008/09, Yarra's total emissions have reduced by more than 70 per cent.

In March Council officers received climate change training materials and a 'train the trainer' course from DELWP, which can be adapted to engage staff. These will be used to deliver climate risk workshops with key staff next quarter.

Council launched the Business Renewables Buyers Group. Yarra Council is leading this cross-council project which includes the cities of Darebin, Moreland, and Melbourne, as well as the Northern and Eastern Alliances for Greenhouse Action. Expressions of Interest from businesses closed 30 June 2022.

The ESD Building Policy has been updated, and includes strengthened guidance for going off gas and climate resilience.

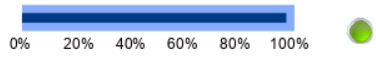
Council has imbedded sustainability impacts and adaptation in Council strategic document processes in the annual discretionary project planning processes via application of the QBL tool in all project bids .

The Healthy Homes project is nearing completion after experiencing delays caused from COVID-19 impacts. Energy retrofits on over 50% of households in the project have been completed, with the rest scheduled for completion in the coming weeks.

Council continues to be updated on the status of the implementation of actions in the Climate Emergency Plan, with a mid-plan review and update due to Councillors in August/September 2022.

1.02 Roadmap to zero

Council will develop a 'road map to zero' report, to inform Council of the actions needed to drive significant carbon emissions reductions towards meeting a zero net emissions target for the whole municipality of Yarra by 2030.



Branch *Sustainability*

Quarterly Milestones

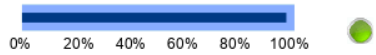
September Engage with consultants to develop a Roadmap to Zero for Council

March Provide Roadmap to Zero to Council

Quarterly Progress Comments The Roadmap to Zero Advisory Report is complete. Ironbark Sustainability produced this Advisory Report which was presented to Council in February 2022, and released publicly in March. Recommendations in the report were considered in the development of the 2022/23 Council Budget.

1.03 Zero Carbon Development Planning Scheme Amendment

A key action in the Climate Emergency Plan, Council is allocating funding to develop and implement a zero carbon development planning scheme amendment and develop further environmentally sustainable development guidelines.



Branch *Office of the Director Planning and Place Making*

Quarterly Milestones

September Brief Councillors on progress

Continue to work with the Council Alliance for a Sustainable Built Environment (CASBE) Councils in the preparation of a draft planning scheme amendment considerations into all new budget bids (discretionary projects and strategies)

December Develop draft guidance and case studies of local zero carbon developments

Report to Council on draft planning scheme amendment progress

March Advocate to Minister for Planning for approval of planning scheme amendment

June Continue to advocate to the Minister for Planning

Develop key documents to support planning scheme amendment including evidence base and strategic justification

Update Councillors on progress toward a joint planning scheme amendment being approved by the Minister of Planning

Quarterly Progress Comments Following work with Council Alliance for a Sustainable Built Environment, and working with our consultant, a final report and draft planning scheme controls have been completed.

On 5 April 2022 Councillors were briefed on the joint process of this proposed Planning Scheme Amendment with other Councils (via the CASBE grouping of Councils).

On 10 May 2022 an officer report was presented to Council. Council resolved to join the CASBE group of Councils to request the Minister for Planning for 'authorisation' to prepare a planning scheme Amendment and also to establish an Advisory Committee to advise on the proposed amendment with a view that it be approved by Ministerial processes.

Council continues to advocate to the Minister to support a planning scheme amendment.

1.04 Energy Efficiency Upgrades at gyms

Energy efficiency upgrades will be undertaken at Richmond Recreation Centre and Collingwood Leisure Centre gyms (following earlier similar works at Fitzroy Swimming Pool gym) to deliver significant energy saving costs and improve gym users' thermal comfort and experience. These works include secondary glazing of panels and frames, insulated false ceilings, smart LED lights, draft proofing and insulation.

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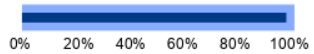


Branch *Building and Asset Management*

Quarterly Milestones

December Complete various energy efficiency and thermal envelop upgrades at Richmond Recreation Centre and Collingwood Leisure Centre gyms

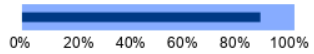
Quarterly Progress Comments All upgrade works at both gyms have been completed. Richmond Recreation Centre gym works include thermal insulation to ceiling and walls, secondary glazing for all windows and efficient lighting upgrades.

Collingwood Leisure Centre gym works include air conditioning efficiency improvements, secondary glazing for all windows and efficient lighting upgrades.

1.05 Transitioning Council Assets from the use of Natural Gas

Commence the transition from natural gas usage in council owned and operated buildings to electricity from renewable sources as part of Council's commitment to urgent action to respond to the global climate emergency. The current project scope is limited to 20 of 30 Council owned and operated smaller sites that use gas.

The project will fully remove gas equipment from 12 of the 20 sites currently using gas, and partially remove gas equipment from the remaining 8 of those sites.



Branch *Building and Asset Management*

Quarterly Milestones

September Complete 13 of 20 sites within project scope

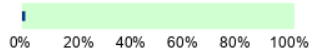
December Complete all 20 sites within project scope

Quarterly Progress Comments The original project scope was to fully remove gas usage at 12 sites and partially at 8 sites; during the project this scope was adjusted with the target to achieve full gas removal at 18 sites in 2021/22.

As at 30 June 18 sites have been transitioned off natural gas. Timelines have been affected by COVID-19 impacts including supply chain issues and budget issues due to escalating unit prices.

Two of the original 20 sites were deferred to be undertaken as part of scheduled capital works in future budget years.

1.06 Food Organics and Green Organics (FOGO) service



Branch *City Works*

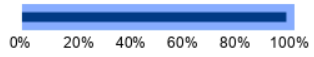
Quarterly Milestones

March Milestones have not been confirmed while Council explores service delivery models

Quarterly Progress Comments Research on service model options was presented to Council in February, a feasibility study is currently being undertaken with the outcome to be included in a report to Council in early 2022/23.

1.07 Food waste avoidance program

In partnership with other areas of Council, as well as community groups and organisations, we will deliver a broad education and engagement program to empower the Yarra community to reduce food waste over the next twelve months, and into the future.



Branch *City Works*

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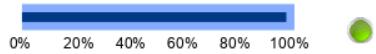
Quarterly Milestones

March	Develop plan, website, tools and collateral to support the Yarra community to reduce food waste
June	Implement the plan to support the Yarra community to reduce food waste
Quarterly Progress Comments	The Food Waste Avoidance program is being delivered in two stages. The communications campaign website page and corresponding material went live in June. This has been tied into the Sustainability Team's Take Climate Action campaign, the Urban Agriculture's program and the sustainability initiatives implemented by Libraries and Neighbourhood Houses. Beginning in July, the Behaviour Change program will encourage residents to look at how much food waste they are producing, provide them with easy-to-use tools, support and interactive demonstrations and workshops.

1.08 Proud to be Plastic Free Program

The Proudly Plastic Free program is a behaviour change campaign aimed at reducing the use of single use plastic packaging in food traders and educating the community on plastic waste avoidance. The whole of community approach aims to reduce the use of single-use plastic packaging and reduce our plastic waste footprint.



Branch *City Works*

Quarterly Milestones

December	Build on past actions and experience promoting waste reduction to develop a behaviour change program to reduce the use of single use plastic packaging throughout Yarra
March	Commence delivery of the behaviour change program
Quarterly Progress Comments	Delivery of the program to phase out single use plastics within City of Yarra businesses has commenced with promotion and resource guides for traders available on Council's website. The next stage will be launched in September with a focus traders as well as a community engagement campaign.

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2 . Social equity and health

Yarra's people have equitable access and opportunities to participate in community life . They are empowered, safe and included.

Strategies
Council's work to achieve this Strategic Objective includes the following strategies:

1. Celebrate, respect and embrace Wurundjeri Woi Wurrung, Aboriginal and Torres Strait Islander people and heritage, and reflect this in our decision-making, services and activities
2. Build a more resilient, inclusive, safe and connected community, which promotes social, physical and mental wellbeing (MPHWP)
3. Support vulnerable communities and residents of public housing to thrive in the community
4. Work to reduce the harms associated with the use of alcohol , illicit drugs, gambling and tobacco (MPHWP)
5. Celebrate and respect culturally vibrant and socially diverse communities
6. Leverage opportunities and advocate for increased access to public, social and affordable housing stock in new and significant developments
7. Work actively to prevent and respond to gendered violence and all forms of violence by addressing known contributors to violence and promoting a gender equitable, safe and respectful community (MPHWP)

The following actions are being undertaken in 2021/22 to work toward achieving Council's Strategic Objective ; Social equity and health.

Action Progress Summary

- At least 90% of action target achieved
- Between 75 and 90% of action target achieved
- Less than 75% of action target achieved
- Not Started
- Completed

Target
% Complete

Action	Start Date / End Date	
2.01 Gender Equity Action Plan (2021-2025)	01/07/21 30/06/22	0% 20% 40% 60% 80% 100%
2.02 Population Health Planning	01/07/21 30/06/22	0% 20% 40% 60% 80% 100%
2.03 LGBTIQ+ Strategy (2021-2024)	01/07/21 30/06/22	0% 20% 40% 60% 80% 100%
2.04 Safeguarding Children and Young People Action Plan (2021-2025)	01/07/21 30/06/22	0% 20% 40% 60% 80% 100%
2.05 Community Grants	01/07/21 30/06/22	0% 20% 40% 60% 80% 100%
2.06 Yana Ngargna Plan 2020-2023	01/07/21 30/06/22	0% 20% 40% 60% 80% 100%
2.07 Active and Healthy Ageing Strategy and Action Plan	01/07/21 30/06/22	0% 20% 40% 60% 80% 100%
2.08 Access and Inclusion Plan	01/07/21 30/06/22	0% 20% 40% 60% 80% 100%
2.09 3-year old Kindergarten Reform	01/07/21 30/06/22	0% 20% 40% 60% 80% 100%
2.10 National Aged Care Reforms	01/07/21 30/06/22	0% 20% 40% 60% 80% 100%

Attachment 1 - Attachment 1 - 2021-22 Annual Plan Report - June

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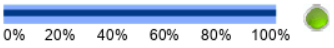
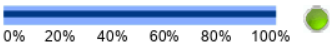
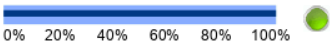
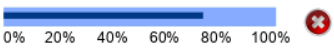
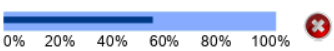
Action	Start Date / End Date	
2.11 Restorative Care Project	01/07/21 30/06/22	
2.12 Establish Community Transport as a service option available to older residents under the CHSP program	01/07/21 30/06/22	
2.13 Open Libraries Project	01/07/21 30/06/22	
2.14 Collingwood Senior Citizens Centre (including Willowview)	01/07/21 30/06/22	
2.15 Chas Farquhar Children's Services complex	01/07/21 30/06/22	

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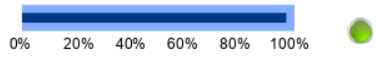
2.01 Gender Equity Action Plan (2021-2025)

Underpinned by the new Gender Equality Statement of Commitment, Council will develop and implement its Gender Equality Action Plan (GEAP) and other related obligations under the Gender Equality Act 2020. This will ensure compliance with the Act, improve workplace gender equality and contribute to a safe and equal society where the Yarra community have access to equal power, resources and opportunities.



Branch *Culture, Capability and Diversity*

Quarterly Milestones

September Consult on new Gender Equality Action Plan 2021-2025
Continue implementation of the Gender Equality Act organisational readiness plan
Finalise implementation of current Year 2 Workplace Action Plan
Report to Council on GE Strategy review and GEAP

December Commence implementation of GEAP Year 1 actions
Submit GEAP to Commission for Gender Equality

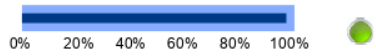
Quarterly Progress Comments A report on the high-level findings of the Gender Equity Strategy (2016-2021) and corresponding action plans was presented to Council in August 2021. Councillors were also briefed on the Workforce Gender Audit findings in September 2021, and recently received notification of compliance of our Workplace Gender Audit from the Commission for Gender Equality in the Public Sector.

The Gender Equality Institute was engaged to review Council's tools and to conduct Gender Impact Assessment Training for Executive, Gender in Leadership Group, Gender Equality Action Group and the Organisational Culture, Capability & Diversity Team, this took place in November. A half-day forum for people leaders and policy owners took place in February 2022.

The GEAP was endorsed by Executive in early March 2022 and submitted to the Commissioner. The GEAP will be made available internally and externally once approved by the Commissioner.

2.02 Population Health Planning

Council will undertake research and produce reports to inform the next Health Plan which will be incorporated into the development of the Council Plan 2021-25.



Branch *Social Strategy and Community Development*

Quarterly Milestones

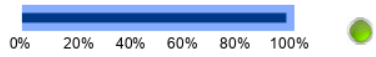
September Lodge exemption request with DFFH to allow the MPHWP to be incorporated in the Council Plan

December Finalise and adopt Council Plan incorporating the MPHWP

Quarterly Progress Comments Yarra's Council Plan 2021-25, with the Municipal Public Health and Wellbeing Plan embedded within it, was adopted by Council on Tuesday 19 October 2021.

2.03 LGBTIQ+ Strategy (2021-2024)

Council will continue implementation of its first LGBTIQ+ Strategy which sets out clear priorities and actions which if implemented properly will contribute to the LGBTIQ+ community being welcomed, engaged and included equally.



Branch *Social Strategy and Community Development*

Quarterly Milestones

December Report to Council on Year 1 Action Plan
Seek endorsement of Year 2 Action Plan

March Commence implementation of Year 2 Action Plan

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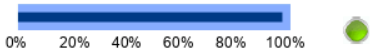
Quarterly Progress Comments A report on the progress of the Year 1 Action Plan was presented to Council in April, at the same meeting Council adopted the Year 2 Action Plan. Ongoing activities in the Plan have commenced including, facilitation of the Rainbow Advisory Committee and planning for an IDAHOBIT event.

2.04 Safeguarding Children and Young People Action Plan (2021-2025)

Underpinned by the Child Safe Statement of Commitment, Council will develop and implement its Safeguarding Children and Young People Action Plan. This will ensure compliance with proposed amendments to the Child Wellbeing and Safety Act 2005 which will bring the Victorian Child Safe Standards into alignment with the National Child Safe Principles, improve our organisational safeguarding systems and practices, and contribute to a community where children and young people in Yarra are protected from abuse and have what they need to be safe , healthy and thrive.



Branch *Culture, Capability and Diversity*

Quarterly Milestones

September Conduct review of previous Child Safe Action Plan (2019 - 2021)

December Continue implementation of actions carried over from previous plan and organisational readiness activities in preparation for introduction of new Victorian Child Safe Standards (effective 01 July 2021)
Seek endorsement of Year 1 Action Plan (2021/22)
Commence implementation of Year 1 actions

March Continue to implement Year 1 actions

June Report to Executive on progress and outcomes

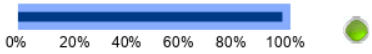
Quarterly Progress Comments The Child Safe Policy, Framework, related policies and Action Plan were endorsed by Executive in May 2022. Staff continue to work on carry-over actions from the previous plan and Year 1 actions included in new Plan which respond directly to new legislative requirements coming into effect 01 July 2022.

Several other activities are being undertaken in parallel to assess organisational readiness for the new Standards. Activities that had no corresponding Standard within the current Scheme are being reviewed including: end of year evaluations of Child Safe Programs, mapping of services and programs that promote Aboriginal cultural safety, review of eLearning module and other child safe training.

A progress report was provided to Executive in May, the scope of the Plan was extended to four years as no other major reforms are anticipated and to align with the Council Plan and other Plans.

2.05 Community Grants

Yarra provides a range of community grants to support local groups and community initiatives. Each year we distribute more than $2 million to strengthen our community and promote health and wellbeing. The grant program ranges across several areas including community development, arts and culture, climate action, sport and recreation, youth and families.



Branch *Social Strategy and Community Development*

Quarterly Milestones

September Receive grant applications

December Grants assessed

March Grants awarded

Quarterly Progress Comments A total of 158 Annual Grants were awarded in 2022, all have now been distributed. These included twelve small grant applications awarded in this quarter making 71 small grants in total for the 2021/22 period from 129 applications. Six Room to Create Responsive Grants were awarded and four Youth-Led Grants.

2.06 Yana Ngargna Plan 2020-2023

The Yana Ngargna Plan 2020-2023, developed through extensive consultation, lays the foundation for Council's partnerships and collaborative projects with the local Woi Wurrung, Aboriginal and Torres Strait Islander community.

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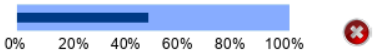


Branch *CEO Office*

Quarterly Milestones

September	Continue implementation of Yana Ngargna 2021 Year 2 Action
December	Finalise implementation of Yana Ngargna 2021 Year 2 Action Plan
	Develop Yana Ngargna 2022 Year 3 Action Plan
March	Present Yana Ngargna 2021 Year 2 Action Plan implementation report to Council
	Present Yana Ngargna 2022 Year 3 Action Plan to Council for adoption
June	Commence implementation of the Yana Ngargna 2022 Year 3 Action Plan

Quarterly Progress Comments

Council recognised two days of significance and mourning for Aboriginal and Torres Strait Islanders on January 26 and February15, Aboriginal and Torres Strait islander flag were flown at half-mast.

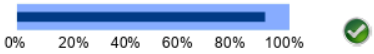
A draft Year 3 Action Plan has been developed and is currently under review by the Yana Ngargna Advisory Group. Once the review is completed the final plan will be presented to Council.

This action is off-track due to resourcing constraints.

2.07 Active and Healthy Ageing Strategy and Action Plan

The Active and Healthy Ageing 2020-2022 Action Plan provides strategic actions to ensure our residents aged 50+ remain engaged, active and independent. The actions for 2021-2022 will be revised, to align with new and emerging priorities and needs as we emerge from COVID-19, with a specific focus on our most vulnerable community members (Seniors groups, including CALD; supporting people with dementia and their carers, working with the community to implement initiatives that leverages resources and engages community to address social isolation).

Council received funding from the Department of Health to deliver the Seniors Health and Wellbeing Project . The aim of this project is to build on the strengths of residents, acting locally in selected neighbourhoods.



Branch *Aged and Disability Services*

Quarterly Milestones

September	Re-establish Yarra Dementia Alliance and commence work on their annual actions
	Review and finalise Action Plan 2021 - 2022
	Support senior groups to successfully return to venues and re-engage their members
December	Commence action planning for projects identified by the community
	Deliver Seniors Christmas Celebration (CHSP clients) and Seniors Week activities
	Engage residents 50+ and other stakeholders to identify and map community assets (skills, knowledge and areas of interest) as part of the Seniors Health and Wellbeing Project
	Establish a CALD dementia support group as part of the Yarra Dementia Alliance
March	Identify and secure resources to ensure the sustainability of our seniors' groups
June	Deliver two projects as part of the Seniors Health and Wellbeing Project

Quarterly Progress Comments

Council reached out to all existing members of Council's seniors groups providing remote meetings to engage members during centre closures. Seniors groups were supported to re-engage commencing physical meetings in late December. This will continue to be monitored as the COVID-19 situation develops.

Christmas Celebration for Commonwealth Home Support Program clients took place with 926 christmas boxes individually delivered to clients living in Yarra, with the support of staff from across the organisation.

A Consultant was engaged to deliver Asset Based Community Development training which commenced in April for Yarra staff, Seniors clubs committees and members, Advisory Committee members, U3A and the Commonwealth Home Support Program.

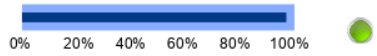
Research project completed with University students in engaging senior groups to identify gaps, resources and support needs. Ongoing support to Senior Groups has occurred to further assist the "recovery" phase of Senior Groups supporting members to meet and reconnect in a safe environment.

Project plan for the formation of the CALD dementia support group adjusted and agreed upon with Dementia Australia to enable a CALD dementia support group/dementia alliance to emerge. Bicultural liaison officers to be trained in Dementia Awareness/community education and engage seniors clubs in their appropriate languages.

Two projects have been developed as part of the Senior's Health and wellbeing, the first event was delivered engaging members from a variety of groups to meet and share ideas. The Second project to be delivered during the Seniors Festival to be held later this year.

2.08 Access and Inclusion Plan

The Access and Inclusion 2020-2022 Action Plan provides strategic actions to ensure people with disability remain engaged, active and empowered. Actions will be aligned with new and emerging priorities and needs as we emerge from COVID-19, with a specific focus on eliminating barriers to participation, and establishing a cross Council working group to identify and implement opportunities for people with disability to have access to Council programs.



Branch *Aged and Disability Services*

Quarterly Milestones

September	Finalise Action Plan 2021/22
December	Establish a cross Council working group to identify, scope and develop access projects
March	Continue advocacy to improve the accessibility of public transport and housing and provide update to Council
June	Implement accessibility assets on City of Yarra digital platforms and Victorian Government QR code Initiate cross-Council projects and measure and report an assessment of increased participation

Quarterly Progress Comments Action plan 2021-2023 finalised (extended by a year due to impact of COVID-19).

Council provides accessible formats on our web page in line with the accessibility guidelines for government communication. We are also continuing conversations with relevant branches to encouraging them to identify and then display location of accessible facilities and assets throughout the municipality on our Web page via an accessibility map. This is in early stages and will depend upon capacity/resources in registering where those accessible parking bays, toilets etc are located.

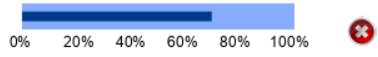
Advocacy and consultation took place on accessibility considerations for the Collingwood and North Richmond projects with Homes Victoria.

Victorian QR code requirements were rescinded in April 2022.

Recruitment of Cross Council project group members completed and planning has commenced for projects in 2022/2023.

2.09 3-year old Kindergarten Reform

Implement the Kindergarten Infrastructure and Service Plan to support the provision of universal kindergarten access for all children in the two years before school. Council is seeking funding to increase the provision of 3-year old kindergarten places in priority areas in Yarra.



Branch *Family, Youth and Children's Services*

Quarterly Milestones

September	Prepare and submit funding applications for Atherton Gardens Kindergarten and Collingwood College
December	Complete Central Enrolment Expansion project
June	Progress communication of infrastructure and workforce plan to the community via a marketing campaign

Quarterly Progress Comments

The project is progressing in accordance with the project plan. State Government had provided additional funding to engage a project officer to support the undertaking which has now ended .

There have been several rounds of community and stakeholder consultation focused on reviewing the current process and opportunities to make recommendations for improvement. Policy review and recommendations for the Priority of Access policy are planned for next year to cater for the changes in legislation and to support additional service providers to join the program. Drafting of templates for service agreements for various provider types are in progress.

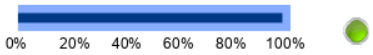
The first stage of the central system upgrade project has been completed as far as possible with the existing system, to support the enrolment expansion project. Cost estimates for the next stage of system upgrade have been obtained to support a budget submission.

Atherton Gardens kinder design was approved at the end of June.2022.

Collingwood College Kindergarten project cost estimate increased by $1m forcing a review of the scope of the project. This is expected to be completed in August after which marketing of the 2 projects will take place.

2.10 National Aged Care Reforms

The National Aged Care Reforms have been on-going since 2016. In May 2021, the Federal Government is scheduled to announce its policy and program position in response to the Royal Commission into Aged Care and Safety . This will enable Council to review its role in direct service delivery under the Commonwealth Home Support Program (CHSP), and its broader role in supporting older residents will into the future. The CHSP will not remain the same and externally driven change is occurring.



Branch *Aged and Disability Services*

Quarterly Milestones

September	Complete revision of community engagement and deliberative outcomes, aged care market analysis, service options, vision and strategic directions
December	Complete analysis of the range of options available under the new Aged Care program and alternative approaches available Finalise Council's vision and position on its role in best supporting older people to live well in Yarra and Council's position by 31 December 2021 - Removed by Council resolution 31 May 2022
March	Initiate implementation of new arrangements and directions - Removed by Council resolution 31 May 2022
June	Continue to inform Council of Federal Government decisions as they detail the final design of the Support at Home program. Progress service reviews to inform Council's decisions on its future in aged care.

Quarterly Progress Comments

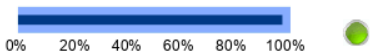
While work is progressing, completion is dependent on the federal government finalising its design for the program,. At its meeting on 31 May 2022 Council agreed to remove those milestones dependant on the federal government finalising its design for the program.

Officers have continued to contribute to the Federal Department of Health consultations on key design features and report to Council on the progress of the Federal Government.

Six key Guiding Principles were also adopted by Council at its meeting in March 2022, while at the local level, service reviews and analysis continued on financial, human resource, resident and client implications, and evaluation of options. The most recent review presented to Council involved home based services.

2.11 Restorative Care Project

The restorative care project focusses on increasing participation of younger people, eligible under the Home and Community Care Program (HACCPYP), within services and support options that are tailored to individual needs. The project will also support the capacity within the Home Care Services to work more collaboratively with residents towards person centered care and independence.



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Branch *Aged and Disability Services*

Quarterly Milestones

September Review the Stage 1 report identifying opportunities for service improvement within the existing service offering and initiate changes (adjustments within existing services)

December Engage with services across Council and with local agency partners to explore and develop recommended service options that increase access and participation by younger people with disability - Deferred by Council resolution 31 May 2022

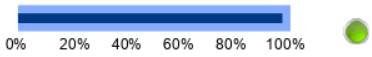
Undertake consultations with residents / service users to test proposed changes, identify other options - Deferred by Council resolution 31 May 2022

June Implement new service options with internal Branches and/or local agencies and promote availability for younger people with disability - Deferred by Council resolution 31 May 2022

Quarterly Progress Comments This project has been on hold due to the demands of COVID-19 and needing to focus on the safety of service delivery as a priority. As a result at its meeting on 31 May 2022 Council agreed to defer those milestones impacted by the COVID-19 pandemic until such times as they can successfully be delivered.

2.12 Establish Community Transport as a service option available to older residents under the CHSP program

The community transport service provided by Council assists older people and people with a disability to lead active and independent lives and to participate in social activities in the community. The service has received new funding under the Commonwealth Home Support Program (CHSP). This initiative will support the integration of CHSP transport within the overall service and includes working with advisory groups, service users and other stakeholders to achieve change.



Branch *Aged and Disability Services*

Quarterly Milestones

September Present findings and recommendations to Council on final service proposal and implementation

Undertake consultations with service user's and Active Ageing Advisory and Disability Advisory Committees outlining the changes and seek feedback, including on service eligibility and fees

December Support residents' transition from existing arrangements to CHSP (where required)

March Increase promotion of CHSP and general community transport service to support older residents and people with disability in accessing local community facilities and events

Quarterly Progress Comments Consultations took place with service users, the Active Ageing Advisory and Disability Advisory Committees seeking feedback on proposed changes. Overall response was in support of a community transport service option.

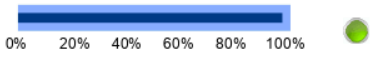
All clients from Willowview, Art and Craft and Exercise groups have transitioned to CHSP community transport. Consultations and promotion of the service on offer has also taken place with other community groups.

Officers updated the My Aged Care portal and the Yarra website with relevant promotional information , and completed consultations and promotion of the service on offer to community groups and other agencies such as the Aged Care Assessment Services, Regional Assessment Services, and local health centres.

Council's community bus outings service has been promoted to Neighbourhood houses and on Council's website, consultation with community groups is continuing.

2.13 Open Libraries Project

Council's Richmond and Bargoonga Nganjin North Fitzroy Libraries will take part in a project to increase access by extending their opening hours. The Libraries will be open 7am to 10pm seven days a week, normal operating hours will continue, the extra hours will be un-serviced providing greater accessibility to the public while at the same time seeking not to increase operating costs.



Branch *Library Services*

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Quarterly Milestones

December	Commence and promote the extended opening hours
	Review patronage and patron feedback
March	Monitor satisfaction of Library users with the extended opening hours
June	Review the first year with satisfaction survey (update will be included in our annual report)

Quarterly Progress Comments

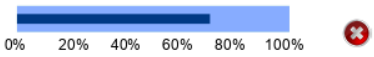
The Open Libraries project has commenced at Richmond and Bargoonga Nganjin North Fitzroy Libraries. Registered users are able to access the Library outside of normal business hours. Details, conditions and registrations are available on Council's Library website.

We continue to monitor patron satisfaction of the Open Library service while keeping patrons up to date with email communication and face to face contact.

In June 2022 (6 months after we launched the first Open Library location at Richmond Library), we sent a survey to all our Open Library members including the 300 inducted patrons. Feedback was positive, rating the service an average of 4.8 out of 5 with IT issues taking the score below 5 but patrons understood there would be a few teething issues. Most patrons using the service throughout the week, preferring to use the library early morning and then in the evening/late night to study or work as well as to borrow books.

2.14 Collingwood Senior Citizens Centre (including Willowview)

Responding to the outcomes of a Community Needs Analysis, Council will commence planning to establish the Collingwood Senior Citizens Centre as a modern centre to meet the needs of people 50+ including people with specific needs and provide a space that is more welcoming of the general community for a range of functions and activities.



Branch *Aged and Disability Services*

Quarterly Milestones

September	Undertake a stakeholder consultation process for the re-naming of the centre
December	Complete a new initiative bid for the 2022-2023 budget for a future concept design project for the centre in line with precinct planning recommend
	Complete facility improvements including: an upgrade of the audio-visual equipment, installation of sound baffling in the centre's hall to improve the acoustics for users and replace fluorescent lighting in the hall to improve the amenity of the facility - Removed by Council resolution 31 May 2022
June	Continue planning for facility improvements including an accessible ramp, an upgrade of the audio-visual equipment, installation of sound baffling in the centre's hall to improve the acoustics for users and replace fluorescent lighting in the hall to improve the amenity of the facility
	Ensure key stakeholders are engaged in the Collingwood Town Hall precinct planning community engagement process - Removed by Council resolution 31 May 2022

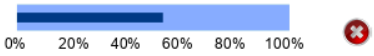
Quarterly Progress Comments

The works to upgrade the Centre have been delayed due to priority use for emergency food relief services due to COVID-19 which continued until March 2022. Delaying the closing of the centre for renovations, allowed the kitchen to remain open to continue food services support.

Works are currently being assessed with Building Services to align with structural changes to building to address accessibility improvements to the entrance on south side. The project will continue in 2022/23.

2.15 Chas Farquhar Children's Services complex

Construction of a Community Hub will commence in May 2021, with the redevelopment of the site to extend and improve the facilities for children's preschool and other children's services.



Branch *Building and Asset Management*

Quarterly Milestones

September	Commence construction
June	Complete project

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Quarterly Progress Comments

The project will complete the transition of the Chas Farquhar complex to an integrated community hub by creating a community room and outdoor area and extending and upgrading the Richmond Preschool. The construction program has had significant delays in obtaining statutory permits and Greater Wester Water approvals. Delays were also experienced because of wet-weather days, disposing of additional contaminated soil and the redesign for deeper building footings requiring more extensive preparation works than originally anticipated.

Additional delays are also expected due to Greater Western Water's water planned main upgrade works which will restrict site access. Some capital funds for the project have been carried forward in to 2022/23 Capital budget, completion is now expected in December 2022.

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3 . Local economy

Yarra's neighbourhoods and major activity centres, nightlife and employment precincts are thriving, accessible and connected. They support and inspire diverse creative communities, cultural activities, businesses, and local employment.

Strategies
Council's work to achieve this Strategic Objective includes the following strategies:

1. Support Yarra's employment precincts and drive economic development opportunities
2. Revitalise local retail, arts and culture and night-time economy to enhance Yarra as an economic destination and extend our reach through partnerships and advocacy
3. Support and encourage innovative and entrepreneurial activities across Yarra's employment precincts
4. Facilitate local partnerships which create and promote a range of learning, employment and other pathway opportunities for businesses, workers, and residents
5. Manage access, safety and amenity to enhance people's experience when visiting Yarra (MPHWP)

The following actions are being undertaken in 2021/22 to work toward achieving Council's Strategic Objective; Local economy.

Action Progress Summary

- At least 90% of action target achieved
- Between 75 and 90% of action target achieved
- Less than 75% of action target achieved
- Not Started
- Completed

Target
% Complete

Action	Start Date / End Date	
3.01 Precinct/Business Grants to facilitate local activation	01/07/21 30/06/22	0% 20% 40% 60% 80% 100%
3.02 Outdoor Activation	01/07/21 30/06/22	0% 20% 40% 60% 80% 100%
3.03 Yarra's Business Application Support program	01/07/21 30/06/22	0% 20% 40% 60% 80% 100%
3.04 Revitalisation of North Richmond State Government Project	01/07/21 30/06/22	0% 20% 40% 60% 80% 100%

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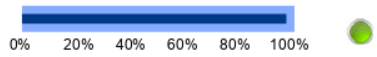
3.01 Precinct/Business Grants to facilitate local activation

Building on the success of the COVID-19 precinct activation grant program, Council will investigate the potential of establishing a Precinct Activation Grant program that supports local retail businesses undertake collaborative activation initiatives.



Branch *City Strategy*

Quarterly Milestones

September	Assess the COVID-19 precinct activation grant program including consultation with community and Business Advisory Group
December	Undertake feasibility assessment, draft guidelines and governance structure produced
March	Submit Budget bid, guidelines completed, communication plan drafted
June	Adoption of proposal, EOI process to commence July

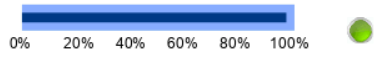
Quarterly Progress Comments

All precinct activation grants have been completed. The Business Advisory Group has been involved throughout and has provided positive feedback.

The feasibility assessment, draft guidelines and governance structure have been completed. A budget bid was submitted but was unsuccessful so the EOI process for the next round of grants has not progressed.

3.02 Outdoor Activation

In response to COVID-19, Yarra implemented an outdoor dining program to support hospitality businesses to trade safely outdoors. In October 2021 the Victorian Government granted Yarra with $1.5 million to support outdoor activation across all industry and business types.



Branch *City Strategy*

Quarterly Milestones

September	Commence identification and planning of outdoor activation projects
December	Commence first phase of outdoor activation projects Open parklet program Present permanent Parklet Policy to Council
March	Commence second phase of outdoor activation
June	Complete all outdoor activation activities and acquit funds

Quarterly Progress Comments

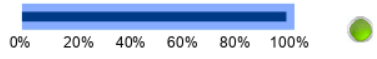
The Parklet Policy and Guidelines were adopted by Council in October 2021.

The first phase of the Outdoor Activation program commenced with the 'Rediscover Yarra' campaign, supported by a series of Night Time Economy videos promoting and marketing Yarra. Half of the program has already occurred with 2 of 4 campaigns under way.

The second phase of the Outdoor Activation Fund program of works has commenced with funding approved for the hire of parklet safety infrastructure. Activities are underway and an Acquittal Report was presented to Council in June 2022.

3.03 Yarra's Business Application Support program

The Yarra Business Application Support (YBAS) program is in its second year and continues to offer new businesses a 'concierge style' process where they deal with one point of contact for all of their permit requirements .



Branch *City Strategy*

Quarterly Milestones

December	Complete review of year including trend analysis
June	Complete midyear trend analysis (ongoing)

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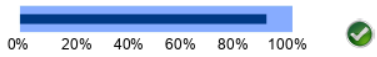
Quarterly Progress Comments Review of Yarra's Business Application Support program including trend analysis and key metrics was completed and information provided to executive and Councillors.

3.04 Revitalisation of North Richmond State Government Project

State government funding has enabled a dedicated Council Economic Development officer to work directly with Department of Families, Fairness and Housing and the North Richmond community to develop and commence delivery of a North Richmond Precinct Action Plan (NRPAP).



Branch *City Strategy*

Quarterly Milestones

September	Complete action planning workshops with reference groups and translated into draft North Richmond Precinct Action Plan (NRPAP)
December	Launch of NRPAP and year one projects selected
March	Commence or implement Year 1 projects
	Year 2 projects in planning stage
June	Complete and launch Year 1 projects (funded FY21/22)
	Year 2 plans finalised

Quarterly Progress Comments Action planning workshops with reference groups successfully concluded after multiple engagements.

All year 1 projects are underway or completed including: a community space on Victoria Street, a roof top garden on the estate carpark, and some works to the open space on the estate. A community space in Victoria Street has been leased and is currently being fitted out.

While initial scoping of year 2 projects is being undertaken the State Government have yet to formally announce year two funding and what it can be used for. Planning of year 2 projects cannot be finalised until the State Government planning component is announced.

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4 . Place and nature

Yarra's public places, streets and green open spaces bring our community together. They are planned to manage growth, protect our unique character and focus on people and nature.

Strategies
Council's work to achieve this Strategic Objective includes the following strategies:

1. Create safe, accessible active spaces that provide diverse physical activity opportunities for the whole community (MPHWP)
2. Plan and manage community infrastructure that responds to growth and changing needs
3. Protect and enhance the biodiversity values, connectivity and resilience of Yarra's natural environment
4. Protect, promote and maintain our unique heritage and ensure development is sustainable
5. Encourage people to connect with Yarra's natural and cultural heritage and prioritise the voices of traditional owners

The following actions are being undertaken in 2021/22 to work toward achieving Council's Strategic Objective; Place and nature.

Action Progress Summary

- At least 90% of action target achieved
- Between 75 and 90% of action target achieved
- Less than 75% of action target achieved
- Not Started
- Completed

Target
% Complete

Action		Start Date / End Date	
4.01	Progress the Yarra Planning Scheme rewrite	01/07/21 30/06/22	Completed
4.02	Progress the translation of interim controls into permanent controls for Activity Centres	01/07/21 30/06/22	Between 75 and 90% of action target achieved
4.03	Planning Scheme Amendment to the Open Space Contribution	01/07/21 30/06/22	Completed
4.04	State Government suburban parks program	01/07/21 30/06/22	Less than 75% of action target achieved
4.05	New open space planning and design, Cremorne	01/07/21 30/06/22	At least 90% of action target achieved
4.06	Brunswick Street Activity Centre Urban Design - Kerr Street outstand	01/06/21 30/06/22	Less than 75% of action target achieved
4.07	Ryan's Reserve Pavilion redevelopment	01/07/21 30/06/22	At least 90% of action target achieved
4.08	Brunswick Street Oval Precinct Redevelopment	01/07/21 30/06/22	At least 90% of action target achieved
4.09	Edinburgh Gardens Public Toilet	01/07/21 30/06/22	Completed
4.10	Urban Agriculture Strategy	01/07/21 30/06/22	Completed

Attachment 1 - Attachment 1 - 2021-22 Annual Plan Report - June

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Action		Start Date / End Date	
4.11	Delivery of Nature Strategy	01/07/21 30/06/22	0% 20% 40% 60% 80% 100%
4.12	Integrated Water Management Community Awareness	01/07/21 30/06/22	0% 20% 40% 60% 80% 100%
4.13	Drainage and Stormwater Management Guidelines	01/07/21 30/06/22	0% 20% 40% 60% 80% 100%

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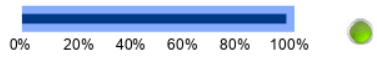
4.01 Progress the Yarra Planning Scheme rewrite

The Planning Scheme sets out how land can be used, developed and protected. Council has been working on a major rewrite of the Planning Scheme to update areas of local policy that needed to be strengthened. This year Council will finalise the draft Planning Scheme.



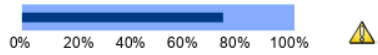
Branch *City Strategy*

Quarterly Milestones

September	Present report to Council summarising and responding to submissions received during the exhibition period
December	Brief Council on the progress of the independent Panel hearing
March	Brief Council on the release of the independent Panel report and its findings
June	Present report to Council seeking adoption of amendment and seeking Ministerial approval
Quarterly Progress Comments	Council at a meeting in April endorsed a report which presented the outcomes of the independent Panel 's findings, and the adoption of Amendment C269 for lodgement with the Minister for Planning for approval.

4.02 Progress the translation of interim controls into permanent controls for Activity Centres

Council will prepare proposed amendments to support the introduction of Design and Development Overlays in the Yarra Planning Scheme for the following activity centres: Victoria Street, Bridge Road, Fitzroy/Collingwood Stages 1 and 2, and Collingwood South.



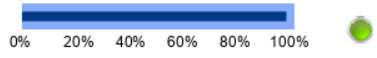
Branch *City Strategy*

Quarterly Milestones

September	Brief Councillors on processes regarding the requested Standing Advisory Committee approach for permanent planning scheme provision for Victoria Street, Bridge Road, Fitzroy/Collingwood Stages 1 and 2 and Collingwood South Continue to advocate to the Minister for Planning for approval of Council's request for interim planning scheme provisions for Heidelberg Road
December	Present a report to Council reviewing the processes and progression of these initial referrals to the Standing Advisory Committee
June	Brief Council on the release of the Standing Advisory Committee report and its findings for Victoria Street, Bridge Road, and Collingwood South Brief Council on the progress of the proposed amendment for Fitzroy/Collingwood Stages 1 and 2
Quarterly Progress Comments	Council received a letter from the Minister dated 12 September 2021, approving DDO18 interim planning scheme provisions for Heidelberg Road for 18 months. Two reports were presented to Council in December 2021 recommending that Amendment C291yara (Bridge Road and Victoria St) and C293yara (Collingwood South) be referred to a Standing Advisory Committee. Council resolved to progress the two draft amendments through this process. The Standing Advisory Committee's report for the Collingwood South Mixed Use Precinct was considered and adopted by Council on 23 June 2022 and referred to the Minister for Planning for approval. The Committee Report for Bridge Road/Victoria Street was received in late June and will be considered by Council in August.

4.03 Planning Scheme Amendment to the Open Space Contribution

Council will pursue an amendment to the Yarra Planning Scheme to increase the open space contribution provided to Council when a new development is subdivided. An increased provision will assist Council to pursue new open space provision in the municipality. Council has sought 'authorisation' from the Minister for Planning to exhibit this Amendment as part of the planning amendment processes.



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Branch *City Strategy*

Quarterly Milestones

September	Exhibit planning scheme amendment if 'authorised' to do so by the Minister for Planning
December	Update Councillors on submissions received to the exhibition stage
March	Provide a report to Council with analysis of submissions and officer recommendations
June	Prepare for independent Panel hearing regarding amendment and submissions received

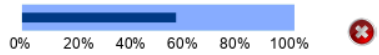
Quarterly Progress Comments

The Amendment was placed on public exhibition during September/October 2021. There were 70 submissions of which 27 were in favour, 41 were opposed and 2 were unknown.

The Amendment, in accordance with Council's resolution in October 2021 was referred to an independent Panel. Panel Hearings for C286 commenced in December and concluded in February. The Panel's report to Council was presented in June.

4.04 State Government suburban parks program

Council will continue the planning and design of two new open spaces (Cambridge Street extension and Otter Street Park) in Collingwood. This project is part of the State Government's Suburban Parks Program.



Branch *City Strategy*

Quarterly Milestones

September	Commence detailed design development Inform community of Final Concept Design Prepare for the commencement of Road Discontinuance Process
December	Complete Contract Documentation and Specification for Tender and Construction
March	Commence construction
June	Substantially complete construction for both open spaces

Quarterly Progress Comments

Both projects have experienced delays in early phases due to key prerequisite requirements for the road discontinuance process under the Local Government Act (service authority consents), and also some design aspect changes responding to comments/suggestions received during the engagement stage.

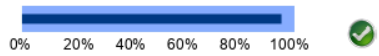
The exploration of an expanded park boundary in the Otter St project to potentially increase the extent of 'green' space has also caused some delays, as well as the need to assess the relocation of underground services.

Department of Environment, Land, Water and Planning have agreed to funding extensions for both parks. Preparations to commence the road discontinuance process is well progressed while preliminary concept designs for both projects have been substantially completed. Development of detailed specifications and contract documentation for both projects is progressing.

4.05 New open space planning and design, Cremorne

Council will prepare design documentation for park extension and redevelopment of the following sites:

- Gwynne Street, Cremorne – small public space on the corner of Gwynne and Stephenson Street
- Stephenson Reserve, Cremorne – small public space on the corner of Dover and Stephenson Street



Branch *City Strategy*

Quarterly Milestones

September	Undertake tender process for construction of both public spaces
December	Commence construction for Gwynne Street, pending contractor availability
March	Progress construction for both public spaces
June	Substantially complete construction for both open spaces

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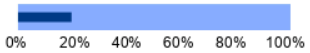
Quarterly Progress Comments Preparation of the specification and contract were delayed due to the high level of community feedback received during the consultation process which took additional time to incorporate into the final design documentation.

A contractor was appointed and construction of both open space projects commenced in May 2022. Works were 95% complete as at 30 June.

4.06 Brunswick Street Activity Centre Urban Design - Kerr Street outstand

Council will undertake detailed design and implement works to upgrade an existing kerb outstand on the south east corner of Kerr Street and Brunswick Street, as part of the endorsed Brunswick Street Streetscape Masterplan. The project will increase public space and improve the public realm with places to sit and new trees and greenery.



Branch *City Strategy*

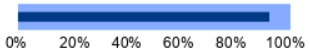
Quarterly Milestones

September Finalise detail design and commence contract documentation and specification for tender and construction
December Commence construction works
March Complete construction

Quarterly Progress Comments Tender prices exceeded the project budget and the project scope has been amended. Council is seeking a response from the funding body to a request for an extension of time to deliver the project.

4.07 Ryan's Reserve Pavilion redevelopment

Redevelopment of the Ryan's Reserve netball and tennis centre pavilion including public toilet facilities.



Branch *Building and Asset Management*

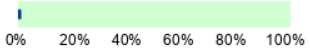
Quarterly Milestones

September Complete detailed design
December Commence offsite modular fabrication work
March Commence site works
June Complete project

Quarterly Progress Comments The project is nearing completion, 95% as at 30 June. Delays were experienced including the obtaining the heavy vehicle permit required for the transport of modules to the site and inclement weather conditions during installation.

4.08 Brunswick Street Oval Precinct Redevelopment

Council will undertake a major redevelopment that addresses the grandstand, tennis club and courts (being the original and continuously operated sporting facilities in Edinburgh Gardens) along with the community rooms. Advocacy by the Edinburgh Gardens Sporting Community (EGSC) has resulted in $6.5 million announced funding from the State government for the redevelopment of the buildings in this precinct, to be administered through Sport and Recreation Victoria (SRV). The EGSC comprises the Edinburgh Cricket Club, Fitzroy Football Club, Fitzroy Junior Football Club, and Fitzroy Tennis Club.



Branch *Building and Asset Management*

Quarterly Milestones

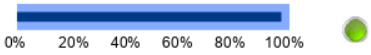
September Milestones to be confirmed

Quarterly Progress Comments A revised design has been completed and, following a broad-based community engagement, was endorsed by Council in May 2022. Council has entered into a $6.5 million funding agreement with the State for the stage 1 construction (sports pavilion). The State has also announced further funding of $6.37 million towards

Stage 2 construction (tennis/community pavilion, tennis courts upgrade and heritage grandstand works). Planning and heritage applications will be lodged in Q1 2022/23, followed by a public tender for the Stage 1 construction.

4.09 Edinburgh Gardens Public Toilet

New public toilets will be constructed in Edinburgh Gardens.



Branch *Building and Asset Management*

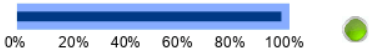
Quarterly Milestones

September Finalise design and engage contractor
December Complete project

Quarterly Progress Comments Both the northern toilet module (providing an expanded toilet block near St Georges Road) and the southern toilet module (expanding the public toilet facilities at the Alfred Crescent pavilion) have been completed and are open to the public after experiencing some delays to the project due to COVID-19.

4.10 Urban Agriculture Strategy

Deliver actions outlined in the Urban Agriculture Action Strategy



Branch *City Works*

Quarterly Milestones

September Finalise Yarra's Urban Agriculture Guidelines and implement the streamlined pathways for applying for Urban Agriculture projects through the Community Growing Spaces Program during 2021/22
December Implement a female Narrap Ranger Traineeship in a partnership with Council , Collingwood Children's Farm and the Wurundjeri Woi Wurrung Corporation to work on urban agriculture projects during 2021/22
March Deliver three My Smart Garden Workshops that informs a holistic approach to 'smarter' and more sustainable home gardening across five elements, including food, shelter, waste, water, and habitat
June Deliver a further three My Smart Garden Workshops that informs a holistic approach to 'smarter' and more sustainable home gardening across five elements, including food, shelter, waste, water, and habitat

Quarterly Progress Comments Council's Urban Agriculture Guidelines are available on Council's website. The revised guidelines merging the previous 'Let's grow together' and How to apply for a pop-up laneway and How to apply for a Community Growing Space guides.

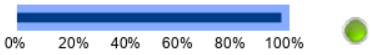
A successful applicant commenced in the traineeship role of female Narrap Ranger.

A totall of 6 My Smart Garden Workshops were delivered by officers supporting a holistic approach to 'smarter' and more sustainable home gardening. The workshops included:

- Small space big harvest,
- Bee a Pollinator, and
- Composting 101.

4.11 Delivery of Nature Strategy

Deliver Year 1 actions outlined in the Nature Strategy Action Plan.



Branch *City Works*

Quarterly Milestones

September Establish a working group of bushland management experts to increase integrity and innovation in biodiversity management within Council's on-ground management programs
December

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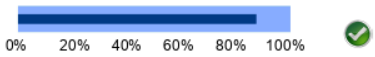
	Establish a 'local legends' community working group with a network focus to Conserve locally rare or threatened flora and fauna
March	Establish a 'nature in the neighbourhood' reference group to plan initiatives that focus on increasing nature in the private and streetscape realm at the neighbourhood scale Establish working partnerships with academic institutions and actively collaborate with an educational institution on one new biodiversity monitoring project within Yarra
June	Consolidate and grow areas of high quality and diverse habitat by increasing indigenous vegetation understorey extent (at >25% cover) within Open Space by 0.5 ha Develop a Gardens for Wildlife Program in Yarra Increase flora and fauna diversity by initiating re-introductions, particularly for flora in key locations. Aim for a 5% increase in indigenous flora diversity within bushland reserves at appropriate locations
Quarterly Progress Comments	Yarra joined the Victorian Branch of the Australian Association of Bush Regenerators with the aim to achieve best practice in innovative biodiversity management as it relates to Yarra's bushland management program. Development of the terms of reference for a 'local legends' community working group have commenced with a network focus to conserve locally rare or threatened flora and fauna. Liaison underway with Victorian Indigenous Nurseries Co-op, Felix Botanica, Friends of Labyrinth. Yarra's Gardens 4 Wildlife Program will be used as the model for the reference group. Working partnerships have been established with Dr. Scarlett Howard (Deakin University) Native bee pollinators. Associate Professor Raylene Cook Powerful Owl Pellet collection (Deakin University) and Merri Creek Platypus monitoring project with Friend of Merri Creek and EnviroDNA to support Council 's biodiversity monitoring projects. Council's autumn 2022 reinstatement planting in selected Ecological Vegetation Classes EVCs is almost completed. The Habitat Hectares audit undertaken in November 2021 provided data on changes in species, flora and fauna diversity over the past 12 months. Council's focus has shifted from establishing a 'nature in the neighbourhood' reference group to developing a Re-wilding Nature-strips Program in conjunction with Urban Design. Funding is available in 2022/23 to continue the development of the policy, assessment criteria and permit system. Council exceeded its target to consolidate and grow areas of high quality and diverse indigenous vegetation and habitat within open space 1927m2. Target 5,000m2 actual 6,927. Yarra's application to develop a Gardens for Wildlife (G4W) program was accepted by Victorian Garden's 4 Wildlife (G4W). Funding is available in 2022/23 to progress the program including establishing a working group, train assessors and engage with 25 households.

4.12 Integrated Water Management Community Awareness

Undertake two community awareness campaigns; one to enhance the community's understanding of the value and function of Water Sensitive Urban Design (WSUD) and another focussing on the community's impact on the water cycle.



Branch *Infrastructure Traffic and Civil Engineering*

Quarterly Milestones

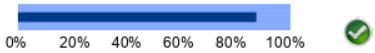
December	Commence WSUD community awareness campaign
June	Complete Water Cycle community awareness campaign
Quarterly Progress Comments	We have re-scoped this project to include a significant amount of background and strategic planning work, ensuring we maximise our community value for the projects we deliver and better define the messaging and engagement channels to achieve the highest possible return on investment. This has resulted in the community awareness campaigns being transferred to the second half of 2021/22. Based on the background work completed for the community engagement portfolio we undertook to the following priority actions – both actions raising awareness about WSUD, Integrate Water Management (IWM) and the urban water cycle: • The Ramsden Oval IWM Project, community engagement project which included a sign and webpage

highlighting the value of the project.

- An engaging short video that demonstrates the connection of drain to waterway to bay. was produced, issues with the video's compatibility with Council's website have delayed it being uploaded, this issue is currently being resolved with the assistance of Council's communications team.

4.13 Drainage and Stormwater Management Guidelines

Developing a range of technical guidelines detailing the best practice for stormwater management and discharge for new developments. These guidelines will aim to minimise the impact of infill development on the capacity of Yarra's drainage network and promote sustainable practices. This project will also deliver an updated Water Sensitive Urban Design (WSUD) policy to manage Yarra's WSUD existing assets and guide the effective introduction of future elements.



Branch *Infrastructure Traffic and Civil Engineering*

Quarterly Milestones

December	Undertake a comprehensive benchmarking and gap analysis to define the project's scope
March	Finalise the draft guidelines for stakeholder consultation
June	Release the final version of guidelines and publish on Council's website

Quarterly Progress Comments A gap analysis and benchmarking report was completed, outlining the key opportunities for development and improvement with input from internal stakeholders (Statutory Planning, Strategic Planning, Open Space etc) and engagement/benchmarking with other Council's known for their excellence in the stormwater management space.

The draft guidelines are being finalised with consultation and input from internal stakeholders and will be uploaded onto Council's website in August.

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5 . Transport and movement

Yarra's transport network is sustainable and recognises that streets are important shared public spaces . Transport and movement is accessible, safe and well connected.

Strategies
Council's work to achieve this Strategic Objective includes the following strategies:

1. Lead, promote and facilitate the transition to active transport modes for people living and working in Yarra , as well as people moving through Yarra (MPHWP)
2. Advance the transition towards zero-carbon transport by 2030 throughout the municipality
3. Foster strategic partnerships and advocate to improve sustainable and active transport options, integration and accessibility
4. Create a safe, well-connected and accessible local transport network including pedestrian and bike routes through Yarra (MPHWP)

The following actions are being undertaken in 2021/22 to work toward achieving Council's Strategic Objective ; Transport and movement.

Action Progress Summary

- At least 90% of action target achieved
- Between 75 and 90% of action target achieved
- Less than 75% of action target achieved
- Not Started
- Completed

Target
% Complete

Action	Start Date / End Date	
5.01 Public Transport Advocacy	01/07/21 30/06/22	0% 20% 40% 60% 80% 100%
5.02 Transport Action Plan	01/07/21 30/06/22	0% 20% 40% 60% 80% 100%
5.03 Improve Bicycle Networks	01/07/21 30/06/22	0% 20% 40% 60% 80% 100%
5.04 Gipps Street Intersection Safety Improvements	01/07/21 30/06/22	0% 20% 40% 60% 80% 100%
5.05 Road safety studies and implementation program	01/07/21 30/06/22	0% 20% 40% 60% 80% 100%

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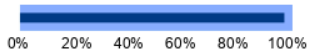
5.01 Public Transport Advocacy

Advocate to the State Government for improved accessibility to public transport services to meet the needs of all ages and abilities and to cope with significant population growth in Yarra.



Branch *Strategic Transport*

Quarterly Milestones

September Continue to advocate to Department of Transport for accessible tram stops in Bridge Road (eastern end), Swan Street and the Queens Parade bus-tram interchange
Continue to work with Development Victoria for DDA tram stop abutting 433 Smith Street as part of the site redevelopment

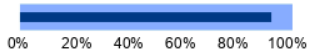
December Continue to seek Department of Transport support for improved tram facilities in Brunswick Street

Quarterly Progress Comments Officers have continued to advocate with Department of Transport for DDA compliant tram stops in key locations across the city including tram stops in Bridge Road, Swan Street and the Queens Parade bus-tram interchange.

A meeting occurred in November to discuss tram facilities in Brunswick Street however there has been no budget allocation for this project by the State Government to enable the project to be progressed.

5.02 Transport Action Plan

Improved public transport and active transport are important for an increased population in Yarra and the eastern suburbs. A Transport Action Plan will be formulated that outlines how these aspects can be improved and the key projects that need to be advocated for and delivered.



Branch *Strategic Transport*

Quarterly Milestones

September Hold Briefings with Councillors regarding a draft Transport Action Plan

December Present report to Council recommending a Transport Action Plan

March Commence actions from adopted Transport Action Plan

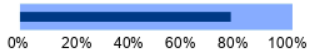
June Continue actions prepared and readied for implementation via agreed processes by Council resolutions

Quarterly Progress Comments The draft TAP was placed on public exhibition in May. Following the review of public feedback the final draft renamed 'Moving Forward - Yarra Transport Strategy 2022-2032' was completed and is scheduled to go to the July Council meeting for consideration and adoption. (Note: Council adopted the Strategy at the July meeting).

While this was taking place work continued in terms of advocacy and bids for grants which align with the draft TAP.

5.03 Improve Bicycle Networks

Funding for Bicycle Infrastructure projects including bicycle lanes, signage, racks and corrals and signal changes.



Branch *Strategic Transport*

Quarterly Milestones

September Progress bike parking installations and report statistics to Councillors

December Develop officer report seeking a Council determination on the Elizabeth Street separated bike lane trial
Explore opportunities for improved and safer bicycle lanes on key cycling routes with Department of Transport

March Provide report to Councillors regarding progression of the opportunities with Department of Transport

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June Provide report to Councillors on cycling improvements achieved since July 2021

Quarterly Progress Comments Designs to deliver bike corrals at Wellington and Peel Streets intersection and the Easey and Smith Streets intersection in Collingwood were completed and installations commenced.

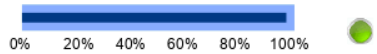
A report on the Elizabeth Street separated bike lane trial was presented to Council in December 2021. Further monitoring and surveys are being carried out for a future report to Council.

Meetings have taken place with Department of Transport staff to explore opportunities for improved and safer bicycle lanes on key cycling routes within Yarra. A report on this topic was not produced, instead available resources were focused on the preparation of the Draft Transport Strategy.

The Transport Strategy details a very ambitious program of potential cycling upgrades and opportunities, a copy of the draft transport strategy has been supplied to the relevant directors in State Government and other cycling groups as part of that process.

5.04 Gipps Street Intersection Safety Improvements

Deliver improvement of traffic signals and construction of small sections of protected bike lanes at the Hoddle Street and Wellington Street intersections to significantly improve cyclists' safety and comfort



Branch *Strategic Transport*

Quarterly Milestones

September Finalise design aspects

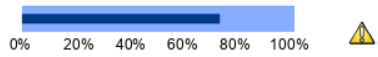
March Install bike lane improvements and provide advice to Councillors

Quarterly Progress Comments All planning and design work was undertaken and bike lane improvement works completed. Future bike projects are being scoped as part of the new Transport Strategy.

5.05 Road safety studies and implementation program

Road safety/place making treatments and road safety studies will be delivered in the following precincts to improve safety and amenity.

- Carlton North (LAPM 2 design)
- Scotchmer (LAPM 3 implementation)
- Abbotsford (LAPM 13 implementation)
- Princes Hill (LAPM 1 implementation)
- Rose (LAPM 9 implementation)
- Richmond (study)
- Bendigo (LAPM 19 implementation)
- East Clifton Hill/North Abbotsford (Study)



Branch *Infrastructure Traffic and Civil Engineering*

Quarterly Milestones

September Commence East Clifton Hill/North Abbotsford study

December Commence Abbotsford (LAPM 13) physical works
Commence Scotchmer (LAPM 3) physical works
Complete East Clifton Hill/North Abbotsford study

March Commence and complete Bendigo (LAPM 19) physical works
Commence and complete Princes Hill (LAPM 1) physical works
Commence Richmond study - Removed by Council resolution 31 May 2022

June Commence and complete Rose (LAPM 9)
Complete Abbotsford (LAPM 13) physical works
Complete Carlton North (LAPM 2) design phase
Complete Richmond study - Removed by Council resolution 31 May 2022

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Complete Scotchmer (LAPM 3) physical works

Quarterly Progress Comments

Consultation was undertaken with the community to understand safety concerns within the study precinct East Clifton Hill/North Abbotsford. Due to earlier COVID-19 restrictions traffic volume data collection was delayed until February. Investigation of treatments progressed with an internal workshop n April and a Community Workshop in May. This delayed the commencement of physical works on LAPM3 Scotchmer Street and LAPM13 Abbotsford.
Some works in LAPM 3 will be deferred until next Financial Year as Department of Transport are requesting further modelling and analysis in relation to proposed road closures at:
- York Place Rae Street
- ROW west of Rae Street
- Rae Street and Alexandra Parade Partial Road Closure.

As at 30 June the following works were in progress:
LAPM 1 (Princess Hill) completed,
LAPM 2 (Carlton North) Princess Hill,
LAPM 3 remaining works 45% complete,
LAPM 9 (Rose)works 95% complete,
LAPM 13 works 50% complete,
LAPM 19 (Bendigo) works 77% complete.

The Richmond Study will be deferred to Financial Year 2022/23 to allow for further progression of Homes Victoria North Richmond Framework/Development Masterplan which encompasses a substantial area of community housing and facilities in Richmond. Progress of the Richmond Study will be reported on as part of the 2022/23 Annual Plan.

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6 . Democracy and governance

Yarra is smart, innovative and sustainable. Our decisions and advocacy are built on evidence and meaningful engagement. Good governance is at the heart of our processes and decision-making.

Strategies
Council's work to achieve this Strategic Objective includes the following strategies:

1. Provide opportunities for meaningful, informed and representative community engagement to inform Council's decision-making
2. Manage our finances responsibly and improve long-term financial management planning
3. Maximise value for our community through efficient service delivery, innovation, strategic partnerships and advocacy
4. Practice good governance, transparency and accountable planning and decision-making
5. Progress and embed our culture of organisational continuous improvement and build resilience to adapt to changing requirements in the future

The following actions are being undertaken in 2021/22 to work toward achieving Council's Strategic Objective; Democracy and governance.

Action Progress Summary

- At least 90% of action target achieved
- Between 75 and 90% of action target achieved
- Less than 75% of action target achieved
- Not Started
- Completed

Target
% Complete

Action		Start Date / End Date	
6.01	Community Vision and Council Plan	01/07/21 30/06/22	0% 20% 40% 60% 80% 100%
6.02	Our Voice, Our Actions, Our Customer Experience (CX): CX Program 2020-2022	01/07/21 30/06/22	0% 20% 40% 60% 80% 100%
6.03	Business Improvement	01/07/21 30/06/22	0% 20% 40% 60% 80% 100%
6.04	Asset Management Framework and Plan	01/07/21 30/06/22	0% 20% 40% 60% 80% 100%
6.05	Develop Yarra as a Smart City; using technology to enhance liveability	01/07/21 30/06/22	0% 20% 40% 60% 80% 100%

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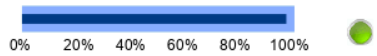
6.01 Community Vision and Council Plan

For the first time, Council will adopt a long-term Community Vision that will guide Council's strategic planning. We have engaged with the community extensively, including a deliberative panel of representative Yarra community members. The Council Plan 2021-2025 will reflect the community's aspirations as set out in the Community Vision. The Council Plan is the major strategic document that outlines the goals of Council and guides the delivery of services over the next four years.



Branch *Corporate Planning and Performance*

Quarterly Milestones

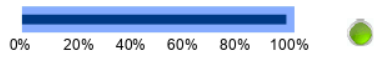
September Adopt Community Vision
Present proposed Council Plan to Council for public exhibition

December Adopt Council Plan incorporating the Municipal Public Health and Wellbeing Plan

Quarterly Progress Comments The Council Plan 2021-25 incorporating the Municipal Public Health and Wellbeing Plan was adopted unanimously by Council on 19 October 2021. The Council Plan 2021-25 was informed by one of Council's most comprehensive community engagement processes including deliberative engagement and addresses Yarra 2036 Community Vision.

6.02 Our Voice, Our Actions, Our Customer Experience (CX): CX Program 2020-2022

Our CX Program frames a three year program of internal and external service experience improvements to build our vision of 'working together to build a better experience for all' into a reality.



Branch *Customer Service*

Quarterly Milestones

September Design an evidenced based empathy project that supports service experience outcomes, workforce development and empathy metrics

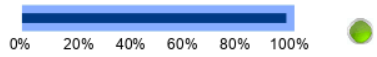
Quarterly Progress Comments A priority focus of the CX Program for 2021 has been centred on the strategic objective of Empathy. A 'In Your Shoes' – Active Empathy project has been developed to support an organisational wide approach that will deeply connect Yarra's care for community, our values and workplace culture.

The purpose of the project is to establish empathy as a professional practice. To date, the project has developed an organisational wide learning program in readiness for implementation phase.

6.03 Business Improvement

Council's Business Improvement Framework identifies the operating context, goals, key activities, outputs and outcomes to be delivered. It incorporates a stronger and more consistent approach to continuous quality improvement.

Implementation of the framework and staff training in continuous improvement methodologies will ensure that Yarra 's business improvement priorities are driven by a stronger customer-focused approach.



Branch *Corporate Planning and Performance*

Quarterly Milestones

December Define, prioritise and action business improvement projects and activities
Deliver the Business Improvement Program

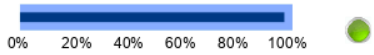
June Define, prioritise and action business improvement projects and activities
Deliver the Business Improvement Program

Quarterly Progress Comments The Business Improvement Program (BIP) is focused on building key business improvement capabilities, skills and competencies across the organisation. The program aligns with the Council Plan Strategy to build a culture of organisational continuous improvement.

The BIP consists of:
1. Business Improvement Foundation Course
In-house program has been designed by the BIU. Engaging and interactive half day introduction to key improvement concepts, methods and tools based on workplace examples.
2. Introduction to Process Mapping
The aim of these on line sessions is to build capacity and skills in process mapping as the basis for process improvement.

6.04 Asset Management Framework and Plan

Development of Council's Asset Management Framework and Asset Plan in line with the ISO 55000 Asset Management standard and Council's asset management obligations under the Victorian Local Government Act 2020 to ensure that Council's infrastructure assets are managed sustainably to agreed levels of service and risk.



Branch *Building and Asset Management*

Quarterly Milestones

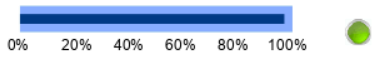
September Present Asset Management Policy to Council for adoption

June Present Asset Plan to Council for adoption

Quarterly Progress Comments The Asset Management Policy and Asset Management Plan 2022-2042 were adopted by Council in June 2022.

6.05 Develop Yarra as a Smart City; using technology to enhance liveability

Collaborate with the local community and relevant stakeholders to ensure Yarra becomes a Smart City which delivers a connected, informed and sustainable future.



Branch *Office of the Director City Works and Assets*

Quarterly Milestones

September Facilitate the Yarra Science Technology Engineering and Maths (STEM) Fest Expo with Yarra libraries featuring schools, local training providers, suppliers and community groups, to build public interest and knowledge around innovation and smart technology

December Establish the Smart Public Housing Working Group with the intent to develop the project plan to support Yarra's public housing community through the provision of WiFi, devices and training

March Commence installation of smart poles at key sites across the city to provide Council with integrated smart city services and data to inform evidence-based public space planning

June Report on data and utilisation from the Yarra Smart Bench Pilot

Quarterly Progress Comments The Smart Public Housing Working Group has been established as part of the Smart Public Housing Project. Representatives from the City of Yarra, NBN Co., the Department of Families, Fairness and Housing (DFFH), Belgium Avenue Neighbourhood House and Carringbush Adult Education are all directly working to address digital access barriers with the aim to improve digital outcomes for Yarra's public housing communities.

The working group have met bi-weekly across 2021, activity to date including:
- Participation in university and industry based digital equity panels and presentations to socialise the project and expected outcomes
- Participation in state-based roundtables to inform policy, funding, strategy and program decision making

The group has also:
- Enabled the Fitzroy, Collingwood and Richmond Housing Estates to access free wifi through smart benches
- Developed the Public Housing Digital Access Survey to enable comprehensive data to inform and progress digital support, services and tools for Yarra's public housing communities.

Officers are currently working with the Department of Families, Fairness and Housing to install a final smart bench at the Collingwood Housing Estate. This will see all three public housing sites in Yarra leveraging smart technology to provide the community with free device charging and free connectivity enabling online access to information, products and services.

Based on the successful outcomes of Yarra's Smart Bench Pilot, the City of Stonnington and City of Casey have both rolled out smart bench pilots within their public housing spaces, supporting a similar inclusive technology focus.

Attachment 2 - Attachment 2 - Capital Works Budget Adjustments - 2021-22 Q4

Capital Works Budget Adjustments -2021-22 Q4.xlsx

Project ID	Description	Project Budget Before Change $	Net Change to Budget $	Unbudgeted Income $	Change Request Type	Reason	Reporting Period Approval
3163	Federal Spot Safety Program	673,860	+100,000	+100,000	Increase Budget	Received additional grant money from the Federal Dept of Infrastructure, Transport, Regional Development and Communications to do works at Wellington St and Langridge St intersection	Mar-2022
2821	Stephenson Reserve Cremorne - Park Extension	195,000	+200,000		Increase Budget	Increased budget to deliver project	Mar-2022
3063	Open Space Minor Works - Irrigation	75,000	-50,000		Savings	Savings redirected to fund Stephenson Reserve Park extension	Mar-2022
3065	Open Space Minor Works - Boundary Assets	90,000	-50,000		Savings	Savings redirected to fund Stephenson Reserve Park extension	Mar-2022
3074	Fairfield Park - Turf, Drainage and Irrigation Works	500,000	-100,000		Savings	Savings redirected to fund Stephenson Reserve Park extension	Mar-2022
3149	Mechanical Plant Program	547,000	-65,000		Savings	Forecast minor underspend due to difficulties with supply of mechanical plant as a result of global supply chain issues, resulting in savings in this program	Mar-2022
3150	Passenger Cars Program	758,000	-300,000		Savings	Forecast underspend due to difficulties with supply of passenger cars as a result of global supply chain issues, resulting in savings in this program	Mar-2022
3151	Trucks Program	535,000	-135,000		Savings	Forecast underspend due to difficulties with supply of mechanical plant as a result of global supply chain issues, resulting in a saving in this program	Mar-2022
3042	LAPM 9 (Rose Precinct)	5,327	+84,673		Remove Carry Over	Previously approved carry over amount not required, will be completed in 2021/22	Apr-2022
2847	Carlton Hall (Dancehouse) - Compliance Works	116,000	+20,000		Decrease Carry Over	Reduce previously approved carry over amount	Apr-2022
2465	LAPM 13 (Abbotsford Precinct)	1,047,000	-1,001,000		Carry Over	Amount to be carried over as project will not be completed in 2021/22	Apr-2022
3094	Richmond Town Hall - Wall and Roof Works	300,000	-225,000		Carry Over	Amount to be carried over as project will not be completed in 2021/22	Apr-2022
3131	Richmond Town Hall - HVAC Design	150,000	-125,000		Carry Over	Amount to be carried over as project will not be completed in 2021/22	Apr-2022
2233	Fairfield Park - Boat Storage Construction and Panther Pavilion Concept Design	154,000	-100,000		Carry Over	Amount to be carried over as project will not be completed in 2021/22	Apr-2022
3096	Fitzroy Town Hall - HVAC Ground Floor	214,000	-34,000		Carry Over	Amount to be carried over as project will not be completed in 2021/22	Apr-2022
3107	Clifton Hill Operations Depot - Electrical Transformer Replacement	105,000	-58,000		Carry Over	Amount to be carried over as project will not be completed in 2021/22	Apr-2022
2825	Fitzroy Town Hall - Ceiling Works	1,007,513	-300,000		Carry Over	Amount to be carried over as project will not be completed in 2021/22	Apr-2022
3143	IS - Other Software Program	50,000	-30,800		Savings	Reallocate savings to Inter/Intranet software project	Apr-2022
3140	IS - Inter/Intranet Software	25,600	+30,800		Increase Budget	Increase budget by sourcing funding from Other Software program	Apr-2022
3140	IS - Inter/Intranet Software	56,400	-55,800		Carry Over	Amount to be carried over as project will not be completed in 2021/22	Apr-2022
3163	Federal Spot Safety Program	773,860	-772,110		Carry Over	Amount to be carried over as project will not be completed in 2021/22	Apr-2022
3158	Pedestrian Infrastructure in Cremorne	100,000	-95,000		Carry Over	Amount to be carried over as project will not be completed in 2021/22	Apr-2022
3044	Safety Around Schools Program	60,000	-60,000		Carry Over	Amount to be carried over as project will not be completed in 2021/22	Apr-2022
2297	Ryan's Reserve, Richmond - Pavilion	1,814,346	-200,000		Carry Over	Amount to be carried over as project will not be completed in 2021/22	Apr-2022
3037	LAPM 15 (Highett Precinct)	50,000	-50,000		Carry Over	Amount to be carried over as project will not be completed in 2021/22	Apr-2022
2382	Gleadell St/Highett St Threshold Treatment	150,000	-150,000		Carry Over	Amount to be carried over as project will not be completed in 2021/22	Apr-2022
3167	Brunswick Street North (Holden St to Park St) - Pavement Works	135,000	-135,000		Carry Over	Amount to be carried over as project will not be completed in 2021/22	Apr-2022
3165	Brunswick Street North (Park St to Scotchmer St) - Footpath Works	150,000	-150,000		Carry Over	Amount to be carried over as project will not be completed in 2021/22	Apr-2022
3166	Brunswick Street North (Park St to Scotchmer St) - Road Pavement Works	141,000	-141,000		Carry Over	Amount to be carried over as project will not be completed in 2021/22	Apr-2022
2958	Brunswick St (Park St to Scotchmer St)	175,000	-50,000		Carry Over	Amount to be carried over as project will not be completed in 2021/22	Apr-2022
3049	Citizens Park, Richmond - Playground	400,000	-160,000		Carry Over	Amount to be carried over as project will not be completed in 2021/22	Apr-2022
2838	Richmond Town Hall - Compliance Works	157,000	-100,000		Carry Over	Amount to be carried over as project will not be completed in 2021/22	Apr-2022
3026	Holden Street (Koonda Lat) Bridge - Erosion Prevention Works	60,000	-57,800		Carry Over	Amount to be carried over as project will not be completed in 2021/22	Apr-2022
3149	Mechanical Plant Program	482,000	-103,000		Savings	Reallocate savings to Trucks program	Apr-2022
3151	Trucks Program	400,000	+103,000		Increase Budget	Increase budget by sourcing funding from Mechanical Plant program	Apr-2022
3151	Trucks Program	503,000	-500,000		Carry Over	Amount to be carried over as two compactors will not be delivered in 2021/22	Apr-2022
3061	Ramsden St Oval, Clifton Hill - Renew Practice Wicket	45,000	-45,000		Carry Over	Amount to be carried over as project will not be completed in 2021/22	Apr-2022
2474	Cairns Reserve, Richmond - Playground	162,500	-62,730		Carry Over	Amount to be carried over as project will not be completed in 2021/22	Apr-2022
2627	IS - GIS Software	536,602	-175,000		Savings	Reallocate savings to Unified Communications	Apr-2022
3145	IS - Unified Communications	250,000	+175,000		Increase Budget	Increase budget by sourcing funding from savings in the GIS project	Apr-2022
3145	IS - Unified Communications	425,000	-175,000		Carry Over	Amount to be carried over as project will not be completed in 2021/22	Apr-2022
3047	Batman St Reserve, Fitzroy North - Playground	60,000	-50,000		Carry Over	Amount to be carried over as project will not be completed in 2021/22	Apr-2022
2539	Jack Dyer Pavilion Redevelopment	2,608,012	-128,000		Savings	Reallocate savings to Dights Mill project	Apr-2022
2832	Richmond Recreation Centre - HVAC Works	1,527,212	-345,000		Deferral	Reallocate deferred budget to Dights Mill project	Apr-2022
2822	Dights Mill Site - Deck Replacement	276,805	+473,000		Increase Budget	Additional funding required to remediate water contamination issues	Apr-2022
2822	Dights Mill Site - Deck Replacement	749,805	-170,000		Carry Over	Amount to be carried over as project will not be completed in 2021/22	Apr-2022
2921	Nicholson Street Activity Centre	57,000	-57,000		Carry Over	Amount to be carried over as project will not be completed in 2021/22	Apr-2022
3025	Gipps Street (Collins Bridge) - Pedestals	50,000	-50,000		Carry Over	Amount to be carried over as project will not be completed in 2021/22	Apr-2022
3038	LAPM 19 (Bendigo Precinct)	450,000	-337,948		Carry Over	Amount to be carried over as project will not be completed in 2021/22	Apr-2022

Attachment 2 - Attachment 2 - Capital Works Budget Adjustments - 2021-22 Q4

Capital Works Budget Adjustments -2021-22 Q4.xlsx

Project ID	Description	Project Budget Before Change $	Net Change to Budget $	Unbudgeted Income $	Change Request Type	Reason	Reporting Period Approval
3142	IS - Network Infrastructure	410,000	-152,247		Carry Over	Amount to be carried over as project will not be completed in 2021/22	Apr-2022
3144	IS - PC Replacement Program	904,000	-254,215		Carry Over	Amount to be carried over as project will not be completed in 2021/22	Apr-2022
2772	Edinburgh Gardens, Skate Facility Works	30,000	+135,000	+135,000	Increase Budget	Received a DELWP grant for park revitalisation works	Apr-2022
3005	Victoria St, Drainage	160,000	-160,000		Deferral	Further planning in collaboration with DoT is required and project will be planned for a future budget year	Apr-2022
3006	Drain Pipe Rehabilitation Program	1,000,000	+160,000		Increase Budget	Increase budget for works at Rooney St and Hoddle St	Apr-2022
3161	Edinburgh Gardens Sediment Trap	205,000	-205,000		Carry Over	Amount to be carried over as project will not be completed in 2021/22	May-2022
2798	Clifton Reserve - Urban Agriculture	22,789	-22,500		Carry Over	Amount to be carried over as project will not be completed in 2021/22	May-2022
2801	Inner Circle - Mark St Reserve - Garden Beds	27,715	-27,399		Carry Over	Amount to be carried over as project will not be completed in 2021/22	May-2022
2821	Stephenson Reserve Cremorne - Park Extension	395,000	-70,000		Carry Over	Amount to be carried over as project will not be completed in 2021/22	May-2022
2855	Richmond Kindergarten - Chas Farquhar Complex	2,381,879	-970,000		Carry Over	Amount to be carried over as project will not be completed in 2021/22	May-2022
3134	Yarra Youth Centre - Miscellaneous Works	97,000	-89,000		Carry Over	Amount to be carried over as project will not be completed in 2021/22	May-2022
2825	Fitzroy Town Hall - Ceiling Works	707,513	-158,000		Carry Over	Amount to be carried over as project will not be completed in 2021/22	May-2022
3089	Collingwood Library - Roof Works	230,000	-111,000		Carry Over	Amount to be carried over as project will not be completed in 2021/22	May-2022
3117	Collingwood Leisure Centre - Electrification Design and Power Upgrade	200,000	-45,000		Carry Over	Amount to be carried over as project will not be completed in 2021/22	May-2022
2822	Dights Mill Site - Deck Replacement	579,805	-147,333		Carry over	Amount to be carried over as project will not be completed in 2021/22	Jun-2022
2855	Richmond Kindergarten - Chas Farquhar Complex	1,411,879	-87,682		Carry over	Amount to be carried over as project will not be completed in 2021/22	Jun-2022
2917	Brunswick St Fitzroy, Kerr St Outstand Works	181,015	-181,015		Carry over	Amount to be carried over as project will not be completed in 2021/22	Jun-2022
3038	LAPM 19 (Bendigo Precinct)	112,052	+45,000		Decrease Carry Over	Decrease 2021/22 carry over amount	Jun-2022
2921	Nicholson Street Activity Centre	0	+52,000		Decrease Carry Over	Decrease 2021/22 carry over amount	Jun-2022
3064	Whitlam Place, Fitzroy - Install Drinking Fountain	35,000	-35,000		Savings	Project was completed via another budget	Jun-2022
3068	Smith Reserve, Fitzroy - Playground Design	100,000	-99,746		Deferral	Project deferred, masterplan for the reserve to be done first	Jun-2022
3066	Charles Evans Reserve - Renew Paths	15,000	-15,000		Savings	Project completed via the minor works program	Jun-2022
3075	Garryowen Reserve, Fitzroy - Renew Turf	25,000	-24,874		Savings	Brought forward and completed in 2020/21	Jun-2022
3078	Alphington Park Wetlands - Replace Seats	30,000	-30,000		Savings	Bespoke seats were repaired (via minor works budget) rather than replaced	Jun-2022
3079	Hall Reserve, Clifton Hill - Replace Park Benches	10,000	-10,000		Deferral	To be considered as part of Labyrinth Wetlands project commencing in 2022/23	Jun-2022
3057	Bumley Park Oval, Richmond - Renew Synthetic Wicket	20,000	-19,937		Savings	Completed in 2020/21 as part of another project	Jun-2022
3062	Circus Site, Richmond - Renew Water Supply	25,000	-25,000		Deferral	Deferred to allow a site management plan to be prepared first	Jun-2022
2783	Circus Site, Richmond - Fencing	39,937	-39,937		Deferral	Deferred to allow a site management plan to be prepared first	Jun-2022
2776	Circus Site, Richmond - Irrigation	24,863	-24,800		Deferral	Deferred to allow a site management plan to be prepared first	Jun-2022
2804	Circus Site, Richmond - Turf	27,937	-27,937		Deferral	Deferred to allow a site management plan to be prepared first	Jun-2022
2769	Merri Creek Parklands Quarries Park - Playground	50,272	-50,272		Deferral	Works are scheduled (and funded) in 2022/23	Jun-2022
2809	WT Peterson Community Oval - Turf	119,600	-112,857		Deferral	Works deferred following reassessment of turf condition	Jun-2022
3059	K Bartlett Res, Fletcher Soccer 2, Richmond - Renew Synthetic Wicket	25,000	-24,557		Deferral	Works are scheduled (and funded) in 2022/23	Jun-2022
	2021/22 Q4 Totals		**-8,591,023**	**+235,000**			

8.7 Motions for Municipal Association of Victoria State Council

Reference	D22/228605
Author	Rhys Thomas - Senior Governance Advisor
Authoriser	Group Manager Chief Executive's Office

Purpose

1. To provide an opportunity for Council to endorse motions to be submitted to the Municipal Association of Victoria (MAV) State Council to be held on 14 October 2022.

Critical analysis

History and background

2. The MAV State Council is made up of representatives from each member council and its powers include:
   (a) determining the Rules of the Association;
   (b) electing the president and other members of the Board;
   (c) determining the strategic direction; and
   (d) appointing the auditor.
3. MAV members can submit business to be considered by State Council in accordance with the MAV Rules.

Discussion

4. Council has the opportunity to submit motions for consideration by the MAV State Council. To be eligible for inclusion and presentation to the State Council, motions must:
   (a) be of state-wide significance to the sector;
   (b) link to the key outcomes in MAV Strategy 2021-25; and
   (c) not be identical or substantially similar to a motion recently submitted to State Council.
5. Motions must be submitted to the MAV by 16 September 2022.
6. To identify potential motions for submission, Council officers drew on Council's adopted advocacy priorities to identify matters suitable for presentation. As a result of this process, two potential motions were identified.
7. Firstly, since 2018, councils throughout Victoria have sought to improve the current environmentally sustainable design outcomes and requirements detailed in their relevant planning schemes. The initiative is strongly supported by the Council Alliance for a Sustainable Built Environment (CABSE); that serves under the auspice of the Municipal Association of Victoria (MAV). At present, 24 councils across Victoria have signed a memorandum of understanding with the MAV to undertake a joint initiative to elevate ESD targets in their respective planning schemes, and on 21 July 2022 lodged a joint Planning Scheme Amendment. The proposed motion calls on the State Government to work constructively with councils to support this initiative.

8. Secondly, improved vehicle emission standards and a shift towards electric vehicles (EV) present considerable opportunity to reduce transport emissions across Australia. EVs, powered by renewable energy, have significantly lower emissions over their lifecycle than fossil fuel vehicles. They also help improve air quality and public health outcomes, particularly in major cities and densely populated areas. The proposed motion calls on the Victorian Government to work with other state governments and the Commonwealth to deliver leadership on the issue.

Options

9. Council has the option of determining whether or not to submit a motion (or motions) to the October 2022 MAV State Council.

Community and stakeholder engagement

10. There has been no external consultation in the preparation of this report.

Policy analysis

Alignment to Council Plan

11. Any submitted proposed motion should be consistent with Council's established policy position on the relevant subject, including the Council Plan.

Climate emergency and sustainability implications

12. There are no sustainability implications associated with this report.

Community and social implications

13. There are no community or social implications associated with this report.

Economic development implications

14. There are no economic implications associated with this report.

Human rights and gender equality implications

15. There are no human rights or gender equality implications associated with this report.

Operational analysis

Financial and resource impacts

16. There are no financial or resource impacts of submitting motions to the State Council.

Legal Implications

17. There are no legal issues associated with this report.

Conclusion

18. This report provides Councillors an opportunity for Council endorsement of motions for submission to the MAV State Council and recommends that two motions be endorsed.

RECOMMENDATION

1. That Council endorse the following motions for submission to the Municipal Association of Victoria (MAV) State Council to be held on 14 October 2022:

   (a) Improving environmentally sustainable design and zero carbon built environment outcomes (**Attachment One**); and

   (b) Incentivising and facilitating take-up of electric vehicles (**Attachment Two**).

Attachments

1⇩ Attachment 1 - Improving environmentally sustainable design and zero carbon built environment outcomes

2⇩ Attachment 2 - Incentivising and facilitating take-up of electric vehicles

Attachment 1 - Attachment 1 - Improving environmentally sustainable design and zero carbon built environment outcomes

Motion for submission to the MAV State Council November 2022

Title	*1 line only*
Improving environmentally sustainable design and zero carbon built environment outcomes	
Motion	*max 1,700 characters*
1. That MAV State Council: (a) Acknowledge and endorse the work undertaken by 24 councils to elevate Environmentally Sustainable Design (ESD) outcomes and facilitate zero carbon developments within the planning system; and (b) Call on the Victorian Government to work constructively with councils to support the initiative and embed elevated ESD outcomes and zero-carbon developments within the planning system.	
Rationale for Motion	*max 2,040 characters*
Since 2018, councils throughout Victoria have sought to improve the current ESD outcomes and requirements detailed in their relevant planning schemes. This particularly includes incorporating measures which transition our built environment to address zero carbon development outcomes at the planning stage of development. The initiative is strongly supported by the Council Alliance for a Sustainable Built Environment (CABSE); that serves under the auspice of the Municipal Association of Victoria (MAV). At present, 24 councils across Victoria have signed a Memorandum of Understanding (MoU) with the MAV to undertake a joint initiative to elevate ESD targets in their respective planning schemes, and on 21 July 2022 lodged a joint Planning Scheme Amendment. The Planning Scheme Amendment will embed the necessary changes to improve ESD outcomes and progress zero carbon development within the built environment and deliver on actions identified in Plan Melbourne 2050 and the Victorian Government's Climate Change Strategy. Further information on this initiative can be found at www.casbe.org.au.	
MAV Strategy theme	*link to MAV Strategy*
3. Well-planned, connected and resilient built environment	

Attachment 2 - Attachment 2 - Incentivising and facilitating take-up of electric vehicles

Motion for submission to the MAV State Council November 2022

Title	*1 line only*
Incentivising and facilitating take-up of electric vehicles	
Motion	*max 1,700 characters*
1. That MAV State Council resolves to call on the Victorian Government to: (a) Work constructively with the Commonwealth and other State Governments to deliver greater national leadership on the take-up of electric vehicles (EV) and EV market development across Australia; (b) Agree and support a nationally-consistent approach to EV taxes, levies and charges that provide long-term confidence for industry and consumers; (c) Support best-practice national vehicle emissions standards; (d) Provide incentives to businesses and private owners to purchase electric vehicles; and (e) Significantly increase investment in the installation of electric vehicle charging stations across Victoria.	
Rationale for Motion	*max 2,040 characters*
Improved vehicle emission standards and a shift towards electric vehicles (EV) present considerable opportunity to reduce transport emissions across Australia. EVs, powered by renewable energy, have significantly lower emissions over their lifecycle than fossil fuel vehicles. They also help improve air quality and public health outcomes, particularly in major cities and densely populated areas. Many countries, including the United Kingdom, Canada, New Zealand, the Netherlands, Ireland have agreed to phase out new petrol and diesel car sales by 2030 and support a transition to cleaner, more sustainable transportation. What is needed is a strong, concerted effort by Commonwealth and State Governments to support market and industry development as well as greater investment in incentives and local infrastructure to encourage EV take-up.	
MAV Strategy theme	*link to MAV Strategy*
4. Changing climate and circular economy	