
6.6 PLN16/0434 - 26 - 56 Queens Parade, Fitzroy North

Executive Summary

Purpose

1. On 2 December 2020 Council received notice of the applicant's intent to substitute amended plans for the application plans at the hearing scheduled to commence on 15 February 2021.
2. This report provides Council with assessment of the amended plans and is to be read in conjunction with the previous officer report.

Key Planning Considerations

3. Key planning considerations include:
 - (a) Built form (heritage and urban design)
 - (b) Design and Development Overlay – Schedule 16
 - (c) On and off site amenity.

Submissions Received

4. There are approximately 120 parties to the appeal.
5. At the time of writing this report, no additional comments have been received by Council from any party in response to the amended plans.

VCAT Proceedings

6. The merits hearing is scheduled for an 8 day hearing to commence on 15 February 2021.

Conclusion

7. Based on the following report, the proposal is considered to comply with the relevant planning policy and should therefore be supported subject to the following key recommendations:
 - (a) Deletion of three studio types
 - (b) Provision of addition ground level communal facilities; and
8. Updates to a number of the conditions to reflect the amended plans

Key Planning Considerations

9. Key planning considerations include: <Type text here...>
 - (a) clause 15.01 – Urban Environment – Higher Density Guidelines;
 - (b) clause 22.10 – Built Form and Design Policy; and
 - (c) clause 52.06 – Car Parking

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6.6	PLN16/0434 - 26 - 56 Queens Parade, Fitzroy North
Reference	D20/166137
Author	Mary Osman - Manager Statutory Planning
Authoriser	Manager Statutory Planning
Ward:	Nicholls
Proposal:	<p>Proposed substituted plans. Pursuant to section 87A of the <i>Planning and Environment Act 1987</i> amend Planning Permit PLN16/0434 which allows:</p> <ul style="list-style-type: none"> • Construction of two or more dwellings on a lot in a 10 storey building plus two basements in the Mixed Use Zone under clause 32.04-6 • Use of part of the land for the sale and consumption of liquor (on premises) under clause 52.27 • Part demolition or removal of a building in a Heritage Overlay under clause 43.01-1 • Construction of a building or construction or carrying out works in a Heritage Overlay under clause 43.01-2 • Reduction of the car parking requirements under clause 52.06-2 • Alterations of access to a road in Road Zone Category 1 under clause 52.29
Existing use:	Vacant
Applicant:	Gurner 26 – 56 Queens Parade Pty Ltd
Zoning / Overlays:	Mixed Use Zone, abutting a Road Zone (Category 1), Environmental Audit Overlay, Design and Development Overlay (Schedule 16) and part Heritage Overlay (HO327 – North Fitzroy Precinct).
Date of Application:	17 July 2020 (lodged with VCAT), Notice to amend plans 2 December 2020
Application Number:	PLN16/0434

Background

1. Planning Permit PLN16/0434 (the permit) was issued on 6 July 2018 at the direction of Victorian Civil and Administrative Tribunal (VCAT).
2. The permit allows:
 - (a) 'Construction of two or more dwellings on a lot in a 10 storey building plus two basements in the Mixed Use Zone under clause 32.04-6;
 - (b) Use of part of the land for the sale and consumption of liquor (on premises) under clause 52.27;
 - (c) Partial demolition or removal of a building in a Heritage Overlay under clause 43.01-1;
 - (d) Construction of a building or construction or carrying our works in a Heritage Overlay under clause 43.01-2;
 - (e) Reduction of the car parking requirements under clause 52.06-2;
 - (f) Alteration of access to a road in Road Zone Category 1 under clause 52.29'.
3. On 4 August 2020, Council received notice that an application to amend the permit and endorsed plans was lodged with VCAT pursuant to section 87A of the *Planning and Environment Act 1987* (the Act).

4. The amendment sought to generally:
 - (a) Increase the number of dwelling on (50 new dwellings);
 - (b) Increased provision of office floor area and reduction in café/retail space;
 - (c) Provision of 51 additional car parking spaces; and
 - (d) Redesign of the building massing and architectural design of the buildings.
5. On 14 October 2020 Council considered the application at is Planning Decisions Committee meeting and resolved that had it been in a position to determine the application, it would have refused the application on the following grounds:
 - (a) The proposed massing does not respond to the existing or preferred character of the area and will dominate the surrounding area;
 - (b) The proposed massing will result in unacceptable off-site amenity impacts;
 - (c) The proposal will result in unacceptable on-site amenity impacts, including natural daylight and ventilation.
 - (d) The application lacks sufficient information to enable a proper assessment against the relevant provisions of the Yarra Planning Scheme.
6. A compulsory conference was held on 27 October 2020 and while discussion regarding the outstanding issues was had, the parties did not reach agreement.
7. At the conference, Council requested any amended plans be circulated earlier than required to enable them to be considered by Council, enabling sufficient time for all parties to prepare for the February hearing.
8. On 2 December 2020 Council received notice of the applicant's intent to substitute amended plans for the application plans at the hearing scheduled to commence on 15 February 2021. Planning officers were provided with a draft set of plans earlier to enable the consideration of these plans at the PDC meeting of 16 December 2020.
9. This report provides Council with an assessment of the amended plans and is to be read in conjunction with the previous officer report (previous officer report can be found at: <https://www.yarracity.vic.gov.au/about-us/council-information/past-council-and-committee-meetings/2020-planning-decisions-committee-meetings>)

The Proposal

10. The amended plans are accompanied by a statement of changes further to those already proposed by the original amendment application outlined in the officer's report of 14 October 2020.
11. The amendments to the plans include as described by the project architect:
 - (a) *The section of podium between Tower 2 and Tower 3, on the north side of the site, has been deleted to improve daylight access to lower level apartments;*
 - (b) *The separation between Tower 2 and Tower 3 has been increased to 11 metres by reducing the floor plate size of Tower 3;*
 - (c) *The setbacks of Tower 3 from the west and the setbacks of Tower 2 from the north have been increased.*
 - (d) *Six additional pages of sections have been added to the set of plans to provide a greater level of detail as to interface relationships, overlooking and landscaping.*
 - (e) *The apartment Type/bedroom number mix has changed to increase the number of studio and one-bedroom apartments and decrease the number of 2 and 3 bedroom apartment, and convert townhouses to apartments. This has resulted in consequential internal layout and elevation detail changes, and a net change in dwelling numbers from 313 to 337.*
 - (f) *The home-office component has been deleted.*

(g) *A half basement level has been added to reduce reliance on car stackers.*

12. The planning permit preamble as outlined previously will also need to be amended to include:

- (a) Permit preamble to be varied to introduce new uses 'office and gym'.
- (b) Modification to a number of the conditions of the original permit as a result of the proposed design modifications to the various buildings;

13. Below is a more detailed description of the proposed amendments:

Demolition

14. No change from previous report.

Layout

15. The amended application seeks to increase the number of dwellings again, the composition of dwellings is outlined below:

Dwellings Type	Endorsed	Original amended application	Amended application	Net Change from Endorsed Plans
Studio	0	14	55	+55
1 Bedroom	103	45	154	+51
2 Bedroom	114	217	116	+2
3+ Bedroom	46	37	12	-34
Total	263	313	337	+74

16. The commercial uses are also proposed to be varied:

Land Use	Endorsed	Original amended application	Amended application	Net Change from Endorsed Plans
Café/Restaurant	255sqm	40sqm	100sqm	-1555sqm
Shop	201sqm	-	-	-201sqm
Office	-	1548sqm	1354sqm	+1354sqm
Gym	-	864sqm (not clear if all area is proposed as a commercial gym or combination of resident/commercial	796sqm – commercial gym	+796sqm

17. Car parking provision and allocation are proposed as follows:

Land Use	Endorsed	Original amended application	Amended application
Dwellings	318 for main site and 6 for rear site	350 for main site and 6 for rear site	349 for main site and 6 for rear site
Visitors	9	-	-

Café/Restaurant		1	1
Shop		Not applicable	Not applicable
Office	-	15	13
Gym		17	15
	7 spaces for commercial spaces	2 (spare car parking space)	
Total	340	391	384

18. The plans in more detail are described below (comparison between original amended application and amended application –substituted plans):

New Basement 3

- (a) New part basement level located to the eastern portion of the site.
- (b) Provision of 92 car parking spaces;
- (c) 182 storage areas.

Basement 2

- (a) Car park layout re-organised with a decrease in parking provision from 214 to 167 spaces;
- (b) Services relocated
- (c) Re-organisation of storage areas decreasing from 198 to 131.
- (d) Re organised bike storage area providing 288 bike spaces (reduction from 333 bike spaces) with enlarged access way increasing from 1.5m to 1.8m in width;
- (e) Introduction of Bicycle workshop area;
- (f) Relocation of lift core to the north eastern corner.

Basement 1

- (a) Car park layout reorganised with a decrease in parking provision from 177 to 125
- (b) Re-organisation of storage area decreasing from 114 to 95;
- (c) Ramp to lower level relocated away from loading dock;
- (d) Services relocated;
- (e) Resident amenities approximately 550sqm (no detailed provided regarding proposed use);
- (f) New commercial gym area 573sqm connected to the level above;

Floor Plans

- 19. The amended plans seek to further vary the building envelopes and dwelling and commercial mix across the site.
- 20. As previously described, the amendment maintains the general arrangement of buildings around the site being three towers with perimeter housing. For ease of reference:
 - (a) Tower 1 references the western most building inclusive of the retained heritage building.
 - (b) Tower 2 being the central built form;
 - (c) Tower 3 being the eastern most building

In more detail:



Figure 1 – Application Ground Floor Plan



Figure 2 – Proposed Amended Ground Floor Plan

Ground Floor

(a) Tower 1

- (i) Office floor area reduced and internal lift and stair access shown;
- (ii) Deletion of café area;
- (iii) Dwelling numbers remain at 6;
- (iv) Separation distance between tower 1 and tower 2 (northern) reduced by 100mm.

(b) Tower 2

- (i) Tower 2 has been separated into two sections with the ground floor perimeter built form deleted creating a break in the built form with this area proposed to be landscaped.
- (ii) A residential amenities area and food and drinks premises added orientated to Queens Parade.
- (iii) Dwelling numbers increased from 14 to 18.
- (iv) Building envelope changes include reduced access way width between Tower 1 and Tower 2 from 6.15m to 5.4m, the break in tower two's form creates an open 11m landscape area.

(c) Tower 3

- (i) Reduction in Gym floor area from 300sqm to 223sqm;
- (ii) Enlarged visitor bike area with the introduction of end of trip facilities;
- (iii) concentration of services in one location rather than flanking the lobby area;
- (iv) vehicular entry/exit in same location;
- (v) dwelling numbers increased from 6 to 8 dwellings.

(d) Perimeter

- (i) No change to perimeter setbacks, ranging from 3m to 6m;
- (ii) Dwelling numbers decreased to 7 dwellings by break in built
- (iii) Retention of 4m side access way to laneway.

First Floor

(a) Tower 1

- (i) Dwelling numbers increased from 9 to 13;
- (ii) Reduction to setback from the northern boundary from 11.7m to 11.45m and increase in the setback from the main access way from 10m to 11m.

(b) Tower 2

- (i) Dwelling numbers increased from 16 to 22;
- (ii) Building envelope changes between Tower 1 and Tower 2 increased from 10m to between 11 – 11.9m and Tower 2 and 3 increased in part from 14.6m to 14.8m.

(c) Tower 3

- (i) Dwelling numbers increased from 12 to 15;
- (ii) Setbacks to east have remained the same.

(d) Perimeter

- (i) No change to perimeter setbacks

- (ii) Dwelling numbers increased by deleting townhouse type and replacing with apartments, increase of 10 dwellings

Second Floor

- (a) Tower 1
 - (i) Reduction in office floor area from 433sqm to 385sqm;
 - (ii) Dwelling numbers increased from 10 to 13;
- (b) Tower 2
 - (i) Dwelling numbers increased from 18 to 22;
 - (ii) Same as level below;
- (c) Tower 3
 - (i) Dwelling numbers remain the same at 15;
 - (ii) Setbacks to east have remained the same.
- (d) Perimeter
 - (i) No change to perimeter setbacks
 - (ii) Dwelling numbers increased by deleting townhouse type and replacing with apartments, increase of 10 dwellings

Third Floor

- (a) Generally the tower shapes take form with the perimeter built form now shown as a communal roof terrace rather than individual townhouse roof terraces.
- (b) Tower 1
 - (i) Dwelling numbers decreased by 1 to 10;
 - (ii) Reduction to terrace area to the northern end of tower;
- (c) Tower 2
 - (i) Dwelling numbers increased from 14 to 15
 - (ii) Separation between Tower 1 and Tower 2 increased from 10 to 11m;
- (d) Tower 3
 - (i) Dwelling numbers decreased from 12 to 11;

Fourth Floor

- (a) At fourth floor the three tower forms are clear of perimeter built form
- (b) Setbacks generally same as original application plans;

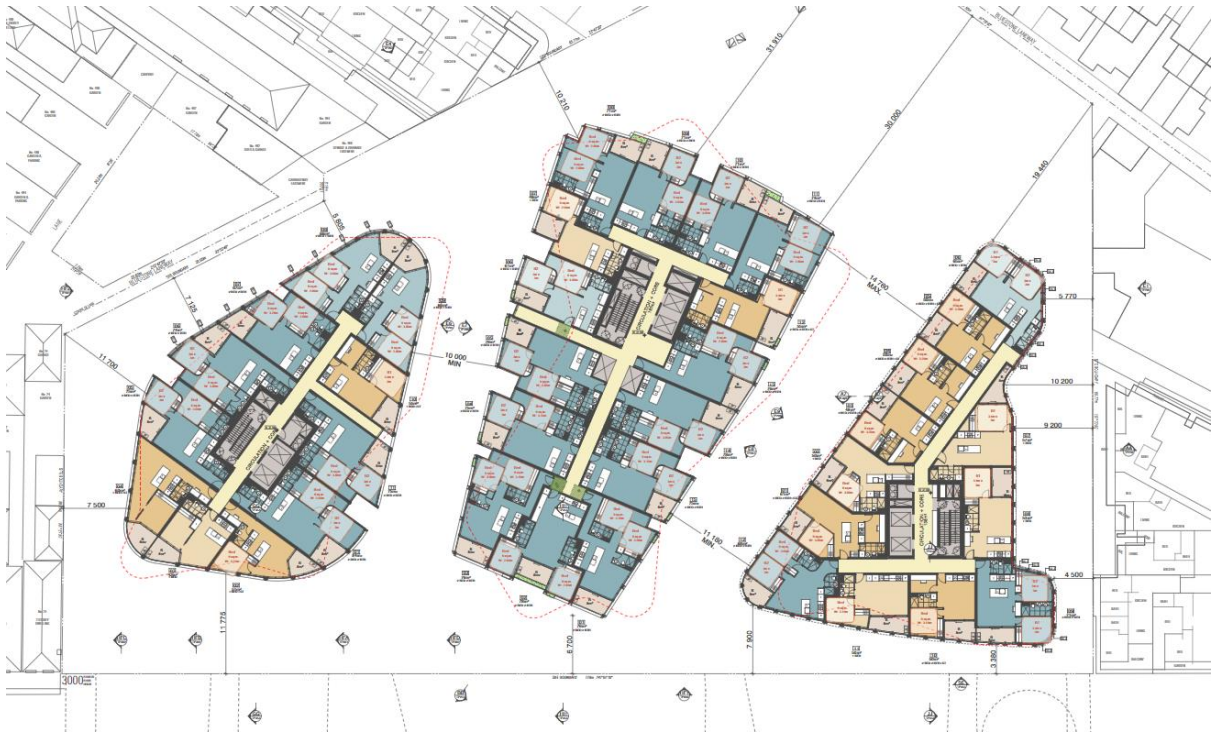


Figure 3 – Original Application Fourth Floor Plan



Figure 4 – Proposed Amended Fourth Floor Plan

- (c) Tower 1
 - (i) Dwelling numbers remain at 10;
 - (ii) Reduction in setback from the west from 7.5 to 7.3m
- (d) Tower 2
 - (i) Increase in dwellings numbers by 2 to 13 to 15;
 - (ii) Reduction in setback from the north from 10.2m to 9m;

- (e) Tower 3
 - (i) Reduction in dwelling numbers from 12 to 11;
 - (ii) Reduction in setback from the north eastern corner of tower from 5.7 to 5.6m

Fifth Floor

- (a) Tower 1
 - (i) Dwelling numbers reduced from 11 to 9;
 - (ii) Reduction in setback from the west from 7.9 to 7.3m
- (b) Tower 2
 - (i) Dwelling numbers increase from 14 to 15;
- (c) Tower 3
 - (i) Dwelling numbers remain at 7;
 - (ii) Setback to Queens Parade decreased from ranging between 5.3 – 7.9m to 5.3 – 7.8m.

Sixth Floor

- (a) Tower 1
 - (i) Increase in dwelling numbers by 1 to 8;
 - (ii) Setback to Queens Parade reduced from 11.7 to 11m, increased setbacks from the north previously shown as 10.3 – 11.9m increasing to 10.6 – 12.1m
- (b) Tower 2
 - (i) Dwelling numbers reduced by 2 to 13;
 - (ii) Setback to north east reduced from 30.5 to 30m
- (c) Tower 3
 - (i) Dwelling numbers remain at 7;
 - (ii) Setback to Queens Parade reduced by 100mm to 7.8m

Seventh Floor

- (a) Tower 1
 - (i) Decrease in dwelling numbers by 1 to 3;
 - (ii) Setbacks generally the same
- (b) Tower 2
 - (i) Dwelling numbers increased by 1 to 13;
 - (ii) Setbacks generally the same
- (c) Tower 3
 - (i) Dwelling numbers increased from 4 to 7;
 - (ii) Setbacks generally the same

Eighth Floor

- (a) Tower 1
 - (i) Roof top used as communal open space consistent with the endorsed plans.
- (b) Tower 2
 - (i) Dwelling numbers remain at 8;
 - (ii) Increased setbacks from the north with introduction of additional landscaping.

(c) Tower 3

- (i) Dwelling numbers increase from 2 to 4;

Ninth Floor

(a) Tower 2

- (a) Dwelling numbers remain at 8;

Building Design

21. No new renders have been provided with the amended plans. The elevations show that the architectural language as previously depicted in the renders is consistent. The description offered in the 14 October 2020 report remains valid

Tower 1

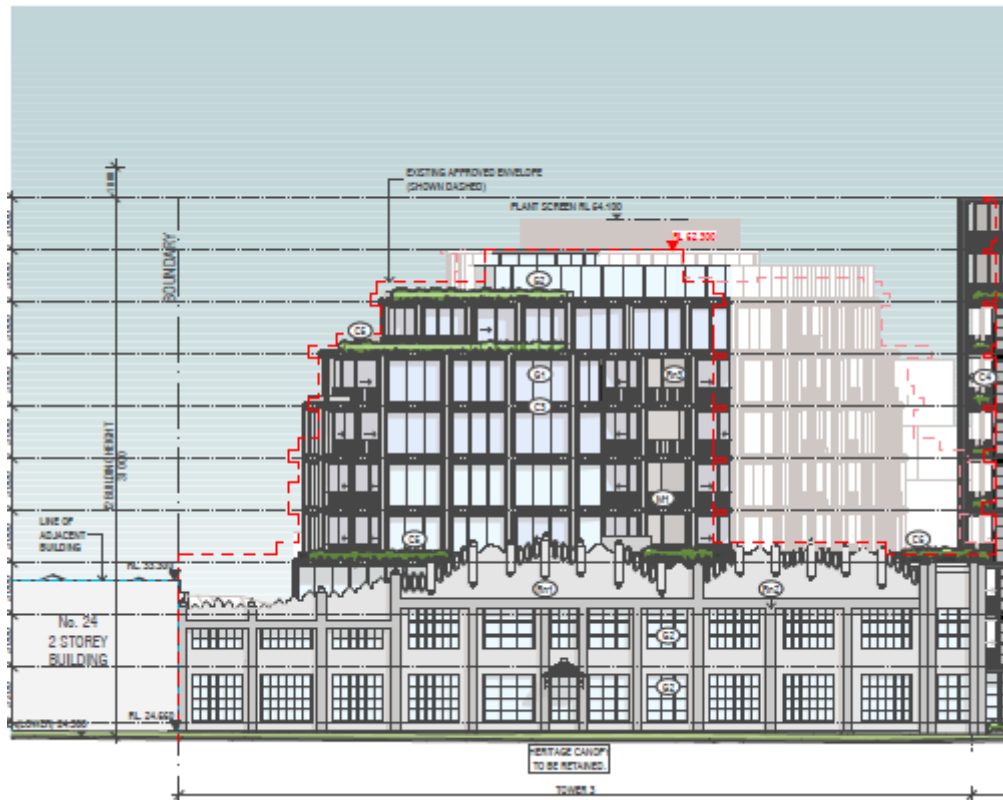


Figure 5 – Proposed Amended Tower 1 Elevation



Figure 6 – Original Application Tower 1 Render

22. No change to the overall height of Tower 1, proposed height at RL52.300 or 27.7m to the top of the building and RL54.1 or 29.5m to the top of the plant.

Tower 2



Figure 7 – Proposed Amended Tower 2 Elevation



Figure 8 – Original Application Tower 2 Render

23. No change to the overall height of Tower 2, proposed height at RL55.300 or 30.9m to the top of the building and RL57.100 or 32.7 to the top of the plant.

Tower 3

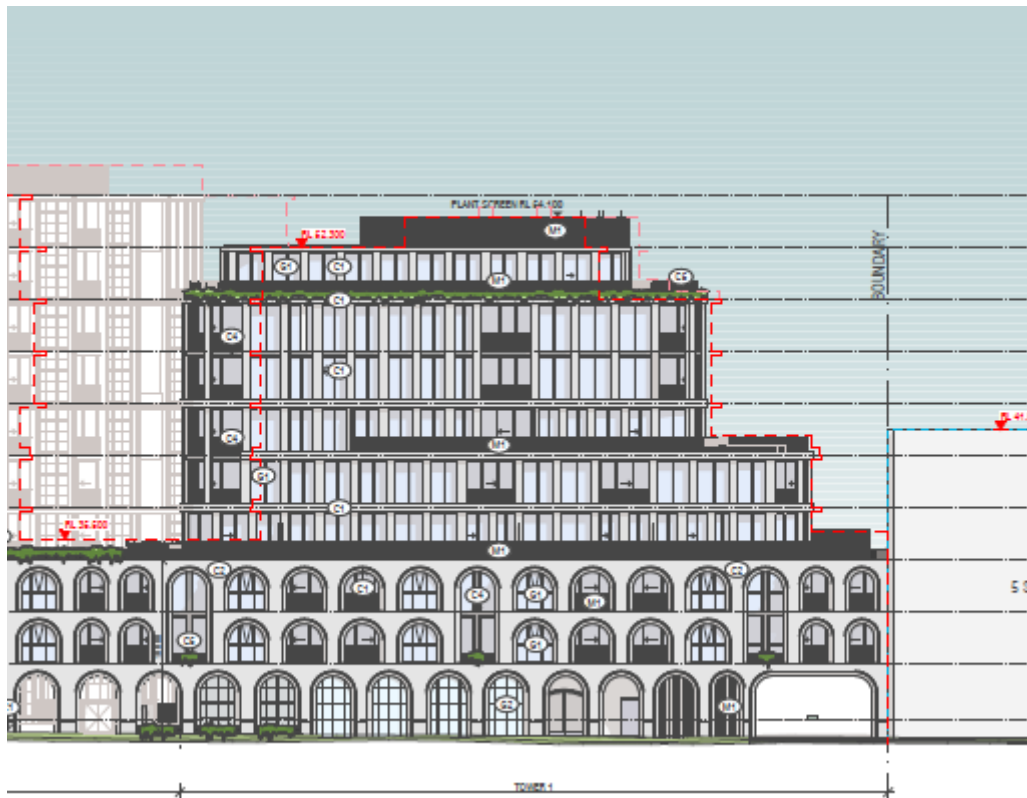


Figure 9 – Proposed Amended Tower 3 Elevation



Figure 10 – Original Application Tower 3 Render

24. No change to the overall height of Tower 3, proposed height at RL52.300 or 27.9m to the top of the building and RL54.1or 29.7m to the top of the plant.

Existing Conditions

Subject Site

25. The original officer report description of the subject site remains relevant:

The subject site is located on the north side of Queens Parade, approximately 78m east of Brunswick Street and 33m west of Napier Street. The site is an unusually shaped lot, with 1 main road frontage and 2 separate laneway frontages.

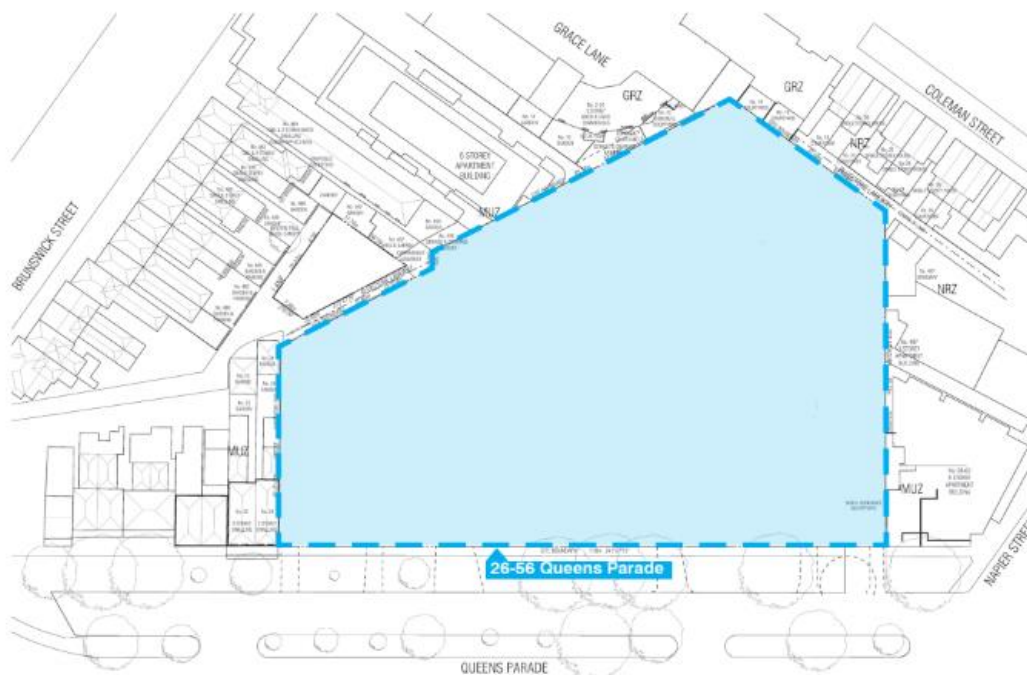


Figure 11 - Extract from comparison documentation

The site is comprised of 8 titles:

- Volume 5562 Folio 300;
- Volume 7224 Folio 622;
- Volume 6157 Folio 317;
- Volume 6157 Folio 316;
- Volume 2637 Folio 268;
- Volume 2776 Folio 162;
- Volume 5978 Folio 502; and
- Volume 5978 Folio 503.

The site has a frontage of 119m to Queens Parade, a western boundary length of 39.2m, a north-west boundary length of 33.6m, leading to an adjoining north-west boundary length of 65.8m. The north-east boundary length is 37.5m and the east boundary length is 65.8m. All lengths are approximate. Should a permit issue, a condition should require all title boundaries to be shown on the floor plans as per the certificates of title. The site has an overall area of approximately 8,028m².

The site is developed with a series of buildings:

- (a) Queens parade, western end – the most distinctive part of the site, being a row of 2 storey buildings with art deco style parapets. The façades have been painted pink with navy highlights. This row extends for a length of approximately 74m and extends the depth of the site, save for a triangular section in the northern end, generally behind the Grace Lane properties;
- (b) Queens Parade, eastern end – a single storey warehouse style building, presenting a frontage of approximately 13.6m to Queens Parade and extending for the length of the eastern boundary (terminating at the laneway at the rear of the site;

Between both Queens Parade building segments is an open air carpark, presenting a frontage of approximately 31m to Queens Parade.

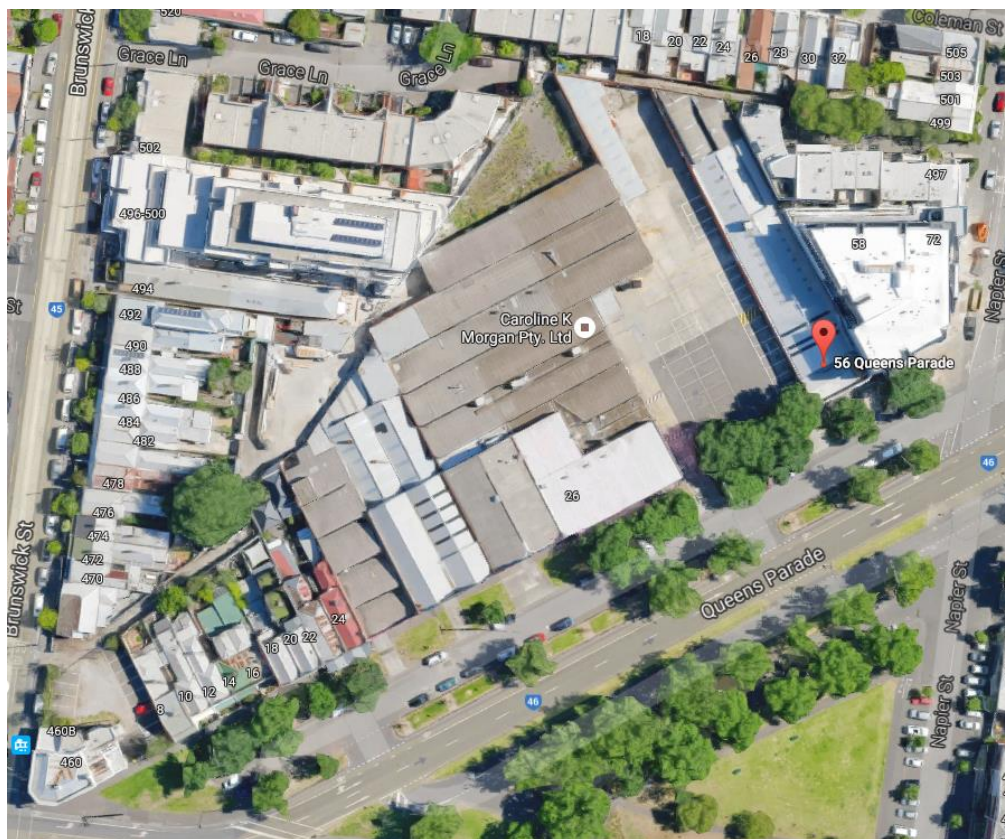


Figure 12 Subject site – Aerial extract from Google maps.

Restrictive Covenants

26. The original officer report remains relevant:

There are no restrictive covenants shown on the certificates of title provided with the application.

*A number of easements affect the site (including roads/carriageway, party wall, drainage, water supply, light and air easements). The Applicant has not applied to remove these easements, so a notation alerting any Permit Holder to these easements should be imposed on any permit issued. (It is likely that a separate application would later be made to remove these easements under Clause 52.02 of the Yarra Planning Scheme [the **Scheme**] at the subdivision stage, should a permit issue.*

Surrounding Land

27. Since the grant of the Permit, there has been no material change to the surround land, the description from the original officer report remains relevant:



Figure 13 Subject site

The subject site is located within a Mixed Use Zone and is within walking distance of the Brunswick Street AC (123m).

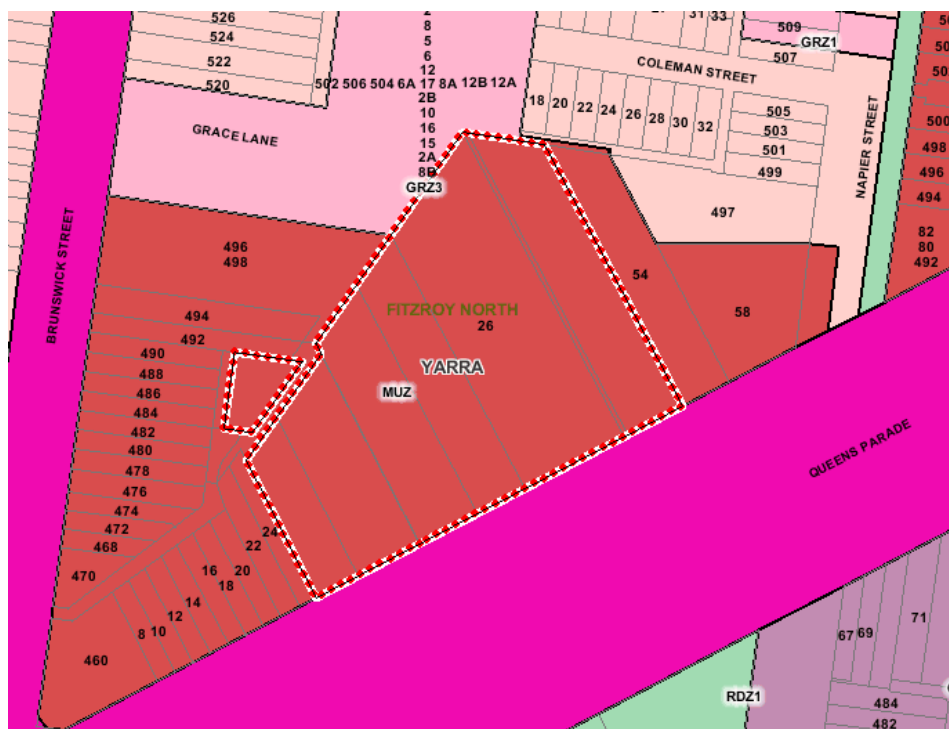


Figure 14 Subject site

To the west of the subject site is a row of 9, single and double storey Victorian era terraces. The 4 closest to the subject site are double storey. These properties all enjoy access to the lane at the rear of the site, accessed via Brunswick Street. These dwellings include rear private open space areas, along with a first floor rear deck at the adjoining property to the immediate west.

Further west of these properties, at the corner of Queens Parade and Brunswick Street, is a 2 storey Victorian era building used as a medical centre. This medical centre includes car parking adjacent to the single storey Victorian era terraces on Queens Parade.

To the north-west of the subject site (western end), across the laneway, is a generally triangular portion of land also held by the permit applicant for this application. This parcel is also subject to a planning permit application (PLN16/0732) for 4, 4 storey townhouses. The parking for the proposed townhouses is proposed to be within this application. A decision has not yet been made on the townhouse application.

Further north-west of this triangular parcel are the rear of primarily single storey dwellings fronting Brunswick Street. These properties also enjoy rear access and utilise the rear laneway which leads to Brunswick Street. These dwellings include rear private open space areas and habitable room windows orientated towards the subject site.

To the north-west of the subject site (central segment, directly abutting the subject site) is a single storey dwelling fronting Brunswick Street and a recently constructed 6 storey apartment building that fronts Brunswick Street. These dwellings present private open space, balconies and habitable room windows towards the subject site. The apartment building also includes a triangular light court (with associated habitable room windows) on the shared boundary.

To the north-west of the subject site (eastern segment) is the rear of 2 storey townhouses that front Grace Lane further north. These dwellings present ground level private open space areas towards the subject site, along with habitable room windows beyond at a minimum distance of approximately 3m.

To the north-east of the subject site (western end) are 3, 2 storey dwellings with rear private open space areas that have a direct abuttal with the subject site. The rear private open space areas have a minimum depth of approximately 4m, with habitable room windows beyond.

To the north-east of the subject site (eastern end) are the rear of primarily single storey dwellings that face Coleman Street. These dwellings include rear private open space areas and habitable room windows, which are separated from the subject site by an approximately 2.7m wide laneway.

To the east of the subject site is the rear of 2 apartment buildings that present frontages to Napier Street and Queens Parade. The buildings are a maximum height of 3 (northernmost) and 5 (southernmost) storeys. These buildings are partially built to the shared boundary, with minimum 1.5m deep courtyards and adjacent habitable room windows presenting towards the subject site.

The site is well located in terms of bicycle access and public transport:

- 2 bus routes along Queens Parade; and*
- 2 tram routes along Brunswick Street.*

Planning Scheme Provisions

Legislation

27. The amendment has been requested pursuant to section 87A of the Act.

28. Section 87A of the Act states:

Cancellation or amendment of permit issued at direction of Tribunal

(1) *In addition to the powers conferred by section 87, the Tribunal may cancel or amend a permit that has been issued at its direction if it considers it appropriate to do so.*

(2) *The Tribunal may only cancel or amend a permit under this section at the request of—*

- (a) the owner or occupier of the land concerned; or*
- (b) any person who is entitled to use or develop the land concerned.*

29. The request has been made by Planning and Property Partners on behalf of the owner of the land, Gurner 26-56 Queens Parade Pty Ltd.

Zoning

Mixed Use Zone (MUZ)

30. Pursuant to Clause 32.04-2 of the Scheme, the use of the site as offices premises (greater than 150sqm) and indoor recreation facility requires a planning permit. The use of the site for dwellings and food and drink premises does not require a planning permit. As such, consideration of the use is limited to the introduction of office and indoor recreation facility.
31. The application continues to enjoy transitional provisions from Clause 58 under clause 32.04-6 of the Scheme, the *Design Guidelines for Higher Density Residential Development (Department of Sustainability and Environment 2004)* continue to apply.
32. Under Clause 32.04-8 of the Scheme, a permit is required to construct a building or construct or carry out works for a use in section 2 of Clause 32.04-2 (offices and indoor recreation facility). There is no maximum building height requirement in the schedule to the zone.

Road Zone, Category 1

33. Queens Parade is a declared Road Zone, Category 1.
34. Whilst a permit is not required for buildings or works or land use under this clause, a permit is required under clause 52.29 of the Scheme to create and alter access to a Road Zone, Category 1.

Overlays

Design and Development Overlay – Schedule 16 Queens Parade

35. Pursuant to clause 43.02-2 of the Scheme, a permit is required to construct a building or construct or carry out works.
36. Design and Development Overlay – Schedule 16 was gazetted on 1 October 2020, but was in interim form when the application was originally assessed by VCAT.
37. The DDO outlines the following (relevant) design objectives:
 - (a) *To ensure development responds to the heritage character and streetscapes and varying development opportunities and supports:*
 - (i) *A new mid rise character behind a consistent street wall in Precincts 2, 3A and 5B*
 - (b) *To protect the integrity of historical streetscapes and clusters of heritage buildings of a similar scale and materiality;*
 - (c) *To ensure development respects the architectural form and qualities of heritage buildings and streetscapes and maintains the visual prominence of the St John the Baptist church belfry and spire, the former ANZ Bank building, the former United Kingdom Hotel and the former Clifton Motors Garage;*
 - (d) *To promote design excellence that ensures new development respects the wide, open boulevard character of Queens Parade including where existing historic trees are key elements in the streetscape, they remain the dominant visual feature.*
 - (e) *To ensure development responds to sensitive interfaces by ensuring the overall scale and form of new buildings provides a suitable transition to low scale residential area and protects these properties from an unreasonable loss of amenity through visual bulk, overlooking and overshadowing.*
38. The subject site is included within precinct 2A.



Figure 15 Design and Development Overlay - Schedule 16 Map

39. The DDO outlines specific design requirements for Precinct which should:
 - (a) *Respect heritage values of the Queens Parade streetscape and deliver an appropriate interface to neighbouring properties that minimises visual bulk and mass.*
 - (b) *Orientate active frontages and provide passive surveillance to the surrounding streets.*
 - (c) *Ensure solar access is provided to Queens Parade and Napier Street Reserve at the equinox from 9am to 3pm.*
40. The preferred character statement relevant to this precinct states that buildings and works should deliver:
 - (a) *A preferred location for housing and employment growth with well designed mid-rise development that complements Queens Parade through a transition in scale to the Gas Works site.*
 - (b) *Development that complements the visual contribution of the double avenue of trees along the south western part of Queens Parade.*
 - (c) *Precinct 2A – Mid-rise infill behind a distinct modern heritage frontage that addresses Queens Parade and its heritage context and responds to the sensitivity of the interface with abutting low scale fine grained residential uses to the north and west.*
41. Specific design requirements for Development in Precinct 2A should:
 - (a) *Provide an interface to neighbouring residential properties that minimises visual bulk and mass and provides building separation along side and rear boundaries abutting existing properties.*
 - (b) *Maintain the prominence and significance of the art deco facade.*
 - (c) *Retain, enhance and incorporate the existing heritage facade into the redevelopment of the site and to create a consistent parapet height along the streetscape.*

- (d) *Recognise the low scale, buildings and fine grain subdivision pattern of existing development to the north and west.*
- (e) *Encourage pedestrian permeability within and through the precinct.*
- (f) *Avoid a repetitive stepped form within the 45 degree angle profile.*
- (g) *Ensure development above the street wall is designed as a series of separate development parts with building separation to enable views to the sky*

42. Table 2 within the DDO outlines the mandatory and preferred requirements applicable to the site:

Table 2 - Street wall height, building height and setbacks for Precincts 2A, 2B and 2C

Built Form	Mandatory Requirement	Preferred Requirement
Precinct 2A		
Maximum building height	31 metres	None specified
Maximum street wall height	Retain height of existing heritage facade 10 metres where no heritage facade exists	None specified
Minimum & maximum setback to Queens Parade	None specified	0 metres to maximum 10 metres
Minimum upper level setback	None specified	Above existing heritage facade:

		<ul style="list-style-type: none"> 8 metre setback from 10 metres to 16 metres 10 metre setback from 16 metres <p>Above new street wall (where no existing heritage facade):</p> <ul style="list-style-type: none"> 5 metre setback from 10 metres to 16 metres 8 metre setback from 16 metres
Minimum setback(s) from rear boundaries - north and west adjacent to NRZ and GRZ	None specified	<p>ResCode Standard B17 from rear boundary of adjoining properties to 10 metres</p> <p>Setback within 45 degree angle measured from 10 to 25 metres</p>
Minimum setback(s) from side boundary - east adjacent to NRZ	None specified	<p>0 metre setback to match party wall of existing adjoining development to 10 metres</p> <p>Setback within 45 degree angle measured from 10 to 25 metres</p>
Minimum setback(s) from side boundary - east adjacent to MUZ	None specified	<p>0 metre setback to match party wall of existing adjoining development, or</p> <p>10 metre where no party wall exists</p> <p>9 metre setback from the windows / balconies of adjoining apartments up to 16 metres</p> <p>15 metre setback above 16 metres</p>
Minimum setback(s) from side and rear boundaries west and north-west adjacent to MUZ	None specified	<p>0 metre setback to match party wall of existing adjoining development, or</p> <p>10 metre where no party wall exists</p> <p>Setback within 45 degree angle measured from 10 to 25 metres</p>

Heritage Overlay (HO327 – North Fitzroy Precinct)

43. Only the western portion of the site is included within the Heritage Overlay.

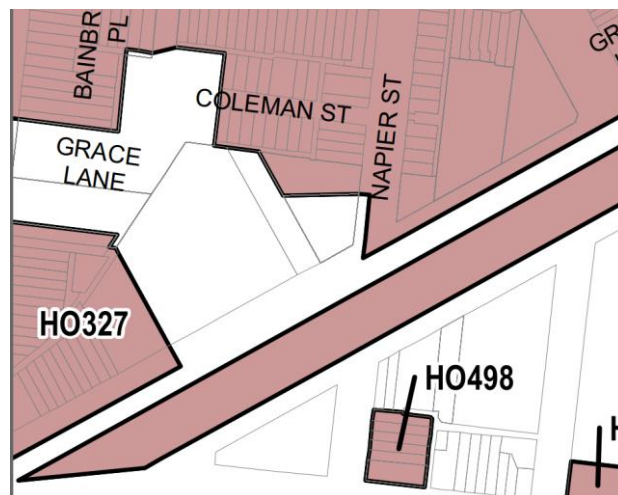


Figure 16 Heritage Overlay

44. A permit is required under Clause 43.01-1 of the Scheme to demolish or remove a building and to construct a building or construct or carry out works.

Environmental Audit Overlay (EAO)

45. The EAO only applies to the MUZ segment of the site. The requirements under Clause 45.03-1 of the Scheme continue to apply. Conditions 76 – 79 and a note on the Permit address the environment audit provisions of the Scheme.

Particular Provisions

Clause 52.06 – Car Parking

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

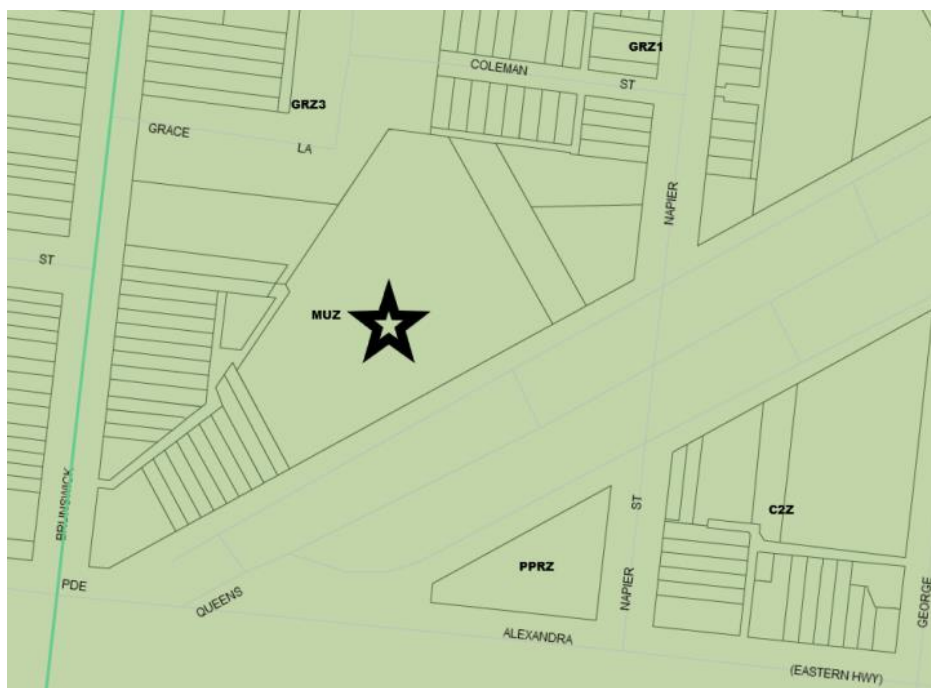


Figure 17 Principle Public Transport Network

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

Use	Area/No	Rate	No. required	No. proposed	Reduction sought
Dwellings	55 x studio 154 x one bed 116 x two bed	1 space per dwelling	325		
	16x three or more bed	2 space per dwelling	32		
Office	1354sqm	3 car spaces to each 100sqm of net floor area	40		

Food and drink premises	100sqm	3.5 per 100sqm of leasable floor area	4		
Gym	796sqm	Satisfaction of the Responsible Authority	-		
Total			401	384	17

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

Clause 52.27 – Licensed Premises

49. A permit is required under this clause as a license is required under the *Liquor Control Reform Act 1998*.
50. Decision guidelines include:
- (a) *The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
 - (b) *The impact of the sale or consumption of liquor permitted by the liquor licence on the amenity of the surrounding area.*
 - (c) *The impact of the hours of operation on the amenity of the surrounding area.*
 - (d) *The impact of the number of patrons on the amenity of the surrounding area.*
 - (e) *The cumulative impact of any existing licensed premises and the proposed licensed premises on the amenity of the surrounding area.*

Clause 52.29 – Land adjacent to a road zone, category 1, or a public acquisition overlay road a category 1 road

51. The relevant purpose of this provision is 'To ensure appropriate access to identified roads'.
52. A permit is required to create or alter access to a road in a Road Zone, Category 1 (in this instance, the crossover to Queens Parade). An application must be referred to VicRoads under Section 55 of the Act.
53. Decision guidelines include:
- (a) *The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
 - (b) *The views of the relevant road authority.*
 - (c) *The effect of the proposal on the operation of the road and on public safety.*
 - (d) *Any policy made by the relevant road authority pursuant to Schedule 2, Clause 3 of the Road Management Act 2004 regarding access between a controlled access road and adjacent land.*

Clause 52.34 – Bicycle Facilities

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

Land Use	Units/Area proposed	Rate for resident/ staff	Rate for visitors	No. required	No. proposed	Reduction sought
Dwellings	313	In developments of 4 or more storeys, 1 resident spaces to	In developments of 4 or more storeys, 1 visitor space to each 10	68 resident 34 visitor		0

		each 5 dwellings	dwellings			
Office	1354sqm	1 to each 300sqm of net floor area if the net floor area exceeds 1000sqm	1 to each 1000sqm of net floor area if the net floor area exceeds 1000sqm	5 staff 1 visitor		0
Food and drink premises	100sqm	1 to each 300sqm of leasable floor area	1 to each 500sqm of leasable floor area	0		
Gym	796sqm	1 staff spaces per 4 employees	1 to each 200sqm of leasable floor area	2 staff 4 visitor		
Total				7 staff 39 visitor 68 resident	410 spaces	0

55. As such, the bicycle parking requirement is exceeded for the development.
56. Clause 52.34-3 also requires shower and change room facilities be provided at a rate of 5 shower/change room for the first 5 employee bicycle spaces, and 1 shower/change room per 10 spaces thereafter.
57. End of trip facilities have been provided on the ground floor adjacent to the ground floor bike parking area.

General Provisions

Clause 65 – Decision guidelines

58. 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)

59. The original officers report of 14 October 2020 outlined in detailed the relevant clauses, these will not be repeated in this report, however the relevant clauses are listed below:
- (a) Clause 11.01-1S – Settlement
 - (b) Clause 11.02-1S – Supply of urban land
 - (c) Clause 11.03-2S - Growth areas
 - (d) Clause 13.05-1S – Noise abatement
 - (e) Clause 15.01-1S – Urban design
 - (f) Clause 15.01-2S – Building design
 - (g) Clause 15.01-5S –Neighbourhood character
 - (h) Clause 15.02-1S – Energy and resource efficiency

- (i) Clause 15.03-1S – Heritage conservation
- (j) Clause 16.01-1S – Integrated housing
- (k) Clause 16.01-2S – Location of residential development
- (l) Clause 16.01-3S – Housing diversity
- (m) Clause 16.01-4S – Housing affordability
- (n) Clause 17.01-1S – Diversified economy
- (o) Clause 17.02-1S – Business
- (p) Clause 18.02-2R – Principal Public Transport Network
- (q) Clause 18.02-4S – Car Parking

Local Planning Policy Framework (LPPF)

60. The original officers report of 14 October 2020 outlined in detailed the relevant clauses of the Local Planning Policy Framework, these will not be repeated in this report, however the relevant clauses are listed below:

- (a) Clause 21.04-1 – Accommodation and housing
- (b) Clause 21.04-3 - Industry, office and commercial
- (c) Clause 21.05-1 – Heritage
- (d) Clause 21.05-2 – Urban design
- (e) Clause 21.06 – Transport
- (f) Clause 21.07 – Environmental sustainable design
- (g) Clause 21.08-8 – North Fitzroy

Relevant Local Policies

61. The following local policies are relevant (see original officers report for greater detail):

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

Other Relevant Documents

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

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

Advertising

- 63. On 2 December 2020 Council received notice of the applicant's intent to substitute amended plans for the application plans at the hearing scheduled to commence on 15 February 2021.
- 64. Notice was given to all parties to the appeal and all property owners and occupiers of abutting and opposite properties as ordered by VCAT.
- 65. At the time of writing of this report, no submissions or comments have been received.
- 66. The original amendment was advertised and 119 statement of grounds were received by Council, with the following issues raised;
 - (a) Built form (urban design and heritage) and massing
 - a. Scale of development is out of context with the surrounding heritage neighbourhood
 - b. Intensification of site
 - c. Treatment of heritage building
 - d. Reduced spacing between buildings
 - e. Presentation to Queens Parade is not in keeping with the area

- f. Poor architectural response – arches not common to the area
- g. Design change from curved forms to more angular increases visual bulk
- h. Quality of the development has been eroded
- i. Lack of landscaping
- j. Charcoal paint does not comply with VCAT order
- k. Buildings are too high
- l. Impact on Edinburgh Gardens
- (b) amenity (off-site, on-site, overlooking, overshadowing, loss of light);
 - a. visual bulk of the development has increased
 - b. poor internal amenity of dwellings (loss of larger dwellings and introduction of studios)
 - c. communal spaces have poor amenity
 - d. overlooking to surrounding residences
 - e. overshadowing of surrounding area
 - f. the dwelling typologies are not responsive to the Covid world
 - g. interface with properties to the rear
 - h. lack of information regarding new uses proposed on site
- (c) traffic and car parking
 - a. increased pressure on road network and parking availability
 - b. car stackers are impractical and won't be used.
 - c. Increased demand on struggling public transport network
 - d. Lack of emergency vehicle access
- (d) ESD
 - a. No area for cloths drying;
 - b. Reliance on gas appliances conflicts with sustainable objectives;
 - c. Lack of solar panels
 - d. Poor ESD initiatives
 - e. Insufficient provision of bike facilities
- (e) Other
 - a. The amendment should be withdrawn and a new application lodged
 - b. Not complaint with VCAT decision
 - c. Application lacks detail
 - d. Concern with ability for a permit to be amended after a long planning process
 - e. Loss of views
 - f. Property devaluation
 - g. No provision of affordable housing
 - h. Disruption during construction process
 - i. Development will cater to a transient population

Referrals

67. The referral comments are based on the amended (substituted plans)

External Referrals

68. The application was referred to the following authority/ies:

- (a) Head Transport Victoria

69. The Referral response have been included as attachments to this report, it is noted that these comments are based on the original amendment application plans.

Internal Referrals

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

- (a) Engineering Services Unit;
- (b) Open Space
- (c) City Works Units;
- (d) ESD Advisor;
- (e) Sustainable Transport
- (f) MGS Architects – Urban Design
- (g) Wind – Mel Consultants
- (h) Acoustics - SLR

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

OFFICER ASSESSMENT

72. Having regard to Council's position on the original application plans and grounds of refusal, the amendment plans raise the following matters for consideration:

- (a) Does the proposed massing respond to the existing or preferred character of the area and will it dominate the surrounding area?
- (b) Will the proposed massing result in unacceptable off-site amenity impacts?
- (c) Has the proposal addressed issues related to unacceptable on-site amenity impacts, including natural daylight and ventilation?
- (d) Has sufficient information been provided to enable a proper assessment against the relevant provisions of the Yarra Planning Scheme?
 - (i) Use and acoustic considerations
 - (ii) Landscaping
 - (iii) Traffic and parking
 - (iv) Waste Management and
 - (v) Wind

Does the proposed massing respond to the existing or preferred character of the area and will it dominate the surrounding area?

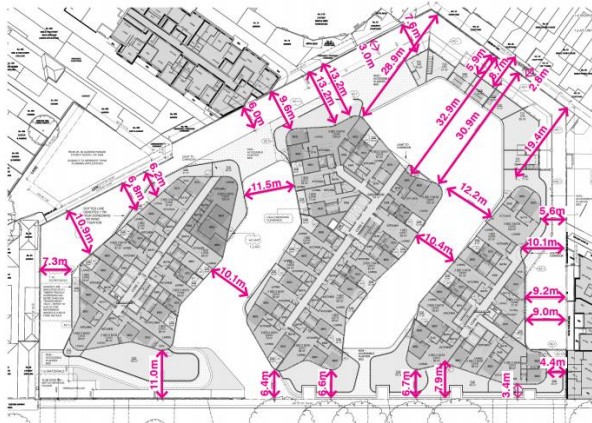
73. A detailed assessment of the impact of the massing of the proposal was undertaken in the original officer's report at paragraphs 214 – 230 and raised concern primarily with the northern boundary interface.

74. The report identified:

'The apparent differences start to appear at level 3 and above. At the podium level additional roof terraces to the townhouses are proposed which generally are setback the same distances as similarly proposed terrace shown on the endorsed plans.'

The variation to the shape and alignment of Tower 2, coupled with the reduced separation between Towers 1 and 2 and how they are perceived from the adjoining properties needs further analysis.

Endorsed Plans



Proposed Amendment



Level 18 – Level 1 Comparison Document

No views of the building from these vantage points are provided but it appears that the outlook from the apartment building from 496 Brunswick Street may be improved due to the alignment of the break between Towers 1 and 2. The setback to this interface reduces from 9.6m to 9m however this is an acceptable separation between these two buildings at this point as the building then angles away.

The view from the Grace Lane apartment building appears to enable a greater visibility of the breadth of Tower 2. It is acknowledged that there are generous separation distances to the boundary however the cumulative impact of the expanse of Towers 1 and 2 may present as a wall of taller built form when considered from this view.



Figure 19 - North West Elevation – Endorsed



Figure 20 - North West Elevation –Original Application

Council's urban designer has raised concerns with this interface. The reduced setbacks from the boundary at the upper most levels and reduced separation between the Towers results in built form presenting too much mass as it presents to the residential area.

75. No viewshed analysis has been submitted with the amended application however the plans have been amended to open up this section of the site by deleting some of the built form at the perimeter and widening the separation of the tower:



Figure 21 - Proposed Amended North West Elevation

76. The concern was the view from the Grace Lane apartments and how the expanse of Towers 1 and 2 would be perceived.
77. The floor plans detail a physical break in built form with this area now proposed to be landscaped.



Figure 22 – Proposed Amendment Level 1 Plan

78. This separation at the lower levels and the widening of the separation between the two towers has addressed this concern and is an improvement to the massing of the proposal namely when perceived from this northern vantage point.
79. The break in the building will allow for the proposal to be read as two forms and not as a continuous mass expressed across the entire site.
80. This ground of refusal has been satisfied.

Will the proposed massing result in unacceptable off-site amenity impacts?

81. When considering the off-site amenity impacts of the proposal there are three main issues:

- (a) Visual bulk – addressed above;
- (b) Overlooking and
- (c) overshadowing

Overlooking

82. The amended proposal provides greater detail of screening and overlooking mitigation as shown on drawings TP352 and TP353.

83. The floor plans also include a key referencing the type of screening proposed for each are.

84. Fritted Glass is proposed to be used in a number of locations referenced as G1A – D, all are proposed to be to a height of 1.7m. Sectional information has for the glass has been shown but no elevation view or confirmation of percentage of permeability have been provided, this should form a condition on any permit granted.

85. A general overlooking condition should also be included to address protection of views into adjoining properties habitable window and private open space. While it appears most interfaces have been addressed, a number of the setbacks have dropped off the plans. This can be addressed by way of a condition.

Overshadowing

86. The shadowing impact as outlined in the previous officer report was limited to a concern regarding the properties at 22 and 24 Queens Parade at 10:00am. The affected area shown in yellow below.

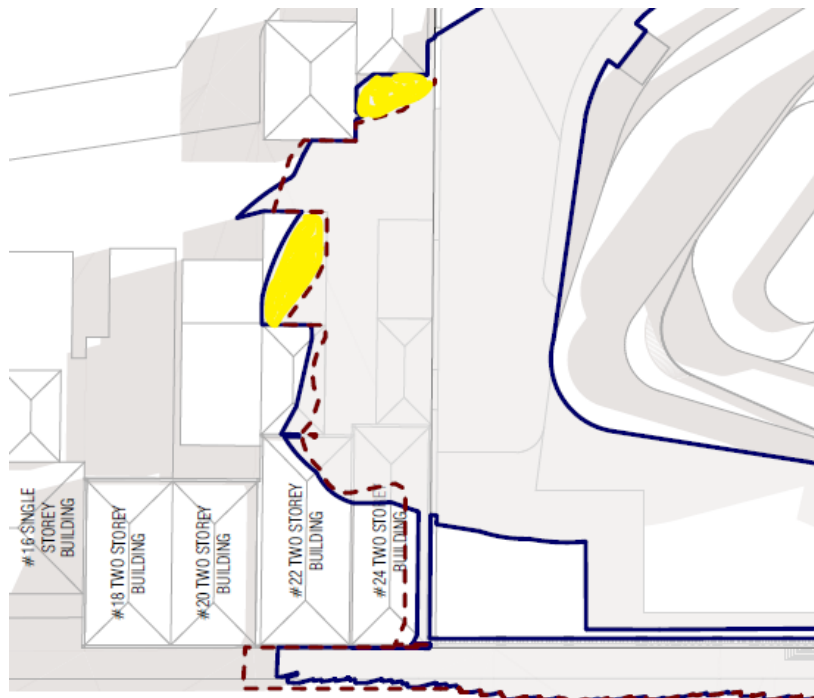


Figure 23 Original amendment application - Shadow at 10am

87. New shadow diagrams have been prepared which now show that shadows are generally consistent with the already approved scenario raising no further concern with shadowing impact.

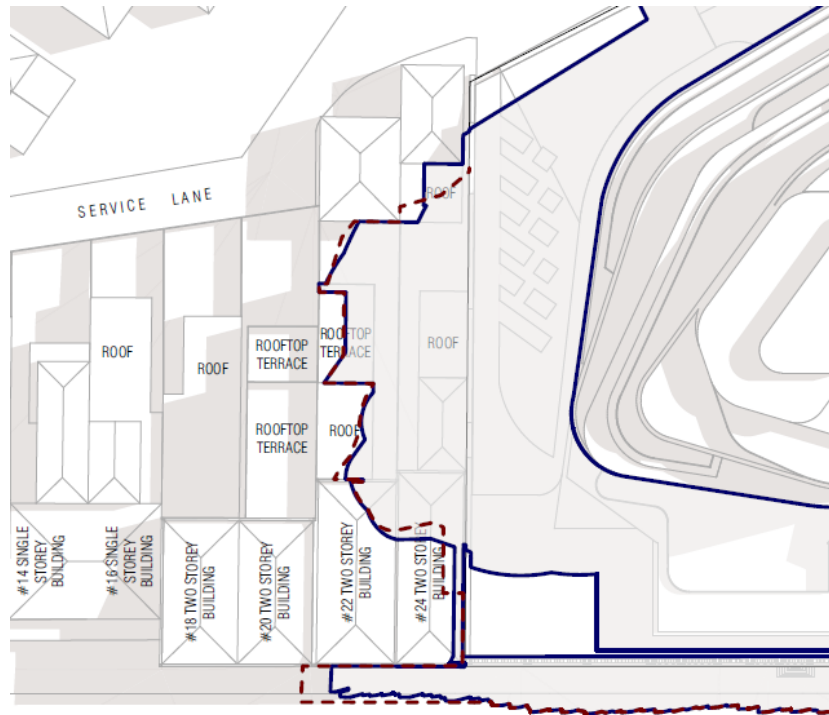


Figure 24 Amendment application - Shadow at 10am

88. Off site amenity impacts have been satisfactorily addressed satisfying this ground of refusal.

Has the proposal addressed issues related to unacceptable on-site amenity impacts, including natural daylight and ventilation?

89. On-site amenity concerns were raised with a number of dwellings within the development.

90. While acknowledging that the application benefits from the transitional provisions under Clause 58 (Apartment Developments), the relevant provisions to assess the application are the Guidelines for Higher Density Residential Development (Department of Sustainability and Environment).

Dwelling layout

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

92. The amendment was accompanied by an 'Apartment analysis Report that includes within the typical apartment layouts.

93. Condition 1(n) on the permit requires:

- (a) *Each bedroom with either minimum dimensions of 3 metres by 3 metres or a minimum of 9 square metres provided on side of a rectangle that fits in the bedroom is no less than 2.8 metres. Each change to the dimensions or area of a bedroom must be absorbed within in the building envelope*

94. The plans generally show that all 1, 2 and 3 bedroom dwellings meet or can meet this condition, however the conditions should remain on the permit with the plans to clearly show this.

95. The amendment now seeks to increase the provision of studio apartments to 55 equating to 16% of all apartments. Significant concern was raised with the layouts of this apartment type as previously presented.



Figure 25 Typical Studio apartment layout – Original application

96. The amendment now seeks to 10 studio apartment layouts.
97. Council consultant urban designer Mr McGauran has maintained a position that these dwellings would offer a poor level amenity. However, an assessment of the studio types is prudent as some provide an acceptable level of amenity and therefore are a relevant typology that adds to the composition of apartment mixes offered by the development.

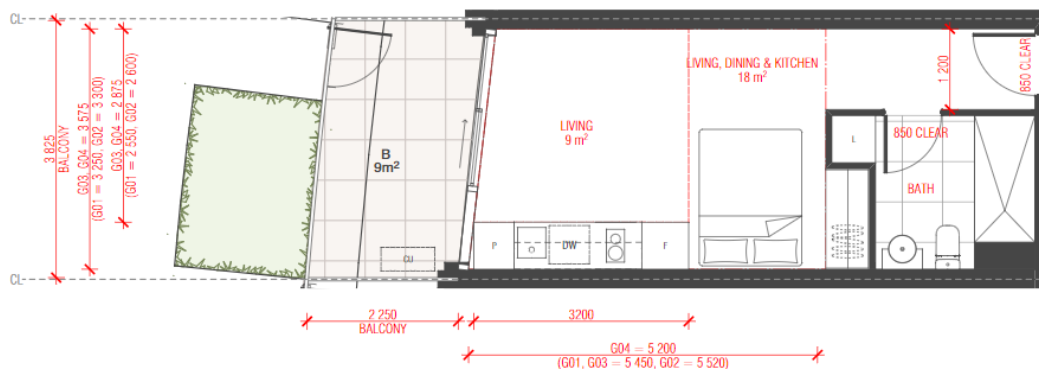


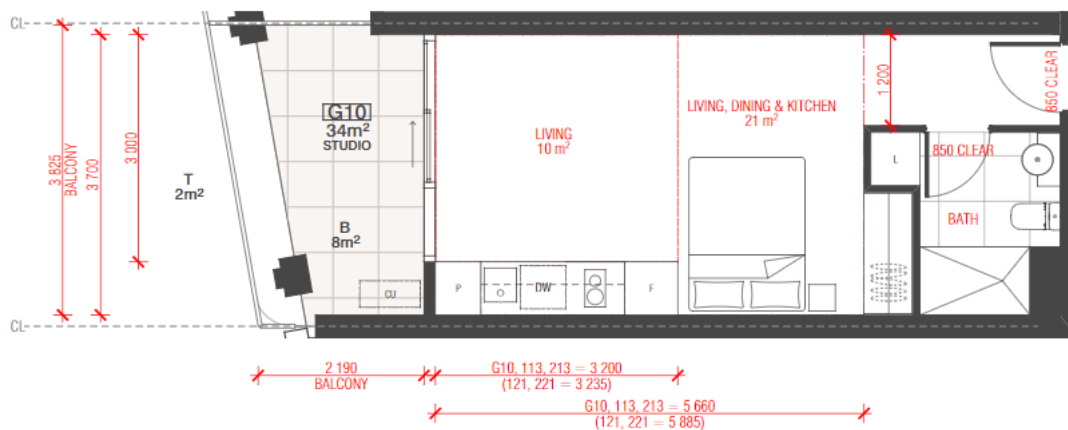
Figure 26 – Proposed Amendment Studio Type 1

98. There are four Type 1 studio apartments located at ground floor of Tower 2 orientated to the north. This studio appears to be one of the smaller offering and the floors plans show that the 'living area' immediately abuts or overlaps the 'bedroom' area.



Figure 27 – Proposed Amendment Ground Floor Location of Studio Type 1

99. The amenity afforded to these four dwellings is not acceptable and they should be deleted. The deletion of these dwellings affords an opportunity to replace this floor area with ground level communal facility which would accord with the advice from MR McGauran who advocates for better connected communal space.
100. Studio type 5 and 6 have similar internal layout issues to those expressed for type 1, there are 10 such apartments and should be deleted with the floor area absorbed into the neighbouring dwellings.



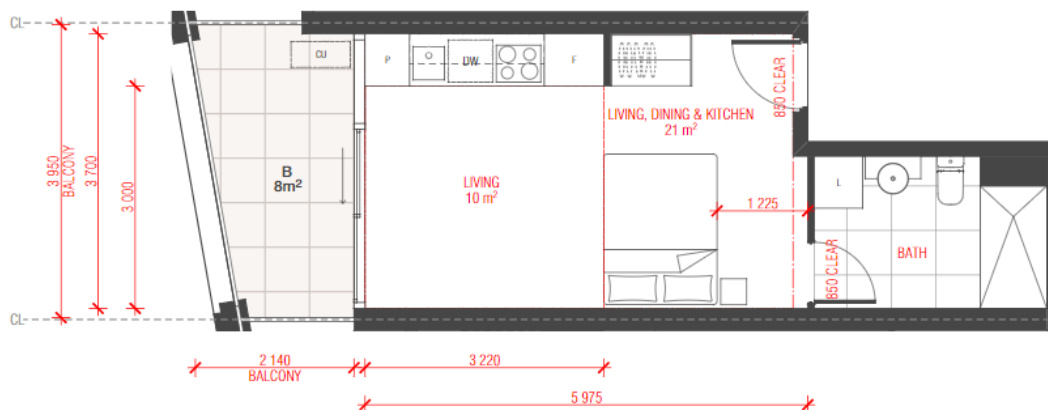


Figure 28 - Proposed Amendment Studio Type 5 & 6

101. When assessing the functional layout of the dwellings, borrowing from clause 58, Living area dimensions (excluding dining and kitchen areas) should have a minimum width of 3.3m and a minimum area of 10sqm for a Studio or one bedroom dwelling and minimum width of 3.6m and minimum area of 12sqm of two or more bedrooms. The proposed layouts show the minimum square metres has generally been provided across the units.

102. Subject to the deletion of three studio types (1, 5, and 6), the introduction of studios within the mix of dwellings types is an acceptable addition.

Daylight and ventilation - Apartments

103. Objective 5.4 of the DSE Guidelines is 'To ensure that a good standard of natural lighting and ventilation is provided to internal building spaces'.

104. As further guidance to achieve this, Council's best practice under Clause 22.17 (BESS) has a minimum 80% of living rooms achieving a daylight factor greater than 1% to 90% of the floor area and a minimum 80% of bedrooms achieving a daylight factor of 0.5% to 90% of the floor area of each room.

105. The applicant submitted daylight modelling for the site which was reviewed by Councils ESD officer who is satisfied that the revised apartment layouts have addressed previous concerns with access to daylight and indoor environment quality.

106. A condition on any permit granted however requires the submission of a completed report demonstrating best practice daylight standards to be achieved in all habitable rooms.

107. Mr McGauran maintains concern however with some of the dwellings, more specifically:

- (a) Interface between office and Tower 2 apartments at levels 1 & 2 (Apartment 112 & 212);
- (b) Interface between office and Tower 1 apartments at levels Ground – Level 2 (Apartments G07, 110 and 210); and
- (c) Interface between apartments (Towers 2 & 3) 109 & 115 and 209 and 215

108. The separation distance between the office and apartments 112 and 212 in Tower 2 is a minimum of 5.8m to the balcony edge.



Figure 29 – Proposed Amendment Studio Type 5 & 6

109. The proximity of the office building to the balcony is not ideal and will have some impact on the amenity of these two dwellings namely the balcony.
110. A condition on any permit should require the office building to adopt a chamfered edge to the corner generally in line with the previous endorsed plans to create greater separation between the office and dwellings improving outlook and the amenity for these dwellings.

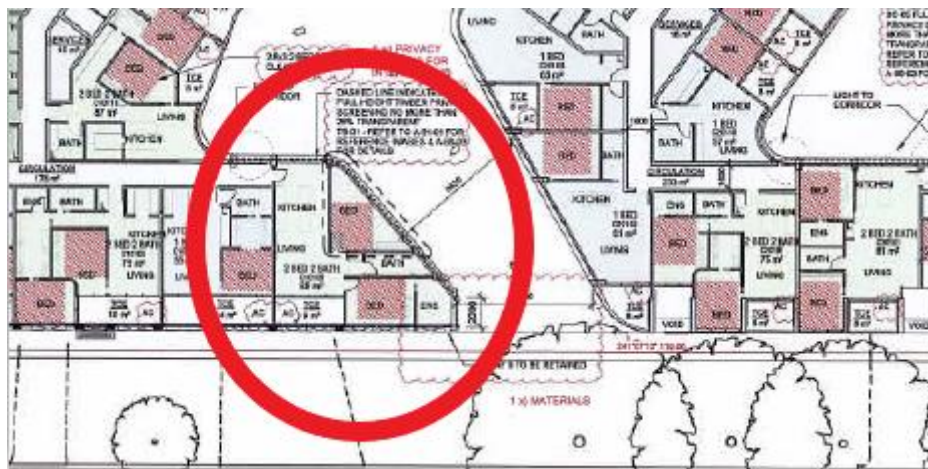


Figure 30 Existing Endorsed Plan – Level 1

111. The interface with the rear of the office area and apartments will partly obstruct outlook however the balconies will have views to the south east and are considered to be an acceptable outcome.
112. The rear of the office building will be screened maintaining privacy raising no interlooking issues.

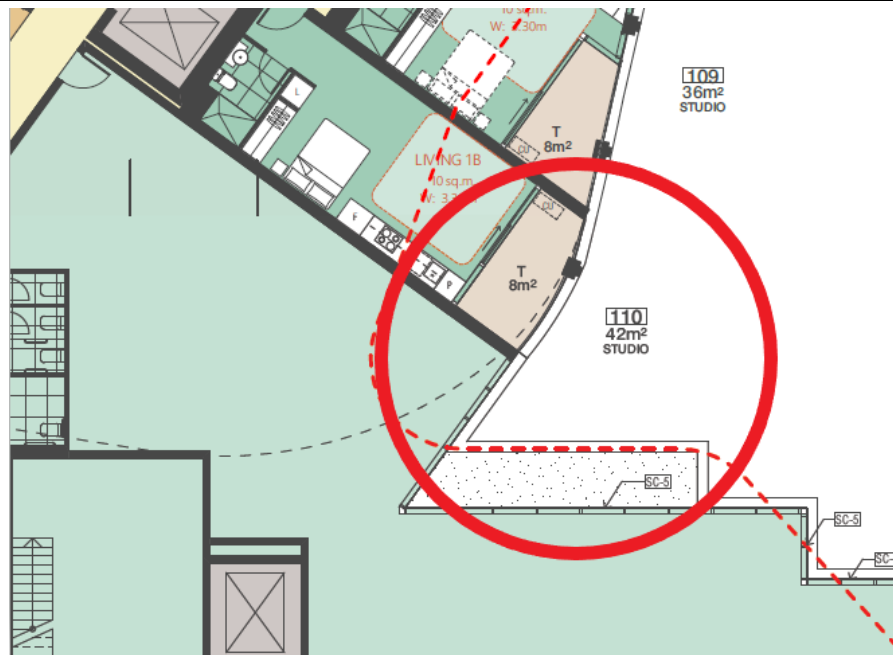


Figure 31 – Proposed Amendment Level 1

- 113. At the elbow where Towers 2 & 3 meet creates a pinch point between apartments (Towers 2 & 3) 109 & 115 and 209 and 215.
- 114. The plans detail that apartments 115 and 215 will have the northern elevation screened with fritted glass which while providing screening to this interface also allows for daylight into the bedrooms.
- 115. As outlined previously outlined and subject to the confirmation that all habitable spaces including bedrooms meet best practice for daylight, this outcome is considered to be acceptable.



Figure 32 – Proposed Amendment – Level 1

Daylight and ventilation – Amenities

116. The plans continue to show two areas of resident amenities located in Basement 1. No information regarding how these spaces will fitted out as has been provided however is anticipated that these space would be use as yoga room, library, dining, gaming type spaces as outlined in the submitted acoustic report. These space have no access to daylight other than two skylights as shown in the figure below.

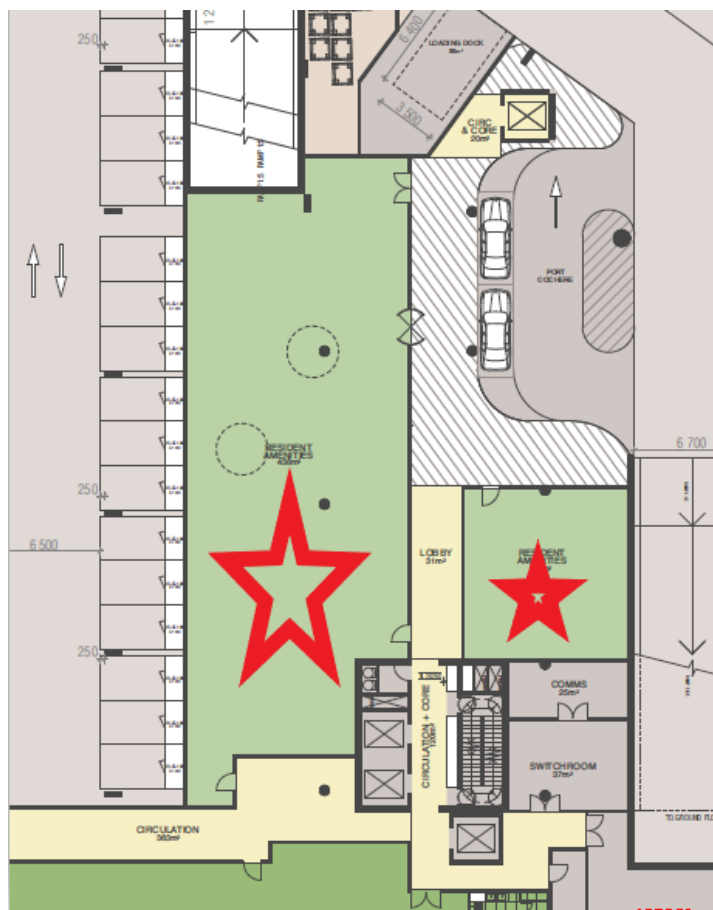


Figure 32 - Proposed Amendment Basement 1 Plan

117. Concerns regarding the lack of daylight and natural ventilation have not been addressed. A condition as discussed earlier requires the deletion of 4 studio apartments adjacent to the northern pavilion. By providing a second communal amenities area above ground and further supplemented by the amenities and communal outdoor space at level 8 Tower 1 the proposal is considered to be acceptable.

Daylight and ventilation – Corridors

118. The plans have been amended to include corridors with access to daylight and natural ventilation.

Internal overlooking

119. Objective 2.9 of the DSE Guidelines aims 'To maximise residential amenity through the provision of views and protection of privacy within the subject site and on neighbouring properties'.
120. Protection of neighbouring properties privacy has been addressed in the *Off-site amenity impacts* assessment of this report. In regard to views between apartments within the development, the heights of walls / screens between balconies needs to be annotated on the plans. If an amended permit is to issue, a permit condition can address this.

Private and communal open space

121. Objective 6.1 of the DSE Guidelines is *'To ensure access to adequate open space for all residents'*. The guidelines state that *'If a balcony is intended serve as private open space it should be of sufficient size to accommodate outdoor seating, with good connections between these spaces and the building interior.'* Minimum balcony sizes are not specified.
122. Most apartments are provided with a minimum 8sqm balcony with direct access off the living room.
123. With respect to communal open space, a large area at ground floor being the areas between buildings is available however these spaces would be in shadow for a significant part of the day not dissimilar to what has already been approved.
124. Other areas of communal open space are located at Level 3 of Tower 2 and Level 8 of Tower 1 offers excellent amenities for the future residents.

Site services and circulation

125. Objective 4.6 of the DSE Guidelines is *'To incorporate provision for site services in the building design to ensure good function and ease of service and maintenance'*.
126. The urban design advice suggests improvements could be made to the mail areas to better facilitate for parcel deliveries. The mail service location and lobby area details can be shown on plan, this could be addressed via a permit condition.
127. Storage
128. Objective 5.5 of the DSE Guidelines is *'To provide adequate storage space for household items'*. The plans show storage provided in the basement levels, no development schedule has been submitted, this could be addressed via a permit condition.
129. Based on the above assessment and the inputs from both Councils ESD officers and Mr McGauran and subject to conditions the concerns raised in the ground of refusal have been addressed.

Has sufficient information been provided to enable a proper assessment against the relevant provisions of the Yarra Planning Scheme?

130. A criticism of the original application was the lack of information which was submitted.
131. The amended plans have included:
- (a) Landscape plans
 - (b) Daylight analysis and SMP
 - (c) Waste Management Plan
 - (d) Acoustic information
 - (e) Traffic and parking memo
 - (f) Wind analysis; and
 - (g) Apartment analysis

All which will be considered as part of this assessment

Use and acoustic considerations

132. The application proposes to introduce two new uses which require planning approval:
- (a) Office;
 - (b) Gym (indoor recreation facility)
- Each use will be discussed in turn
- Office*

133. Pursuant to Clause 32.04-2 of the Scheme, the use of the site as offices premises (greater than 250sqm). The application provides no details regarding hours of operation.

134. The previous officer report outlined that the office use enjoys policy support and practically will maintain activation of the heritage building and street frontage.
135. As no hours of operation have been proposed, a condition on any permit should include restricting the office use to between 7:00am – 7:00pm, seven days per week.

Gym

136. A planning permit is required for the use of part of the site as an indoor recreation facility (Gym). As outlined in the previous report, there is policy support for the proposed use subject to relevant conditions.
137. The applicant has advised the following details:
- (a) Hours
 - (i) 5am – 10pm – Monday to Saturday
 - (ii) 7am – 7pm - Sunday
 - (b) 150 patrons
 - (c) 15 staff at any one time
138. The application was accompanied by an acoustic which outlines a number of recommendations for managing noise from the Gym including:
- (a) Acoustic isolation treatments,
 - (b) Upgrading slab and ceiling systems and
 - (c) Limiting noise to comply with SEPP N-2 noise limits.
139. The acoustic report was referred to Council's consultant acoustic expert SLR who advised:
- (a) *More detailed advice be provided for controlling structure borne noise and vibration from the Ground Level and Basement 1 commercial gym;*
 - (b) *Further guidance regarding allowable music levels within the gym. Indicative allowable octave band music levels within the ground floor of the gym should be provided such that SEPP N-2 limits will be met in apartments above.*
140. These should all form conditions on any permit issued and subject to compliance with these recommendation the proposed Gym is an acceptable use in this location.
141. The plans are not clear if access to the Gym would be available from Queens Parade or only from the basement levels. A condition on any permit granted should require access to the Gym to be provide from the street (Queens Parade) to enhance activation of the street frontage.

Liquor Licence

142. The planning permit at existing conditions 17 – 23 manages the sale and consumption of liquor.
- 17 *Except with the prior written consent of the Responsible Authority, no more than 50 patrons are permitted in the westernmost food and drinks premises (café) at any one time.*
 - 18 *Unless with the further consent of the Responsible Authority, the sale and consumption of liquor in association with the westernmost food and drinks premises (café) and the restaurant may only occur between the hours of 12 noon to 11 pm, any day.*
 - 19 *Before the use of the land for the sale and consumption of liquor starts, a Noise and Amenity Action Plan (NAAP) to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the NAAP will be endorsed and will then form part of this permit. The NAAP must include the details required by clause 22.09-4.3 of the Yarra Planning Scheme.*

- 20 *The sale and consumption of liquor uses must be managed in accordance with the endorsed NAAP.*
- 21 *The sale and consumption of liquor as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.*
- 22 *Before the sale and consumption of liquor starts, a sign at the exit of the licensed premises must be displayed to the satisfaction of the Responsible Authority advising patrons to respect the amenity of adjacent residential areas and to leave in a quiet and orderly manner.*
- 23 *Emptying of bottles and cans into bins may only occur between 7 am and 5 pm on any day.*
143. As the size and location of the premises has been altered, condition 17 is required to be amended. The permit application has advised that the patron numbers for the café are proposed to be increased from 50 to 60 which is considered to be reasonable for the size of the premises.
144. The remaining conditions relating to hours and management should remain.
- Landscaping
145. A landscape plan depicting the overall concept for the site accompanied the application.
146. The original renders detailed a landscape concept for the site (see image below) and the now submitted landscape plans confirm that this will be achieved.



Figure 33 – Original Application Renders



Figure 34 – Proposed Amendment Landscape Plan

147. The plans were referred to Council's Open Space Planning and Design Unit who were generally supportive of the submitted landscape plans subject to the following:

- Plant replacement be added to condition 10 of the permit 'Maintenance Delivery and Specification requirements;
- Quantity of plants per m2 be provided for the green roof Level 08 Tower 3, Landscape Plan and sections – this should be planted (low growing succulents) at a density of up to 16 per square metre;
- Details of use of Washingtonia Robusta (Fan Palm) on roof terrace and confirmation if this species requires tree anchors.
- Confirmation that for all roof top planting, load bearing weights for saturated bulk density has been calculated to enable the planting depicted on the landscape plans.

148. Based on this advice and subject to conditions, the landscape concept is an acceptable and positive outcome for the site.

Car Parking/Traffic/Bikes

Car Parking

149. As already established in the earlier officer's report, strong policy and strategic support exists for the reduction in reliance on private motor vehicle.

150. Amendment VC148 also amended car parking rates for commercial uses within the PPTN area, including lowering the car parking rate for office use and food and drinks premises and the deletion of the requirement of visitor parking. The following table shows the car parking reduction sought by the amended application:

Use	Area/No	Rate	No. required	No. proposed	Reduction sought

Dwellings	55 x studio 154 x one bed 116 x two bed	1 space per dwelling	325		
	16x three or more bed	2 space per dwelling	32		
Office	1354sqm	3 car spaces to each 100sqm of net floor area	40		
Food and drink premises	100sqm	3.5 per 100sqm of leasable floor area	4		
Gym	796sqm	Satisfaction of the Responsible Authority	-		
Total			401	384	17

151. The table above shows that the amended proposal pursuant to clause 52.06 for the scheme is seeking a reduction of 17 car parking spaces.
152. Pursuant to Clause 52.06-7 of the Scheme, before deciding on an application to reduce the number of car parking spaces required, the following decision guidelines include (but not limited to):
- Any relevant local planning policy or incorporated plan.*
 - The Car Parking Demand Assessment.*
 - Access to or provision of alternative transport modes to and from the land*
 - Any adverse economic impact a shortfall of parking may have on the economic viability of any nearby activity centre.*
 - Local traffic management in the locality of the land.*
 - The impact of fewer car parking spaces on local amenity, including pedestrian amenity and the amenity of nearby residential areas.*

Relevant policy

153. Both state and local policy discourage facilitating car based travel by encouraging reduced rates of car parking in locations that are well connected to public transport networks, and where cycling and walking are practical alternatives to car based travel. More specifically:
- Clause 18.02-2S has the specific objective '*[t]o facilitate greater use of public transport and promote increased development close to high-quality public transport routes*'.
 - Clause 18.02-2R seeks to 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.
 - Clause 21.02-1S has the specific objective '*[t]o promote the use of personal transport*'; and
 - Clause 21.06 states '*Yarra needs to reduce car dependence by promoting walking, cycling and public transport use as viable and preferable alternatives*'.
154. The often quoted Tribunal decision of *Ronge v Moreland CC (Red Dot)* highlights policy direction around car parking provision and the benefits that flow from limiting car parking provision in appropriate locations. The following statements are from the decision summary:

- (a) *State and local planning policies are already acknowledging the change that is required in the way in which people travel with Plan Melbourne 2017-2050 and State policies referring to 20-minute neighbourhoods and greater reliance on walking and cycling....*
- (b) *Our roads are already congested and will be unimaginably so if a 'business-as-usual' approach is accepted through until 2050. The stark reality is that the way people move around Melbourne will have to radically change, particularly in suburbs so well served by different modes of public transport and where cycling and walking are practical alternatives to car based travel.*
- (c) *Oversupplying parking, whether or not to comply with Clause 52.06, has the real potential to undermine the encouragement being given to reduce car based travel in favour of public transport, walking and cycling.*
- (d) *One of the significant benefits of providing less car parking is a lower volume of vehicle movements and hence a reduced increase in traffic movements on the road network.*

155. As such, a car parking provision below the statutory rate enjoys strong policy support in appropriate locations and can deliver broad community benefits.

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

Proposed Use	Endorsed Proposal		Amended Proposal	
	Quantity/ Size	Car Parking Provision	Quantity/ Size	Car Parking Provision
Studio Dwellings			55	325
One-Bedroom Dwellings	103	217	154	
Two-Bedroom Dwellings	114		116	
Three-Bedroom Dwellings	46	92	12	24
Residential Visitors*	263 dwellings	9		
Rear Site (Dwellings)	3	6	3	6
Office			1,354 m ²	13
Gym			796 m ²	15
Retail	496 m ²	7	100 m ²	1
Unallocated		9		
Total		340 spaces		384 spaces

157. If a permit were to issue, condition 49 of the permit requiring the submission of a Car Park Management Plan would need to be amend to reflect the new car parking arrangements.

Traffic impacts

158. The trip generation for the amended proposal was reviewed by Councils Engineering Services Unit who advised:

'According Traffix Group, the amended proposal would result in an increase of 29 trips in each peak hour compared to the endorsed proposal. The resultant peak hour traffic volume for the development would now be 124 trips in each peak hour (an average of one vehicle every 2 minutes 4 seconds).

We agree that this level of traffic should not have a detrimental impact on the surrounding road network'.

159. Officers are satisfied that if the amendment was approved the additional 44 cars would have a detrimental impact on the surrounding road network.

Car park design layout

160. Council's Engineering Services Unit has reviewed the amended car park design and require the following information to be addressed:

- (a) Widths of internal ramped accessways to be dimensioned;
- (b) Accessible parking space and shared area to be dimensioned;
- (c) Clearances to be dimensioned for all car spaces adjacent to walls;
- (d) Car parking spaces to be numbered;

161. These could be included as a condition on any amended permit granted.

Bicycle Facilities

162. The table shows the bicycle parking facilities of the amended proposal:

Land Use	Units/Area proposed	Rate for resident/ staff	Rate for visitors	No. required	No. proposed	Reduction sought
Dwellings	313	In developments of 4 or more storeys, 1 resident spaces to each 5 dwellings	In developments of 4 or more storeys, 1 visitor space to each 10 dwellings	68 resident 34 visitor		0
Office	1354sqm	1 to each 300sqm of net floor area if the net floor area exceeds 1000sqm	1 to each 1000sqm of net floor area if the net floor area exceeds 1000sqm	5 staff 1 visitor		0
Food and drink premises	100sqm	1 to each 300sqm of leasable floor area	1 to each 500sqm of leasable floor area	0		
Gym	796sqm	1 staff spaces per 4 employees	1 to each 200sqm of leasable floor area	2 staff 4 visitor		
Total				7 staff 39 visitor 68 resident	410 spaces	0

163. The proposal provides bicycle parking in excess of this requirement with a total of 410 spaces provided.

164. Pursuant to Clause 52.34-5 also requires shower and change room facilities be provided at a rate of 5 shower/change room for the first 5 employee bicycle spaces, and 1 shower/change room per 10 spaces thereafter. End of trip facilities are shown on the plans at the ground level plan. Five shower/change rooms are provided exceeding best practice
165. Outlined in the previous office report was a concern with the design and location of bike parking on site with the following suggestions outlined:
- (a) *Provide direct access from the street without steps to bicycle storage and lifts (not via a lobby and stairs as currently proposed);*

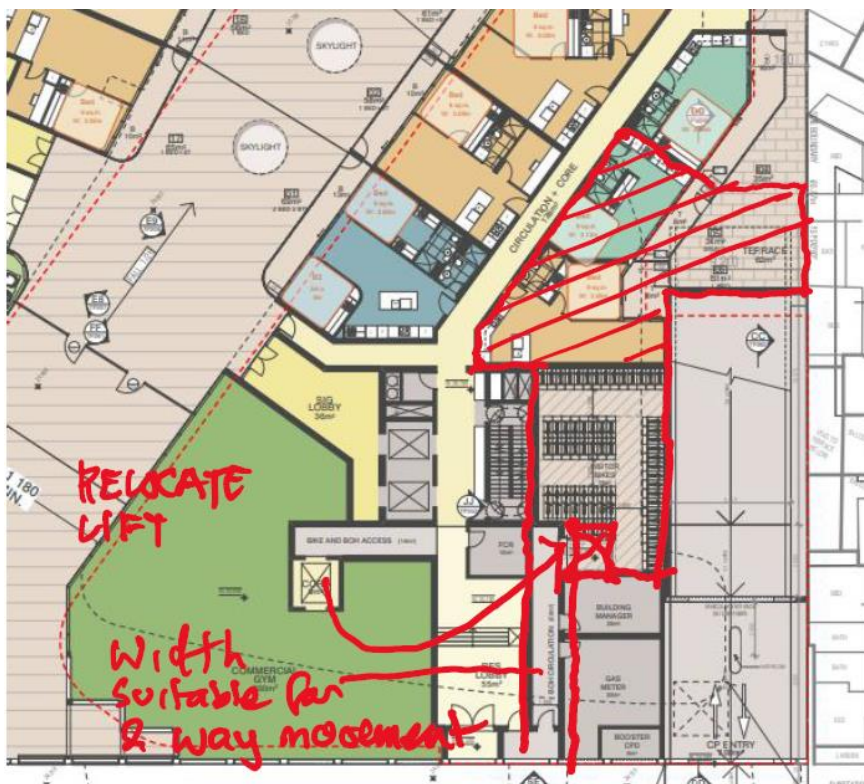


Figure 35 – Original Application Mr McGauran Ground Floor Mark Ups

- (b) Expand ground level bicycle storage and relocate a substantial amount of basement level 2 bicycle storage to ground level and basement 2 level storage to basement level 1;



Figure 36 – Original Application Mr McGauran Basement 1 Mark Ups



167. The second bike parking area has not been moved to basement 1 as suggested by Council's consultant urban designer, however the layout and design has been improved to better facilitate access.



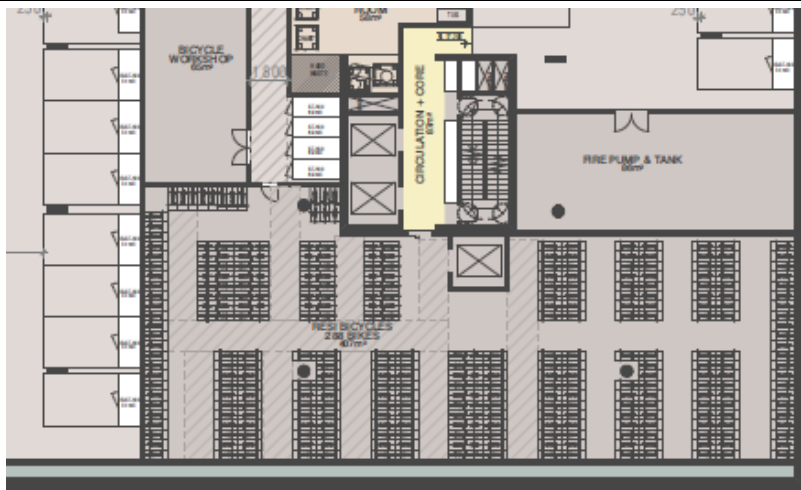


Figure 39 – Proposed Amended Basement 2 Plan

168. The plans were referred to Councils Strategic Transport team who were generally satisfied with the design of the bike parking areas however offered a number of recommendations:
- (a) A minimum of 70 visitor bicycle spaces provided in a location easily accessible to visitors of the site. Visitor spaces must meet clearance and access-way requirements of AS2890.3 or be otherwise to the satisfaction of the responsible authority.
 - (b) Wayfinding signage for the visitor, employee and resident bicycle parking areas.
 - (c) At minimum 20% of resident / employee bicycle spaces within each secure facility must be provided as a horizontal at-grade bicycle rail.
 - (d) Electrical infrastructure to ensure car parking areas are 'electric vehicle ready', including:
 - (i) One or more distribution boards within each car parking basement level, with capacity to supply 1 x 7kW (32amps) electric vehicle charger for each parking space.
 - (ii) A scalable load management system to ensure that electric vehicles are only charged when the building electrical load is below the nominated peak demand. Building electrical peak demand calculations can therefore be undertaken using the assessment methodology (AS/NZS3000:2018, clause 2.2.2.b.i), thus not increasing building electrical peak demand requirements beyond business as usual.
 - (iii) Wiring from the main switchboard to the distribution boards, and cable tray to hold future individual outgoing circuits to electric vehicle chargers.
169. It is suggested that these could form conditions on any permit granted.
170. Council's contract Urban Designer has also reviewed the plans and while these have not addressed all the recommendations outlined within his report, they are acknowledged as improvements. On balance and subject to the conditions above, the bicycle parking arrangements are acceptable

Access and Safety

171. Access and safety concerns were raised in submissions received regarding the original application. It is noted that the accessway has not been altered from what was already approved.
172. Councils Strategic transport team found no access or safety issues.

Green Travel Plan

173. Councils Strategic transport team recommended a condition requiring the submission of a Green Travel Plan (GTP). Condition 56 of the existing permit requires the provision of a GTP however due to the increase in numbers of dwellings it is considered reasonable to delete the existing condition and update that this with the following requirements:
- (a) Description of the location in the context of alternative modes of transport;
 - (b) Employee welcome packs (e.g. provision of Myki/transport ticketing);
 - (c) Sustainable transport goals linked to measurable targets, performance indicators and monitoring timeframes;
 - (d) A designated 'manager' or 'champion' responsible for co-ordination and implementation;
 - (e) Details of bicycle parking and bicycle routes;
 - (f) Details of Green Travel funding and management responsibilities;
 - (g) The types of bicycle storage devices proposed to be used for employee and visitor spaces (i.e. hanging or floor mounted spaces);
 - (h) Security arrangements to access the employee bicycle storage spaces;
 - (i) Signage and wayfinding information for bicycle facilities and pedestrians pursuant to Australian Standard AS2890.3; and
 - (j) Provisions for the GTP to be updated not less than every five years.

Waste Management

174. Condition 37 on the Permit requires a Waste Management Plan (WMP) be submitted. An amended WMP has been submitted and Council's Contract Management Unit has advised that it is not satisfactory.
175. An amended WMP is be required to show the following:
- (a) All diagrams pertaining to the management of waste must be attached to the WMP including all swept path diagrams.
176. This should form a condition on any permit granted.

Wind

177. A wind report was submitted with the amended application which was peer reviewed for Council by Mel Consultants.
178. The review was generally favourable subject to additional information including:
- (a) Confirmation that the ground level entries to commercial buildings and lobby areas to Towers 1, 2 and 3 meet the respective criteria;
 - (b) Confirmation and details of wind mitigation proposed for Level 2 and Level 8 communal terraces.
 - (c) Confirmation and details of wind mitigation proposed for Level 3 communal terraces.
 - (d) Wind mitigation measures for private terraces;
179. These will form conditions on any permit granted.

Conclusion

180. The amended proposal demonstrate a good level of compliance with policy objectives contained within the Planning Policy Framework and Municipal Strategic Statement.
181. The proposal, subject to the conditions recommended, is an acceptable planning outcome that demonstrates compliance with the relevant Council policies and is considered to continue to make a substantial contribution to the improvement of the surrounding streetscape.

Reading the Recommendation

182. The recommendation outlined below shows:

- (a) New conditions in **bold**; and
- ~~(b) Redundant conditions have been deleted.~~

RECOMMENDATION

1. That having considered all relevant matters, the Committee resolves to advise VCAT that were Council in a position to determine the application it would have issued an amended permit subject to the following changes:.

With the following preamble

- Construction of two or more dwellings on a lot in a 10-storey building plus two basements in the *Mixed Use Zone* under clause 32.04-6
- Use of part of the land for **office, indoor recreation facility (Gym) and** the sale and consumption of liquor (on-premises) under clause 52.27
- Partial demolition or removal of a building in a *Heritage Overlay* under clause 43.01-1
- Construction of a building or construction or carrying out of works in a *Heritage Overlay* under clause 43.01-2
- Reduction of the car parking requirements under clause 52.06-2
- Alteration of access to a road in Road Zone Category 1 under clause 52.29

And subject to the following conditions:

Amended plans

- 1 Before the development commences, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of this permit. The plans must be drawn to scale with dimensions, and three copies must be provided. The plans must be generally in accordance with ~~the plans substituted by the Victorian Civil and Administrative Tribunal by its order dated 26 October 2017 in Proceeding P2709/2016 but modified in accordance with the plans prepared by Fender Katsilidis drawing nos. TP001 – TP003, TP010, TP020, TP030 – 31, TP097 – TP110, TP200 – TP208, TP250 – TP252, TP261 – TP262, TP270 – TP274, TP300 – TP303, TP350 – TP357 and TP500 – TP506 dated 23 November 2020~~ ~~Ex~~ Architecture drawings nos. A-21-08 rev 2, A-21-09 rev 2, A-21-10 rev 8, A-21-11 rev 8, A-21-12 rev 8, A-21-13 rev 3, A-21-14 rev 2, A-21-15 rev 2, A-21-16 rev 2, A-21-17 rev 2, A-21-18 rev 2, A-21-19 rev 2, A-21-20 rev 2, A-30-01 rev 2, A-30-02 rev 2, A-30-03 rev 2, A-30-04 rev 2, A-30-05 rev 2, A-30-06 rev 2, A-30-07 rev 2, A-30-08 rev 2, A-30-09 rev 2, A-40-10 rev 2, A-40-11 rev 2, A-61-29 rev 1, A-61-31 rev 1, A-61-32 rev 1, A-61-40 rev 1, all dated 21 February 2018 and drawing nos. A-SK-08 rev 2 dated 24 May 2018, A-SK-11 rev 1 dated 30 May 2018, A-SK-07 rev 2 dated 24 May 2018, A-SK-09 rev 2 dated 30 May 2018 & A-SK-10 rev 1 dated 30 May 2018 but further modified to show:

Demolition

~~Demolition plans and elevations.~~

General

- (a) The tower behind the decorative heritage façade notated as ‘tower 1’, the tower above the restaurant notated as ‘tower 2’, and the tower above the basement entry notated as ‘tower 3’.
- (b) Location of water tanks in accordance with the recommendations of the SMP;**
- (c) Development schedule including allocation of storage;**

Building Design

- (d) Redesign of the eastern portion of the office building at levels ground – level2 deleting stepped profile behind retained portion of the façade to a chamfered edge to increase separation between the office and dwellings in Tower 2.**

~~Notation of bays in heritage façade~~

~~Each of the bays in the decorative heritage façade notated as ‘Bay 1’ (at the south-west end of the facade) to ‘Bay 9’ (at the north-east end of the facade).~~

~~Survey information regarding heights~~

- (e) Survey information included on all elevations to confirm that the following:
 - (i) overall building height does not exceed 31m; and
 - (ii) the new façade height to Queens Parade (podium element) does not exceed 10m.

~~Services details~~

~~Details of the vehicular entrance door, fire booster cupboards and services.~~

~~Heritage façade – Bay 9 and its pilasters~~

~~Retention of the entire Bay 9 façade, including the upper level window and the two narrow, full-height pilasters on either side of the Bay (four in total), but excluding the part for the new lower level window opening.~~

~~Heritage façade fenestration~~

~~If required to be openable, the windows must use traditional steel framed systems including only hopper, awning, or pivot sash arrangements.~~

~~The elevation in drawing no. A-61-29 rev 1 to match section D as shown in drawing no. A-61-32 rev 1.~~

~~The new lower level opening in Bay 9 matching in height and widthy the other new ground floor openings.~~

~~Air conditioning units~~

- (f) The location of air conditioner units on balconies (where applicable), along with balustrade details to confirm they will be reasonably screened (ie not clear glass).

~~Pedestrian link~~

~~The pedestrian link to the laneway behind Coleman Street with a minimum width of 4 metres and relocated to between townhouses 8 & 10.~~

~~Undercrofts~~

~~The ground floor undercrofts beneath tower 1 and between towers 2 & 3 with unobstructed floor to ceiling heights of no less than 3.8 metres, and any consequential changes to ground floor, including external paths, ramps and stairs, and overall building height.~~

~~Consistency with landscape plan~~

~~Any changes to ensure consistency with the approved landscape plans.~~

~~Internal amenity~~

- (g) Each bedroom with either minimum dimensions of 3 metres by 3 metres or a minimum area of 9 square metres provided one side of a rectangle that fits in the bedroom is no less than 2.8 metres. Each change to the dimensions or area of a bedroom must be absorbed within the building envelope.
- (h) **Deletion of dwellings G01- G04 (Tower 2) and use of this space as a communal amenities facility.**
- (i) **Deletion of Studio types 5 & 6 from the plans;**

~~Restaurant seating~~

- (j) Details of how the seating area south of the restaurant will be illuminated and secured when the restaurant is not open.

Gym entrance

- (k) **Details of a ground floor entry into the Gym from ground floor Queens Parade.**

~~Planter at deli/shop entrance~~

~~Deletion of the planter south of the deli/shop entrance.~~

~~Bicycle park~~

~~Details of the bicycle park west of the deli/shop, confirming the path would not be unreasonably impeded when in use.~~

~~Gated entries~~

- (l) The gates at the secure entries off Queens Parade with a maximum height of 2.1 metres. The gates to the lane off Coleman Street and to the lane off Brunswick Street must match the height of adjoining fences and must be at least 75% visually transparent.

~~Bicycle storage door~~

~~A door to the bicycle storage area at the ground floor of building.~~

~~Boundary dimensions~~

- (m) Boundary dimensions consistent with the dimensions in the certificate(s) of titles.

~~Apartment C10201~~

~~The deletion of apartment C10201 and consequential changes to the adjoining passage and consequential optional provision of additional terrace for one or both of adjoining apartments C10205 & C10202 provided the terrace is at least 3 metres from 24 Queens Parade and consequential optional deletion of the terrace on the south side of two of the apartment C10205 bedrooms and consequential internal re-arrangement of that apartment.~~

~~Café~~

~~The café as a 'food and drinks premises (café)'.~~

~~Screening~~

- (n) ~~Screening to habitable room windows, balcony or terrace to address internal and external overlooking within a 9 m radius and 45 degree arc of an adjacent habitable room windows or private open space area to the satisfaction of the Responsible Authority, including the proposed townhouses at rear of 26-56 Queens Parade. Screens must be designed and/or of a material to minimise views and still permit reasonable daylight to enter the treated dwellings and must also provide a variety of heights and treatments to create visual interest.~~
- (o) **Details of the proposed fritted glass including elevation view and percentage of permeability;**

~~Materials~~

~~A schedule of external colours and materials, including samples (where appropriate). The schedule must show:~~

- ~~(i) — A durable finish to timber.~~
- ~~(ii) — Minimisation of the visibility of the upstand behind the heritage façade glazing and the paint colour chosen accordingly.~~
- ~~(iii) — Construction of the eastern return wall of bay 9 to match the heritage façade in either brickwork or, if investigation of the original façade brickwork results in the retention of a painted render finish to the façade, a painted render finish or similar to match the main façade.~~
- ~~(iv) — Details of the plant level screens, to be integrated with the overall design of the building.~~
- ~~(v) — Exterior glazing to the building to achieve a VLT of at least 70%.~~

~~Coloured elevations~~

~~\Coloured elevations and perspectives.~~

~~Internal amenity~~

~~Extension of the living room in apartment C30207 to the balcony edge to increase daylight to the apartment.~~

~~Lighting~~

- (p) A lighting plan addressing all entries and public spaces within the development.

~~Footpath edging~~

- (q) Sections detailing the edging detail between the footpath and the front setbacks to the site.

Communal areas access

- (r) A notation confirming all residents will have access ~~all to both the level 8 tower 4 communal area and the ground level tower 2 communal areas.~~

Landscape plan

- (s) A modified landscape plan generally in accordance with the landscape plan prepared by Jack Merlo design and landscape and dated ~~31 January 2018~~ **23 November 2020** but modified to show:

~~—The use of a Crepe Myrtle along apartment terraces.~~

- (i) Soil volumes for planters that demonstrate the capability to achieve intended canopy volumes to the satisfaction of the responsible authority.
- (ii) Planters carrying shrubs must be no less than 600 mm deep.
- (iii) Crepe Myrtle on the private terraces on level 3 planted in masonry planters with planter depths increased from 500 mm up to 800 mm.
- (iv) For a tree with a 3 metres canopy spread where shrubs and groundcovers are also proposed in the planter the provision of a planter with minimum soil volume of 5.5 cubic metres or 4.5 cubic metres for the tree alone. Where larger trees are proposed; a tree with a 4 metres canopy would require 10 and 7.5 cubic metres of soil in similar situations.

~~—Level 8 planters increased in volume (minimum depth of 600 mm) and constructed of masonry.~~

- (v) Any details required by the Irrigation Management Plan approved under condition 40.
- (vi) Any specified growing medium in planters must have a high sand component (rather than an organic mix).
- (vii) Any planters external to terrace screens must include safety devices and must be maintained by the Owners Corporation.

~~—Deletion of the planter in front of the deli/shop entrance.~~

- (viii) Type, location, quantity, pot size, height at maturity and botanical names of all proposed plants. Species within the landscape buffer must be shade tolerant and must provide clear visual links with the pedestrian link (low level shrubs/plants).
- (ix) Cross sections showing the depth of planter boxes and planting, including growing media, irrigation, drainage, water proofing and tree anchors.
- (x) Location of all areas to be covered by lawn, paving or other surface materials.
- (xi) Specification of works to be undertaken prior to planting. This must include detailed soil mix specifications for different components of the overall landscaping works.
- (xii) Watering and maintenance.

- (xiii) Garden bed dimensions.
- (xiv) Areas of paving and proposed materials.
- (xv) Location of proposed tree planting – distances from buildings and other infrastructure, planting proposed over the basement levels or under the overhanging built form.
- (xvi) Clear definition of terraced spaces, retaining walls, seating elements and other structures independent of paving treatments.
- (xvii) Water sensitive urban design [WSUD] features.
- (xviii) Removal of street tree 8 (*Ulmus*). A notation must confirm that the Permit Holder will pay the Responsible Authority \$8,960 to undertake these works, including the reinstatement of 2 trees after development plus 2 years tree establishment maintenance by City of Yarra contractors.
- (xix) A detailed section of a green roof/non-accessible planter bed, confirming or detailing the vegetation layer; the growing substrate and depth (plants should not be supplied as 100 mm pots, but grown in the media to be used on the roof/planter bed); load bearing weights for saturated bulk density that have been supported by suitably qualified engineers; irrigation; filter sheet; drainage layer (the Elmic product, or similar must be specified); protection mat; root barrier; and waterproofing.
- (xx) Deletion of the pavers used in the communal lawn area.
- (xxi) Ground level tree selection should not just be limited to species that grown in a columnar shape.
- (xxii) A safe maintenance program for all planters **including plant replacement**.
- (xxiii) A tree management plan showing TPZs for trees in the nature strip and outer separator.
- (xxiv) Three additional street trees (*Ulmus procera* 'English Elm') where the existing crossovers are to be removed. A notation must confirm that the Permit Holder will pay the Responsible Authority \$2,798 to undertake these works, including the reinstatement of 2 trees after development plus 2 years tree establishment maintenance by City of Yarra contractors.
- (xxv) Details of plantings associated with the pedestrian access to the laneway off Coleman Street.
- (xxvi) **Quantity of plants per m2 be provided for the green roof Level 08 Tower 3, Landscape Plan and sections – this should be planted (low growing succulents) at a density of up to 16 per square metre;**
- (xxvii) **Details of use of Washingtonia Robusta (Fan Palm) on roof terrace and confirmation if this species requires tree anchors.**
- (xxviii) **All changes as required by the Wind report.**

Use

- (t) Red line plans showing the sale and consumption of liquor limited to the internal area of the westernmost food and drinks premises (café), and the restaurant.

- (u) The 'café' and 'restaurant' shown as a 'food and drinks premise (café)'.

Maximum floor areas

~~The shop (deli) with a maximum leasable floor area of 201m².~~

~~The food and drinks premises (café and restaurant) with a maximum leasable floor area of 295m² in total.~~

Driveway convex mirror

- (v) Installation of a convex mirror to service vehicles exiting the driveway (no audible devices are to be installed).

Vehicle entrance

~~1 in 20 scale cross sectional drawings of the development's vehicular entrances, showing the actual reduced levels (not interpolated levels from the application drawings) of the road profile, the lip of the channel, the invert of the channel, the top of kerb and the existing building line. The existing road profiles of the Queens Parade service lane (from the kerb line to the centre line of the road) and the access ways inside the property must be accurately drawn. The cross section must demonstrate that vehicles can traverse the new vehicle crossing and ramp without scraping or bottoming out, using a B99 design vehicle.~~

Bicycles

- (w) A minimum of 70 visitor bicycle spaces provided in a location easily accessible to visitors of the site. Visitor spaces must meet clearance and access-way requirements of AS2890.3 or be otherwise to the satisfaction of the responsible authority.**
- (x) Wayfinding signage for the visitor, employee and resident bicycle parking areas.**
- (y) At minimum 20% of resident / employee bicycle spaces within each secure facility must be provided as a horizontal at-grade bicycle rail.**

~~Bicycle signage in accordance with clause 52.34-5 of the Yarra Planning Scheme.~~

~~Details of bicycle storage/parking systems, demonstrating they can provide space for a bicycle of minimum dimensions of 1.7 metres in length, 1.2 metres in height and 0.7 metres in width at the handlebars or as per AS2890.3-2015.~~

~~Accessways to bicycle parking spaces a minimum width of 1.5 metres.~~

~~Details of the visitor 'bicycle park' at the ground floor.~~

~~Bicycle parking positioned adjacent to the pedestrian gate in the north-west corner of the site or adjacent to allocated car spaces for the three townhouses on land known as the rear 26-56 Queens Parade (being lot 1 on Title Plan 806921X).~~

Basement

- (z) Ramp width dimensions (from kerb to kerb).
- (aa) Minimum headroom clearances throughout the basement dimensioned.
- (bb) Car park columns setback 750mm from the aisles.

- (cc) Loading bay dimensioned on the drawings, including minimum overhead clearance. The plan must also include a note confirming details of the vehicles permitted to use this space, along with swept path diagrams provided for ingress and egress;
- (dd) Widths of internal ramped accessways to be dimensioned;**
- (ee) Accessible parking space and shared area to be dimensioned;**
- (ff) Clearances to be dimensioned for all car spaces adjacent to walls;**
- (gg) Car parking spaces to be numbered;**
- (hh) Electrical infrastructure to ensure car parking areas are ‘electric vehicle ready’, including:**
 - (i) One or more distribution boards within each car parking basement level, with capacity to supply 1 x 7kW (32amps) electric vehicle charger for each parking space.**
 - (ii) A scalable load management system to ensure that electric vehicles are only charged when the building electrical load is below the nominated peak demand. Building electrical peak demand calculations can therefore be undertaken using the assessment methodology (AS/NZS3000:2018, clause 2.2.2.b.i), thus not increasing building electrical peak demand requirements beyond business as usual.**
 - (iii) Wiring from the main switchboard to the distribution boards, and cable tray to hold future individual outgoing circuits to electric vehicle chargers.**

Vehicle entry

- (ii) The east edge of the crossover must be perpendicular to the Queens Parade service road.
- (jj) The headroom clearance of the vehicular doorway a minimum headroom of 3.6 metres provided along the access ramp and 3 metres within the loading and waste collection bays.
- (kk) Visitor intercoms to the pedestrian and vehicular entries to the development.
- (ll) A note confirming the design and construction of the new vehicle crossing must satisfy Yarra City Council’s Infrastructure Road Materials Policy, Yarra City Council’s Standard Drawings and engineering requirements.

Redundant crossings

- (mm) Demolition and reinstatement of all redundant vehicle crossings to Yarra City Council’s satisfaction.

Loading bay

- (nn) Dimensions of the loading bay and waste pick up bay.

Reports

- (oo) Changes (as may be necessary) for consistency with the **Façade Strategy**, Structural Report, Wind Assessment Report, Acoustic Report, Sustainable Management Plan Report and Waste Management Plan Report.

Endorsed plans not altered

- 2 The development and uses as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.

Façade Strategy and Materials and Finishes 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) Elevations at a scale of 1:20 or 1:50 illustrating typical podium and tower details, lobby entrances and the like for all uses;
 - (b) Elevations at a scale of 1:20 or 1:50 detailing all reconstruction works including all restoration works and 'make good works' associated with works to the entries to be prepared by suitably qualified heritage architect including the construction of the eastern return wall of bay 9 to match the heritage façade in either brickwork or, if investigation of the original façade brickwork results in the retention of a painted render finish to the façade, a painted render finish or similar to match the main façade.
 - (c) the paint on the decorative Heritage façade removed (except for the purposes of investigation), a decorative facade treatment scheme must be submitted to and approved by the Responsible Authority. The treatment scheme must be informed by and include the results of an investigation of the existing and original decorative treatments to the façade and an assessment of non-destructive paint removal techniques. The treatment scheme must include an investigation of the possibility of restoring the façade to its original condition based on the best available evidence. The treatment scheme must also include the Bay 9 return wall and colour proposed for the level 2 upstand behind the façade glazing.
 - (d) Section drawings to demonstrate façade systems, including fixing details and joints between materials or changes in form;
 - (e) A materials schedule and coloured drawings and renders outlining colours, materials and finishes and graffiti proofing of walls,
 - (f) Details of the plant level screens, to be integrated with the overall design of the building.

Architectural services

- 4 As part of the ongoing consultant team, **Fender Katsilidis** ~~Cox Architecture~~ or an architectural firm(s) to the satisfaction of the Responsible Authority must be engaged to oversee design and construction of the development, and to 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.

Finished floor levels

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

Screening

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

Wall cleaning

- 8 Before the buildings are 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.

Maintenance

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

Concealing pipes etc

- 10 All pipes (excluding downpipes), 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.

Graffiti

- 11 Before the buildings are 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.

External lighting

- 12 Before the buildings are occupied, or by such later date as approved in writing by the Responsible Authority, external lighting capable of illuminating access to the basement car park, pedestrian walkway, laneway and dwelling entrances must be provided. Lighting must be located, directed, shielded, and of limited intensity, all to the satisfaction of the Responsible Authority

Noise

- 13 The use and development must comply at all times with the State Environment Protection Policy – Control of Noise from Commerce, Industry and Trade (SEPP N-1).
- 14 The use and development must comply at all times with the State Environment Protection Policy – Control of Music Noise from Public Premises (SEPP N-2).

Heritage facade

~~Before either the development starts or the paint on the decorative facade is removed (except for the purposes of investigation), a decorative facade treatment scheme must be submitted to and approved by the Responsible Authority. The treatment scheme must be informed by and include the results of an investigation of the existing and original decorative treatments to the facade and an assessment of non-destructive paint removal techniques. The treatment scheme must include an investigation of the possibility of restoring the facade to its original condition based on the best available evidence. The treatment scheme must also include the Bay 9 return wall and colour proposed for the level 2 upstand behind the facade glazing. When approved, the decorative facade treatment scheme will be endorsed and will then form part of this permit.~~

~~The approved decorative facade treatment scheme must be carried out by or under the supervision of a suitably qualified consultant to the satisfaction of the Responsible Authority.~~

Amenity

- 15 The amenity of the area must not be detrimentally affected by the development and uses including through:
- (g) the transport of materials, goods or commodities to or from land;
 - (h) the appearance of any buildings, works or materials;
 - (i) the emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil; or
 - (j) the presence of vermin;
- to the satisfaction of the Responsible Authority.

Sale and consumption of liquor

- 16 Except with the prior written consent of the Responsible Authority, no more than ~~50~~ **60** patrons are permitted in the westernmost food and drinks premises (café) at any one time.
- 17 Unless with the further consent of the Responsible Authority, the sale and consumption of liquor in association with the westernmost food and drinks premises (café) and the restaurant may only occur between the hours of 12 noon to 11 pm, any day.
- 18 Before the use of the land for the sale and consumption of liquor starts, a Noise and Amenity Action Plan (NAAP) to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the NAAP will be endorsed and will then form part of this permit. The NAAP must include the details required by clause 22.09-4.3 of the *Yarra Planning Scheme*.
- 19 The sale and consumption of liquor uses must be managed in accordance with the endorsed NAAP.
- 20 The sale and consumption of liquor as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.
- 21 Before the sale and consumption of liquor starts, a sign at the exit of the licensed premises must be displayed to the satisfaction of the Responsible Authority advising patrons to respect the amenity of adjacent residential areas and to leave in a quiet and orderly manner.
- 22 Emptying of bottles and cans into bins may only occur between 7 am and 5 pm on any day.

Gym

- 23 **Except with the prior written consent of the Responsible Authority, the Gym authorised by this permit may only operate between the following hours:**
- a) **Monday to Saturday: 5.00am – 10:00pm**
 - b) **Sunday: 7:00am – 7:00pm**
- 24 **Except with the prior written consent of the Responsible Authority, the Gym use authorised by this Permit only operate with the following:**
- a. **150 patron numbers;**
 - b. **15 staff**

Office

- 25 **Except with the prior written consent of the Responsible Authority, the office authorised by this permit may only operate between the following hours:**

b) Monday to Sunday:

7:00am – 7:00pm

Structural report

- 26 Before the demolition starts, a structural report to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The structural report must be prepared by a suitably qualified structural engineer and must demonstrate the means by which the retained portions of the buildings on-site will be supported during demolition and construction works to ensure their retention. When approved, the structural report will be endorsed and will form part of this permit.
- 27 The provisions, recommendations and requirements of the endorsed structural report must be implemented and complied with to the satisfaction of the Responsible Authority.

Public Art Management Plan

- 28 By no later than 6 months after the development starts, a Public Art Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Public Art Management Plan will be endorsed and will then form part of this permit. The Public Art Management Plan must include, but not be limited to:
- (k) Details of the commissioned artist(s).
 - (l) A description of art work, including materials, colours, dimensions, content, special features (eg lighting), details of the installation process, and details of an art work maintenance schedule.
- 29 Before the buildings are occupied, or by such later date as approved in writing by the Responsible Authority, the public art in the endorsed Public Art Management Plan 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.

Car spaces etc and access for nearby residents

- 30 Before the development starts, 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* providing for:
- (a) The ongoing provision of 6 car parking spaces, 3 bicycle parking spaces, 3 stores and a bin area for the residents of the three townhouses on land known as the rear 26-56 Queens Parade, being lot 1 on Title Plan 806921X.
 - (b) The ongoing pedestrian access and egress through the land for the residents of and visitors to the three townhouses on land known as the rear 26-56 Queens Parade, being lot 1 on Title Plan 806921X.
 - (c) The obligations under the agreement only applying to that part of land that is or will become common property under the relevant plan of subdivision and to the owners corporation in which the common property has vested or will vest on registration of the plan of subdivision.

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

Wind

- 31 Before the plans under condition 1 are endorsed, 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 Wind Assessment Report will be endorsed and will form part of this permit. The amended Wind Assessment Report must be generally in accordance with the Wind Assessment Report prepared by Windtech and dated 30 June 2016, but modified to:
- (a) reflect the decision plans; and
 - (b) demonstrate acceptable wind levels will result from the development (on and off the land);
 - (c) **Confirmation that the ground level entries to commercial buildings and lobby areas to Towers 1, 2 and 3 meet the respective criteria;**
 - (d) **Confirmation and details of wind mitigation proposed for Level 2 and Level 8 communal terraces.**
 - (e) **Confirmation and details of wind mitigation proposed for Level 3 communal terraces; and**
 - (f) **Wind mitigation measures for private terraces;**
~~identify which balustrades could be reduced to 1 metre or 1.7 metres (dependent on overlooking requirements) and continue to achieve the relevant wind criteria.~~
- 32 The provisions, recommendations and requirements of the endorsed Wind Assessment Report must be implemented and complied with to the satisfaction of the Responsible Authority.

Acoustic report

- 33 Before the plans under condition 1 are endorsed, 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 Wood and Grieve Engineers, dated 29 June 2016 and include an assessment of how the requirements of the State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade, No. N-1) (SEPP N-1), the State Environment Protection Policy (Control of Music Noise from Public Premises No. N-2) (SEPP N-2) and relevant Australian Standards will be met. The report must:
- (g) Address the decision plans and any relevant condition 1 requirements.
 - (h) Detail the location and time of road traffic noise measurements.
 - (i) Include adoption of appropriate indoor noise levels with regard to road traffic noise.
 - (j) Target internal noise levels with regard to the impact of voice noise from the communal outdoor areas and food and drink premises.
 - (k) Include maximum music noise levels in the food and drinks premises (cafés) and shop, to comply with SEPP N-2.
 - (l) Include the installation of a music noise monitor.

- (m) An assessment of voice noise from patrons within the food and drinks premises (cafés) and shop to the proposed dwellings.
 - (n) **More detailed advice be provided for controlling structure borne noise and vibration from the Ground Level and Basement 1 commercial gym;**
 - (o) **Further guidance regarding allowable music levels within the gym. Indicative allowable octave band music levels within the ground floor of the gym should be provided such that SEPP N-2 limits will be met in apartments above.**
- 34 The provisions, recommendations and requirements of the endorsed Acoustic Report must be implemented and complied with to the satisfaction of the Responsible Authority.
- 35 Within 3 months of the development or any part of it being occupied, an updated acoustic report prepared by a suitably qualified acoustic consultant to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The report must demonstrate the required level of noise attenuation has been achieved. The report must also:
- (p) Confirm compliance with relevant conditions of the permit.
 - (q) Provide measurement data taken from inside the dwellings of the development demonstrating compliance with SEPP N-1, SEPP N-2 or any other relevant requirement.
- 36 The recommendations and any works contained in the approved acoustic report must be implemented and completed and where there are recommendations of an ongoing nature must be maintained all to the satisfaction of the Responsible Authority.

Sustainable Management Plan

- 37 Before the development starts, 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 amended Sustainable Management Plan will be endorsed and will form part of this permit. The amended Sustainable Management Plan must be generally in accordance with the Sustainable Management Plan prepared by ~~Wood and Grieve Engineers dated 17/08/2017~~ **ADP Consulting dated 24/11/2020**, but modified to show/reflect/demonstrate:
- (a) The incorporation of any combination of the following:
 - (iv) extraction fans to all kitchen range hoods and bathrooms;
 - (v) ceiling fans;
 - (vi) trickle vents;
 - (vii) energy efficient mechanically assisted natural ventilation with flow rates 50% in excess of AS 1668 levels.
 - (b) Confirm glazing details (a VLT of at least 70%).
 - (c) A different stormwater management treatment (not the SPEL treatment proposed), demonstrating compliance with clause 22.17 of the *Yarra Planning Scheme*.
 - (d) The **50,000L** (minimum) rainwater tank used for toilet flushing and landscape irrigation, if possible.

- (e) Clear, unambiguous wording, with clear commitments and no disclaimers.
- (f) A commitment to achieve a minimum NatHERS ~~6.5~~ **7** star average rating (not 'targeted to achieve').
- (g) That no dwellings exceed the 30MJ/m² cooling loads threshold, using the NatHERS thermal energy rating software.
- (h) **Day light report prepared by Ark Resources demonstrating best practice daylight standards for all habitable rooms.**

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

Waste Management Plan

39 Before the development starts, 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 Leigh Design and dated ~~9 August 2017~~ **24**

November 2020, but modified to include/reflect:

- (a) the decision plans;
- (b) details on how bin store will operate/be managed by operator;
- (c) how appropriate management of the waste and recycling will be ensured;
- (d) detail of the bin store plan showing path of access, hard waste area etc;
- (e) details/justification on ensuring recycling collected is compacted to ensure industry standard and not compromise recovery of recyclables;
- (f) details on path of access from the street to the bin collection point;
- (g) details on how the chutes operate to ensure appropriate use by tenants;
- (h) details on how the development will be managed by the operator; and
- (i) show how the WMP will work in practice for residents, operator and waste contractors.
- (j) **All diagrams relevant to management of waste including all swept path diagrams**

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

Irrigation

41 Before the plans under condition 1 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 include recommendations for:

- (a) Differential demands of the vegetation within the site complying with the provisions, recommendations and requirements of the endorsed Landscape Plan.
- (b) Programmed maintenance for the irrigation system including flushing, checking systems integrity, monitoring sensors and calibration settings.

Landscaping

- 42 Before the building is occupied, or such later date as is approved by the Responsible Authority, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the Responsible Authority.
- 43 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.

Street trees

- 44 Before the development starts, a Tree Management Plan to the satisfaction of the Responsible Authority must be prepared by a suitably qualified Arborist and must be submitted to and approved by the Responsible Authority. When approved the Tree Management Plan will be endorsed and will form part of this permit. The Tree Management Plan must include recommendations to the satisfaction of the Responsible Authority for:
- (a) The protection of the nature strip trees adjacent to the site along the Queens Parade frontage before construction starts, during construction and after construction is complete.
 - (b) The provision of any barriers.
 - (c) Any necessary pruning.
 - (d) Watering and maintenance regimes.
- 45 The provisions, recommendations and requirements of the endorsed Tree Management Plan must be complied with and implemented to the satisfaction of the Responsible Authority.
- 46 Before the development starts, a security bond must be given to the Responsible Authority to secure the 8 street trees adjacent to the site along Queens Parade. The security bond must cover the amenity value of each tree and:
- (a) must be an amount to be agreed with the Responsible Authority;
 - (b) must be provided in a manner, and on terms, to the satisfaction of the Responsible Authority; and
 - (c) may be held by the Responsible Authority until the construction works are completed to the satisfaction of the Responsible Authority.

When the construction works are completed to the satisfaction of the Responsible Authority, the Responsible Authority must inspect the trees and provided they are found to be in good condition, the security bond must be refunded.

- 47 Before the buildings or any part of them are occupied, or by such later date as approved in writing by the Responsible Authority, any damaged street trees must be replaced:
- (a) in accordance with any requirements or conditions imposed by Yarra City Council;

- (b) at no cost to Yarra City Council; and
- (c) to the satisfaction of the Responsible Authority.

Car parking

- 48 Before the development starts, a Car Park Management Plan prepared to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Car Park Management Plan will be endorsed and will then form part of this permit. The Car Park Management Plan must include, but not be limited to, the following:
- (a) The allocation of 6 car parking spaces to the residents of the three dwellings at the rear of 26-56 Queens Parade, Fitzroy North (planning permit PLN16/0732).
 - (b) The allocation of ~~7~~ **29** car parking spaces for the commercial tenancies, including:
 - i. 1 space to the food and drinks premises;**
 - ii. 13 space to the office including 1 DDA space;**
 - iii. 15 space to the gym;**
 - (c) Management details for residential loading/unloading when moving.
 - (d) The management of the 9 visitor car parking spaces and security arrangements for occupants of the development, including details on how residential visitors are to access car parking.
 - (e) Details of way-finding, cleaning and security of end of trip bicycle facilities.
 - (f) Any 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.
 - (h) The collection of waste and garbage including the separate collection of organic waste and recyclables, which must be in accordance with the endorsed Waste Management Plan required.
 - (i) Details regarding the management of loading and unloading of goods and materials.
 - (j) Confirmation that delivery vehicles entering the land will be restricted to a height no greater than 3.5 metres.
 - (k) Details of the loading bay use, including hours and potentially using a lighting system to improve the safety of this area.
- 49 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.
- 50 Before the building or any part of it is occupied, 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, all to the satisfaction of the Responsible Authority.

Traffic, roads and footpaths

- 51 All redundant vehicle crossings along the land's road frontages must be demolished and reinstated with paving, kerb and channel to Yarra City Council's satisfaction and at no cost to the Council.
- 52 Any damaged roads, footpaths and other road related infrastructure adjacent to the land as a result of the construction works, including trenching and excavation for utility service connections, must be reconstructed to Yarra City Council's satisfaction and at no cost to the Council. The cross-fall of reconstructed footpaths must be no steeper than 1 in 40.
- 53 Any services poles, structures or pits that interfere with the proposal must be adjusted, removed or relocated at the owner's expense after seeking approval from the relevant authority.

Engineering documentation

- 54 Within three months of the date the development starts, Detailed Engineering Documentation to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Detailed Engineering Documentation will be endorsed and will then form part of this permit. The Detailed Engineering Documentation must be drawn to scale with dimensions, and three copies must be provided. The Detailed Engineering Documentation must include:
 - (e) The reconstruction of that part of the laneway off Brunswick Street that abuts the rear of the land in pitched bluestone.
 - (f) Subject to the approval of VicRoads, the reinstatement of the footpath outside the Queens Parade frontage of the land, once all building works and underground utility services have been completed/installed. All pedestrian access must be constructed to a level no steeper than 1 in 40 from the building line.
 - (g) The nature strips directly outside the land's Queens Parade service road frontage must be cultivated, top dressed and be provided with instant turf.
 - (h) If material damage to the Queens Parade service road is caused as a result of the carrying out of the development including the provision of ancillary utility services, the service road must be reinstated to the satisfaction of the Responsible Authority.
 - (i) The capping of all redundant property drains.
- 55 Unless with the prior written consent of the Responsible Authority, all development referenced in condition 52 must be completed to the satisfaction of the Responsible Authority before the building or any part of the building is occupied.
- 56 The details and requirements of the endorsed Detailed Engineering Documentation must be implemented and complied with to the satisfaction of the Responsible Authority.
- 57 Before the development starts, a one-off contribution of \$8,960 must be paid to the Responsible Authority to be used for new street tree plantings that are required as a result of the development (reinstatement of 2 trees after development plus 2 years tree establishment maintenance).

Green Travel Plan

- 58 Before the occupation of the development or any part of the development, a Green Travel Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Green Travel plan will be endorsed and will form part of this permit. The Green Travel Plan must include, but not be limited to, the following:
- (a) Description of the location in the context of alternative modes of transport;**
 - (b) Employee welcome packs (e.g. provision of Myki/transport ticketing);**
 - (c) Sustainable transport goals linked to measurable targets, performance indicators and monitoring timeframes;**
 - (d) A designated 'manager' or 'champion' responsible for co-ordination and implementation;**
 - (e) Details of bicycle parking and bicycle routes;**
 - (f) Details of Green Travel funding and management responsibilities;**
 - (g) The types of bicycle storage devices proposed to be used for employee and visitor spaces (i.e. hanging or floor mounted spaces);**
 - (h) Security arrangements to access the employee bicycle storage spaces;**
 - (i) Signage and wayfinding information for bicycle facilities and pedestrians pursuant to Australian Standard AS2890.3; and**
 - (j) Provisions for the GTP to be updated not less than every five years.**
- ~~(k) A description of the location in the context of alternative modes of transport.~~
- ~~(l) Employee and resident welcome packs (eg provision of Met cards/Myki cards).~~
- ~~(m) Appointment of a person as 'manager' or 'champion' responsible for co-ordination and implementation.~~
- ~~(n) Details of bicycle parking and bicycle routes.~~
- ~~(o) Details of GTP funding and management responsibilities.~~
- ~~(p) An obligation to update the Plan not less than every 5 years.~~
- 59 The provisions, recommendations and requirements of the endorsed Green Travel Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Construction

- 60 Before the development starts, 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 include:
- (q) A street tree management plan (including TPZs).**
 - (r) A pre-conditions survey (dilapidation report) of the land and all adjacent Yarra City Council roads frontages and nearby road infrastructure.**
 - (s) Works necessary to protect road and other infrastructure.**

- (t) Remediation of any damage to road and other infrastructure.
- (u) 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.
- (v) Facilities for vehicle washing, which should be located on the land.
- (w) 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.
- (x) Site security.
- (y) A lighting plan, which must include:
 - (viii) If any existing public lighting assets require temporary disconnection, details of alternative lighting to maintain adequate lighting levels. A temporary lighting scheme must be approved by Yarra City Council and the relevant power authority.
 - (ix) Confirmation that existing public lighting would only be disconnected once temporary alternative lighting scheme becomes operational.
 - (x) Confirmation that the temporary lighting scheme will remain operational until a permanent lighting scheme is reinstated.
- (z) Management of any environmental hazards including, but not limited to:
 - (xi) contaminated soil;
 - (xii) materials and waste;
 - (xiii) dust;
 - (xiv) stormwater contamination from run-off and wash-waters;
 - (xv) sediment from the land on roads;
 - (xvi) washing of concrete trucks and other vehicles and machinery; and
 - (xvii) spillage from refuelling cranes and other vehicles and machinery.
- (aa) The construction program.
- (bb) Delivery and unloading points and expected duration and frequency.
- (cc) Parking facilities for construction workers.
- (dd) Measures to ensure that all work on the land will be carried out in accordance with the Construction Management Plan.
- (ee) An outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services.
- (ff) 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.
- (gg) 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.

(hh) 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:

(xviii) using lower noise work practice and equipment;

(xix) the suitability of the land for the use of an electric crane;

(xx) silencing all mechanical plant by the best practical means using current technology;

(xxi) fitting pneumatic tools with an effective silencer; and

(xxii) other relevant considerations.

- 61 During construction, any stormwater discharged into the stormwater drainage system must be in compliance with Environment Protection Authority guidelines.
- 62 During construction, 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.
- 63 During construction, vehicle borne material must not accumulate on the roads abutting the land.
- 64 During construction, the cleaning of machinery and equipment must take place on the land and not on adjacent footpaths or roads.
- 65 During construction, all litter (including items such as cement bags, food packaging and plastic strapping) must be disposed of responsibly.
- 66 Before the buildings or any part of them are occupied, or by such later date as approved in writing by the Responsible Authority, any damage to Yarra City Council infrastructure resulting from the development must be reinstated to the satisfaction of the Responsible Authority.
- 67 Any service poles, structures or pits that interfere with the proposal must be adjusted or removed with approval from the relevant authorities and to the satisfaction of the Responsible Authority.
- 68 Before the buildings or any part of the buildings are occupied, or by such later date as approved in writing by the Responsible Authority, any new vehicle crossings must be constructed in accordance with any requirements or conditions imposed by Yarra City Council to the satisfaction of the Responsible Authority.
- 69 Except with the prior written consent of the Responsible Authority, Yarra City Council assets must not be altered in any way.
- 70 Pit lids and levels are to be readjusted to match the surface of the footpath, to the satisfaction of the Responsible Authority.
- 71 No parking restriction signs must be removed, adjusted, changed or relocated without approval or authorisation from the Responsible Authority.

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

Public lighting plan

- 73 Before the development starts, a public lighting plan must be submitted to and approved by the Responsible Authority. When approved, the public lighting plan will be endorsed and will form part of this permit. The public lighting plan must include:
- (a) Lighting at the entrance to and within the northern laneway linking to Coleman Street and within the reconstructed part of the laneway abutting the land off Brunswick Road.
 - (b) Confirmation that all primary pedestrian access to a residential/multipurpose development will be lit by public lighting installations at least to lighting level P4 as specified in the Australian Standard AS 1125.3.1:2005 Lighting for roads and public spaces - Pedestrian area (Category P) lighting - Performance and design requirements.
 - (c) Confirmation that any new poles and luminaires required for the development will be sourced from CitiPower/Jemena standard energy efficient luminaires list and comply with relevant CitiPower/Jemena technical requirements.
 - (d) Confirmation that light spillage into the windows of any existing and proposed residences will be avoided or minimised and must comply with the requirements of Australian Standard AS 4282 – 1997 Control of the obtrusive effects of outdoor lighting.
 - (e) Confirmation that the locations of any new light poles will not obstruct vehicular access into private property.
 - (f) Include a commitment that the Permit Holder will ensure (by contacting relevant power authority) that the existing or proposed power supply conforms to “No Go Zone” requirements from the relevant power authority;
 - (g) Confirmation that the owner will fund the supply and installation of any additional or upgraded lighting, electrical hardware and poles.
- 74 The provisions, recommendations and requirements of the endorsed public lighting plan must be implemented and complied with to the satisfaction of the Responsible Authority.

Flood impact mitigation

- 75 The entry/exit to the basement carpark must incorporate either a flood proof apex and associated bunding or a self-closing automatic flood barrier constructed no lower than 24.43 metres to Australian Height Datum (AHD), which is 300 mm above the applicable flood level or 24.13 metres to AHD. These entry/exit requirements must be shown on the plans endorsed under condition 1.
- 76 Any external openings to the basement including windows and vents must be constructed no lower than 24.43 metres to AHD. The plans endorsed under condition 1 must be consistent with this requirement.

- 77 Before an Occupancy Permit is issued, a certified survey plan, showing finished levels (as constructed) reduced to AHD, must be submitted to and approved by Melbourne Water to demonstrate that the levels have been constructed in accordance with Melbourne Water's requirements.

Land contamination

- 78 Before the construction of the development authorised by this permit starts, an assessment of the land to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The assessment must be prepared by an environmental professional with suitable qualifications to the satisfaction of the Responsible Authority and must include:
- (a) A description of previous land uses and activities on the land.
 - (b) An assessment of the level, nature and distribution of any contamination within, or in close proximity to, the land.
 - (c) Details of any provisions, recommendations and requirements (including but not limited to, clean up, construction, ongoing maintenance or monitoring) required to effectively address and manage any contamination within the land.
 - (d) Recommendations as to whether the land is suitable for the use for which the land is proposed to be developed and whether an Environmental Auditor should be appointed under section 53S of the *Environment Protection Act 1970* (**EP Act**) to undertake an Environmental Audit in accordance with the provisions of the EP Act.
- 79 If the assessment required by condition 76 does not result in a recommendation that an Environmental Auditor be appointed under section 53S of the EP Act to undertake an Environmental Audit in accordance with the provisions of the EP Act, all provisions, recommendations and requirements of the assessment must be implemented and complied with to the satisfaction of the Responsible Authority.
- 80 If the assessment required by condition 76 results in a recommendation that an Environmental Auditor be appointed under section 53S of the EP Act to undertake an Environmental Audit in accordance with the provisions of the EP Act, before the construction of the development authorised by this permit commences, the Environmental Auditor appointed under section 53S of the EP Act must undertake an Environmental Audit in accordance with the provisions of the EP Act and issue:
- (a) a Certificate of Environmental Audit for the land in accordance with section 53Y of the EP Act (a **Certificate**); or
 - (b) Statement of Environmental Audit for the land in accordance with section 53Z of the EP Act (a **Statement**),
 - (c) and the Certificate or Statement must be provided to the Responsible Authority.
- 81 If, pursuant to condition 78, a Statement is issued:
- (a) The development authorised by this permit must not be undertaken unless the Statement clearly states that the land is suitable for the sensitive use for which the land is being developed.
 - (b) The development authorised by this permit must not be undertaken until compliance is achieved with the terms and conditions that the Statement states must be complied with before the development commences (pre-commencement conditions).

- (c) Before the construction of the development authorised by this permit commences, a letter prepared by the Environmental Auditor appointed under section 53S of the EP Act which states that the pre-commencement conditions have been complied with must be submitted to the responsible authority.
- (d) If any term or condition of the Statement requires any ongoing maintenance or monitoring, the owner of the land (or another person in anticipation of becoming the owner of the land) must enter into an agreement with the Responsible Authority pursuant to section 173 of the *Planning and Environment Act 1987* (Agreement). The Agreement must:
 - (i) provide for the undertaking of the ongoing maintenance and monitoring as required by the Statement; and
 - (ii) be executed before the sensitive use for which the land is being developed commences.
- (e) The owner of the land, or other person in anticipation of becoming the owner, must pay all costs and expenses (including legal expenses) of, and incidental to, the Agreement (including those reasonably incurred by the Responsible Authority).

Expiry

82 This permit will expire if any of the following circumstances apply:

- (a) The development is not started within 4 years of the issued date of this permit.
- (b) The development is not completed within 6 years of the issued date of this permit.
- (c) All the uses do not start within 6 years of the issued date of this permit.

In accordance with Section 69 of the *Planning and Environment Act 1987*, an application may be submitted to the Responsible Authority for an extension of the periods referred to in this condition.

NOTES:

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

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

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

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

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

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

The permit holder must obtain approval from the relevant authorities to remove and/or build over the easement(s).

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

A local law permit may be required for tree removal. Please contact Council's Compliance Branch on 9205 5166.

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

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

Attachments

- 1 PLN16/0434 - 26 - 56 Queens Parade, Fitzroy North - VCAT Amended Plans Part 1
- 2 PLN16/0434 - 26 - 56 Queens Parade, Fitzroy North - VCAT Amended Plans Part 2
- 3 PLN16/0434 - 26 - 56 Queens Parade, Fitzroy North - VCAT Amended Plans Part 3
- 4 PLN16/0434 - 26 - 56 Queens Parade, Fitzroy North - Amended VCAT Proposal referrals



PROJECT NO: 19041

CONTENTS

TP600 A MATERIAL BOARD

DRAWINGS ISSUED ON: 23.11.2020

BIOL Server: BIOCLUST - BIOLoud Basic for NCBIHEAD 21/19041 28-08 Queens Parade Fitzroy North/19041 Genes

● 2010 年 12 月 10 日

NOTES

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DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONSIDERENCES / CONFLICTS.

ISSN	DATE	CHECKED	PLST DATE
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PROJECT
26-52 QUEENS PARADE
FITZROY NORTH
MELBOURNE VIC 3068

FENDER KATSALIDIS
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USE PURPOSE	REV.	DRAWING NO.
TOWN PLANNING	A	TR001

SUMMARY		
	PROPOSED	APPROVED
SITE AREA	8230 m²	8230 m ²
TOTAL APTS & STUDIOS	337	263
TOTAL OFFICE NLA	1 354 m²	-
RETAIL (EXC GYM)	100 m²	496m ²
COMMERCIAL GYM	796 m²	-
TOTAL CAR SPACES	384	340
TOTAL STORAGE CAGES	408	397
TOTAL BICYCLES	410	334

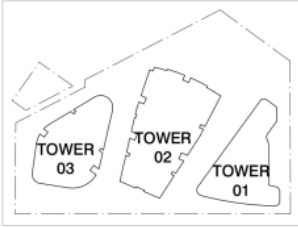
APARTMENT TOTALS	
APARTMENT TYPE	QTY
1 BED	96 28.5%
1 BED+ST	58 17%
2 BED 1 BTH	21 6%
2 BED 2 BTH	95 28%
3 BED	12 3.5%
STUDIO	55 16%
	337

ENDORSED PLANS

APARTMENT MIX		
TOTALS		
1 BED	103	39%
2 BED	114	43%
3+ BED	46	17.5%
TOTAL	263	100%

APARTMENT TYPE BY LEVEL		
LEVEL	APT TYPE	QTY
GROUND FLOOR		
	1 BED	16
	1 BED+ST	7
	2 BED 2 BTH	3
	STUDIO	17
		43
LEVEL 1		
	1 BED	26
	1 BED+ST	5
	2 BED 1 BTH	1
	2 BED 2 BTH	9
	STUDIO	19
		60
LEVEL 2		
	1 BED	26
	1 BED+ST	5
	2 BED 1 BTH	1
	2 BED 2 BTH	9
	STUDIO	19
		60
LEVEL 3		
	1 BED	7
	1 BED+ST	10
	2 BED 1 BTH	1
	2 BED 2 BTH	18
		36
LEVEL 4		
	1 BED	8
	1 BED+ST	9
	2 BED 1 BTH	4
	2 BED 2 BTH	15
		36

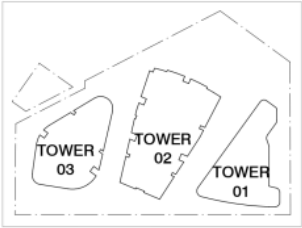
LEVEL 5		
1 BED	5	
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2 BED 1 BTH	4	
2 BED 2 BTH	12	
3 BED	1	
	31	
LEVEL 6		
1 BED	5	
1 BED+ST	5	
2 BED 1 BTH	7	
2 BED 2 BTH	11	
	28	
LEVEL 7		
1 BED	3	
1 BED+ST	4	
2 BED 1 BTH	3	
2 BED 2 BTH	10	
3 BED	3	
	23	
LEVEL 8		
1 BED+ST	2	
2 BED 2 BTH	6	
3 BED	4	
	12	
LEVEL 9		
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3 BED	4	
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	337	

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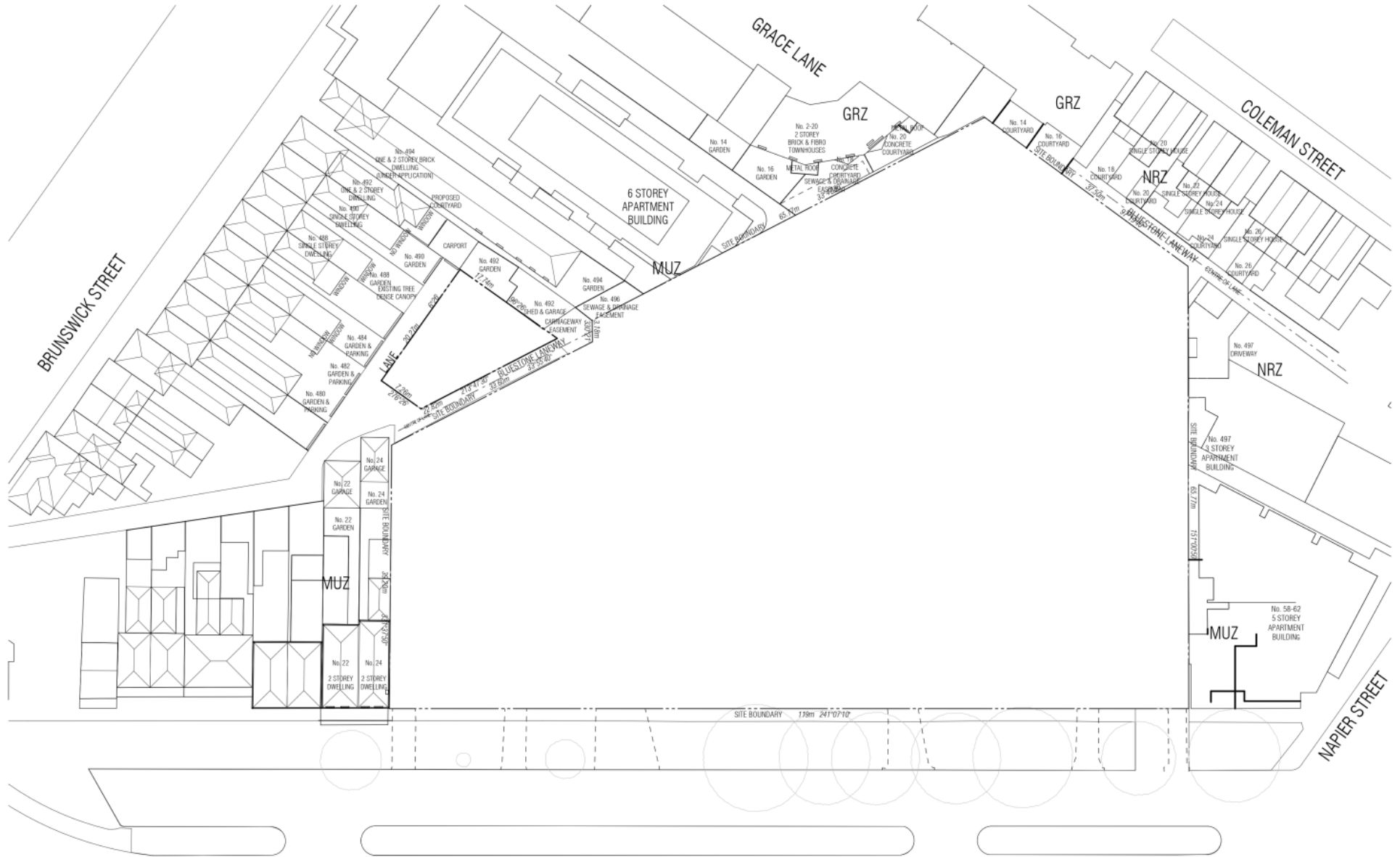
NOTE: HOURS OF OPERATION FOR THE COMMERCIAL GYM ARE TO BE
MONDAY - SATURDAY 5am - 10pm
SUNDAY 7am - 7pm

CURRENT ENDORSED PLANS

BASEMENT STORAGE	
BASEMENT 2	217
BASEMENT 1	180
TOTAL	397

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Attachment 1 - PLN16/0434 - 26 - 56 Queens Parade, Fitzroy North - VCAT Amended Plans Part 1



QUEENS PARADE

Site Plan: 26-52 Queens Parade - 26-52 Queens Parade - 26-52 Queens Parade - 26-52 Queens Parade

REVISION	DATE	DESCRIPTION
1	17.07.2020	TOWN PLANNING
2	23.11.2020	TOWN PLANNING

REVISION	DATE	DESCRIPTION
1	17.07.2020	TOWN PLANNING
2	23.11.2020	TOWN PLANNING

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PROJECT

26-52 QUEENS PARADE

FITZROY NORTH

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FENDER KATSALIDIS (AUSTRALIA) PTY LTD ACN 062 963 032

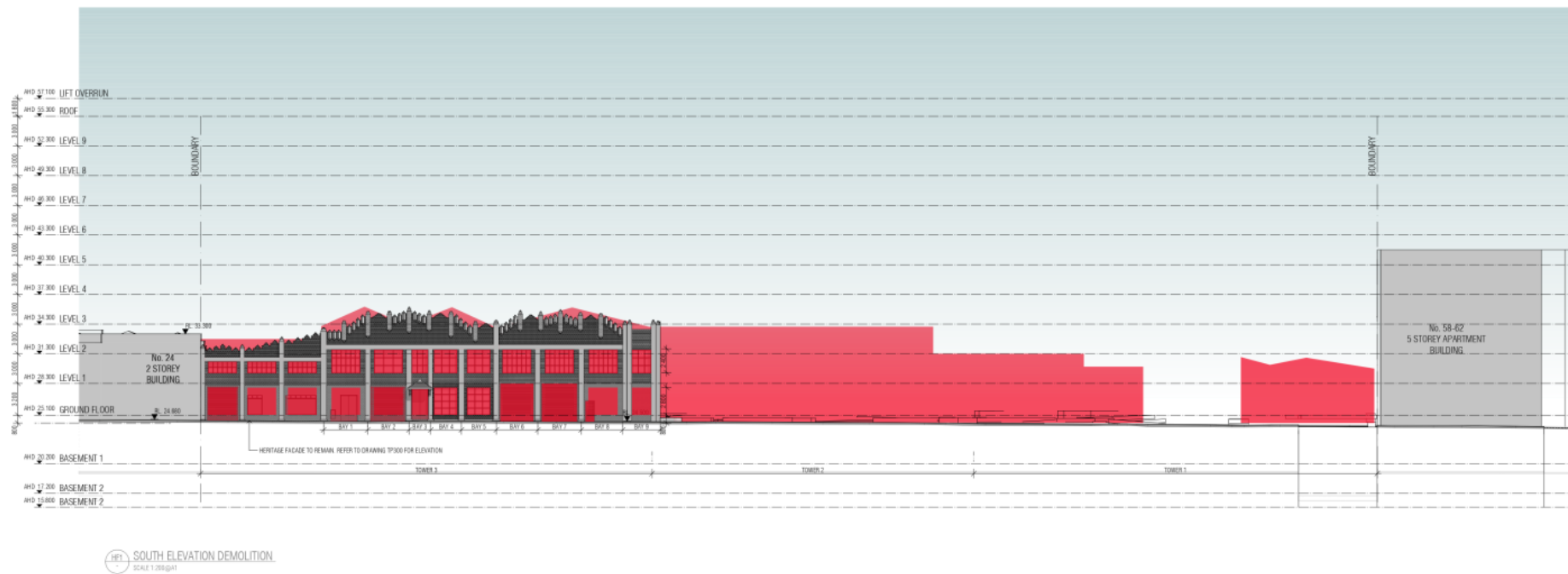




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Attachment 1 - PLN16/0434 - 26 - 56 Queens Parade, Fitzroy North - VCAT Amended Plans Part 1



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項目名稱	經手日期
- TOWN PLANNING ISSUE	SS 17.02.2020
▷ A. TOWN PLANNING	AE 29.11.2020

● 2008 年 12 月 31 日

QUALITY ASSURANCE (PA IS A CERTIFIED COMPANY TO ISO 9001:2015)

THIS PROJECT IS SUBJECT TO THE PA 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.

☐ DESIGN DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.

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DRAWN	DATE	CHECKED	PLST DATE
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PROJECT
26-52 QUEENS PARADE
FITZROY NORTH
MELBOURNE VIC 3068

EXAMPLE TITLE

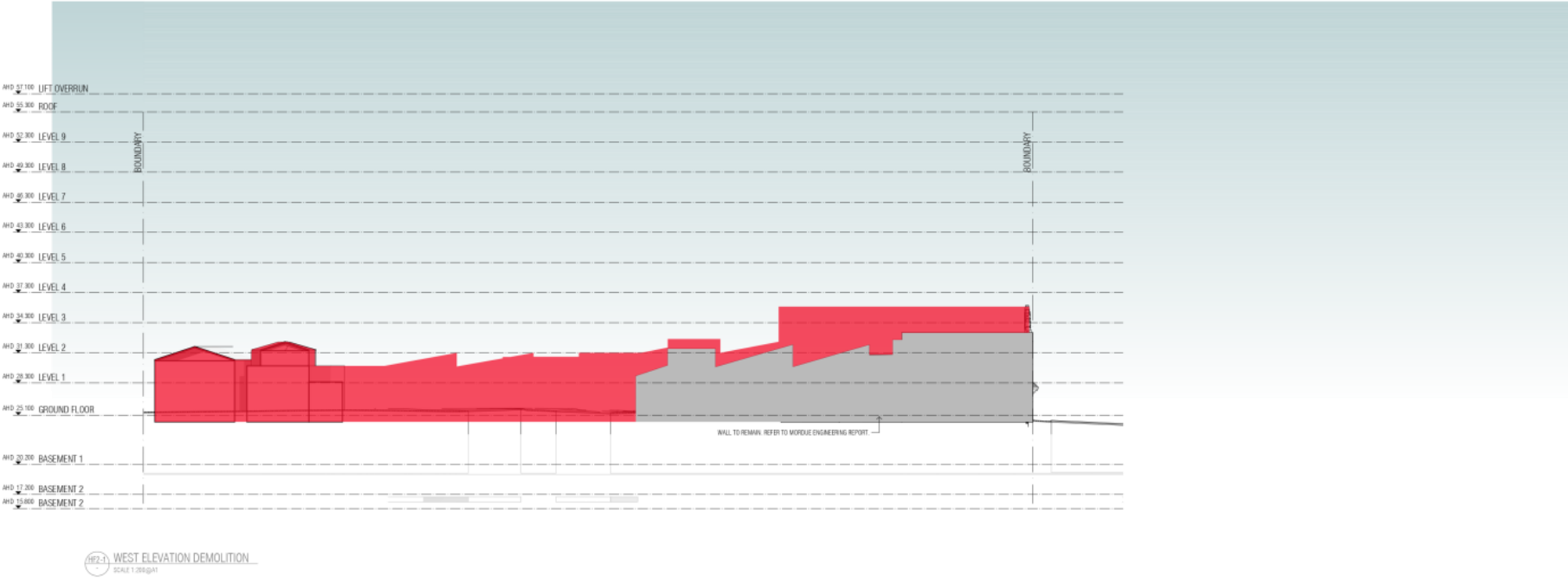
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VICTORIA 3006 AUSTRALIA
TELEPHONE: +61 3 8086 3000
FENDER KATSALIDIS (AUST) PTY LTD ACN 082 963 032

STATE PURPOSE



REF.	EXAMPLE NO.
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Attachment 1 - PLN16/0434 - 26 - 56 Queens Parade, Fitzroy North - VCAT Amended Plans Part 1



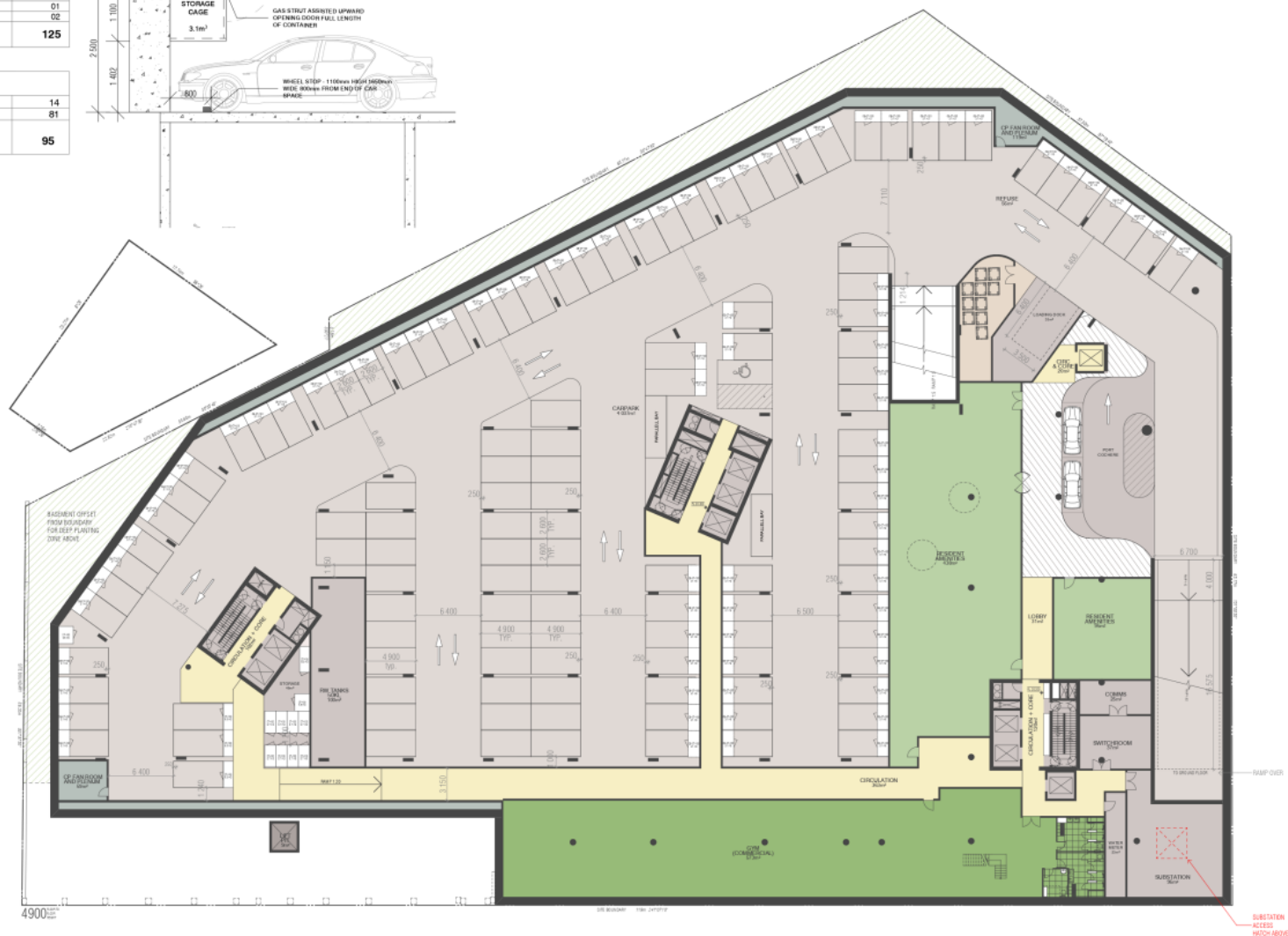
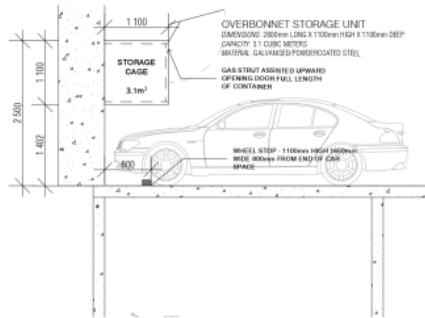
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REVISION	DATE	BY	DESCRIPTION	NOTES	PROJECT	CLIENT	DATE	SCALE	PROJECT TITLE
1	17.07.2020	SS	17.07.2020	THIS PROJECT IS SUBJECT TO THE QUALITY CONTROL SYSTEM	26-52 QUEENS PARADE FITZROY NORTH MELBOURNE VIC 3068	FENDER KATSAIDIS	23.11.2020	1:200@A1	DEMOLITION ELEVATION WEST
2	23.11.2020	AC	23.11.2020	THE DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF FENDER KATSAIDIS (AUSTRALIA) PTY LTD					
3				CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWING TO BE USED					
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Agenda Page 82

Attachment 1 - PLN16/0434 - 26 - 56 Queens Parade, Fitzroy North - VCAT Amended Plans Part 1

BASEMENT 01 - CARPARKING	
STANDARD 2600 x 4900	122
DISABLED	01
PARALLEL BAY 2400X6100	02
TOTAL	125

BASEMENT 01 - STORAGE	
6 CUBIC METER STANDALONE	14
3.1 CUBIC METER OVERBONNET	81
TOTAL	95



NOTES

1. SVEYLINE FARMING DRAINAGE MUST BE IN ACCORDANCE WITH NARRAGANSETT COUNTY CLAUSE 82.3A.7
2. ALL NEW VEHICLE CROSSINGS MUST SATISFY NARRAGANSETT COUNTY INFRASTRUCTURE ROAD MATERIALS POLICY - NARRAGANSETT COUNTY STANDARD DRAWINGS AND ENGINEERING REQUIREMENTS
3. ALL RESOURCES HAVE BEEN CHECKED FOR EITHER MINOR OR MAJOR CHANGES OF 30 FEET OR MORE IN LENGTH OR WIDTH OR AREA THEY PREVIOUSLY COVERED OR A RECTANGULAR STRIPES IN THE BEDROCK NO LESS THAN 18 INCHES
4. ALL RESIDENTS WILL HAVE ACCESS TO ALL THE OLD ROAD LEVEL TO RE-CONSTRUCTION APPEAL AS PER THE CONDITIONS
5. WHEN NOT OPERATING THE DECKING OUTSIDE THE RESTAURANT AND CAFE WILL BE PLACED ALONG INSIDE THE SECURE PREMISES
6. PLEASE REFER TO TRAFFIC DRAWING 82303A_TFF_ DETOUR ROUTE FOR PATH DRAINAGE
7. AN CONCRETE CURBS ON BALCONIES ARE REQUIRED BY VC
8. HIRE AND TEST UNLICENSED UPDATES AS PER JUDICIAL ORDER NUMBER 2019-00148 REVER ENDUCEMENT DRAWING FOR FLATBED DRIVE



CONCLUSIONS

- Prior to commencement of building and/or other construction, protection fencing to be erected around the base of all trees to be retained in accordance with Section 4 of the Standard AS/NZS1076
- Fencing to be erected to extend into ground
- Protection fencing to be at least 1.8m in height, be of steel mesh construction, with four bars to top and bottom and one other side of the stem, to the satisfaction of Responsible Authority
- Where possible, Protection Fencing must be installed to a depth of 150mm with an approx 10% slope away from the stem
- Automated irrigation system with 4-6m drippers at intervals to be installed to the Protection Fencing
- One side of the Protection Fencing to be 300mm high, the other side to be 1.8m high
- In Spring, Summer and Autumn
- All trees to be retained to be protected with details of the designated "No Protection" Fencing zone
- After the site inspection report, client appointment advised to attend site and view reports on the condition of the retained trees and the proposed Protection Fencing
- Client to be advised of the proposed Protection Fencing and its proximity to the other various Road Asset report for further details.

LEGEND

- [illegible]

-1. BASEMENT 1

Scale 1:200 @ A1

REVISIONS			
-	TOWN PLANNING ISSUE	CS	17.07.2020
3.4.	TOWN PLANNING	AE	23.11.2020

EQUALITY ASSURANCE **PK IS A CERTIFIED COMPANY TO ISO 9001-2015**

THIS PROJECT IS SUBJECT TO THE PE 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.

☐ TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.

☐ CONSTRUCTION DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.

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OWNER	DATE	CHECKED
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PROJECT

26-52 QUEENS PARADE
FITZROY NORTH
MELBOURNE VIC 3068

FENDER KATSALIDIS

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REV. 01/01
A TP099



Attachment 1 - PLN16/0434 - 26 - 56 Queens Parade, Fitzroy North - VCAT Amended Plans Part 1









STREET VIEW PROTECTION MEASURES

For the commencement of building and works (including installation, maintenance, repair, removal or replacement) of street furniture, the following to be installed at base of all street trees in accordance with section 4 of the Australian Standard AS4595:

- 100mm radius to be externally indicated
- Footpath fencing must be at least 1.8m in height, be of steel mesh construction, non-flammable and be installed and be effective for the full view, to the satisfaction of Responsible Authority
- Area inside The Protection Fencing must be mulched to a depth of 100mm
- The Protection Fencing must be constructed of material Automated Irrigation system with in-line drippers at 400mm to be installed to extend the protection down to the base of the tree
- The Protection Fencing must be securely sealed in Spring, Summer and Autumn
- All service installation should occur outside the area of the designated Protection Fencing
- After job inspection report, client appointed Advertiser to attend site and write reports to the satisfaction of the street tree or 100mm radius
- The Protection Fencing must be removed and the mulch returned only on other occasions Refer to Advertiser report for further details.

- STUDIO
- 1 BED 1 BATH APARTMENT
- 1 BED 1 BPH APARTMENT
- 2 BED 1 BATH APARTMENT
- 2 BED 1 BPH APARTMENT
- 3 BEDROOM APARTMENT
- 3 BEDROOM TOWNHOUSE
- COLLAGE + CORE
- DEEP PLANTING ZONE
- PRIVACY SCREENING
- SECONDARY RECREATION AREA OR BUI
- DEED LARVE REUSE
- DEED LARVE REUSE
- OUTLINE OF APPROVED BUILDING FOOTPRINT

QUALITY ASSURANCE (PM IS A CERTIFIED COMPANY TO ISO 9001:2015)

THIS PROJECT IS SUBJECT TO THE PM QUALITY ASSURANCE SYSTEM

<input type="checkbox"/>	SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
<input type="checkbox"/>	DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
<input type="checkbox"/>	RENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
<input type="checkbox"/>	CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.

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FENDER KATSALIDIS AUSTRALIA PTY LTD ACN 082 943 032





STREET VIEW PROTECTION MEASURES

For a comprehensive list of building and works (including residential, commercial, and farming) to be exempted from use of street views in accordance with section 2 of the Roadside Standard AGO-016:

- Exempted buildings need to be entirely enclosed
- "Permitted" housing must be at least 1.8m in height, be of steel mesh construction, non-flammable in composition and be either white or light grey, to the satisfaction of Responsible Authority
- Once inside The Protection Fencing must be installed at a height of 1.8m and extend to the full width of the road
- "Automated" intelligent system with no-line drivers at 4000mm be installed to ensure of protection from vehicles and pedestrians
- No vehicle or pedestrian access to the road within 50m of the fencing
- In Spring, Summer and Autumn
- All service installation should occur outside of the designated "no-work" period
- A dedicated street view protection officer (Responsible Authority) inspector required. Street appointed Adherent to attend site and work reports to the appointed Adherent
- The street view must be taken within 10 days of the works commencing and once approved Adherent Report is received, authority can once again access Adherent Report for further details.

-
- LEGEND
- STUDIO
 - 1 BED 1 BATH APARTMENT
 - 1 BED 1 BPH APARTMENT
 - 2 BED 1 BATH APARTMENT
 - 2 BED 1 BPH APARTMENT
 - 3 BEDROOM APARTMENT
 - 3 BEDROOM TOWNHOUSE
 - CONGREGATION + CORE
 - DEEP PLANTING ZONE
 - PRIMARY RECREATION
 - SECONDARY RECREATION
 - WATERWAY WITH 100' BUFFER
 - 200' LARSEN ZONE
 - 200' LARSEN ZONE
 - OUTLINE OF APPROVED ALLUUVIAL PLACED ZONE



STREET VIEW PROTECTION MEASURES:

For a comprehensive list of building and works (including residential, commercial, and farming) to be exempted from use of street views in accordance with section 2 of the Roadside Signs and Signals Act:

- Exempted buildings to be entirely enclosed
- Temporary building must be at least 1 m in height, be of steel mesh construction, non-flammable in material and be either white or silver in color, for the satisfaction of Requirements Addressed
- Once inside The Protection Fencing must be installed at a height of 1.8m and must be made of white vinyl material
- Automated intelligent system with no-line drivers at 4000mm be installed to ensure of protection from vehicles and pedestrians
- No vehicle or pedestrian may enter the white security barrier in Spring, Summer and Autumn
- All service installation should occur outside of the designated street view protection fencing
- Street view inspector required. Street appointment Addressed
- To attend site and work reports on the condition of the street view protection fencing
- Street view inspection must be conducted at least quarterly or on other occasions (after 18 month) report for further details.

STUDIO
 1 BED 1 BATH APARTMENT
 1 BED 1 BPH APARTMENT
 2 BED 1 BATH APARTMENT
 2 BED 1 BPH APARTMENT
 3 BEDROOM APARTMENT
 3 BEDROOM TOWNHOUSE
 CONDO/LOFT + CORE
 DEEP PARKING ZONE
 PRIMARY RESIDENTIAL
 SECONDARY RESIDENTIAL
 COMMERCIAL MIXED-USE
 2ND LARER RESIDE
 3RD LARER RESIDE
 OUTLINE OF APPROVED BUILDING FOOTPRINT

Attachment 1 - PLN16/0434 - 26 - 56 Queens Parade, Fitzroy North - VCAT Amended Plans Part 1



[illegible]

STREET VIEW PROTECTION MEASURES:

For a comprehensive list of building and works (including residential, commercial, and farming) to be exempted from use of street views in accordance with section 2 of the Roadside Standard AGW016:

- Exempted buildings need to be entirely enclosed
- "Permitted" housing must be at least 1.8m in height, be of steel mesh construction, non-flammable in composition and be situated at least 2m from the road
- See also the "Exempted" list on the publication of Requirements/AGW016

Also inside The Protection Fencing must be installed in a height of 1.8m and must be made of steel mesh material

Automated intelligent system with on-line data storage at 4000hrs be installed to ensure protection from hacking and tampering with the system

• In Closing, Camera and Sensors

All service installation should occur outside of the designated Protection Fencing

• The Protection Fencing must be installed by a qualified street view inspector upon receipt of approved consent to attend site and work reports on the completion of the street view test

• The Protection Fencing must be removed within 14 working hours or on other occasions (after 14 hours) upon request by further details.

-
- LEGEND
- STUDIO
 - 1 BED 1 BATH APARTMENT
 - 1 BED 1 BPH APARTMENT
 - 2 BED 1 BATH APARTMENT
 - 2 BED 1 BPH APARTMENT
 - 3 BEDROOM APARTMENT
 - 3 BEDROOM TOWNHOUSE
 - CONGREGATION + CORE
 - DEEP PLANTING ZONE
 - PRIMARY RECREATION
 - SECONDARY RECREATION
 - WATERWAY WITH 100' BUFFER
 - 200' LARSEN BUFFER
 - 200' LARSEN BUFFER
 - OUTLINE OF APPROVED ALLUUVIAL PLACED ZONE

LEVEL 8
SCALE 1:200 @ A1

SRM Server: SRMCLUST01 - SRMCloud Basin for MCHHEAD 21/19547 26-68 Queens Parade 7 days Serb/19547 General			
报警信息			
-	TOWN PLANNING ISSUE	ES	17/01/2020
▶ A	TOWN PLANNING	AE	20/11/2020

[illegible]

QUALITY ASSURANCE (P. 14) CERTIFIED COMPANY TO (30 900-2016)

THIS PROJECT IS SUBJECT TO THE PE 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

☐ RENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED

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TOWN PLANNING

REV. A

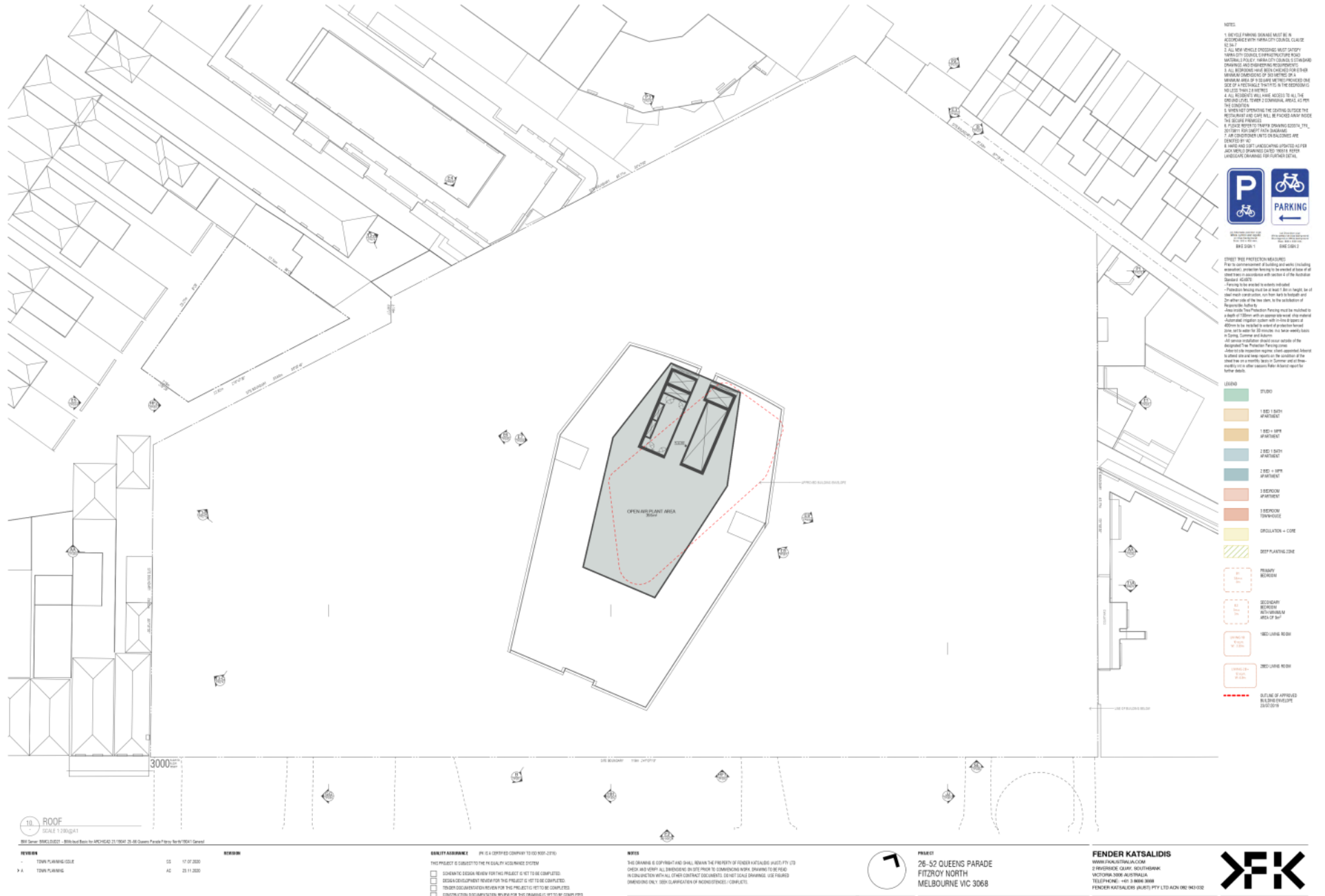
DRAWING NO. TP108



YFK

818 JOURNAL OF DOCUMENTATION

Attachment 1 - PLN16/0434 - 26 - 56 Queens Parade, Fitzroy North - VCAT Amended Plans Part 1



- ⑤ RENDER HERITAGE PALE GREY/OFF WHITE
- ⑥ RENDER HERITAGE OFF WHITE
- ⑦ LIGHT RENDER FINISH



Attachment 2 - PLN16/0434 - 26 - 56 Queens Parade, Fitzroy North - VCAT Amended Plans Part 2

ELEVATION FINISHES LEGEND

- ① GREY VISION GLAZING WITH CHARCOAL METAL FRAME
- ② GREY VISION GLAZING WITH VERTICAL CERAMIC FRIT
- ③ GREY VISION GLAZING WITH VERTICAL CERAMIC FRIT
- ④ GREY VISION GLAZING WITH HORIZONTAL CERAMIC FRIT
- ⑤ GREY VISION GLAZING WITH HORIZONTAL CERAMIC FRIT
- ⑥ CLEAR GLAZING WITH CHARCOAL METAL FRAME
- ⑦ BLACK SPANDREL GLAZING WITH CHARCOAL METAL FRAME
- ⑧ CONCRETE LIGHT FINISH
- ⑨ LIGHT MASONRY
- ⑩ CONCRETE LIGHT COLOURED
- ⑪ CONCRETE CHARCOAL FINISH
- ⑫ CONCRETE PLANTER CHARCOAL
- ⑬ PAINT FINISH CHARCOAL
- ⑭ METAL BLACK
- ⑮ METAL CHARCOAL
- ⑯ RENDER HERITAGE PALE GREY/OFF WHITE
- ⑰ RENDER HERITAGE OFF WHITE
- ⑱ LIGHT RENDER FINISH



001 Drawn: 20/01/2020 - 001 Drawn: 20/01/2020 - 001 Drawn: 20/01/2020 - 001 Drawn: 20/01/2020

REVISION	DATE	DESCRIPTION
1	17.07.2020	TOWN PLANNING ISSUE
2	23.11.2020	TOWN PLANNING

QUALITY ASSURANCE (IN A CONFIDENTIALITY TO THE CLIENT)

THIS PROJECT IS SUBJECT TO THE QUALITY ASSURANCE SYSTEM

- ☐ SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS NOT TO BE COMPLETED
- ☐ DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS NOT TO BE COMPLETED
- ☐ TOWN PLANNING REVIEW FOR THIS PROJECT IS NOT TO BE COMPLETED
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PROJECT

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Attachment 2 - PLN16/0434 - 26 - 56 Queens Parade, Fitzroy North - VCAT Amended Plans Part 2



- ELEVATION FINISHES LEGEND
- ① GREY VISION GLAZING WITH CHARCOAL METAL FRAME
 - ② GREY VISION GLAZING WITH VERTICAL CERAMIC FRIT
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 - ④ GREY VISION GLAZING WITH HORIZONTAL CERAMIC FRIT
 - ⑤ GREY VISION GLAZING WITH HORIZONTAL CERAMIC FRIT
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 - ⑨ LIGHT MASONRY
 - ⑩ CONCRETE LIGHT COLOURED
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 - ⑮ METAL CHARCOAL
 - ⑯ RENDER HERITAGE PALE GREY/OFF WHITE
 - ⑰ RENDER HERITAGE OFF WHITE
 - ⑱ LIGHT RENDER FINISH



300 Series: 2000/0007 - 2000 Series: 2000/0007 - 2000 Series: 2000/0007 - 2000 Series: 2000/0007

REVISION	DATE	DESCRIPTION
1	17.07.2020	TOWN PLANNING ISSUE
2	23.11.2020	TOWN PLANNING

QUALITY ASSURANCE (IN A QUALIFIED CAPACITY TO THE BEST OF MY KNOWLEDGE AND BELIEF)

THIS PROJECT IS SUBJECT TO THE FOLLOWING QUALITY ASSURANCE SYSTEM:

- ✓ SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS NOT TO BE COMPLETED
- ✓ DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS NOT TO BE COMPLETED
- ✓ TOWN PLANNING REVIEW FOR THIS PROJECT IS NOT TO BE COMPLETED
- ✓ CONSTRUCTION SUPERVISION REVIEW FOR THIS PROJECT IS NOT TO BE COMPLETED

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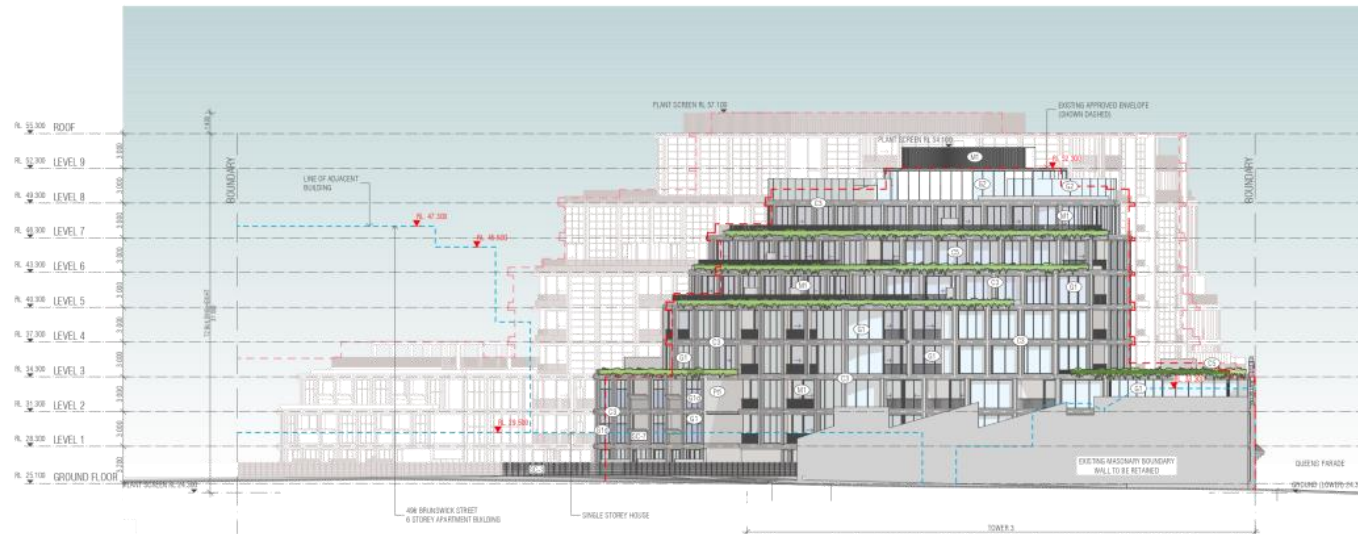
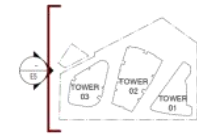
PROJECT

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FENDER KATSALIDIS (AUSTRALIA) PTY LTD ACN 062 143 032



- ⑤ RENDER HERITAGE PALE GREY/OFF WHITE
- ⑥ RENDER HERITAGE OFF WHITE
- ⑦ LIGHT RENDER FINISH

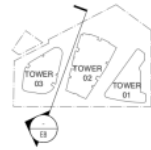


E5 WEST ELEVATION
SCALE 1/2"=1'-0"

Attachment 2 - PLN16/0434 - 26 - 56 Queens Parade, Fitzroy North - VCAT Amended Plans Part 2

ELEVATION FINISHES LEGEND

- ① GREY VISION GLAZING WITH CHARCOAL METAL FRAME
- ② GREY VISION GLAZING WITH VERTICAL CERAMIC FRIT
- ③ GREY VISION GLAZING WITH VERTICAL CERAMIC FRIT
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- ⑩ CONCRETE LIGHT COLOURED
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- ⑭ METAL BLACK
- ⑮ METAL CHARCOAL
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- ⑰ RENDER HERITAGE OFF WHITE
- ⑱ LIGHT RENDER FINISH



TOWER 3 - EAST ELEVATION
SCALE 1:200@A1

2024 Drawn: 2024/11/01 - 2024/11/01 Drawn: 2024/11/01 Drawn: 2024/11/01 Drawn: 2024/11/01

REVISION	DATE	DESCRIPTION
1	17.07.2020	TOWN PLANNING ISSUE
2	23.11.2020	TOWN PLANNING

QUALITY ASSURANCE	DATE	DESCRIPTION
1	23.11.2020	QUALITY ASSURANCE
2	23.11.2020	QUALITY ASSURANCE
3	23.11.2020	QUALITY ASSURANCE
4	23.11.2020	QUALITY ASSURANCE
5	23.11.2020	QUALITY ASSURANCE
6	23.11.2020	QUALITY ASSURANCE
7	23.11.2020	QUALITY ASSURANCE
8	23.11.2020	QUALITY ASSURANCE
9	23.11.2020	QUALITY ASSURANCE
10	23.11.2020	QUALITY ASSURANCE

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- ⑩ GREY VISION GLAZING WITH CHARCOAL METAL FRAME
- ⑪ GREY VISION GLAZING WITH VERTICAL CERAMIC FRIT
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- ㉑ PAINT FINISH CHARCOAL
- ㉒ METAL BLACK
- ㉓ METAL CHARCOAL
- ㉔ RENDER HERITAGE PALE GREY/OFF WHITE
- ㉕ RENDER HERITAGE OFF WHITE
- ㉖ LIGHT RENDER FINISH



888 Queen St, MELB VIC 30007 - 888 Queen St, MELB VIC 30007 23/10/2020 23:08 Queen's Park Pty Ltd for 10/201/01/0001/000001														
REVISION		ENDORSE		EQUALITY ASSURANCE (P.A. IS A CERTIFIED COMPANY TO ISO 9001:2015)			NOTES			PROJECT		FENDER KATSALIDIS		
-	TOWN PLANNING ISSUE	SS	17.10.2020	THIS PROJECT IS SUBJECT TO THE P.A. QUALITY ASSURANCE SYSTEM			THE DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF FENDER KATSALIDIS PTY LTD			26-52 QUEENS PARADE		WWW.FENDERKATSA.COM		
P.A.	TOWN PLANNING			- SOME KEY DESIGN REVISIONS FOR THIS PROJECT ARE NOT TO BE COMPLETED			CHECK AND VERIFY ALL INFORMATION ON THIS PROJECT IS NOT TO BE COMPLETED			FITZROY NORTH		2 FREDERICK QUAY, DOCKLANDS		
				- ACCESS TO EXISTING WORKING DRAWINGS, INFORMATION AND DOCUMENTS FOR THIS PROJECT ARE NOT TO BE COMPLETED			IN COMPLIANCE WITH ALL OTHER CONTRACT DOCUMENTS, DON'T USE FOR SHARING, USE FOR FENDER KATSALIDIS ONLY. SEEK CLARIFICATION OF INCONSISTENCIES - COMPLETION			MELBOURNE VIC 3068		VICTORIA 3006 AUSTRALIA		
				- TOWN PLANNING DESIGN REVISIONS FOR THIS PROJECT ARE NOT TO BE COMPLETED								TELEPHONE: +61 3 9088 8888		
				- COMPLETION OF DESIGN REVISIONS FOR THE REMAINING AREAS NOT TO BE COMPLETED								FENDER KATSALIDIS AUSTRALIA PTY LTD A/CN 002 043 032		
				IF A REVISION IS REQUIRED, APPROVATION MUST BE OBTAINED FROM THE PROJECT MANAGER OR A SIGNATURE SUBJECT TO REVISION WITHOUT NOTICE										
				DESIGN	DATE	DESIGNED	PLT DATE	JOB NO.	SCALE	DESIGN TITLE	REV	DESIGNED BY		
				RF	23.11.2020	5%	23.11.2020	19041	1:200 @A1	TOWER 2 WEST ELEVATION	A	TP206		

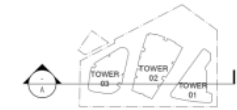
- ⑤ RENDER HERITAGE PALE GREY/OFF WHITE
- ⑥ RENDER HERITAGE OFF WHITE
- ⑦ LIGHT RENDER FINISH

[illegible]

- ① RENDER HERITAGE PALE GREY/OFF WHITE
- ② RENDER HERITAGE OFF WHITE
- ③ LIGHT RENDER FINISH

[illegible]

Attachment 2 - PLN16/0434 - 26 - 56 Queens Parade, Fitzroy North - VCAT Amended Plans Part 2



001 Series: 0000000001 - 001/0000000001 - 001/0000000001 - 001/0000000001 - 001/0000000001

REVISION	DATE	DESCRIPTION
1	17.07.2020	TOWN PLANNING
2	23.11.2020	TOWN PLANNING

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REVISION	DATE	DESCRIPTION
1	17.07.2020	TOWN PLANNING
2	23.11.2020	TOWN PLANNING

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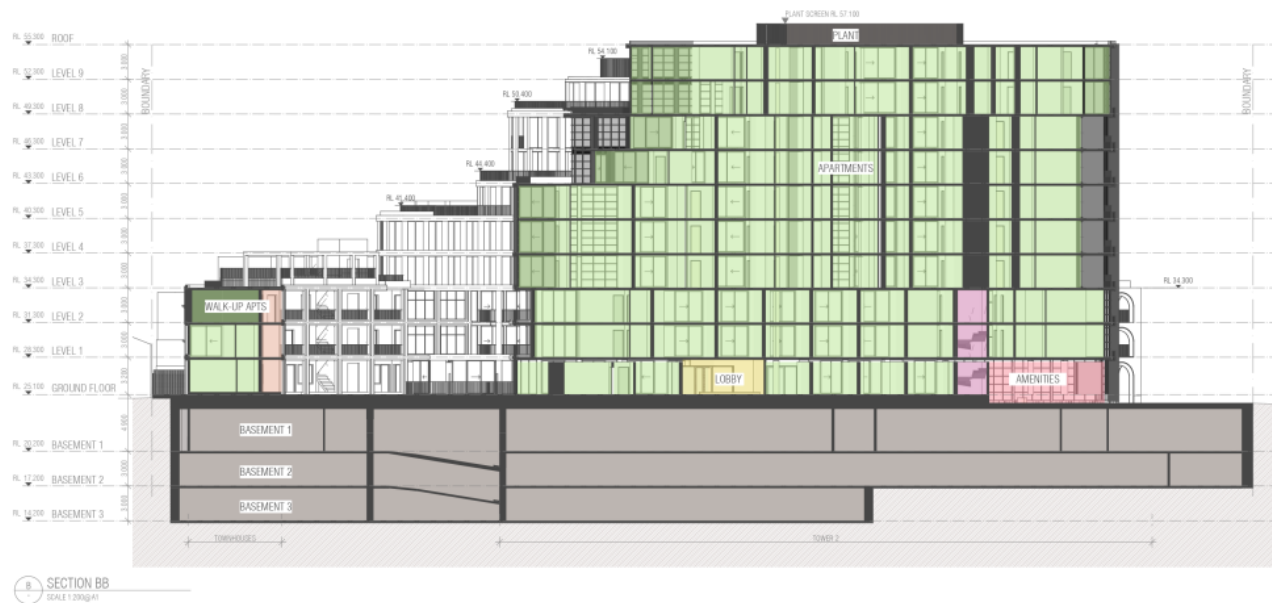
PROJECT
26-52 QUEENS PARADE
FITZROY NORTH
MELBOURNE VIC 3068

FENDER KATSALIDIS
WWW.FENDERKATSALIDIS.COM
2 RIVERVIEW QUAY, SOUTHMEAD
VIC 3006, AUSTRALIA
TELEPHONE: +61 3 9466 3000
FENDER KATSALIDIS (AUSTRALIA) PTY LTD ACN 063 043 032



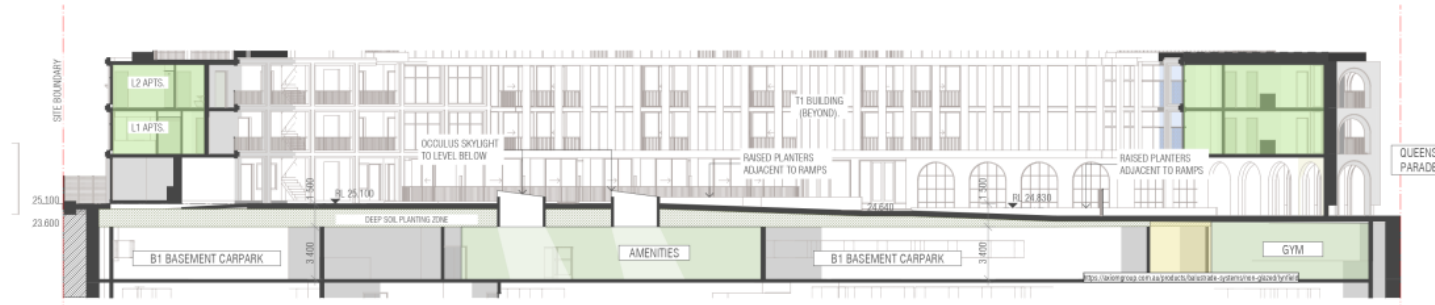
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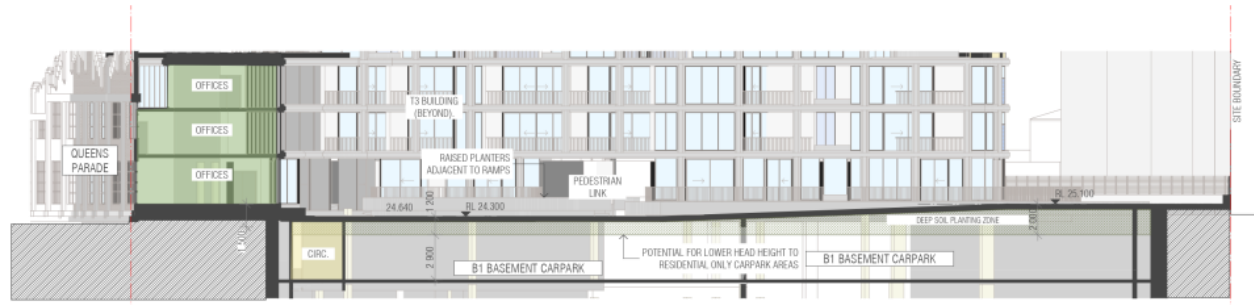


<small>800-766-8822/877-876-8822 • 800-Red Bull for 800-RED-BULL • 24-Hour Queue Payment Help for 800-RED-BULL • Contact</small>									
REVISION		QUALITY ASSURANCE (PR is a CERTIFIED COMPANY TO USE WORD-2010)		NOTES		PROJECT		FENDER KATSLIDIS	
- - - TOWN PLANNING ISSUE		05		THIS PROJECT IS SUBJECT TO THE QUALITY ASSURANCE		26-52 QUEENS PARADE		WWW.FENDERKATSLIDIS.COM	
- - - TOWN PLANNING		17 07 2020		1. DOWNSIDE DESIGN REVIEW FOR THIS PROJECT IS SET TO BE COMPLETED		FITZROY NORTH		1. FENDER KATSLIDIS ARCHITECTS P/L	
				2. DOWNSIDE DESIGN REVIEW FOR THIS PROJECT IS SET TO BE COMPLETED		MELBOURNE VIC 3068		2. FENDER KATSLIDIS ARCHITECTS P/L	
				3. TOWN PLANNING REVIEW FOR THIS PROJECT IS SET TO BE COMPLETED				3. FENDER KATSLIDIS ARCHITECTS P/L	
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				155. COMPLETION OF DESIGN REVIEW FOR THIS PROJECT IS SET TO BE COMPLETED				155. FENDER KATSLIDIS ARCHITECTS P/L	
				156. COMPLETION OF DESIGN REVIEW FOR THIS PROJECT IS SET TO BE COMPLETED				156. FENDER KATSLIDIS ARCHITECTS P/L	
				157. COMPLETION OF DESIGN REVIEW FOR THIS PROJECT IS SET TO BE COMPLETED				157. FENDER KATSLIDIS ARCHITECTS P/L	
				158. COMPLETION OF DESIGN REVIEW FOR THIS PROJECT IS SET TO BE COMPLETED				158. FENDER KATSLIDIS ARCHITECTS P/L	
				159. COMPLETION OF DESIGN REVIEW FOR THIS PROJECT IS SET TO BE COMPLETED				159. FENDER KATSLIDIS ARCHITECTS P/L	
				160. COMPLETION OF DESIGN REVIEW FOR THIS PROJECT IS SET TO BE COMPLETED				160.	

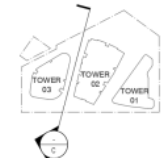
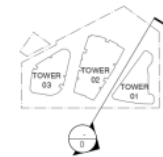
Attachment 2 - PLN16/0434 - 26 - 56 Queens Parade, Fitzroy North - VCAT Amended Plans Part 2



D EAST PLAZA SECTION
SCALE 1:150 @A1



C WEST PLAZA SECTION
SCALE 1:150 @A1



Site Plan: 2016/0434 - 26 - 56 Queens Parade - 1/10/2017 - 1/10/2017 - 1/10/2017

REVISION
A TOWN PLANNING
AC 23.11.2020

QUALITY ASSURANCE BY A CERTIFIED COMPANY TO ISO 9001:2015
THIS PROJECT IS SUBJECT TO THE QUALITY ASSURANCE SYSTEM
[] SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS NOT TO BE COMPLETED
[] DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS NOT TO BE COMPLETED
[] TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS NOT TO BE COMPLETED
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Agenda Page 107

PROJECT
26-52 QUEENS PARADE
FITZROY NORTH
MELBOURNE VIC 3068
DATE
23.11.2020
JOB NO.
19041
SCALE
1:100 @A1
DRAWING TITLE
PLAZA SECTION C AND D

FENDER KATSALIDIS
WWW.FKARCHITECTURAL.COM
2 RIVERBROOK QUAY, SOUTHMEAD
VIC 3058 AUSTRALIA
TELEPHONE: +61 3 9466 3088
FENDER KATSALIDIS (AUST) PTY LTD ACN 062 183 032



REVISION
TOWN PLANNING

REV
A
DRAWING NO.
TP252

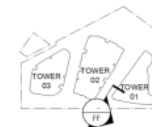


REVISION		BANKING ASSURANCE		NOTES		PROJECT	
1	TOWN PLANNING SCALE	05	17.07.2020	THIS PROJECT IS SUBJECT TO THE PREQUALITY COMPANY'S DESIGN REVIEW SYSTEM		FENDER KATSALIDIS	
2	TOWN PLANNING	A2	29.11.2020	<input type="checkbox"/> THE DRAWING IS CORRECT AND SHALL REMAIN THE PROPERTY OF FENDER KATSALIDIS (FK) LTD. CHECK AND VERIFY ALL DRAWINGS ON SITE PRIOR TO COMMENCING WORK. DRAWINGS TO BE FOUND IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWINGS. USE FRAMED DRAWINGS ONLY. SEE CLARIFICATION OF INCONSISTENCIES - COMPLETE. <input type="checkbox"/> EXISTENCE DESIGN REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED. <input type="checkbox"/> DESIGN DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED. <input type="checkbox"/> DESIGN DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED. <input type="checkbox"/> CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.		26-52 QUEENS PARADE FITZROY NORTH MELBOURNE VIC 3068	
						WWW.FENDERKATSALIDIS.COM 2 HERRIDGE QUAY, SOUTHBRIDGE VICTORIA 3006 AUSTRALIA TELEPHONE: +61 3 9406 3006 FENDER KATSALIDIS (AUSTRALIA) PTY LTD ACN 08 063 002	

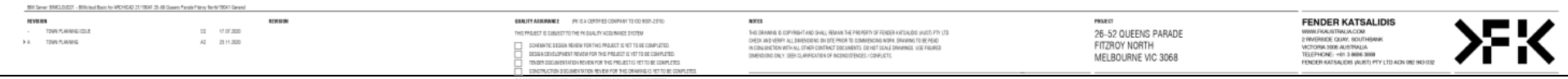
Agenda Page 108

Attachment 2 - PLN16/0434 - 26 - 56 Queens Parade, Fitzroy North - VCAT Amended Plans Part 2

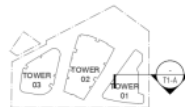
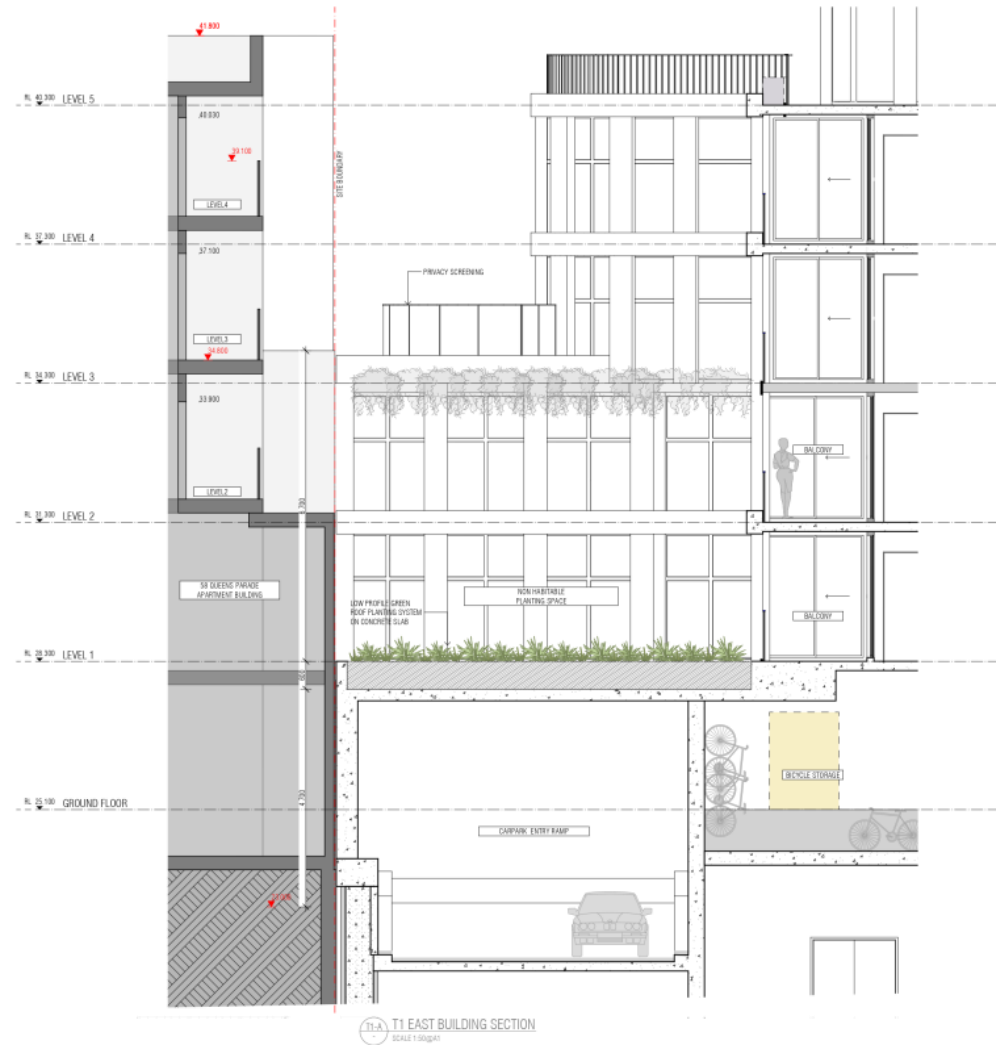
-
- The diagram shows three irregular shapes representing towers, labeled 'TOWER 01', 'TOWER 02', and 'TOWER 03'. Tower 01 is on the right, Tower 02 is in the middle, and Tower 03 is on the left. A circle with a cross inside, representing an antenna, is located to the left of Tower 03. A line connects the antenna to Tower 03.



Agenda Page 109



Attachment 2 - PLN16/0434 - 26 - 56 Queens Parade, Fitzroy North - VCAT Amended Plans Part 2



0001 Series: 0000000001 - 0000000001 - 0000000001 - 0000000001 - 0000000001 - 0000000001 - 0000000001 - 0000000001 - 0000000001 - 0000000001

REVISION
A TOWN PLANNING AC 23.11.2020

QUALITY ASSURANCE
THIS PROJECT IS SUBJECT TO THE QUALITY ASSURANCE SYSTEM
SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS NOT TO BE COMPLETED
DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS NOT TO BE COMPLETED
TOWN DEVELOPMENT REVIEW FOR THIS PROJECT IS NOT TO BE COMPLETED
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DIMENSIONS ONLY. ADDITIONAL DIMENSIONS FOR MODIFICATIONS TO BE COMPLETED.

DATE 23.11.2020
JOB NO. 19041
SCALE 1:100 @ A1

PROJECT
26-52 QUEENS PARADE
FITZROY NORTH
MELBOURNE VIC 3068

DRAWING TITLE
DETAILED SECTIONS 01

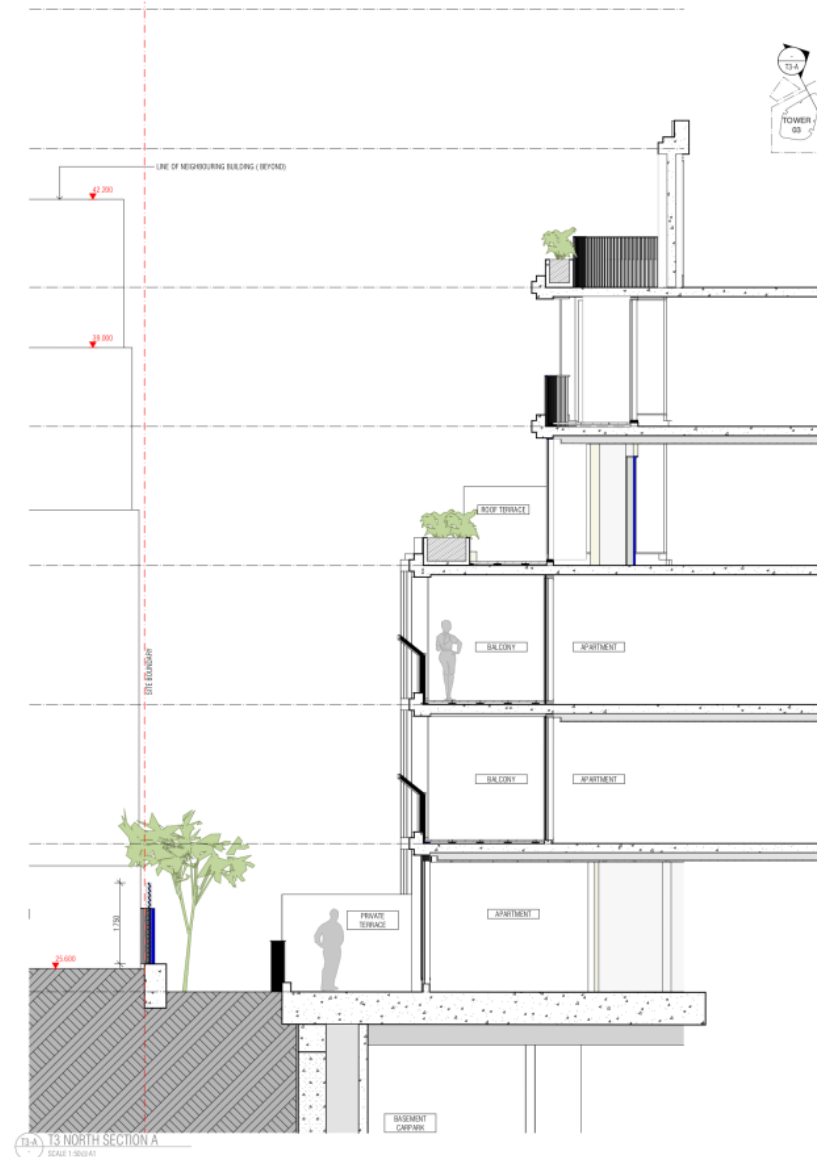
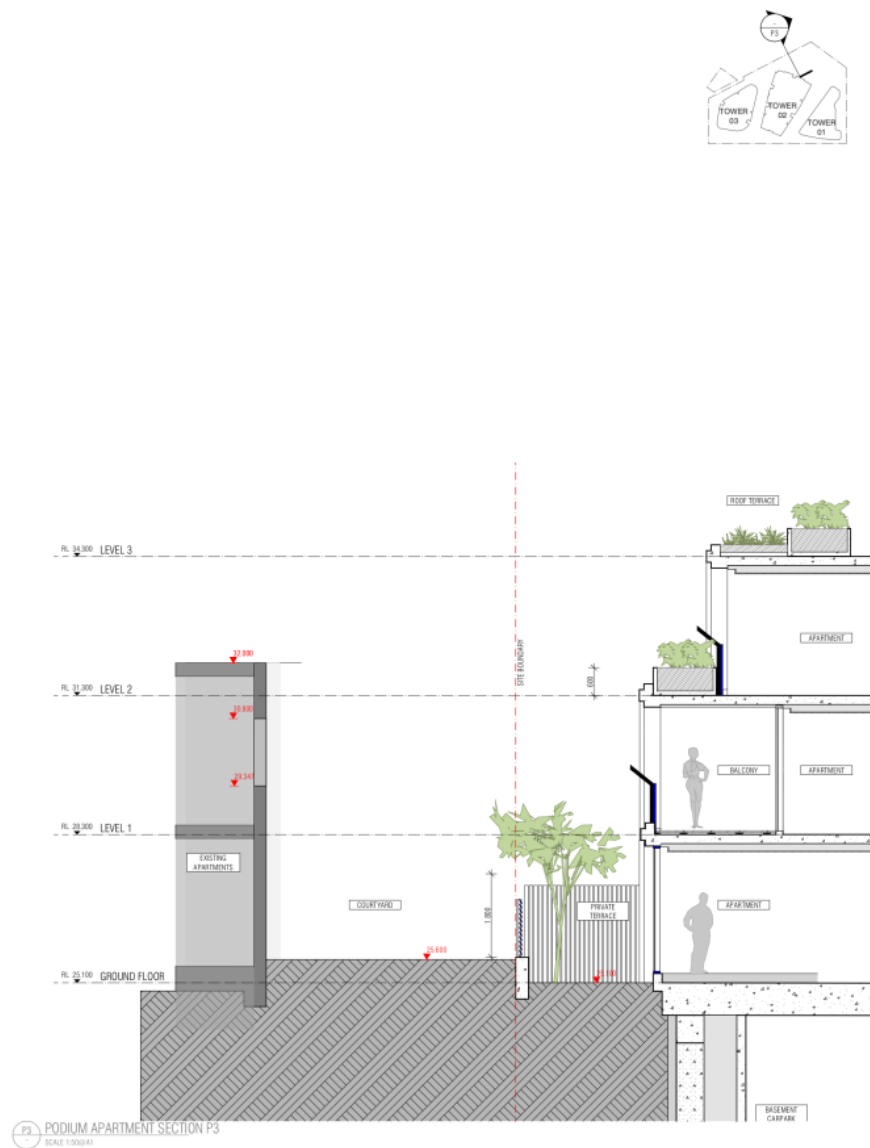
FENDER KATSALIDIS
WWW.FENDERKATSALIDIS.COM
2 RIVERBEND QUAY, SOUTHEAST
MELBOURNE VIC 3006
TELEPHONE: +61 3 9466 3000
FENDER KATSALIDIS (AUSTRALIA) PTY LTD ACH 000 000 000



REVISION
TOWN PLANNING

REVISION NO.
A TP271

Attachment 2 - PLN16/0434 - 26 - 56 Queens Parade, Fitzroy North - VCAT Amended Plans Part 2



2024 Drawn: 2024/11/01 - 2024/11/01 Drawn: 2024/11/01 Drawn: 2024/11/01 Drawn: 2024/11/01

REVISION
A TOWN PLANNING
AC 23.11.2020

REVISION

QUALITY ASSURANCE (BY A QUALIFIED COMPANY TO THE 2019) THIS PROJECT IS SUBJECT TO THE QUALITY ASSURANCE SYSTEM
☐ SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS NOT TO BE COMPLETED
☐ DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS NOT TO BE COMPLETED
☐ TOWN DOCUMENTATION REVIEW FOR THIS PROJECT IS NOT TO BE COMPLETED
☐ CONSTRUCTION DOCUMENTATION REVIEW FOR THIS PROJECT IS NOT TO BE COMPLETED
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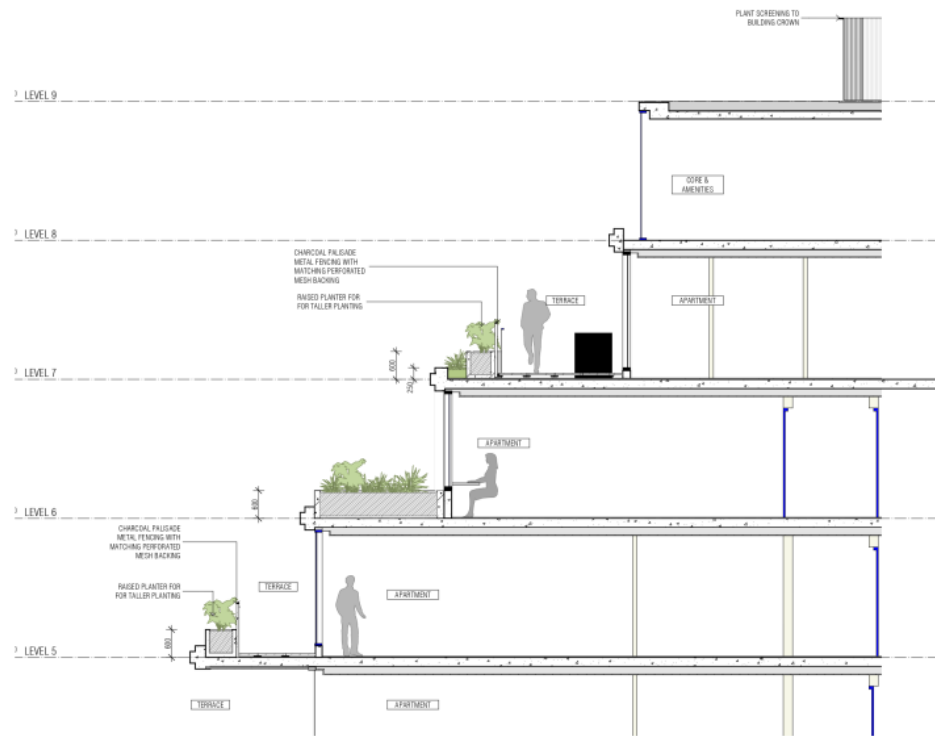
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 DIMENSIONS ONLY. ADDITIONAL DIMENSIONS TO BE PROVIDED TO THE CONTRACTOR.

PROJECT
 26-52 QUEENS PARADE
 FITZROY NORTH
 MELBOURNE VIC 3008

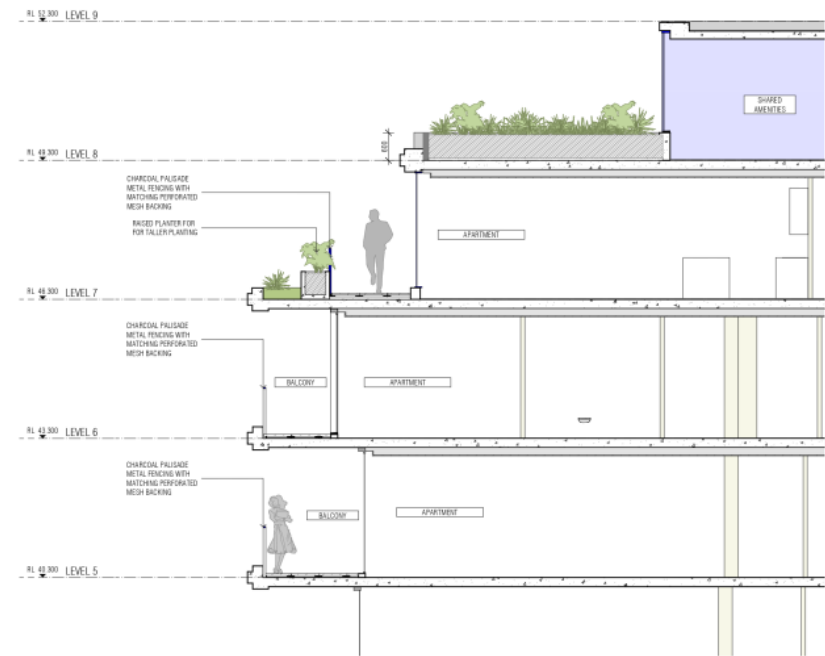
FENDER KATSALIDIS
 2024/11/01
 2 RIVERVIEW QUAY, SOUTHBRIDGE
 VICTORIA 3006 AUSTRALIA
 TELEPHONE: +61 3 9666 3008
 FENDER KATSALIDIS (AUST) PTY LTD ACH 082 943 032



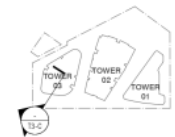
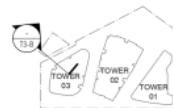
Attachment 2 - PLN16/0434 - 26 - 56 Queens Parade, Fitzroy North - VCAT Amended Plans Part 2



T3-8 T3 WEST BUILDING SECTION B
SCALE 1:50 @ A1



T3-C T3 SOUTH BUILDING SECTION C
SCALE 1:50 @ A1

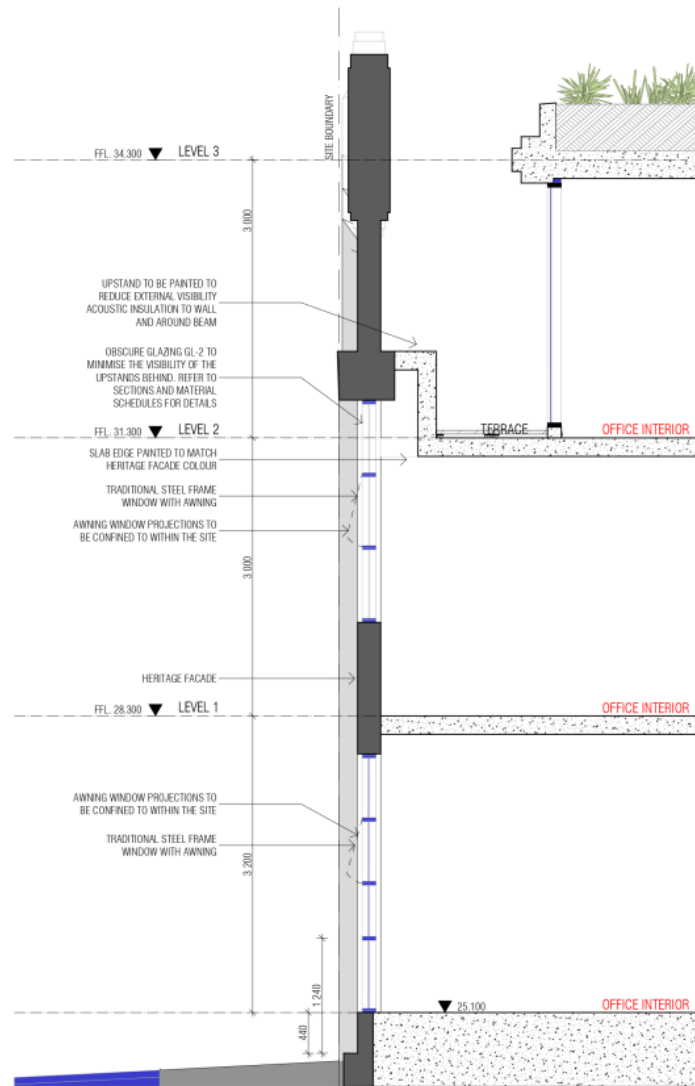


SWI Server: SWI600027 - SWI6000 Basis for APCHQAD 21/19041 25-08 Queen Parade Fitzroy North/19041 Genoa

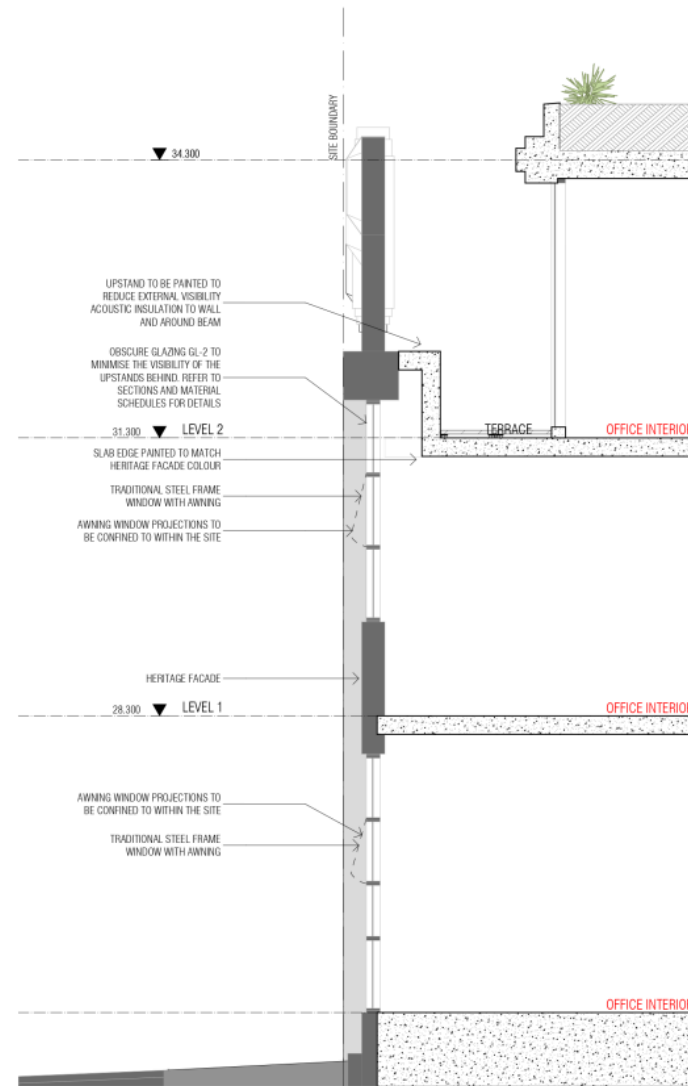
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Attachment 3 - PLN16/0434 - 26 - 56 Queens Parade, Fitzroy North - VCAT Amended Plans Part 3



SECTION AA
SCALE 1:250



SECTION BB
SCALE 1:250

001/2019/0000000 - 001/2019/0000000 - 001/2019/0000000 - 001/2019/0000000

REVISION	DATE	DESCRIPTION
1	17.07.2020	TOWN PLANNING
2	23.11.2020	TOWN PLANNING

QUALITY ASSURANCE - BY A QUALIFIED COMPANY TO ISO 9001:2015
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[] DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS NOT TO BE COMPLETED
[] TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS NOT TO BE COMPLETED
[] CONSTRUCTION DOCUMENTATION REVIEW FOR THIS PROJECT IS NOT TO BE COMPLETED
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REVISION **DATE** **DESCRIPTION** **PROJECT NAME** **JOB NO.** **SCALE**
DN 23.11.2020 SK 19041 1:25@A1

PROJECT
26-52 QUEENS PARADE
FITZROY NORTH
MELBOURNE VIC 3068

FENDER KATSALIDIS
WWW.FENDERKATSALIDIS.COM
2 RIVERVIEW QUAY, SOUTHDALE
VIC 3006 AUSTRALIA
TELEPHONE: +61 3 9466 3000
FENDER KATSALIDIS (AUSTRALIA) PTY LTD ACN 062 183 032

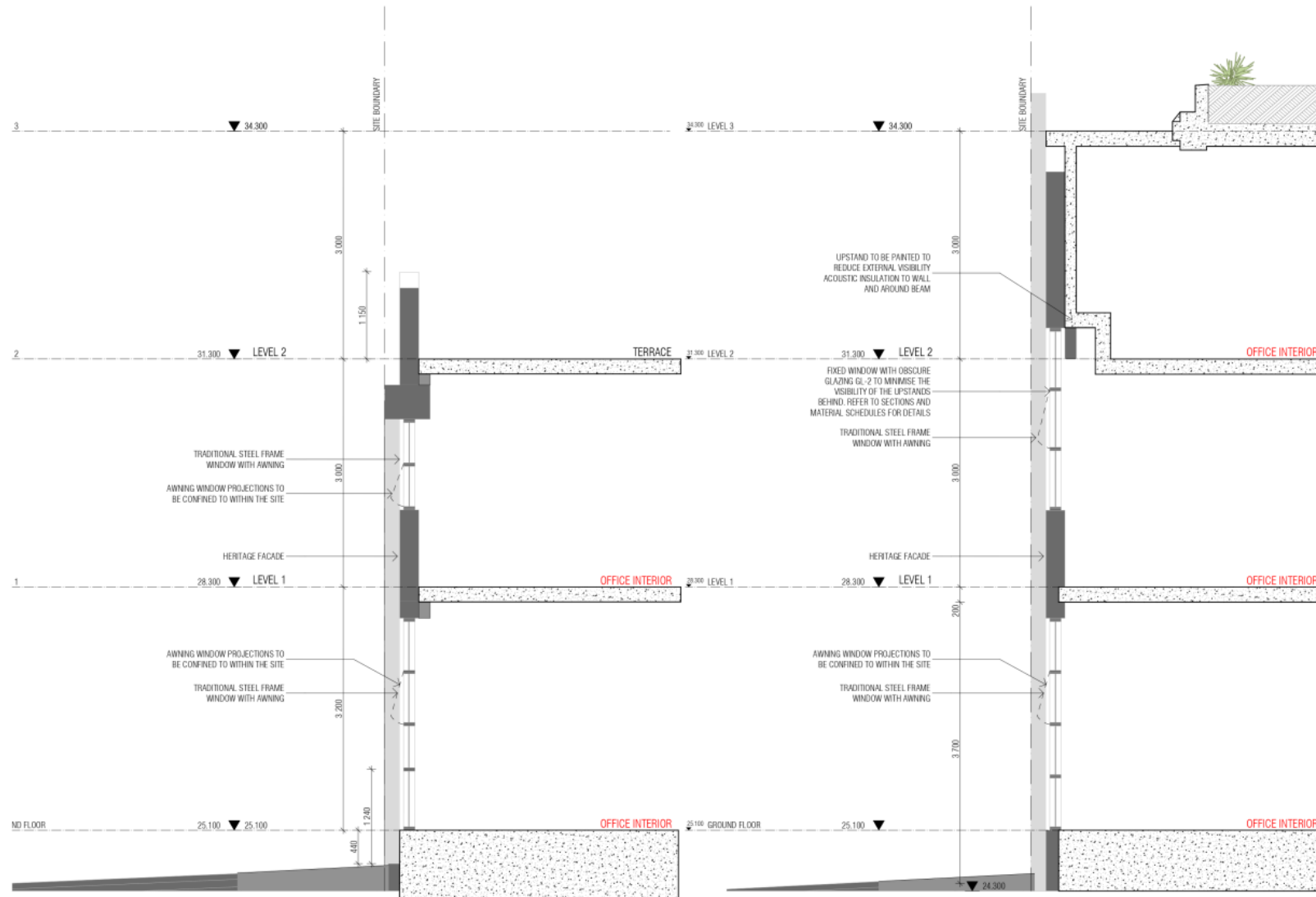


REVISION **DATE** **DESCRIPTION** **PROJECT NAME** **JOB NO.** **SCALE**

TOWN PLANNING

TP301

Attachment 3 - PLN16/0434 - 26 - 56 Queens Parade, Fitzroy North - VCAT Amended Plans Part 3



HFC SECTION CC
SCALE 1/25 (X1)

HFD SECTION DD
SCALE 1/25=DAT

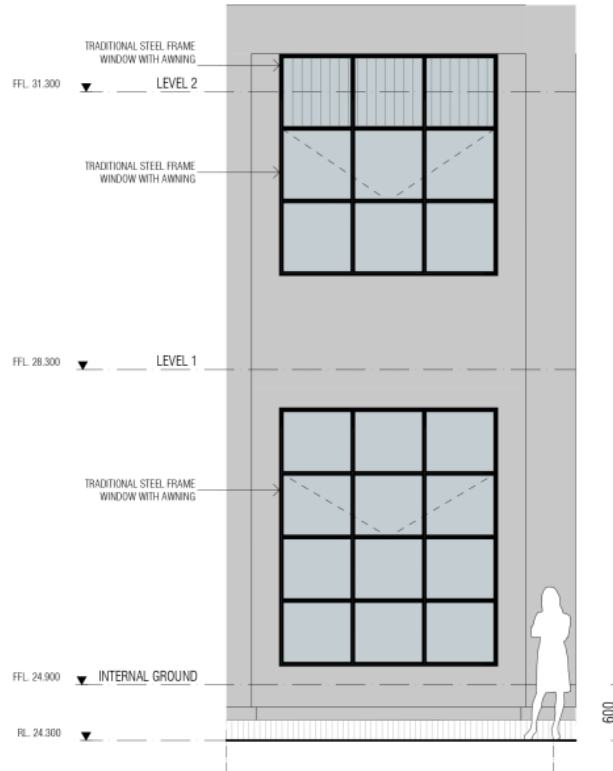
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Attachment 3 - PLN16/0434 - 26 - 56 Queens Parade, Fitzroy North - VCAT Amended Plans Part 3

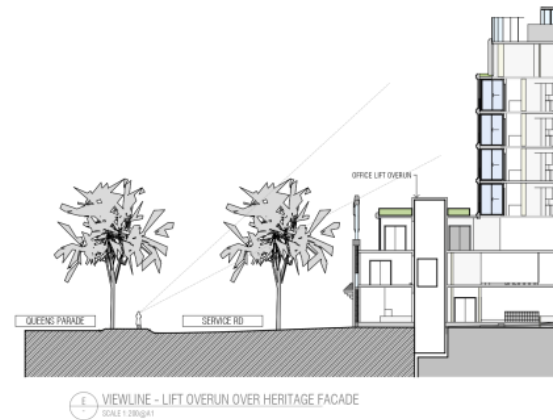
SECOND HERITAGE TREATMENT DETAILED AS PER CONDITION 1g) IF REQUIRED TO BE OPENABLE, THE WINDOWS MUST USE TRADITIONAL STEEL FRAMED SYSTEMS INCLUDING ONLY HOPPER, AWNING OR PIVOT SASH ARRANGEMENTS

BIFOLD TREATMENT CONDITION REMOVED AND REPLACED WITH UNIFORM AWNING CONDITION ACROSS ALL HERITAGE WINDOWS

GROUND FLOOR WINDOW OFFICE DETAIL - FIXED WINDOW WITH AWNING



HERITAGE FACADE DETAILED ELEVATION
SCALE 1:25@A1



VIEWLINE - LIFT OVERUN OVER HERITAGE FACADE
SCALE 1:20@A1

2024 Survey: 2024/01/01 - 2024/01/01 - 2024/01/01 - 2024/01/01 - 2024/01/01 - 2024/01/01 - 2024/01/01 - 2024/01/01 - 2024/01/01 - 2024/01/01

REVISION	DATE	BY	REVISION
1	17.07.2020	SS	TOWN PLANNING ISSUE
2	23.11.2020	AC	TOWN PLANNING

REVISION	DATE	BY	REVISION
1	17.07.2020	SS	TOWN PLANNING ISSUE
2	23.11.2020	AC	TOWN PLANNING

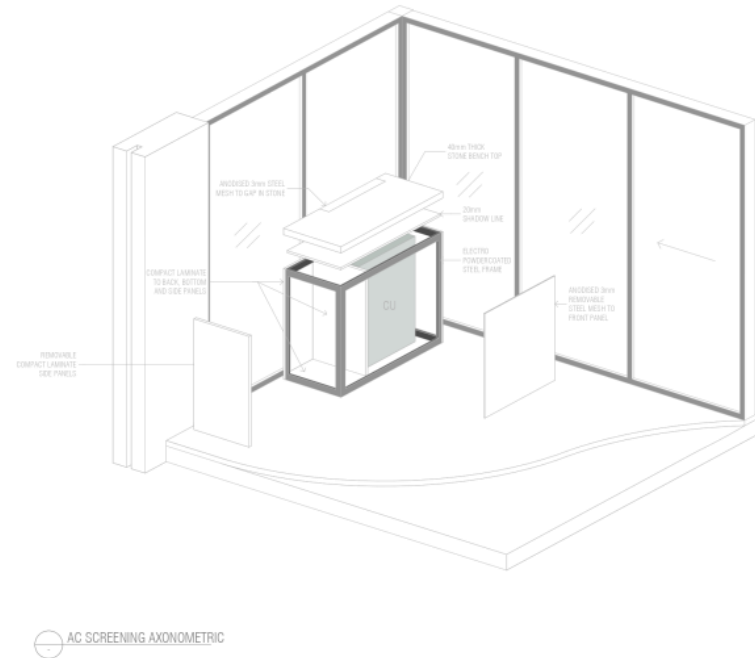
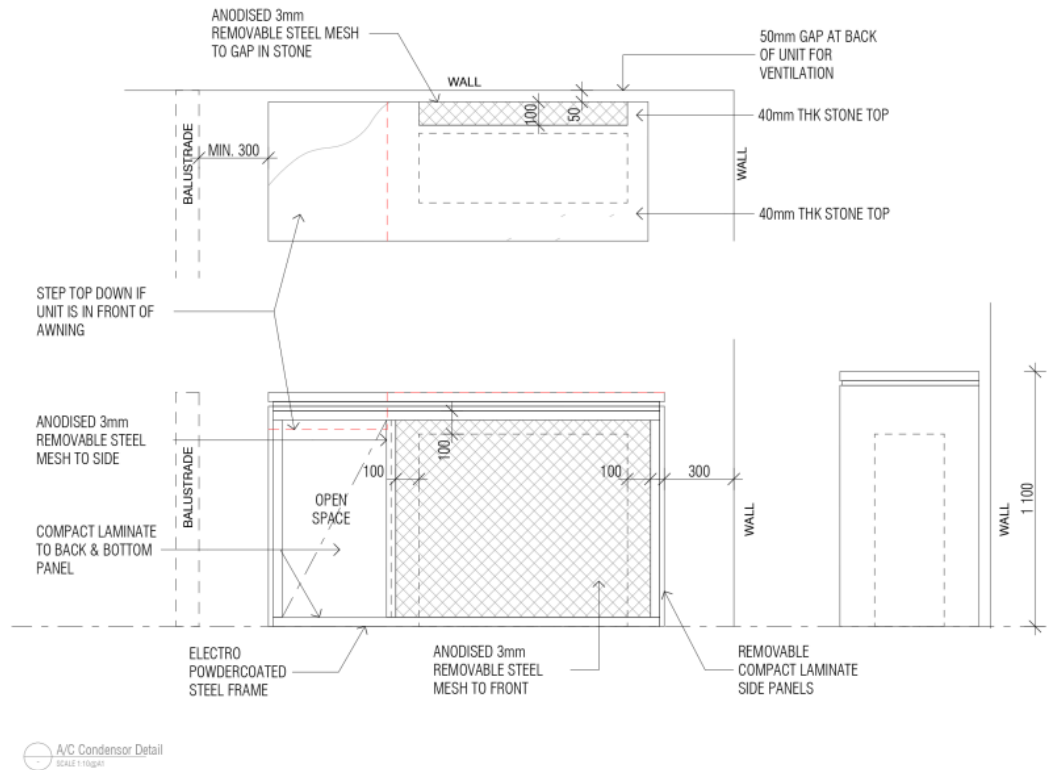
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FENDER KATSALIDIS (PVT) LTD. 100/101 ST. LOUIS ST. MELB. VIC 3008
TELEPHONE: +61 3 9466 3008
FAX: +61 3 9466 3009
WWW.FENDERKATSALIDIS.COM

PROJECT
26-52 QUEENS PARADE
FITZROY NORTH
MELBOURNE VIC 3008

FENDER KATSALIDIS
WWW.FENDERKATSALIDIS.COM
2 RIVERBEND QUAY, SOUTHMEAD
VIC 3006 AUSTRALIA
TELEPHONE: +61 3 9466 3008
FAX: +61 3 9466 3009



Attachment 3 - PLN16/0434 - 26 - 56 Queens Parade, Fitzroy North - VCAT Amended Plans Part 3



2024 Drawn: 22/01/2024 - 2024 Drawn: 22/01/2024 - 2024 Drawn: 22/01/2024

REVISION
1. TOWN PLANNING ISSUE
2. TOWN PLANNING

DATE
17.07.2020
23.11.2020

REVISION
1. TOWN PLANNING ISSUE
2. TOWN PLANNING

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PROJECT
26-52 QUEENS PARADE
FITZROY NORTH
MELBOURNE VIC 3068

FENDER KATSALIDIS
WWW.FENDERKATSALIDIS.COM
2 RIVERBEND QUAY, SOUTHDAK
MELBOURNE VIC 3000
TELEPHONE: +61 3 9466 3000
FENDER KATSALIDIS (AUSTRALIA) PTY LTD ACHD INC 1631032





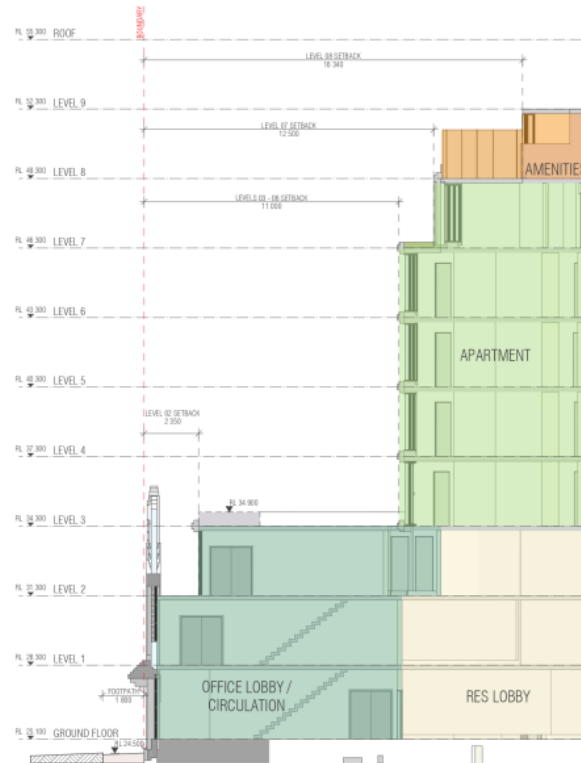
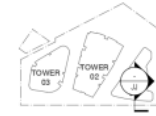
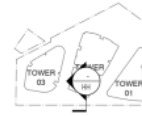
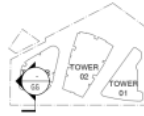
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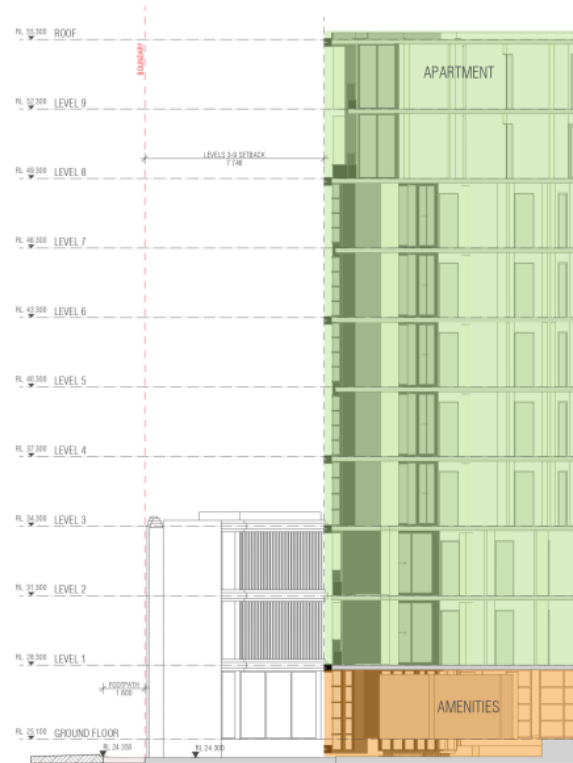


Agenda Page 123

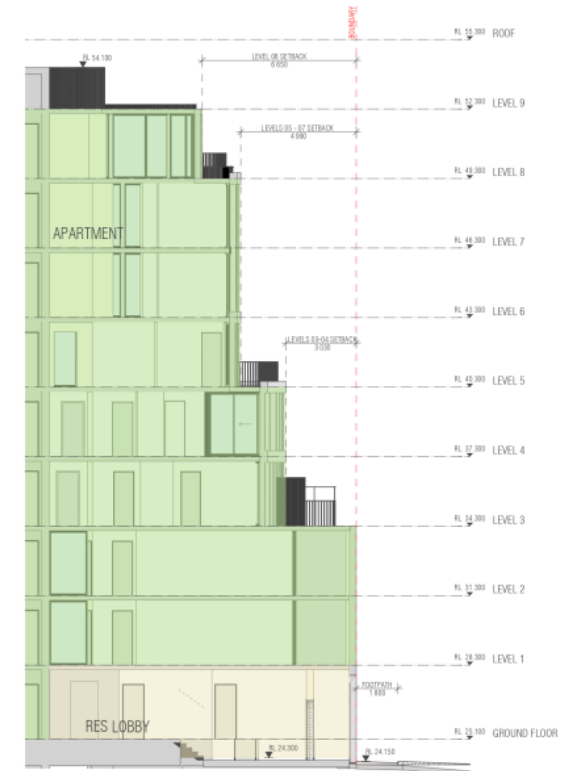
Attachment 3 - PLN16/0434 - 26 - 56 Queens Parade, Fitzroy North - VCAT Amended Plans Part 3



GG FRONT SETBACK SECTION GG
SCALE 1:100@A1



HH FRONT SETBACK SECTION HH
SCALE 1:100@A1



FRONT SETBACK SECTION JJ
SCALE 1"=100'(±1)

BIOL Server: BIOCLUST - BIOLoud Basic for NCBIHEAD 21/19041 28-08 Queens Parade Fitzroy North/19041 Genes

REVISION			
-	TOWN PLANNING ISSUE	JD	23.11.2020

EQUALITY ASSURANCE **ISO 9001 CERTIFIED COMPANY**

THIS PROJECT IS SUBJECT TO THE FIDELITY 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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DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONSIDERENCES / CONFLICTS.

ISSN	DATE	CHECKED	POST DATE
------	------	---------	-----------

PROJECT
26-52 QUEENS PARADE
FITZROY NORTH
MELBOURNE VIC 3068

DRAWING TITLE
FRONT SETBACK DETAILS

FENDER KATSALIDIS
WWW.FKALISTRAALIA.COM
2 RIVERSIDE QUAY, SOUTHBANK
VICTORIA 3006 AUSTRALIA
TELEPHONE: +61 3 9556 3698
FENDER KATSALIDIS AUSTRALIA PTY LTD A/CN 082 943 032

USE PURPOSE

TOWN PLANNING



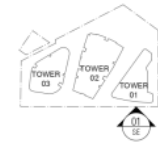
REV. CRATING NO.
- **TP354**

- (15) GREY VISION GLAZING WITH CHARCOAL METAL FRAME
- (16) GREY VISION GLAZING WITH VERTICAL CERAMIC FRIT
- (17) GREY VISION GLAZING WITH VERTICAL CERAMIC FRIT
- (18) GREY VISION GLAZING WITH HORIZONTAL CERAMIC FRIT
- (19) GREY VISION GLAZING WITH HORIZONTAL CERAMIC FRIT
- (20) CLEAR GLAZING WITH CHARCOAL METAL FRAME
- (21) BLACK SANDPANEL GLAZING WITH CHARCOAL METAL FRAME

- (22) CONCRETE LIGHT FINISH
- (23) LIGHT MASONRY
- (24) CONCRETE LIGHT COLOURED
- (25) CONCRETE CHARCOAL FINISH
- (26) CONCRETE PLANTER CHARCOAL

- (27) PAINT FINISH CHARCOAL

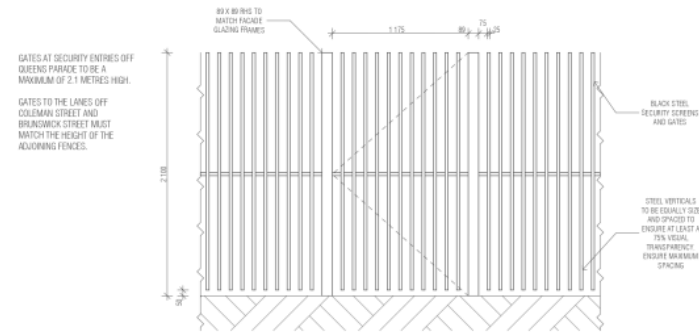
- (28) METAL BLACK
- (29) METAL CHARCOAL



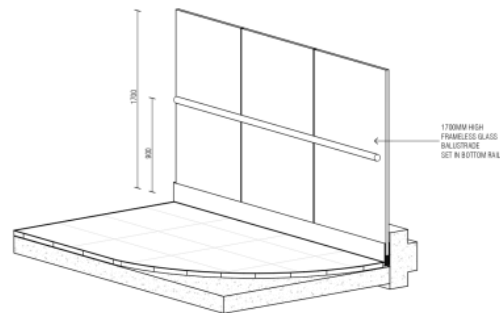
SE SERVICE ENTRY ELEVATION
SCALE 1/8"=1'-0"

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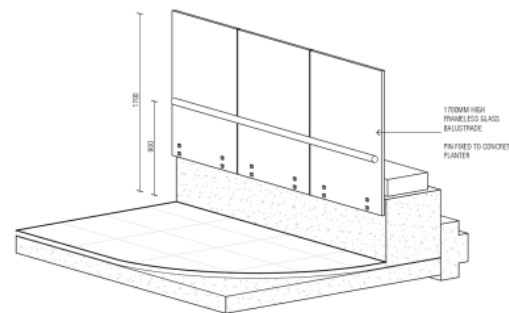
Attachment 3 - PLN16/0434 - 26 - 56 Queens Parade, Fitzroy North - VCAT Amended Plans Part 3



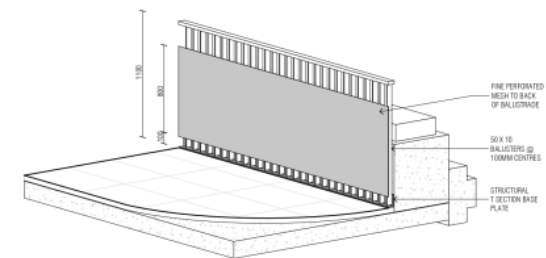
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SCALE 1:20@H



(E) POOL SCREEN ELEVATION
SCALE 1:20@H



(F) POOL FENCING (WITH PLANTER)
SCALE 1:20@H



(G) TYPICAL BALUSTRADE
SCALE 1:20@H

0001 Series: 0000000001 - 0000000001 - 0000000001 - 0000000001 - 0000000001 - 0000000001 - 0000000001 - 0000000001 - 0000000001 - 0000000001

REVISION	DATE	BY	REVISION
1	17.07.2020	AC	TOWN PLANNING ISSUE
2	23.11.2020	AC	TOWN PLANNING

QUALITY ASSURANCE	DATE	BY	REVISION
1	23.11.2020	AC	DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS NOT TO BE COMPLETED
2	23.11.2020	AC	DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS NOT TO BE COMPLETED
3	23.11.2020	AC	DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS NOT TO BE COMPLETED
4	23.11.2020	AC	DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS NOT TO BE COMPLETED
5	23.11.2020	AC	DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS NOT TO BE COMPLETED
6	23.11.2020	AC	DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS NOT TO BE COMPLETED
7	23.11.2020	AC	DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS NOT TO BE COMPLETED
8	23.11.2020	AC	DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS NOT TO BE COMPLETED
9	23.11.2020	AC	DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS NOT TO BE COMPLETED
10	23.11.2020	AC	DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS NOT TO BE COMPLETED

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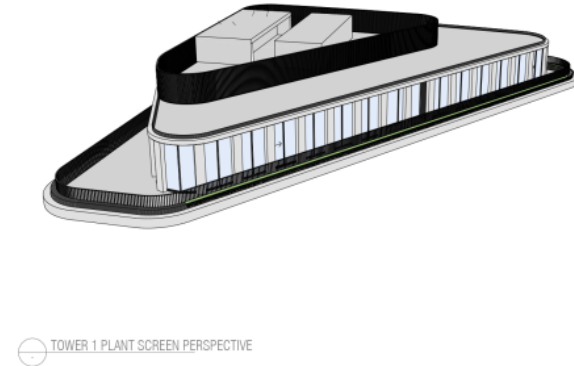
PROJECT
26-52 QUEENS PARADE
FITZROY NORTH
MELBOURNE VIC 3008

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DESIGN PURPOSE
TOWN PLANNING

DATE
A
DRAWING NO.
TP356





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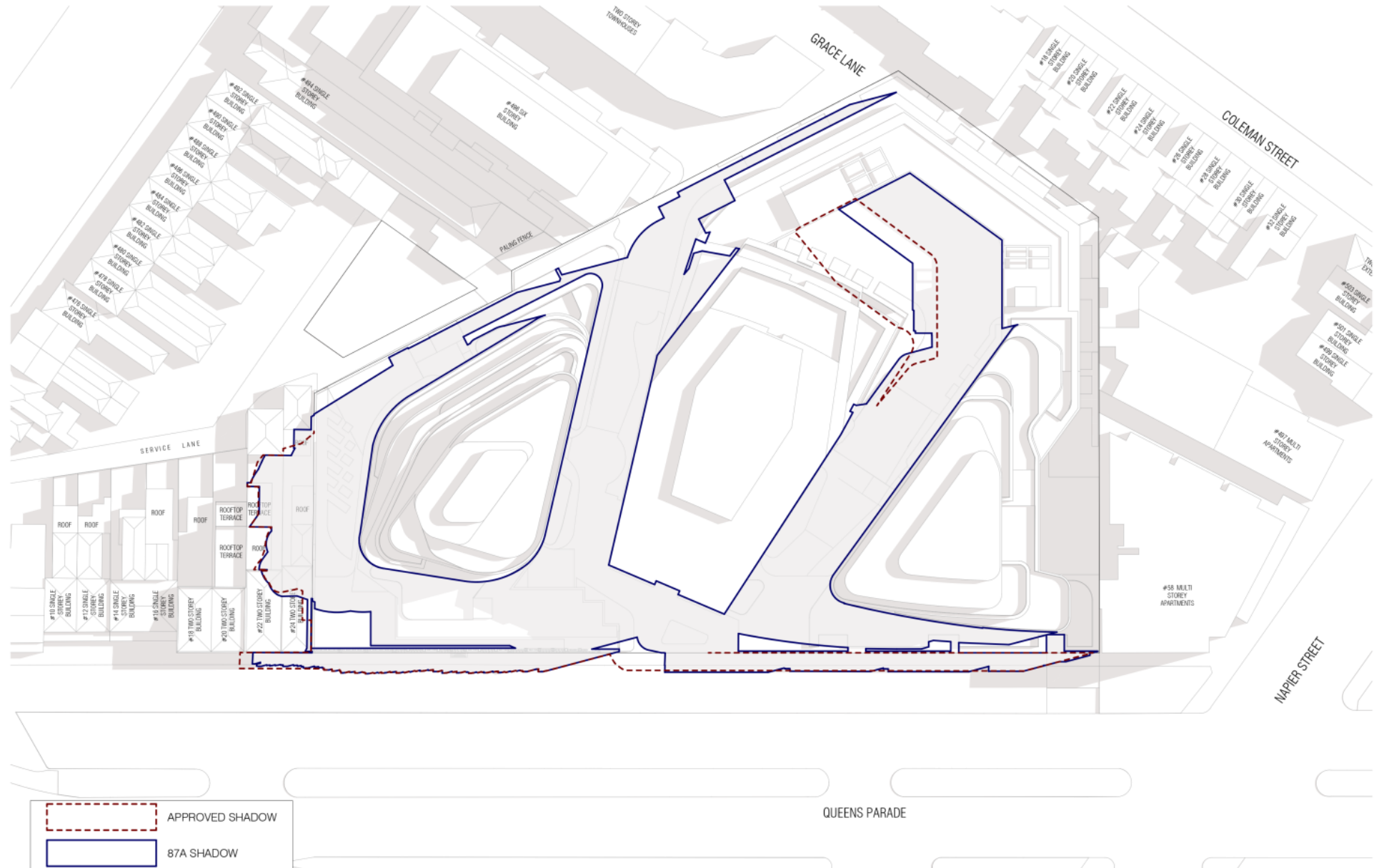


REF.	EXAMINER NO.
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SHADOW COMPARISON BETWEEN ENDORSED

REV. 01/01
A **TP500**

Attachment 3 - PLN16/0434 - 26 - 56 Queens Parade, Fitzroy North - VCAT Amended Plans Part 3



2024 Plan: 2024/04/04 - 2024/04/04 - 2024/04/04 - 2024/04/04 - 2024/04/04 - 2024/04/04 - 2024/04/04 - 2024/04/04 - 2024/04/04 - 2024/04/04

REVISION	DATE	DESCRIPTION
1	17.02.2020	TOWN PLANNING CODE
2	23.11.2020	TOWN PLANNING

REVISION	DATE	DESCRIPTION
1	17.02.2020	TOWN PLANNING CODE
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REVISION	DATE	DESCRIPTION
1	17.02.2020	TOWN PLANNING CODE
2	23.11.2020	TOWN PLANNING

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 26-56 QUEENS PARADE
 FITZROY NORTH
 MELBOURNE VIC 3068

FK

TOWN PLANNING

TP501



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FK

REF. **TP502**



SWI Server: SWACLOUDST - SWIcloud Basic for APC/HEAD 21/19041 25-08 Queens Parade 1st try North 19041 General

QUALITY ASSURANCE (PM IS A CERTIFIED COMPANY TO ISO 9001-2015)

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<input type="checkbox"/>	DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
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PROJECT
26-52 QUEENS PARADE
FITZROY NORTH
MELBOURNE VIC 3068

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REV. **TP503**
A

Agenda Page 131



經手事項	經手日期
- TOWN PLANNING ISSUE	SS 17.07.2020
> A. TOWN PLANNING	AE 29.11.2020

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PLST DATE	JOB NO.	SCALE
26.11.2020	19041	1:250@A

FK

TOWN PLANNING

REV. A
DRAWING NO. TP504



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PLST DATE	JOB NO.	SCALE
26.11.2020	19041	1:250@A

SHADOW COMPARISON BETWEEN ENDORSED
SCHEME AND AMENDED SCHEME - 21 SEP - 1400

TOWN PLANNING

REF. DRAWING NO.
A **TP505**

Attachment 3 - PLN16/0434 - 26 - 56 Queens Parade, Fitzroy North - VCAT Amended Plans Part 3



2019 Scheme: 2019/04/34 - 26-56 Queens Parade Part 3 - 26-56 Queens Parade Part 3 - 26-56 Queens Parade Part 3 - 26-56 Queens Parade Part 3

REVISION	DATE	DESCRIPTION
1	17.02.2020	TOWN PLANNING
2	23.11.2020	TOWN PLANNING

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PROJECT
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DATE 23.11.2020
SCALE 1:250 @ A1
PROJECT 26.11.2020
JOB NO. 19041
SCALE 1:250 @ A1

DRAWING TITLE
 SHADOW COMPARISON BETWEEN ENDORSED
 SCHEME AND AMENDED SCHEME - 21 SEP - 1500

REVISION
 TOWN PLANNING

DATE 23.11.2020
SCALE 1:250 @ A1
PROJECT 26.11.2020
JOB NO. 19041
SCALE 1:250 @ A1

Attachment 3 - PLN16/0434 - 26 - 56 Queens Parade, Fitzroy North - VCAT Amended Plans Part 3



61
CLEAR GLASS

CLEAR GLAZING WITH VERTICAL CERAMIC FRIT

612
CLEAR GLAZING WITH VERTICAL CERAMIC FRIT

530
CLEAR GLAZING WITH HORIZONTAL CERAMIC FRIT

ELEVATION FINISHES LEGEND

- ① CLEAR GLASS
- ② CLEAR GLAZING WITH VERTICAL CERAMIC FRIT
- ③ CLEAR GLAZING WITH VERTICAL CERAMIC FRIT
- ④ CLEAR GLAZING WITH HORIZONTAL CERAMIC FRIT
- ⑤ CLEAR GLAZING WITH HORIZONTAL CERAMIC FRIT
- ⑥ GREY VISION GLASS
- ⑦ CONCRETE LIGHT FINISH
- ⑧ LIGHT MASONRY
- ⑨ CONCRETE LIGHT COLOURED
- ⑩ PAINT FINISH CHARCOAL
- ⑪ METAL BLACK
- ⑫ METAL GREY
- ⑬ METAL CHARCOAL
- ⑭ METAL CHARCOAL
- ⑮ RENDER HERITAGE PALE GREY/OFF WHITE
- ⑯ RENDER HERITAGE OFF-WHITE
- ⑰ LIGHT RENDER FINISH
- ⑱ TIMBER LOOK FINISH

①④
CLEAR GLAZING WITH HORIZONTAL CERAMIC FRIT



GREY VISION GLASS



CONCRETE LIGHT FINISH



Ⓢ
LIGHT MASONRY



PAINT FINISH CHARCOAL



 METAL BLACK



METAL CHARCOAL



⑪
TIMBER LOOK FINISH

RENDER HERITAGE MID HIRST QUARTER
NOTE: FINAL COLOUR WILL BE CONFIRMED AFTER PAINT SAMPLING AND ANALYSIS PROCESS IS COMPLETED BY SUITABLE QUALIFIED HERITAGE CONSULTANT.

PAINT HERITAGE MID-HIRST QUARTER
NOTE: FINAL COLOUR WILL BE CONFIRMED AFTER PAINT SAMPLING AND ANALYSIS PROCESS IS COMPLETED BY SUITABLE QUALIFIED HERITAGE CONSULTANT.

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Attachment 4 - PLN16/0434 - 26 - 56 Queens Parade, Fitzroy North - Amended VCAT Proposal referrals

PLN16/0434 – 26 – 56 Queens Parade, Fitzroy North

Referral Comments

Attachment 4 - PLN16/0434 - 26 - 56 Queens Parade, Fitzroy North - Amended VCAT Proposal referrals



MEMO

To: Mary Osman
From: Mark Pisani
Date: 25 November 2020
Subject: Application No: PLN16/0434
 Description: Amended Proposal
 Site Address: 26-56 Queens Parade, Fitzroy North

I refer to the above Planning Application received on 24 November 2020 in relation to the proposed development at 26-56 Queens Parade, Fitzroy North. Council's Civil Engineering unit provides the following information:

Drawings and Documents Reviewed

	Drawing No. or Document	Revision	Dated
City of Yarra	Planning Permit PLN16/0434		6 July 2018
Fender Katsalidis Architects	TP002 <i>Development Summary</i>	A	23 November 2020
	TP003 <i>Development Summary</i>	A	23 November 2020
	TP010 <i>Existing Site Plan</i>	A	23 November 2020
	TP097 <i>Basement Level 3 Plans</i>	A	23 November 2020
	TP098 <i>Basement Level 2 Plans</i>	A	23 November 2020
	TP099 <i>Basement Level 1 Plans</i>	A	23 November 2020
	TP100 <i>Ground Floor Plan</i>	-	17 July 2020
	TP101 <i>Level 1 Plan</i>	-	17 July 2020
	TP260 <i>Ramp Section</i>	A	23 November 2020
	TP262 <i>Ramp Detail Section</i>	A	23 November 2020
Traffix Group	<i>Traffic & Parking Assessment Memorandum</i>		24 November 2020

Attachment 4 - PLN16/0434 - 26 - 56 Queens Parade, Fitzroy North - Amended VCAT Proposal referrals

CAR PARKING PROVISION

Proposed Use	Endorsed Proposal		Amended Proposal	
	Quantity/ Size	Car Parking Provision	Quantity/ Size	Car Parking Provision
Studio Dwellings			55	325
One-Bedroom Dwellings	103	217	154	
Two-Bedroom Dwellings	114		116	
Three-Bedroom Dwellings	46	92	12	24
Residential Visitors*	263 dwellings	9		
Rear Site (Dwellings)	3	6	3	6
Office			1,354 m ²	13
Gym			796 m ²	15
Retail	496 m ²	7	100 m ²	1
Unallocated		9		
Total		340 spaces		384 spaces

* Since the site is located within the Principal Public Transport Network Area, the residential visitor parking requirement does not apply.

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
<i>Parking Demand for the Dwellings</i>	<p>Under the endorsed proposal, the parking for the dwellings were supplied with the following rates:</p> <ul style="list-style-type: none"> Studio dwellings – 1.0 space per dwelling One-bedroom dwellings – 1.0 space per dwelling Two-bedroom dwellings – 1.0 space per dwelling Three-bedroom dwellings – 2.0 spaces per dwelling <p>The parking provision rates of the amended proposal is consistent with the endorsed proposal, which is in accordance with Clause 52.06-5.</p>

Attachment 4 - PLN16/0434 - 26 - 56 Queens Parade, Fitzroy North - Amended VCAT Proposal referrals

<i>Parking Demand for the Office Use</i>	<p>The office use would be supplied with an on-site car parking provision of 13 spaces, which equates to a rate of 0.96 spaces per 100 square metres of floor area. Office developments throughout the municipality have been approved by Council with reduced rates. A few examples include:</p> <ul style="list-style-type: none"> ▪ 60-88 Cremorne Street, Cremorne – 0.72 spaces/100 m² ▪ 506 & 508-510 Church Street, Cremorne – 1.09 spaces/100m² ▪ 2-16 Northumberland Street, Collingwood – 0.89 spaces/100m² <p>The proposed office parking rate of 0.96 spaces per 100 square metres of floor area is considered appropriate as the site has very good access to public transport and seeks to encourage more sustainable forms of transport.</p>
--	---

Parking Demand Consideration	Details
<i>Parking Demand for the Gym Use</i>	<p>The parking rate for the gym use is not specified under Clause 52.06-5 and parking is to the satisfaction of the Responsible Authority. The gym would be provided with 15 on-site spaces for both staff and patrons. The gym would have an on-site parking rate of 1.88 spaces per 100 m². Traffic Group has indicated that the NSW Roads and Maritime Services' <i>Guide to traffic generating developments</i> has a gym rate of 3.0 spaces per 100 square metres of floor area. For the proposed gym, this would equate to 23 spaces. The shortfall of eight spaces would be accommodated off-site.</p> <p>We are satisfied with the proposed provision of 15 spaces for the gym.</p>
<i>Parking Demand for the Café Use</i>	<p>One space would be allocated to the café use. Normally, a staff parking rate of 1.0 space per 100 square metres of floor area is adopted.</p> <p>The provision of one space for this use in the amended proposal is considered appropriate.</p>

Adequacy of Car Parking

From a traffic engineering perspective, the provision of car parking for the various uses on the site is considered appropriate in the context of the development and the surrounding area. The car parking demand rates for the dwellings are consistent with the endorsed proposal. The on-site parking rate for the office is consistent with recent approved office developments within the municipality. The site is very well positioned in terms of public transport nodes and the on-road bicycle network. The operation of the development should not adversely impact existing on-street parking conditions in the area.

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

TRAFFIC IMPACT

According Traffic Group, the amended proposal would result in an increase of 29 trips in each peak hour compared to the endorsed proposal. The resultant peak hour traffic volume for the development would now be 124 trips in each peak hour (an average of one vehicle every 2 minutes 4 seconds).

We agree that this level of traffic should not have a detrimental impact on the surrounding road network.

Attachment 4 - PLN16/0434 - 26 - 56 Queens Parade, Fitzroy North - Amended VCAT Proposal referrals

DEVELOPMENT LAYOUT DESIGN

Layout Design Assessment

Item	Assessment
Access Arrangements	
Development Entrance	The 6.7 metre wide development entrance satisfies the Australian/New Zealand Standard AS/NZS 2890.1:2004.
Visibility	The provision of a convex mirror in lieu of a pedestrian sight triangle for the exit lane of the entrance is considered satisfactory.
Headroom Clearance	A minimum headroom clearance of 3.56 metres has been provided for the accessway and satisfies AS/NZS 2890.1:2004.
Internal Ramped Accessways	The widths of the internal ramped accessways have not been dimensioned.
Car Parking Modules	
At-grade Parking Spaces	The dimensions of the car parking spaces (2.6 metres by 4.9 metres) satisfy <i>Design standard 2 – Car parking spaces</i> of Clause 52.06-9.
Accessible Parking Space	The accessible parking space and shared area have not been dimensioned.
Tandem Parking Sets	Tandem parking sets have lengths of 10.3 metres and satisfy <i>Design standard 1</i> .
Parallel Parking Spaces	The dimensions of the parallel parking spaces (2.4 metres by 6.1 metres) satisfy AS/NZS 2890.1:2004.
Aisles	The widths of the aisles range from 6.4 metres to 7.6 metres and satisfy <i>Table 2: Minimum dimensions of car parking spaces and accessways</i> of Clause 52.06-9.
Column Depths and Setbacks	Columns have been set back from the aisles by 250 mm and have depths of 1000 mm. The columns are positioned outside the parking space clearance envelopes and satisfy <i>Diagram 1 Clearance to car parking spaces</i> of Clause 52.06-9.
Clearances to Walls	For spaces adjacent to walls, clearances have not been dimensioned on the drawings.
Blind Aisle Extensions	Blind aisle extensions of no less than 1.0 metre have been provided throughout the basement car parks and satisfy AS/NZS 2890.1:2004.
Gradients	
Ramp Grade for First 5.0 metres inside Property	The entrance ramp has a grade of 1 in 22 extending for 9.3 metres inside the property from the boundary, and satisfies <i>Design standard 3: Gradients</i> .
Ramp Grades and Changes of Grade	The grades and changes of grade satisfy <i>Table 3: Ramp Gradients</i> of Clause 52.06-9.

Attachment 4 - PLN16/0434 - 26 - 56 Queens Parade, Fitzroy North - Amended VCAT Proposal referrals

Item	Assessment
Other Items	
Entry and Exit Movements into End Car Stacker Platforms	Although swept path diagrams have not been provided, we are satisfied that a B85 design vehicle can enter and exit each parking space satisfactorily, as blind aisle extensions have been provided.
Vehicle Crossing	A preliminary ground clearance check using the Trapeze plan management tool indicates that a B99 design vehicle can traverse the vehicle crossing without scraping or bottoming out.
Numbering of Spaces	Parking spaces have not been numbered.
Loading Arrangements	The loading bay (3.5 metres by 6.4 metres) can accommodate a small rigid vehicle. The loading arrangements are consistent with the previous proposal.
Porte Cochère	The porte cochère is consistent with the previous proposal

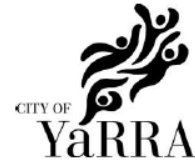
Design Items to be Addressed

Item	Details
Internal Ramped Accessways	To be dimensioned on the drawings and must have wall-to-wall widths of no less than 6.1 metres.
Accessible Parking Spaces	The accessible parking spaces and shared areas are to be dimensioned on the drawings and to comply with the Australian/New Zealand Standard AS/NZS 2890.6:2009.
Clearances to Walls	To be dimensioned on the drawings for spaces adjacent to walls.
Numbering of Parking Spaces	Parking spaces should be numbered in order to facilitate identification.



Mark Pisani
Senior Development Engineer
Civil Engineering unit

Attachment 4 - PLN16/0434 - 26 - 56 Queens Parade, Fitzroy North - Amended VCAT Proposal referrals



Memo

To: Mary Osman

Cc:

From: Fiona O'Byrne

Date: 02/12/2020

Subject: 26-56 Queens Parade, North Fitzroy

diverse

vibrant

exciting

inclusive

Dear Mary,

I refer to the Landscape Plans TP01-09 – Jack Merlo Design & Landscapes (Revision N, 23/11/2020) submitted for the proposed development at 26-56 Queens Parade, North Fitzroy and provide the following comments:

The revised plans generally meet the Planning Permit Conditions.

In relation to the notes regarding maintenance, can 'plant replacement' please be added to the list below in the Soil, Irrigation & Maintenance Schedule, TP9.

10. Maintenance Delivery and Specification requirements

- 1 The Owners Corporation will cover all maintenance costs of the landscape along common boundaries

Specification Requirements

A suitably qualified horticultural contractor is to be hired to complete the horticultural maintenance works. A specification of works shall be required to complete the required works to the aesthetic appearance and intent of the involved stakeholders.

An example of a descriptive landscape maintenance specification may include but are not limited to:

- Pruning General (dead, damaged and disease plant parts)
- Pruning of the trees (species specific requirements)
- Hedge pruning (frequency and desired appearance)
- Pruning of shrubs (size and shape)
- Weeding (hand or herbicide spraying by qualified applicator)
- Date and Time (when, and how long works will take)
- Equipment (appropriate power equipment and restrictions)
- Cleaning of rubbish (papers and garbage blown in paths and other surfaces)
- Spoil replacement (over time soils will subside and require replacement to appropriate level)
- Mulching (mulch schedule)
- Qualifications (suitably qualified and knowledgeable contractor to achieve specification requirements)

Attachment 4 - PLN16/0434 - 26 - 56 Queens Parade, Fitzroy North - Amended VCAT Proposal referrals

In relation to the proposed planting schedule for the green roof, Level 08 Tower 3, Landscape Plan and Sections (TP 07), can the quantity of plants per m2 be provided? Low growing succulents such as those proposed should be planted at high densities (up to 16 per square metre) to provide adequate coverage of the growing substrate and aid shading across the surface.

PLANTING SCHEDULE - GREEN ROOF

Symbol	Plant	Common Name	Pot Size	Quantity	Planted Height	Planted Width	Maintained Height	Maintained Width
E1	Echeveria x Imbricata	Blue Rose Echeveria	10cm	279	0.10m	0.10m	0.15m	0.25m
P1	Pachyphytum oviferum	Moonstone Plant	10cm	68	0.10m	0.10m	0.15m	0.25m
S2	Senecio serpens	Blue Chalksticks	10cm	115	0.10m	0.10m	0.20m	0.20m

In relation to the proposed Washingtonia robusta (Fan Palm) on the roof terrace, will this particular species require tree anchors? Please specify.

In relation to the rooftop planting, have load bearing weights for saturated bulk density been supported by suitably qualified engineers (I couldn't see evidence of this in the plans submitted).

If you require any further input, or would like to discuss these comments in more detail, please don't hesitate to contact me on 9205 5768.

Yours sincerely

Fiona O'Byrne
OPEN SPACE PLANNING & DESIGN

Attachment 4 - PLN16/0434 - 26 - 56 Queens Parade, Fitzroy North - Amended VCAT Proposal referrals

From: Athanasi, Atha
Sent: Tuesday, 1 December 2020 1:57 PM
To: Osman, Mary <Mary.Osman@yarracity.vic.gov.au>
Subject: RE: PLN16/0434 - 26 - 56 Queens Parade, Fitzroy North

Hi Mary,

The waste management plan for 26 - 56 Queens Parade, Fitzroy North authored by Leigh Design and dated 24/11/20 is not satisfactory from a City Works Branch's perspective.

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

1. All diagrams pertaining to the management of waste must be attached to the WMP, including the swept path diagram.

Regards,

Atha Athanasi

Contract Management Officer

Yarra Waste Services - City Works Branch

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

Attachment 4 - PLN16/0434 - 26 - 56 Queens Parade, Fitzroy North - Amended VCAT Proposal referrals



MeMO

TO: Mary Osman
cc:
FROM: Euan Williamson, ESD Advisor
DATE: 1.12.2020
SUBJECT: 26-52 Queens Parade, Clifton Hill

Mary,

I have reviewed the amended plans, prepared by Fender Katsalidis (21.11.2020), Daylight report prepared by Ark resources (23.11.2020) and the SMP prepared by ADP Consulting (24.11.2020). In summary, most of my previous concerns have been raised with two items outstanding (see below).

Daylight, Indoor Environment Quality and Amenity

- Previous concerns with access to daylight, IEQ and amenity appear to have been addressed. Daylight report from Ark Resources references further daylight modelling results still currently in progress. Request a finalised report demonstrating best practice daylight standards to be achieved in all habitable rooms.

Energy and Greenhouse Gas Emissions

- All previous raised issues have been addressed in the amended SMP. The commitment to a zero carbon performance standard is welcomed.
- Please remove the reference to "target" or "targetting" in the SMP as this could be viewed as ambiguous and lead to future misinterpretations and miscommunications. Prefer wording such as "deliver", "will achieve", "will implement", etc.

Bicycle Parking Location

- The bicycle parking facilities have improved, however they have only partially addressed my previous concerns raised, which are:
 - *Although the number of bicycle spaces provided appears to meet the minimum best practice standard for the number of bike parking spaces, the location of the majority of bicycle spaces on a lower level basement does not encourage the use of bicycles and should be relocated to ground floor with easy access to streets and clear, visible entry/exit points.*
- Recommend seeking further detailed advice from CoY Sustainable Transport team of specialists on how best to achieve this.

If you or the applicant would like to discuss my comments or recommendations, please don't hesitate to contact me.

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Planning Referral

To: Mary Osman
From: Chloe Wright
Date: 02/12/2020
Subject: Strategic Transport Comments
Application No: PLN16/0434
Description: Amendment application for a mixed-use development.
Site Address: 26 – 56 Queens Parade, Fitzroy North

I refer to the above amendment application and the accompanying Traffic statement prepared by Traffix Group in relation to the proposed development at 26 – 56 Queens Parade, Fitzroy North. Council's Strategic Transport unit provides the following information:

Access and Safety

No access or safety issues have been identified.

Bicycle Parking Provision

Statutory Requirement

Under the provisions of Clause 52.34-3 of the Yarra Planning Scheme, the development's bicycle parking requirements are as follows:

Proposed Use	Quantity/ Size	Statutory Parking Rate	No. of Spaces Required	No. of Spaces Allocated
Dwellings	337 dwellings	In developments of four or more storeys, 1 resident space to each 5 dwellings	67 Resident spaces	
		In developments of four or more storeys, 1 visitor space to each 10 dwellings	34 visitor spaces	
Office	1,354 sqm	1 employee space to each 300 sqm of net floor area if the net floor area exceeds 1000 sqm	5 employee spaces	
		1 visitor space to each 1000 sqm of net floor area if the net floor area exceeds 1000 sqm	1 visitor spaces	
Shop	100 sqm	1 employee space to each 600 sqm of leasable floor area if the leasable floor area exceeds 1000 sqm	0 employee spaces	

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		1 visitor space to each 500 sqm of leasable floor area if the leasable floor area exceeds 1000 sqm	0 visitor spaces	
Minor sport and recreation facility (gym)	796 sqm and 8 staff	1 employee space per 4 employees	2 employee spaces	
		1visitor space to each 200 sqm of net floor area	4 visitor spaces	
Bicycle Parking Spaces Total			67 resident spaces	288 resident spaces
			7 employee spaces	63 employee spaces
			39 visitor spaces	59 visitor spaces

Adequacy of visitor spaces

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

- 59 visitor spaces are proposed, which does not meet Council's best-practice rate¹ recommendation of 86 visitor spaces (84 spaces for residential and 2 visitor spaces for office). All of the visitor spaces are provided at the ground floor, including 5 at the rear laneway entrance, 14 in the central part of the site and 40 within the eastern building.
- Given the majority of visitor spaces are provided within the development, it is recommended that an additional 11 visitor bicycle spaces are provided at the ground floor visible from the public realm / people entering the site from Queens Pde.
- Wayfinding signage should be provided to direct visitors to the visitor bicycle parking area within the residential building.
- The layout of visitor bicycle spaces appears to meet clearance and access requirements of AS2890.3.

Adequacy of employee spaces

Number of spaces

351 resident / employee spaces are proposed, which meets Council's best practice rate² recommendation of 14 employee spaces and 337 resident spaces.

Design and location of employee spaces and facilities

The following comments are provided in relation to the location and design of employee bike parking:

¹ Category 6 of the Built Environment Sustainability Scorecard (BESS) offers this advice.

² Category 6 of the SDAPP offers the following for best-practice guidance for resident bicycle parking rates: "As a rule of thumb, at least one bicycle space should be provided per dwelling for residential buildings" and the following for employee office rates: "Non-residential buildings should provide spaces for at least 10% of building occupants." Assuming a floor-space occupancy of 1 staff member to 10sqm (which is the maximum rate allowed under the National Construction Code for fire safety), providing bicycle spaces for 10% of occupants results in a rate of 1 space per 100sqm of floor area

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- All employee / resident bicycle spaces are provided within two secure facilities at the ground floor and the basement level 2, with access via a ramp in the Residential lobby and the lift shaft.
- 288 resident spaces are provided within the basement 2 bicycle parking area and 63 employee / resident spaces are provided within the ground floor bicycle parking area. Clarification is required to confirm residents will have access to the ground floor bicycle parking area (given the best rate recommends 337 resident spaces and 14 employee spaces).
- The ground floor employee / resident bicycle parking area includes 5 horizontal at-grade spaces and 58 hanging wall racks, and the Basement level 2 bicycle parking area includes 46 horizontal at-grade spaces and 242 hanging wall racks, which does not satisfy the AS2890.3 requirement for at least 20% of bicycle storage spaces to be provided as horizontal at ground-level spaces.
- Each secure bicycle parking area should include a minimum of 20% horizontal at-grade bicycle spaces.
- Dimensions of the aisle widths and bicycle envelopes are noted on the plan and the layout of residential / employee bicycle spaces appears to comply with access and clearance requirements of AS2890.3.
- Five shower / change rooms are provided for employees, which exceeds the best practice recommendation.

Electric Vehicles

Council's BESS guidelines encourage the use of fuel efficient and electric vehicles (EV). To allow for easy future provision for electric vehicle charging, it is recommended that car parking areas should be electrically wired to be 'EV ready' to enable future installation of EV charging. This does not mean car parking bays must be fitted with chargers, but that the underlying wiring infrastructure is in place to allow future owners and tenants to easily install a charger. For this purpose, the following should be installed:

- a) One or more distribution boards within each car parking basement level, with capacity for the future installation of 2 pole Residual Current Circuit Breakers with Overcurrent Protection (RCBOs) sufficient to supply 1 x 7kW (32amps) electric vehicle charger for each parking space.
- b) A scalable load management system. This will ensure that electric vehicles are only charged when the building electrical load is below the nominated peak demand. Building electrical peak demand calculations can therefore be undertaken using the assessment methodology (AS/NZS3000:2018, clause 2.2.2.b.i), thus not increasing building electrical peak demand requirements beyond business as usual.
- c) Wiring from the main switchboard to the distribution boards, and cable tray to hold future individual outgoing circuits to electric vehicle chargers.

Green Travel Plan

Given the development has a total non-residential floor area of more than 1,000sqm, pursuant to Clause 22.17-4 a Green Travel Plan (GTP) must be provided. The following information should be included:

- a) Description of the location in the context of alternative modes of transport;
- b) Employee welcome packs (e.g. provision of Myki/transport ticketing);
- c) Sustainable transport goals linked to measurable targets, performance indicators and monitoring timeframes;
- d) A designated 'manager' or 'champion' responsible for co-ordination and implementation;
- e) Details of bicycle parking and bicycle routes;
- f) Details of Green Travel funding and management responsibilities;

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- g) The types of bicycle storage devices proposed to be used for employee and visitor spaces (i.e. hanging or floor mounted spaces);
- h) Security arrangements to access the employee bicycle storage spaces;
- i) Signage and wayfinding information for bicycle facilities and pedestrians pursuant to Australian Standard AS2890.3; and
- j) Provisions for the GTP to be updated not less than every five years.

Recommendations

The following should be shown on the plans before endorsement:

1. A minimum of 70 visitor bicycle spaces provided in a location easily accessible to visitors of the site. Visitor spaces must meet clearance and access-way requirements of AS2890.3 or be otherwise to the satisfaction of the responsible authority.
2. Wayfinding signage for the visitor, employee and resident bicycle parking areas.
3. At minimum 20% of resident / employee bicycle spaces within each secure facility must be provided as a horizontal at-grade bicycle rail.
4. Electrical infrastructure to ensure car parking areas are 'electric vehicle ready', including:
 - a. One or more distribution boards within each car parking basement level, with capacity to supply 1 x 7kW (32amps) electric vehicle charger for each parking space.
 - b. A scalable load management system to ensure that electric vehicles are only charged when the building electrical load is below the nominated peak demand. Building electrical peak demand calculations can therefore be undertaken using the assessment methodology (AS/NZS3000:2018, clause 2.2.2.b.i), thus not increasing building electrical peak demand requirements beyond business as usual.
 - c. Wiring from the main switchboard to the distribution boards, and cable tray to hold future individual outgoing circuits to electric vehicle chargers.

A Green Travel Plan should be provided with the information outlined previously.

Regards

Chloe Wright

Sustainable Transport Officer
Strategic Transport Unit

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INDEPENDENT URBAN DESIGN ADVICE

Proposed Development at 26-56 Queens Parade Fitzroy North

30 November 2020

Prepared by
Robert McGauran
B. Arch. (Hons. Melb.), B.A. (Fine Arts Melb.), P.D.M. (Melb.), LFRAIA, FVEPLA, Architect

Our Ref: 20090

Directors
Eli Giannini
Chris Jones
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Joshua Wheeler

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BACKGROUND

1. In September 2020, I was asked by Council to comment on the proposed Planning Application for development at 26-56 Queens Parade Clifton Hill.
2. My comments were made about the resolution of the scheme in relation to:
 - a) Appropriateness of the design treatment and streetscape impact
 - b) Building height, bulk and massing
 - c) Use of colours and materials
 - d) Façade treatments
 - e) Whether the proposal achieves high architectural and urban design outcomes.
3. I made a series of observations regarding the project which I concluded was not in a form that could be supported at that stage. Key matters included the following:

The Proposal, Commentary & Recommendations

4. The proposal with changes continued to be organised in a perimeter block form around two courtyard spaces.
5. Three tower forms previously curvilinear in form had become more angular with the new design team.

Basement levels

6. Bicycle arrangements and the need for change:
 - a) A single lift linked the large bicycle storage area with over 300 bicycles to the ground level.
 - b) Regrettably, the only access to this lift was via a staircase within a residential lobby and an insufficiently scaled transitional disability lift within the lobby of the eastern tower. With many cyclists wearing cleats such an arrangement is also hazardous and will lead to very quick degradation of this lobby area.
 - c) With 1:5 gradients out of the carpark difficult to negotiate for all but the strongest cyclists and dangerous as a result this lift would be highly utilised given the more than 300 bicycles suggested at this basement 2 level.
 - d) Clearly the practicalities of the current arrangement and the adequacy of access to such a large facility remained a work in progress.
 - e) The schedule described the commercial gym having a ground level and a basement level. This arrangement seemed to be borne out by the presence of a lift linking these two levels and the basement 2 bicycle storage. No staircase linked these two levels. The plans described the ground level as a commercial gym and the basement level as a residential gym. This needed clarification. Similarly, clarity was necessary as to the proposed carparking provision of the gym if it is the of the scale indicated in the schedule and where the parking is provided within the proposal and how customers access the gym.
 - f) The submitted proposal provided no end of travel facilities and no convenient interconnection of bicycle storage and office facilities. Clearly generously scaled end of travel facilities was envisaged, and this would be supported.

Recommendation 1

- g) Provide direct access from the street without steps to bicycle storage and lifts (should storage be provided at a lower level (not via a lobby and stairs as currently proposed)).
- h) Given the poor amenity discussed below for the south eastern two units (with the southernmost having poor access to daylight and amenity and the adjoining unit reliant on a borrowed light bedroom space), expand ground level bicycle storage and relocate a substantial amount of basement level 2 bicycle storage to ground level and basement 2 level storage to basement level 1 to reduce travel wait times in morning peak periods and the discrimination relative to motor vehicle use inherent in the current arrangements.

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- i) Reconfigure the basement areas to clearly show the waste management areas for the offices and the parking for offices and their connection to relevant lifts to the satisfaction of Council.
- j) Show the location of disability spaces for the development adjoining lift cores to the satisfaction of Council.
- k) Show the locations of electrical charging stations for bicycles and cars to the satisfaction of Council.
- l) Clarify the operational arrangements for the ground floor commercial and basement residential gyms, their parking and bicycle storage arrangements to the satisfaction of Council.
- m) Clarify the loading arrangements for the proposed office building to the satisfaction of Council.
- n) Provide generously scaled and conveniently accessible end of travel facilities of benchmark best practice levels to justify the proposed parking provision of less than 1 per 100sqm for office and update plans to show the location of both carparks and disability spaces. If the gym is proposed to be located over two levels then logically access should be provided from the basement level carpark to a secure lift zone for this activity without compromising residential access areas.

Ground Level

- 7. At ground level substantial change had occurred with the central tower arrangement.
- 8. The changed arrangements suggest that 8 studio units with internalised borrowed light bedrooms provided to the western side of the central tower. To the north eastern and south eastern side 2 similarly configured studios are envisaged with the balance one-bedroom units.
- 9. Units north and east of the courtyard were borrowing from the previously shared open space with their private open space now reducing the amount of shared space.
- 10. A similar reduction in space was envisaged for the western courtyard. The arrangements revealed very poor amenity and privacy arrangements arising for the new units particularly the studio units arising from their internal arrangements and their juxtaposition with the northern flanking wings east and west.
- 11. Similar poor arrangements were evident for the units in the southeast corner of the site which I have earlier proposed to remove for bicycle storage.
- 12. I felt that logically bikes should be at Ground level and basement 1 not 2. And commercial vehicles at basement 1 along with waste management and loading and end of travel facilities.

Ground floor issues

- 13. In my view these changes are poorly resolved and the impact on the liveability and shared use of public spaces and the amenity of dwellings replacing previous common areas something that is typically poor in the resolution.
- 14. The proposed inclusion of studio units with borrowed light in the arrangements on the ground level is not supported. The positioning of these units in conjunction with a diminished western courtyard with reduced light and amenity is also not supported.
- 15. The configuration of a significant number of units with unresolved resolution of privacy and daylighting owing to poor juxtaposition is also not supported.
- 16. Importantly the loss of shared communal areas with direct access to the courtyards at ground level and their relegation to basement areas is not supported as a principle. It will inevitably in conjunction with the contraction of these common areas reduce the utility and accessibility of these common areas and additionally introduce conflicts with adjoining private residential spaces.

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17. The justification of the proposed contraction of shared open space within the development in conjunction with the proposed increase in the number of residents is not well prosecuted by the applicant.
18. Similarly, the proposal to introduce a large number of borrowed light bedroom apartments at ground level and a series of other apartments with poor access to light and/or privacy in a Post Covid context is not supported as a shift worthy of support.
19. The provision of a collaborative workspace zone for residents is supported in the south part if the central space although logically as a resource available to the entire development it would be accessible at ground level without breaching the security of the residential core.
20. The absence of substantial delivery/mail /parcel space needs review given the number of dwellings and the increased popularity of on-line purchasing.

Recommendation 2

- a) Remove the proposed private dwellings to the east and west sides of the central tower and replace them with the shared community spaces.
- b) Enlarge the dimensions of the western courtyard by setting back the proposed footprint from its north-western abutting form to ensure a high level of amenity is provided to the ground level internal and external spaces to the satisfaction of council.
- c) Demonstrate that the ground floor and upper level common areas, areas associated with outdoor hospitality and private open space at ground level achieve a wind speed comfort suitable for long term sitting and entries to buildings achieve comfort levels for standing to the satisfaction of council.
- d) Remove the Unit type B studios with borrowed light for bedrooms from the proposal.
- e) Reconfigure one-bedroom units with poor access to daylight and amenity arising from their juxtaposition with abutting wings and units to the satisfaction of council.
- f) Redesign the proposed office facility to provide for interlinking staircases, staff toilets, end of travel cycle facilities, a waste management plan and easy access to waste storage and clear demarcation of the location of office parking with a strong preference that this is not in stacker parking (which save for 2 spaces are presently most accessible in basement areas).
- g) Provide details of mail and parcel delivery and details of separation of shared and private residential areas.

Levels 1 & 2

21. Levels 1 and 2 saw several the decisions made in the revised footprint arrangements manifesting with diminished resolution at level 1. This is most notably the case in the internal corner juxtaposition of units with multiple examples of poor outcomes for privacy, daylight and amenity arising along with clear acoustic conflict that would be best resolved not simply with screening but with revisions in particular to the central triangulated footprint.
22. The western courtyard was particularly unsuccessful with the formerly generous separation of forms at the southern gateway now contracted to less than 5.5m. This separation between commercial and residential use and the privacy issues arising to the NE and NW from the office tenancy are unacceptable.
23. In the balance of the development the 12m minim between forms has been reduced to 10m with consequent greater overshadowing between ground level and less access to daylight for these ground level and lower level units.

Recommendation 3

- a) Increase the space between the proposed office and apartments at the southern gateway to a minimum of 9m to provide both a generous entry to the precinct and avoid poor amenity outcomes to the satisfaction of Council.

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- b) Provide a minimum of 12m between the western and eastern towers to continue to provide reasonable access to light and amenity to ground level shared external and internal spaces.
- c) Revise the arrangements of the internal corner units to address privacy and amenity with excessive reliance on screening that would reduce further access to daylight.
- d) Indicate the indicative structural systems for the proposed office space and indicate services and staircase egress for these facilities
- e) Extend the corridor to the south east in the central tower to provide improved access to daylight and ventilation to this level in conjunction with the reduced footprint for this building recommended in 3a).
- f) Address overlooking of adjoining residential interfaces to the satisfaction of the Council and show on plans.

Level 3

- 24. Level 3 saw the shift from podium to tower form in part whereas previously the scheme provided for a clear demarcation at this level.
- 25. The revised scheme replaced roof-terraces to the northeast end of the development with a proposed additional enclosed level flanking the north edge of the common area space with terraces to the flanking external perimeter.
- 26. This in turn created conflicts between these extended forms and the adjoining dwellings to the central tower and the SE tower.
- 27. The revised scheme also contracted the space between built form when seen from the southern Queens Parade and northern residential interfacing areas and pushes built form towards these interfaces.
- 28. Whilst not clearly depicted in the shadow diagrams where discrepancies appear to arise, it is clear that the access for daylight will be diminished to the north-eastern courtyard where a continuous 4 level high wall replaces a previous roof terrace zones interrupted only by access stairs.
- 29. Similarly, afternoon sunlight to the western courtyard between the central tower and western tower is not clear indicated.
- 30. Logically a plan should accurately depict where there has been increased overshadowing over the public realm of Queens Parade and the private open space of adjoining properties as well as the common areas within the development. Usefully this would be supported by an assessment of the number of dwellings overshadowed by adjoining development previously and under the revised scheme.
- 31. Additionally the projection of the western tower further to the northwest has consequent incremental increased shadow impacts on residential properties at 22 and 24 Queens Parade at 9:00am, that now also extend to 10:00am to both properties and to 24 Queens Parade at 11:00am where previously this did not exist. Later in the day overshadowing is substantially greater with only modest common area zones not overshadowed.
- 32. The entry point to the site that previously enjoyed sunlight at 9:00am to 1:00pm is now overshadowed.

Level 4

- 33. Light and ventilation of common areas is provided in two cases by a long dead-end corridor of 9m for the western pear-shaped tower and 12m for the central tower.
- 34. Arrangements of the units were typically competently handled although the central tower in particular has delivered a deep footprint that has required the architects to respond with longitudinally indented balconies to the units either side of the daylight corridor and kitchen areas more than 10m from the external face of the narrow balcony throat and the living space some 4m from this space.
- 35. Layouts particularly for the northern dwelling present problematic arrangements for the utility of the living space.

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36. In one case the balcony is not accessible off the living space.
37. A number have habitable rooms depicted as studies dependant on borrowed light and scaled sufficiently for bedroom use.
38. Logically layouts of units should be provided demonstrating compliance with BADS standards and fitness for purpose. Habitable rooms without daylight and ventilation should be avoided.
39. At level 5 some erosion commenced in the form of the west tower but not to the extent previously envisaged with the setbacks of 8.5m to 10.3m from the NW interface comparing with 10.04 to 14.44m previously with similarly diminished setbacks to the west of approximately 2.5
40. Similar organisational issues exist to that at lower levels with some of these outlined in the plans attached below including:
 - a) Internal habitable rooms with no access to natural light and ventilation, unit layouts that compromise fitness for purpose for the intended number of users and arrangements with deep footprints that limit access to natural light for some of the living area spaces.
 - b) The substantial upper level roof garden planters that softened the built form particularly when seen above the podium form to the neighbourhood interfaces to the north and north west and west and the Queen's Parade frontage are not evident in the revised application. This absence of softening of built form was in my view a substantial matter and one not supported in the revised response. The recognition of the verdant attributes of the North Fitzroy neighbourhoods to the north and the need to respond in a way that mitigated built form impacts is I think a notable element of the earlier scheme that should not be lost without a reduction of built form impact of commensurate magnitude. I am not in receipt of a revised landscape plan reflective of the new arrangements. In my view in this context the two are indivisible.
41. It seemed pointless marking up remaining floors, it was clear that an audit of all units needs to be undertaken by the designers to demonstrate they are fit for purpose and can accommodate living spaces and amenity standards that are sought by the policies and controls governing the site.
42. The upper most two levels indicate that the applicant seeks to grow the footprint of the central tower substantively further to the north with setbacks as little as 17.6m in comparison to the earlier compared to 25.76m previously.

Recommendation 4

That a review of all residential levels be undertaken to demonstrate the following:

- a) That all unit living areas accommodate free of circulating access to kitchen and bedroom and bathroom areas sufficient space to comfortably sit the number of residents capable of being accommodated by bedroom occupancy numbers.
- b) That all habitable rooms achieve adequate daylighting and ventilation to all areas.
- c) That all balconies are accessible directly from living areas.
- d) That a landscape plan be provided demonstrating substantial landscaping of upper level terrace forms and standards of landscape for the ground level commensurate with that within the earlier application in extent and location.
- e) Maintain more generous setbacks to the northern residential hinterland areas consistent with the preferred controls for the site.

Height and Bulk

43. The proposed changes to design language and footprint amplified bulk in parts of the site where this is not supported these being the interfaces with the North Fitzroy Neighbourhoods to the north and the Queens Parade gateway to the south.
44. The diminishing of landscape in conjunction to these reduced setbacks reduced separations between towers and design language which seeks to amplify the physical presence of the built form against the earlier stepped form and landscape approach when combined with these reduced setbacks clearly amplifies the perceived bulk from these hinterland locations.

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45. This was at odds with the policy for the site that specifically seeks to, provide an interface to neighbouring residential properties that minimises visual bulk and mass and provides building separation alongside and rear boundaries abutting existing properties.
46. The projection to the north of and northwest of the west and central towers had also had significant and measurable offsite and onsite impacts that are not supported by policy.
47. The onsite and offsite locations are evident in increased overshadowing and reduced amenity for shared amenity zones.

Design language

48. The work of FK is well known to me and the firm is typically very able in their ability to develop midrise residential development.
49. The proposed retention of the heritage façade as the address for a commercial building is supported as is the inclusion of a substantially increased commercial component of land use on the site.
50. Conceptually I have no problem with the design language proposed or the choice of materials.
51. Similarly, the retained arrangement of the site with a main central precinct entry and the inclusion of three open space zones is supported as an organisational framework.
52. That said the built form approach particularly in relation to the residential hinterland will have a consequent downsizing of acceptable built form outcomes compared rather than amplification of opportunity has sort in this instance.
53. The absence of a well-developed landscape plan is both surprising and disappointing and again is a fundamental component of a project within this policy context.
54. In this case there is a disappointingly large number of unresolved matters that leave the project well below the standards able to be supported.
55. Typically, submissions would have associated detail demonstrating the underlying credibility of concepts in unit layout analysis and clear building management principals and industry best practice, a wind report demonstrating both the standards sort and the outcomes delivered. I note the consultant claims that for a building below 40m a more detailed assessment is not warranted. I do note unusually in my experience the DDO specifically seeks a wind report underpinning the importance in aligning the outcomes with the design excellence sought for the site.

SUMMARY OF FINDINGS

56. For the reasons noted the proposal remained a work in progress and should be refused in its current form.
57. The amended plans have demonstrably reduced the amenity and extent of common areas and their utility for residents of the development by disconnecting them from shared use internal areas.
58. The overall management of the project for loading, waste, access and egress and functionality is presently underdone and requires considerably more work.
59. The green travel arrangements particularly the organisation of bicycle space requires substantial rethinking to be fit for purpose.
60. Tower and site organisation has demonstrably diminished the amenity for onsite and neighbouring residents by increasing inter-unit conflicts, conflicts between commercial and residential uses, conflicts between cyclists and other residents and vehicle users, diminished access to open space,
61. increased self-shading of development, diminished daylighting to dwellings and open space and diminished landscape areas despite an increase in dwelling and workforce numbers.
62. Parking arrangements and disability access required considerable work to locate appropriate facilities adjoining their vertical access areas.
63. Loading for commercial activity seemed unresolved as does waste management.

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64. Unit layouts needed a lot of work with many having arrangements with reliance on borrowed light, poor daylighting, compromised privacy, and insufficient living space.
65. The absence of credible structure and internal configuration of office space required review and sufficient separation from residential neighbours to negate the need for screening is necessary.
66. The introduction of a substantial number of units reliant on borrowed light arrangements and poor daylighting arrangements is similarly not supported.

REVISED PROPOSAL

67. A revised proposal was submitted in late November for assessment seeking to address a range of these issues.

Bike Storage

68. Bike storage continues to be primarily located at level B2 with a smaller storage area at ground level.
69. The basement 2 store (the larger continues to require access via two lifts to the street albeit now civic a ramp that whilst operable is incredibly tight for a cyclist wheeling a bicycle. This could be demonstrably enhanced with the relocation of the gym managers office and should enable a 1500mm wide ramp at least in my view.
70. The ground level of travel facilities provides for access directly to the street and are supported in their current form.
71. End of travel facilities have now been addressed albeit requiring users of the office to either access the facility via a lift to the basement and along a corridor and up a separate lift or alternatively via the street.
72. It is now clear that the two-level gym is to operate as a commercial gym on both levels. The only entry indicated is from basement level. The location of patron parking is not apparent in the plans with the most proximate spaces incorporating residential storage cage to the front of spaces. The management of the carpark and access to commercial facilities requires more explanation.

Ground Level

73. The ground level has seen significant change and improvement.
74. Issues previously noted that remain outstanding include the following:
 - a. *Remove the proposed private dwellings to the east and west sides of the central tower and replace them with the shared community spaces.*
The quantum of ground level community spaces has been substantially curtailed with no facilities now linked to the northern major open space save for a pavilion without any facilities (and not described on plans).
A small facilities area at the SW end of the central block has been described again without any amenities therein to enable flexibility of use. (e.g. toilet or kitchenette)
 - b. *Enlarge the dimensions of the western courtyard by setting back the proposed footprint from its north-western abutting form to ensure a high level of amenity is provided to the ground level internal and external spaces to the satisfaction of Council.*
The applicant has chosen to reduce the size of the NW courtyard interface with neighbours and to introduce a more generous central zone at the abutment with neighbours.
 - c. *Remove the Unit type B studios with borrowed light for bedrooms from the proposal. &*
 - d. *Reconfigure one-bedroom units with poor access to daylight and amenity arising from their juxtaposition with abutting wings and units to the satisfaction of council.*
The applicant continues to propose a large number of studio units that have a proposed kitchen and hence de facto narrow living space between the bed area and the exterior. The amenity of these apartments will be poor as an outcome although generally speaking the

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internal conflicts between apartments and resolution of public private interfaces have been addressed.

- e. *Redesign the proposed office facility to provide for interlinking staircases, staff toilets, end of travel cycle facilities, a waste management plan and easy access to waste storage and clear demarcation of the location of office parking with a strong preference that this is not in stacker parking (which save for 2 spaces are presently most accessible in basement areas).*
The response is acceptable.
- f. *Provide details of mail and parcel delivery and details of separation of shared and private residential areas.*
The response is acceptable

Levels 1 & 2

- a) *Increase the space between the proposed office and apartments at the southern gateway to a minimum of 9m to provide both a generous entry to the precinct and avoid poor amenity outcomes to the satisfaction of Council.*
This has not been addressed, with a 5.85m separation of the balconies to the NE unit and a lesser 4.5m to the northern bedsitter apartment. It is a poor outcome for multiple groups
- b) *Provide a minimum of 12m between the western and eastern towers to continue to provide reasonable access to light and amenity to ground level shared external and internal spaces.*
Distances of between 11 and 11.9m is provided to the face of balconies. I think this is acceptable
- c) *Revise the arrangements of the internal corner units to address privacy and amenity with excessive reliance on screening that would reduce further access to daylight.*
Whilst generally substantially enhanced areas of conflict remain obvious that will undermine privacy and or light and amenity to units eg between the above north facing western corner and SE facing adjoining units within 4-5 m



- d) *Indicate the indicative structural systems for the proposed office space and indicate services and staircase egress for these facilities.*
No details have been provided for structure although toilets are now provided. The lift servicing the office does not extend to basement area and it would seem that office visitors and workers would have to traverse a residential lift and lobby zone to get from basement parking. This is a poor arrangement and should be addressed.
- e) *Extend the corridor to the south east in the central tower to provide improved access to daylight and ventilation to this level in conjunction with the reduced footprint for this building recommended in 3a.*
The proposed arrangements are acceptable

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- f) *Address overlooking of adjoining residential interfaces to the satisfaction of the Council and show on plans.*

It is not clear how this is to be addressed with overlooking still apparent to west and Northwest

Remaining floors

75. That a review of all residential levels be undertaken to demonstrate the following:

- a) *That all unit living areas accommodate free of circulating access to kitchen and bedroom and bathroom areas sufficient space to comfortably sit the number of residents capable of being accommodated by bedroom occupancy numbers.*
Significant work appears to have been undertaken and most appear acceptable. The large number of studio units is concerning relying on borrowed light to bedroom areas. Particularly where there are abutments with office and orientations to the southwest that in combination or singularly further compromise light and amenity along with overhanging balconies.
- b) *That all habitable rooms achieve adequate daylighting and ventilation to all areas.*
This appears to be generally addressed for all but the above.
- c) *That all balconies are accessible directly from living areas.*
Acceptable
- d) *That a landscape plan be provided demonstrating substantial landscaping of upper level terrace forms and standards of landscape for the ground level commensurate with that within the earlier application in extent and location.*
Generally acceptable.
- e) *Maintain more generous setbacks to the northern residential hinterland areas consistent with the preferred controls for the site.*
I think these are generally acceptable in the new form.

Amenities

76. Amenities appear now to be focussed into the upper level of the western unit. The location is a high amenity one with the arrangement configured to minimize offsite impacts.

Outcome

77. The proposal has substantially improved in this arrangement from the earlier ones and in my view will be conditionable.

Built form & views

78. I have regrettably not been able to consider built form and views in the time available before sick leave this week but would be able to do so over the next fortnight once matters still outstanding are addressed.



Prepared by: Robert McGauran

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(ACN 004 230 013)

Ref: 199-18-DE-REV-04

4 December 2020

City of Yarra
PO Box 168
Richmond VIC 3121

Attn: Mary Osman
Manager Statutory Planning

Dear Mary,

**26-56 Queens Parade, Fitzroy North
Review of Windtech Pedestrian Wind Environment Assessment
Windtech Document Number: WD049-05F01(REV0) – WS REPORT**

A review of the revised Windtech Pedestrian Wind Environment Assessment Report will be provided. The updated Windtech report, dated 23rd November, 2020, has been prepared to address the amendments to the development as detailed in the most recent architectural plans by Fender Katsalidis dated 23rd November, 2020, and comments on the expected wind conditions in the ground level public realm as well as on the various terrace areas.

No wind tunnel studies have been undertaken to support the review. Our comments are as follows:

- A clear description of which outdoor areas have been assessed within the proposed development has been provided, as have the associated wind comfort criteria which have been applied.
- MEL Consultants agrees with the site exposure description and the description of surrounding shielding by the surrounding buildings/terrain. The report concludes that low level shielding is provided by the surrounding

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buildings/terrain but direct exposure to the dominant wind flows for Melbourne will be experienced by the upper levels.

- MEL Consultants agrees with the description of the mechanisms generating the ground level wind effects. Furthermore we agree with the 'in principle' mitigation effects that the landscaping/vegetation will provide to the ground level areas. The report concludes that the wind conditions would meet the short term exposure criterion for the outdoor communal areas and meet the walking comfort criterion for pedestrian thoroughfares.

Perhaps additional commentary could be provided on the expected wind conditions at the entries to the various commercial and tenancy spaces as well as the primary residential entry points to Buildings 1, 2 and 3.

- MEL Consultants agrees with the described 'in-principle' mitigation effects of the landscaping on Levels 2 and 8 of Tower 3. MEL Consultants expects that for most areas on these terraces, the short term exposure criterion would be achieved for the majority of the time, but at some areas (particularly the SW corner of L2 terrace and the daybed areas on L8) the short term criterion could be exceeded for NW and N – NNE wind directions, respectively.
- MEL Consultants agrees with the description of expected wind flows that would impact the communal Level 3 terraces. The Landscape design proposal provided by Jack Merlo dated 23rd November, 2020, indicates a 1700mm high perimeter wall around this area, which would be expected to provide good mitigation effect. While for most areas and a good proportion of the time the wind conditions would be expected to meet the short exposure criterion (as presented in the Windtech assessment) these conditions would not be expected for all of the time and all wind directions. The exposure to the west sector and the funnelling of south sector wind flow between Buildings 1 and 2 (as described in the Windtech assessment) would be expected to elevate the wind conditions above the short exposure criterion in our opinion.

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- MEL Consultants would expect and agrees that the wind conditions on the elective use private balconies and terraces on Towers 1, 2 and 3 would meet the walking comfort criterion, with the inclusion of the 'in-principle' mitigation strategies described in the Windtech assessment.

Yours sincerely,



J. Kostas
MEL Consultants Pty Ltd

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1 December 2020

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Yarra City Council
PO Box 168
RICHMOND 3121

Attention: Mary Osman

Dear Mary

26-56 Queens Parade, Clifton Hill
Development Application Acoustic Review
PLN16/0434

SLR Consulting Australia Pty Ltd (SLR) has been retained by the City of Yarra to provide a review of the acoustic letter for the mixed use development proposed for 26-56 Queens Parade, Clifton Hill.

Details of the letter are as follows:

- Title: MEL0295: 26-52 Queens Parade, Fitzroy North, Acoustics – Town Planning Certification (the ADP letter)
- Date: 23 November 2020
- Prepared for: Gurner
- Prepared by: ADP Consulting: Engineering (ADP)

There is an endorsed acoustic report for the project, which was prepared in 2019. The ADP letter was prepared to address changes to the design with implications for acoustics that are not addressed in the endorsed report, and it is intended to be read as an Addendum to the report, rather than as a replacement.

Details of the endorsed report are:

- Title: 26-52 Queens Parade, Fitzroy North, Acoustic Town Planning Report for Mixed-Use Development (the endorsed report)
- Date: 5 June 2020
- Reference: 29521 MEL-N
- Prepared for: Gurner
- Prepared by: Wood & Grieve Engineers (WGE)

SLR reviewed and approved the Wood & Grieve Engineers report.

The endorsed report was prepared to address Condition 31 of planning permit No. PLN/04500 which pertains to acoustics, and is reproduced below:

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

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31. *Before the plans under condition 1 are endorsed, 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 Wood and Grieve Engineers, dated 29 June 2016 and include an assessment of how the requirements of the State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade, No. N-1) (SEPP N-1), the State Environment Protection Policy (Control of Music Noise from Public Premises No. N-2) (SEPP N-2) and relevant Australian Standards will be met. The report must:

- (a) Address the decision plans and any relevant condition 1 requirements.*
- (b) Detail the location and time of road traffic noise measurements.*
- (c) Include adoption of appropriate indoor noise levels with regard to road traffic noise.*
- (d) Target internal noise levels with regard to the impact of voice noise from the communal outdoor areas and food and drink premises.*
- (e) Include maximum music noise levels in the food and drinks premises (cafés) and shop, to comply with SEPP N-2.*
- (f) Include the installation of a music noise monitor.*
- (g) An assessment of voice noise from patrons within the food and drinks premises (cafés) and shop to the proposed dwellings.*

The current architectural drawings for the project were prepared by Fender Katsalidis and are dated 23 November 2020.

1 Project Changes with Implications for Acoustics

Based on our review of the current drawings and the Condition 1 "Amended Plans", the following changes to the project have implications for acoustics:

- Basement 1
 - Inclusion of commercial gym (Basement 1 and Ground Level),
 - Introduction of two Resident Amenities spaces (use undefined, may include endo of trip facilities and gym)
 - Removal of car stackers
- Ground Level
 - Rearrangement of communal space and introduction of a yoga pavilion towards the centre of the site, and a communal area on the north west boundary. The communal area will be overlooked by the 6 level residential development at 496-500 Brunswick Street.
 - Introduction of a commercial gym
 - Offices replacing one food and drinks tenancy and several apartments (southern boundary)

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2 Review of Acoustic Permit Conditions

Condition 31 of the permit is outdated in the sense that it has been met by the endorsed report. However, based on our review of the plans the conditions are not incorrect or irrelevant to the project.

3 ADP Letter Review

3.1 Noise and Vibration Criteria for Gym and Pool

(Section 3 of the ADP letter)

ADP identify noise and vibration criteria for the proposed gym, and for pool and spas.

The vibration criteria are presented as simplified versions of the AS2670.2 design curves and as VDV dose values (consistent with BS6472).

Maximum levels of noise from pool use are nominated as 35 dBA L_{max} during the night period, and 40 dBA L_{max} during the day and evening.

SLR Comment: The nominated design targets are reasonable.

3.2 Commercial Gym (Ground floor and Basement 1)

(Section 4.1 of the ADP letter)

ADP recommend that the commercial tenant undertake the necessary acoustic design works to ensure that the nominated noise and vibration targets are met. They provide the following suggestions:

- Gym floor and equipment to have appropriately selected vibration mounts
- Impact generating equipment to be located in Basement 1 rather than on the ground floor, which is noted to have a suspended slab
- Possible incorporation of a ceiling in the ground floor gym
- Limiting noise in the gym to ensure that SEPP N-2 limits are met

SLR Comments: A specialist, high deflection gym floor is likely to be required to address structureborne noise and vibration from high impact areas of the gym to apartments and commercial tenants. These treatments may be required in the basement area of the gym, as well as the ground floor, given that both areas have suspended concrete slabs.

While it is reasonable for the responsibility for such a floor to be passed on to the tenant, who will have a better understanding of which areas of the gym are likely to be exposed to impacts, it is also important that the base building be designed such that a high performance floor can be installed. The base building will need to support the load of the acoustic floor, and may also require appropriate slab setdowns to minimise changes in floor height throughout the gym. Further guidance from the acoustical consultant with respect to the likely construction of the acoustic floor would be required to enable these design decisions to be made.

It is also imperative that the future tenant has a good understanding of what is likely to be involved in addressing structureborne noise and vibration from the gym. The required treatments are likely to be substantial, and well beyond the works required in typical gym fitouts.

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With respect to music, it would be appropriate for the acoustical consultant to identify allowable music levels in the gym, such that SEPP N-2 compliance will be achieved in the apartments above, in the absence of an acoustic ceiling. The provision of this information would enable the future tenant to make an informed decision about the need for a ceiling. The SEPP N-2 base noise limits should be used as design noise targets for music transmitted to apartments via a common floor / ceiling.

3.3 Pool

(Section 4.2.2 of the ADP letter)

Conceptual advice is provided in the letter for controlling vibration from the Level 8 pool and spas. The advice, which is noted to be subject to review, includes:

- Vibration isolation of pool and spas from the base building, with the isolators having a natural frequency of not less than 8 Hz.
- Use of the facilities during the day and evening periods only.

SLR Comments: *The provided advice is reasonable and adequately addresses noise and vibration from these uses during the planning stage of the project.*

4 Endorsed Report

The endorsed report has been reviewed with a view to identifying any aspect of the report which may be inappropriate for the current design.

Date of measurements

Background and road traffic noise measurements were undertaken in 2016. It would usually be appropriate to reassess some of the data through repeat noise measurements at representative locations given the age of the survey. However, noise data obtained under the current conditions, where traffic is still potentially atypical due to Victoria's COVID-19 restrictions and consequences (only 25% of office workers are permitted to return to the office, and most are still working from home, and on the other hand, private vehicle use may be high, with many people wary of public transport). Given this, a reassessment of noise at this time is not recommended.

Apartment references

The report references are generally generic, and adequately address the current architectural layout.

Façade upgrades

The report proposes $R_w = 39$ dB glazing to facades of all apartment habitable rooms (Reference: Section 5.3 of the endorsed report). $R_w 39$ dB can be achieved with 6 mm glass / 12 mm air gap, 10.38 mm glass. The rating was derived from the requirement to address road traffic noise, however it was carried through to all apartments, not just those impacted by road traffic noise. The specification is up to 7 dB higher than the minimum acoustic rating for glazing to apartments, and can be expected to effectively control noise from other sources, including voice noise from cafes and apartment common areas, as well as road traffic. The façade rating is likely to enable the voice noise targets of 30 dBA Leq in bedrooms at night, and 35 dBA in habitable rooms during the day and evening period to be met under most conditions.

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5 Other Matters

Changes to ground level outdoor common areas

The yoga pavilion shown on the current plans has the potential to be used for group gatherings and to be a source of nuisance noise to overlooking apartments. However, given that the facades of all apartments are proposed to have moderately high performance glazing, we are satisfied that any residual noise impacts from this area can be managed by the body corporate through limitations on hours and/or group sizes, as relevant.

The introduction of a communal outdoor area along the northwest boundary has potential implications for acoustics because it will be in close proximity to, and overlooked by, apartments at 496-500 Brunswick Street. While there is nothing in the drawings that suggest this space will be used for noisy activities, large common areas nevertheless have the potential to be used for group gatherings. Existing apartments need to be treated as more sensitive spaces than apartments within the development because the new development is the agent of change, and because it cannot be assumed that the existing dwellings will have façade upgrade treatments to effectively control noise ingress.

It is recommended that use of this space be managed by the Body Corporate to minimise nuisance to existing dwellings. This should include restrictions on the times it can be used (e.g. day/evening only), and restrictions on the frequency and size of group gatherings. As a guide, we would suggest restricting group gatherings to 10 people in this area.

Basement 1 Residential amenities

The use of these spaces is not defined in the plans, and noise generating uses, such as gyms, cinemas or group gathering spaces, are a possibility. The use of these spaces should preferably be shown on the drawings so that the acoustic report can provide advice for addressing potential noise impacts to the apartments above.

6 Summary

SLR has reviewed the acoustic documentation for the mixed use development proposed for 26-56 Queens Parade Clifton Hill. The ADP letter in conjunction with the current endorsed report generally address noise and vibration issues on the project. The following additional information is requested:

- More detailed advice be provided for controlling structureborne noise and vibration from the Ground Level and Basement 1 commercial gym. While it is acceptable to pass on the responsibility for finalising and implementing the noise control works to the tenant, it is imperative that the building be designed such that appropriate treatments can be implemented. It is also important to ensure that the future tenant has a clear understanding of the works likely to be required for achieving the design targets on the project, given that these are likely to be significant.
- Further guidance regarding allowable music levels within the gym. Indicative allowable octave band music levels within the ground floor of the gym should be provided such that SEPP N-2 limits will be met in apartments above. The appropriate limits for noise transmitted through the common floor / ceiling are the octave band SEPP N-2 base noise limits. This information should be provided to assist the future tenant in determining whether a ceiling is required in the fitout.
- Further information should be provided on the plans regarding the likely uses of the Resident Amenities areas in the basement, so that the acoustical consultant can provide advice on controlling noise and vibration from these areas, as appropriate.

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- The communal space shown on the north west boundary has the potential to be used for group gatherings. We recommend that the Body Corporate implement restrictions on how this space can be used to manage impacts to the overlooking apartments at 496-500 Brunswick Street. Restrictions could include:
 - Use of the area during the day and evening periods only
 - Limit of group gatherings of up to 10 people.

Regards,



Dianne Williams
Principal – Acoustics

Checked/ Authorised by: JA
